SEPTEMBER 2026
MONTHLY STATISTICS

THE **STEVE DHILLON** TEAM

SINGLE FAMILY DETACHED HOMES SOLD

	Castro Valley	Dublin	Fremont	Hayward	Livermore	Newark	Pleasanton	San Ramon	Union City
Jan-26	14	13	29	37	28	10	25	16	13
Apr-26	32	27	84	51	62	21	33	41	24
Aug-26	29	33	74	52	68	23	37	43	19

AVERAGE DAYS ON MARKET

Jan-26	40	33	26	32	39	41	35	24	33
Apr-26	16	13	17	17	19	27	14	15	16
Aug-26	23	25	21	28	27	29	36	28	25

AVERAGE SALES PRICE

Jan-26	$1,250,696	$1,335,769	$1,738,491	$950,527	$1,497,839	$1,634,308	$1,882,456	$1,794,819	$1,473,630
Apr-26	$1,214,531	$1,696,148	$1,967,670	$1,139,164	$1,335,206	$1,620,238	$1,881,806	$1,885,746	$1,469,322
Aug-26	$1,288,675	$1,658,653	$1,717,328	$1,061,447	$1,265,186	$1,543,429	$1,609,618	$1,882,950	$1,381,052

LOWEST SOLD PRICE AUGUST 2026 (Single Family Home)

City	Property	List Price	Sold Price	Sq Ft	Bed	Bth	Lot Size	Year
Fremont	4380 Ladner St	$899,000	$899,000	925	3	1.0	5,300	1956
Hayward	1229 Bellina St	$570,888	$600,000	775	2	1.0	3,250	1954
Newark	7995 Peachtree Ave	$1,150,000	$1,075,000	1208	3	1.5	8,140	1971
Union City	1017 I St	$449,000	$520,000	1198	2	1.0	6,000	1916

HIGHEST SOLD PRICE AUGUST 2026 (Single Family Home)

Fremont	307 Dana St	$3,488,888	$4,140,000	3900	5	5.0	11,005	2015
Hayward	130 Benmore Dr	$2,079,000	$2,048,888	3470	5	4.0	6,636	2014
Newark	39734 Tomcod St	$2,180,000	$2,315,000	2300	4	3.0	4,758	2019
Union City	4531 Novato St	$2,488,000	$2,512,000	3148	5	4.0	5,000	2009

Steve Dhillon can be reached directly at 510.812.2882, through the 24-hour toll-free number at 1.800.317.1880, or by email at homes@stevedhillon.com for all your real estate needs.

What's Your Home Worth? **See Inside**

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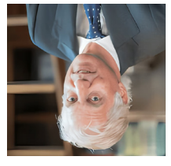

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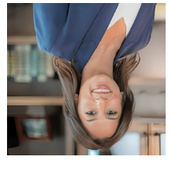

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Market Outlook!

The outlook for the economy and the housing market remain heavily shaped by inflation and its impact on interest rates, consumer sentiment, and housing demand. The Fed's continued focus on price stability, along with consumers' concerns over gas, food, and broader cost pressures, reinforces that inflation is still the key determinant for whether borrowing costs ease or stay elevated. Higher mortgage rates have already weighed on new home sales, while foreclosure activity remains contained by strong equity. For now, the outlook remains balanced between near-term challenges and signs of stability, with the next few months likely to depend on whether price pressures show more meaningful improvement.

Fed Chair's latest speech pushes up mortgage rates:

Fed Chair Kevin Warsh struck a decidedly hawkish tone, arguing that inflation remains uncomfortably above the Fed's 2% target and that a couple months of favorable inflation data do not provide enough evidence to suggest that underlying price pressures have been defeated. He emphasized that the Fed must remain focused on restoring price stability and indicated that policymakers will have more work to do if inflation does not show more consistent improvement, while also signaling a preference for less forward guidance and greater policy flexibility. Markets interpreted the



speech as the Fed having a higher chance of additional Fed tightening, with the 10-year yield increasing about 5 basis points. Meanwhile, futures markets boosted the odds of a September rate hike from 35% before the speech to around 60% afterward. Mortgage rates moved higher as well.

Consumer confidence dips again as future expectations turn more pessimistic:

The U.S. Consumer Confidence Index edges down by 0.8 points in July to 89.4 from a downwardly revised 90.2 in July, according to the Conference Board. Despite feeling more positive about the present situation, consumers remained worried about their future outlook. The Expectation Index - a measure that reflects on consumers' short-term outlook for income, business, and labor market conditions – declined 5.8 points to 68.2 last month. Concerns about the ongoing US/Iran war, elevated gas prices, inflation on food/groceries, and the trade relationship with Canada might have contributed to the rise in consumers' pessimism. Three out of five (61.3%) respondents expected interest rates to rise over the next 12 months, and homebuying expectations dipped slightly from the prior month but maintained an upward trend after slumping to decades low in early 2024.

Mortgage Rates	Sep-26	Jan-26	Oct-25	Jul-25	May-25	Feb-25
30 Year Fixed	6.89%	6.16%	6.25%	6.56%	6.77%	6.87%
30 Year Jumbo	6.92%	6.46%	6.62%	6.85%	7.04%	7.19%
30 Year FHA	6.41%	6.10%	6.07%	6.41%	6.42%	6.80%
15 Year Fixed	6.39%	5.50%	5.44%	5.85%	6.05%	6.20%
7/1 Arm Jumbo	5.75%					

Source: Banrate. Rates subject to change. Accuracy not guaranteed.

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MARKET ANALYSIS IN YOUR NEIGHBORHOOD - YTD 2026!

Property	Cross St	Bed	Bath	Sq Ft	Lot Size	Level	Year	Gge	Community	Builder	Model	List Price
FOR SALE												
2758 Sea Horse Ct	Eden Shores Dr	6	3.0	2887	6,870	2	2005	2	The Cape	Standard Pacific	Standard Pacific	$1,798,000
2793 Sunset Dune Wy	Sandcreek Dr	5	3.0	2687	6,013	2	2003	3	The Bay	Standard Pacific	Hawk	$1,725,000
29207 Marshbrook Dr	Breaker Ln	5	4.5	3654	6,870	2	2004	3	The Breakers	Standard Pacific	Breakers	$2,088,000
PENDING												
2656 Northern Cross Rd	Tradewinds Ln	3	2.5	1867	22,813	2	2008	2	The Crossings	Standard Pacific	Saffron	$501,183
2527 Coldstream Way	Gulfport Cir	3	2.5	1703	2,779	2	2008	2	The Bridgeport	Standard Pacific	Iris	$1,098,000
SOLD												
2815 Dune Cir	Sandcreek Dr	5	3.0	2687	5,306	2	2003	3	The Bay	Standard Pacific	Hawk	$1,725,000
2715 Shellgate Cir	Sunset Dune Wy	4	3.0	2452	5,201	2	2003	2	The Bay	Standard Pacific	Pintail	$1,588,000
2719 Shellgate Cir	Sunset Dune Wy	5	3.0	2687	5,264	2	2003	3	The Bay	Standard Pacific	Hawk	$1,750,000
2667 Beachwood	Spindrift Cir	5	4.0	3128	6,000	2	2003	2	The Cape	Standard Pacific	Residence 4	$1,875,000
2671 Spindrift Cir	Marshbrook Dr	6	4.0	3490	6,000	2	2004	2	The Breakers	Standard Pacific	Eagle	$1,888,888
2700 Spindrift Ct	Marshbrook Dr	5	4.0	3180	6,898	2	2005	2	The Cape	Standard Pacific	Robin	$1,998,000
29014 Jetty Way	Eden Shores Dr	4	3.0	2453	5,000	2	2004	2	The Bay	Standard Pacific	Pintail	$1,640,000
29004 Tern Place	Eden Shores Dr	4	2.5	2198	5,500	2	2005	3	The Bay	Standard Pacific	Sandpiper	$1,398,888
2695 Northern Cross Rd	Tradewinds Ln	3	2.5	1867	--	2	2009	2	The Crossings	Standard Pacific	Saffron	$898,000
2658 Admiral Circle	Marina Dr	3	2.5	2047	2,619	2	2019	2	The Spindrift	Pulte Homes	Plan 1	$1,268,000
2564 Anchorage Pl	Bay Port Dr	4	3.0	1835	2,261	2	2011	2	The Bridgeport	Standard Pacific	Lotus	$1,220,300

RECENTLY SOLD



2700 Spindrift Court, Hayward
5 bed | 4.5 bath | 3,180 sqft

Sold Price	% List Price	Price SqFt	Days/MLS	Date Sold
$1,715,000	99%	$638	97	03/20/26
$1,552,888	98%	$633	32	06/12/26
$1,725,000	99%	$642	15	04/24/26
$1,825,000	97%	$583	13	01/23/26
$2,078,800	110%	$596	7	02/11/26
$2,200,000	110%	$692	7	06/01/26
$1,650,000	101%	$673	11	08/21/26
$1,450,000	104%	$660	14	03/23/26
$910,000	101%	$487	12	04/20/26
$1,320,000	104%	$645	7	05/20/26
$1,220,300	100%	$665	0	05/18/26
$1,604,272	**102%**	**$629**	**20**	**04/26/26**
$1,568,189				

Information deemed reliable, but accuracy is not guaranteed. Please disregard if your home is listed for sale.
This is not intended as a solicitation of that listing.

UNDERSTANDING CALIFORNIA PROPS 13 & 19:

WHAT EVERY HOMEOWNER NEEDS TO KNOW

California property taxes are heavily shaped by two major laws: **Proposition 13 and Proposition 19**. Together, they dictate how much tax you pay and what happens when property changes hands.

- The Prop 13 Tax Cap: Caps base property tax at 1% of your home's assessed value and limits annual tax increases to 2% max.
- The Reassessment Trigger: Full reassessments to current market value only happen when a property is sold, gifted, or newly constructed.
- Strict Inheritance Rules: Under Prop 19, heirs can only keep a parent's low tax rate if they move into the home as their primary residence within one year.
- The $1M+ Valuation Cap: Inherited primary residences face partial tax hikes if the property's market value exceeds the original tax base plus an inflation-adjusted cap (currently $1,044,586).
- No Rental Tax Breaks: Inherited vacation homes, commercial properties, and rentals lose all Prop 13 protections and are fully reassessed at today's market value.
- Perks for Seniors: Homeowners over 55, disabled individuals, or disaster victims can transfer their low Prop 13 tax base to a new California home up to three times.

Disclaimer: This information is for general educational purposes only and does not constitute legal, tax, or financial advice

QUOTES CORNER

"Everybody's job changes. Some jobs will be eliminated. Many new jobs will be created. If you go back and look at history and technology, revolutionary technology comes along, incredible advances come along."
– Jason Huang, Nvidia

"If you do everything that everyone else does in business, you're going to lose."
– Larry Ellison, Oracle

"You need to get to the future, ahead of your customers, and be ready to greet them when they arrive."
– Marc Benioff, Salesforce

"Affordability is a real issue, but what people are doing is still spending money, and that's good for the U.S. economy in the broadest context."
– Brian Moynihan, Bank of America

"The desire for homeownership is exceptionally strong. While high interest rates have temporarily altered consumer velocity, the structural deficit of millions of housing units across America ensures that macro demand is going to carry us forward."
– Douglas Yearley, Executive Chairman of Toll Brothers