



INNER EAST BAY MARKET UPDATE*

SEPTEMBER 2026





VANGUARD PROPERTIES

MARKET UPDATE

INNER EAST BAY* | SEPTEMBER 2026

The Inner East Bay single family home market entered September with strong momentum. August brought 15.8% fewer available homes than a year earlier, yet sales held steady and new contracts increased. Buyers continued to compete for limited inventory, supporting higher prices and keeping the median selling time at just two weeks.

Just 441 homes remained for sale at the end of August, while 241 homes closed during the month, unchanged from August, 2025. Meanwhile, the number of homes going into contract rose 3.5% to 295, an encouraging indicator of continued activity heading into fall. Together, these figures suggest that limited selection, rather than a lack of interested buyers, remains a defining feature of the market.

Competition was particularly evident in the bidding numbers. More than four out of five homes, or 81.3%, sold above asking, a 16.0% relative increase from last year. Sellers received an average of 119.8% of list price, up 6.9% year over year. Strategic underpricing contributes to these figures, but alongside tighter inventory and faster sales, the increases point to sustained competition for desirable homes. The median time on market fell from 17 days to just 14, a nearly 18% reduction.

Prices reflected that strength. The median sales price increased 8.2% year over year to \$1,202,000, while the median price per square foot rose 6.9% to \$728. Although monthly price measures are influenced by the mix of homes sold, gains in both metrics provide a more convincing picture of pricing strength than either measure alone.

The broader economy also offered an encouraging signal: U.S. employers added 162,000 jobs in August, unemployment held at 4.1%, and June and July employment gains were revised upward by a combined 55,000. That points to continued national economic resilience, a constructive backdrop for housing demand. Financing costs nevertheless remain a consideration, with Freddie Mac's average 30 year fixed mortgage rate at 6.76% on September 10, compared with 6.35% a year earlier.

Heading into fall, the Inner East Bay remains a market where thoughtful preparation and decisive action matter. Sellers have a favorable backdrop of limited supply and active buyers, while buyers can take confidence in a market demonstrating sustained demand. New September listings will be welcome additions, but August's results suggest that well presented, appropriately priced homes will continue to attract strong interest.



SINGLE FAMILY HOMES

AUGUST 2026

Median Sales Price	\$1,202,000 ↑
Days on market	14 ↓
\$ / SQ. FT.	\$728 ↑
# For Sale On Last Day Of Month	441 ↓
Went Into Contract	295 ↑
Properties Sold	241

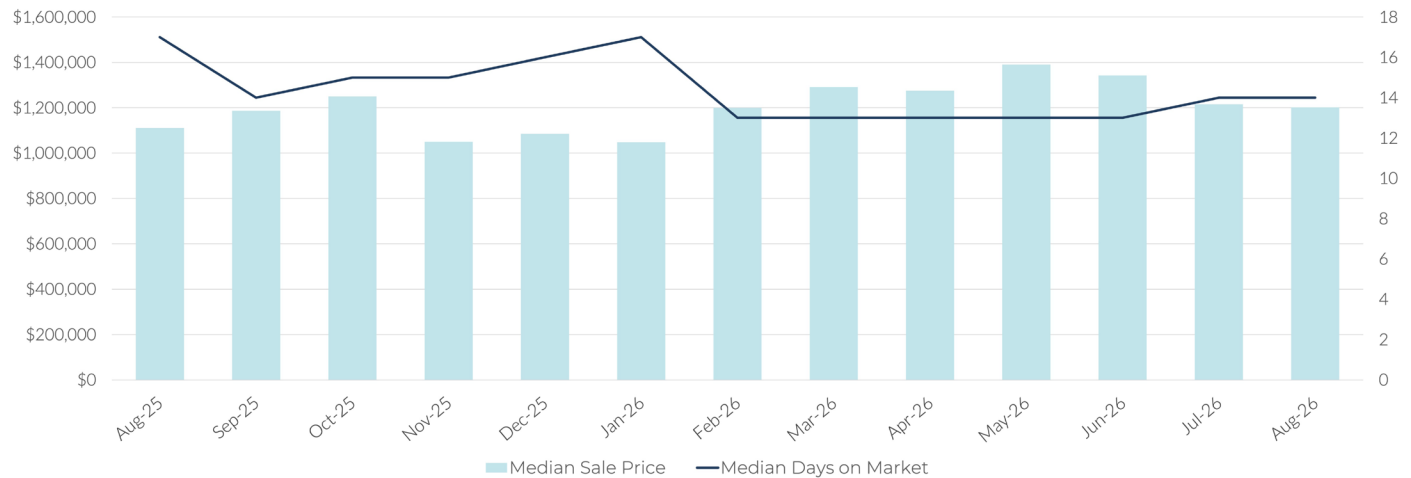


INNER EAST BAY MARKET UPDATE*

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SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **-1.1%**

DAYS ON MARKET: **No change**

YEAR-OVER-YEAR COMPARISON

"August brought 15.8% fewer available homes than a year earlier, yet sales held steady and new contracts increased. Buyers continued to compete for limited inventory, supporting higher prices and keeping the median selling time at just two weeks."

	MEDIAN		
	AUG-2026	AUG-2025	%Δ
Sales Price	\$1,202,000	\$1,110,800	+8.2%
Days On Market	14	17	-17.6%
\$ / SQ. FT.	\$728	\$681	+6.9%

	TOTAL		
	AUG-2026	AUG-2025	%Δ
Went Into Contract	295	285	+3.5%
Properties Sold	241	241	0.0%
# For Sale Last Day of Month	441	524	-15.8%
% Of Properties Sold Over List	81.3%	70.1%	+16.0%
% Of List Price Received (Average)	119.8%	112.1%	+6.9%

*The data utilized for this Inner East Bay Market Update was pulled from the following cities: Alameda, Albany, Berkeley, Castro Valley, El Cerrito, Kensington, Oakland (limited to the following Oakland zip codes: 94602, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94618, 94619 and 94705), Piedmont and San Leandro. Sources: SFAR Super Regional MLS & BrokerMetrics. Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2026 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075

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SINGLE FAMILY RESIDENCES

REGION	HOMES SOLD (TOTAL)			DAYS ON MARKET (MEDIAN)			SALE PRICE (MEDIAN)		
	Q2-2026	Q2-2025	%Δ	Q2-2026	Q2-2025	%Δ	Q2-2026	Q2-2025	%Δ
Alameda	88	89	▼ 1%	13	13	0%	\$1,450,000	\$1,420,000	▲ 2%
Albany	26**	24**	▲ 8%	13	13	0%	\$1,604,000	\$1,320,000	▲ 22%
Berkeley	197	189	▲ 4%	14	14	0%	\$1,727,000	\$1,650,000	▲ 5%
Castro Valley	3**	1**	▲ 200%	11	9	▲ 22%	\$590,000	\$1,225,000	▼ 52%
El Cerrito	48**	54	▼ 11%	13	14	▼ 7%	\$1,204,000	\$1,340,000	▼ 10%
Kensington	24**	20**	▲ 20%	14	14	0%	\$1,732,500	\$1,363,000	▲ 27%
Oakland*	456	445	▲ 2%	13	15	▼ 13%	\$1,200,000	\$1,135,000	▲ 6%
Piedmont	47**	30**	▲ 57%	11	12	▼ 8%	\$3,200,000	\$2,432,500	▲ 32%
San Leandro	96	104	▼ 8%	13	13	0%	\$920,000	\$872,500	▲ 5%
INNER EAST BAY*	985	955	▲ 3%	13	14	▼ 7%	\$1,330,000	\$1,280,000	▲ 4%

**Small sample size; use caution when interpreting statistics.

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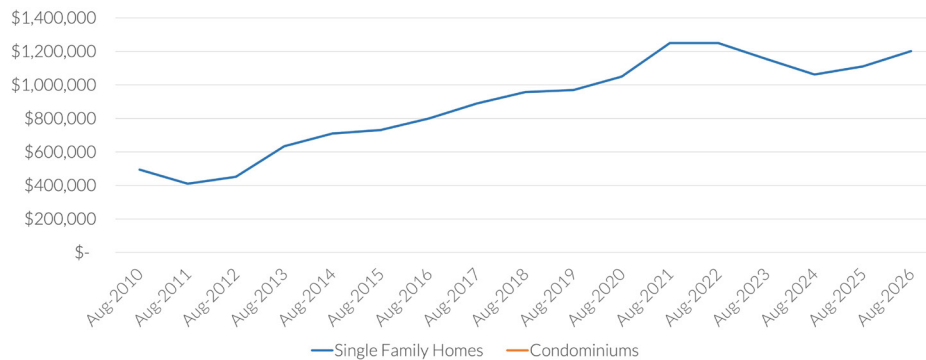


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YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

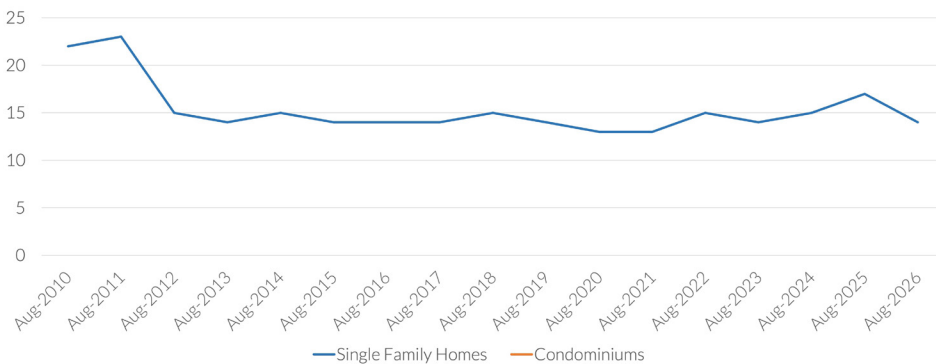


Single Family Residences

\$1,202,000

+8.2% change year-over-year

MEDIAN MARKET TIME

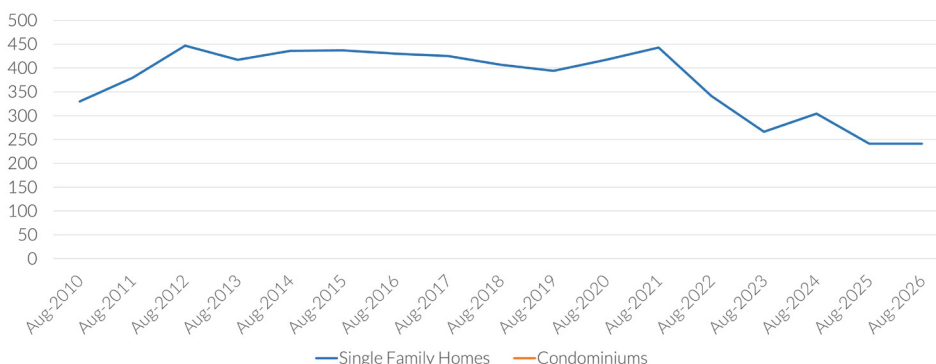


Single Family Residences

14 days

-3 day change year-over-year

NUMBER OF SALES



Single Family Residences

241

No change year-over-year

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