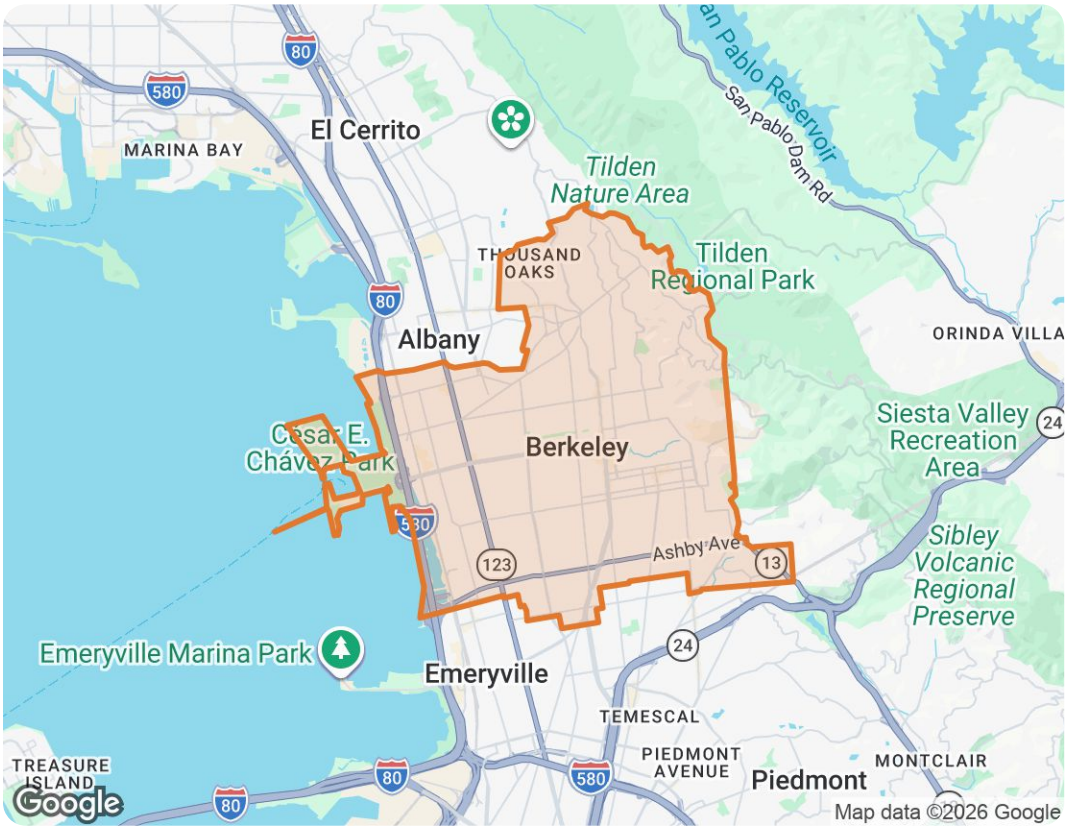
Berkeley, California



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Berkeley, California

Market Trends

Market Trends for Berkeley, California

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.8	132.9%	14	$1,691,000
↑ 14.65% MoM	↑ 1.92% MoM		↑ 13.11% MoM

October 2026 Median Estimated Property Value

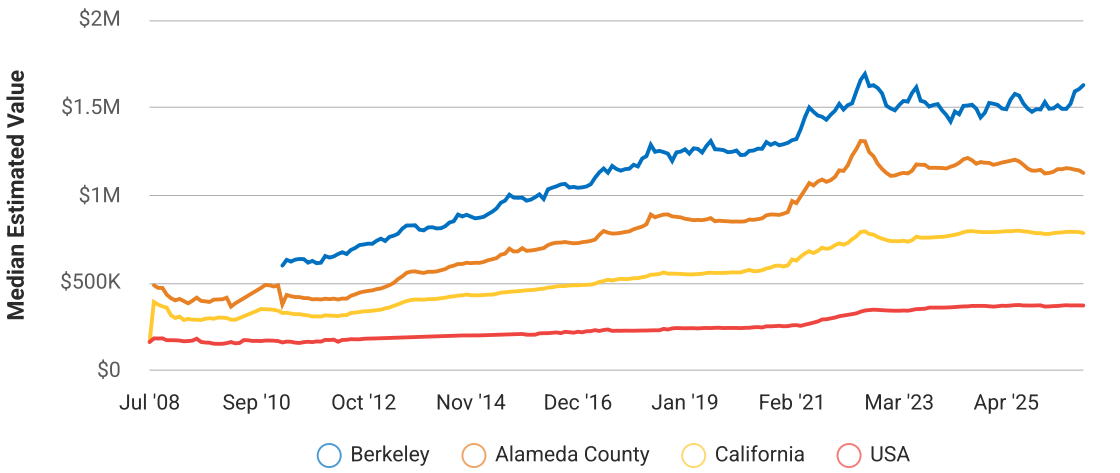
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,628,330	+1.4%	+10.3%



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September 2026 Active Listings

Berkeley, California

Single Family + Condo/Townhouse/Apt.

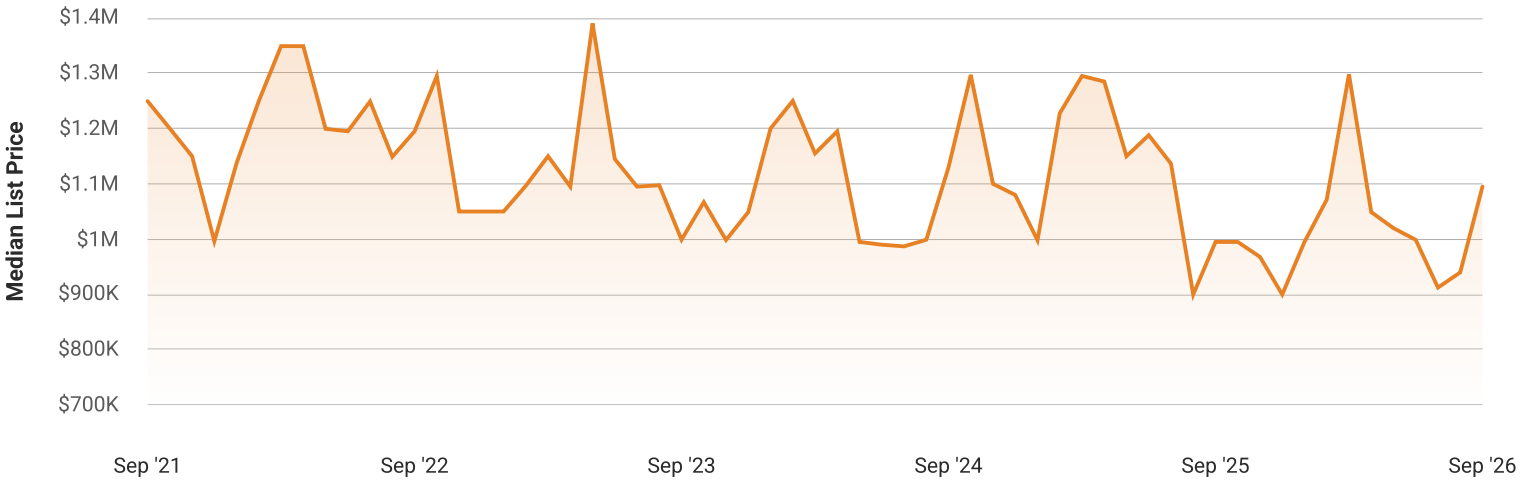
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,095,000

↑ 16.5% Month over Month



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September 2026 Sold Listings

Berkeley, California

Single Family + Condo/Townhouse/Apt.

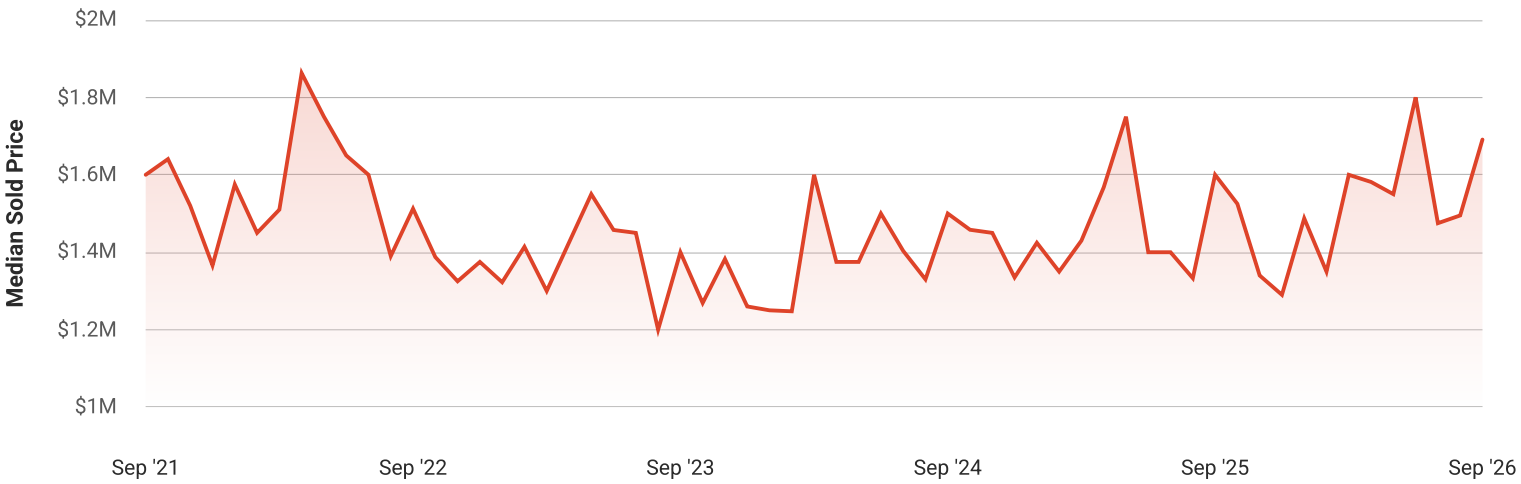
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $1,691,000

↑ 13.1% Month over Month



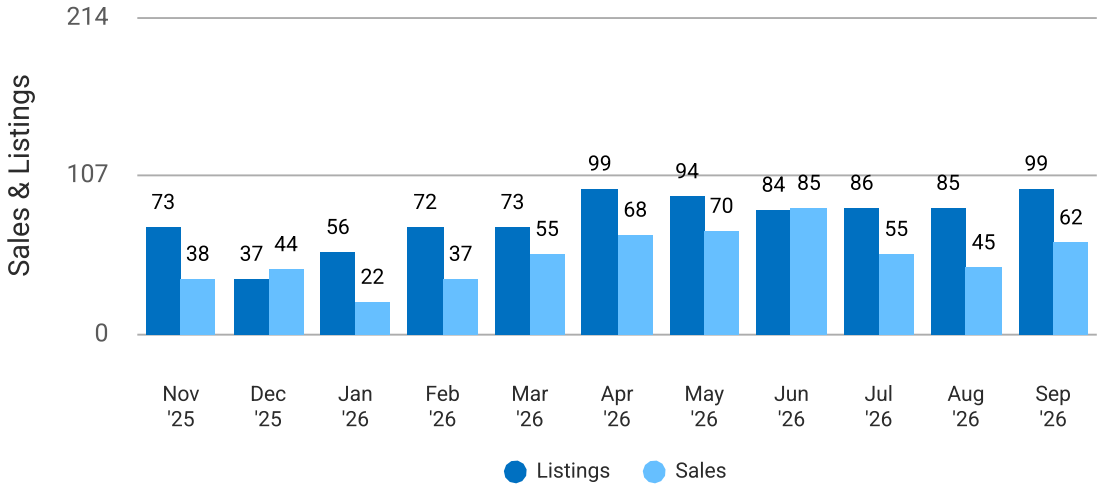
Total Sales and Active Listings in Berkeley, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Berkeley, California

Median Sold Price vs Sold Listings in Berkeley, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly

Median List Price vs Active Listings in Berkeley, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly

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Berkeley, California

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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$1,628,330	$1,605,560 +1.42%	$1,521,390 +7.03%	$1,476,000 +10.32%	$1,443,810 +12.78%	$1,505,930 +8.13%
Median Sold Price Last Updated: 9/30/2026	$1,691,000	$1,495,000 +13.11%	$1,800,000 -6.06%	$1,600,000 +5.69%	$1,500,000 +12.73%	$1,400,000 +20.79%
Median List Price Last Updated: 9/30/2026	$1,095,000	$939,900 +16.5%	$998,900 +9.62%	$995,000 +10.05%	$1,129,950 -3.09%	$999,000 +9.61%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Berkeley, California

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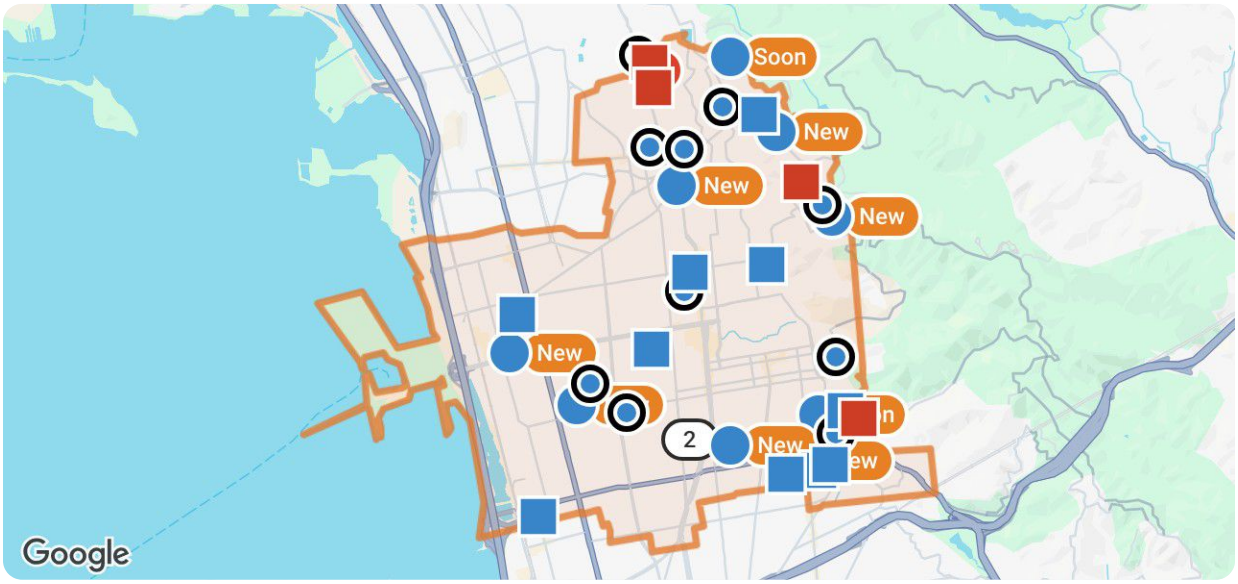
Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- Distressed Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	$849,000	$499,000	$1,150,000	$895,050
Median Listing Price / Est.Value	$1,522,500	$997,000	$2,037,500	$1,331,400
Highest Listing Price / Est.Value	$1,998,888	$1,849,000	$3,600,000	$3,063,000
Average Price / sqft	$745	$770	$945	$877
Median Price / sqft	$722	$811	$845	$872
Average Days in RPR	4	26	15	18
Median Days in RPR	4	16	14	17
Total Volume	$14,317,888	$11,130,000	$21,640,000	$15,497,140
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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Berkeley, California

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Market Activity Breakdown

New

Source: Listings

Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1 **1623 Russell St Berkeley, CA 94703** MLS ID: 41153307 Active / For Sale *Listing Courtesy of Radius Agent Realty*	Single Family	7/7	2,576	4,655 sqft	1945	11/6/2026 1 day	$1,799,000 $698/sq ft
2 **1701 Russell St Berkeley, CA 94703** MLS ID: 41152990 Active / For Sale *Listing Courtesy of Red Oak Realty*	Single Family	2/1	927	2,240 sqft	1905	11/4/2026 3 days	$849,000 $916/sq ft
3 **1208 Walnut St Berkeley, CA 94709** MLS ID: 41153002 Active / For Sale *Listing Courtesy of Kw Advisors East Bay*	Single Family	3/1	1,368	4,020 sqft	1924	11/4/2026 3 days	$895,000 $654/sq ft
4 **962 Arlington Ave Berkeley, CA 94707** MLS ID: 41150443 Active / For Sale *Listing Courtesy of Realty ONE Group Future*	Single Family	4/3	2,747	4,159 sqft	1925	11/3/2026 4 days	$1,998,888 $728/sq ft
5 **2232 Derby St Berkeley, CA 94705** MLS ID: 41152944 Active / For Sale *Listing Courtesy of The Agency*	Single Family	3/1	1,389	4,996 sqft	1924	11/3/2026 4 days	$999,000 $719/sq ft

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Berkeley, California

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New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6 **1245 Glen Ave** **Berkeley, CA 94708** MLS ID: 41152909 Active / For Sale *Listing Courtesy of COMPASS*	Single Family	4/5	2,680	0.39 acres	1952	11/3/2026 4 days	$1,895,000 $707/sq ft
7 **1650 Ashby Ave** **Berkeley, CA 94703** MLS ID: 41152830 Active / For Sale *Listing Courtesy of COMPASS*	Single Family	3/2	1,572	3,001 sqft	1904	11/2/2026 5 days	$949,000 $604/sq ft
8 **1413 Harmon St** **Berkeley, CA 94702** MLS ID: 41152812 Active / For Sale *Listing Courtesy of BHG Royal & Associates*	Single Family	3/2	1,723	3,942 sqft	1943	11/2/2026 5 days	$1,250,000 $725/sq ft
9 **570 The Alameda** **Berkeley, CA 94707** MLS ID: 41152842 Active / For Sale *Listing Courtesy of The Agency*	Single Family	4/3	2,192	4,046 sqft	1928	11/2/2026 5 days	$1,795,000 $819/sq ft
10 **942 Hilldale Ave** **Berkeley, CA 94708** MLS ID: 82066122 Active / For Sale *Listing Courtesy of KW Elevate*	Single Family	4/3	2,149	5,480 sqft	1926	10/30/2026 8 days	$1,888,000 $879/sq ft

Pending

Source: Listings

Legend

Pending

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Berkeley, California

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Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1 **2081 Bonar St** **Berkeley, CA 94702** MLS ID: 41150451 Pending / For Sale *Listing Courtesy of Redfin*	Single Family	3/2	1,071	2,108 sqft 1928	10/6/2026	$899,000 $839/sq ft	11/6/2026 31 days
2 **2434 Byron St** **Berkeley, CA 94702** MLS ID: 426160328 Pending / For Sale *Listing Courtesy of San Francisco R.E. Svcs.*	Single Family	3/2	1,557	2,923 sqft 1924	9/25/2026	$1,599,000 $1,027/sq ft	11/6/2026 42 days
3 **2232 Derby St** **Berkeley, CA 94705** MLS ID: 41152944 Pending / For Sale *Listing Courtesy of The Agency*	Single Family	3/1	1,389	4,995 sqft 1924	11/3/2026	$999,000 $719/sq ft	11/6/2026 3 days
4 **455 Arlington Ave** **Berkeley, CA 94707** MLS ID: 41151411 Pending / For Sale *Listing Courtesy of Winkler Real Estate Group*	Single Family	3/2	1,663	5,900 sqft 1926	10/21/2026	$995,000 $598/sq ft	11/5/2026 15 days
5 **1388 Grizzly Peak Blvd** **Berkeley, CA 94708** MLS ID: 41151640 Pending / For Sale *Listing Courtesy of Re/max Accord*	Single Family	3/2	1,086	5,400 sqft 1955	10/19/2026	$850,000 $783/sq ft	11/5/2026 17 days
6 **633 Neilson St** **Berkeley, CA 94707** MLS ID: 41152464 Pending / For Sale *Listing Courtesy of John S. Richards*	Single Family	3/1	1,455	3,800 sqft 1930	10/28/2026	$1,250,000 $859/sq ft	11/5/2026 8 days
7 **1085 Sterling Ave** **Berkeley, CA 94708** MLS ID: 41150529 Pending / For Sale *Listing Courtesy of Kw Advisors East Bay*	Single Family	3/2	1,929	5,341 sqft 1963	10/7/2026	$1,195,000 $619/sq ft	11/5/2026 29 days
8 **1521 Stuart St** **Berkeley, CA 94703** MLS ID: 41152425 Pending / For Sale *Listing Courtesy of Winkler Real Estate Group*	Single Family	4/3	1,902	3,192 sqft 2026	10/28/2026	$1,849,000 $972/sq ft	11/5/2026 8 days
9 **1537 Carleton St** **Berkeley, CA 94703** MLS ID: 41151870 Pending / For Sale *Listing Courtesy of District Homes*	Single Family	2/2	1,065	4,389 sqft 1946	10/21/2026	$995,000 $934/sq ft	11/4/2026 14 days
10 **1450 4th St, Apt 5** **Berkeley, CA 94710** MLS ID: 41143659 Pending / For Sale *Listing Courtesy of RED OAK REALTY*	Condo/Townhouse/Apt.	1/2	1,452	0.43 acres 1992	8/2/2026	$499,000 $344/sq ft	11/3/2026 93 days

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Berkeley, California

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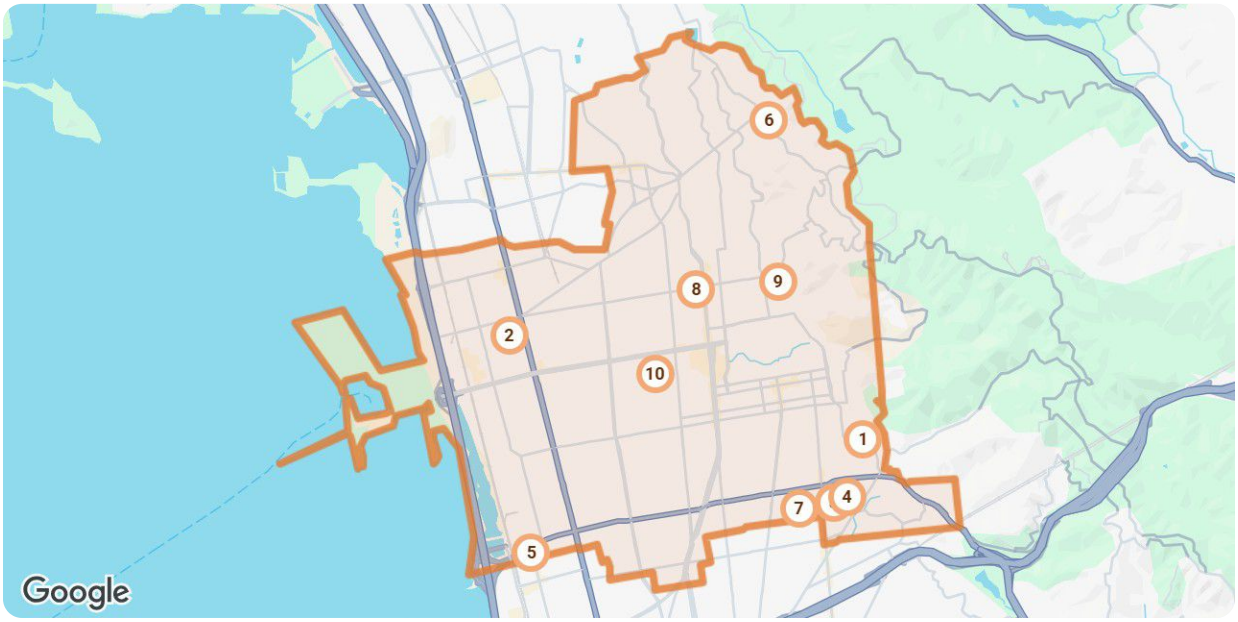
Closed

Source: Public Records and Listings



Legend

Closed

	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	**1220 Channing Way** **Berkeley, CA 94702** MLS ID: 41147699 Closed / For Sale *Courtesy of Red Oak Realty*	Single Family	4/3	2,753	3,600 sqft 1927	11/6/2026 24 days	$1,925,000 $699/sq ft	↑ 28.76%
2	**6900 Charing Cross Rd** **Berkeley, CA 94705** MLS ID: 41149079 Closed / For Sale *Courtesy of Keller Williams Realty*	Single Family	6/3	4,130	9,086 sqft 1994	11/6/2026 21 days	$2,075,000 $502/sq ft	↑ 3.85%
3	**1205 Curtis St** **Berkeley, CA 94706** MLS ID: 41149854 Closed / For Sale *Courtesy of Red Oak Realty*	Single Family	3/1	1,179	3,800 sqft 1924	11/6/2026 14 days	$1,805,000 $1,531/sq ft	↑ 64.84%
4	**2747 Forest Ave** **Berkeley, CA 94705** MLS ID: 41150821 Closed / For Sale *Courtesy of The Grubb Co. Inc.*	Single Family	5/6	3,625	4,733 sqft 1928	11/6/2026 14 days	$3,600,000 $993/sq ft	↑ 24.22%
5	**1117 The Alameda** **Berkeley, CA 94707** MLS ID: 41151170 Closed / For Sale *Courtesy of District Homes*	Single Family	3/2	1,449	6,174 sqft 1921	11/6/2026 13 days	$2,000,000 $1,380/sq ft	↑ 54.08%

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Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6 **2226 Blake St** **Berkeley, CA 94704** MLS ID: 82062501 Closed / For Sale *Courtesy of Maxreal*	Single Family	5/5	3,553	6,750 sqft 1942	11/5/2026 17 days	$2,780,000 $782/sq ft	–
7 **1595 Dwight Way** **Berkeley, CA 94703** MLS ID: 41150541 Closed / For Sale *Courtesy of Kai Real Estate*	Single Family	2/1	1,266	6,640 sqft 1925	11/5/2026 17 days	$1,150,000 $908/sq ft	↑ 28.49%
8 **1524 Sacramento St** **Berkeley, CA 94702** MLS ID: 41151855 Closed / For Sale *Courtesy of Kw Advisors East Bay*	Single Family	5/2	1,987	4,050 sqft 1942	11/5/2026 5 days	$2,300,000 $1,158/sq ft	↑ 53.85%
9 **17 Senior Ave** **Berkeley, CA 94708** MLS ID: 41150970 Closed / For Sale *Courtesy of Winkler Real Estate Group*	Single Family	3/4	3,190	6,292 sqft 1969	11/5/2026 14 days	$2,380,000 $746/sq ft	↑ 83.78%
10 **1594 Le Roy Ave** **Berkeley, CA 94708** MLS ID: 41150510 Closed / For Sale *Courtesy of Goldman Land & Home*	Single Family	4/2	2,176	3,320 sqft 1926	11/4/2026 13 days	$1,625,000 $747/sq ft	↑ 8.33%

Distressed

Source: Public Records and Listings

Legend

- Active For Sale
- Off Market, Hold, Withdrawn, Expired, or Canceled

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	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	**2124 Stuart St** **Berkeley, CA 94705** MLS ID: 41152461 Active / For Sale *Listing Courtesy of RED OAK REALTY*	Single Family	2/2	1,003	4,456 sqft 1925	10/28/2026 10 days	$975,000 $972/sq ft	9/24/2026 Notice of Foreclosure Sale
2	**455 Arlington Ave** **Berkeley, CA 94707** MLS ID: 41151411 Active / For Sale *Listing Courtesy of WINKLER REAL ESTATE GROUP*	Single Family	3/2	1,663	5,898 sqft 1926	10/21/2026 17 days	$995,000 $598/sq ft	8/11/2026 Notice of Default
3	**1924 Ward St** **Berkeley, CA 94703** MLS ID: 41150956 Active / For Sale *Listing Courtesy of COMPASS*	Single Family	3/1	1,262	5,458 sqft 1924	10/12/2026 26 days	$975,000 $773/sq ft	8/31/2026 Notice of Foreclosure Sale
4	**2916 Shasta Rd** **Berkeley, CA 94708** Off Market / Public Record	Single Family	5/2	1,643	5,368 sqft 1940	– – days	– $1,115/sq ft	8/13/2026 Notice of Default
5	**2125 Stuart St** **Berkeley, CA 94705** Off Market / Public Record	Single Family	2/2	1,204	4,860 sqft 1922	– – days	– $1,142/sq ft	9/24/2026 Notice of Foreclosure Sale
6	**2123 Stuart St** **Berkeley, CA 94705** Off Market / Public Record	Single Family	2/1	1,038	4,320 sqft 1922	– – days	– $1,241/sq ft	9/24/2026 Notice of Foreclosure Sale
7	**1811 8th St** **Berkeley, CA 94710** Off Market / Public Record	Condo/Townhouse/Apt.	4/3	1,618	6,573 sqft 1912	– – days	– $553/sq ft	9/2/2026 Notice of Foreclosure Sale
8	**2737 Belrose Ave** **Berkeley, CA 94705** Off Market / Public Record	Single Family	5/5	5,297	9,750 sqft 1920	– – days	– $578/sq ft	8/24/2026 Notice of Default
9	**1001 Panoramic Way** **Berkeley, CA 94704** Off Market / Public Record	Single Family	2/3	3,899	0.79 acres 1985	– – days	– $691/sq ft	9/11/2026 Notice of Default
10	**1415 Santa Fe Ave** **Berkeley, CA 94702** Off Market / Public Record	Single Family	3/2	1,274	4,000 sqft 1928	– – days	– $1,104/sq ft	9/15/2026 Notice of Default

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Berkeley, California

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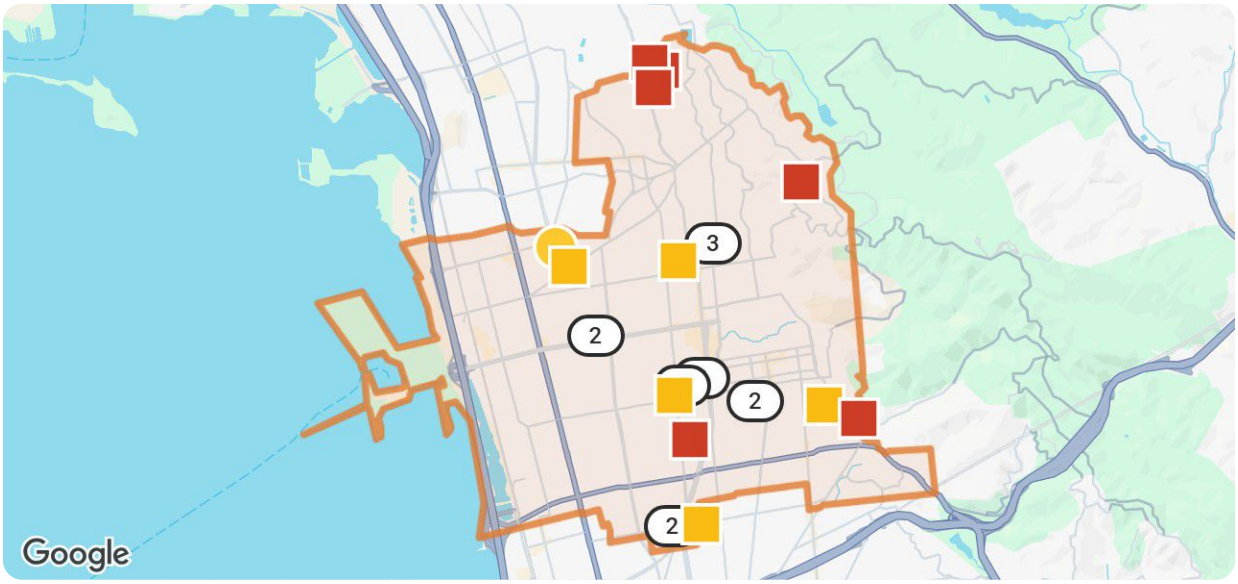
Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Recently Closed
- Distressed
- Recently Leased

	New	Closed	Distressed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	$1,900	$1,800	$895,050
Median Listing Price / Est.Value	$2,500	$2,500	$1,427,605
Highest Listing Price / Est.Value	$6,195	$3,250,000	$3,063,000
Average Price / sqft	$4	$298	$926
Median Price / sqft	$4	$5	$982
Average Days in RPR	18	37	–
Median Days in RPR	10	31	–
Total Volume	$28,890	$6,419,725	$16,960,450
Source	Listings	Public Records & Listings	Public Records & Listings

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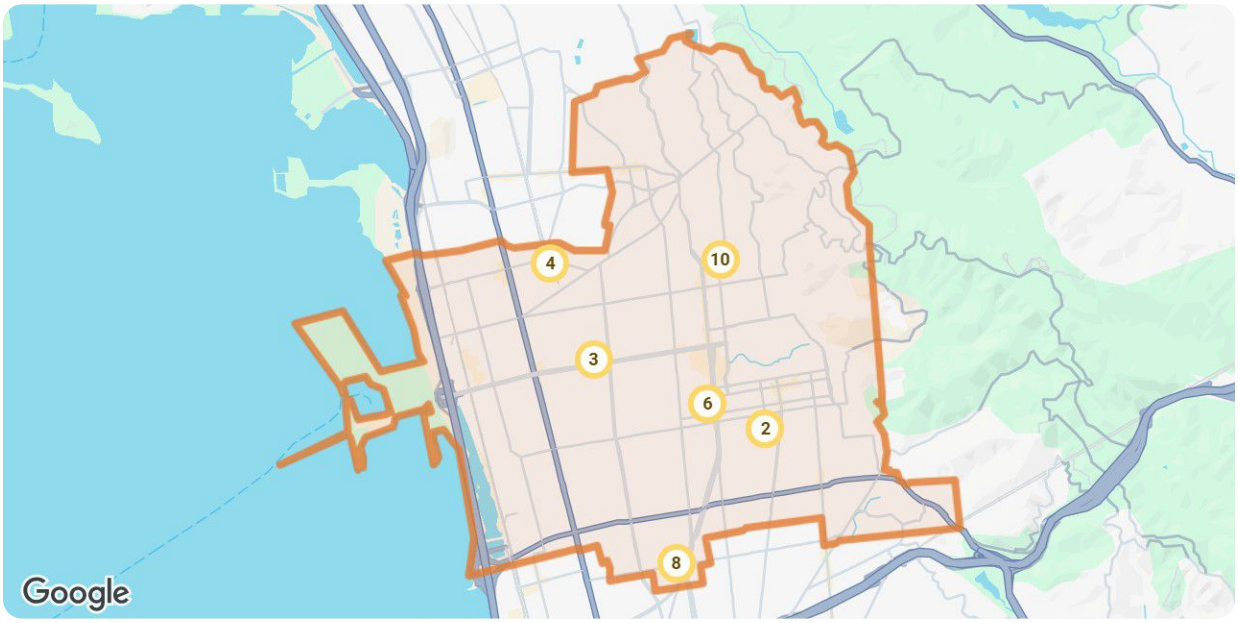
Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1 **1309 Ward St** **Berkeley, CA 94702** MLS ID: TR26239788 Active / For Lease *Courtesy of AMERICAN HOME REALTY*	Single Family	3/2	1,366	3,497 sqft	1924	11/7/2026 – days	$6,195 mo. $5/sq ft
2 **2924 Sacramento St, Unit B** **Berkeley, CA 94702** MLS ID: 41152860 Active / For Lease *Courtesy of RE/MAX Accord*	Condo/Townhouse/Apt.	2/1	750	4,000 sqft	2001	11/2/2026 5 days	$2,850 mo. $4/sq ft
3 **2924 Sacramento St** **Berkeley, CA 94702** MLS ID: 41152860 Active / For Lease *Courtesy of RE/MAX ACCORD*	Single Family	2/1	750	3,998 sqft	2001	11/2/2026 5 days	$2,850 mo. $4/sq ft
4 **2636 Warring St, Apt 203** **Berkeley, CA 94704** MLS ID: 41152665 Active / For Lease *Courtesy of REB COMPANY*	Condo/Townhouse/Apt.	1/1	575	8,100 sqft	1959	10/30/2026 8 days	$2,450 mo. $4/sq ft
5 **2636 Warring St** **Berkeley, CA 94704** MLS ID: 41152665 Active / For Lease *Courtesy of REB COMPANY*	Single Family	1/1	575	8,102 sqft	1959	10/30/2026 8 days	$2,450 mo. $4/sq ft

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Berkeley, California

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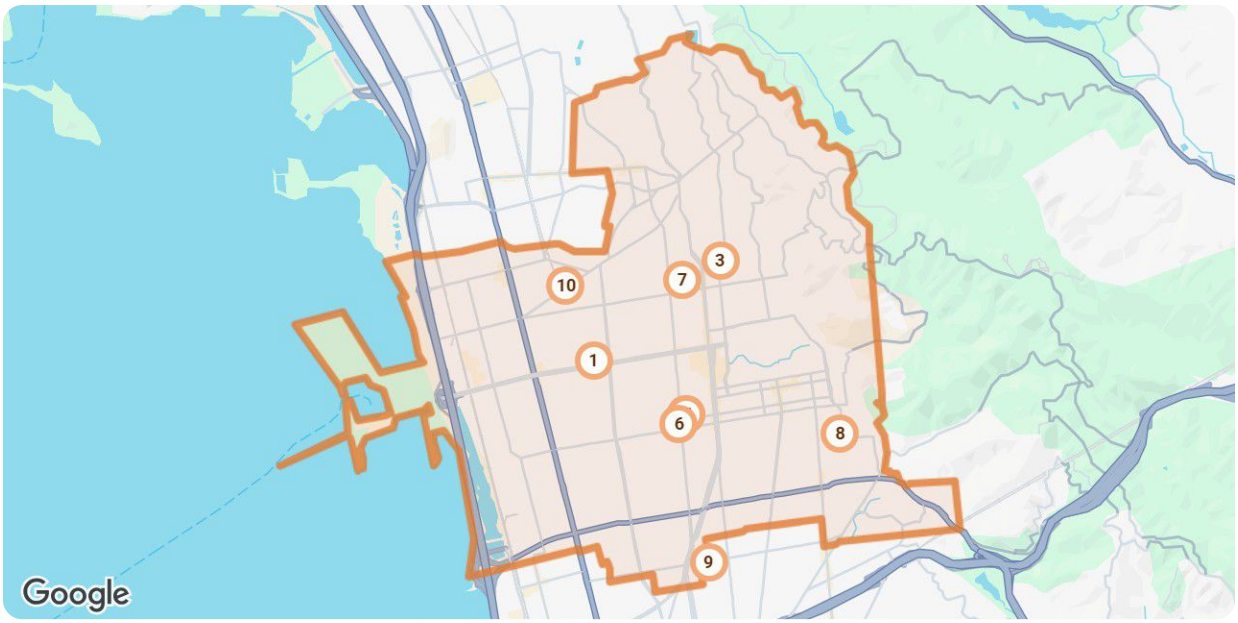
New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6 **1433 Derby St, #B** **Berkeley, CA 94702** MLS ID: 426173130 Active / For Lease *Courtesy of Ascend Real Estate*	Condo/Townhouse/Apt.	1/1	800	5,300 sqft	–	10/28/2026 10 days	$2,395 mo. $3/sq ft
7 **2629 Piedmont Ave, #E** **Berkeley, CA 94704** MLS ID: SB26221287 Active / For Lease *Courtesy of STARTS PACIFIC, INC.*	Condo/Townhouse/Apt.	1/1	802	6,751 sqft	1904	10/12/2026 26 days	$2,800 mo. $3/sq ft
8 **2629 Piedmont Ave, #F** **Berkeley, CA 94704** MLS ID: SB26221256 Active / For Lease *Courtesy of STARTS PACIFIC, INC.*	Condo/Townhouse/Apt.	–/1	300	6,751 sqft	1904	10/12/2026 26 days	$1,900 mo. $6/sq ft
9 **2550 Dana St, Apt 2F** **Berkeley, CA 94704** MLS ID: 41150055 Active / For Lease *Courtesy of GC Real Estate Advisors*	Condo/Townhouse/Apt.	1/1	700	0.25 acres	1962	10/1/2026 37 days	$2,500 mo. $4/sq ft
10 **2550 Dana St, Apt 5E** **Berkeley, CA 94704** MLS ID: 41150055 Active / For Lease *Courtesy of GC Real Estate Advisors*	Condo/Townhouse/Apt.	1/1	700	0.25 acres	1962	10/1/2026 37 days	$2,500 mo. $4/sq ft

Closed

Source: Public Records and Listings



Legend

Closed

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	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	**1033 Colusa Ave** **Berkeley, CA 94707** MLS ID: 326070110 Closed / For Sale and For Lease *Courtesy of Coldwell Banker Realty*	Single Family	4/3	2,072	5,998 sqft 1922	11/3/2026 11 days	$3,250,000 $1,569/sq ft	↑ 71.5%
2	**1313 Curtis St** **Berkeley, CA 94702** MLS ID: 41146101 Closed / For Lease *Courtesy of First Republic Real Estate*	Single Family	10/4	2,908	7,190 sqft 1950	10/30/2026 66 days	– $1,083/sq ft	–
3	**2629 Piedmont Ave, Apt C** **Berkeley, CA 94704** MLS ID: SB26221271 Closed / For Lease *Courtesy of Starts Pacific, Inc.*	Condo/Townhouse/Apt.	1/1	–	6,751 sqft 1904	10/30/2026 18 days	– –/sq ft	–
4	**2029 Channing Way, Apt 2D** **Berkeley, CA 94704** MLS ID: 41144070 Closed / For Lease *Courtesy of Coldwell Banker*	Condo/Townhouse/Apt.	2/1	803	9,620 sqft 1995	10/17/2026 72 days	– $4/sq ft	–
5	**2029 Channing Way, Apt 1D** **Berkeley, CA 94704** MLS ID: 41144067 Closed / For Lease *Courtesy of Coldwell Banker*	Condo/Townhouse/Apt.	2/1	791	9,620 sqft 1995	10/13/2026 68 days	– $5/sq ft	–
6	**1957 Acton St** **Berkeley, CA 94702** MLS ID: 41149572 Closed / For Lease *Courtesy of BHG RE RELIANCE PARTNERS*	Single Family	1/1	633	1,001 sqft 1944	10/5/2026 9 days	– $3/sq ft	–
7	**1914 Channing Way, Apt 1** **Berkeley, CA 94704** MLS ID: 41143668 Closed / For Lease *Courtesy of REB COMPANY*	Condo/Townhouse/Apt.	–/1	400	6,750 sqft 1922	9/5/2026 33 days	– $5/sq ft	–
8	**1914 Channing Way** **Berkeley, CA 94704** MLS ID: 41143668 Closed / For Lease *Courtesy of REB COMPANY*	Single Family	1/1	400	6,751 sqft 1922	9/5/2026 33 days	– $5/sq ft	–
9	**1425 Oxford St, #1/2** **Berkeley, CA 94709** MLS ID: 41143681 Closed / For Lease *Courtesy of REB COMPANY*	Condo/Townhouse/Apt.	1/1	450	6,730 sqft 1930	9/1/2026 29 days	– $6/sq ft	–
10	**1425 Oxford St** **Berkeley, CA 94709** MLS ID: 41143681 Closed / For Lease *Courtesy of REB COMPANY*	Single Family	1/1	450	6,730 sqft 1930	9/1/2026 29 days	– $6/sq ft	–

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Distressed

Source: Public Records and Listings

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Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	**2916 Shasta Rd** **Berkeley, CA 94708** Off Market / Public Record	Single Family	5/2	1,643	5,368 sqft 1940	– – days	– $1,115/sq ft	8/13/2026 Notice of Default
2	**2125 Stuart St** **Berkeley, CA 94705** Off Market / Public Record	Single Family	2/2	1,204	4,860 sqft 1922	– – days	– $1,142/sq ft	9/24/2026 Notice of Foreclosure Sale
3	**2123 Stuart St** **Berkeley, CA 94705** Off Market / Public Record	Single Family	2/1	1,038	4,320 sqft 1922	– – days	– $1,241/sq ft	9/24/2026 Notice of Foreclosure Sale
4	**1811 8th St** **Berkeley, CA 94710** Off Market / Public Record	Condo/Townhouse/Apt.	4/3	1,618	6,573 sqft 1912	– – days	– $553/sq ft	9/2/2026 Notice of Foreclosure Sale
5	**455 Arlington Ave** **Berkeley, CA 94707** Off Market / Public Record	Single Family	3/2	1,663	5,900 sqft 1926	– – days	– $871/sq ft	8/11/2026 Notice of Default
6	**2737 Belrose Ave** **Berkeley, CA 94705** Off Market / Public Record	Single Family	5/5	5,297	9,750 sqft 1920	– – days	– $578/sq ft	8/24/2026 Notice of Default
7	**1001 Panoramic Way** **Berkeley, CA 94704** Off Market / Public Record	Single Family	2/3	3,899	0.79 acres 1985	– – days	– $691/sq ft	9/11/2026 Notice of Default

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	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
8	1415 Santa Fe Ave Berkeley, CA 94702 Off Market / Public Record	Single Family	3/2	1,274	4,000 sqft 1928	– – days	– $1,104/sq ft	9/15/2026 Notice of Default
9	2124 Stuart St Berkeley, CA 94705 Off Market / Public Record	Single Family	2/2	1,003	4,455 sqft 1925	– – days	– $1,044/sq ft	9/24/2026 Notice of Foreclosure Sale
10	619 Vistamont Ave Berkeley, CA 94708 Off Market / Public Record	Single Family	2/2	2,078	0.31 acres 1974	– – days	– $920/sq ft	9/17/2026 Notice of Default

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