

---

## June East Bay Real Estate Weather Report - It's Not a Buyers' Market. . . Yet

---

From David Stark <DavidS@bayeast.org>

Date Wed 6/11/2025 3:11 PM

To David Stark <DavidS@bayeast.org>



### FOR IMMEDIATE RELEASE

## June East Bay Real Estate Weather Report - It's Not A Buyers' Market. . .Yet

#### Contact:


David Stark, Chief Public Affairs and Communications Officer

Bay East Association of REALTORS®

Davids@bayeast.org

925.914.7049

**PLEASANTON, CA – June 11, 2025** – Fewer home sales and rising prices mean the East Bay housing market hasn't tipped in favor of buyers— yet.

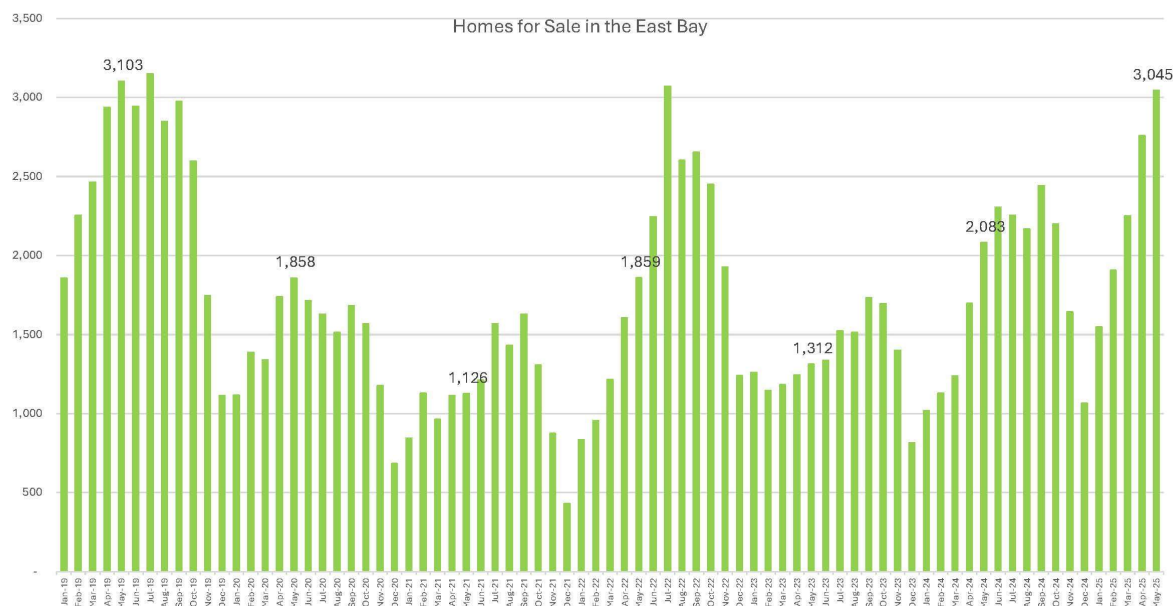
The June 2025 *East Bay Real Estate Weather Report* shows that while inventory surged across the region and buyers remained active, new data from the Bay East Association of REALTORS® shows that closed sales lag historical norms and prices are holding steady—or even climbing—in many communities. 

**Watch the full report:** <https://bayeast.org/video/june-2025-east-bay-real-estate-weather-report/>

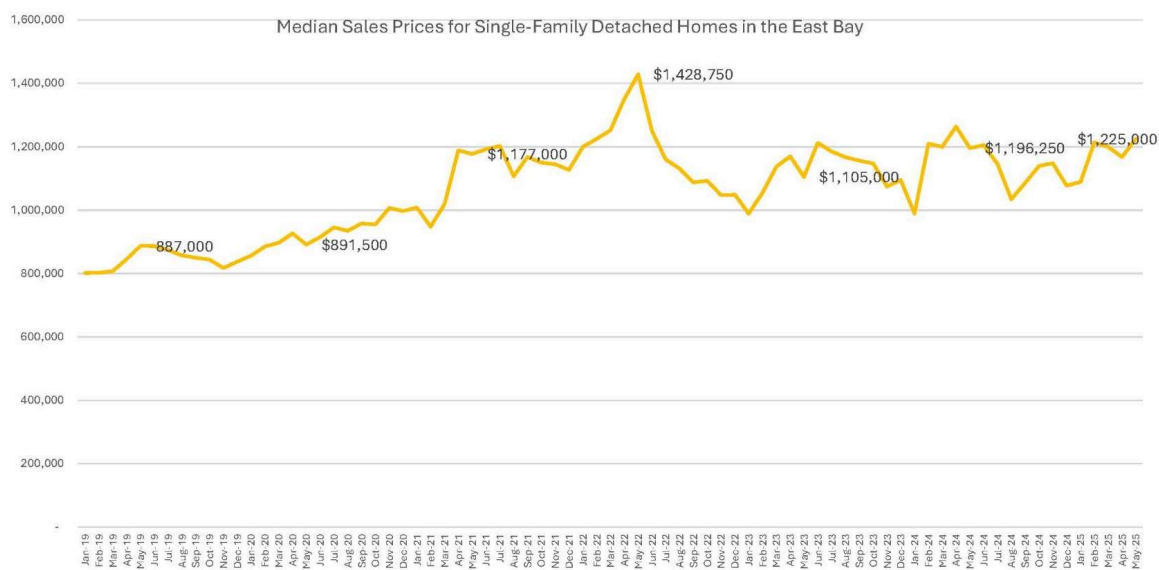
Produced monthly by the Bay East Association of REALTORS®, the *East Bay Real Estate Weather Report* delivers a unique, hyperlocal view of residential market trends across Alameda and Contra Costa counties. The June edition spotlights rising inventory, resilient pricing, and signs of increasing buyer momentum.

#### Key Findings – June 2025

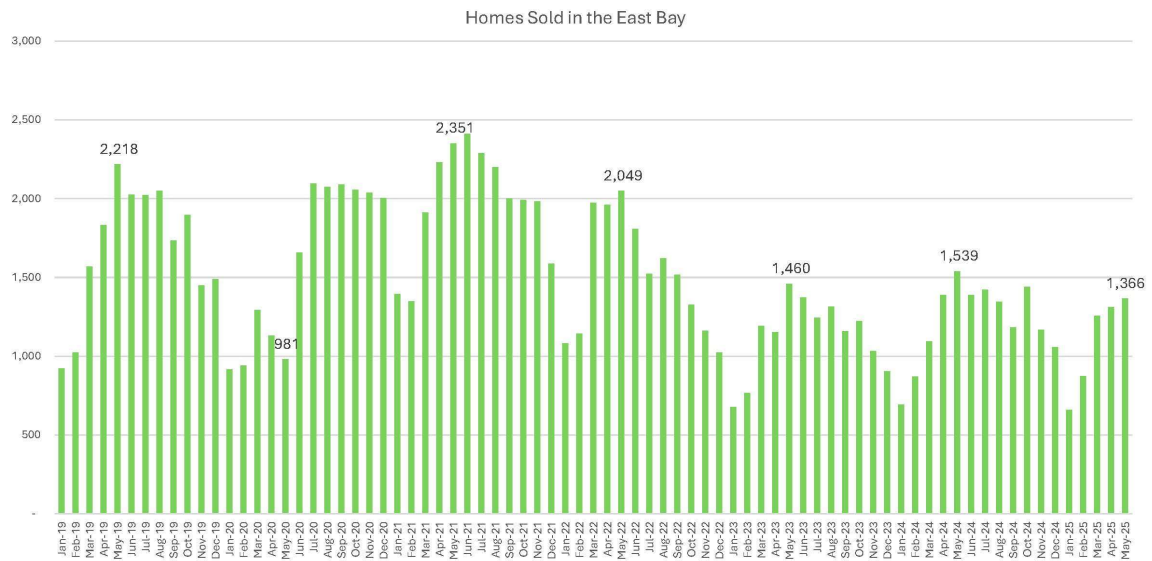
- **Inventory rebounded to pre-pandemic levels**, with 3,045 homes for sale in May 2025. Nearly every East Bay community reported a year-over-year increase in listings.



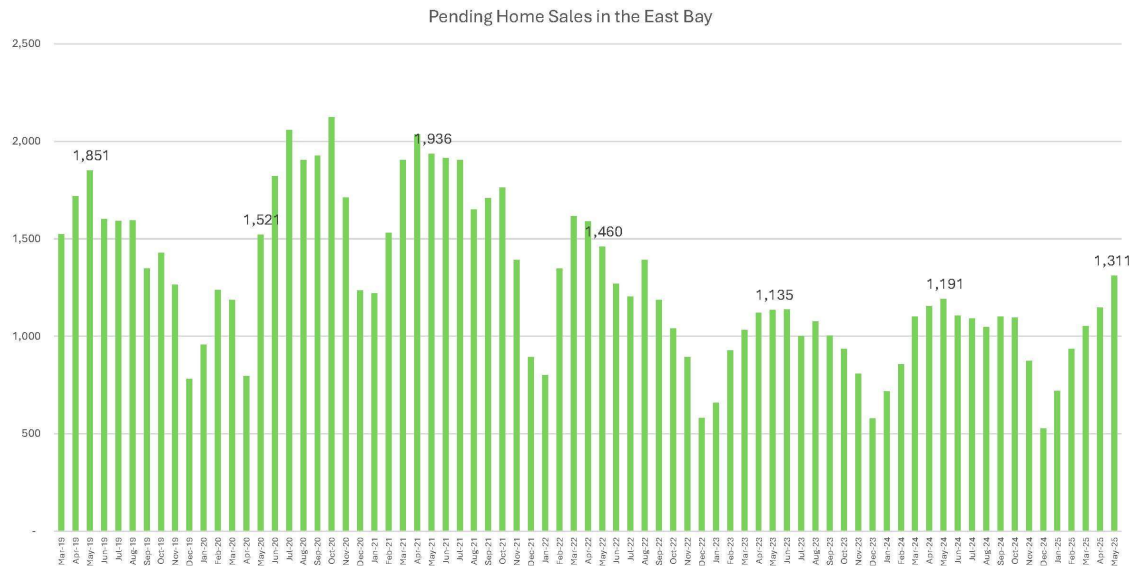
- **Prices remain firm**, with a regional median sale price of \$1,225,000. Communities like Berkeley and El Cerrito saw double-digit price increases despite rising supply.



- **Closed sales continue to lag**, with 1,366 homes sold in May—well below the sales volumes seen in 2021 and early 2022.



- **Pending sales climbed**, with 1,311 homes going into contract in May, marking both a monthly and year-over-year increase. This indicates buyers are more comfortable with market conditions and taking advantage of more homes to choose from.



## Real-Time, Local Insight You Won't Find Anywhere Else

The *East Bay Real Estate Weather Report* focuses on neighborhood-level conditions in communities such as Hayward, Orinda, Pleasanton, San Ramon, and Discovery Bay and provides exclusive data and analysis.

## Expert Commentary Available

Real estate market experts from the Bay East Association of REALTORS® are available for interviews, briefings, and in-depth commentary on residential real estate market conditions at the community level. Members of the media are encouraged to reach out for custom data and insights.

---

### **About Bay East**

The Bay East Association of REALTORS® is a professional trade association serving more than 6,000 real estate professionals throughout the East Bay. Bay East provides MLS services, professional development, advocacy, and resources to help REALTORS® succeed in their business and better serve their clients and communities.