

Subject: June East Bay Real Estate Weather Report - Buyers and Sellers Back in the Market
Date: Tuesday, June 18, 2024 at 3:36:22 PM Pacific Daylight Time
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Attachments: image001.jpg, image002.jpg, image005.jpg, image003.jpg



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June 2024 East Bay Real Estate Weather Report – Buyers and Sellers Back in the Market

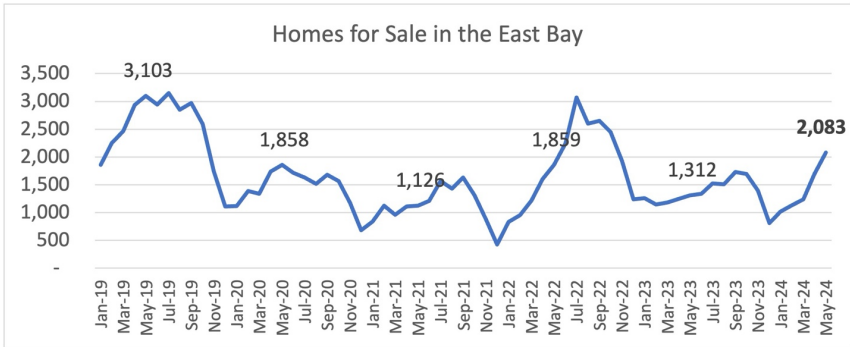
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Pleasanton, California (June 18, 2024) – Home buyers and sellers are back in the market.

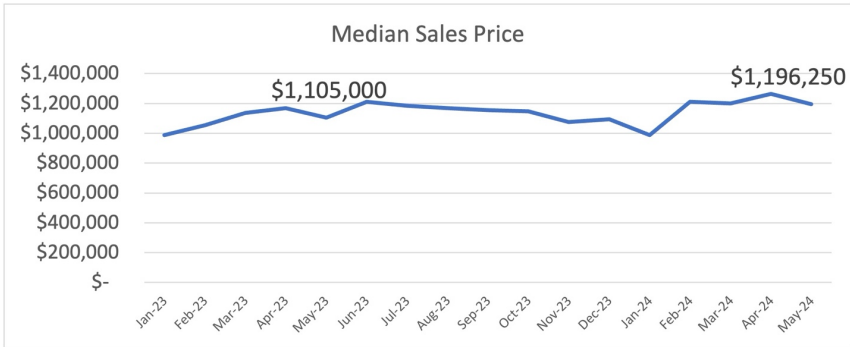
The June 2024 edition of the *East Bay Real Estate Weather Report* shows more homes on the market are resulting in stable sales prices and more home sales.

The video is available at: <https://bayeast.org/video/june-2024-east-bay-real-estate-weather-report/>

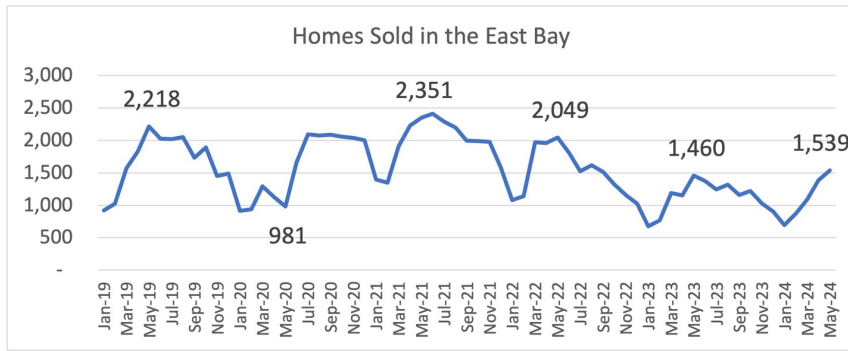
Buyers had significantly more choices during May compared with earlier in the year and compared with May 2023.



While sales prices have stabilized during 2024, compared with May 2023, prices increased by more than \$90,000.



More choices for buyers also resulted in more homes sold compared with May 2023.



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

	Units Listed for Sale				Units Sold				Median Sales Price			
	Diff	May-23	May-24	% Chg	Diff	May-23	May-24	% Chg	Diff	May-23	May-24	% Chg
880 Corridor	1				1				1			
Alameda	-6	33	27	-18%	0	27	27	0%	\$150,000	\$1,300,000	\$ 1,450,000	12%
Albany	1	4	5	25%	5	3	8	167%	\$515,000	\$1,110,000	\$ 1,625,000	46%
Berkeley	5	64	69	8%	5	61	66	8%	(\$86,000)	\$1,640,000	\$ 1,554,000	-5%
Castro Valley	9	32	41	28%	17	25	42	68%	\$2,500	\$1,220,000	\$ 1,222,500	0%
Fremont	27	39	66	69%	8	87	95	9%	\$224,000	\$1,601,000	\$ 1,825,000	14%
Hayward	-6	61	55	-10%	-8	74	66	-11%	\$77,500	\$905,000	\$ 982,500	9%
Newark	5	22	27	23%	3	24	27	13%	\$199,500	\$1,300,500	\$ 1,500,000	15%
Oakland	179	293	472	61%	-20	217	197	-9%	\$120,000	\$1,050,000	\$ 1,170,000	11%
San Leandro	16	27	43	59%	7	36	43	19%	(\$52,500)	\$937,500	\$ 885,000	-6%
San Lorenzo	2	13	15	15%	-5	16	11	-31%	\$25,600	\$829,400	\$ 855,000	3%
Union City	19	7	26	271%	3	22	25	14%	\$150,000	\$1,375,000	\$ 1,525,000	11%
West Contra Costa	2				2				2			
El Cerrito	9	6	15	150%	6	17	23	35%	(\$110,000)	\$1,210,000	\$ 1,100,000	-9%
El Sobrante	4	11	15	36%	6	4	10	150%	(\$156,000)	\$840,000	\$ 684,000	-19%
Hercules	11	8	19	138%	-6	20	14	-30%	(\$87,500)	\$910,000	\$ 822,500	-10%
Pinole	-2	10	8	-20%	-6	13	7	-46%	\$26,000	\$795,000	\$ 821,000	3%
Richmond	25	52	77	48%	-1	53	52	-2%	\$92,737	\$618,888	\$ 711,625	15%
San Pablo	4	16	20	25%	-1	9	8	-11%	(\$176,500)	\$700,000	\$ 523,500	-25%
Lamorinda	3				3				3			
Lafayette	4	36	40	11%	4	29	33	14%	\$100,000	\$2,300,000	\$ 2,400,000	4%
Moraga	9	11	20	82%	-4	15	11	-27%	\$340,000	\$1,735,000	\$ 2,075,000	20%
Orinda	19	17	36	112%	-1	23	22	-4%	\$237,500	\$2,030,000	\$ 2,267,500	12%
Central Contra Costa	4				4				4			
Clayton	2	14	16	14%	-5	14	9	-36%	\$277,500	\$1,062,500	\$ 1,340,000	26%
Concord	34	53	87	64%	7	73	80	10%	\$22,500	\$840,000	\$ 862,500	3%
Martinez	33	15	48	220%	4	34	38	12%	(\$5,000)	\$850,000	\$ 845,000	-1%
Pleasant Hill	2	20	22	10%	-1	25	24	-4%	(\$16,500)	\$1,084,000	\$ 1,067,500	-2%
Walnut Creek	28	32	60	88%	4	45	49	9%	\$35,000	\$1,615,000	\$ 1,650,000	2%
Tri-Valley	5				5				5			
Alamo	8	33	41	24%	-1	22	21	-5%	\$336,000	\$2,464,000	\$ 2,800,000	14%
Danville	7	62	69	11%	-4	58	54	-7%	\$211,250	\$2,003,750	\$ 2,215,000	11%
Dublin	17	10	27	170%	1	31	32	3%	(\$25,000)	\$1,540,000	\$ 1,515,000	-2%
Livermore	38	39	77	97%	6	70	76	9%	\$145,000	\$1,152,500	\$ 1,297,500	13%
Pleasanton	30	39	69	77%	-2	56	54	-4%	\$140,175	\$1,797,500	\$ 1,937,675	8%
San Ramon	13	24	37	54%	2	50	52	4%	\$340,000	\$1,760,000	\$ 2,100,000	19%
Delta	6				6				6			
Antioch	23	88	111	26%	-18	97	79	-19%	(\$20,000)	\$645,000	\$ 625,000	-3%
Brentwood	25	100	125	25%	-13	86	73	-15%	\$31,500	\$818,500	\$ 850,000	4%
Discovery Bay	25	36	61	69%	2	20	22	10%	(\$40,250)	\$876,750	\$ 836,500	-5%
Oakley	33	41	74	80%	15	37	52	41%	\$1,000	\$700,000	\$ 701,000	0%
Pittsburg	19	44	63	43%	-19	56	37	-34%	(\$16,000)	\$615,000	\$ 599,000	-3%

About the Bay East Association of REALTORS®

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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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