

From: David Stark
To: David Stark
Subject: May East Bay Real Estate Weather Report - Sleepy Spring for Real Estate Activity
Date: Monday, May 15, 2023 3:45:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

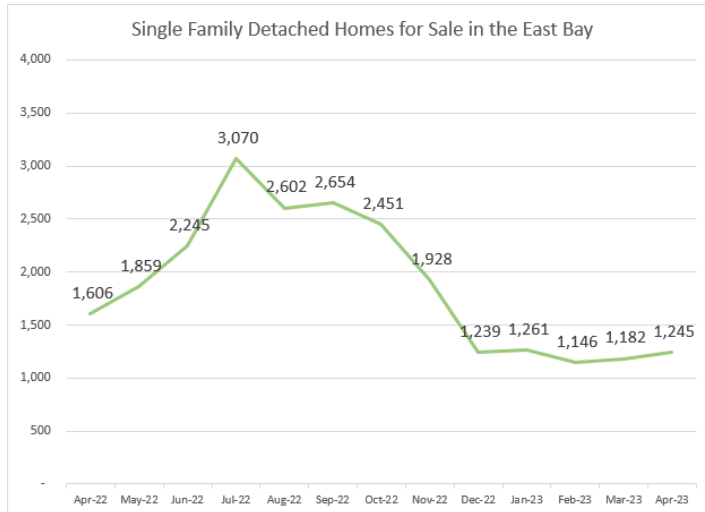


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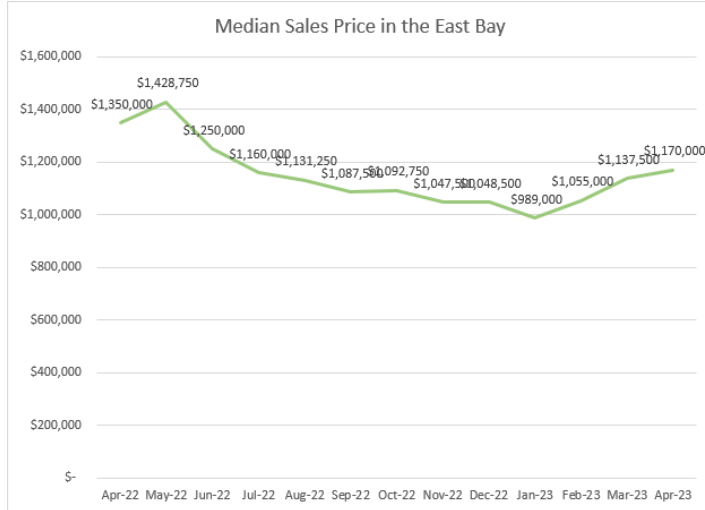
**May 2023 East Bay Real Estate Weather Report –
Sleepy Spring for Real Estate Activity**

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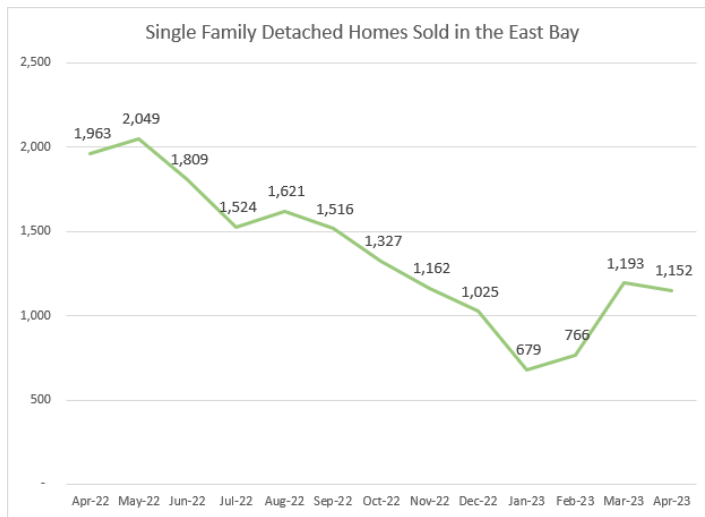
Pleasanton, California (May 15, 2023) – Both homebuyers and sellers have showed signs of immunity to the traditional Real Estate Spring Fever. The May 2023 edition of the *East Bay Real Estate Weather Report* video shows limited choices and limited sales during a month when real estate activity should be accelerating. The video is available at: <https://bayeast.org/video/may-2023-east-bay-real-estate-weather-report/>
 Not only were there fewer homes for sale compared with April 2022, but inventory has also been essentially unchanged since December.



Sales prices in the East Bay increased for the third month in a row, yet were still less compared with April 2022.



With fewer choices and higher interest rates, the number of homes sold were less than both April 2022 and March 2023.



East Bay Residential Real Estate Markets April 2023 vs. April 2022 – Single Family Detached Units

	Units Listed for Sale				Units Sold				Median Sales Price			
	Diff	Apr-22	Apr-23	% Chg	Diff	Apr-22	Apr-23	% Chg	Diff	Apr-22	Apr-23	% Chg
880 Corridor												
Alameda	-3	27	24	-11%	-11	39	28	-28%	(\$86,000)	\$1,436,000	\$ 1,350,000	-6%
Albany	-3	6	3	-50%	-2	10	8	-20%	(\$25,000)	\$1,350,000	\$ 1,325,000	-2%
Berkeley	-26	67	41	-39%	-43	79	36	-54%	(\$304,500)	\$1,910,000	\$ 1,605,500	-16%
Castro Valley	-7	30	23	-23%	-9	38	29	-24%	(\$125,000)	\$1,415,000	\$ 1,290,000	-9%
Fremont	-45	81	36	-56%	-82	132	50	-62%	(\$291,000)	\$1,778,500	\$ 1,487,500	-16%
Hayward	-33	76	43	-43%	-19	77	58	-25%	(\$232,500)	\$1,070,000	\$ 837,500	-22%
Newark	-4	20	16	-20%	-18	41	23	-44%	(\$265,000)	\$1,470,000	\$ 1,205,000	-18%
Oakland	-43	300	257	-14%	-90	250	160	-36%	(\$205,500)	\$1,218,000	\$ 1,012,500	-17%
San Leandro	-8	40	32	-20%	-28	56	28	-50%	(\$206,000)	\$1,040,000	\$ 834,000	-20%
San Lorenzo	1	12	13	8%	-10	18	8	-56%	(\$130,000)	\$977,500	\$ 847,500	-13%
Union City	-5	16	11	-31%	-5	25	20	-20%	(\$232,000)	\$1,520,000	\$ 1,288,000	-15%
West Contra Costa												
El Cerrito	-6	13	7	-46%	-15	25	10	-60%	(\$400,000)	\$1,500,000	\$ 1,100,000	-27%
El Sobrante	-5	15	10	-33%	-5	11	6	-45%	(\$97,500)	\$815,000	\$ 717,500	-12%
Hercules	-12	25	13	-48%	-9	16	7	-56%	\$0	\$950,000	\$ 950,000	0%
Pinole	-3	8	5	-38%	-7	17	10	-41%	(\$143,000)	\$888,000	\$ 745,000	-16%
Richmond	-19	65	46	-29%	-26	65	39	-40%	(\$160,000)	\$840,000	\$ 680,000	-19%
San Pablo	-2	12	10	-17%	-5	17	12	-29%	\$22,500	\$675,000	\$ 697,500	3%
Lamorinda												
Lafayette	15	17	32	88%	-20	37	17	-54%	\$200,000	\$2,300,000	\$ 2,500,000	9%
Moraga	2	7	9	29%	2	12	14	17%	(\$435,678)	\$2,388,178	\$ 1,952,500	-18%
Orinda	1	22	23	5%	-12	33	21	-36%	(\$295,000)	\$2,300,000	\$ 2,005,000	-13%
Central Contra Costa												
Clayton	4	13	17	31%	-4	12	8	-33%	(\$299,500)	\$1,499,500	\$ 1,200,000	-20%
Concord	-26	69	43	-38%	-63	120	57	-53%	(\$145,000)	\$895,000	\$ 750,000	-16%
Martinez	-19	36	17	-53%	-24	47	23	-51%	(\$123,250)	\$945,500	\$ 822,250	-13%
Pleasant Hill	9	15	24	60%	-19	36	17	-53%	(\$115,000)	\$1,255,000	\$ 1,140,000	-9%
Walnut Creek	7	34	41	21%	-22	48	26	-46%	(\$435,000)	\$1,850,000	\$ 1,415,000	-24%
Tri-Valley												
Alamo	1	17	18	6%	0	17	17	0%	(\$181,000)	\$3,250,000	\$ 3,069,000	-6%
Danville	-7	62	55	-11%	-28	69	41	-41%	(\$600,000)	\$2,500,000	\$ 1,900,000	-24%
Dublin	-14	23	9	-61%	-9	40	31	-23%	(\$226,000)	\$1,776,000	\$ 1,550,000	-13%
Livermore	-38	77	39	-49%	-54	114	60	-47%	(\$115,500)	\$1,345,000	\$ 1,229,500	-9%
Pleasanton	-9	47	38	-19%	-18	51	33	-35%	(\$265,000)	\$2,015,000	\$ 1,750,000	-13%
San Ramon	-16	39	23	-41%	-40	85	45	-47%	(\$360,000)	\$2,075,000	\$ 1,715,000	-17%
Delta												
Antioch	-48	119	71	-40%	-57	115	58	-50%	(\$35,000)	\$695,000	\$ 660,000	-5%
Brentwood	-1	91	90	-1%	-49	97	48	-51%	\$10,000	\$880,000	\$ 890,000	1%
Discovery Bay	2	38	40	5%	-6	28	22	-21%	(\$13,500)	\$857,500	\$ 844,000	-2%
Oakley	-26	57	31	-46%	-7	46	39	-15%	(\$72,706)	\$755,000	\$ 682,294	-10%
Pittsburg	-50	85	35	-59%	-23	66	43	-35%	(\$12,500)	\$622,500	\$ 610,000	-2%

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