

From: David Stark
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 Subject: July East Bay Real Estate Weather Report - Home Sales Strong During First Half of 2021
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FOR IMMEDIATE RELEASE

July 2021 East Bay Real Estate Weather Report – Home Sales Strong During First Half of 2021

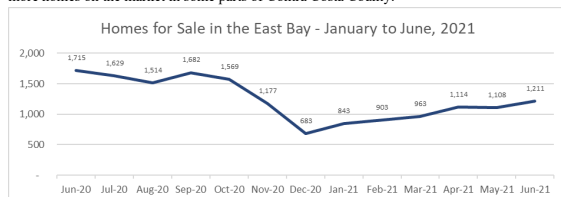
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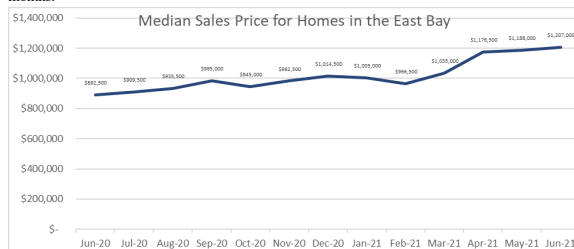
Pleasanton, California (July 30, 2021) –Looking back at the first half of 2021, real estate activity was off to an early start and is now showing no signs of slowing down.

The latest *East Bay Real Estate Weather Report* recaps market activity during June 2021 and highlights how real estate activity throughout the East Bay is moving quickly even as home buyers contend with record-setting sales prices. The video is available at: <https://baycast.org/video/july-2021-east-bay-real-estate-weather-report/>

Strong demand for home ownership coupled with a slight increase in the number of homes for sale are some of the factors driving the robust East Bay real estate markets. During June 2021, there were approximately more than 100 homes for sale throughout the East Bay compared with the previous month. This was the largest month-to-month increase since the beginning of the year and driven primarily by more homes on the market in some parts of Contra Costa County.



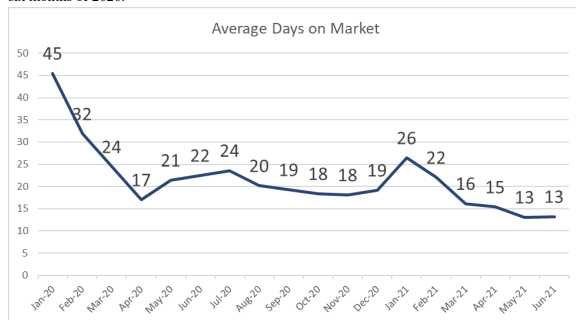
Competition between buyers continued pushing prices to record levels. However, the rate of increase in median sales price for a single-family detached home in the East Bay slowed during the last three months.



Homebuyers were not intimidated by high sales prices. More homes were sold during April, May and June, compared with the same period during 2020.



Buyers not only paid high sales prices, but they paid them quickly, as well. A single-family detached home was on the market in the East Bay, on average, for half as many days when compared with the first six months of 2020.



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

	Units Listed for Sale					Units Sold					Days-on-Market					Median Sales Prices			
	Diff	Jun-20	Jun-21	% Chg		Diff	Jun-20	Jun-21	% Chg		Diff	Jun-20	Jun-21	% Chg		Diff	Jun-20	Jun-21	% Chg
880 Corridor																			
Alameda	-1	18	17	-6%		33	22	55	150%		-7	19	12	-36%		\$410,000	\$1,200,000	\$1,610,000	34%
Albany	4	4	8	100%		-2	12	10	-17%		0	13	14	1%		-\$16,000	\$1,280,000	\$1,244,000	-1%
Berkeley	-13	61	48	-21%		40	33	73	121%		-17	29	12	-59%		\$375,000	\$1,275,000	\$1,650,000	29%
Castro Valley	-11	36	25	-31%		10	35	45	29%		-7	20	14	-33%		\$365,000	\$915,000	\$1,280,000	40%
Fremont	-57	130	73	-44%		60	85	145	71%		-10	22	12	-46%		\$270,000	\$1,230,000	\$1,500,000	22%
Hayward	-23	66	43	-35%		25	68	93	37%		-12	24	12	-50%		\$187,000	\$753,000	\$940,000	25%
Newark	-11	26	15	-42%		19	19	38	100%		-9	18	9	-49%		\$250,000	\$950,000	\$1,200,000	26%
Oakland	-27	255	228	-11%		139	203	342	68%		-1	20	19	-6%		\$175,000	\$1,010,000	\$1,185,000	17%

San Leandro	1	33	34	3%	25	40	65	63%	-15	27	12	-55%	\$135,000	\$745,000	\$880,000	18%
San Lorenzo	-8	14	6	-57%	-2	15	13	-13%	-6	14	7	-45%	\$165,000	\$710,000	\$875,000	23%
Union City	0	16	16	0%	4	27	31	15%	-13	22	9	-59%	\$487,000	\$925,000	\$1,412,000	53%
West Contra Costa																
El Cerrito	6	12	18	50%	5	15	20	33%	-4	19	15	-21%	\$361,000	\$989,000	\$1,350,000	37%
El Sobrante	-7	15	8	-47%	9	10	19	90%	1	13	14	5%	\$230,000	\$530,000	\$760,000	43%
Hercules	4	14	18	29%	14	11	25	127%	-30	43	14	-69%	\$150,000	\$715,000	\$865,000	21%
Pinole	1	8	9	13%	8	10	18	80%	-3	17	15	-16%	\$165,000	\$620,000	\$785,000	27%
Richmond	4	58	62	7%	22	52	74	42%	-10	26	16	-37%	\$135,000	\$590,000	\$725,000	23%
San Pablo	4	11	15	36%	-1	12	11	-8%	-9	21	12	-43%	\$72,000	\$528,000	\$600,000	14%
Lamorinda																
Lafayette	-7	37	30	-19%	17	29	46	59%	-2	12	10	-17%	\$190,000	\$1,685,000	\$1,875,000	11%
Moraga	3	11	14	27%	-7	20	13	-35%	-0	16	16	-1%	\$171,000	\$1,547,000	\$1,718,000	11%
Orinda	-36	48	12	-75%	15	28	43	54%	-24	35	11	-68%	\$305,000	\$1,895,000	\$2,200,000	16%
Central Contra Costa																
Clayton	4	6	10	67%	2	19	21	11%	-11	19	8	-56%	\$285,000	\$915,000	\$1,200,000	31%
Concord	-9	70	61	-13%	33	87	120	38%	-6	19	13	-32%	\$206,000	\$675,000	\$881,000	31%
Martinez	-10	37	27	-27%	22	37	59	59%	-9	20	11	-43%	\$200,000	\$700,000	\$900,000	29%
Pleasant Hill	4	22	26	18%	5	28	33	18%	-5	16	11	-33%	\$335,000	\$835,000	\$1,170,000	40%
Walnut Creek	-20	50	30	-40%	22	65	87	34%	-3	16	13	-19%	\$197,000	\$1,273,000	\$1,470,000	15%
Tri-Valley																
Alamo	-12	38	26	-32%	19	24	43	79%	-9	32	24	-27%	\$680,000	\$2,000,000	\$2,680,000	34%
Danville	-59	96	37	-61%	19	80	99	24%	-14	28	14	-51%	\$444,000	\$1,556,000	\$2,000,000	29%
Dublin	-33	42	9	-79%	30	34	64	88%	-18	28	11	-63%	\$447,000	\$1,016,000	\$1,463,000	44%
Livermore	-20	60	40	-33%	30	104	134	29%	-10	22	11	-48%	\$271,000	\$875,000	\$1,146,000	31%
Pleasanton	-42	73	31	-58%	21	67	88	31%	-14	30	16	-46%	\$387,000	\$1,249,000	\$1,636,000	31%
San Ramon	-30	47	17	-64%	38	57	95	67%	-9	22	13	-42%	\$430,000	\$1,200,000	\$1,630,000	36%
Delta																
Antioch	-15	59	44	-25%	23	77	100	30%	-7	20	13	-34%	\$118,000	\$500,000	\$618,000	24%
Brentwood	-64	126	62	-51%	39	94	133	41%	-10	23	13	-43%	\$212,000	\$638,000	\$850,000	33%
Discovery Bay	-26	50	24	-52%	3	39	42	8%	-15	34	19	-45%	\$180,000	\$640,000	\$820,000	28%
Oakley	0	30	30	0%	-2	60	58	-3%	-10	26	16	-38%	\$139,000	\$512,000	\$651,000	27%
Pittsburg	2	36	38	6%	17	41	58	41%	-7	21	14	-34%	\$132,000	\$476,000	\$608,000	28%

About the Bay East Association of REALTORS®

The Bay East Association of REALTORS® is a professional trade association serving more than 6,000 residential and commercial real estate 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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