

Subject: July East Bay Real Estate Weather Report - The Law of Supply and Demand
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FOR IMMEDIATE RELEASE

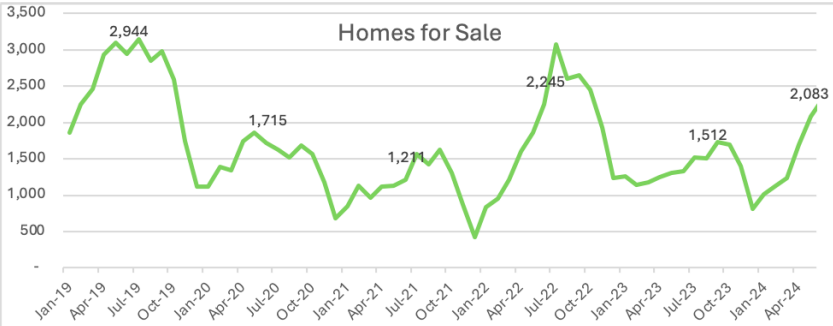
July 2024 East Bay Real Estate Weather Report – The Law of Supply and Demand

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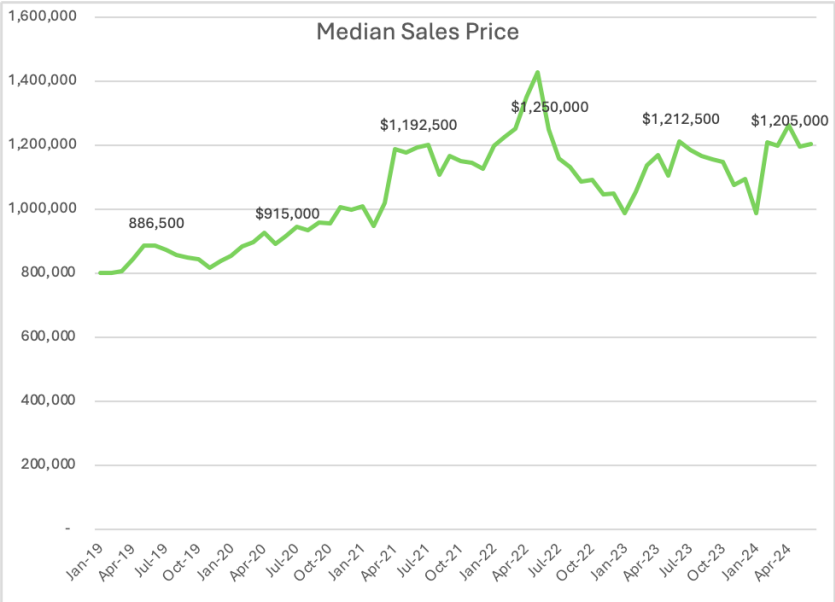
Pleasanton, California (July 16, 2024) – The law of supply and demand is returning to East Bay residential real estate markets..

The July 2024 edition of the *East Bay Real Estate Weather Report* shows how more choices for buyers are pushing prices down throughout the region. The video is available at: <https://bayeast.org/video/july-2024-east-bay-real-estate-weather-report/>

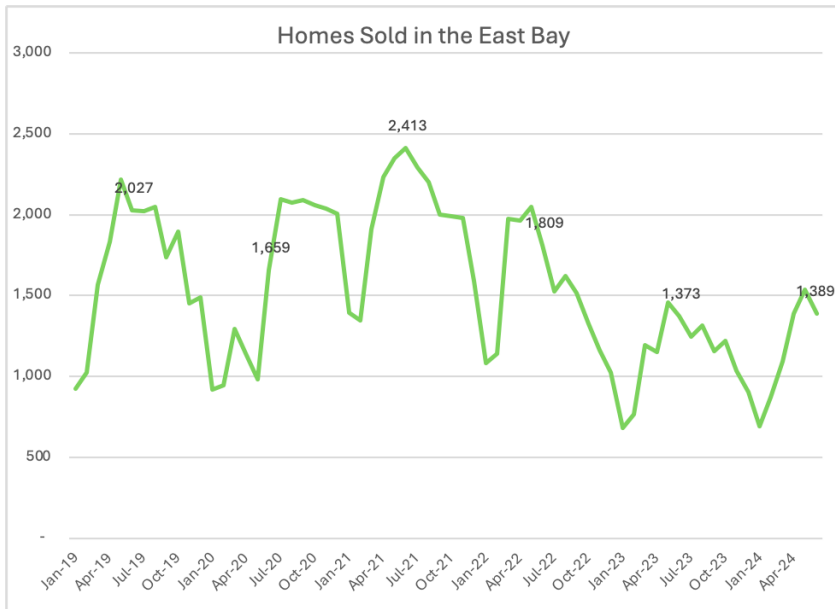
There were more than 2,000 single-family detached homes listed for sale in the East Bay during June which was a significant increase compared with previous months during 2024 and with June 2023.



More homes on the market helped bring sales prices down compared with this time last year.



More choices didn't result in a large increase in sales. There were approximately 20 more homes sold compared with June 2023.



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

| | Units Listed for Sale | | | | Units Sold | | | | Median Sales Price | | |
|-----------------------------|-----------------------|--------|--------|-------|------------|--------|--------|-------|--------------------|-------------|--------------|
| | Diff | Jun-23 | Jun-24 | % Chg | Diff | Jun-23 | Jun-24 | % Chg | Diff | Jun-23 | Jun-24 |
| 880 Corridor | 1 | | | | 1 | | | | 1 | | |
| Alameda | 5 | 31 | 36 | 16% | 2 | 26 | 28 | 8% | (\$203,250) | \$1,505,500 | \$ 1,302,250 |
| Albany | 3 | 2 | 5 | 150% | 1 | 6 | 7 | 17% | (\$250,500) | \$1,300,500 | \$ 1,050,000 |
| Berkeley | 12 | 47 | 59 | 26% | 1 | 51 | 52 | 2% | (\$60,000) | \$1,600,000 | \$ 1,540,000 |
| Castro Valley | 12 | 29 | 41 | 41% | -4 | 29 | 25 | -14% | (\$40,000) | \$1,290,000 | \$ 1,250,000 |
| Fremont | 8 | 47 | 55 | 17% | 22 | 72 | 94 | 31% | \$164,500 | \$1,640,500 | \$ 1,805,000 |
| Hayward | 24 | 56 | 80 | 43% | 4 | 62 | 66 | 6% | \$140,000 | \$922,500 | \$ 1,062,500 |
| Newark | 2 | 19 | 21 | 11% | -1 | 27 | 26 | -4% | \$237,950 | \$1,360,000 | \$ 1,597,950 |
| Oakland | 199 | 319 | 518 | 62% | -27 | 193 | 166 | -14% | (\$22,500) | \$1,075,000 | \$ 1,052,500 |
| San Leandro | 21 | 34 | 55 | 62% | 7 | 41 | 48 | 17% | (\$20,000) | \$865,000 | \$ 845,000 |
| San Lorenzo | 4 | 13 | 17 | 31% | 0 | 13 | 13 | 0% | \$65,000 | \$850,000 | \$ 915,000 |
| Union City | 15 | 15 | 30 | 100% | 2 | 16 | 18 | 13% | \$187,500 | \$1,352,500 | \$ 1,540,000 |
| West Contra Costa | 2 | | | | 2 | | | | 2 | | |
| El Cerrito | 3 | 12 | 15 | 25% | -4 | 18 | 14 | -22% | (\$67,500) | \$1,237,500 | \$ 1,170,000 |
| El Sobrante | 12 | 9 | 21 | 133% | -1 | 10 | 9 | -10% | (\$158,000) | \$894,000 | \$ 736,000 |
| Hercules | 11 | 10 | 21 | 110% | 1 | 12 | 13 | 8% | (\$11,000) | \$801,000 | \$ 790,000 |
| Pinole | 1 | 9 | 10 | 11% | -7 | 13 | 6 | -54% | \$55,000 | \$760,000 | \$ 815,000 |
| Richmond | 26 | 66 | 92 | 39% | 5 | 40 | 45 | 13% | (\$59,600) | \$735,000 | \$ 675,400 |
| San Pablo | -3 | 20 | 17 | -15% | 4 | 7 | 11 | 57% | \$30,000 | \$640,000 | \$ 670,000 |
| Lamorinda | 3 | | | | 3 | | | | 3 | | |
| Lafayette | 7 | 36 | 43 | 19% | -8 | 28 | 20 | -29% | \$45,000 | \$1,967,500 | \$ 2,012,500 |
| Moraga | 10 | 6 | 16 | 167% | -11 | 20 | 9 | -55% | (\$43,000) | \$2,103,000 | \$ 2,060,000 |
| Orinda | 20 | 22 | 42 | 91% | -7 | 20 | 13 | -35% | \$125,000 | \$1,925,000 | \$ 2,050,000 |
| Central Contra Costa | 4 | | | | 4 | | | | 4 | | |
| Clayton | 12 | 14 | 26 | 86% | -4 | 12 | 8 | -33% | \$183,000 | \$1,270,000 | \$ 1,453,000 |
| Concord | 36 | 55 | 91 | 65% | -10 | 89 | 79 | -11% | (\$9,000) | \$840,000 | \$ 831,000 |
| Martinez | 32 | 23 | 55 | 139% | 6 | 36 | 42 | 17% | (\$35,500) | \$815,500 | \$ 780,000 |
| Pleasant Hill | 10 | 18 | 28 | 56% | 5 | 25 | 30 | 20% | \$135,000 | \$1,105,000 | \$ 1,240,000 |
| Walnut Creek | 35 | 29 | 64 | 121% | -14 | 53 | 39 | -26% | \$253,000 | \$1,527,000 | \$ 1,780,000 |
| Tri-Valley | 5 | | | | 5 | | | | 5 | | |
| Alamo | 17 | 21 | 38 | 81% | -8 | 23 | 15 | -35% | (\$225,000) | \$3,025,000 | \$ 2,800,000 |
| Danville | 11 | 60 | 71 | 18% | 5 | 60 | 65 | 8% | \$130,000 | \$2,080,000 | \$ 2,210,000 |
| Dublin | 13 | 14 | 27 | 93% | -4 | 40 | 36 | -10% | \$159,997 | \$1,690,003 | \$ 1,850,000 |
| Livermore | 38 | 40 | 78 | 95% | -4 | 73 | 69 | -5% | \$75,000 | \$1,200,000 | \$ 1,275,000 |
| Pleasanton | 50 | 35 | 85 | 143% | 11 | 42 | 53 | 26% | \$170,000 | \$1,690,000 | \$ 1,860,000 |
| San Ramon | 31 | 20 | 51 | 155% | 4 | 39 | 43 | 10% | \$99,900 | \$1,850,000 | \$ 1,949,900 |
| Delta | 6 | | | | 6 | | | | 6 | | |
| Antioch | 35 | 108 | 143 | 32% | -1 | 84 | 83 | -1% | (\$9,000) | \$650,000 | \$ 641,000 |

| | | | | | | | | | | | |
|---------------|----|-----|-----|-----|-----|----|----|------|------------|-----------|------------|
| Brentwood | 42 | 111 | 153 | 38% | -12 | 75 | 63 | -16% | \$35,000 | \$805,000 | \$ 840,000 |
| Discovery Bay | 21 | 43 | 64 | 49% | -5 | 25 | 20 | -20% | \$37,500 | \$785,000 | \$ 822,500 |
| Oakley | 29 | 37 | 66 | 78% | 3 | 26 | 29 | 12% | (\$22,500) | \$722,500 | \$ 700,000 |
| Pittsburg | 28 | 42 | 70 | 67% | -14 | 46 | 32 | -30% | (\$28,000) | \$613,500 | \$ 585,500 |

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