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FOR IMMEDIATE RELEASE

May 2021 East Bay Real Estate Weather Report – More Supply, More Buyers, Higher Prices

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Pleasanton, California (May 12, 2021) – More homes for sale brought more buyers into the market and those buyers drove up sales prices.

The latest *East Bay Real Estate Weather Report* recaps market activity during April 2021 and highlights how even with more choices compared with the first few months of 2021, sales prices were at record-setting levels. The video is available at: <https://bayeast.org/video/may-2021-east-bay-real-estate-weather-report/>
 There were almost 100 more homes sold during April 2021 compared with the previous month. This increase in sales occurred while the median sales price for a single-family detached home exceeded \$1 million in Lamorinda, the Tri-Valley, the 880 Corridor, and Central Contra Costa County.

880 Corridor

Homebuyers had more choices during April in Alameda and Oakland while the supply of homes for sale remained limited in Castro Valley, Fremont, and Hayward. Sales prices increased throughout the region, exceeding \$1 million in Alameda, Albany, Berkeley, Castro Valley, Fremont, Newark, Oakland, and Union City. Homebuyers were undeterred by the record-breaking prices as home sales more than doubled in Alameda, Albany, Newark, Oakland, and San Leandro.

West Contra Costa County

Compared with April 2020, there were fewer choices for buyers throughout West Contra Costa County. Sales prices increased significantly everywhere with the exception of Richmond. Home sales increased everywhere except for El Sobrante.

Central Country Costa County

The number of homes on the market decreased significantly compared with April 2020. There was a 50 percent drop in homes for sale in Martinez and Pleasant Hill. Sales prices increased by more than 20 percent in each community. Prices in Clayton increased 27 percent to \$1.28 million. Even at these price points, home sales more than doubled in each community.

Lamorinda

There were six more homes on the market in Lafayette compared with April 2020 but fewer homes available in Moraga and Orinda. There was a modest increase in sales prices in Lafayette while prices approached \$2 million in Moraga and Orinda. Sales activity increased 200 percent in Lafayette and 160 percent in Orinda.

Tri-Valley

Compared with April 2020, there were fewer homes on the market throughout the Tri-Valley. In Danville and Dublin, the number of homes for sale decreased more than 60 percent. Sales prices set new records everywhere. Prices in Alamo approached \$2.5 million and prices in Livermore, Pleasanton, and San Ramon increased more 30 percent. High prices did not turn away homebuyers as sales activity increased significantly. Sales more than doubled in Alamo, Danville, Livermore and San Ramon.

Delta

The number of homes for sale decreased by 60 percent and more in Antioch, Brentwood, and Discovery Bay compared with April 2020. Sales prices increased by double-digits in each community. In Brentwood, prices rose 27 percent to \$792,000. Sales activity was strong in Brentwood, as well, increasing more than 150 percent.

East Bay Residential Real Estate Markets April 2021 vs. April 2020 – Single Family Detached Units

	Units Listed for Sale				Units Sold				Median Sales Prices			
	Diff	Apr-20	Apr-21	% Chg	Diff	Apr-20	Apr-21	% Chg	Diff	Apr-20	Apr-21	% Chg
880 Corridor												
Alameda	8	8	16	100%	27	15	42	180%	\$202,000	\$1,300,000	\$1,502,000	16%
Albany	-3	10	7	-30%	8	5	13	160%	\$328,000	\$1,200,000	\$1,528,000	27%
Berkeley	8	37	45	22%	26	36	62	72%	\$327,000	\$1,338,000	\$1,665,000	24%
Castro Valley	-18	33	15	-55%	27	29	56	93%	\$319,000	\$969,000	\$1,288,000	33%
Fremont	-54	113	59	-48%	64	76	140	84%	\$218,000	\$1,240,000	\$1,458,000	18%
Hayward	-33	72	39	-46%	24	48	72	50%	\$138,000	\$740,000	\$878,000	19%
Newark	-16	27	11	-59%	33	12	45	275%	\$265,000	\$995,000	\$1,260,000	27%
Oakland	31	209	240	15%	149	143	292	104%	\$250,000	\$1,000,000	\$1,250,000	25%
San Leandro	1	28	29	4%	32	28	60	114%	\$155,000	\$741,000	\$896,000	21%
San Lorenzo	1	7	8	14%	4	11	15	36%	\$145,000	\$715,000	\$860,000	20%
Union City	-9	19	10	-47%	12	18	30	67%	\$403,000	\$963,000	\$1,366,000	42%
West Contra Costa												
El Cerrito	-8	11	3	-73%	12	7	19	171%	\$340,000	\$990,000	\$1,330,000	34%
El Sobrante	-7	15	8	-47%	-1	4	3	-25%	\$174,000	\$634,000	\$808,000	27%
Hercules	-9	18	9	-50%	8	6	14	133%	\$118,000	\$725,000	\$843,000	16%
Pinole	-3	8	5	-38%	10	4	14	250%	\$164,000	\$605,000	\$769,000	27%
Richmond	-4	54	50	-7%	0	46	46	0%	-\$6,000	\$632,000	\$626,000	-1%
San Pablo	-11	18	7	-61%	6	6	12	100%	\$80,000	\$568,000	\$648,000	14%
Lamorinda												
Lafayette	6	26	32	23%	32	16	48	200%	\$48,000	\$1,760,000	\$1,808,000	3%
Moraga	-4	12	8	-33%	3	13	16	23%	\$503,000	\$1,395,000	\$1,898,000	36%

<i>Orinda</i>	-16	36	20	-44%	24	15	39	160%	\$570,000	\$1,350,000	\$1,920,000	42%
Central Contra Costa												
<i>Clayton</i>	-4	11	7	-36%	12	8	20	150%	\$238,000	\$890,000	\$1,128,000	27%
<i>Concord</i>	-33	77	44	-43%	50	50	100	100%	\$153,000	\$670,000	\$823,000	23%
<i>Martinez</i>	-22	42	20	-52%	29	16	45	181%	\$145,000	\$685,000	\$830,000	21%
<i>Pleasant Hill</i>	-12	22	10	-55%	34	16	50	213%	\$177,000	\$888,000	\$1,065,000	20%
<i>Walnut Creek</i>	-14	48	34	-29%	54	32	86	169%	\$282,000	\$1,218,000	\$1,500,000	23%
Tri-Valley												
<i>Alamo</i>	-6	41	35	-15%	31	13	44	238%	\$388,000	\$2,100,000	\$2,488,000	18%
<i>Danville</i>	-63	105	42	-60%	59	50	109	118%	\$380,000	\$1,500,000	\$1,880,000	25%
<i>Dublin</i>	-32	49	17	-65%	4	40	44	10%	\$274,000	\$1,111,000	\$1,385,000	25%
<i>Livermore</i>	-11	66	55	-17%	73	59	132	124%	\$282,000	\$820,000	\$1,102,000	34%
<i>Pleasanton</i>	-33	72	39	-46%	42	45	87	93%	\$390,000	\$1,250,000	\$1,640,000	31%
<i>San Ramon</i>	-27	52	25	-52%	54	36	90	150%	\$451,000	\$1,187,000	\$1,638,000	38%
Delta												
<i>Antioch</i>	-58	89	31	-65%	32	69	101	46%	\$78,000	\$490,000	\$568,000	16%
<i>Brentwood</i>	-92	147	55	-63%	85	56	141	152%	\$166,000	\$626,000	\$792,000	27%
<i>Discovery Bay</i>	-39	65	26	-60%	14	33	47	42%	\$155,000	\$615,000	\$770,000	25%
<i>Oakley</i>	-26	48	22	-54%	16	32	48	50%	\$83,000	\$572,000	\$655,000	15%
<i>Pittsburg</i>	-12	43	31	-28%	11	38	49	29%	\$107,000	\$486,000	\$593,000	22%

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