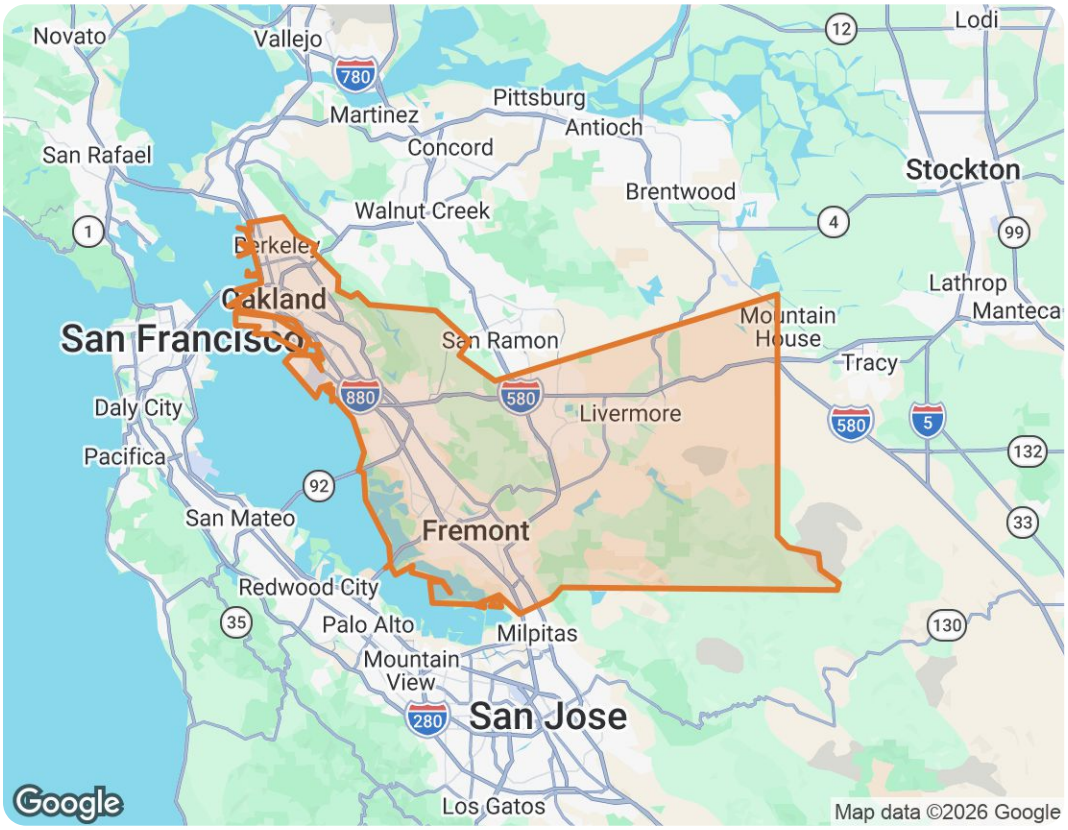
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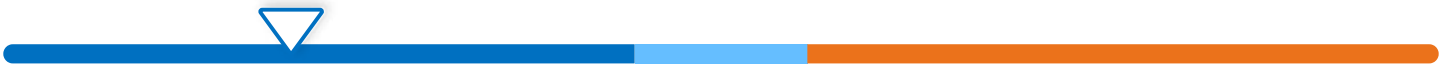
Market Trends

Market Trends for Alameda County, 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
2.41	107.8%	14	$1,097,000
↓ 1.63% MoM	↑ 1.33% MoM	↓ 12.5% MoM	↑ 0.83% MoM

October 2026 Median Estimated Property Value

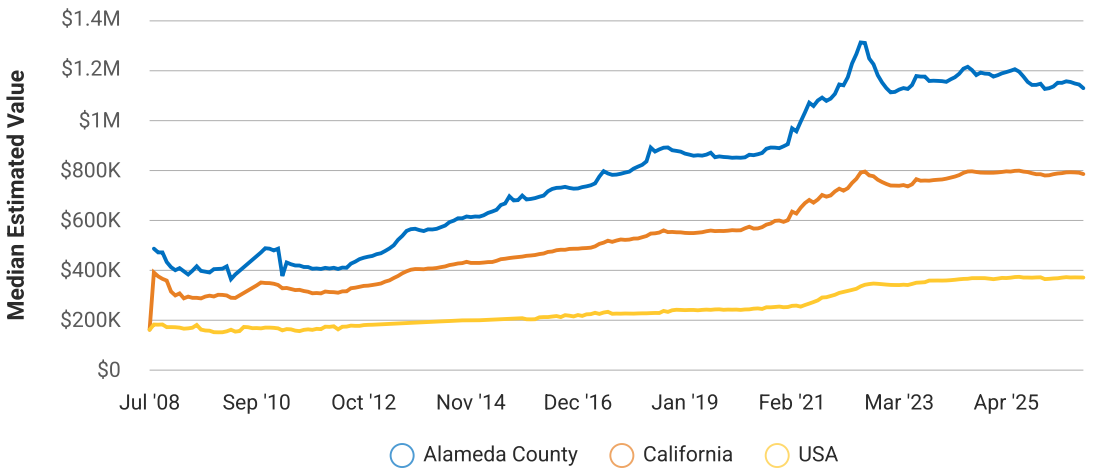
Single Family + Condo/Townhouse/Apt.

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
$1,127,440	-1.3%	-1.2%



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September 2026 Active Listings

Alameda County, California

Single Family + Condo/Townhouse/Apt.

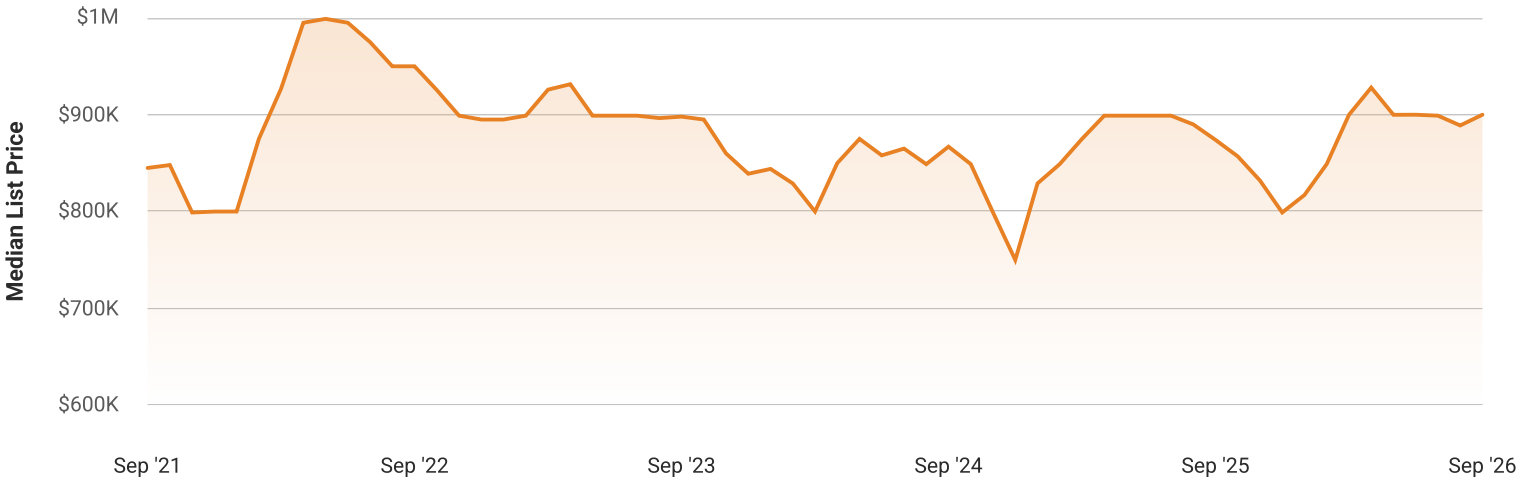
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $900,000

↑ 1.3% Month over Month



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September 2026 Sold Listings

Alameda County, California

Single Family + Condo/Townhouse/Apt.

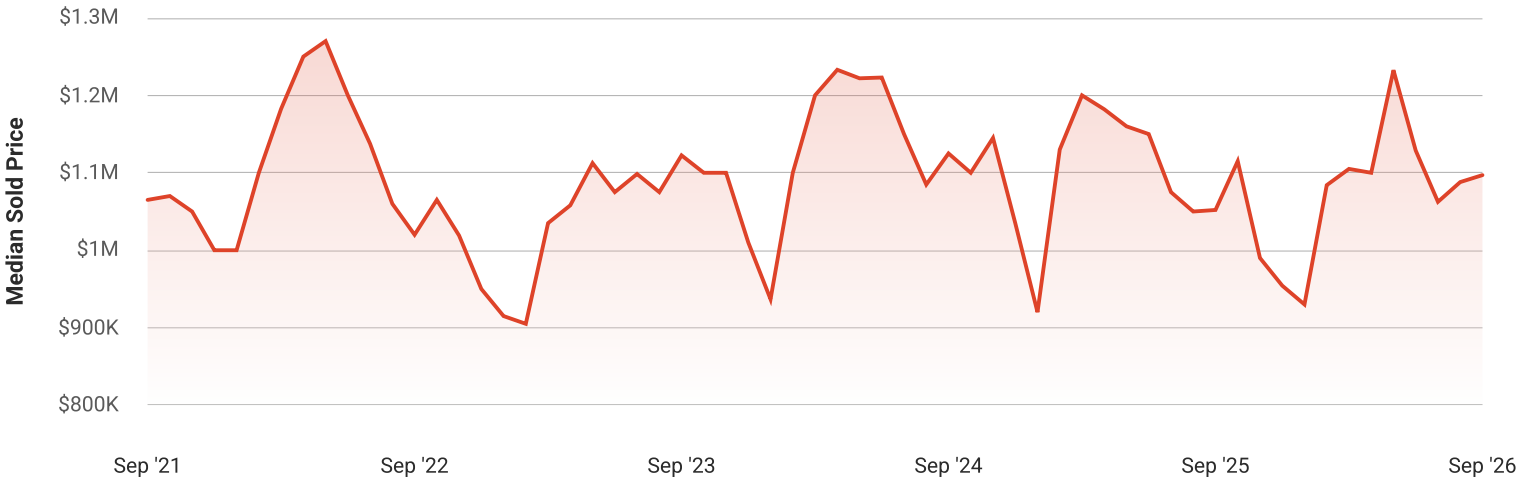
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $1,097,000

↑ **0.8%** Month over Month



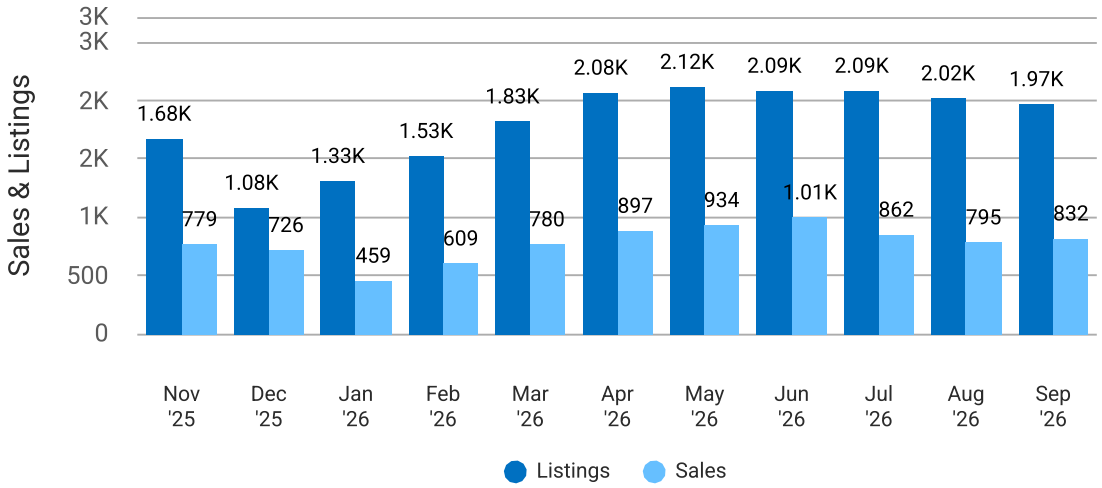
Total Sales and Active Listings in Alameda County, California

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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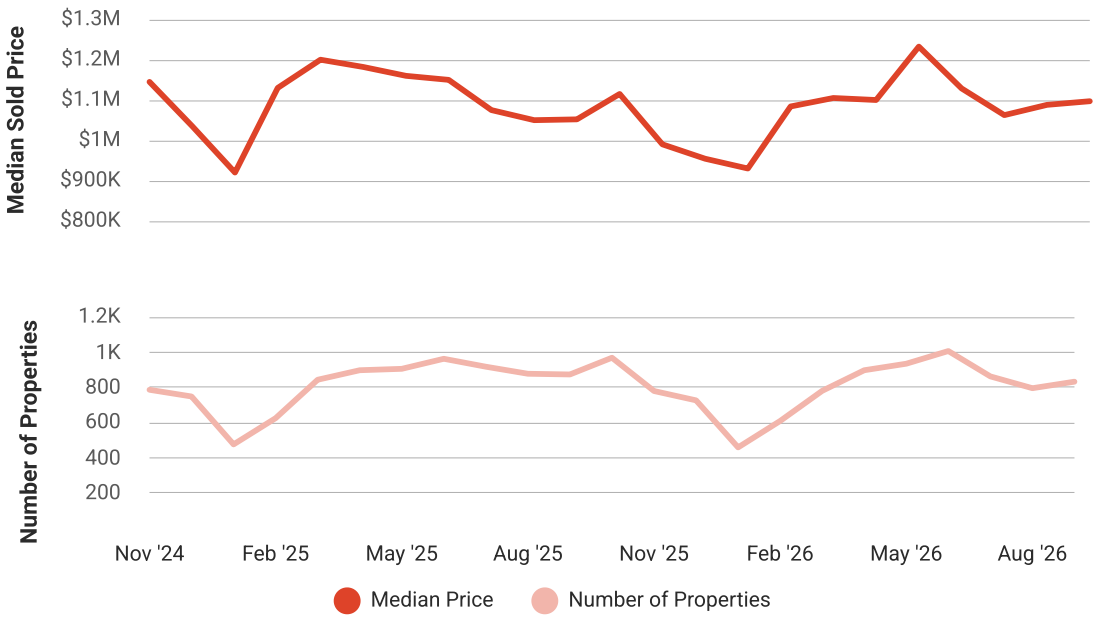
Median Sold Price vs Sold Listings in Alameda County, California

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



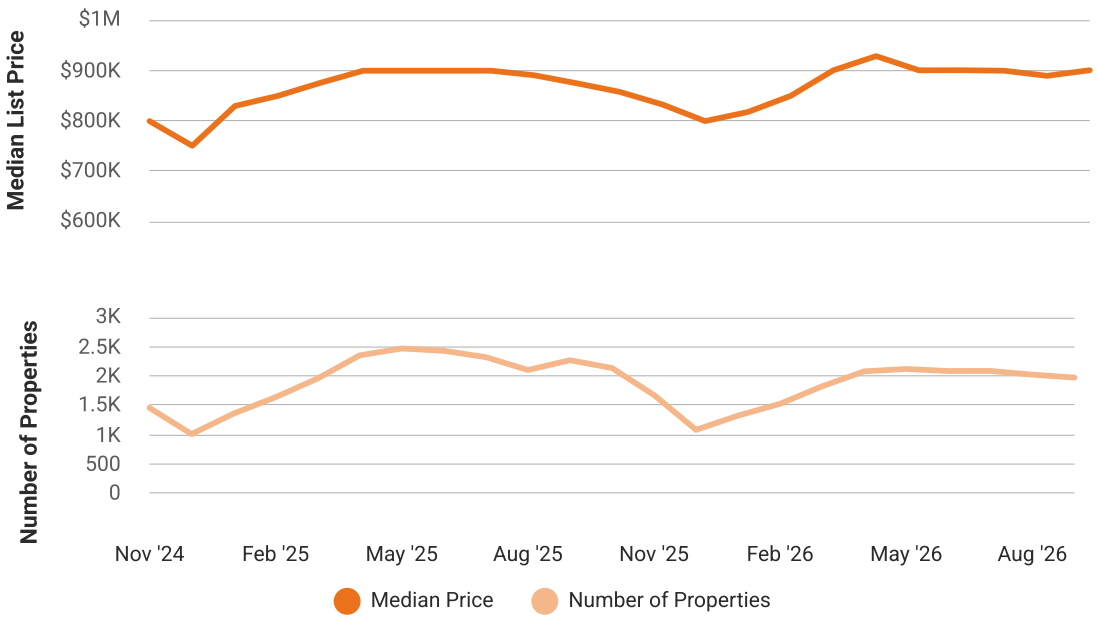
Median List Price vs Active Listings in Alameda County, California

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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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	$1,127,440	$1,142,190 -1.29%	$1,152,240 -2.15%	$1,140,570 -1.15%	$1,189,660 -5.23%	$1,156,310 -2.5%
Median Sold Price Last Updated: 9/30/2026	$1,097,000	$1,088,000 +0.83%	$1,128,750 -2.81%	$1,052,000 +4.28%	$1,125,000 -2.49%	$1,122,500 -2.27%
Median List Price Last Updated: 9/30/2026	$900,000	$888,888 +1.25%	$899,970 0%	$874,000 +2.97%	$867,000 +3.81%	$898,000 +0.22%

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

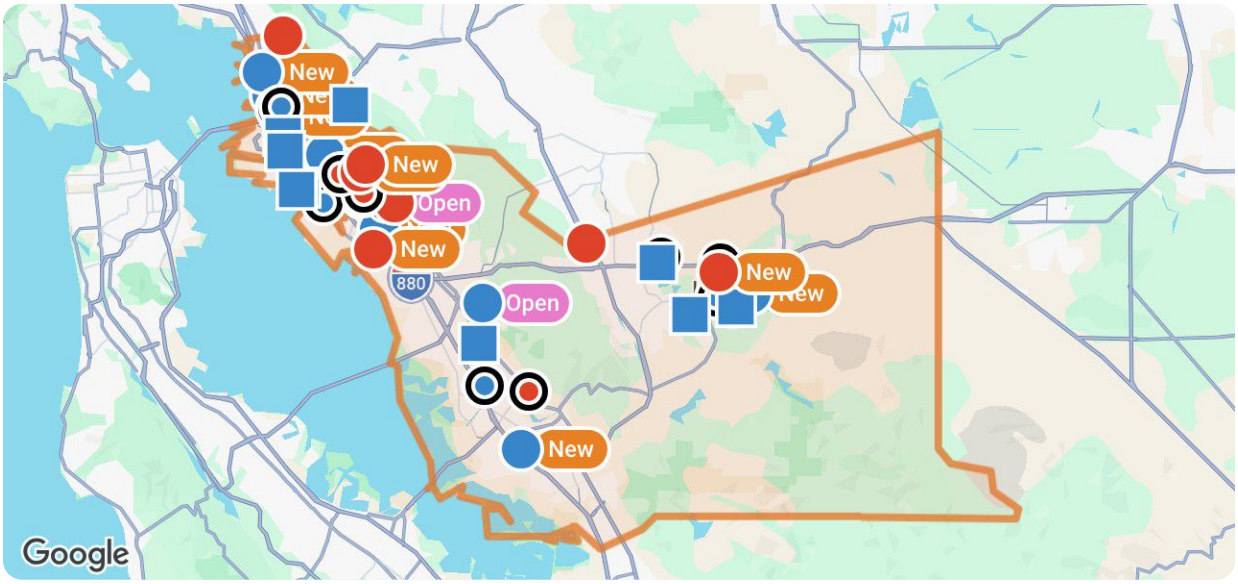
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Alameda County, California

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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

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	$499,000	$517,000	$372,000	$399,000
Median Listing Price / Est.Value	$672,000	$849,500	$1,317,500	$839,950
Highest Listing Price / Est.Value	$4,195,000	$1,790,000	$2,780,000	$5,000,000
Average Price / sqft	$487	$559	$740	$642
Median Price / sqft	$506	$559	$784	$564
Average Days in RPR	1	23	16	15
Median Days in RPR	1	15	17	16
Total Volume	$10,174,000	$10,244,998	$14,345,000	$12,198,900
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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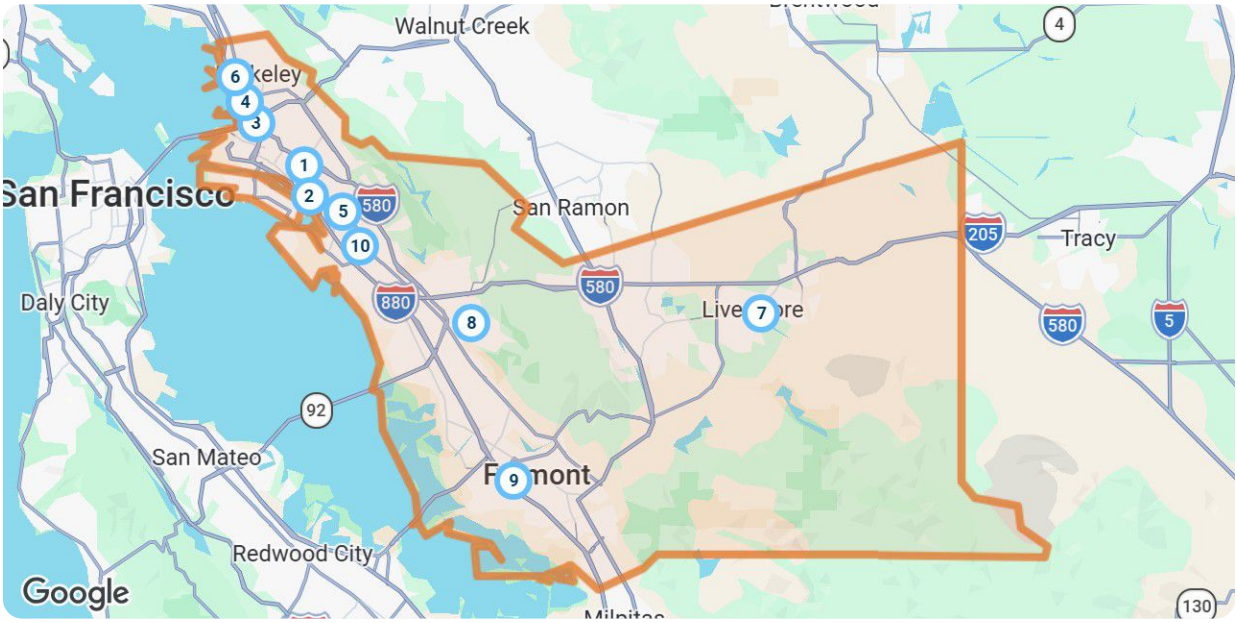
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Market Activity Breakdown

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  **5606 La Salle Ave** **Oakland, CA 94611** MLS ID: 41153201 Active / For Sale *Listing Courtesy of Golden Gate Sotheby's Int'l Re*	Single Family	6/4	6,465	0.56 acres	2000	11/6/2026 – days	$4,195,000 $649/sq ft
2  **2027 Otis Dr, Apt F** **Alameda, CA 94501** MLS ID: 82066741 Active / For Sale *Listing Courtesy of American Lighthouse Estates Inc*	Condo/Townhouse/Apt.	2/2	1,028	3.18 acres	1968	11/6/2026 – days	$515,000 $501/sq ft
3  **1268 136th Ave** **San Leandro, CA 94578** MLS ID: 41153183 Active / For Sale *Listing Courtesy of Exp Realty Of California, Inc*	Single Family	3/1	1,132	6,435 sqft	1949	11/5/2026 1 day	$750,000 $663/sq ft
4  **2300 47th Ave** **Oakland, CA 94601** MLS ID: 41153104 Active / For Sale *Listing Courtesy of Red Oak Realty*	Single Family	2/2	1,270	5,548 sqft	1937	11/5/2026 1 day	$649,000 $511/sq ft
5  **2914 75th Ave** **Oakland, CA 94605** MLS ID: 41153152 Active / For Sale *Listing Courtesy of Proxima Realty*	Single Family	3/2	1,758	3,800 sqft	1931	11/5/2026 1 day	$599,000 $341/sq ft

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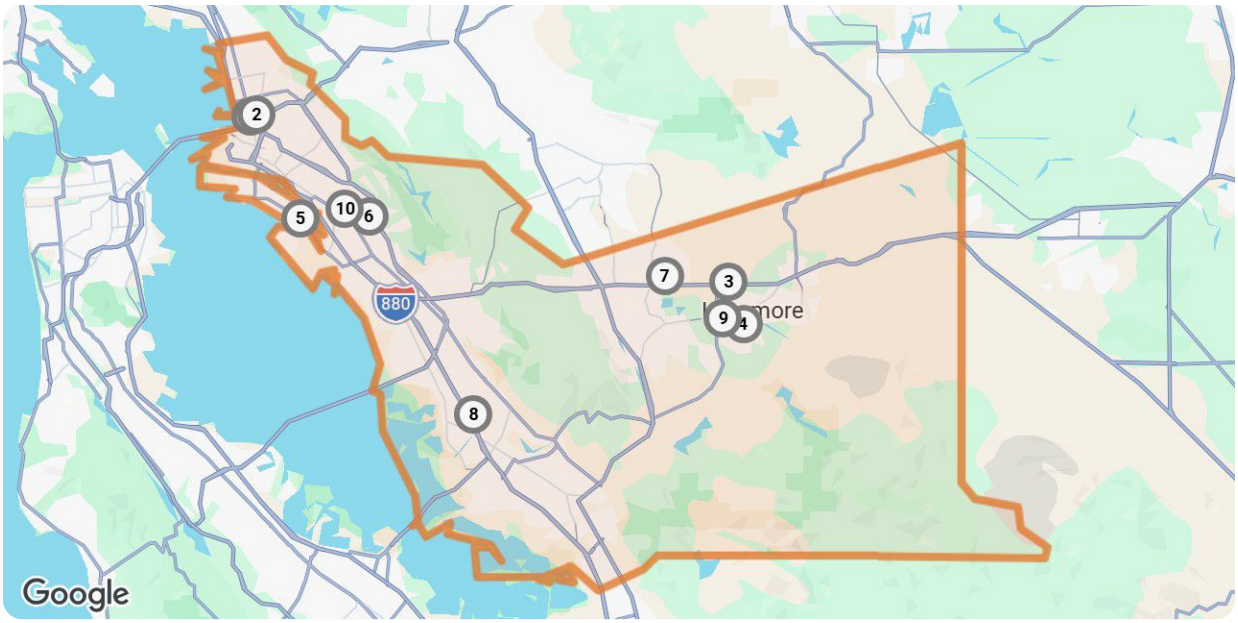
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New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **2506 77th Ave** **Oakland, CA 94605** MLS ID: 41153142 Active / For Sale *Listing Courtesy of Compass*	Single Family	3/1	877	3,900 sqft	1940	11/5/2026 1 day	$499,000 $569/sq ft
7  **1557 8th St** **Oakland, CA 94607** MLS ID: 82059808 Active / For Sale *Listing Courtesy of Streamline Real Estate Inc.*	Single Family	5/3	2,800	3,001 sqft	1893	11/5/2026 1 day	$695,000 $248/sq ft
8  **2435 9th Ave** **Oakland, CA 94606** MLS ID: 41153080 Active / For Sale *Listing Courtesy of Luxe Real Estate*	Single Family	3/2	1,275	4,800 sqft	1923	11/5/2026 1 day	$499,000 $391/sq ft
9  **6282 Alvord Way** **Pleasanton, CA 94588** MLS ID: 41153099 Active / For Sale *Listing Courtesy of Woodminster Real Estate*	Single Family	3/2	1,614	6,199 sqft	1968	11/5/2026 1 day	$698,000 $432/sq ft
10  **2458 Andover Dr** **Union City, CA 94587** MLS ID: 41153064 Active / For Sale *Listing Courtesy of Redfin*	Single Family	4/2	1,888	7,000 sqft	1969	11/5/2026 1 day	$1,075,000 $569/sq ft

Pending

Source: Listings



Legend

Pending

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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	 **2562 60th Ave** **Oakland, CA 94605** MLS ID: 41151930 Pending / For Sale *Listing Courtesy of COMPASS*	Single Family	5/4	2,040	2,974 sqft 2000	10/22/2026	$599,999 $294/sq ft	11/5/2026 14 days
2	 **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
3	 **5226 Belvedere St** **Oakland, CA 94601** MLS ID: 226132334 Pending / For Sale *Listing Courtesy of Mills Realty*	Single Family	2/1	1,041	5,201 sqft 1920	10/29/2026	$735,000 $706/sq ft	11/5/2026 7 days
4	 **2562 Charleston St** **Oakland, CA 94602** MLS ID: 41151440 Pending / For Sale *Listing Courtesy of Compass*	Single Family	4/4	2,789	0.64 acres 1951	10/16/2026	$1,659,000 $595/sq ft	11/5/2026 20 days
5	 **8821 Dowling St** **Oakland, CA 94605** MLS ID: 41151913 Pending / For Sale *Listing Courtesy of ROA California Inc.*	Single Family	2/2	1,068	4,000 sqft 1908	10/21/2026	$517,000 $484/sq ft	11/5/2026 15 days
6	 **282 Drummond Dr** **Hayward, CA 94542** MLS ID: 82061686 Pending / For Sale *Listing Courtesy of Redfin*	Single Family	4/5	3,417	7,929 sqft 2008	9/17/2026	$1,790,000 $524/sq ft	11/5/2026 49 days
7	 **1328 Grand Ave** **Piedmont, CA 94610** MLS ID: 41151559 Pending / For Sale *Listing Courtesy of Compass*	Single Family	3/2	1,834	5,800 sqft 1924	10/24/2026	$1,650,000 $900/sq ft	11/5/2026 12 days
8	 **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
9	 **6197 Hillmont Dr** **Oakland, CA 94605** MLS ID: 41152890 Pending / For Sale *Listing Courtesy of BETTER HOMES REALTY/MCARTHR*	Single Family	3/2	3,000	7,950 sqft 1926	11/3/2026	$599,999 $200/sq ft	11/5/2026 2 days
10	 **2569 Maxwell Ave** **Oakland, CA 94601** MLS ID: 41145733 Pending / For Sale *Listing Courtesy of Realty One Group Future*	Single Family	3/1	1,674	3,760 sqft 1926	8/20/2026	$849,000 $507/sq ft	11/5/2026 77 days

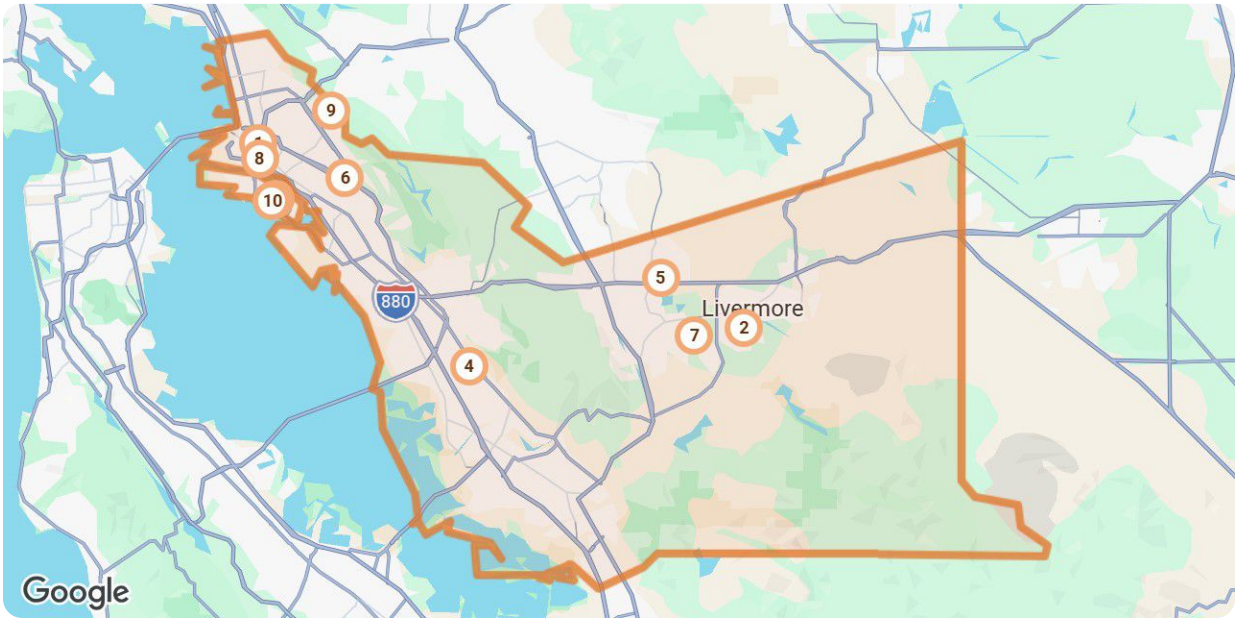
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Closed

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  **38369 Acacia St** **Fremont, CA 94536** MLS ID: 82061257 Closed / For Sale *Courtesy of Shè Homes*	Single Family	3/2	1,576	6,380 sqft 1963	11/5/2026 6 days	$1,630,000 $1,034/sq ft	↑ 2.64%
2  **35298 Aquado Ct** **Fremont, CA 94536** MLS ID: 41148709 Closed / For Sale *Courtesy of Serhant California, Inc*	Single Family	3/2	1,256	6,219 sqft 1966	11/5/2026 14 days	$1,320,000 $1,051/sq ft	↑ 1.77%
3  **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	–
4  **4994 Bridgepointe Pl** **Union City, CA 94587** MLS ID: 41147913 Closed / For Sale *Courtesy of Coldwell Banker Realty*	Condo/Townhouse/Apt.	1/1	672	0.51 acres 1984	11/5/2026 21 days	$372,000 $554/sq ft	↓ 6.53%
5  **1801 Campbell Ave** **San Leandro, CA 94577** MLS ID: 41148021 Closed / For Sale *Courtesy of Luxe Realty Group*	Single Family	3/2	1,900	6,000 sqft 1952	11/5/2026 12 days	$953,000 $502/sq ft	↑ 0.42%

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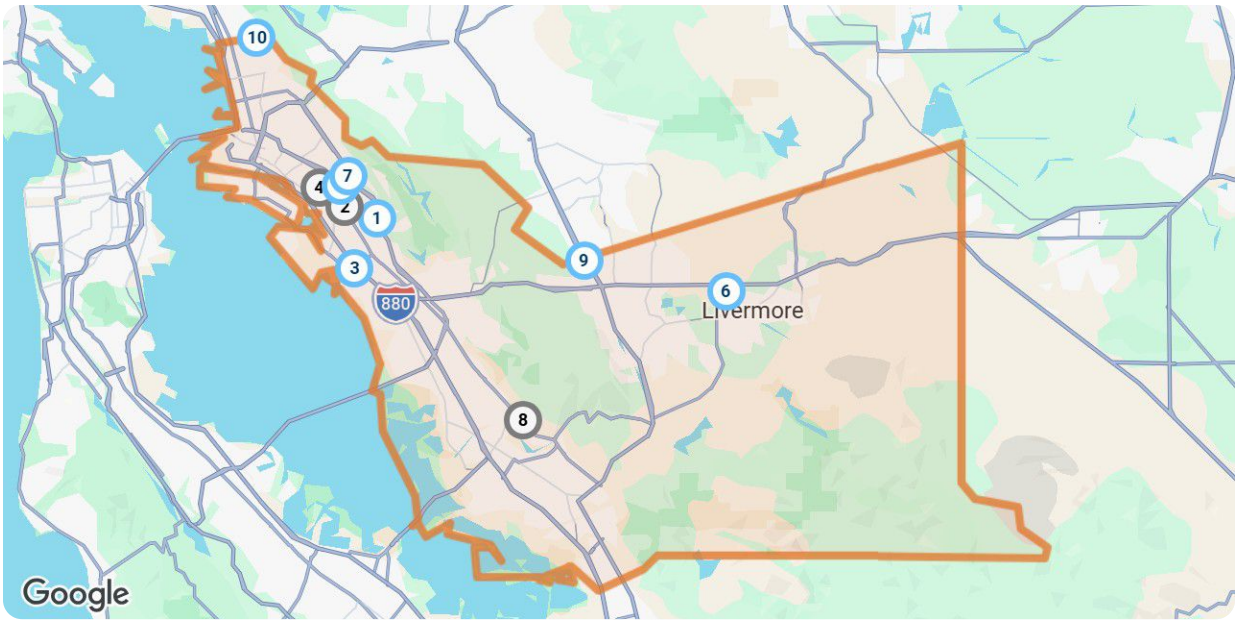
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Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **7761 Capewood Pl** **Pleasanton, CA 94588** MLS ID: 41150182 Closed / For Sale *Courtesy of Compass*	Single Family	4/2	1,680	8,746 sqft 1967	11/5/2026 7 days	$1,325,000 $789/sq ft	↑ 2%
7  **8657 Davona Dr** **Dublin, CA 94568** MLS ID: 41148941 Closed / For Sale *Courtesy of Realty One Group Today*	Single Family	3/2	1,502	7,026 sqft 1962	11/5/2026 26 days	$1,180,000 $786/sq ft	↑ 0.94%
8  **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%
9  **2309 Encanto Way** **Dublin, CA 94568** MLS ID: 82063488 Closed / For Sale *Courtesy of Realty World-SVI Group*	Single Family	5/4	3,748	10,888 sqft 2012	11/5/2026 19 days	$2,320,000 $619/sq ft	↓ 3.29%
10  **699 Fiesta Pl** **Hayward, CA 94544** MLS ID: 41148796 Closed / For Sale *Courtesy of Exp Realty Of California, Inc*	Single Family	4/2	3,497	0.37 acres 1977	11/5/2026 18 days	$1,315,000 $376/sq ft	↓ 6%

Distressed

Source: Public Records and Listings



Legend

- Active For Sale
- Pending

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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	 **2225 12th Ave** **Oakland, CA 94606** MLS ID: 41152827 Active / For Sale *Listing Courtesy of DERRICK DEBOSE, BROKER*	Single Family	2/1	1,068	3,750 sqft 1939	11/2/2026 4 days	$500,000 $468/sq ft	8/21/2026 Real Estate Owned
2	 **2728 12th Ave** **Oakland, CA 94606** MLS ID: 426170015 Pending / For Sale *Listing Courtesy of Jason Mitchell Real Estate CA, Inc.*	Single Family	2/1	1,037	3,045 sqft 1913	10/14/2026 17 days	$399,000 $385/sq ft	9/14/2026 In Foreclosure
3	 **1243 89th Ave** **Oakland, CA 94621** MLS ID: PW26232671 Active / For Sale *Listing Courtesy of HOME SAVER REALTY*	Single Family	3/2	908	5,449 sqft 1953	10/28/2026 9 days	$475,000 $523/sq ft	8/18/2026 Notice Of Default
4	 **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 9 days	$975,000 $972/sq ft	9/24/2026 Notice of Foreclosure Sale
5	 **8128 Sunkist Dr** **Oakland, CA 94605** MLS ID: 41151283 Pending / For Sale *Listing Courtesy of Preferred Real Estate*	Single Family	3/2	1,135	7,056 sqft 1952	10/14/2026 10 days	$625,000 $551/sq ft	8/26/2026 Notice of Default
6	 **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 16 days	$995,000 $598/sq ft	8/11/2026 Notice of Default
7	 **404 Miwok Ct** **Fremont, CA 94539** MLS ID: 226127130 Active / For Sale *Listing Courtesy of Charlene Lindauer, Broker*	Single Family	5/4	3,875	0.36 acres 1974	10/21/2026 16 days	$5,000,000 $1,290/sq ft	8/27/2026 Notice of Foreclosure Sale
8	 **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 25 days	$975,000 $773/sq ft	8/31/2026 Notice of Foreclosure Sale
9	 **9515 Castlewood St** **Oakland, CA 94605** MLS ID: 326085383 Active / For Sale *Listing Courtesy of Genstone Inc,*	Single Family	5/3	2,501	4,099 sqft 1979	10/8/2026 29 days	$704,900 $282/sq ft	8/11/2026 Real Estate Owned
10	 **4067 St Helena Way** **Dublin, CA 94568** MLS ID: 41147206 Pending / For Sale *Listing Courtesy of Keller Williams Tri-Valley*	Single Family	4/3	2,685	3,310 sqft 2018	9/4/2026 19 days	$1,550,000 $577/sq ft	9/18/2026 Notice of Foreclosure Sale

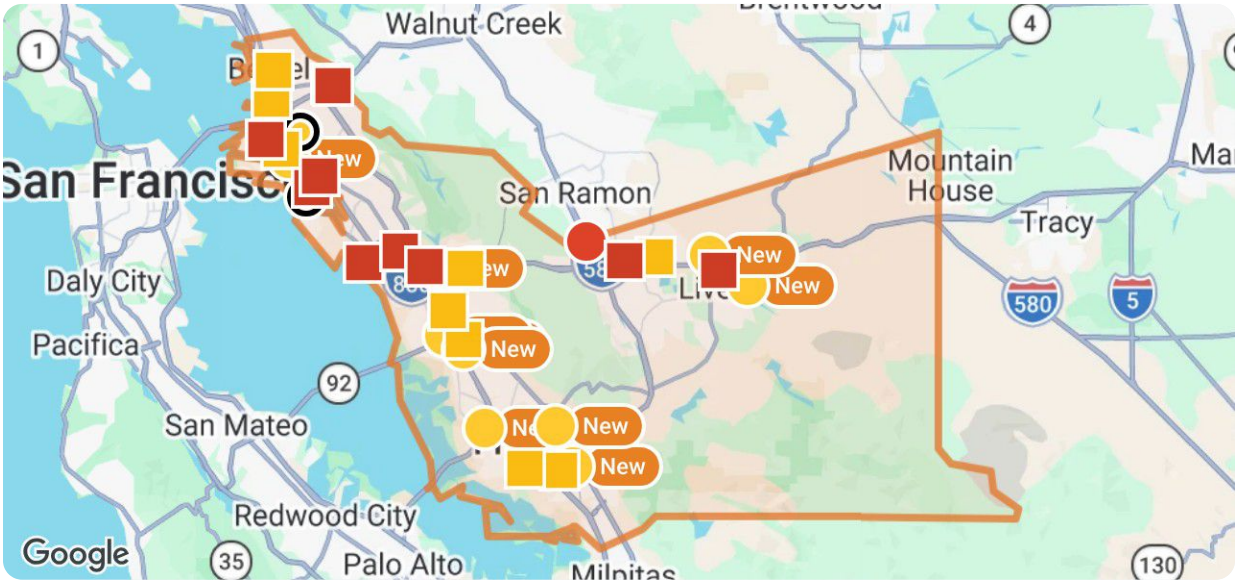
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Alameda County, California

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Summary

For Lease Activity in the Last 3 Months



Legend

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

	New	Pending	Closed	Distressed
Number of Properties	10	1	10	10
Lowest Listing Price / Est.Value	$2,750	$3,925	$1,950	$4,100
Median Listing Price / Est.Value	$3,900	$3,925	$2,625	$528,902
Highest Listing Price / Est.Value	$4,950	$3,925	$3,250,000	$2,305,720
Average Price / sqft	$3	$3	$242	$398
Median Price / sqft	$3	$3	$3	$421
Average Days in RPR	3	2	42	94
Median Days in RPR	4	2	26	94
Total Volume	$37,395	$3,925	$4,222,860	$7,491,799
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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Alameda County, California

Shop|Prop

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  **20800 Edgewood Cir** **Castro Valley, CA 94552** MLS ID: 41153118 Active / For Lease *Courtesy of Re/max Accord*	Condo/Townhouse/Apt.	4/2	1,875	3,139 sqft	1989	11/5/2026 1 day	$3,800 mo. $2/sq ft
2  **3659 Ronald Ct** **Fremont, CA 94538** MLS ID: 41153189 Active / For Lease *Courtesy of Vxl Real Estate & Mortgage*	Single Family	3/3	1,452	6,241 sqft	1957	11/5/2026 1 day	$4,700 mo. $3/sq ft
3  **2413 Sebastopol Ln, Apt 5** **Hayward, CA 94542** MLS ID: 82066720 Active / For Lease *Courtesy of Compass*	Condo/Townhouse/Apt.	2/2	1,132	5.01 acres	1984	11/5/2026 1 day	$2,750 mo. $2/sq ft
4  **423 7th St, Unit 301** **Oakland, CA 94607** MLS ID: 41153022 Active / For Lease *Courtesy of Jack London Square Realty*	Condo/Townhouse/Apt.	1/1	848	0.75 acres	2008	11/4/2026 2 days	$2,750 mo. $3/sq ft
5  **49002 Cinnamon Fern Cmn, Un** **Fremont, CA 94539** MLS ID: 82066463 Active / For Lease *Courtesy of Calnest Financial & Realty Corp*	Condo/Townhouse/Apt.	3/2	1,382	2.08 acres	2009	11/3/2026 3 days	$4,000 mo. $3/sq ft

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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  **24549 Eden Ave** **Hayward, CA 94545** MLS ID: 82066356 Active / For Lease *Courtesy of Compass*	Single Family	3/3	1,448	7,170 sqft	1991	11/2/2026 4 days	$4,395 mo. $3/sq ft
7  **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 4 days	$2,850 mo. $4/sq ft
8  **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 4 days	$2,850 mo. $4/sq ft
9  **4902 Everglades Park Dr** **Fremont, CA 94538** MLS ID: 41152766 Active / For Lease *Courtesy of Compass*	Single Family	4/2	1,650	6,385 sqft	1961	11/1/2026 5 days	$4,350 mo. $3/sq ft
10  **18804 Masterson Pl** **Castro Valley, CA 94552** MLS ID: 41152757 Active / For Lease *Courtesy of Accord Property Management*	Single Family	4/3	1,956	7,117 sqft	1985	11/1/2026 5 days	$4,950 mo. $3/sq ft

Pending

Source: Listings



Legend

Active For Lease

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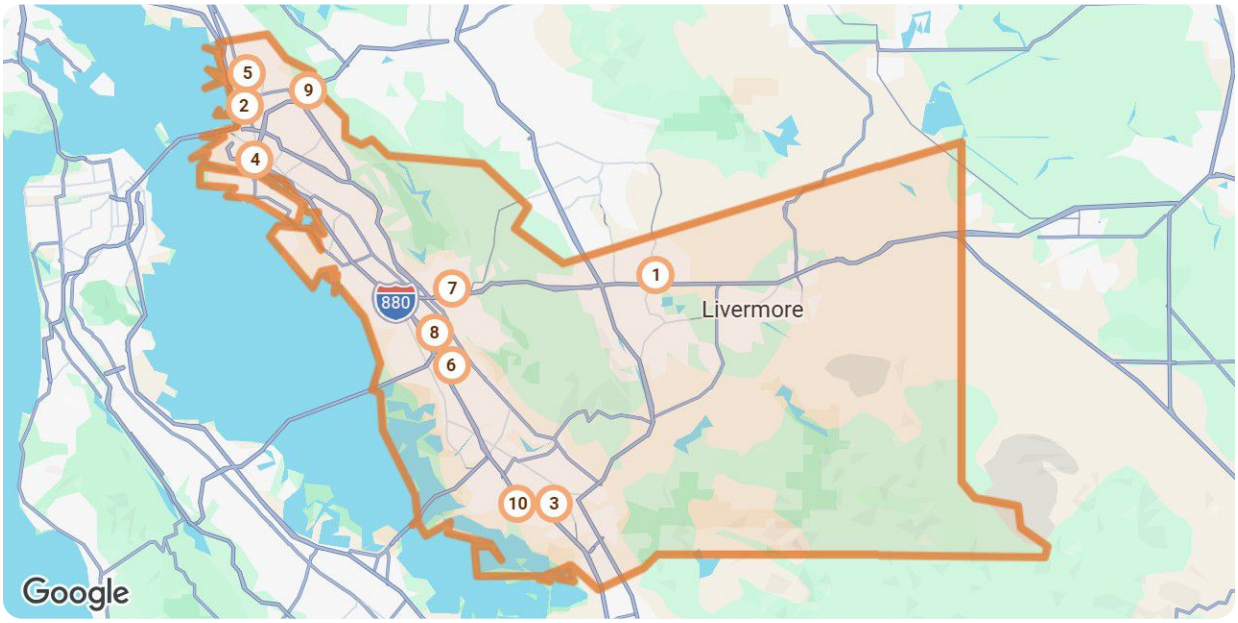
Alameda County, California

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Pending: 1 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  **42737 Philadelphia Pl** **Fremont, CA 94538** MLS ID: 82066246 Pending / For Lease *Courtesy of Archers Homes*	Single Family	4/1	1,144	5,000 sqft 1958	10/31/2026	$3,925 mo. $3/sq ft	11/2/2026 2 days

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  **27801 Ormond Ave** **Hayward, CA 94544** MLS ID: 82063623 Closed / For Lease *Courtesy of Heritage Realty*	Single Family	3/2	1,000	5,000 sqft 1954	11/4/2026 30 days	– $4/sq ft	–
2  **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%
3  **1124 Hollywood Ave, Apt 3** **Oakland, CA 94602** MLS ID: 41150922 Closed / For Lease *Courtesy of Kw Advisors East Bay*	Condo/Townhouse/Apt.	1/1	894	0.26 acres 1969	11/3/2026 24 days	– $3/sq ft	–
4  **568 Saint John St, Apt 3** **Pleasanton, CA 94566** MLS ID: 41146853 Closed / For Lease *Courtesy of Wilson Property Management*	Condo/Townhouse/Apt.	2/1	823	0.36 acres 1964	11/3/2026 63 days	– $3/sq ft	–

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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 %
5	 **1338 Thais Ln** **Hayward, CA 94544** MLS ID: 41150614 Closed / For Lease *Courtesy of Horizon Realty Group Danville*	Single Family	3/2	1,210	7,840 sqft 1956	11/3/2026 26 days	– $4/sq ft	–
6	 **1029 Aileen St** **Oakland, CA 94608** MLS ID: 326087241 Closed / For Sale and For Lease *Courtesy of eXp Realty of California, Inc*	Single Family	2/2	1,154	3,859 sqft 1917	11/2/2026 8 days	$950,000 $823/sq ft	↑ 9.83%
7	 **695 Bristol Dr, Apt 380** **Hayward, CA 94544** MLS ID: 82065942 Closed / For Lease *Courtesy of KW Bay Area Estates*	Condo/Townhouse/Apt.	1/1	643	9,997 sqft 1988	11/1/2026 – days	– $3/sq ft	–
8	 **2116 Eric Ct, Apt 1** **Union City, CA 94587** MLS ID: 82056342 Closed / For Lease *Courtesy of eXp Realty of California Inc*	Condo/Townhouse/Apt.	2/1	810	8,138 sqft 1974	11/1/2026 81 days	– $3/sq ft	–
9	 **1209 Marin Ave, #1209** **Albany, CA 94706** MLS ID: 41140095 Closed / For Lease *Courtesy of Bartels Property Management*	Single Family	1/1	1,470	2,500 sqft 1938	11/1/2026 124 days	– $2/sq ft	–
10	 **4067 Vineyard Ave, Unit 5** **Pleasanton, CA 94566** MLS ID: 41151488 Closed / For Lease *Courtesy of Valley Brokers On Main*	Single Family	1/1	600	– 1966	10/31/2026 15 days	– $3/sq ft	–

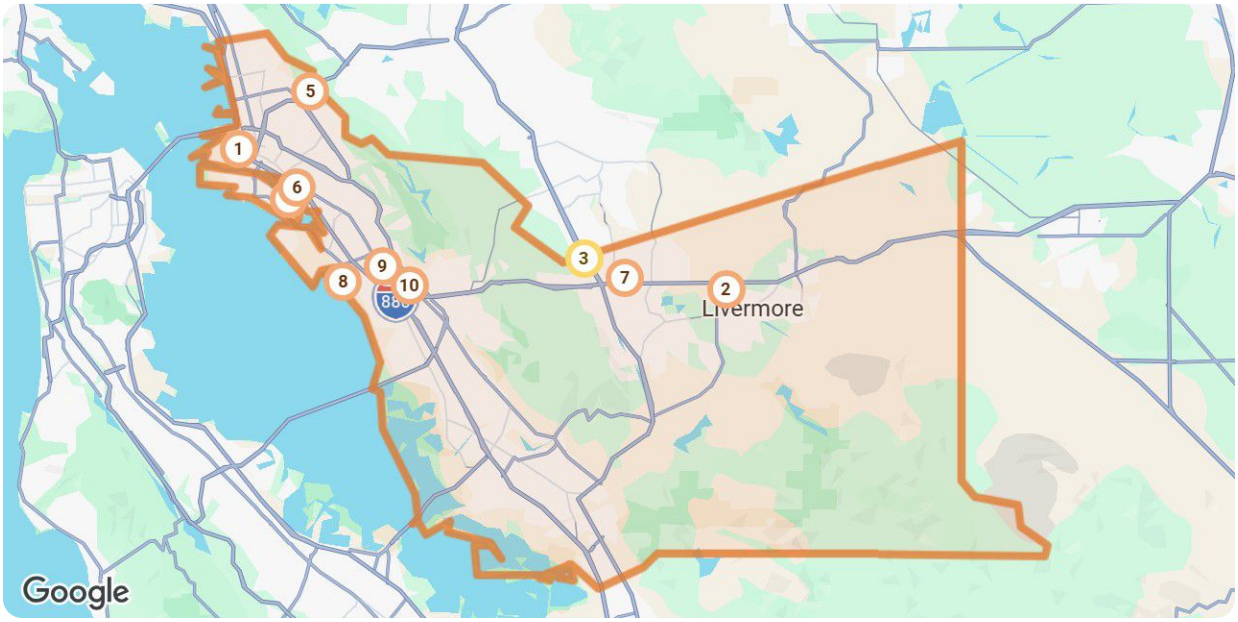
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Distressed

Source: Public Records and Listings



Legend

- Active For Lease
- Closed
- 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	 **1530 Court St** **Alameda, CA 94501** Closed / Public Record	Single Family	6/3	2,679	5,310 sqft 1890	– – days	– $552/sq ft	9/9/2026 Notice of Default
2	 **11656 Circle Way** **Dublin, CA 94568** Closed / Public Record	Single Family	3/2	1,641	7,678 sqft 1963	– – days	– $776/sq ft	9/3/2026 Sold Date: 9/1/2026
3	 **1451 13th St, Ste 1** **Oakland, CA 94607** Closed / Public Record	Condo/Townhouse/Apt.	1/2	887	10,561 sqft 1925	– – days	– $352/sq ft	8/14/2026 Notice of Default
4	 **7981 Bellina St** **Dublin, CA 94568** MLS ID: 41143788 Active / For Lease *Courtesy of BHG Reliance Partners*	Condo/Townhouse/Apt.	4/3	1,701	1 acre 2006	8/4/2026 94 days	$4,100 mo. $2/sq ft	8/26/2026 Notice of Default
5	 **2577 San Leandro Blvd** **San Leandro, CA 94578** Closed / Public Record	Condo/Townhouse/Apt.	2/2	982	1.67 acres 1980	– – days	– $413/sq ft	8/14/2026 Sold Date: 7/22/2026
6	 **2912 Kelly St** **Fairview, CA 94541** Closed / Public Record	Single Family	4/2	1,374	9,200 sqft 1942	– – days	– $560/sq ft	8/31/2026 Notice of Foreclosure Sale

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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
7	 148 Ghormley Ave Oakland, CA 94603 Off Market / Public Record	Single Family	2/1	1,032	4,056 sqft 1943	– – days	– $473/sq ft	9/3/2026 Notice of Foreclosure Sale
8	 9515 Castlewood St Oakland, CA 94605 Off Market / Public Record	Single Family	5/3	2,501	4,097 sqft 1979	– – days	– $310/sq ft	8/11/2026 Notice of Foreclosure Sale
9	 4701 Ewing Rd Castro Valley, CA 94546 Off Market / Public Record	Single Family	8/4	5,184	0.75 acres 1964	– – days	– $445/sq ft	8/19/2026 Notice of Default
10	 1516 68th Ave Oakland, CA 94621 Off Market / Public Record	Single Family	4/1	1,008	2,500 sqft 1925	– – days	– $319/sq ft	9/2/2026 Notice of Foreclosure Sale

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