Greater Oakland-Berkeley Inner East Bay

Oakland, Berkeley, Piedmont, City of Alameda, Emeryville, Albany, Kensington, El Cerrito & Richmond

March 2026 Market Report

with market data through February

COMPASS

The Market Accelerates

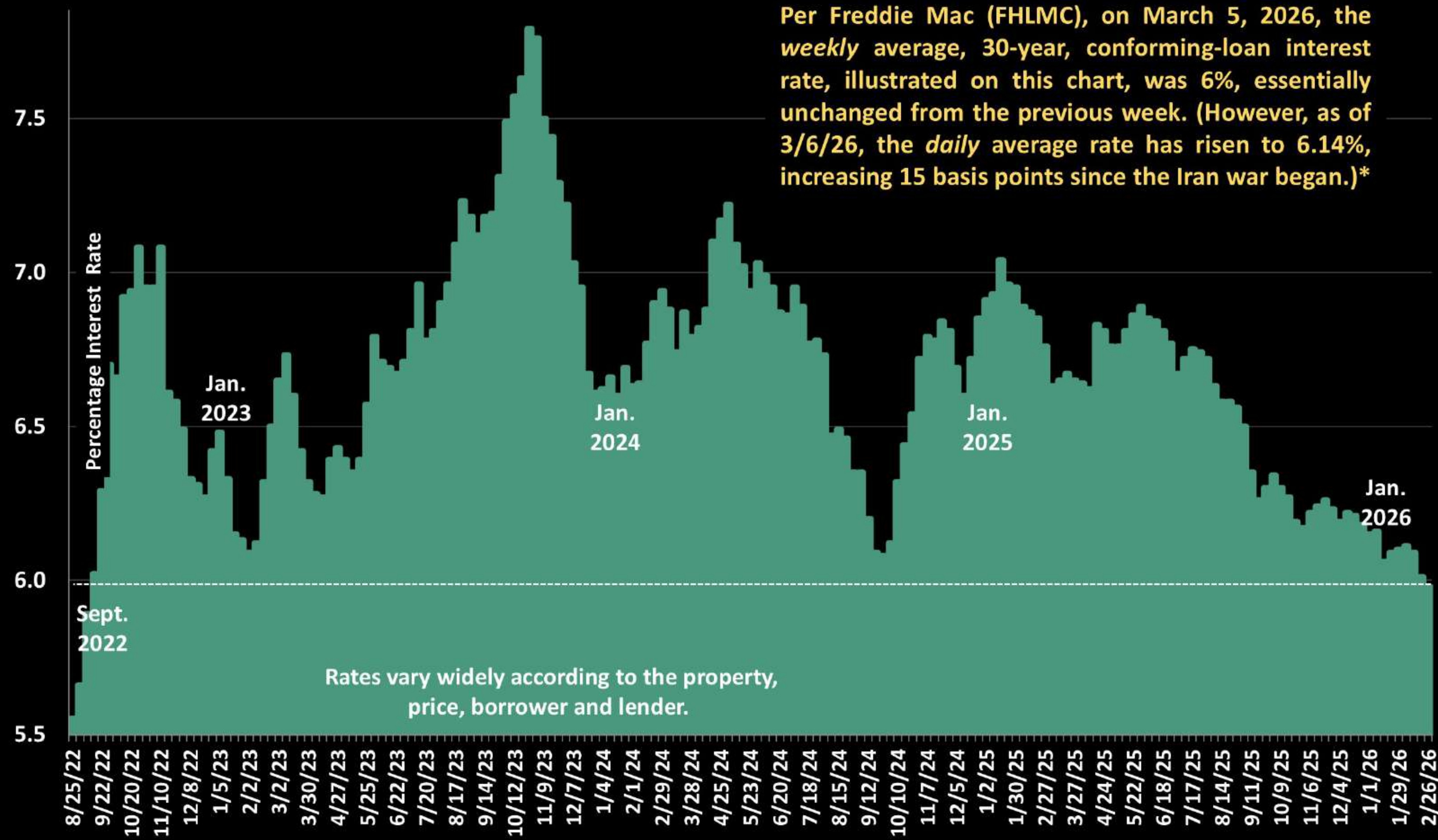
Moving into spring, rising buyer demand vs. an inadequate supply of homes for sale is creating a rapidly heating market characterized by increasing buyer competition, faster sales and more overbidding of asking price. The upcoming months are typically the most active of the year and on current trends, conditions are expected to generate continuing upward pressure on home values. Median home sales prices often hit their calendar-year highs in spring, due to the imbalance between supply and demand, as well as a seasonal surge in luxury home sales.

As was the case last year, houses are typically seeing much stronger market conditions than condos, and more affluent buyers continue to play an outsized role in demand and home-price appreciation.

The wild card in coming months is what sustained effects, if any, the Iran war may have on inflation, interest rates, financial markets and consumer confidence. There may be no significant impact on housing, unlike the tariff shock which caused an abrupt slowdown in last year's spring market.

Mortgage Interest Rates, August 2022 to 2026 YTD

30-Year Conforming Fixed-Rate Loans, Weekly Average Readings*



*Freddie Mac (FHLMC), 30-Year Fixed Rate Mortgage Weekly Average: https://www.freddiemac.com/pmms. Data from sources deemed reliable. Different sources of mortgage data sometimes vary in their determinations of daily and weekly rates. Daily Average Rate from Mortgage News Daily. All numbers approximate.

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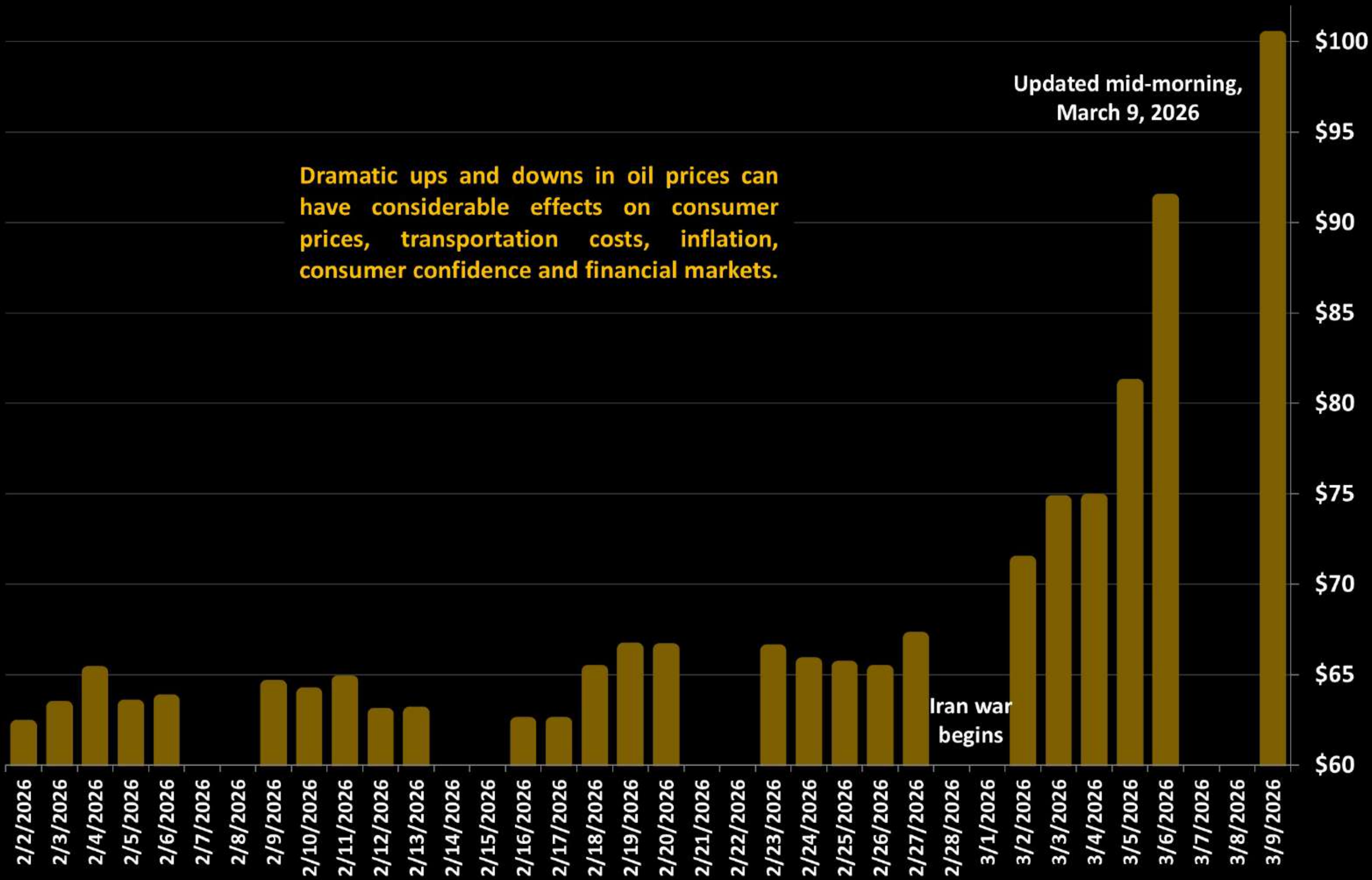
Crude Oil, Price per Barrel
Since February 2, 2026*



*Per Yahoo! Finance, https://finance.yahoo.com/quote/CL%3DF/history/. Data from sources deemed reliable but may contain errors. All numbers should be considered approximate.

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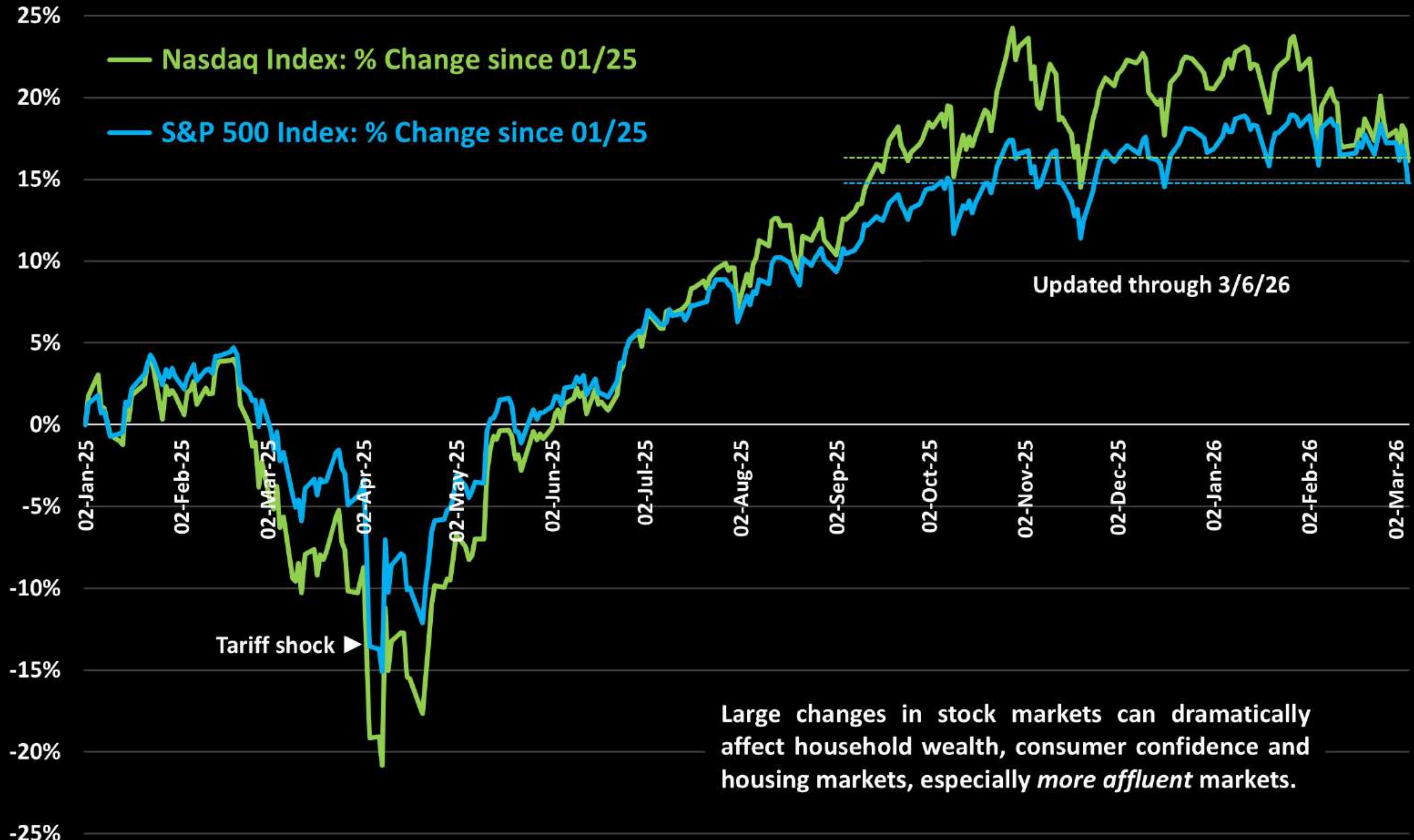
Financial Markets, 2025 – 2026 YTD

Percentage Increases in S&P 500 & Nasdaq since 1/2/25



Data per MarketWatch.com, https://www.marketwatch.com/investing/index/comp/download-data and https://www.marketwatch.com/investing/index/spx/download-data. Data from source deemed reliable but may contain errors and subject to revision. Financial market values change constantly and all numbers to be considered approximate.

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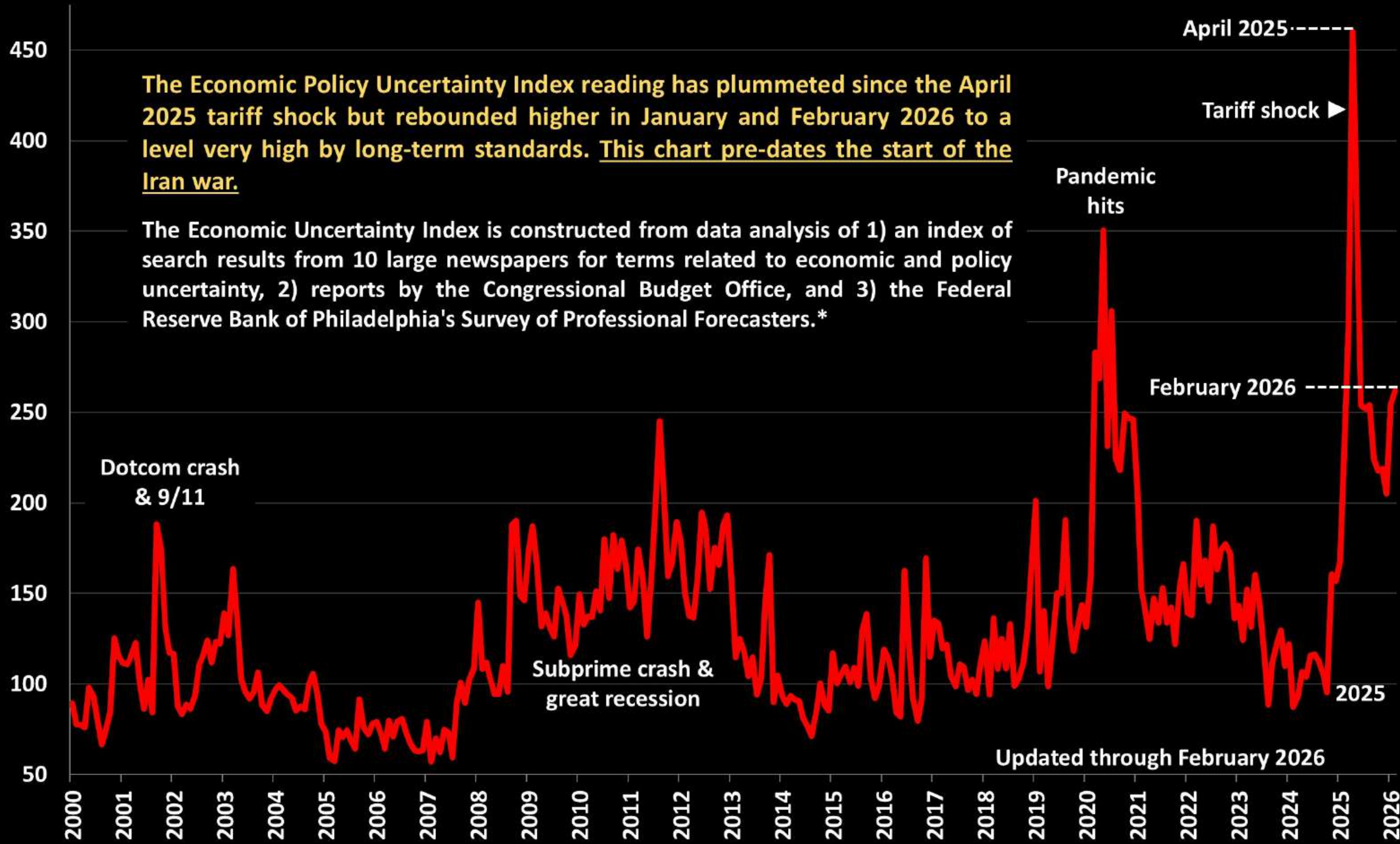
Economic Policy Uncertainty Index*

By Month since January 2000



*Source: 'Measuring Economic Policy Uncertainty' by Scott Baker, Nicholas Bloom and Steven J. Davis, 3-component index, www.PolicyUncertainty.com, https://www.policyuncertainty.com/us_monthly.html. Data from sources deemed reliable, but numbers to be considered approximate and subject to revision.

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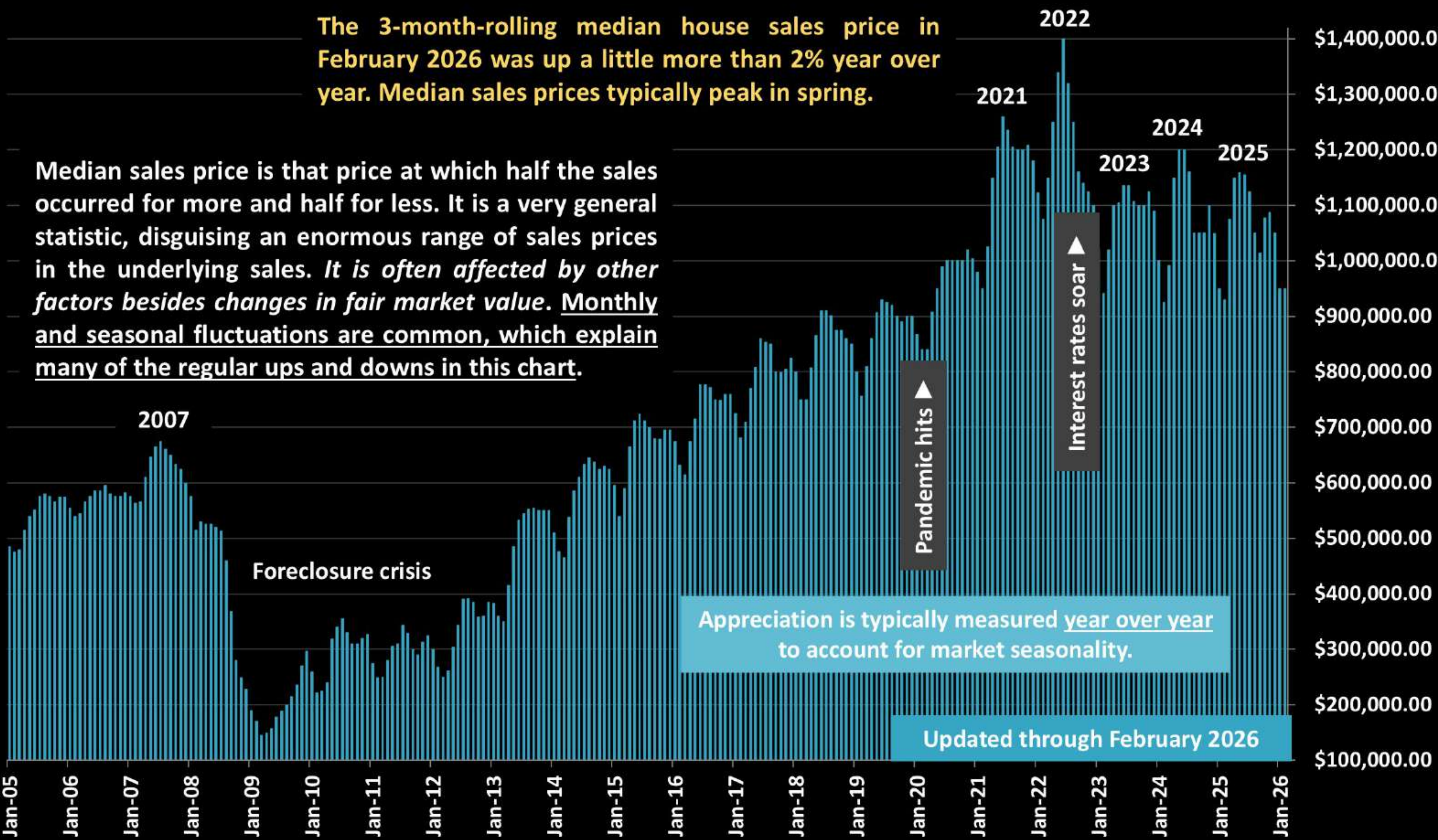
Inner East Bay Median House Price
3-Month-Rolling, Median House Sales Price since 2005

Oakland, Berkeley, Piedmont, City of Alameda, Emeryville, Albany, Kensington, El Cerrito, Richmond

The 3-month-rolling median house sales price in February 2026 was up a little more than 2% year over year. Median sales prices typically peak in spring.

Median sales price is that price at which half the sales occurred for more and half for less. It is a very general statistic, disguising an enormous range of sales prices in the underlying sales. *It is often affected by other factors besides changes in fair market value*. Monthly and seasonal fluctuations are common, which explain many of the regular ups and downs in this chart.



Each column reflects 3 months of a large sample of sales reported to NorCal MLS Alliance, per Infosparks. Median Prices can be affected by other factors besides changes in fair market value. Sales prices in one month generally reflect deals negotiated in the prior month or two. Data derived from sources deemed reliable but may contain errors and subject to revision. Late reported sales may alter the last entry. All numbers approximate.

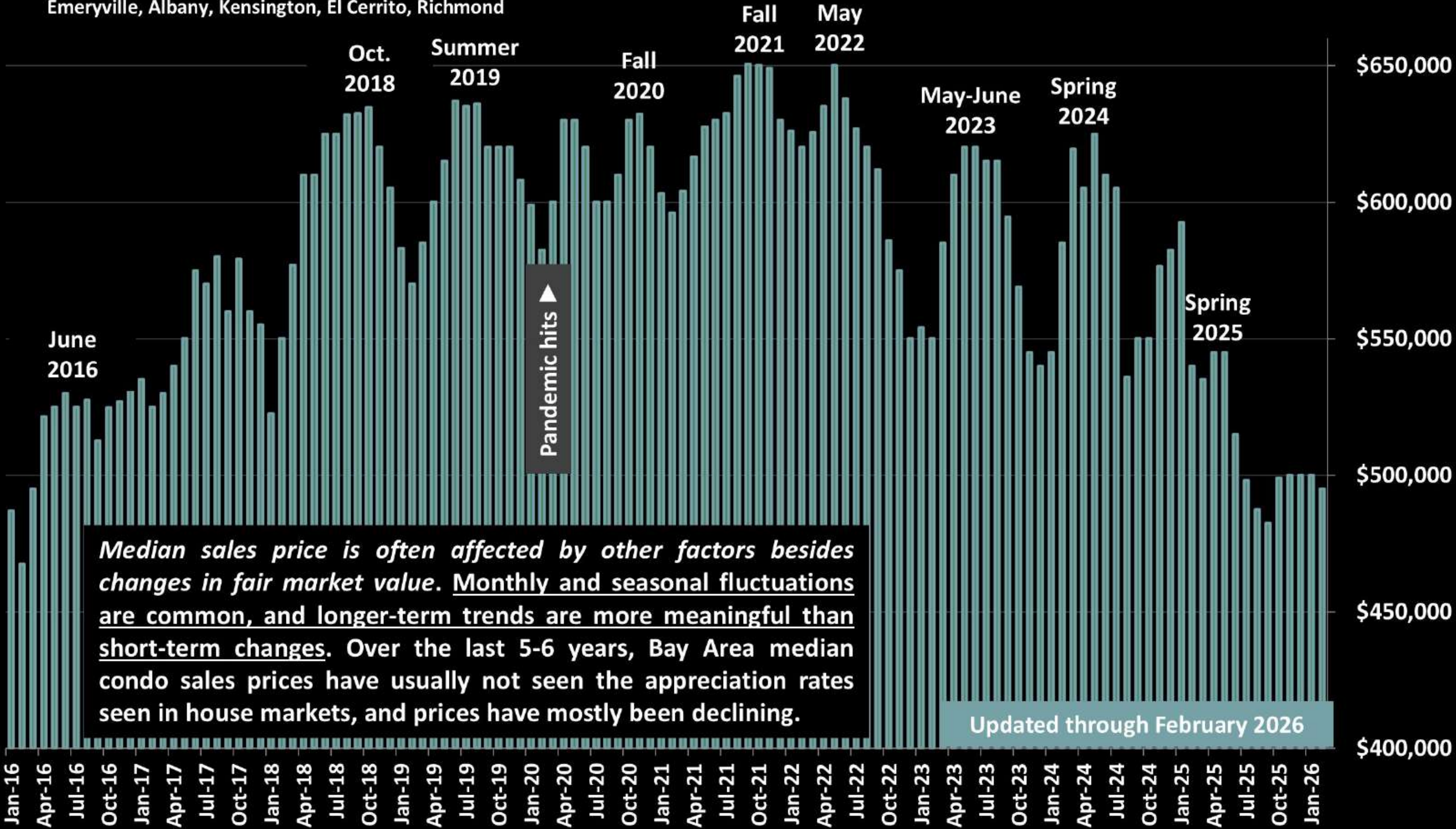
COMPASS

Inner East Bay Median Condo Price

3-Month-Rolling Median Condo Sales Price

Oakland, Berkeley, Piedmont, City of Alameda, Emeryville, Albany, Kensington, El Cerrito, Richmond

The 3-month-rolling median condo sales price in February 2026 declined about 8.5% year over year.



Median sales price is often affected by other factors besides changes in fair market value. Monthly and seasonal fluctuations are common, and longer-term trends are more meaningful than short-term changes. Over the last 5-6 years, Bay Area median condo sales prices have usually not seen the appreciation rates seen in house markets, and prices have mostly been declining.

Each column reflects 3 months of sales reported to NorCal MLS Alliance, per Infosparks. Median Prices can be affected by other factors besides changes in fair market value. Sales prices in one month generally reflect deals negotiated in the prior month or two. Data derived from sources deemed reliable but may contain errors and subject to revision. Late reported sales may alter the last entry. All numbers approximate.

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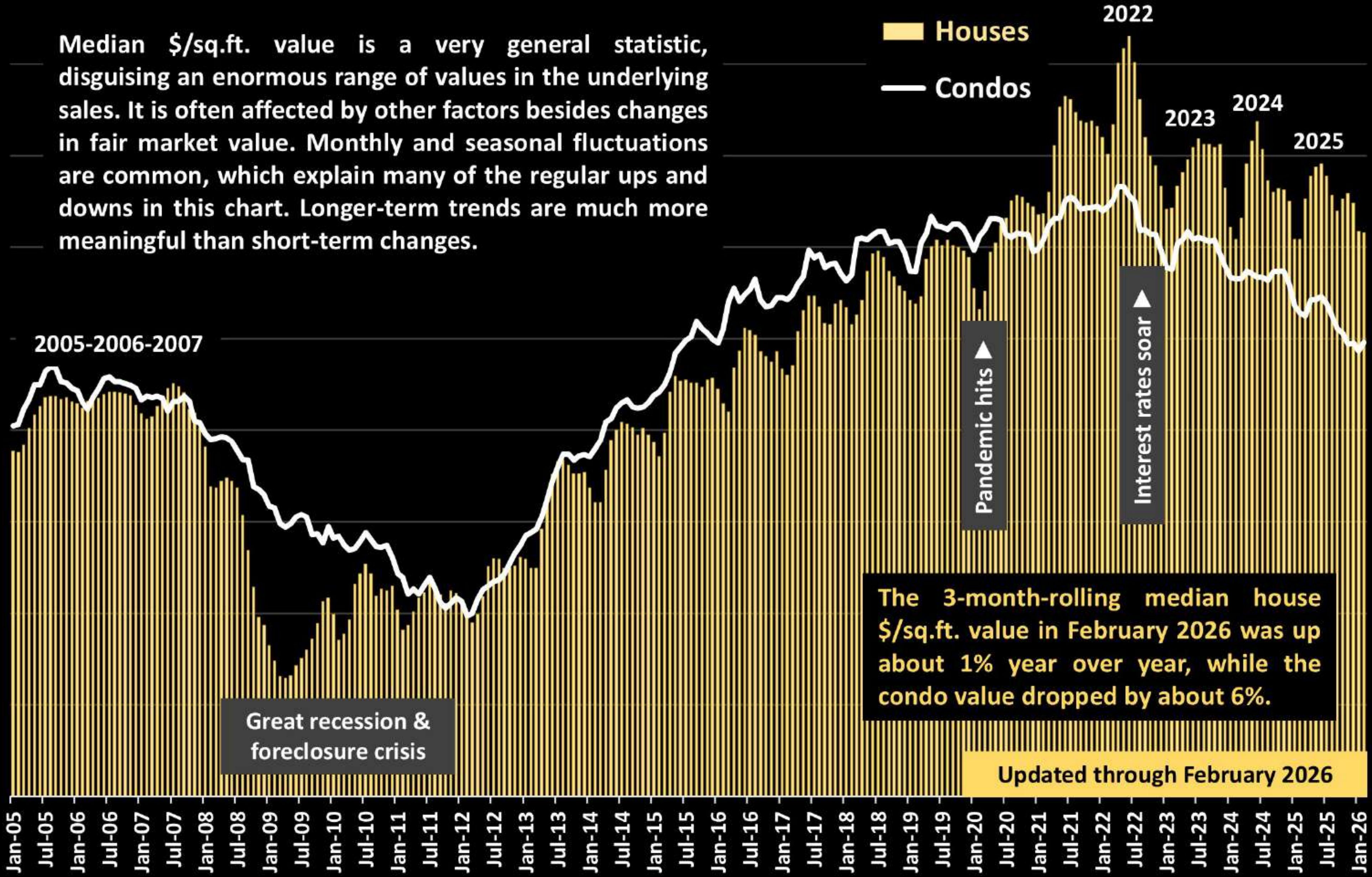
Inner East Bay Value Trends since 2005
3-Month Rolling, Median Dollar per Square Foot Values*



*3-month rolling median house sales values reported to NorCal MLS Alliance, per Infosparks. Analysis may contain errors and subject to revision. All numbers approximate and may change with late-reported sales.

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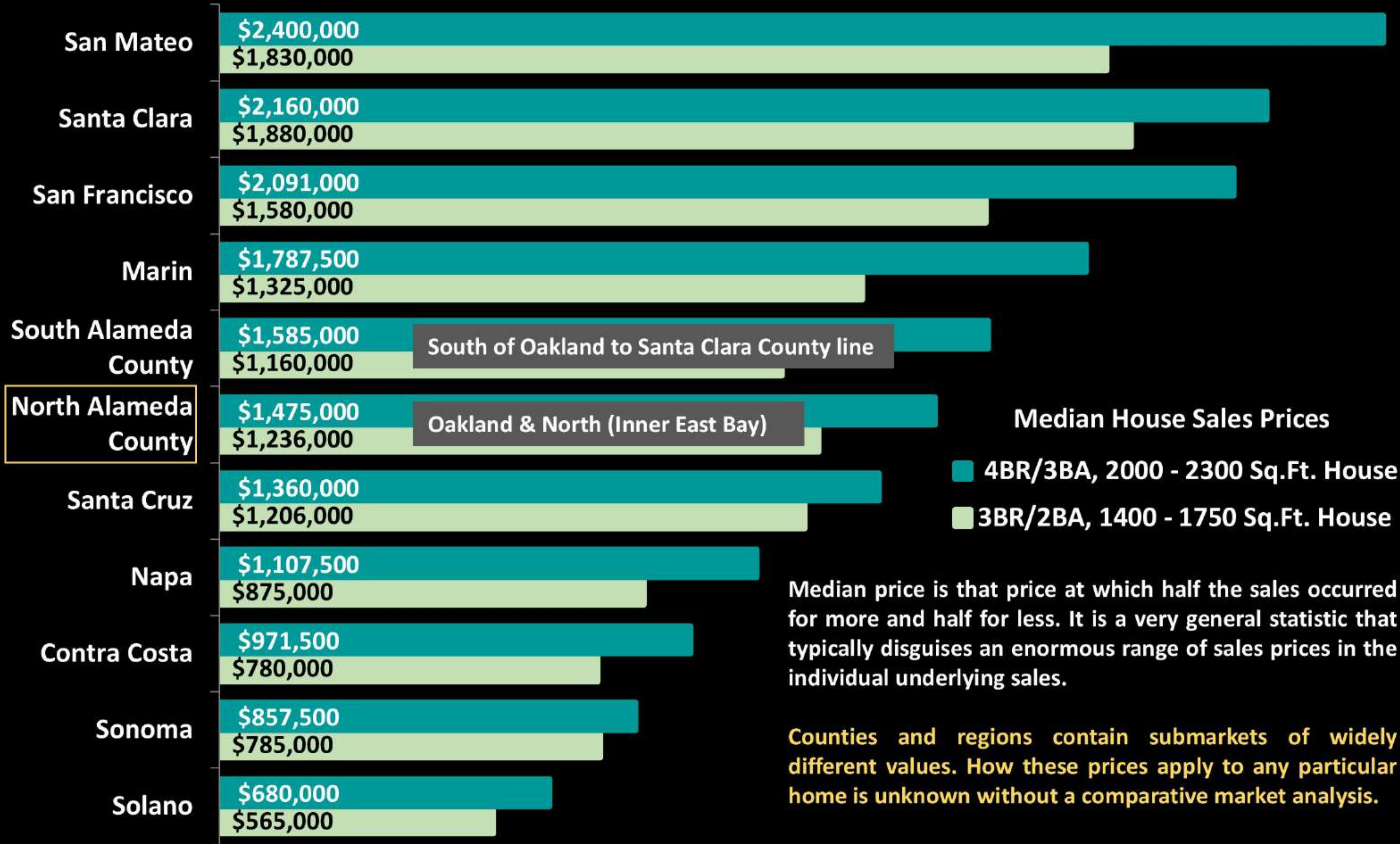
Median House Sales Prices: 3-Bedroom & 4-Bedroom Homes

by Bay Area County, 12 Months Sales*



Median price is that price at which half the sales occurred for more and half for less. It is a very general statistic that typically disguises an enormous range of sales prices in the individual underlying sales.

Counties and regions contain submarkets of widely different values. How these prices apply to any particular home is unknown without a comparative market analysis.

Sales reported to NorCal MLS Alliance in the 12 months through 2/28/26. Data from sources deemed reliable but may contain errors and subject to revision. Not all sales are reported to MLS. All numbers approximate and may change with late-reported sales.

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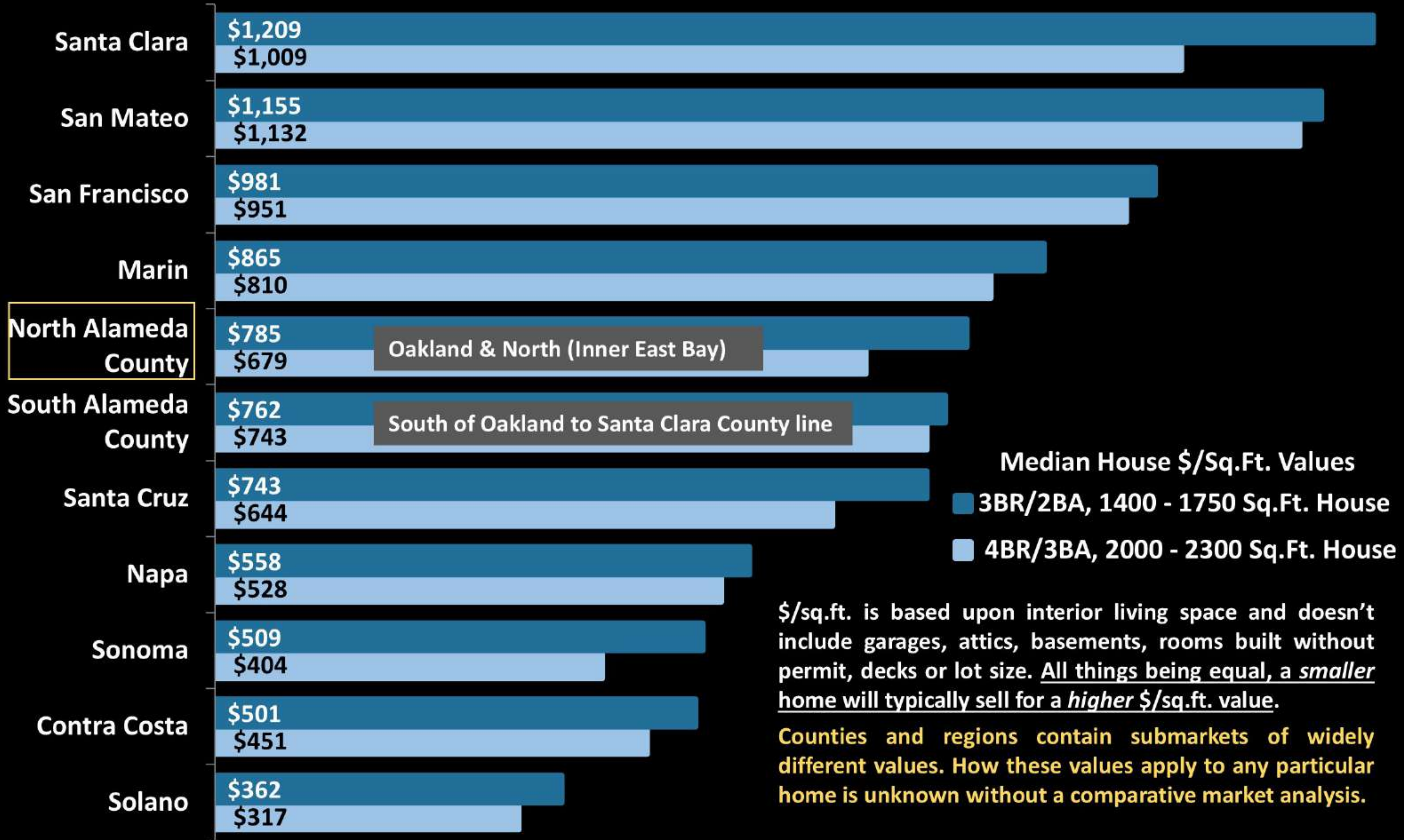
Median House Dollar per Square Foot Values
by Bay Area County, 12 Months Sales*



$/sq.ft. is based upon interior living space and doesn't include garages, attics, basements, rooms built without permit, decks or lot size. All things being equal, a *smaller* home will typically sell for a *higher* $/sq.ft. value.

Counties and regions contain submarkets of widely different values. How these values apply to any particular home is unknown without a comparative market analysis.

Sales reported to NorCal MLS Alliance in the 12 months through 2/28/26. Data from sources deemed reliable but may contain errors and subject to revision. Not all sales are reported to MLS. All numbers approximate and may change with late-reported sales.

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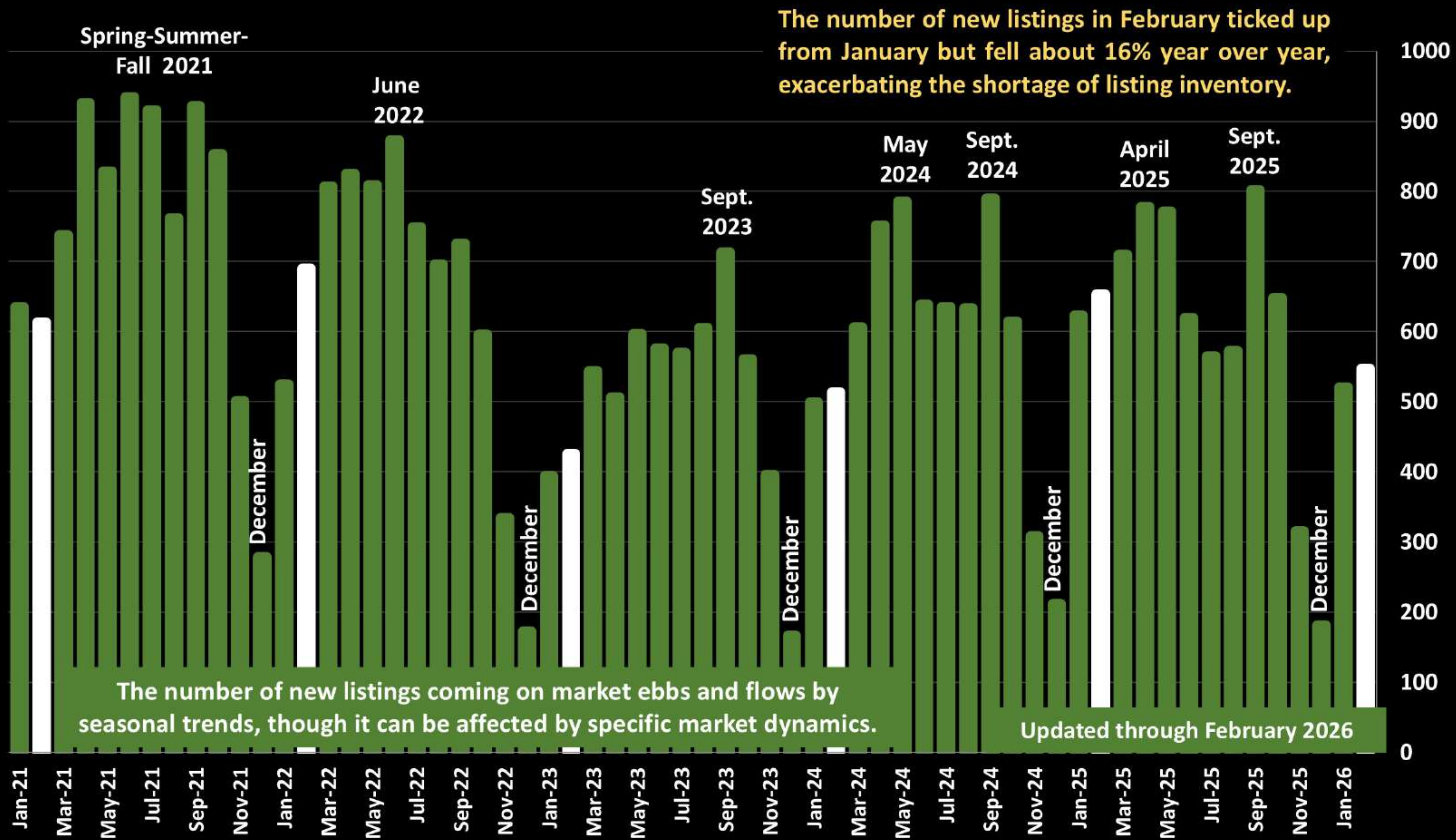
New Listings Coming on Market by Month
Oakland-Berkeley Inner East Bay: Market Seasonality

Oakland, Berkeley, Piedmont, City of Alameda, Albany, Kensington, El Cerrito, Richmond

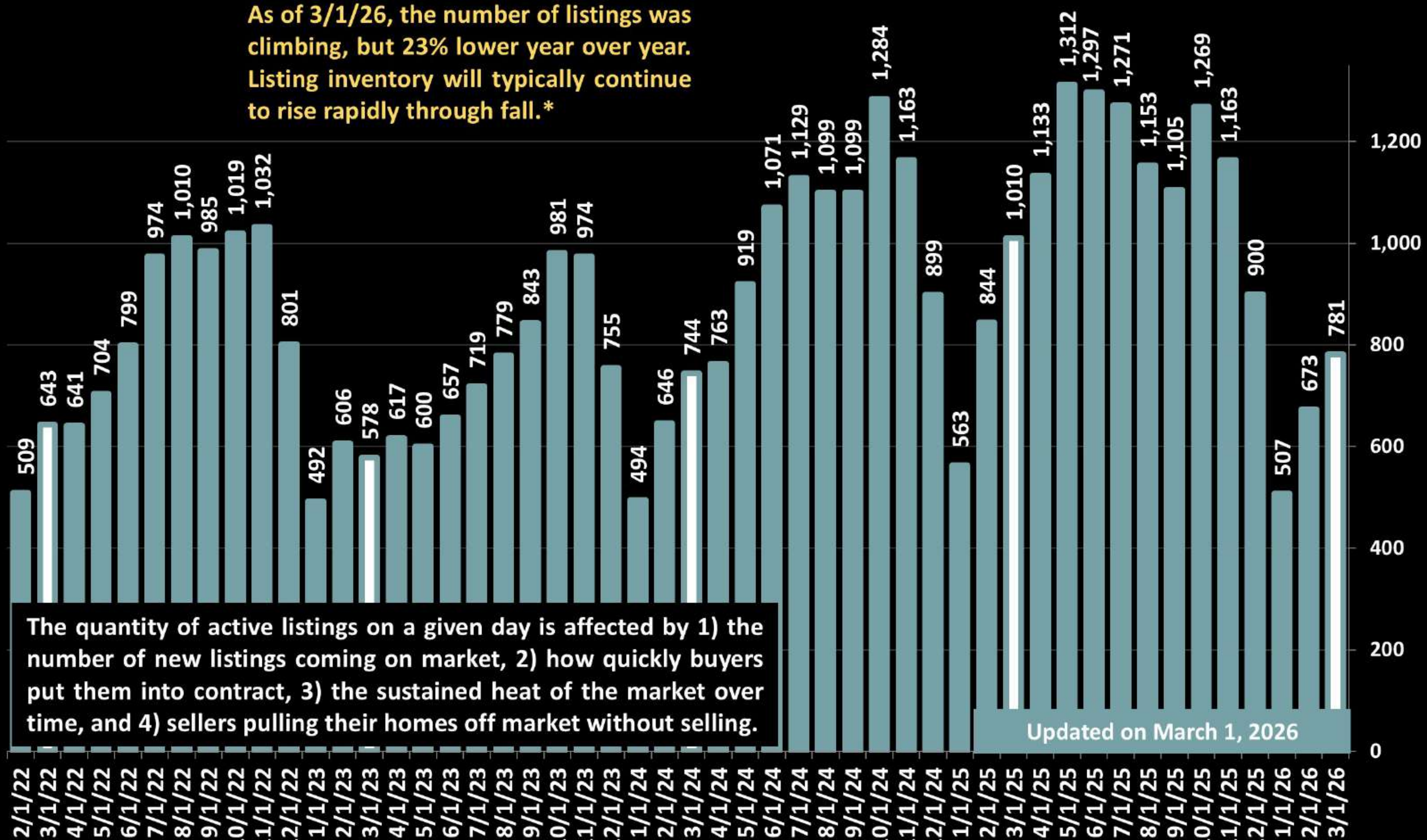


Residential activity reported to East Bay MLS, per Broker Metrics. Data from sources deemed reliable but may contain errors and subject to revision. Last month data may change with late reported activity. All numbers approximate.

Inner East Bay Homes Market

Active & Coming-Soon Listings on 1st of Month*

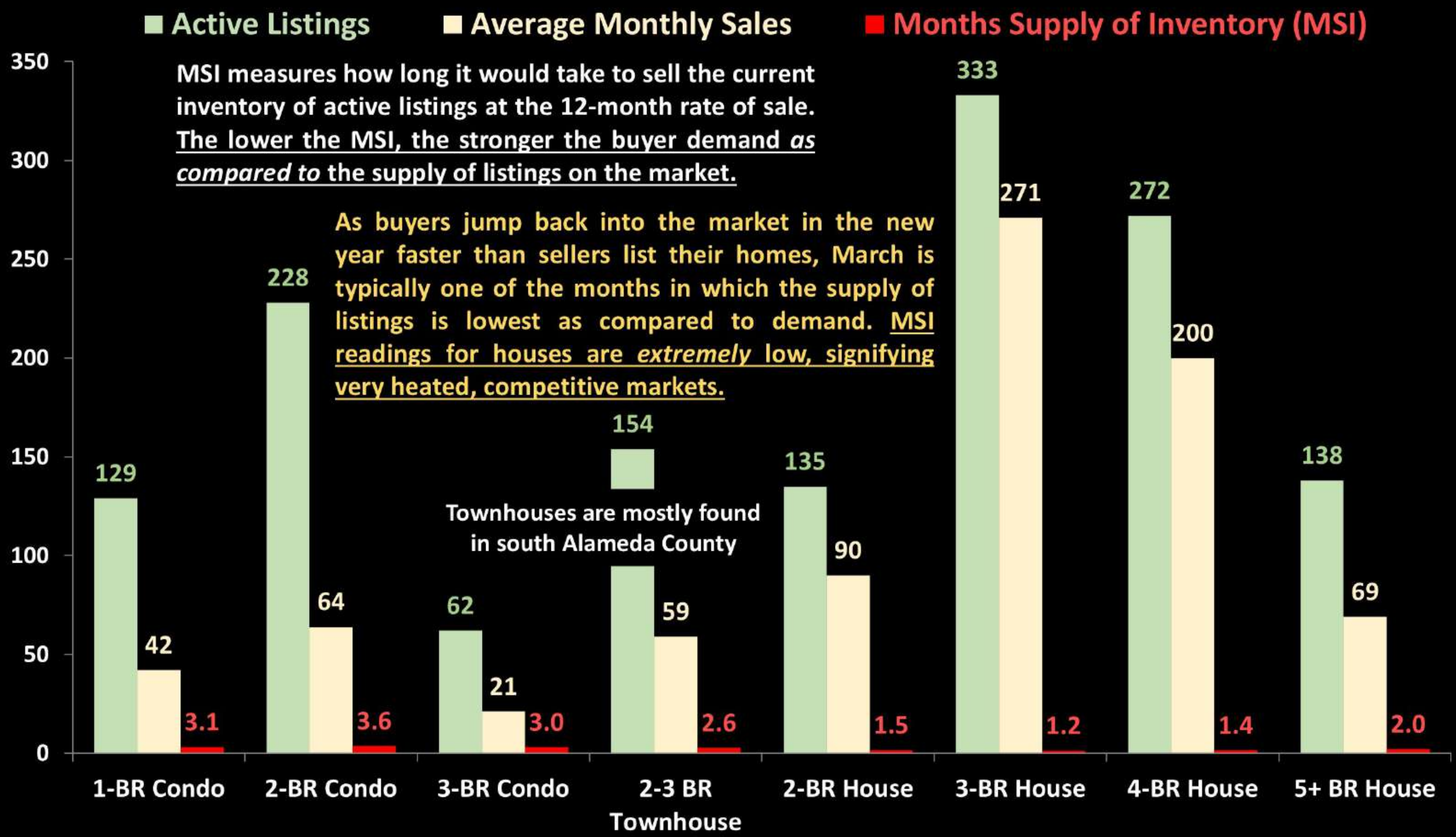
Pertaining to Oakland, Berkeley, Piedmont, City of Alameda, Albany, Emeryville, Kensington, El Cerrito & Richmond.



* Active/Coming-Soon listings posted to NorCal MLS Alliance. Data from sources deemed reliable but may contain errors and subject to revision. Not all listings are posted to MLS. All numbers approximate. The number of active listings constantly changes.

Alameda County: Supply vs. Demand

of Listings on Market vs. Average Monthly Sales*



Active/coming-soon listings posted to NorCal Alliance on 2/27/26 and average monthly number of sales in the 12 months through 2/15/26. Months Supply of Inventory = Listing Count/Avg. Monthly Sales. Not all listings and sales are reported to MLS. Data derived from sources deemed reliable but may contain errors and is subject to revision. Listing and sales counts change constantly. All numbers are approximate.

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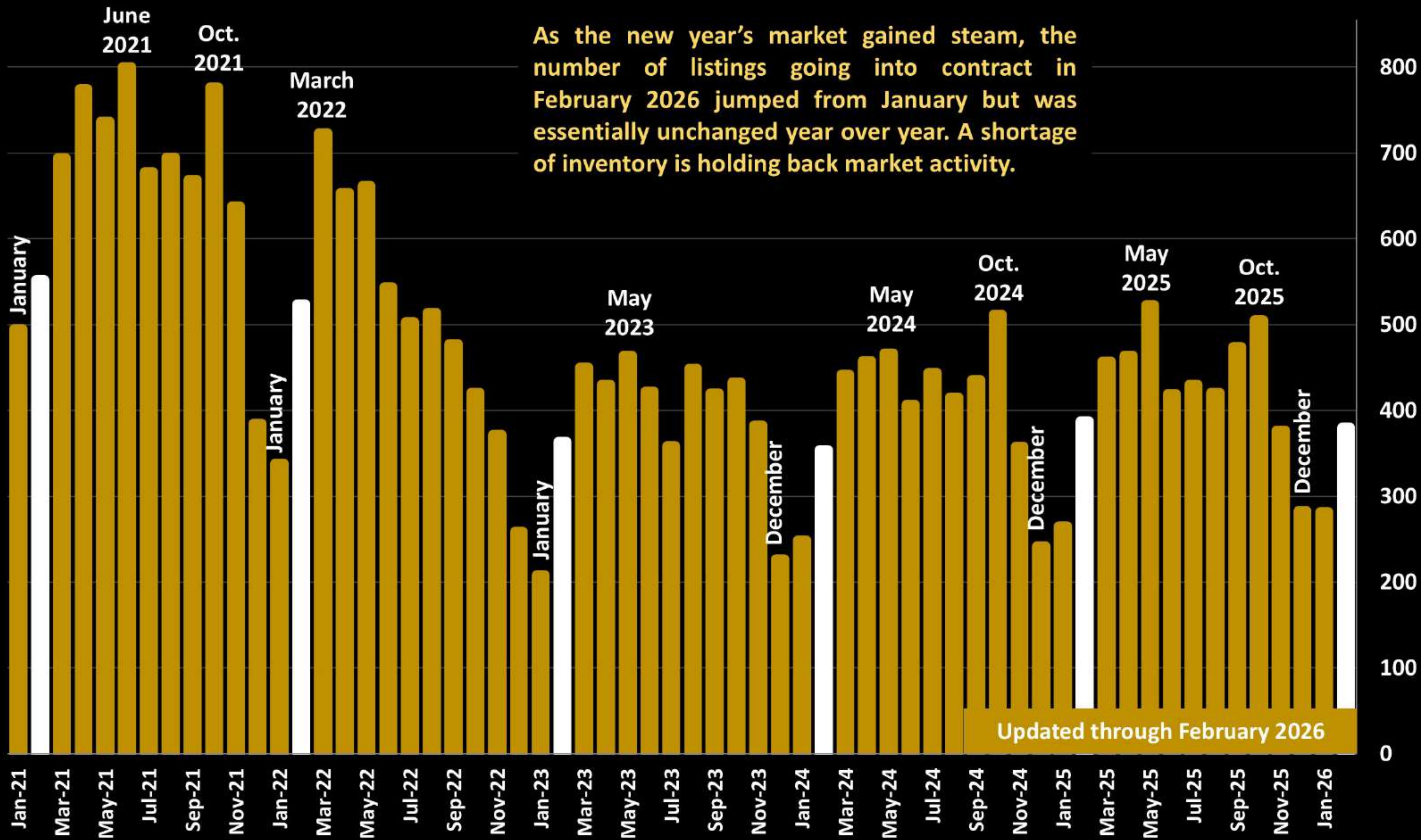
Listing Accepting Offers (Going into Contract)
Inner East Bay: Market Dynamics/Seasonality

Oakland, Piedmont, city of Alameda, Berkeley, Emeryville, Albany, Emeryville, Kensington, El Cerrito, Richmond



Residential activity reported to East Bay MLS, per Broker Metrics. Data from sources deemed reliable but may contain errors and subject to revision. All numbers are approximate. Last month data estimated and may change with late-reported activity.

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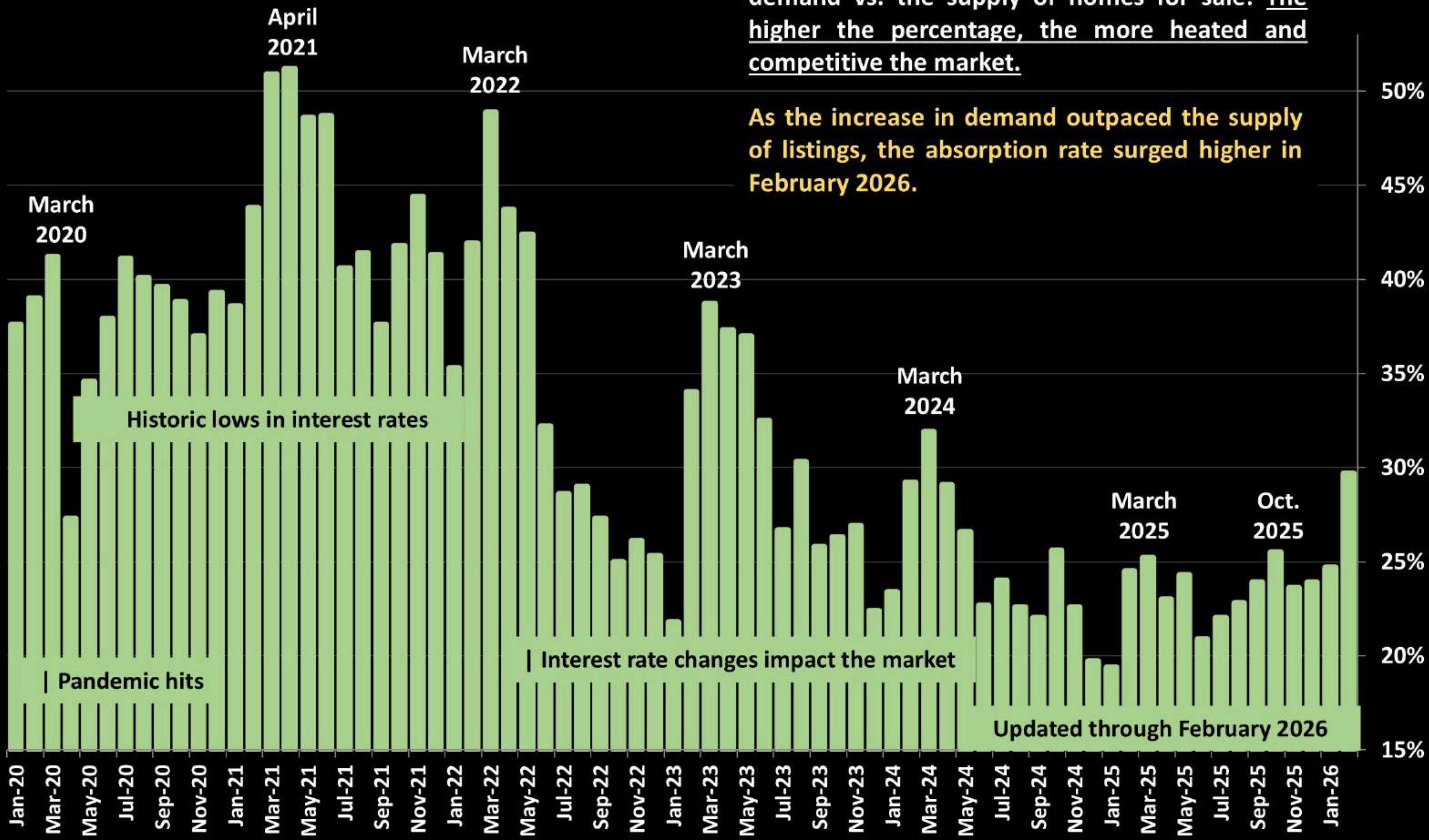
Percentage of Listings Accepting Offers

Inner East Bay Region: Absorption Rate by Month

Oakland, Piedmont, City of Alameda, Berkeley, Emeryville, Albany, Kensington, El Cerrito & Richmond

Absorption rate is the comparison of buyer demand vs. the supply of homes for sale: The higher the percentage, the more heated and competitive the market.

As the increase in demand outpaced the supply of listings, the absorption rate surged higher in February 2026.



*EastBayMLS reported data for houses, condos and townhouses, per Broker Metrics. Last month's data estimated using available data, may change with late reported activity. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate.

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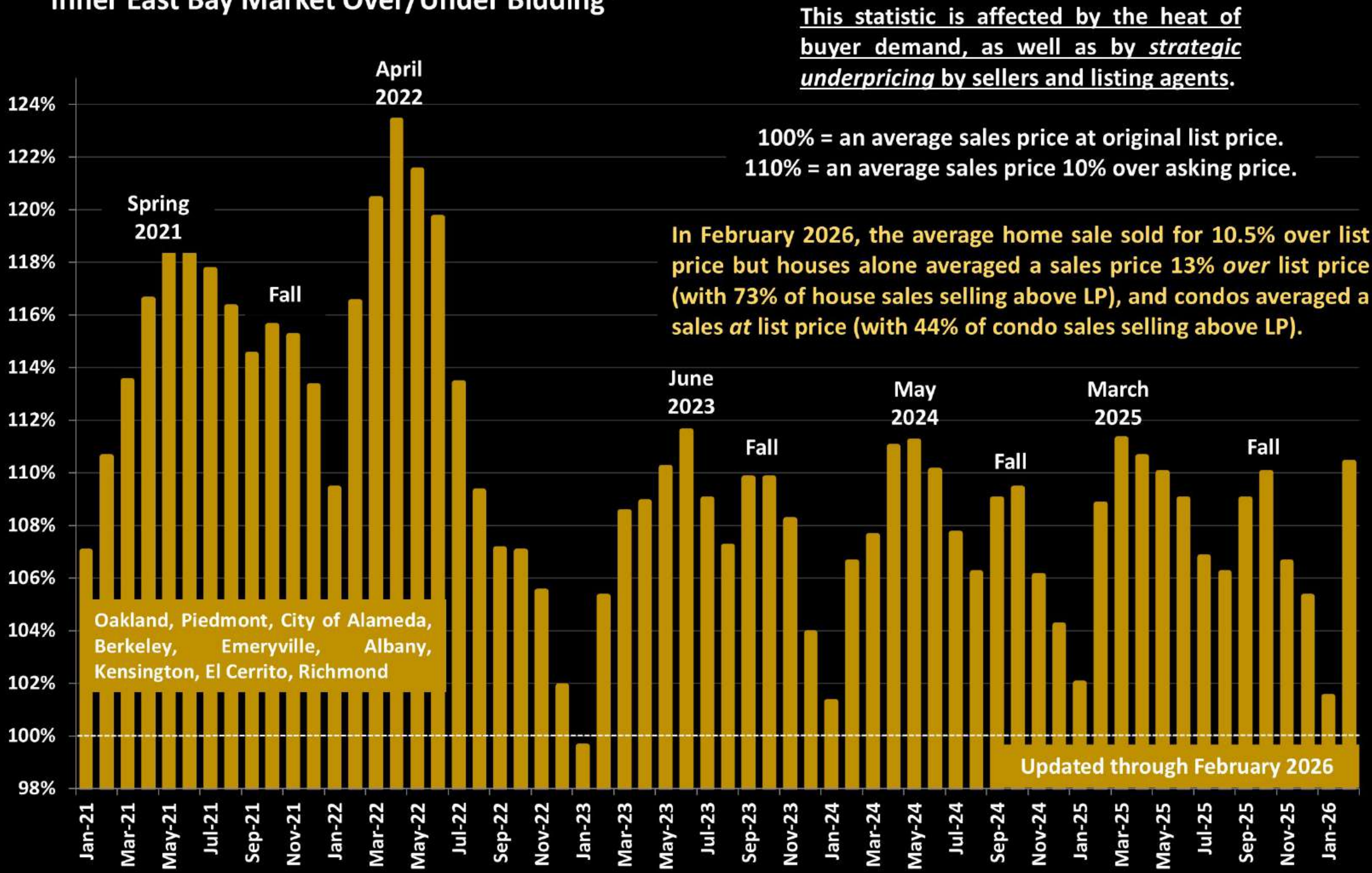
Average Sales Price to Original List Price Percentage
Inner East Bay Market Over/Under Bidding*



*Large sample of sales of houses, condos, townhouses reported to NorCal MLS Alliance, per Infosparks. Data derived from sources deemed reliable but may contain errors and subject to revision. All numbers approximate and may change with late-reported sales.

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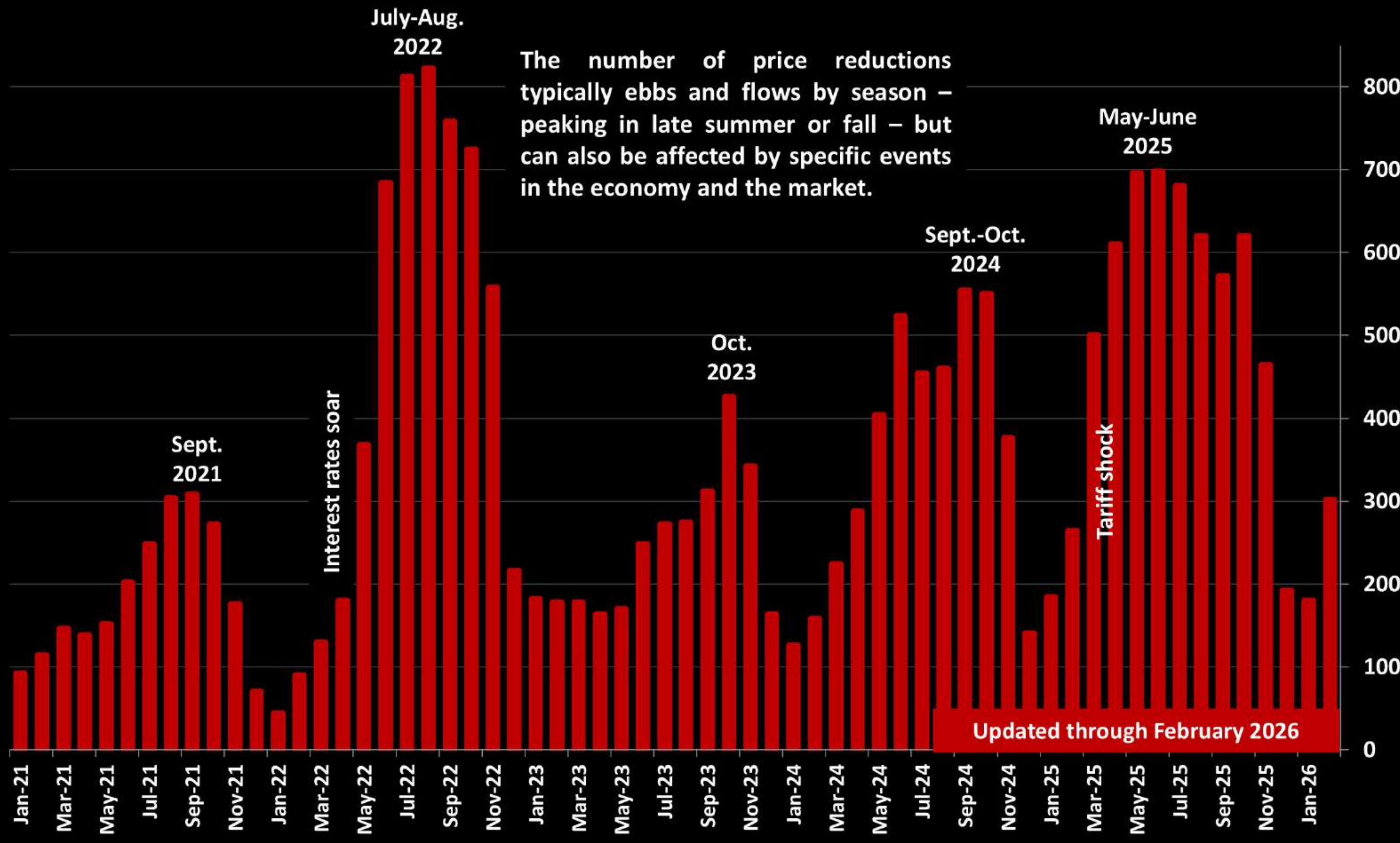
Price Reductions on Active Listings

Alameda County Market Dynamics & Seasonality



Per Realtor.com Research: https://www.realtor.com/research/data/, listings posted to site. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.

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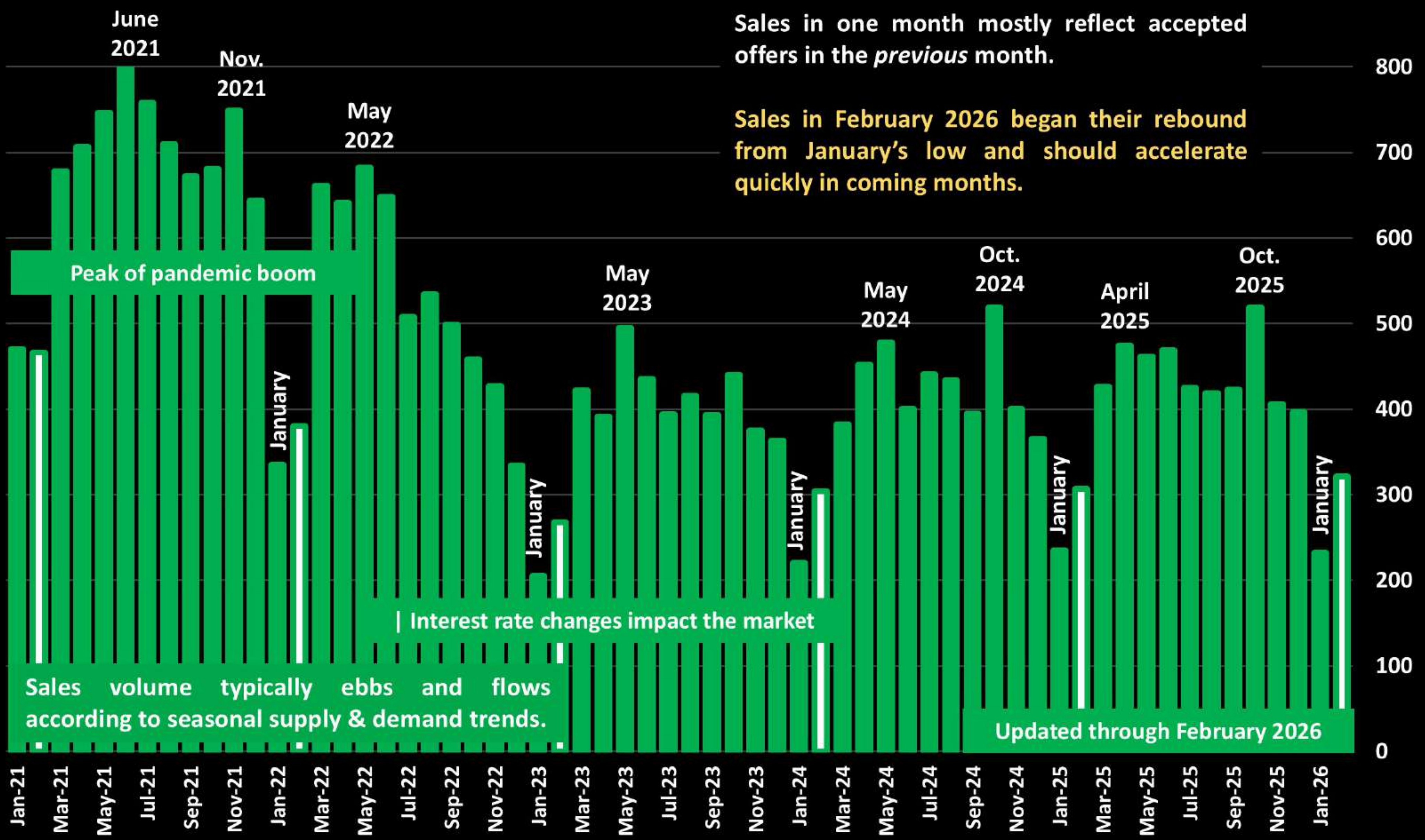
Monthly Sales Volume

Inner East Bay Market Dynamics & Seasonality

Reflecting the combined markets of Oakland, Piedmont, city of Alameda, Berkeley, Albany, Emeryville, Kensington, El Cerrito & Richmond



Residential market activity reported to East Bay MLS, per Broker Metrics. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate. Last month estimated from data available early in following month.

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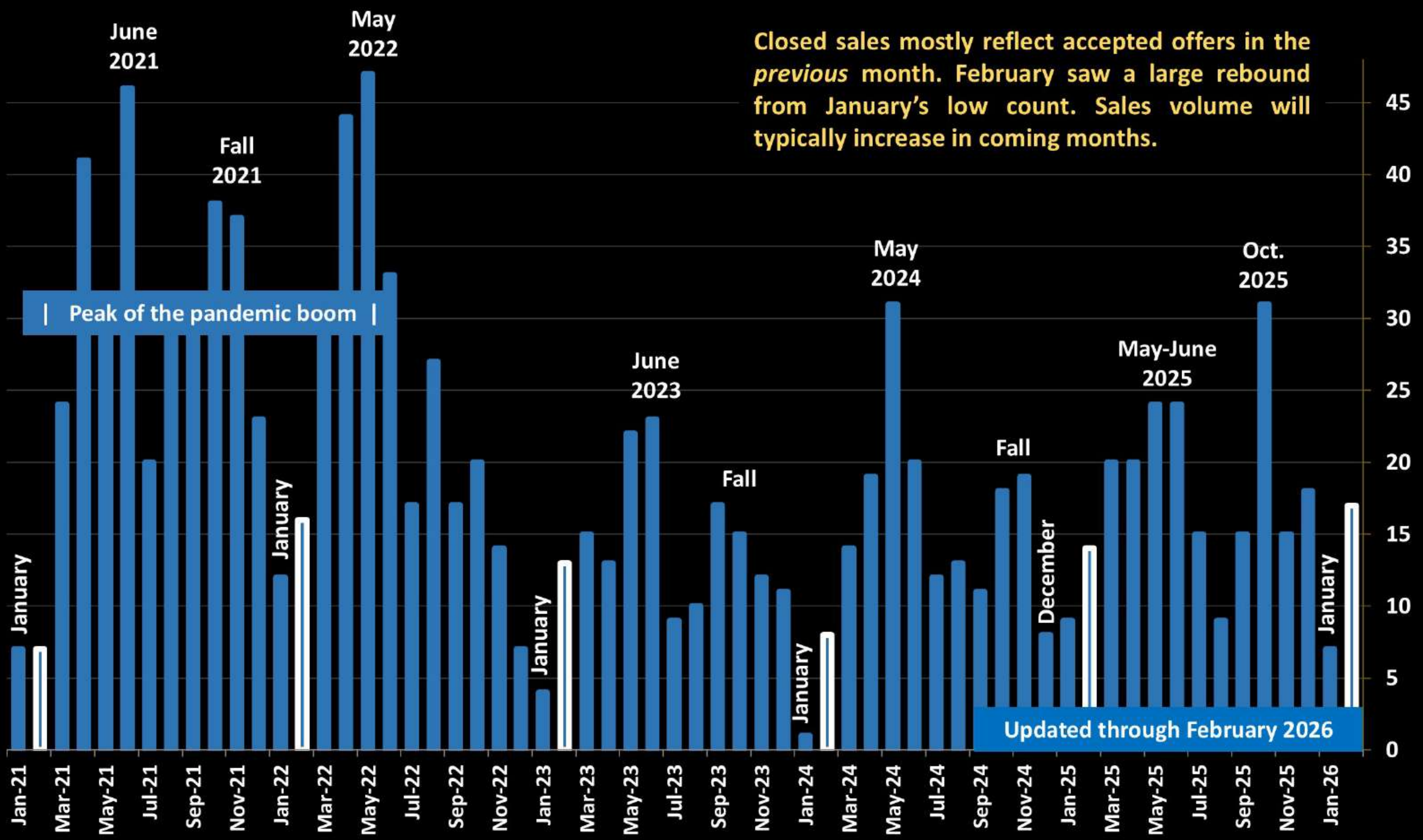
Inner East Bay: Higher Price & Luxury Home Sales
Homes Selling for $2.5 Million+ since January 2021

Reflecting the combined markets of Oakland, Piedmont, City of Alameda, Berkeley, Emeryville, Albany, Kensington, El Cerrito & Richmond



Home sales reported to Norcal MLS Alliance, per Infosparks or Broker Metrics. Data from sources deemed reliable but may contain errors and subject to revision. Last month estimated from available data and may change with late-reported sales. All numbers approximate.

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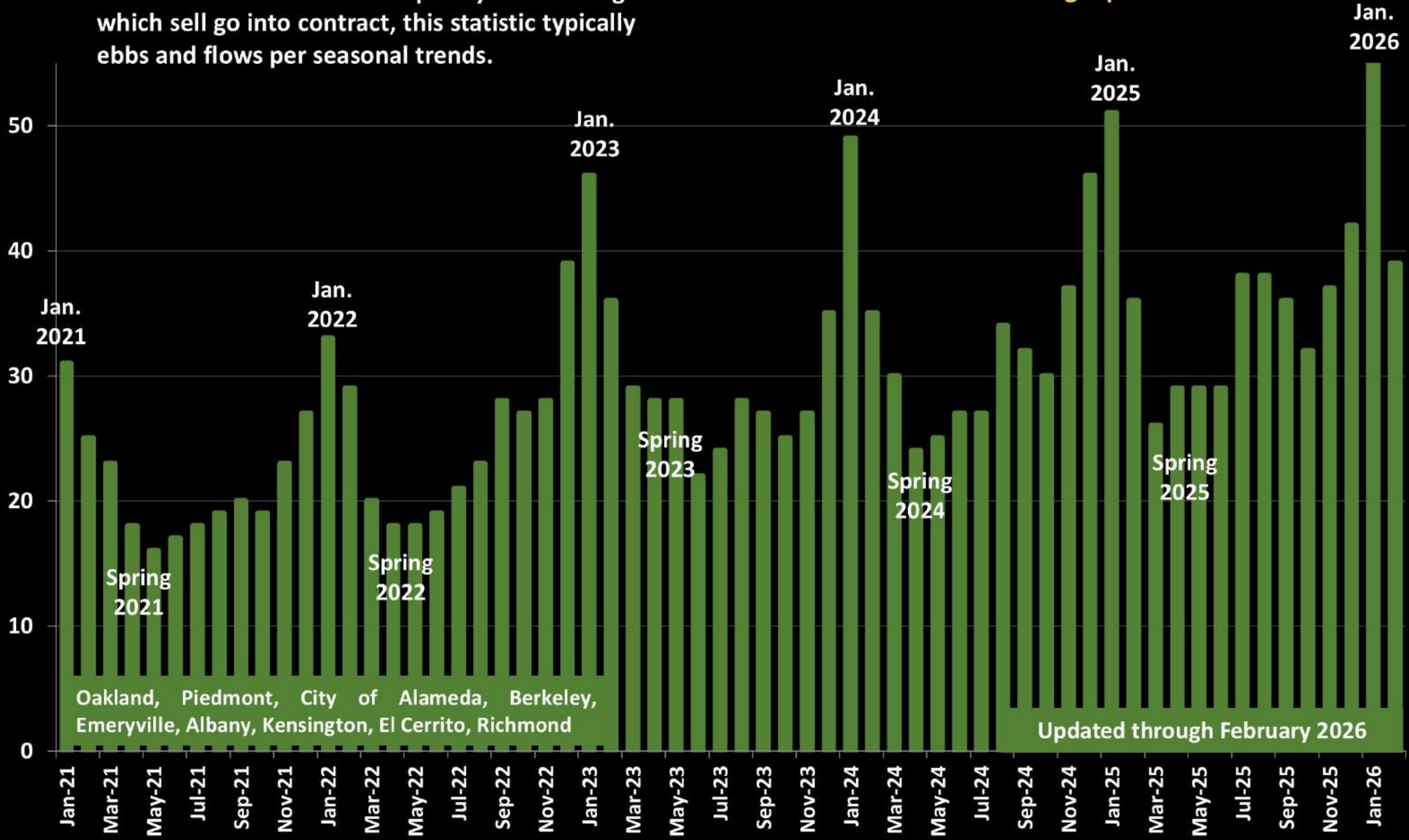
Average Days on Market – Speed of Sale

Inner East Bay: Market Dynamics & Seasonality

A measurement of how quickly the listings which sell go into contract, this statistic typically ebbs and flows per seasonal trends.

Homes typically sell fastest in spring as buyers respond to the rush of new listings. In mid-winter, sales are dominated by listings that have been on the market for longer periods of time.



Large sample of sales of houses, condos, townhouses reported to NorCal MLS Alliance, per Infosparks. Data derived from sources deemed reliable but may contain errors and subject to revision. All numbers approximate and may change with late-reported sales.

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