



FOR IMMEDIATE RELEASE

February East Bay Real Estate Weather Report – Momentum vs Slow Start

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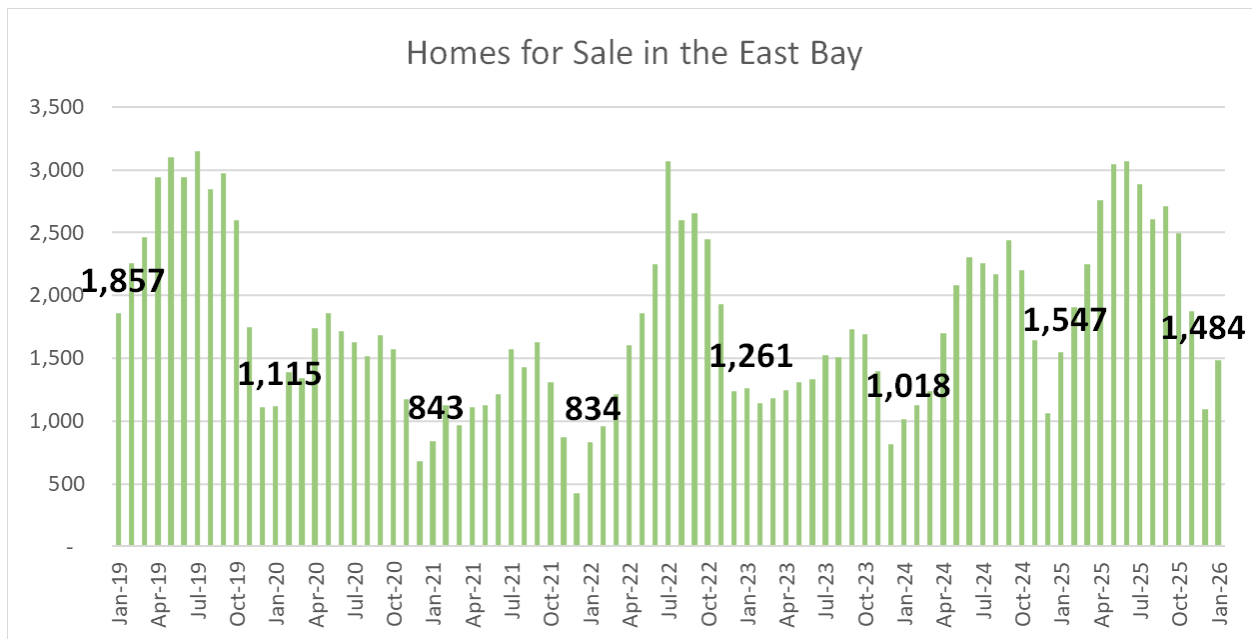
Pleasanton, California (February 11, 2026) – More buyers are stepping back into the East Bay housing market at the start of 2026, even as the number of homes for sale declined from last year.

According to the latest East Bay Real Estate Weather Report from the Bay East Association of REALTORS®, pending sales increased sharply during January compared with the same month last year—an early signal that buyer interest is strengthening ahead of the spring buying and selling season.

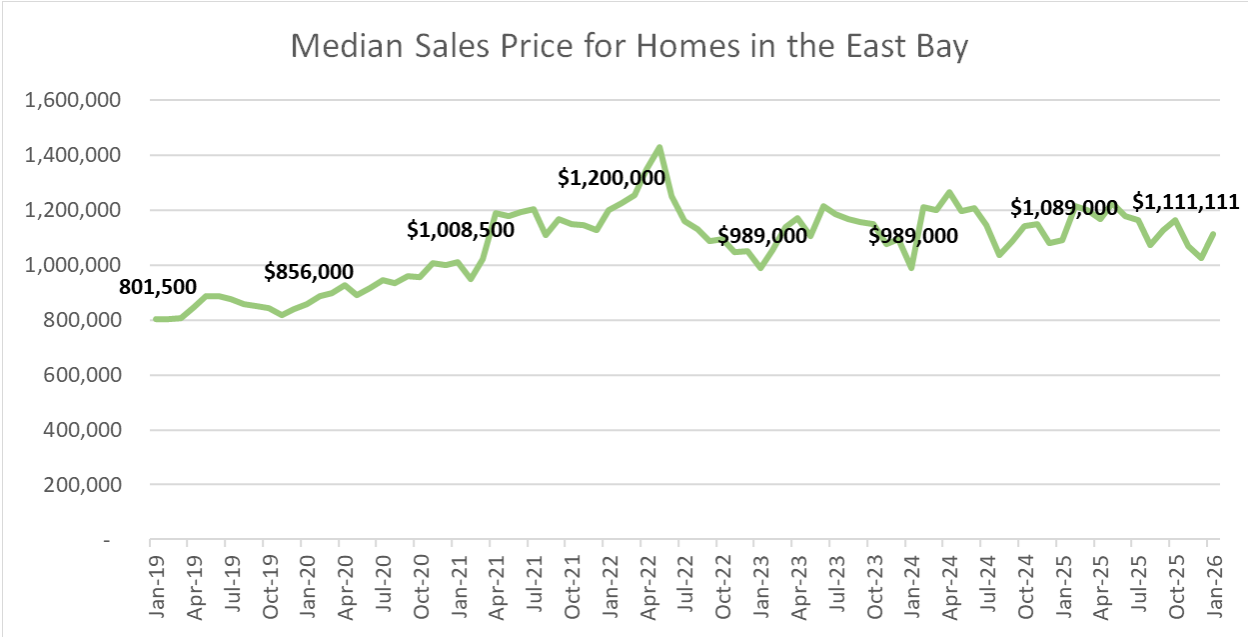
Watch the full report: <https://bayeast.org/video/february-2026-east-bay-real-estate-weather-report/>

Market Overview

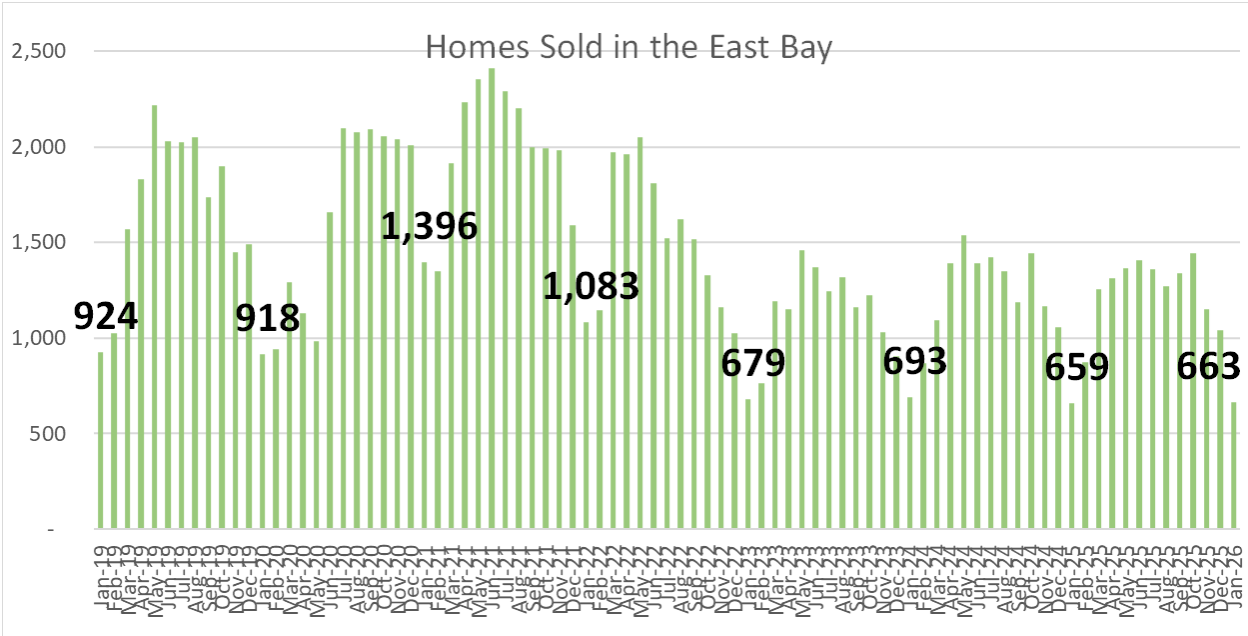
During January 2026, the number of homes listed for sale across the East Bay totaled 1,484, down from 1,670 in January 2025 - approximately 11 percent fewer listings.



Sales prices for single-family detached homes increased for the first time since last October and were slightly more compared with January 2025.



Closed sales were slightly lower year-over-year, with 663 homes sold in January 2026 compared with 696 in January 2025.



Regional Trends

- **880 Corridor:** Inventory declined year-over-year, and closed sales were modestly lower. However, pending sales increased significantly, indicating steady buyer demand across key communities.
- **West Contra Costa County:** Listings were lower than last year, while pending sales rose notably. Closed sales were essentially unchanged year-over-year.
- **Central Contra Costa County:** Inventory increased compared with last year. Closed sales were essentially flat, suggesting balanced supply and demand conditions.
- **Lamorinda:** Inventory was lower, but pending and closed sales increased sharply, signaling renewed early-year momentum in this high-demand submarket.
- **Tri-Valley:** Listings were slightly higher year-over-year, while closed sales were slightly lower. Pending sales dipped modestly, reflecting a more mixed start to the year.
- **Delta Region:** Listings were lower and closed sales declined compared with last year, but pending sales rose meaningfully, pointing to potential strengthening as the spring market approaches.

Market Perspective

“January’s numbers suggest a market that is gaining momentum,” said David Stark, Chief Public Affairs and Communications Officer for Bay East. “While there are fewer listings than last year, pending sales are up significantly. That is typically an early indicator of increased buyer confidence heading into the spring market.”

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. It is the only regional report offering detailed, real-time analysis for REALTORS®, policymakers, journalists, and consumers.

Bay East Experts Available

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

About Bay East

The Bay East Association of REALTORS® is a professional trade association serving more than 5,900 real estate professionals throughout the East Bay. Bay East provides MLS services, professional development, advocacy, and resources to help REALTORS® succeed in their business and better serve their clients and communities.

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