



**FOR IMMEDIATE RELEASE**

**January 2026 East Bay Real Estate Weather Report –  
Year In Review Special Edition**

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*Pleasanton, California* (January 12, 2026) – More listings. More time. More leverage for buyers.

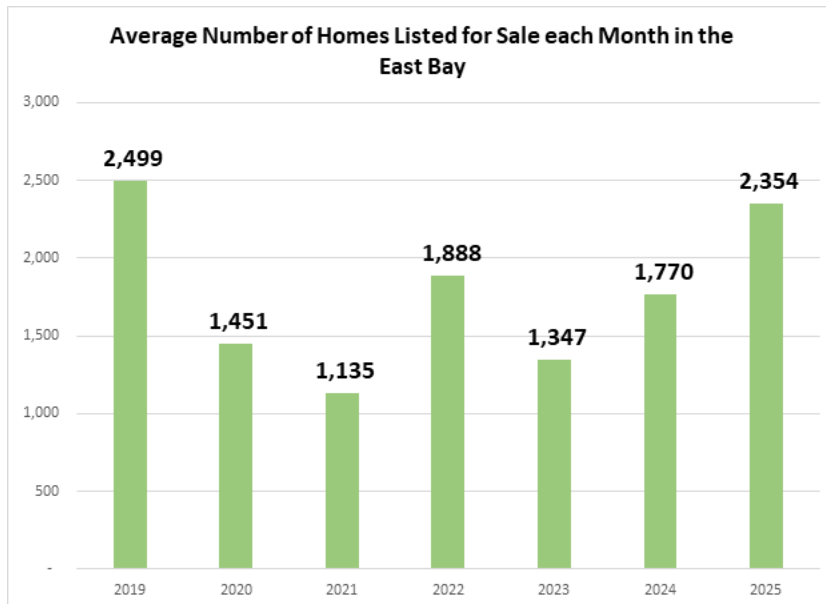
That’s how residential real estate markets in the East Bay evolved during 2025, as inventory returned to near pre-pandemic levels, homes took longer to sell, and buyers reshaped the balance of the market without triggering a major price correction.

A special year-in-review edition of the *East Bay Real Estate Weather Report* from the Bay East Association of REALTORS® digs into how changing economic conditions impacted the buying and selling experience during the year.

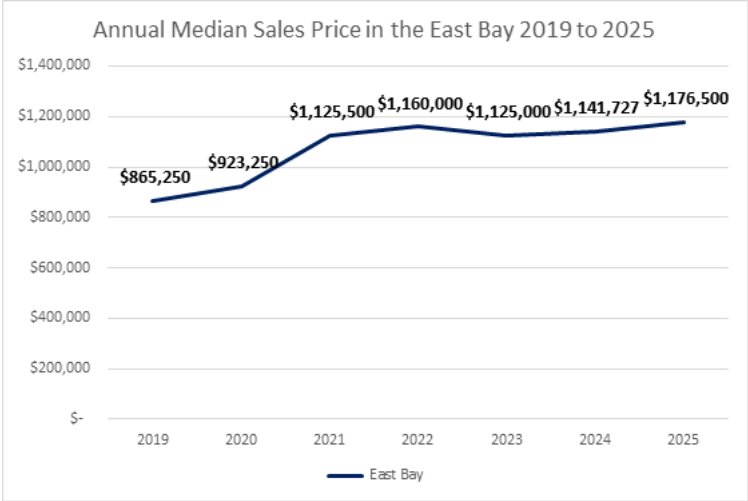
**Watch the 2025 Year-in-Review Weather Report:** <https://bayeast.org/video/january-2026-east-bay-real-estate-weather-report/>

**Market Overview**

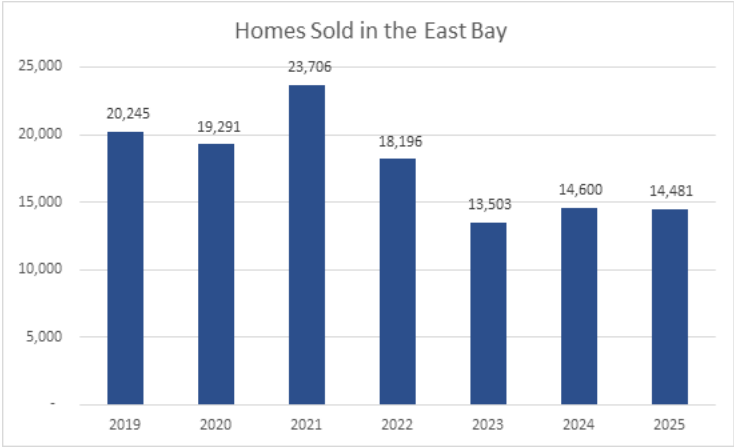
The defining feature of the East Bay housing market during 2025 was buyer choice. Inventory levels rose to nearly pre-pandemic levels not because of a wave of new construction, but because listings took longer to sell and carried over from one month to the next.



With more homes available and more time to shop, buyers gained leverage and sellers often had to adjust expectations. Despite noticeable month-to-month price volatility, the overall price picture for 2025 was relatively stable. The median sales price for single-family detached homes finished the year slightly higher than in 2024.



At the same time, total home sales declined modestly year-over-year, reflecting ongoing affordability challenges even as buyers benefited from more choices.



**Looking Ahead to 2026**

Several factors are expected to shape the East Bay housing market in 2026. Potentially lower mortgage interest rates could bring more buyers into the market and encourage more homeowners to sell, increasing overall activity. At the same time, rising homeowners' insurance costs and uncertainty surrounding household finances and investment portfolios may continue to temper demand. The result is likely to be a market that feels warm rather than hot.

**About the East Bay Real Estate Weather Report**

The *East Bay Real Estate Weather Report* is a monthly video produced by the Bay East Association of REALTORS® that provides hyperlocal, community-by-community insight into housing market conditions across Alameda and Contra Costa counties.

**Bay East Experts Available**

Real estate market experts from the Bay East Association of REALTORS® are available for interviews, detailed analysis, and community-specific data.

**About the Bay East Association of REALTORS®**

The Bay East Association of REALTORS® is a professional trade association serving more than 5,500 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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