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Greater Oakland-Berkeley Inner East Bay

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

April 2026 Market Report
with market data through March

COMPASS

Shrugging Off War, Buyer Demand Continues to Strengthen Moving Deeper into Spring

Despite significant negative economic effects from the Iran war – rising interest rates; volatile financial markets; soaring oil and gas prices; and fears of increased inflation – Bay Area real estate markets saw relatively little impact in March. What effects that occurred usually landed more heavily on less expensive markets more sensitive to interest rate increases. It is also possible that some sellers *may* have delayed listing their homes as they waited for more clarity regarding economic conditions. But so far, there has been no reaction comparable to what occurred last year with the tariff shock, and as of April 8th, virtually all economic indicators were turning in positive directions with the cease fire announcement.

Moving into spring, the number of listings going into contract climbed significantly month over month and year over year – but the number of listings on the market *fell* dramatically from last year. As buyers competed for a reduced supply of homes for sale, the absorption rate and overbidding increased, listings went into contract faster, and price reductions declined from last year. This pressure of demand may lead to increased price appreciation in the second quarter.

As has been the case for the last 2 years, affluent markets remained more heated than less expensive markets, and house markets considerably stronger than condo markets.

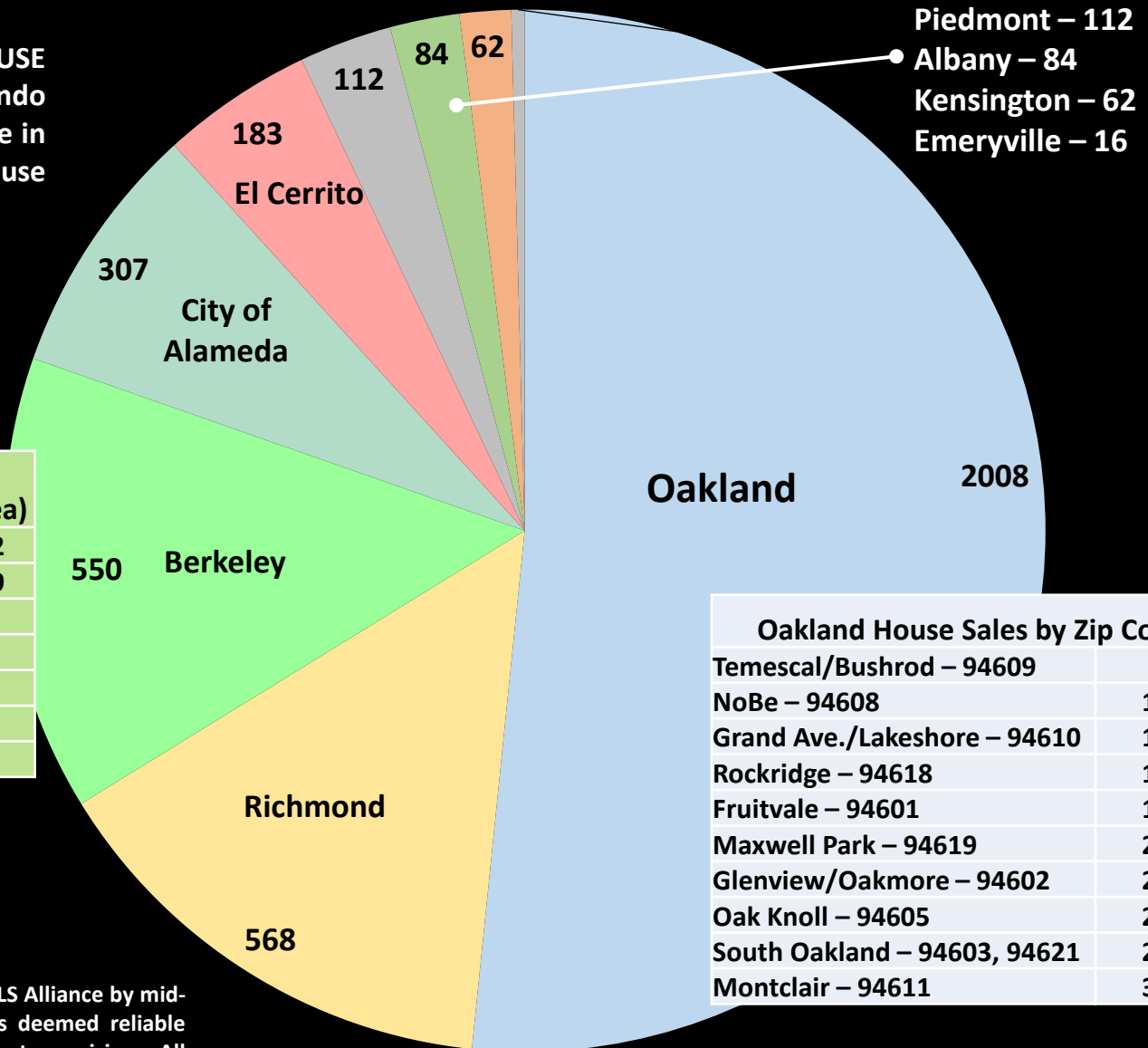
Report created in good faith using data from sources deemed reliable but may contain errors and subject to revision. Last period figures are preliminary estimates based on data available early in the following month. All numbers approximate and may change with late-reported activity.

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Greater Oakland-Berkeley, Inner East Bay

12 Months House Sales by City*

This chart pertains to HOUSE sales. There were also 846 condo sales – over half of which were in Oakland – and 194 townhouse sales in the period.



Berkeley Hills	152
Central Berkeley	109
1000 Oaks	47
Elmwood	41
West Berkeley	37
Oakland/Berkeley:	
Claremont Hills	74

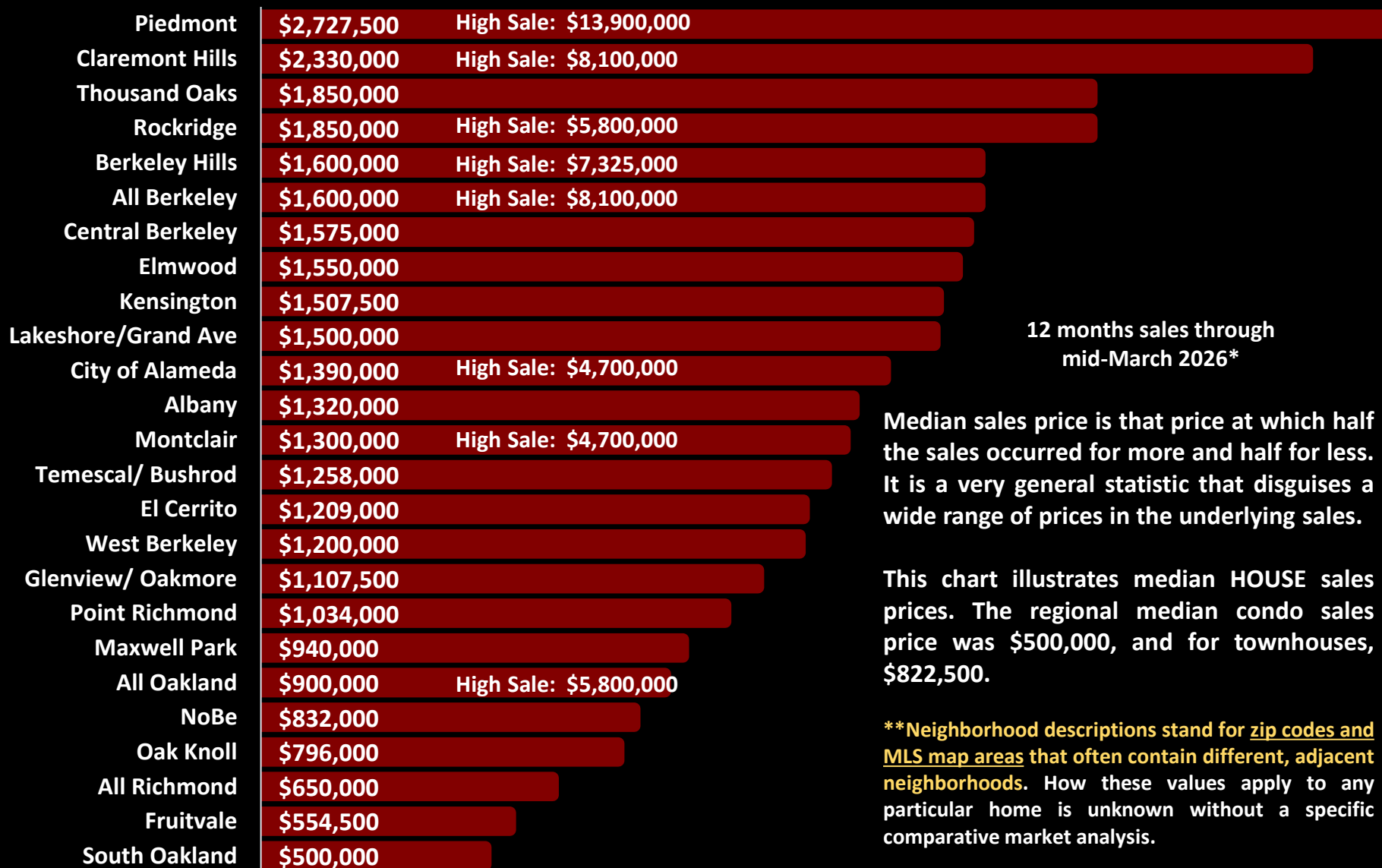
Temescal/Bushrod – 94609	94
NoBe – 94608	105
Grand Ave./Lakeshore – 94610	130
Rockridge – 94618	132
Fruitvale – 94601	138
Maxwell Park – 94619	205
Glenview/Oakmore – 94602	230
Oak Knoll – 94605	276
South Oakland – 94603, 94621	299
Montclair – 94611	307

*12 months sales reported to NorCal MLS Alliance by mid-March 2026. Data based upon sources deemed reliable but may contain errors and subject to revision. All numbers approximate and may change with late-reported sales. Not all sales are reported to MLS.

Oakland-Berkeley, Inner East Bay

Median House Sales Prices, 12 Months Sales*

Selected City & Neighborhood Markets**
With High Sales of \$4 Million+*

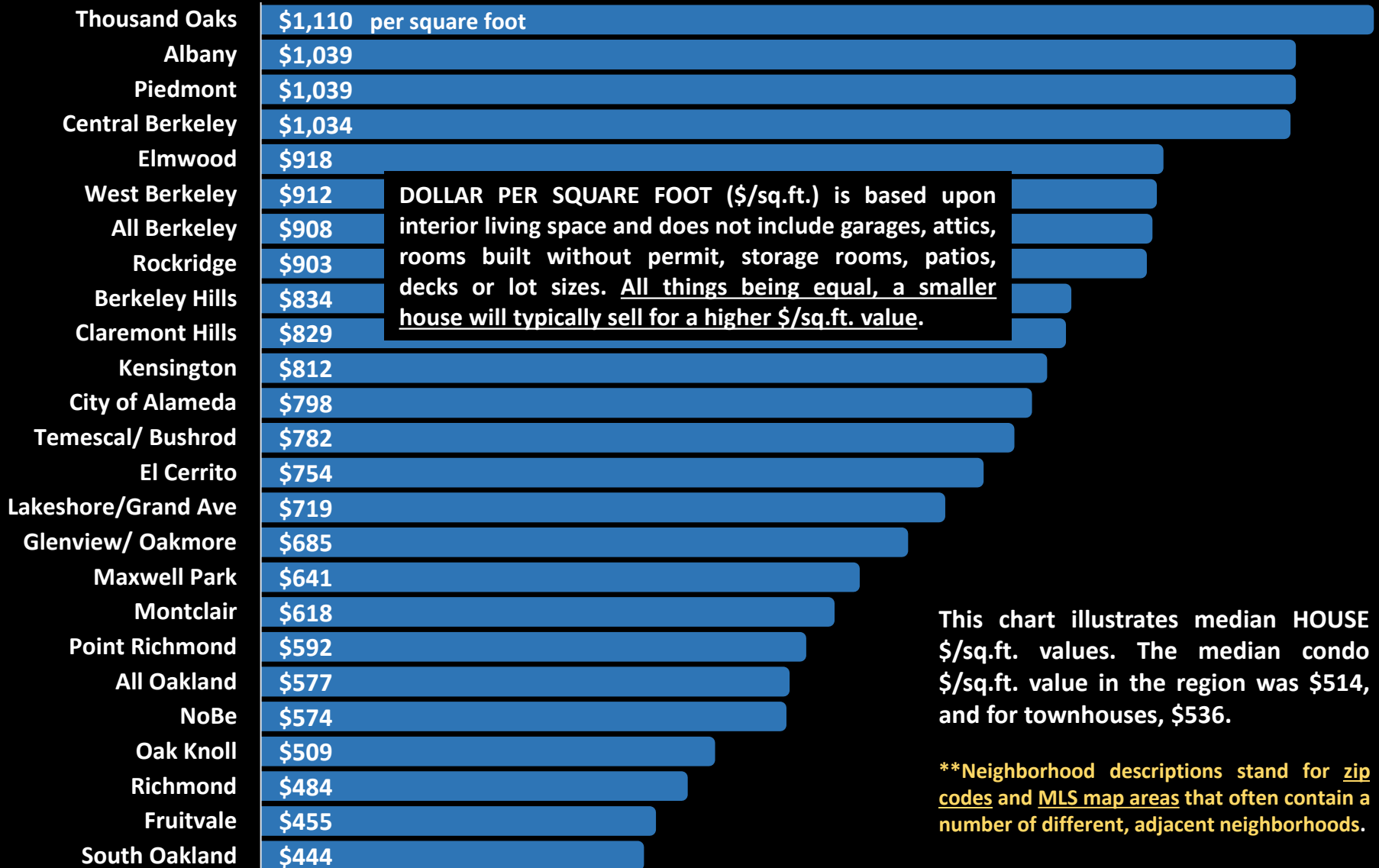


*12 months sales reported to NorCal MLS Alliance by mid-March 2026. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate. Neighborhood names refer to MLS areas/zip codes.

Oakland-Berkeley, Inner East Bay

Median House \$/Sq.Ft. Values, 12 Months Sales*

Selected City & Neighborhood Markets**

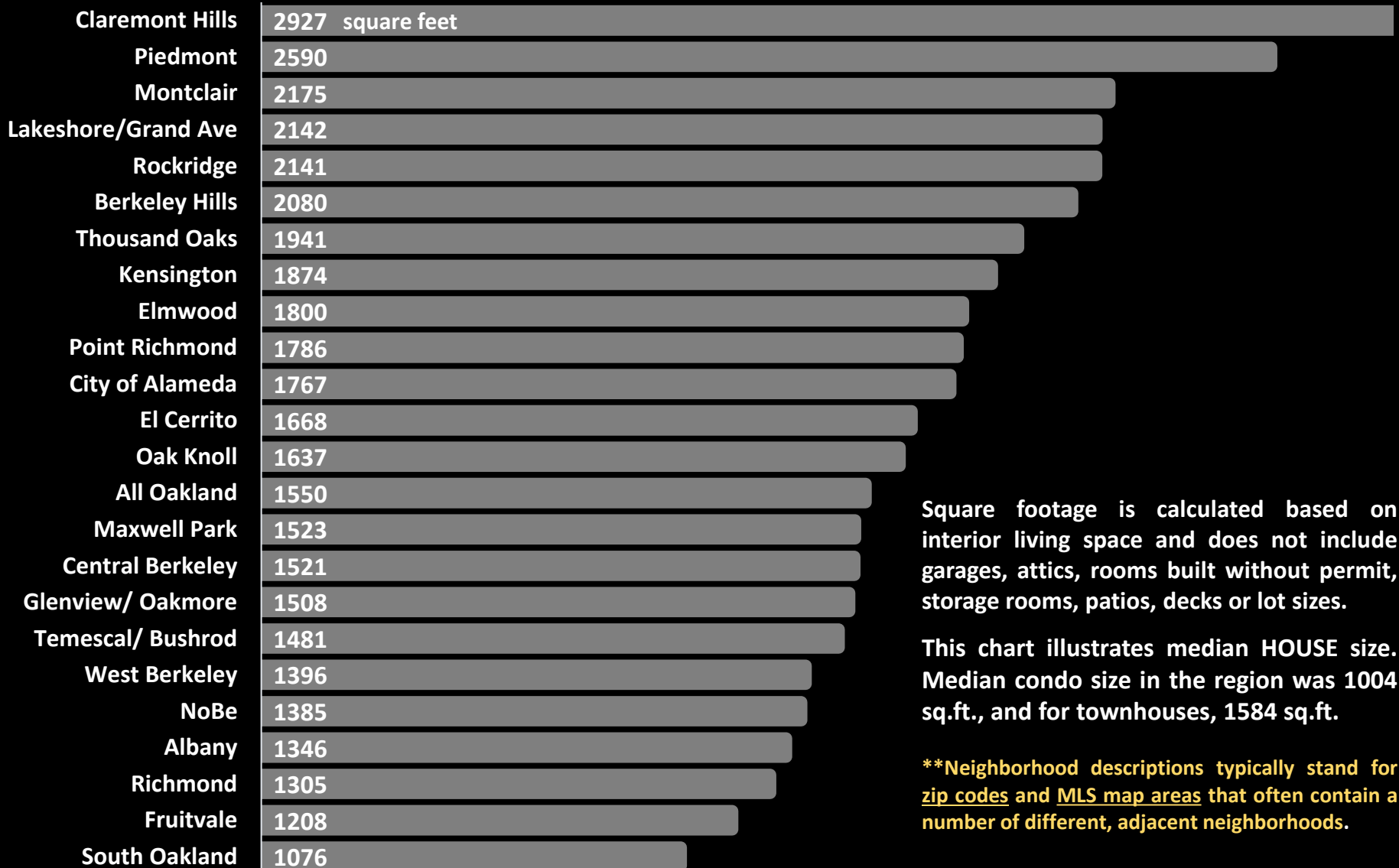


*12 months sales reported to NorCal MLS Alliance by mid-March 2026. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate. Neighborhood names refer to MLS areas/zip codes.

Oakland-Berkeley, Inner East Bay

Median House Size (Square Footage)*

Selected City & Neighborhood Markets**



Square footage is calculated based on interior living space and does not include garages, attics, rooms built without permit, storage rooms, patios, decks or lot sizes.

This chart illustrates median HOUSE size. Median condo size in the region was 1004 sq.ft., and for townhouses, 1584 sq.ft.

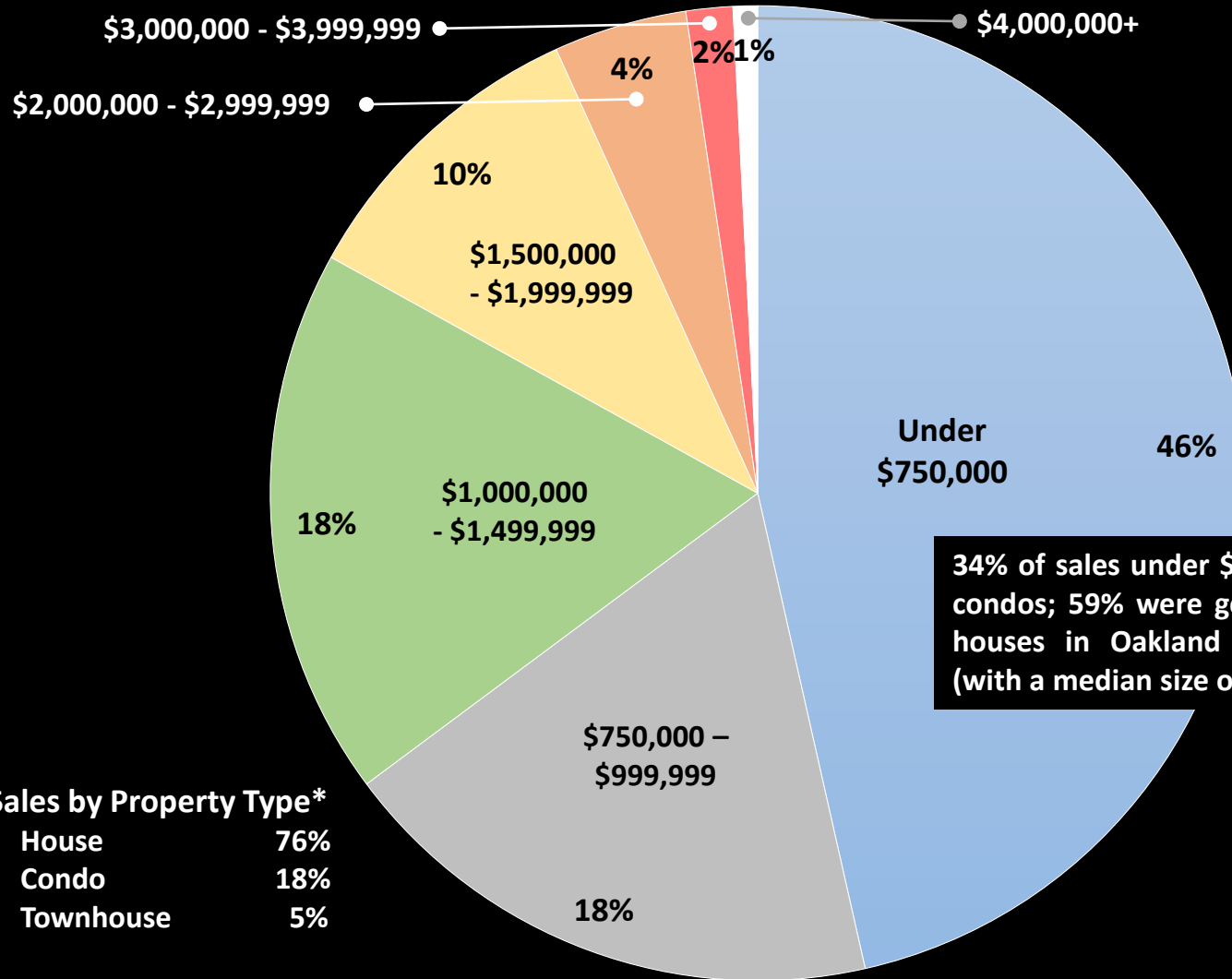
**Neighborhood descriptions typically stand for zip codes and MLS map areas that often contain a number of different, adjacent neighborhoods.

*12 months sales reported to NorCal MLS Alliance by mid-March 2026. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate. Neighborhood names refer to MLS areas/zip codes.

Inner East Bay Residential Market

2026 YTD Home Sales by Price Segment*

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



34% of sales under \$750,000 were condos; 59% were generally small houses in Oakland & Richmond (with a median size of 1144 sq.ft.).

Sales by Property Type*

- House 76%
- Condo 18%
- Townhouse 5%

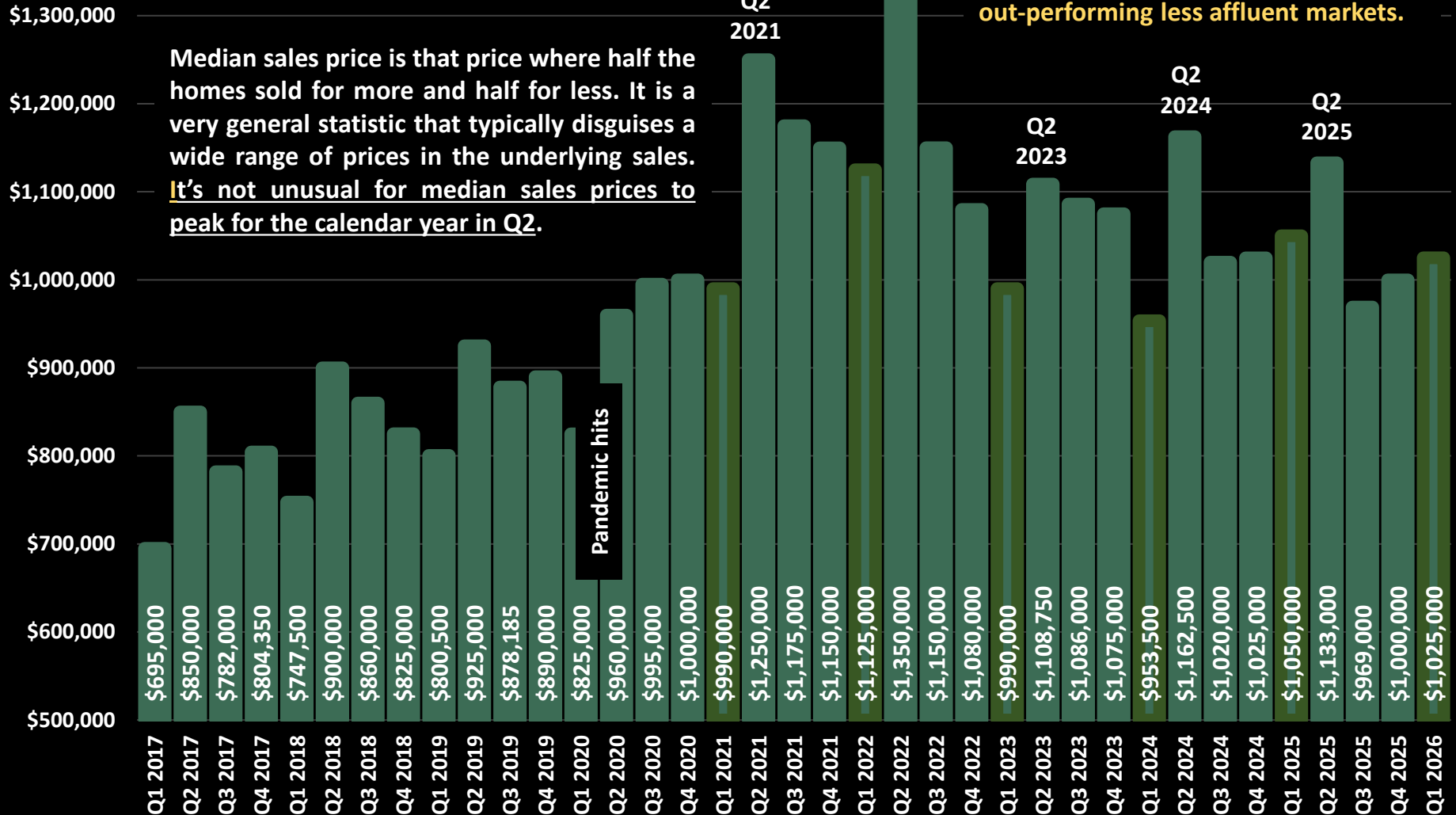
*Sales and listings pending sale reported to NorCal MLS Alliance by 3/31/26. Not all sales are reported to MLS. Listings pending sale may not close, and pending-sale list prices may not reflect final closing prices. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate. Percentages rounded and may not add up to 100%.

Median House Sales Price

Inner East Bay Market Dynamics by QUARTER*

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

The Q1 2026 median house sales declined about 2.5% year-over-year, but prices in more affluent neighborhoods are generally rising, out-performing less affluent markets.



Sales reported to East Bay MLS, per Broker Metrics. Median sales prices are prone to fluctuation, sometimes without great meaningfulness as to changes in fair market value. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate. Late reported sales may alter final reading.



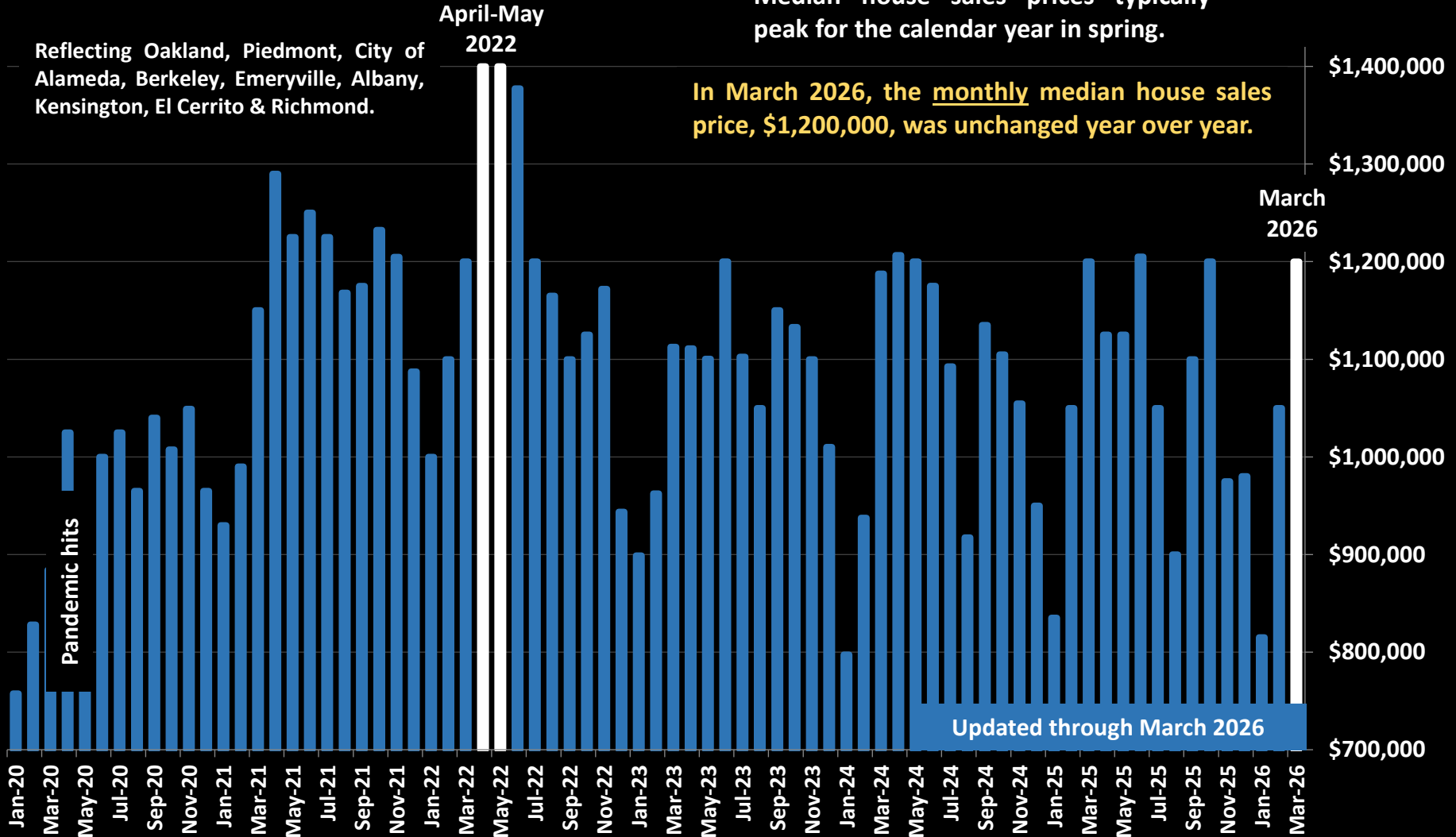
Median HOUSE Sales Price since 2020

Inner East Bay Market Dynamics by MONTH*

Sales in one month mostly reflect accepted offers in the previous month. Median house sales prices typically peak for the calendar year in spring.

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

In March 2026, the monthly median house sales price, \$1,200,000, was unchanged year over year.

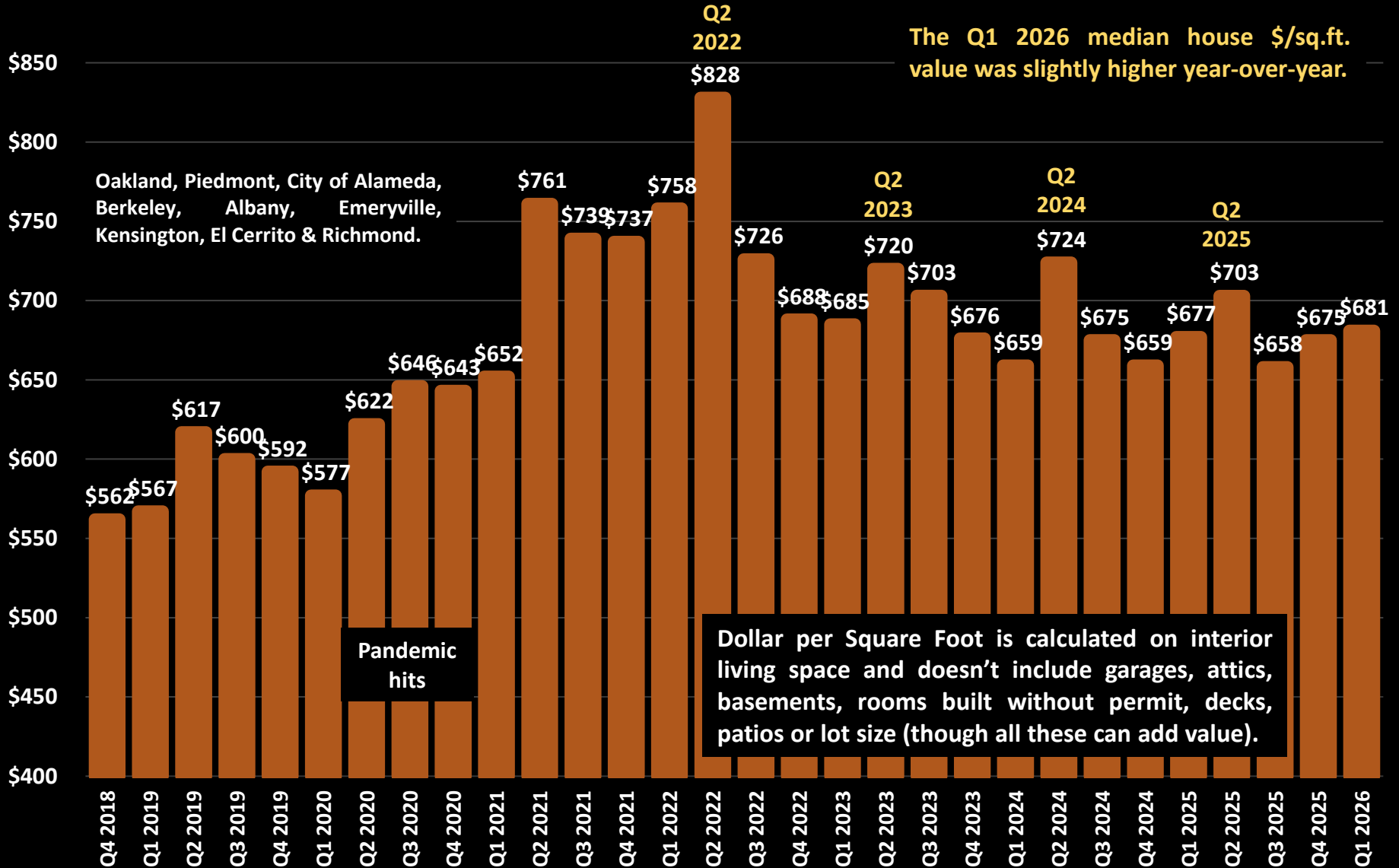


As reported to NORCAL MLS® ALLIANCE, per Infosparks. All numbers are approximate and subject to revision. Last month may change with late reported sales.



Average House Dollar per Square Foot Values

Oakland-Berkeley Inner East Bay Region by Quarter



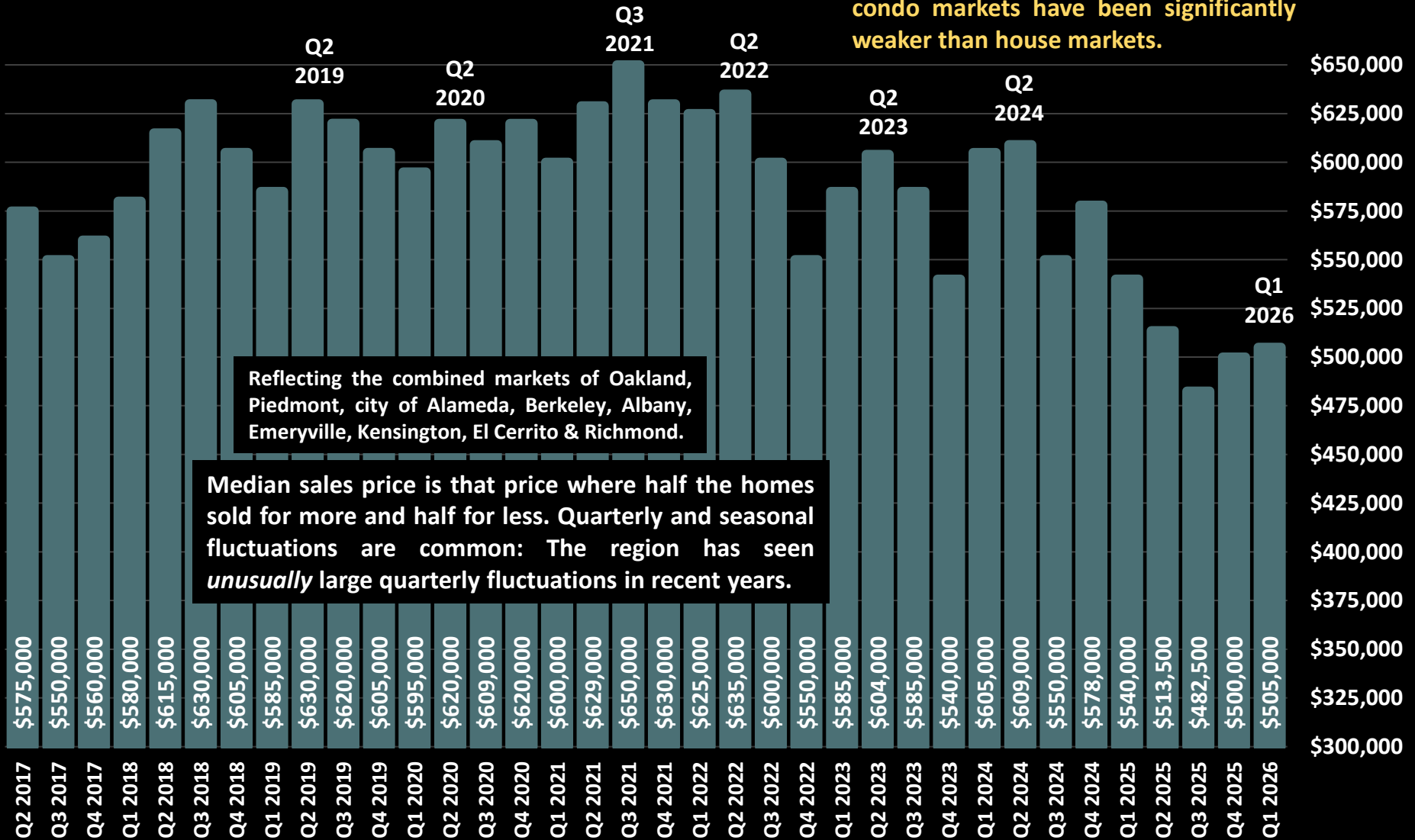
East Bay MLS data per Broker Metrics deemed reliable but may contain errors and subject to revision. All numbers approximate. Late reported sales may alter final reading. Seasonal fluctuations in values are not uncommon.



Median Condo Sales Price by Quarter

Oakland-Berkeley Inner East Bay Region

The median condo sales price in Q1 2026 dropped approximately 6.5% year over year. Generally speaking, Bay Area condo markets have been significantly weaker than house markets.

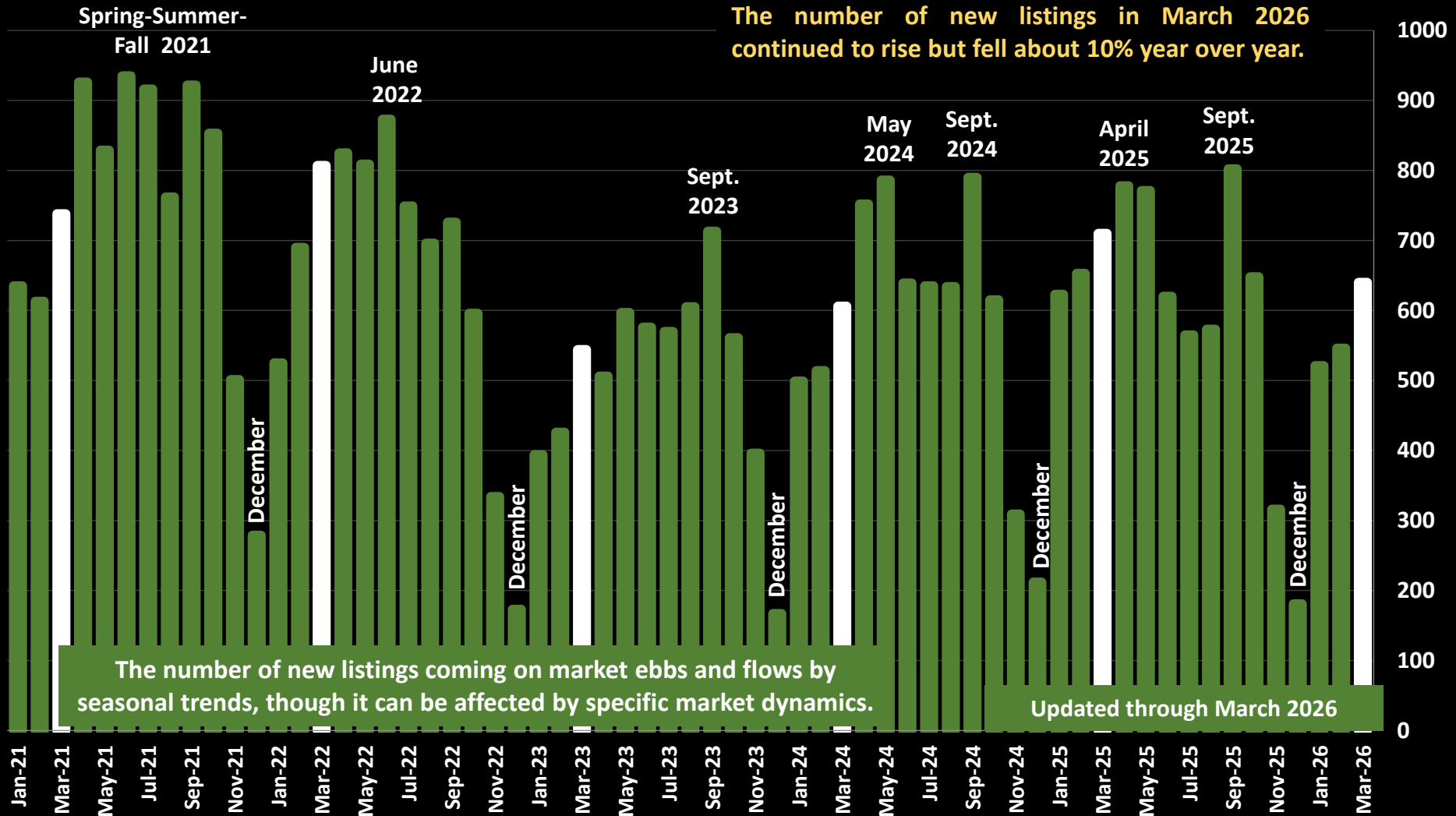


As reported to East Bay MLS, per Broker Metrics. Median sales price is a general statistic that can be affected by other factors besides changes in fair market value. All numbers are approximate and subject to revision. Late reported sales may alter final reading.

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.

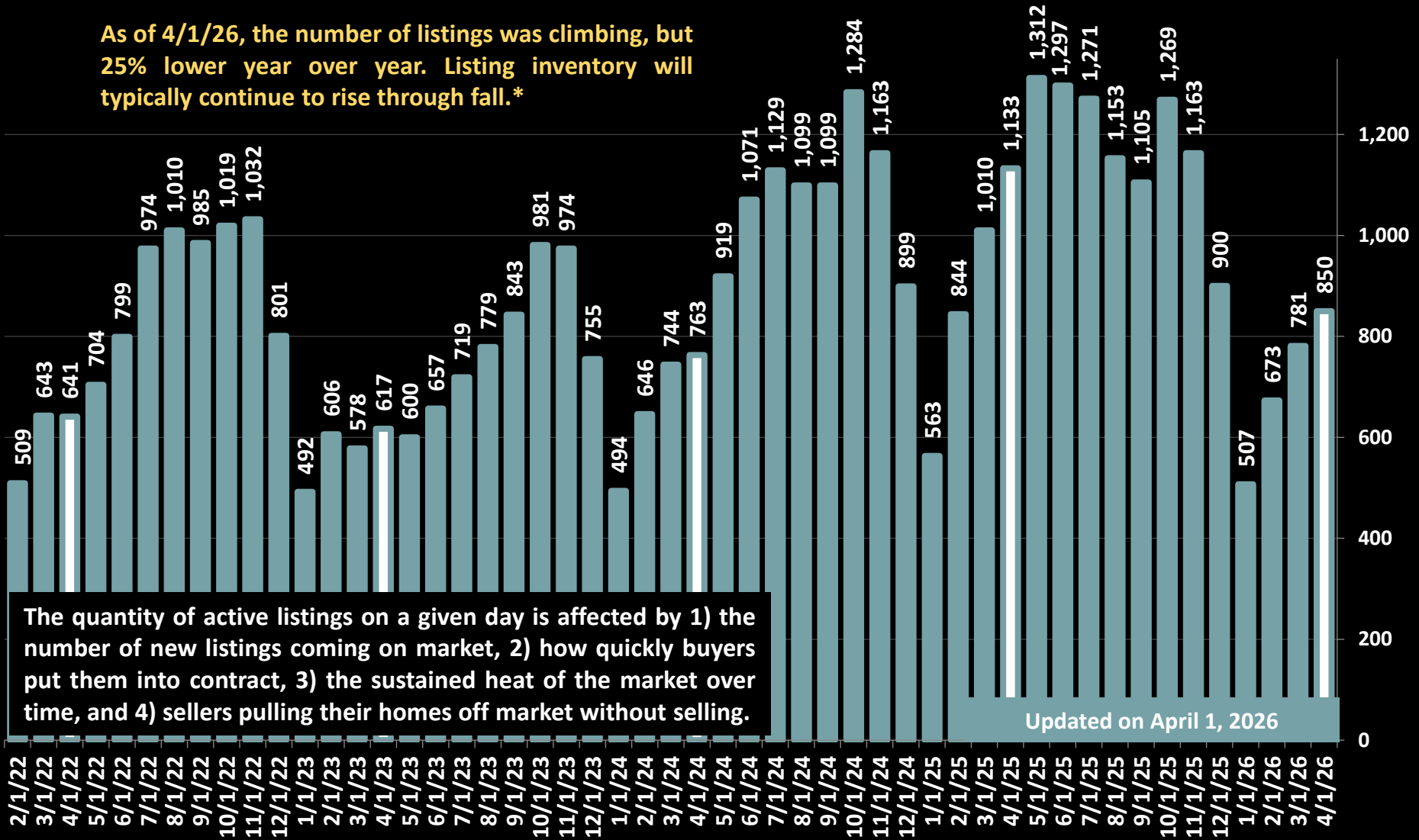


Inner East Bay Homes Market

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

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

As of 4/1/26, the number of listings was climbing, but 25% lower year over year. Listing inventory will typically continue to rise through fall.*



The quantity of active listings on a given day is affected by 1) the number of new listings coming on market, 2) how quickly buyers put them into contract, 3) the sustained heat of the market over time, and 4) sellers pulling their homes off market without selling.

Updated on April 1, 2026

* 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.



Homes for Sale in the Inner East Bay

Number & Percentage of Listings by Price Segment & Property Type*

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



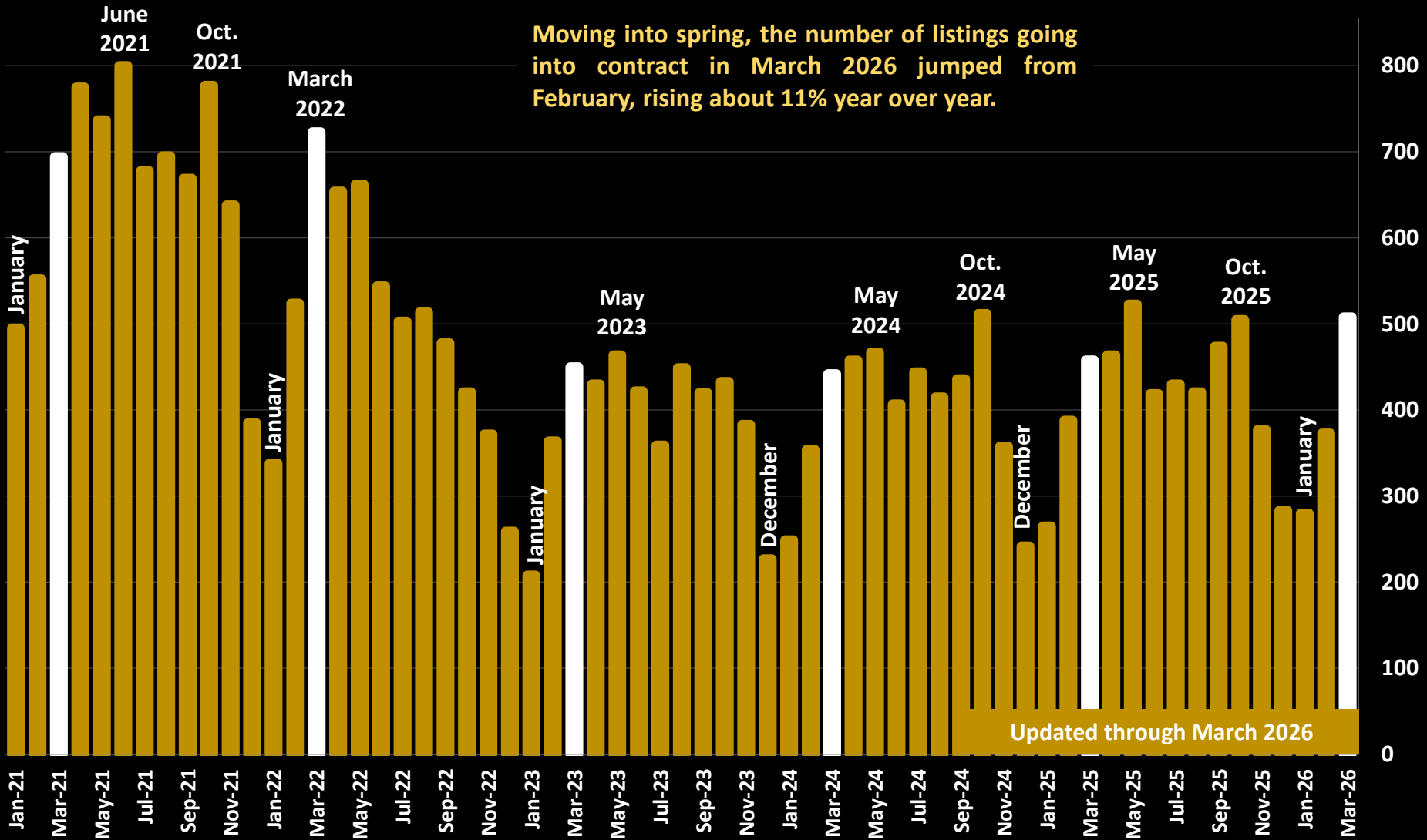
Active/coming-soon listings posted to NorCal Alliance on 3/31/26. Not all properties for sale are listed on MLS. Data derived from sources deemed reliable but may contain errors and is subject to revision. Listing counts change constantly. All numbers approximate. Percentages typically rounded and may not add up to 100%.



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.



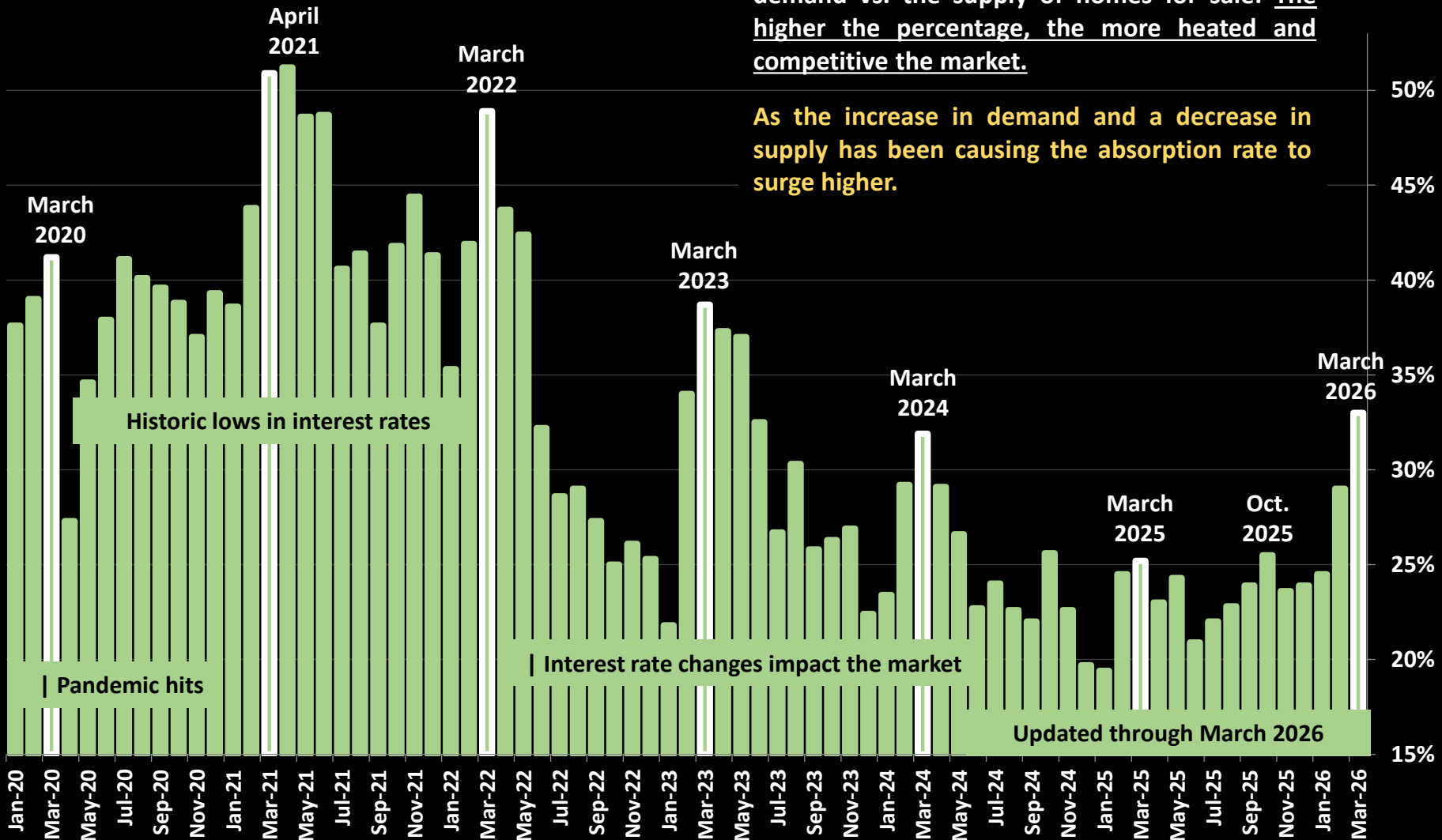
Percentage of Listings Accepting Offers

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 and a decrease in supply has been causing the absorption rate to surge higher.



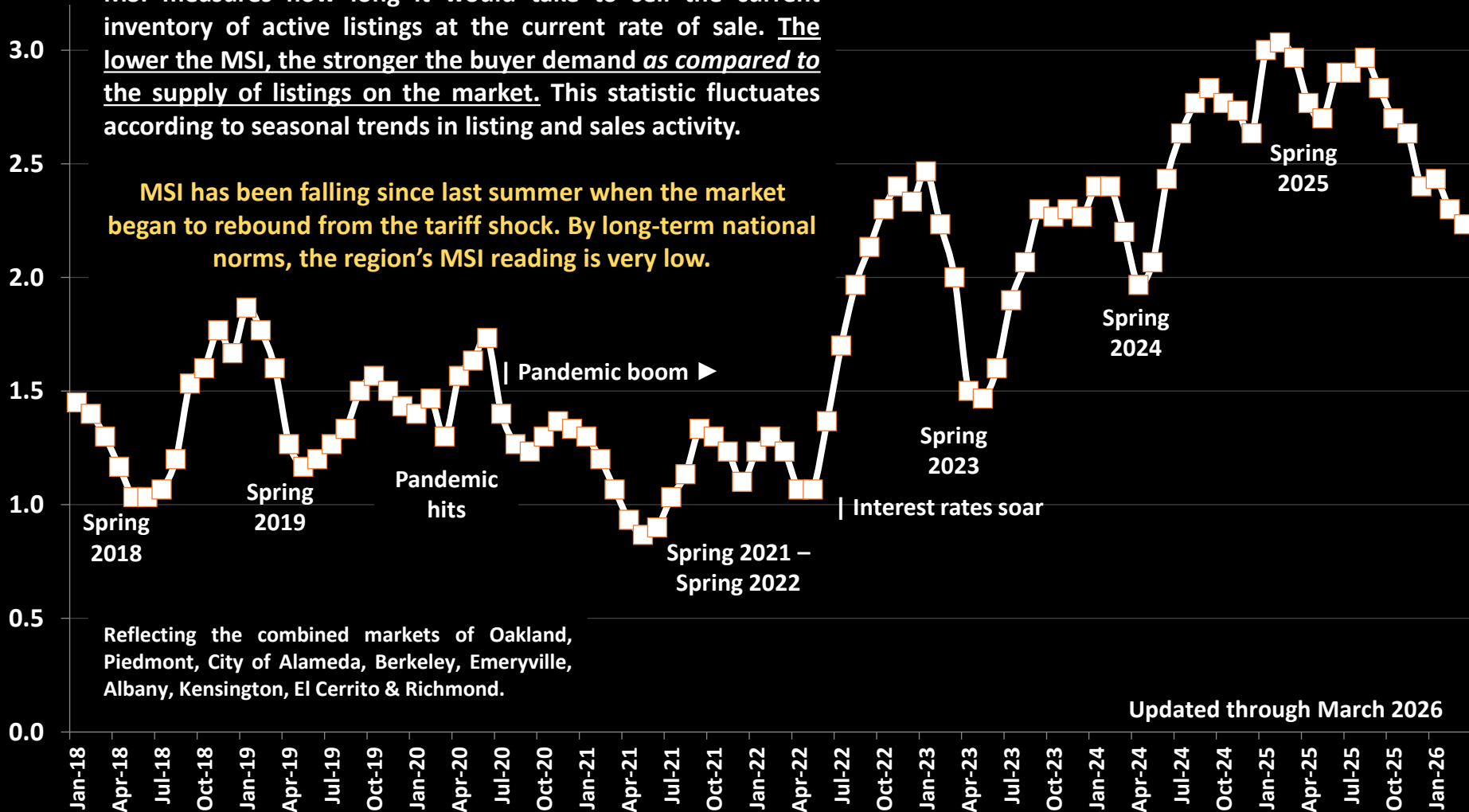
*EastBayMLS reported data for houses, condos and townhouses, per Broker Metrics. Last month's data estimated using available data, may change with late reported activity. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate.

Months Supply of Inventory (of Active Listings on Market)

Inner East Bay Real Estate Market since 2018, 3-Month Rolling Average

MSI measures how long it would take to sell the current inventory of active listings at the current rate of sale. The lower the MSI, the stronger the buyer demand as compared to the supply of listings on the market. This statistic fluctuates according to seasonal trends in listing and sales activity.

MSI has been falling since last summer when the market began to rebound from the tariff shock. By long-term national norms, the region's MSI reading is very low.



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

Updated through March 2026

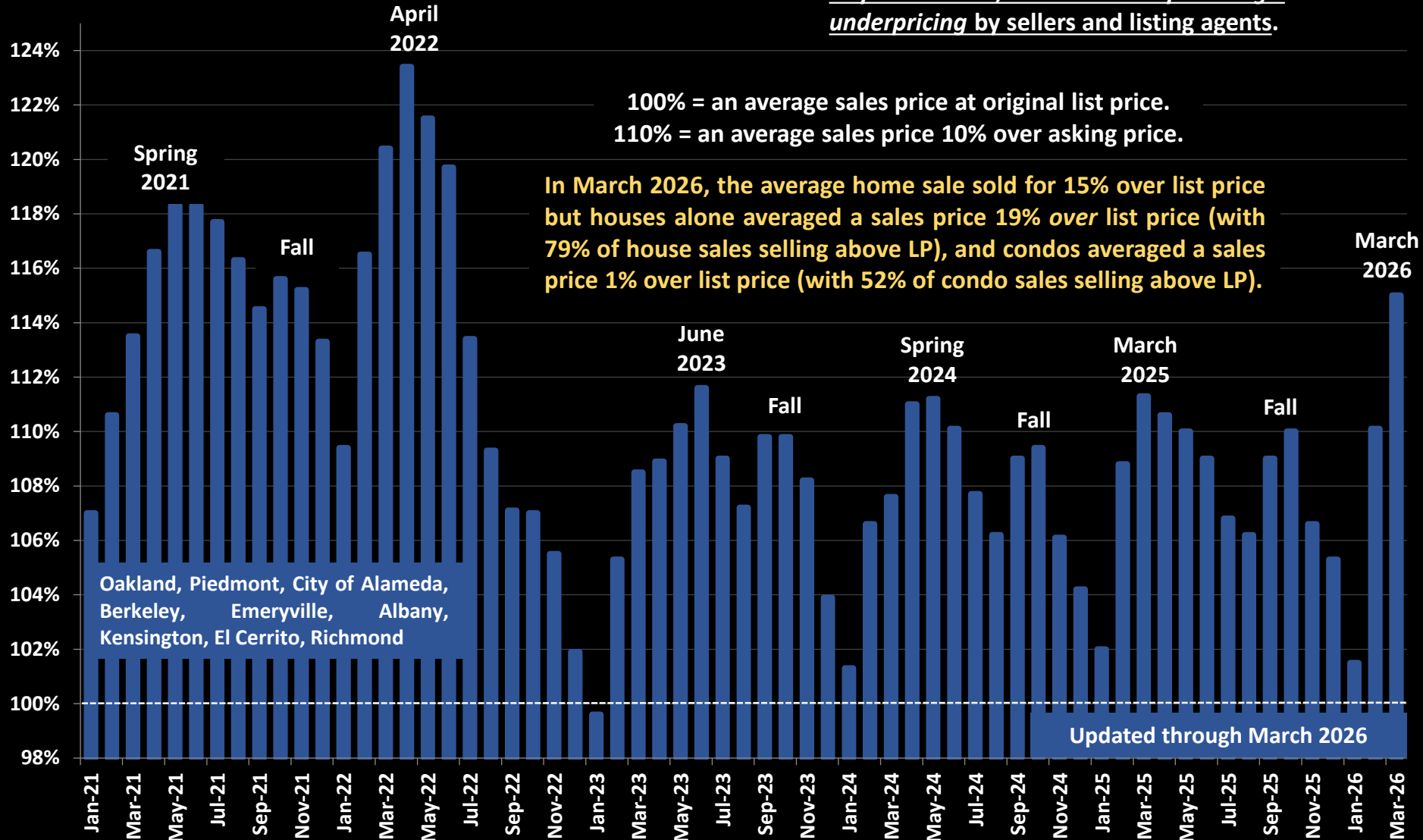
3-month rolling average monthly data for residential transactions reported to EastBayMLS, per Broker Metrics. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate and may change with late-reported activity.



Average Sales Price to Original List Price Percentage

Inner East Bay Market Over/Under Bidding*

This statistic is affected by the heat of buyer demand, as well as by strategic underpricing by sellers and listing agents.



*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.

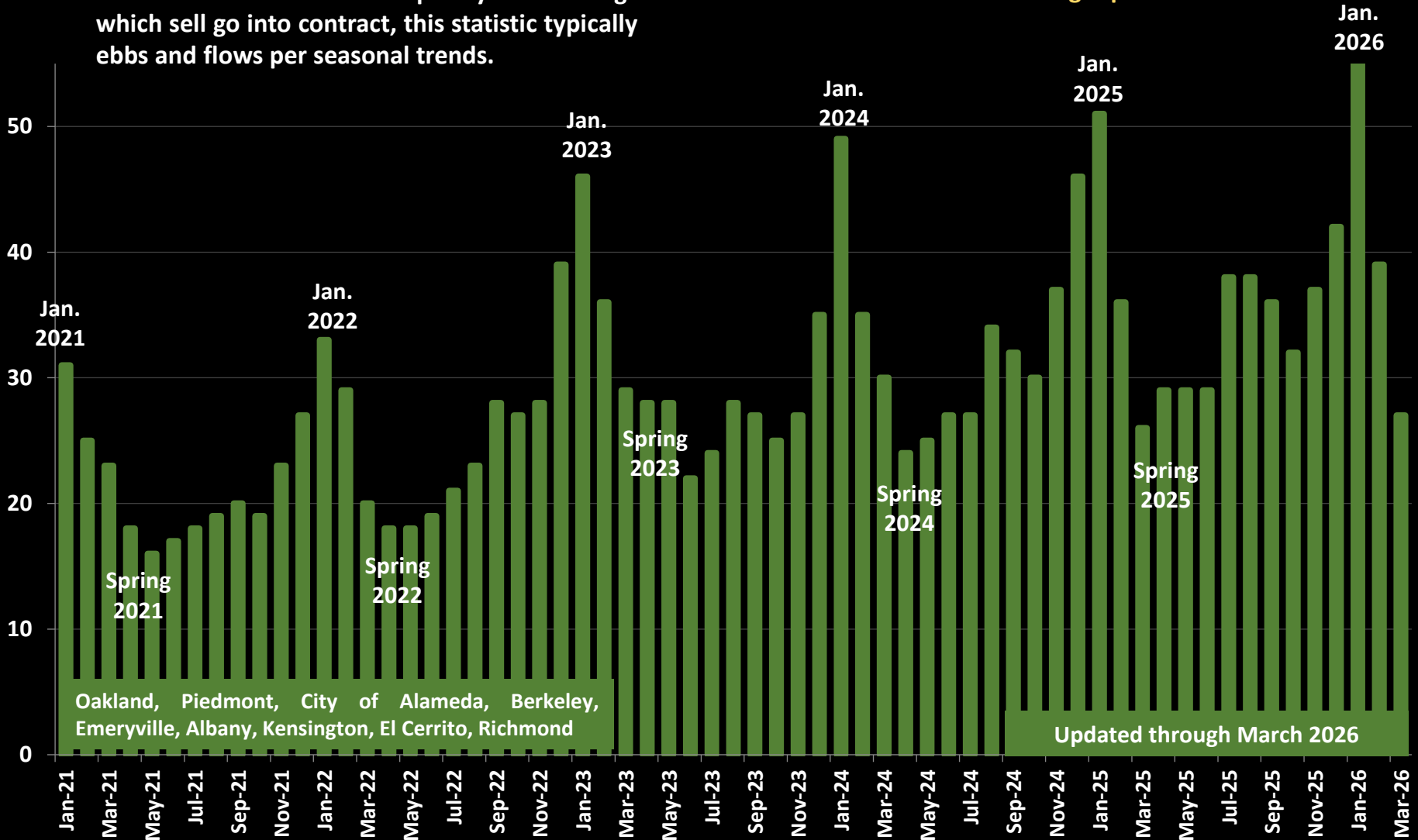


Average Days on Market – Speed of Sale

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.



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

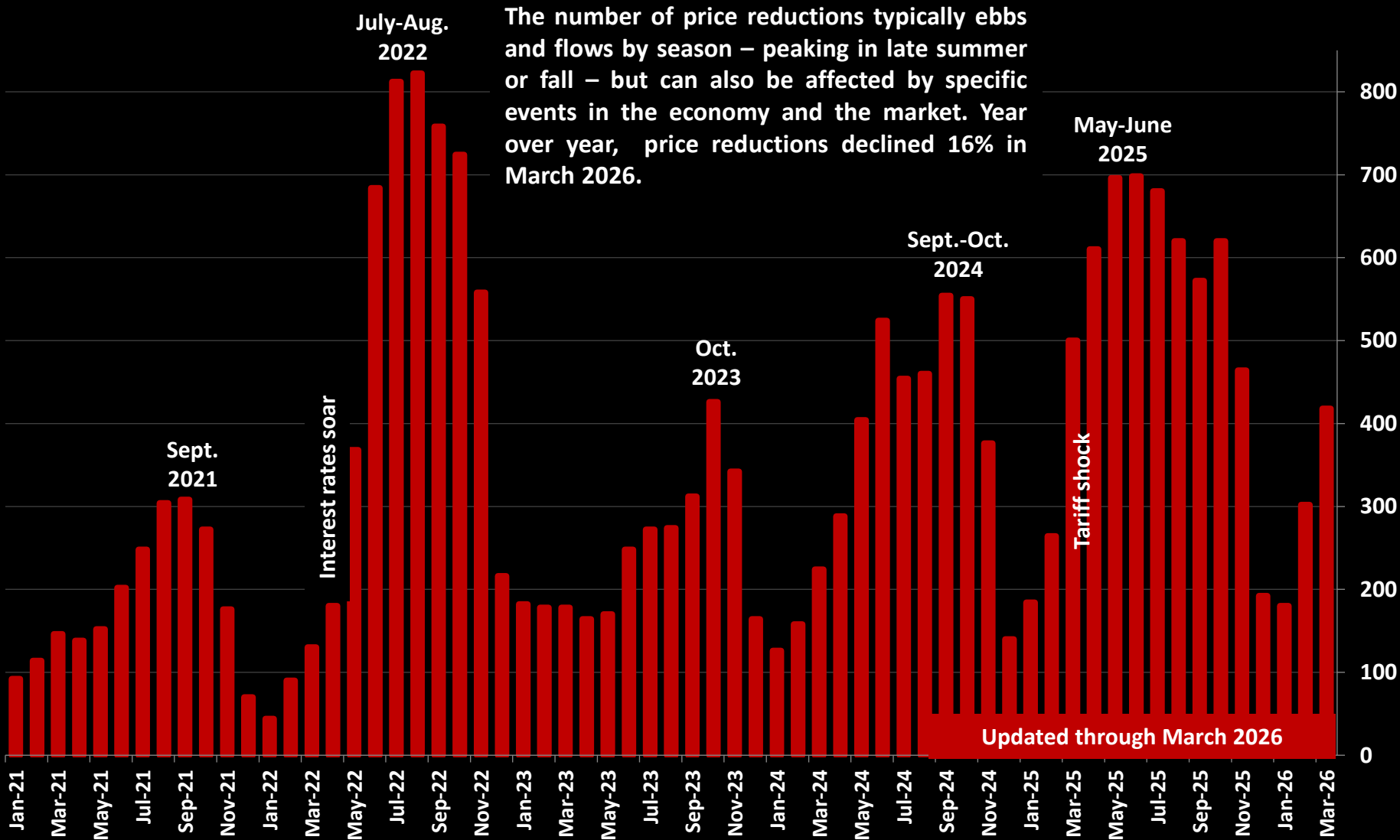
Updated through March 2026

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.



Price Reductions on Active Listings

Alameda County Market Dynamics & Seasonality



The number of price reductions typically ebbs and flows by season – peaking in late summer or fall – but can also be affected by specific events in the economy and the market. Year over year, price reductions declined 16% in March 2026.

Updated through March 2026

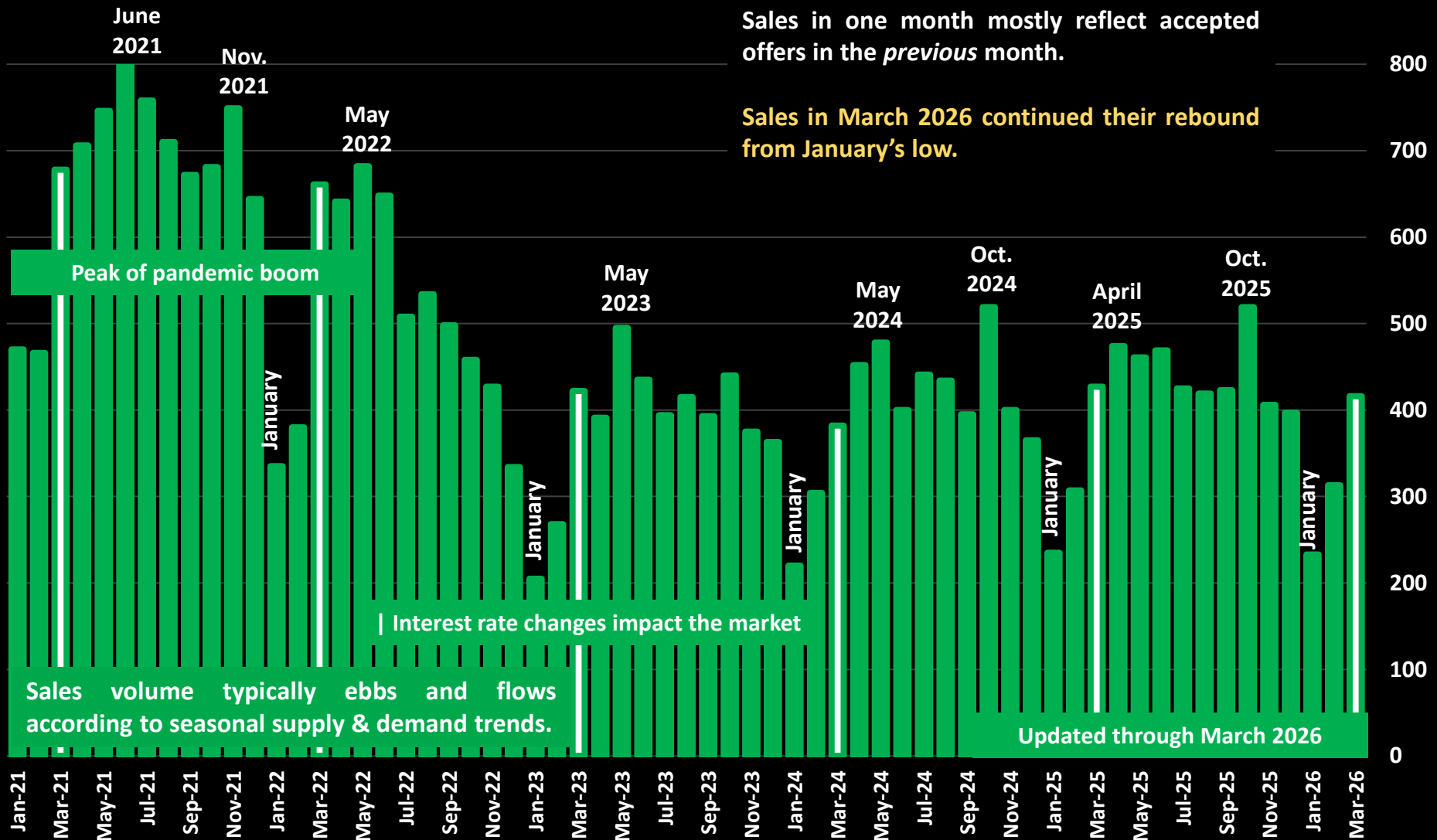
Per Realtor.com Research: <https://www.realtor.com/research/data/>, listings posted to site. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.



Monthly Sales Volume

Inner East Bay Market Dynamics & Seasonality

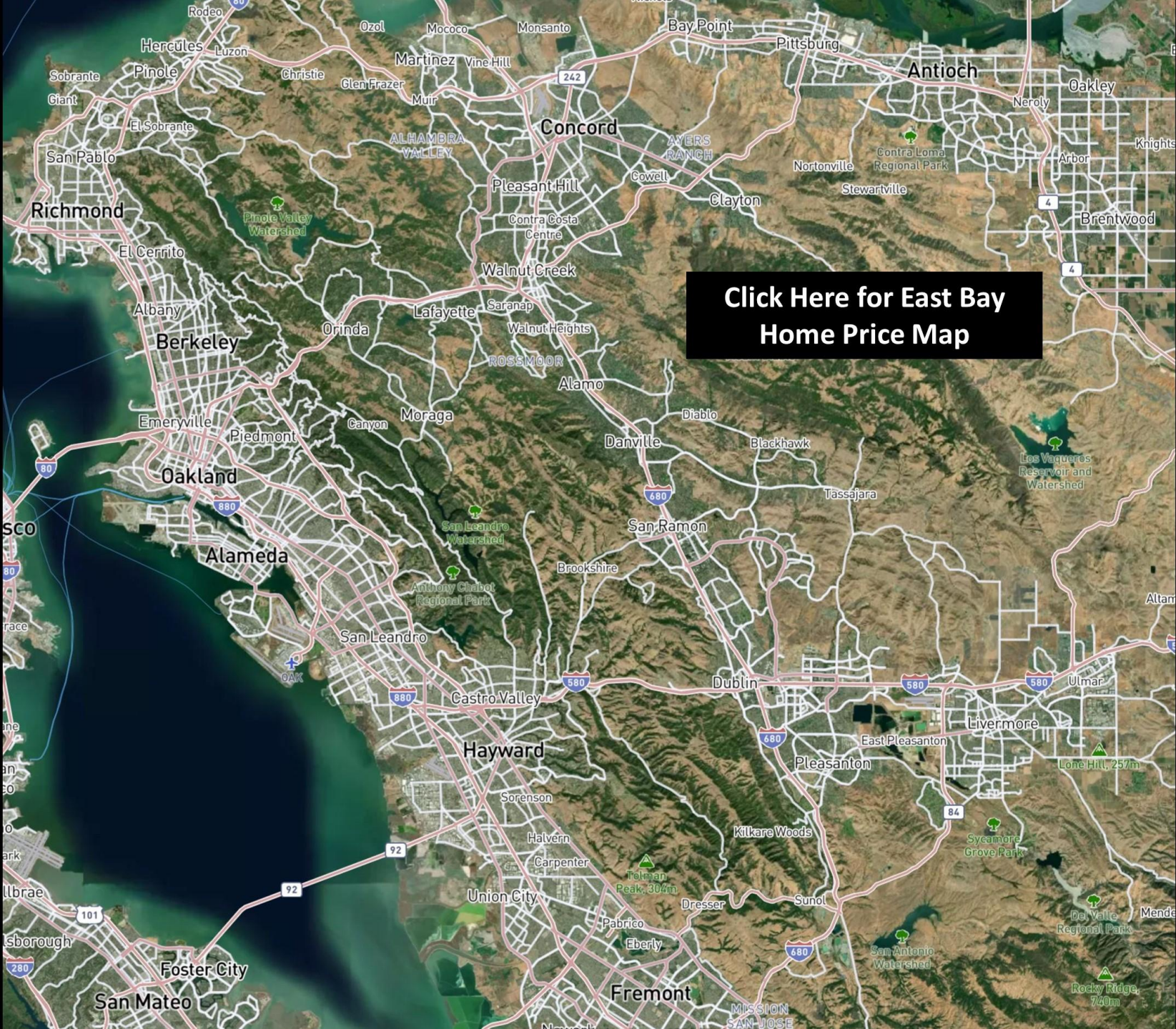
Reflecting the combined markets of Oakland, Piedmont, city of Alameda, Berkeley, Albany, Emeryville, Kensington, El Cerrito & Richmond



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.



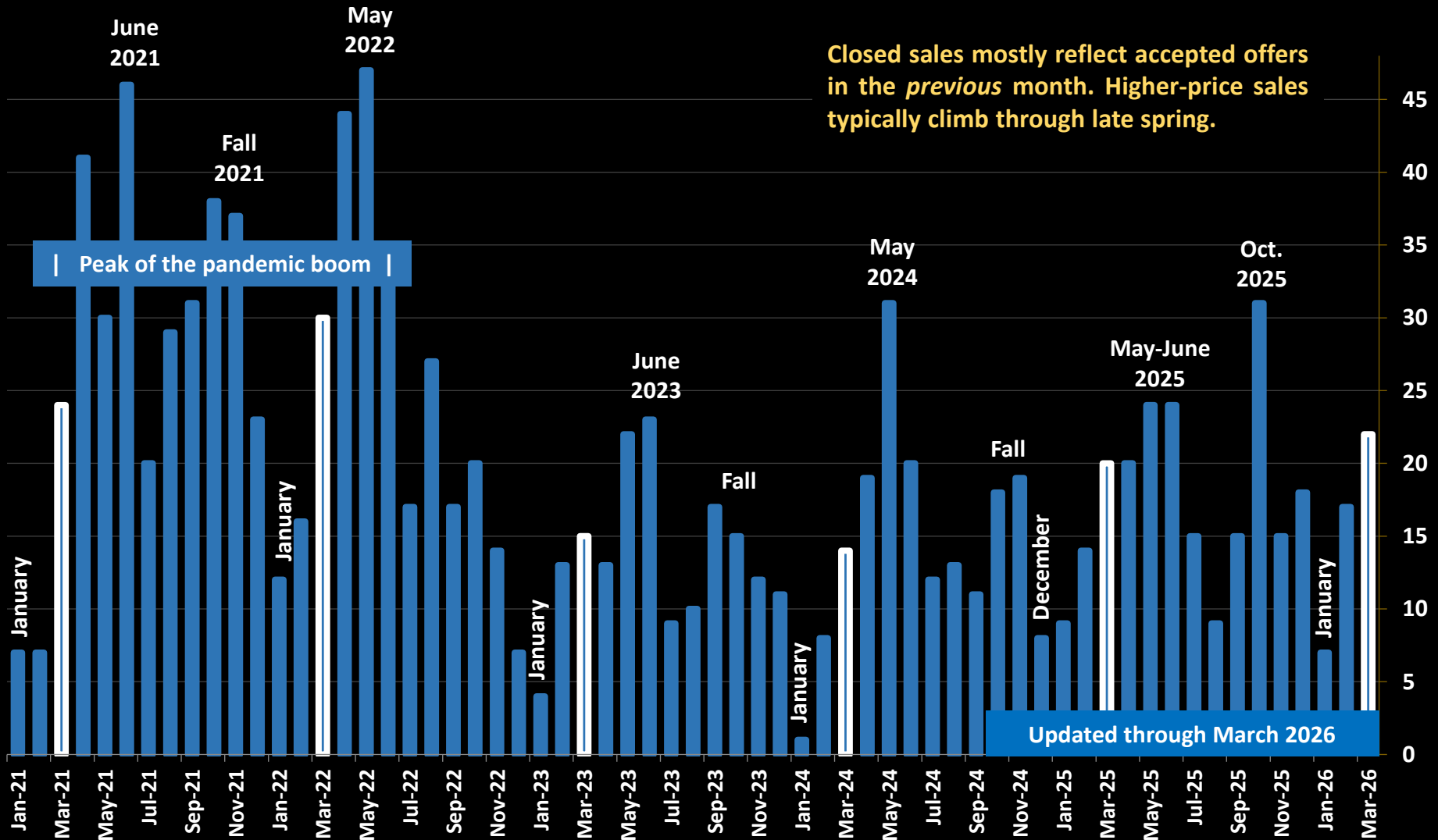
[Click Here for East Bay Home Price Map](#)



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.



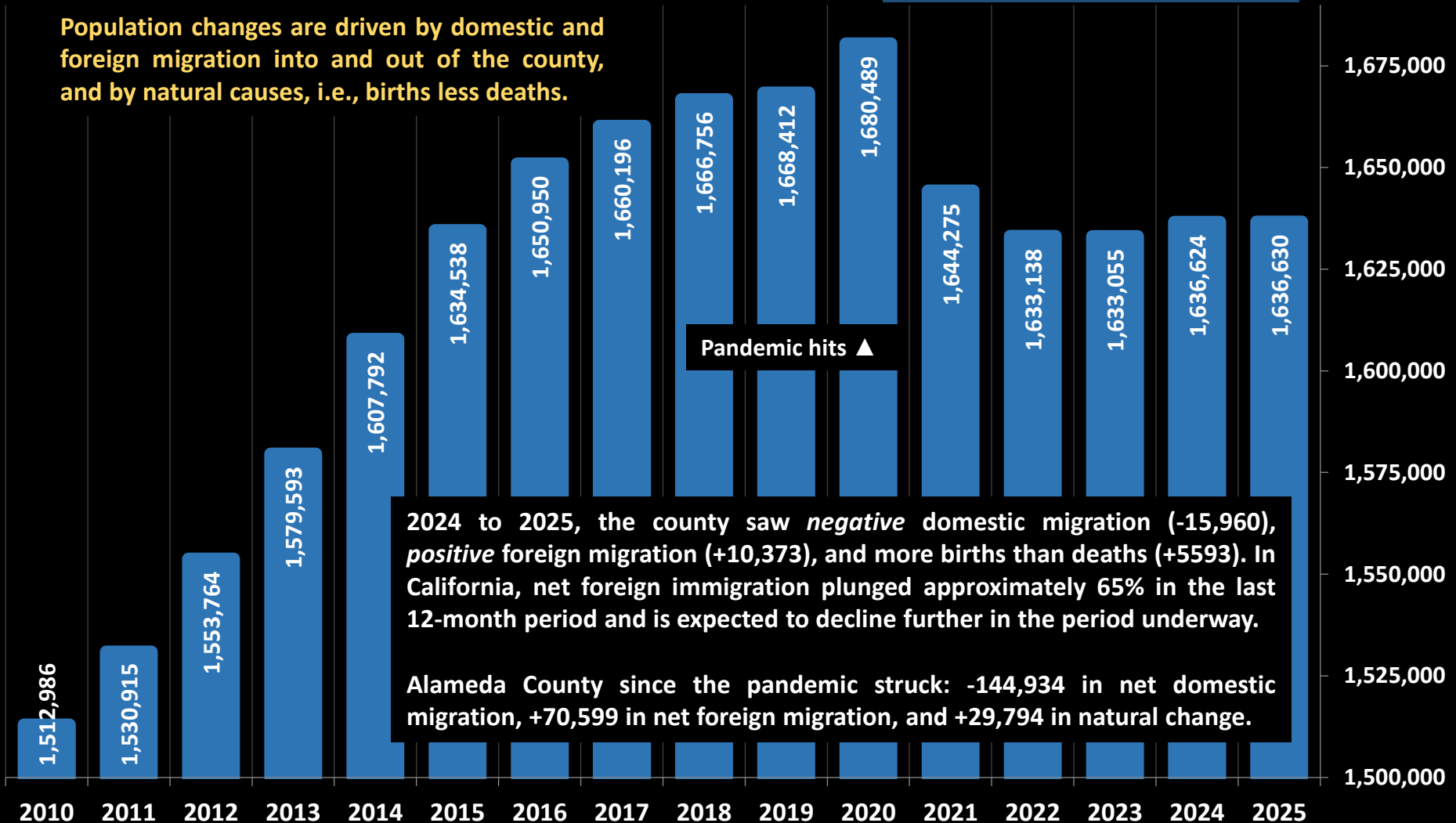
Selected Economic & Demographic Data

Alameda County Population Trends since 2010

U.S. Census Estimates, July 1st to July 1st

Population changes are driven by domestic and foreign migration into and out of the county, and by natural causes, i.e., births less deaths.

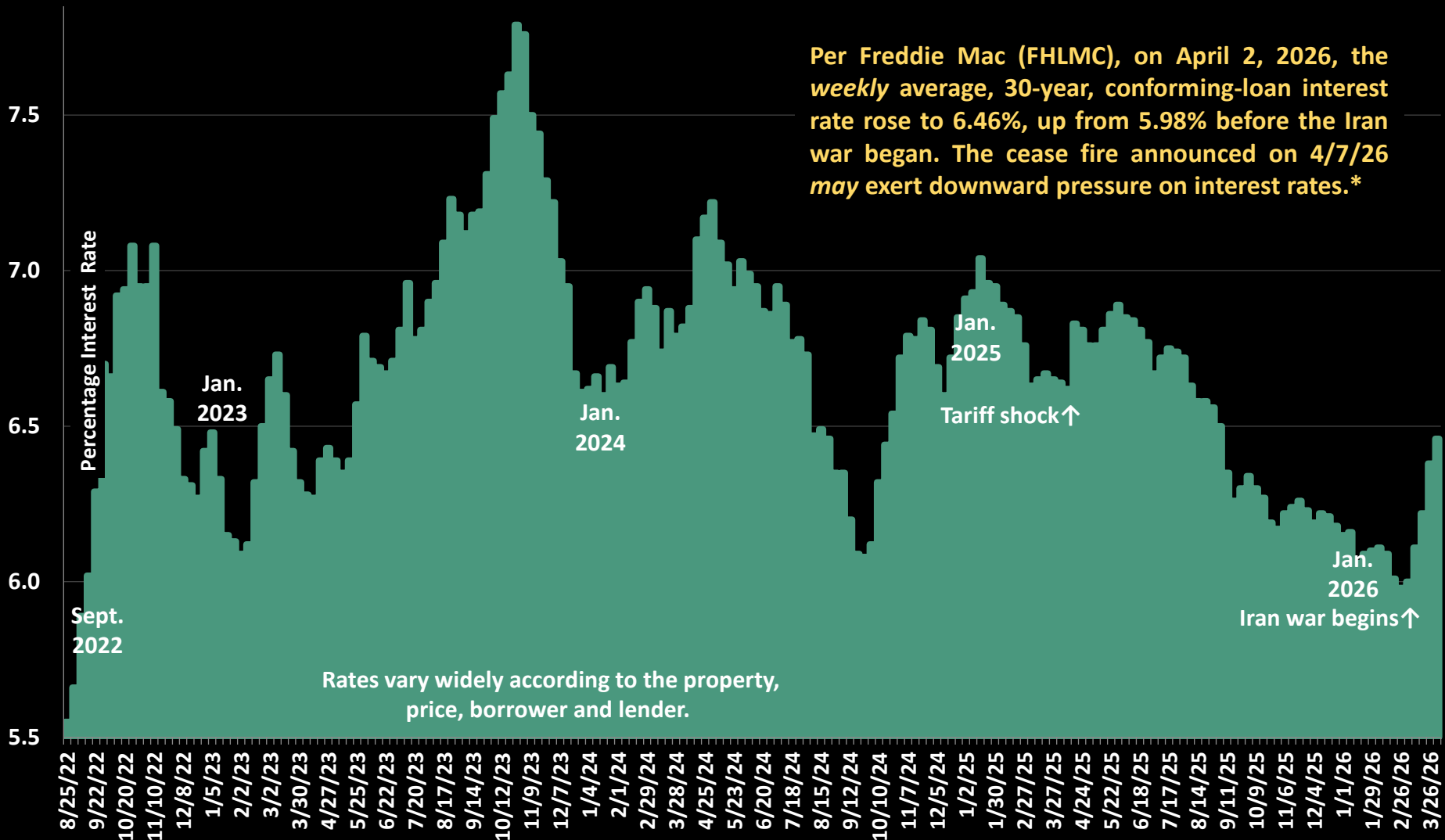
Changes measured from July 1st of previous year to July 1st of labeled year.



Estimates as of July 1 of each year. 2020-2025 data published March 26, 2026, by U.S. Census. The Census often revises numbers in subsequent estimates. All numbers to be considered approximate. Census numbers may not total perfectly due to "Population change that cannot be attributed to any specific demographic component."

Mortgage Interest Rates, August 2022 to 2026 YTD

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



Per Freddie Mac (FHLMC), on April 2, 2026, the weekly average, 30-year, conforming-loan interest rate rose to 6.46%, up from 5.98% before the Iran war began. The cease fire announced on 4/7/26 may exert downward pressure on interest rates.*

Rates vary widely according to the property, price, borrower and lender.

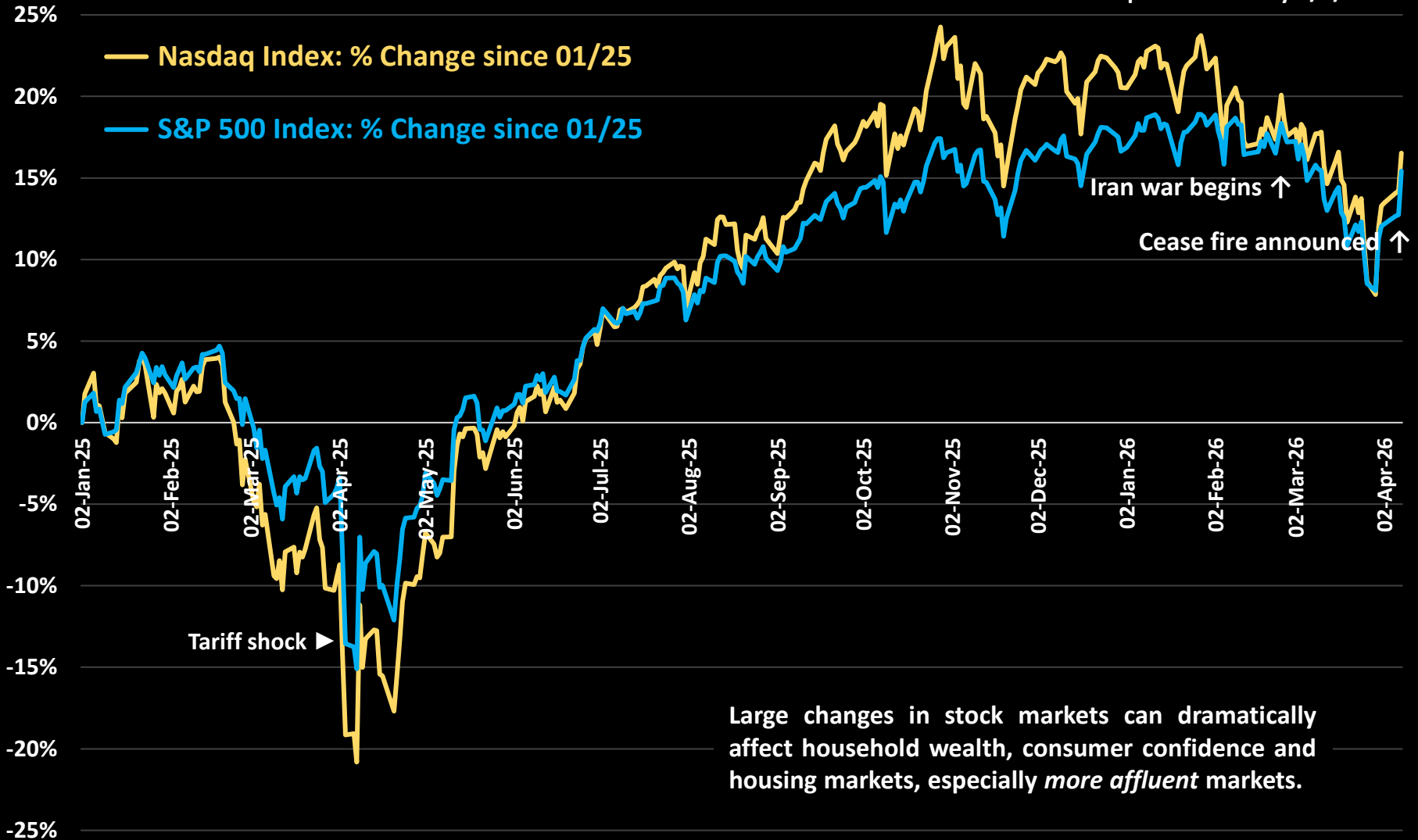
*Freddie Mac (FHLMC), 30-Year Fixed Rate Mortgage Weekly Average: <https://www.freddiemac.com/pmms>. Data from sources deemed reliable. Different sources of mortgage data sometimes vary in their determinations of daily and weekly rates. Daily Average Rate from Mortgage News Daily. All numbers approximate.



Financial Markets, 2025 – 2026 YTD

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

Updated mid-day 4/8/26

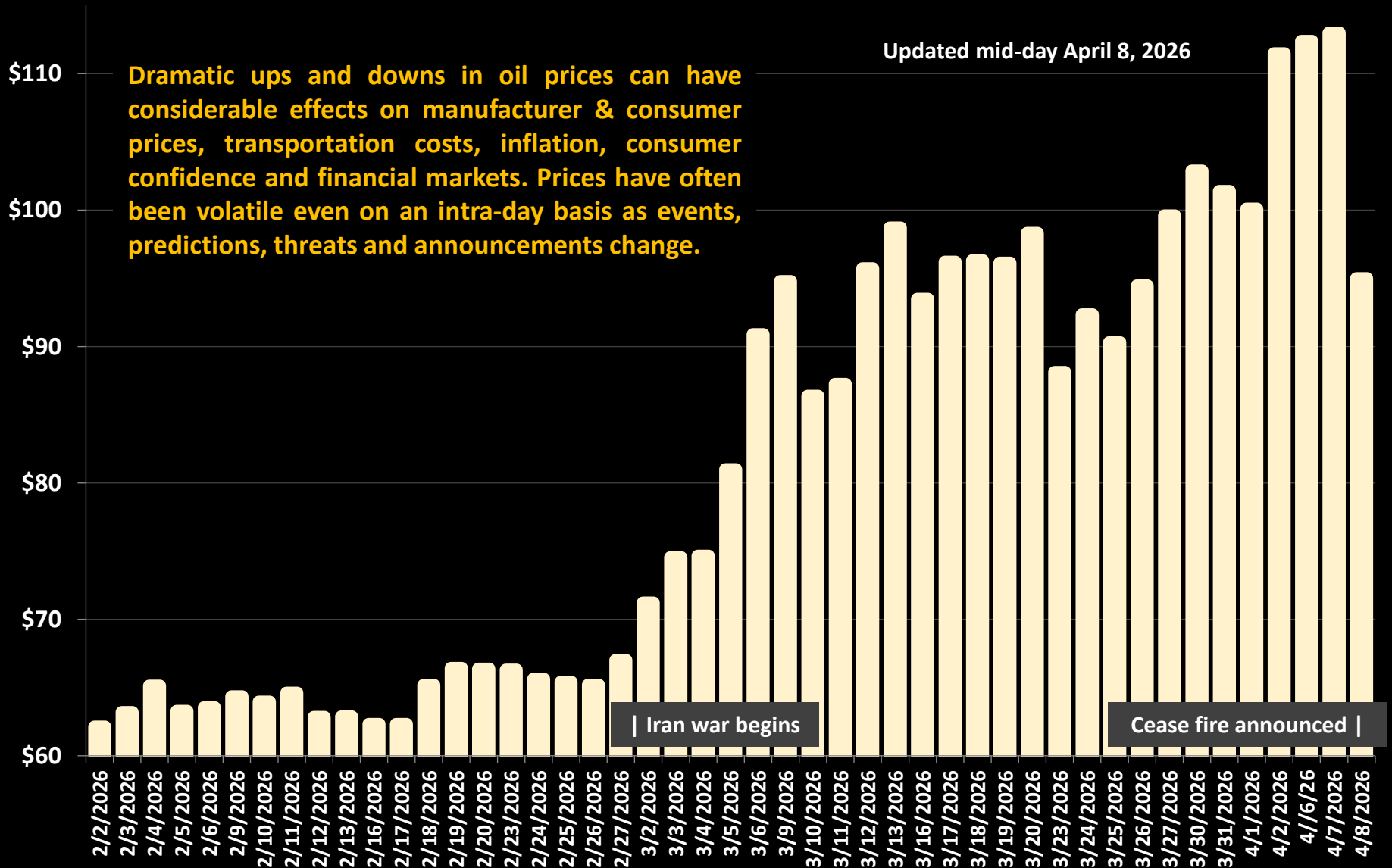


Large changes in stock markets can dramatically affect household wealth, consumer confidence and housing markets, especially *more affluent* markets.

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.

Crude Oil, Price per Barrel

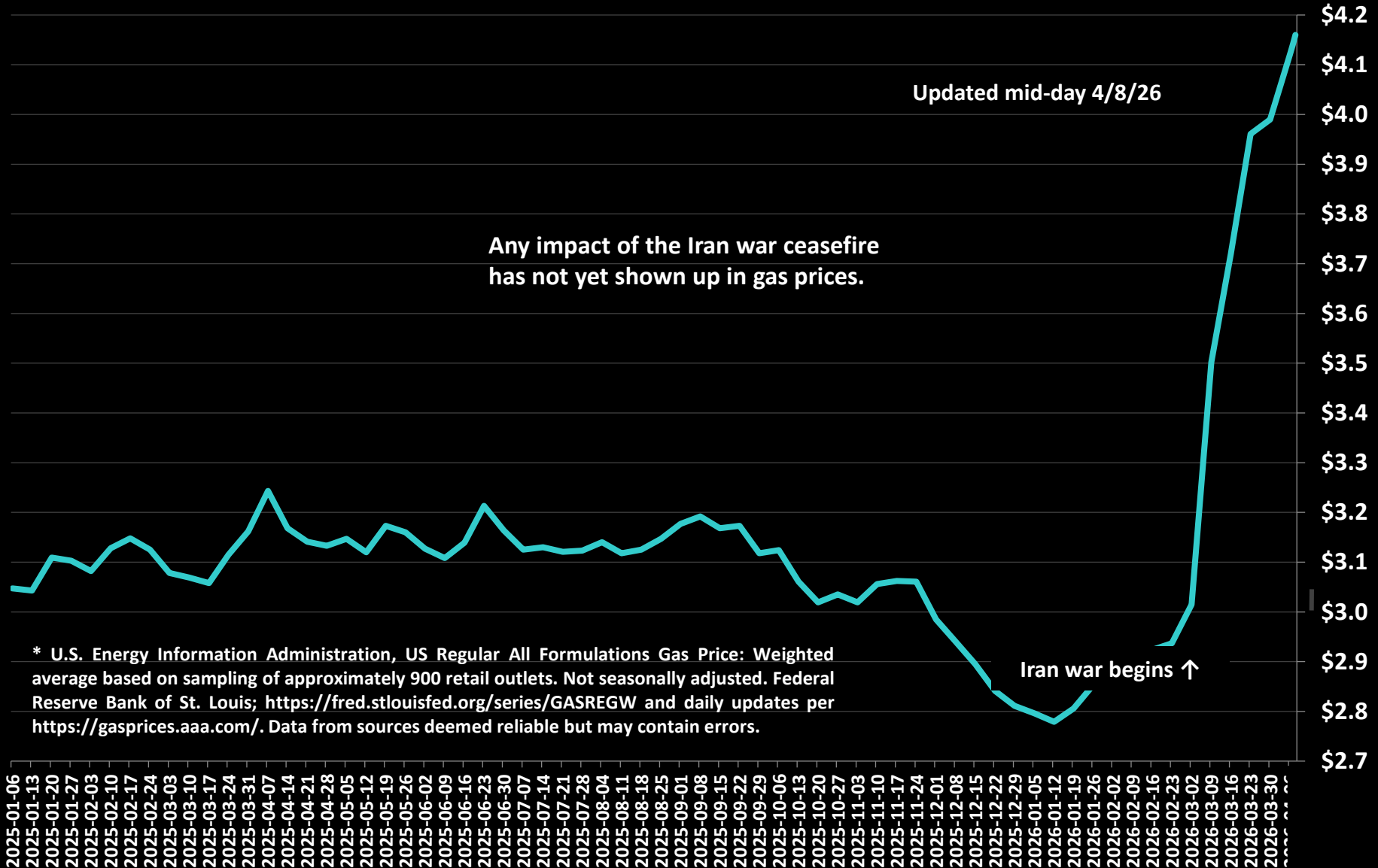
Since February 2, 2026*



*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.

The Price of Gas, 2025 – 2026 YTD

U.S. Average, Price per Gallon, by Week*



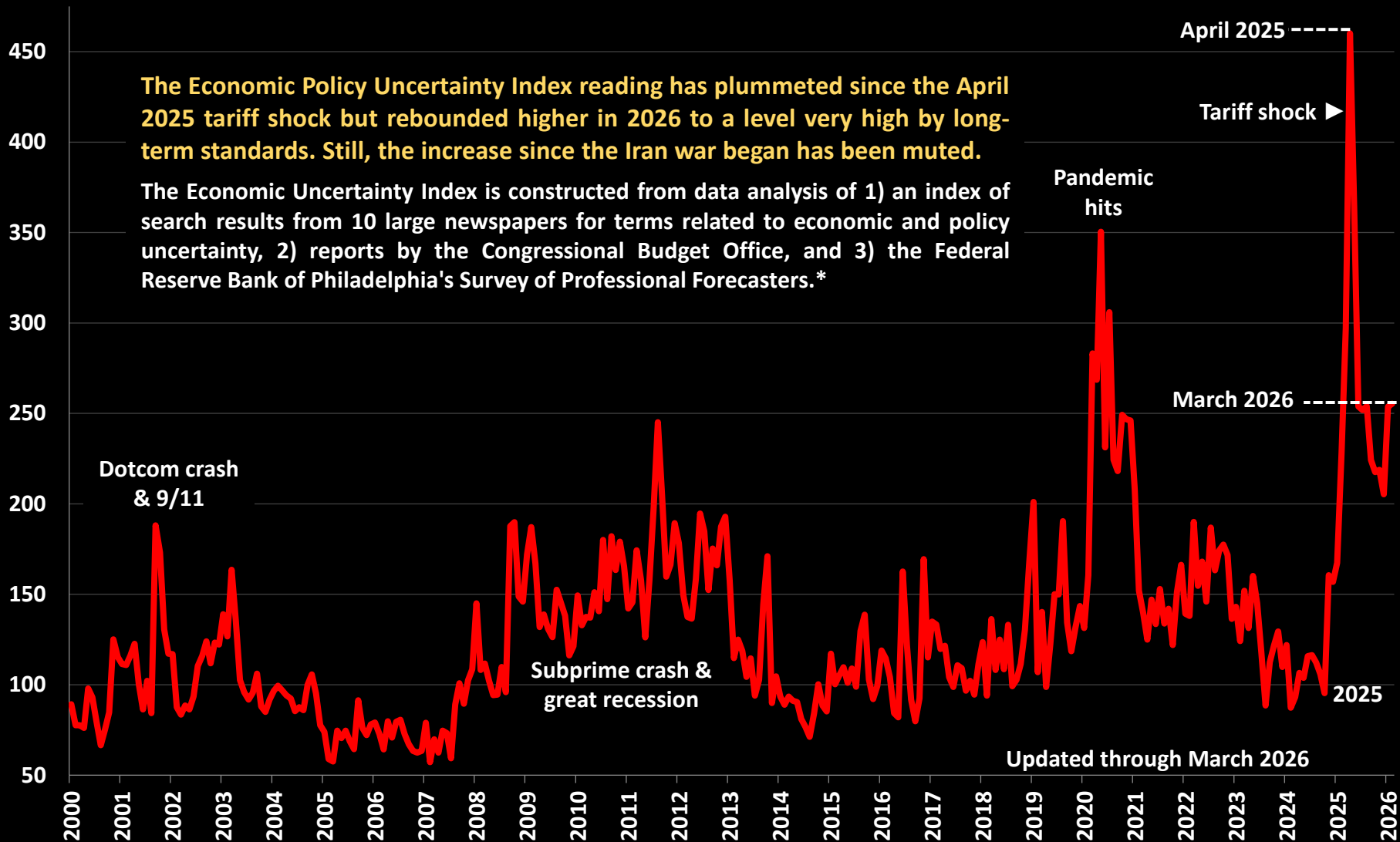
* U.S. Energy Information Administration, US Regular All Formulations Gas Price: Weighted average based on sampling of approximately 900 retail outlets. Not seasonally adjusted. Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/GASREGW> and daily updates per <https://gasprices.aaa.com/>. Data from sources deemed reliable but may contain errors.

Economic Policy Uncertainty Index*

By Month since January 2000

The Economic Policy Uncertainty Index reading has plummeted since the April 2025 tariff shock but rebounded higher in 2026 to a level very high by long-term standards. Still, the increase since the Iran war began has been muted.

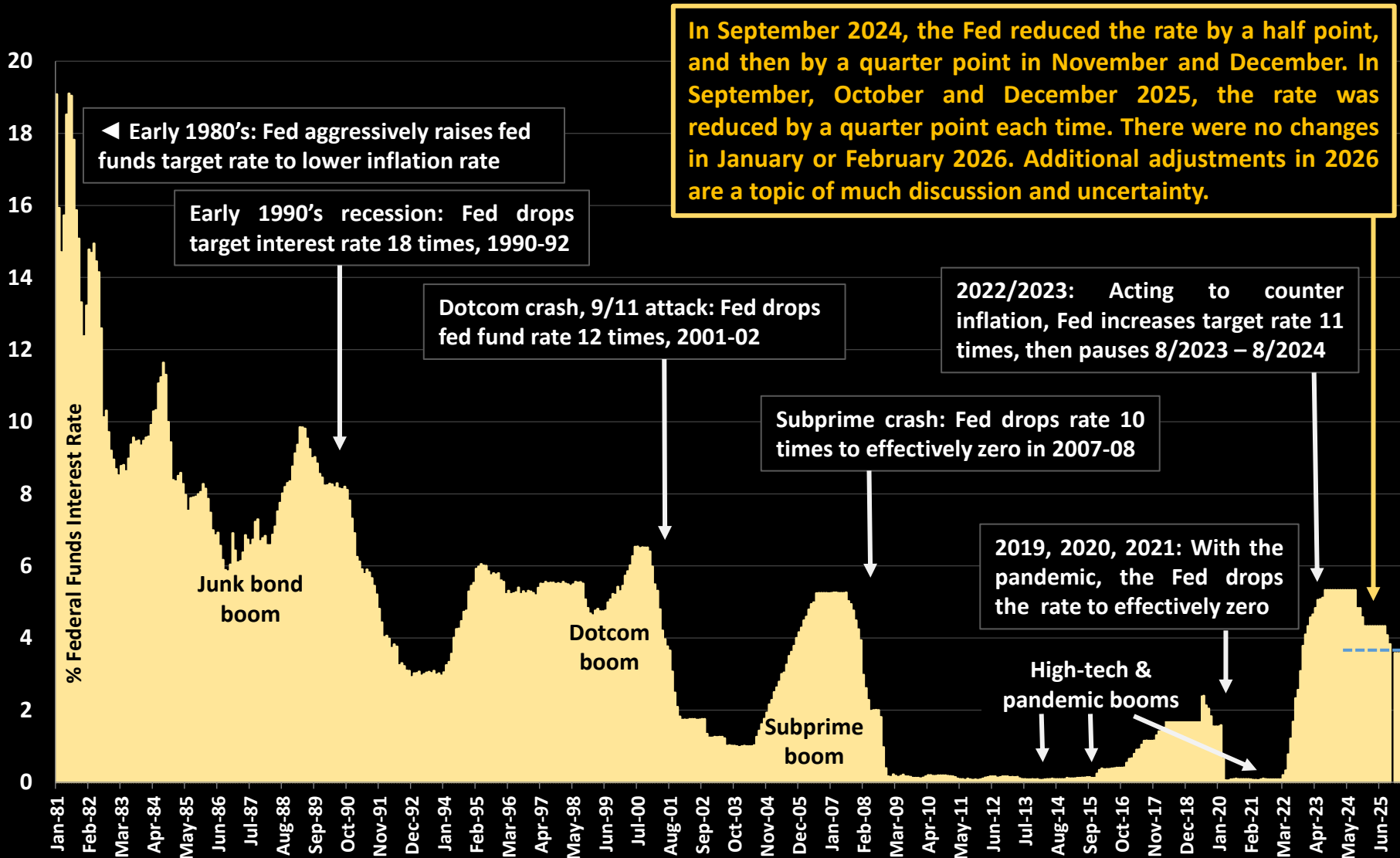
The Economic Uncertainty Index is constructed from data analysis of 1) an index of search results from 10 large newspapers for terms related to economic and policy uncertainty, 2) reports by the Congressional Budget Office, and 3) the Federal Reserve Bank of Philadelphia's Survey of Professional Forecasters.*



*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.

Federal Funds Interest Rate since 1981 & Economic Interventions by Federal Reserve Bank*

Updated March 18, 2026



In September 2024, the Fed reduced the rate by a half point, and then by a quarter point in November and December. In September, October and December 2025, the rate was reduced by a quarter point each time. There were no changes in January or February 2026. Additional adjustments in 2026 are a topic of much discussion and uncertainty.

* Per Federal Reserve Bank of St. Louis and New York; <https://fred.stlouisfed.org/series/FEDFUNDS>;
Last reading per <https://www.newyorkfed.org/markets/reference-rates/effr>. Other data referenced from sources deemed reliable but may contain errors and subject to revision.

Statistics are generalities, essentially summaries of widely disparate data generated by dozens, hundreds or thousands of unique, individual sales occurring within different time periods. They are best seen not as precise measurements, but as broad, comparative indicators, with reasonable margins of error. Anomalous fluctuations in statistics are not uncommon, especially in smaller, expensive market segments. Last period data should be considered estimates that may change with late-reported data. Different analytics programs sometimes define statistics – such as “active listings,” “days on market,” and “months supply of inventory” – differently: what is most meaningful are not specific calculations but the *trends* they illustrate. Most listing and sales data derives from the local or regional multi-listing service (MLS) of the area specified in the analysis, but not all listings or sales are reported to MLS and these won’t be reflected in the data. “Homes” signifies real-property, single-household housing units: houses, condos, co-ops, townhouses, duets and TICs (but not mobile homes), as applicable to each market. City/town names refer specifically to the named cities and towns, unless otherwise delineated. Multi-county metro areas will be specified as such. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

Many aspects of value cannot be adequately reflected in median and average statistics: curb appeal, age, condition, amenities, views, lot size, quality of outdoor space, “bonus” rooms, additional parking, quality of location *within* the neighborhood, and so on. How any of these statistics apply to any particular home is unknown without a specific comparative market analysis.

Median Sales Price is that price at which half the properties sold for more and half for less. It may be affected by seasonality, “unusual” events, or changes in inventory and buying trends, as well as by changes in fair market value. The median sales price for an area will often conceal an enormous variety of sales prices in the underlying individual sales.

Dollar per Square Foot is based upon the home’s interior living space and does not include garages, unfinished attics and basements, rooms built without permit, patios, decks or yards (though all those can add value to a home). These figures are usually derived from appraisals or tax records, but are sometimes unreliable (especially for older homes) or unreported altogether. The calculation can only be made on those home sales that reported square footage.

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