

From: [David Stark](#)
To: [David Stark](#)
Subject: April East Bay Real Estate Weather Report - Warmer Markets
Date: Tuesday, April 16, 2024 11:17:50 AM
Attachments: [image004.png](#)
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[image009.png](#)



FOR IMMEDIATE RELEASE

April 2024 East Bay Real Estate Weather Report – Warmer Markets

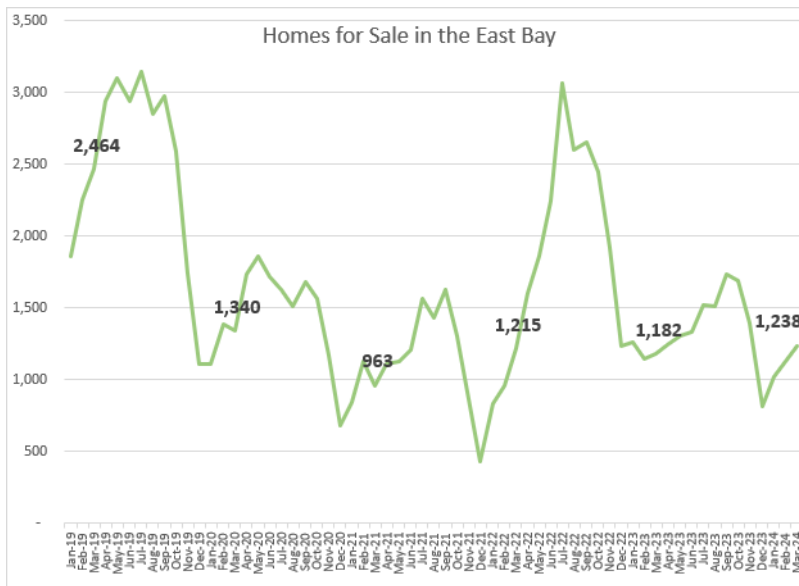
CONTACT:

David Stark
(925) 914-7049
davids@bayeast.org

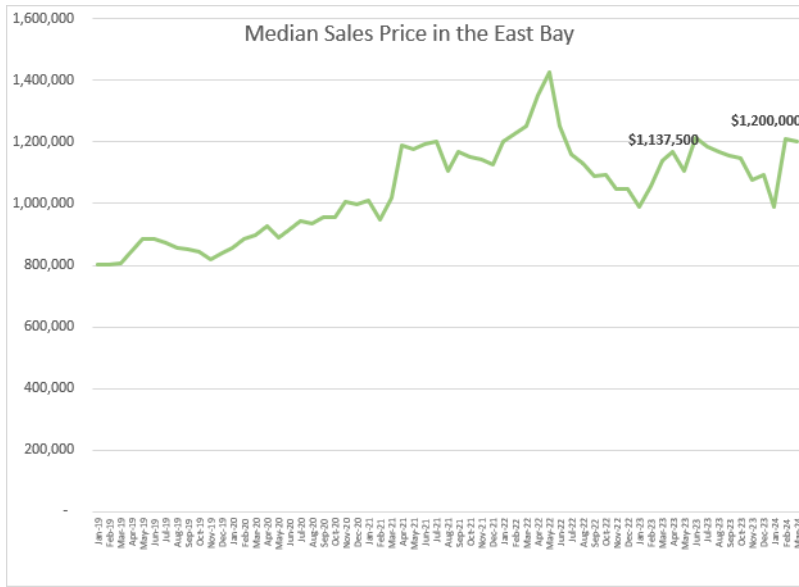
Pleasanton, California (Apr 16, 2024) – Real estate markets across the East Bay are warming up.

The April 2024 edition of the *East Bay Real Estate Weather Report* shows buyers have a few more choices and sales are brisk. The video is available at: <https://bayeast.org/video/april-re-weather-report/>

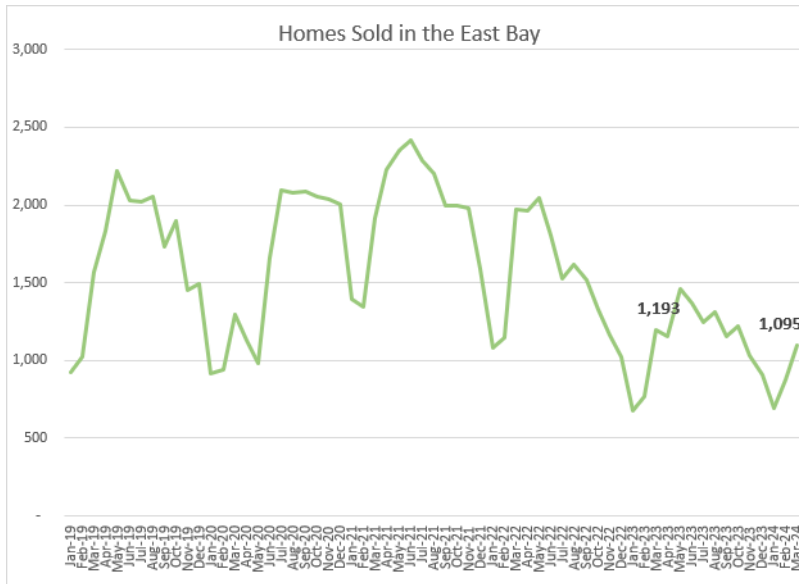
There were slightly homes on the market during March compared with the same time last year.



The median sales price for a single-family home in the East Bay increased compared with March 2023.



The number of homes sold during March was only slightly off compared with March 2023.



East Bay Residential Real Estate Markets March 2024 vs. March 2023 – Single Family Detached Units

	Units Listed for Sale				Units Sold				Median Sales Price			
	Diff	Mar-23	Mar-24	% Chg	Diff	Mar-23	Mar-24	% Chg	Diff	Mar-23	Mar-24	% Chg
880 Corridor	1				1				1			
Alameda	-6	26	20	-23%	-3	24	21	-13%	\$ 127,000	\$ 1,300,000	\$ 1,427,000	10%
Albany	-4	7	3	-57%	-4	8	4	-50%	\$ (391,000)	\$ 1,450,000	\$ 1,059,000	-27%
Berkeley	4	43	47	9%	0	48	48	0%	\$ 212,000	\$ 1,505,000	\$ 1,717,000	14%
Castro Valley	-7	26	19	-27%	-1	20	19	-5%	\$ 59,000	\$ 1,191,000	\$ 1,250,000	5%
Fremont	-4	38	34	-11%	26	64	90	41%	\$ 262,625	\$ 1,510,000	\$ 1,772,625	17%
Hayward	-3	55	52	-5%	-39	77	38	-51%	\$ 44,444	\$ 875,000	\$ 919,444	5%
Newark	-6	13	7	-46%	0	18	18	0%	\$ 302,500	\$ 1,142,500	\$ 1,445,000	26%
Oakland	25	277	302	9%	-8	172	164	-5%	\$ 57,500	\$ 1,050,000	\$ 1,107,500	5%
San Leandro	4	28	32	14%	-4	33	29	-12%	\$ 68,000	\$ 840,000	\$ 908,000	8%
San Lorenzo	-1	7	6	-14%	-3	14	11	-21%	\$ 79,888	\$ 820,000	\$ 899,888	10%
Union City	0	6	6	0%	-10	22	12	-45%	\$ 274,000	\$ 1,290,000	\$ 1,564,000	21%
West Contra Costa	2				2				\$ 2			
El Cerrito	4	9	13	44%	-7	16	9	-44%	\$ 125,000	\$ 1,155,000	\$ 1,280,000	11%
El Sobrante	6	8	14	75%	1	8	9	13%	\$ (112,500)	\$ 837,500	\$ 725,000	-13%

Hercules	0	15	15	0%	0	11	11	0%	\$ (5,000)	\$ 830,000	\$ 825,000	-1%
Pinole	-9	11	2	-82%	-4	8	4	-50%	\$ (13,000)	\$ 743,000	\$ 730,000	-2%
Richmond	11	48	59	23%	-6	50	44	-12%	\$ 119,000	\$ 637,500	\$ 756,500	19%
San Pablo	-1	12	11	-8%	-8	14	6	-57%	\$ 56,300	\$ 564,950	\$ 621,250	10%
Lamorinda	3				3				\$ 3			
Lafayette	-2	22	20	-9%	8	14	22	57%	\$ 288,742	\$ 1,780,758	\$ 2,069,500	16%
Moraga	-3	7	4	-43%	2	6	8	33%	\$ (122,500)	\$ 2,062,500	\$ 1,940,000	-6%
Orinda	-3	20	17	-15%	-4	20	16	-20%	\$ 175,000	\$ 1,887,500	\$ 2,062,500	9%
Central Contra Costa	4				4				\$ 4			
Clayton	-3	15	12	-20%	-2	9	7	-22%	\$ 79,000	\$ 1,221,000	\$ 1,300,000	6%
Concord	-2	42	40	-5%	-5	64	59	-8%	\$ 32,500	\$ 792,500	\$ 825,000	4%
Martinez	4	20	24	20%	-6	24	18	-25%	\$ 151,000	\$ 760,000	\$ 911,000	20%
Pleasant Hill	-13	23	10	-57%	-5	24	19	-21%	\$ 215,000	\$ 935,000	\$ 1,150,000	23%
Walnut Creek	-4	39	35	-10%	-5	41	36	-12%	\$ 67,500	\$ 1,515,000	\$ 1,582,500	4%
Tri-Valley	5				5				\$ 5			
Alamo	-1	21	20	-5%	-4	14	10	-29%	\$ 665,600	\$ 2,329,400	\$ 2,995,000	29%
Danville	-14	61	47	-23%	-19	54	35	-35%	\$ 235,000	\$ 2,015,000	\$ 2,250,000	12%
Dublin	-3	14	11	-21%	-9	33	24	-27%	\$ 408,000	\$ 1,457,000	\$ 1,865,000	28%
Livermore	-9	38	29	-24%	9	49	58	18%	\$ 170,399	\$ 1,110,101	\$ 1,280,500	15%
Pleasanton	-17	41	24	-41%	9	32	41	28%	\$ 100,300	\$ 1,848,500	\$ 1,948,800	5%
San Ramon	-11	26	15	-42%	3	24	27	13%	\$ (123,500)	\$ 1,793,500	\$ 1,670,000	-7%
Delta	6				6				\$ 6			
Antioch	-4	79	75	-5%	-24	87	63	-28%	\$ 35,000	\$ 605,000	\$ 640,000	6%
Brentwood	-11	103	92	-11%	-25	69	44	-36%	\$ 59,000	\$ 746,000	\$ 805,000	8%
Discovery Bay	6	31	37	19%	0	16	16	0%	\$ 11,250	\$ 800,000	\$ 811,250	1%
Oakley	9	39	48	23%	-12	31	19	-39%	\$ (29,990)	\$ 674,990	\$ 645,000	-4%
Pittsburg	-7	43	36	-16%	-7	43	36	-16%	\$ 10,000	\$ 580,000	\$ 590,000	2%

About the Bay East Association of REALTORS®

The Bay East Association of REALTORS® is a professional trade association serving more than 6,000 residential and commercial real estate professionals throughout the San Francisco Bay Area by providing programs and services to enhance their ability to conduct business with integrity and competence. Bay East offers access to the Multiple Listing Service, professional development training, advocacy to protect private property rights, and promotes homeownership and a variety of networking opportunities and events.

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