

December East Bay Real Estate Weather Report - Buyers Still Said Yes

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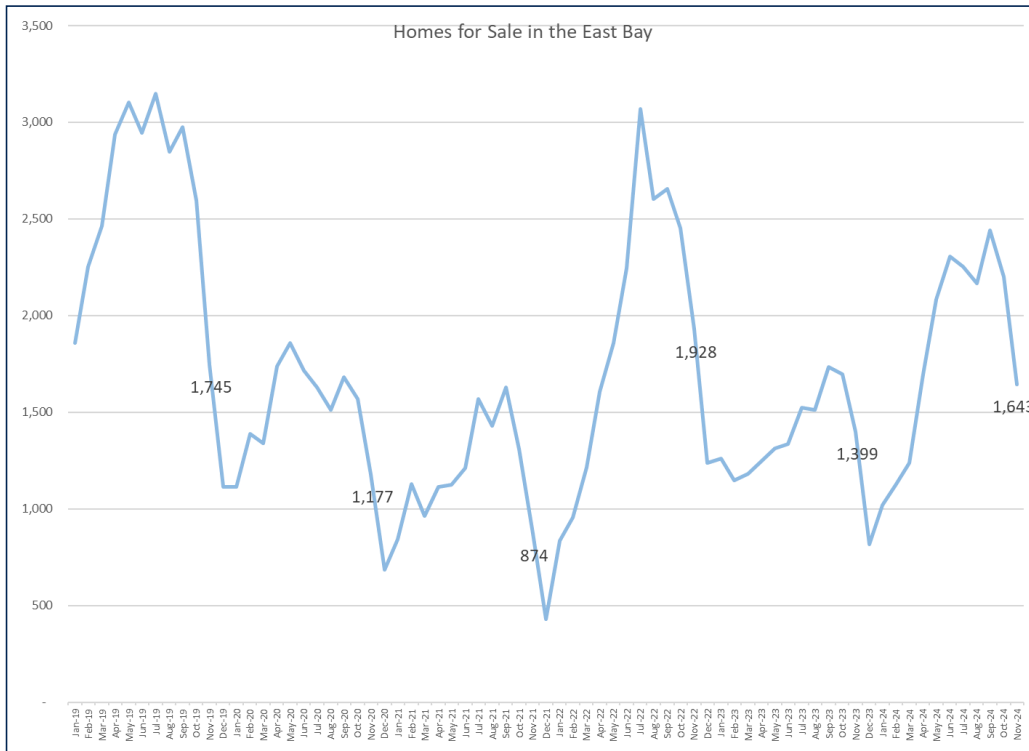
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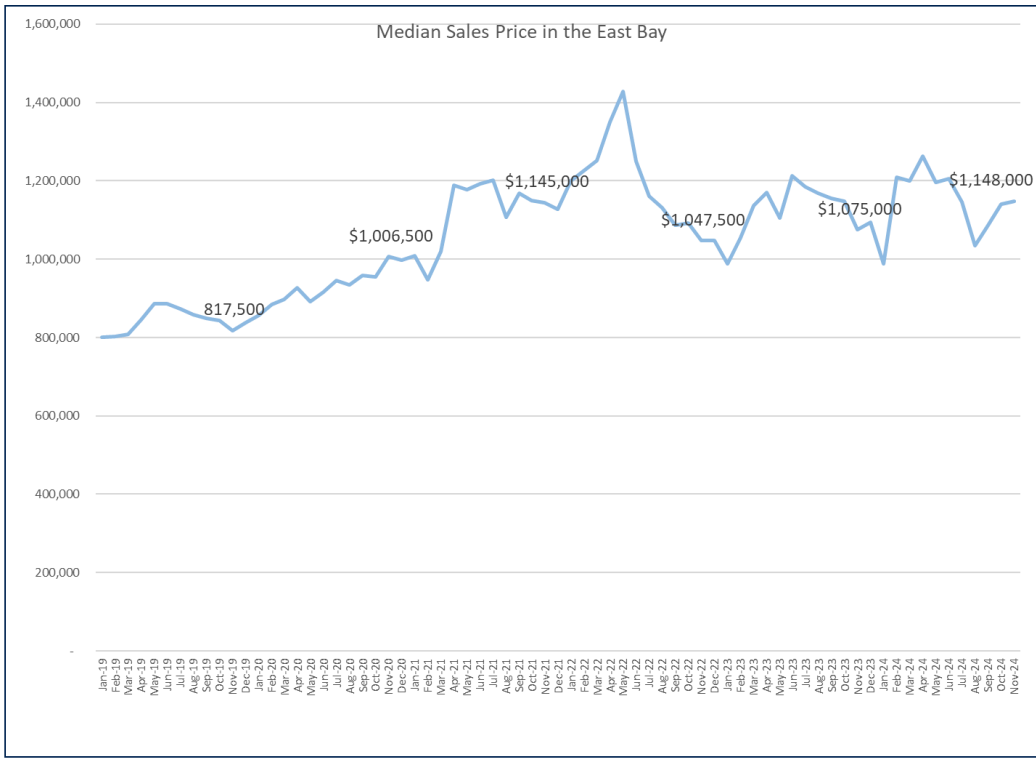
Pleasanton, California (December 10, 2024) – East Bay homebuyers still said 'yes' even while prices were increasing.

The December 2024 edition of the *East Bay Real Estate Weather Report* showed homebuyers, while taking a bit more time because they had more options, were OK with paying more than compared with this time last year. The video is available at: <https://bayeast.org/video/december-2024-east-bay-real-estate-weather-report/>

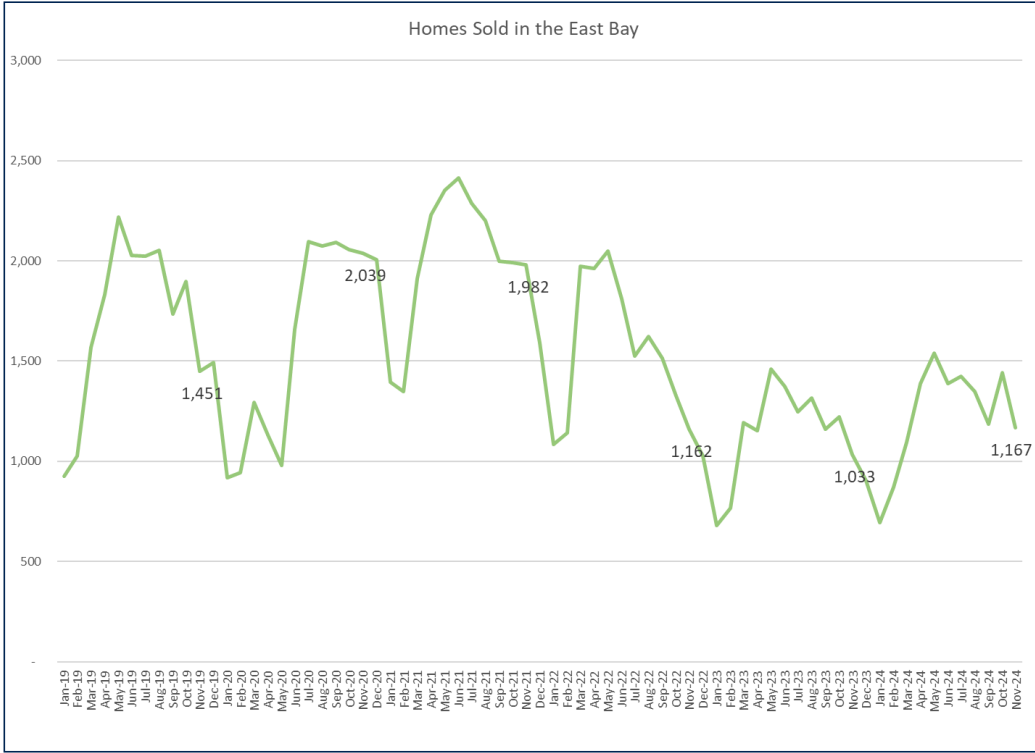
The number of homes for sale dropped compared with September and October which is typical for this time of the year. However, there were more than 200 more homes on the market compared with November 2023.



The median sales price for a single family home sold in the East Bay continued to increase and also topped the median sales price from November 2023.



Home sales dropped compared with October. However, there were more than 100 more homes sold compared with last November.



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

	Units Listed for Sale			Units Sold				Median Sales Price				
	Diff	Nov-23	Nov-24	% Chg	Diff	Nov-23	Nov-24	% Chg	Diff	Nov-23	Nov-24	% Chg
880 Corridor	1				1				1			
Alameda	1	17	18	6%	3	21	24	14%	\$137,500	\$1,300,000	\$1,437,500	11%
Albany	-5	8	3	-63%	3	5	8	60%	(\$165,000)	\$1,490,000	\$1,325,000	-11%

Berkeley	14	40	54	35%	-15	52	37	-29%	\$13,126	\$1,472,500	\$1,485,626	1%
Castro Valley	15	16	31	94%	2	24	26	8%	\$165,500	\$1,100,000	\$1,265,500	15%
Fremont	-17	46	29	-37%	19	68	87	28%	\$205,000	\$1,520,000	\$1,725,000	13%
Hayward	0	53	53	0%	7	50	57	14%	\$103,500	\$897,500	\$1,001,000	12%
Newark	2	13	15	15%	-6	19	13	-32%	\$107,000	\$1,288,000	\$1,395,000	8%
Oakland	38	352	390	11%	17	167	184	10%	(\$107,500)	\$1,050,000	\$942,500	-10%
San Leandro	3	34	37	9%	3	30	33	10%	\$34,000	\$844,000	\$878,000	4%
San Lorenzo	2	6	8	33%	1	12	13	8%	\$55,000	\$795,000	\$850,000	7%
Union City	4	7	11	57%	5	22	27	23%	\$248,000	\$1,290,000	\$1,538,000	19%
West Contra Costa	2				2				2			
El Cerrito	-8	19	11	-42%	-6	23	17	-26%	\$295,000	\$1,105,000	\$1,400,000	27%
El Sobrante	2	19	21	11%	0	7	7	0%	\$114,000	\$716,000	\$830,000	16%
Hercules	4	13	17	31%	-1	12	11	-8%	(\$9,033)	\$869,033	\$860,000	-1%
Pinole	1	10	11	10%	-1	12	11	-8%	(\$48,500)	\$797,500	\$749,000	-6%
Richmond	5	75	80	7%	5	36	41	14%	\$20,000	\$680,000	\$700,000	3%
San Pablo	3	17	20	18%	0	12	12	0%	\$40,000	\$575,000	\$615,000	7%
Lamorinda	3				3				3			
Lafayette	-2	27	25	-7%	9	13	22	69%	\$152,500	\$1,820,000	\$1,972,500	8%
Moraga	-1	6	5	-17%	7	6	13	117%	\$92,000	\$1,648,000	\$1,740,000	6%
Orinda	4	18	22	22%	8	9	17	89%	(\$186,000)	\$2,011,000	\$1,825,000	-9%
Central Contra Costa	4				4				4			
Clayton	8	6	14	133%	3	5	8	60%	\$68,500	\$934,000	\$1,002,500	7%
Concord	-8	68	60	-12%	-19	58	39	-33%	\$42,500	\$772,500	\$815,000	6%
Martinez	3	35	38	9%	19	16	35	119%	\$26,000	\$821,500	\$847,500	3%
Pleasant Hill	4	18	22	22%	16	15	31	107%	\$181,000	\$940,000	\$1,121,000	19%
Walnut Creek	-2	31	29	-6%	-1	31	30	-3%	\$155,000	\$1,420,000	\$1,575,000	11%
Tri-Valley	5				5				5			
Alamo	6	20	26	30%	-5	16	11	-31%	\$475,000	\$2,025,000	\$2,500,000	23%
Danville	0	50	50	0%	1	39	40	3%	\$0	\$2,000,000	\$2,000,000	0%
Dublin	-2	15	13	-13%	0	23	23	0%	\$145,000	\$1,730,000	\$1,875,000	8%
Livermore	2	42	44	5%	-4	44	40	-9%	\$50,000	\$1,125,000	\$1,175,000	4%
Pleasanton	1	38	39	3%	-1	37	36	-3%	\$53,125	\$1,712,000	\$1,765,125	3%
San Ramon	6	16	22	38%	3	24	27	13%	(\$29,000)	\$1,699,000	\$1,670,000	-2%
Delta	6				6				6			
Antioch	25	101	126	25%	-10	69	59	-14%	(\$38,000)	\$642,000	\$604,000	-6%
Brentwood	8	118	126	7%	16	33	49	48%	(\$80,000)	\$825,000	\$745,000	-10%
Discovery Bay	22	31	53	71%	3	12	15	25%	\$58,750	\$781,250	\$840,000	8%
Oakley	4	50	54	8%	3	22	25	14%	\$34,500	\$640,500	\$675,000	5%
Pittsburg	2	64	66	3%	1	38	39	3%	(\$94,495)	\$704,495	\$610,000	-13%

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