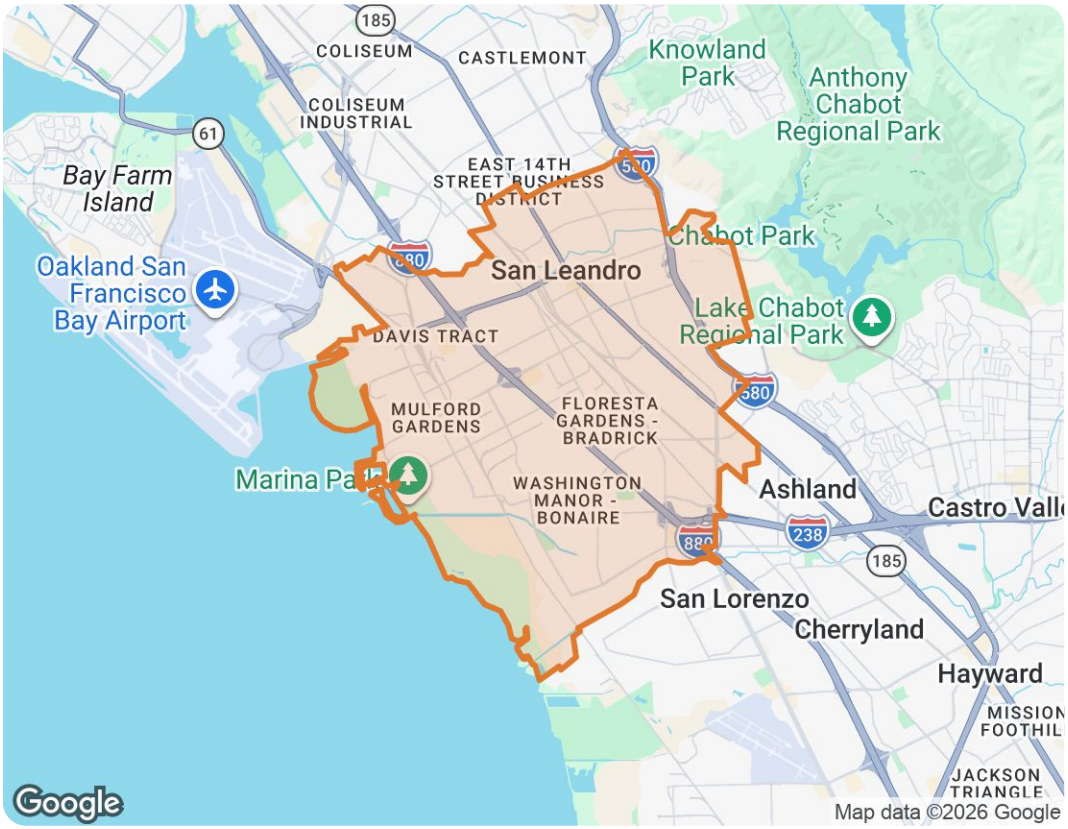
San Leandro, California



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San Leandro, California

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Market Trends

Market Trends for San Leandro, California

Single Family + Condo/Townhouse/Apt.

October 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
1.53	105.6%	16	$872,500
	↑ 0.18% MoM	↑ 23.08% MoM	↓ 1.3% MoM

October 2026 Median Estimated Property Value

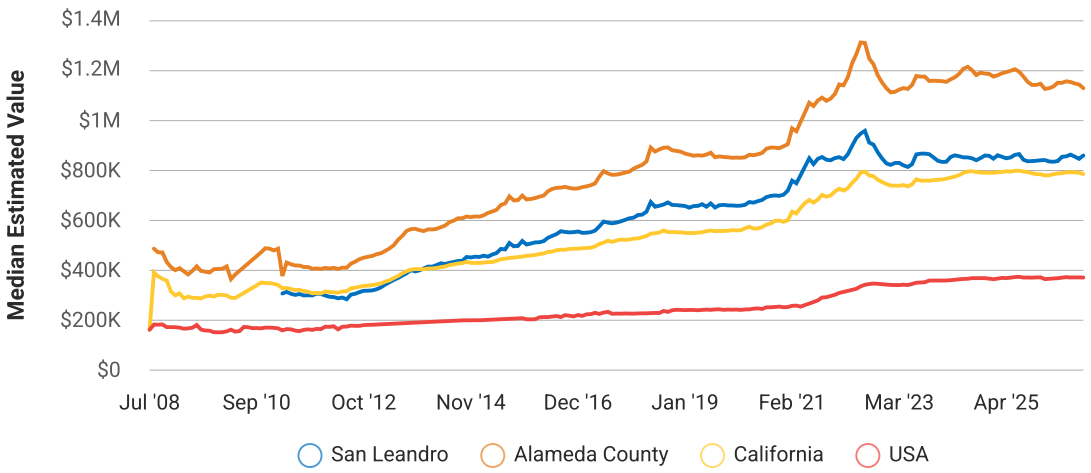
Single Family + Condo/Townhouse/Apt.

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
$859,000	+1.6%	+2.7%



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October 2026 Active Listings

San Leandro, California

Single Family + Condo/Townhouse/Apt.

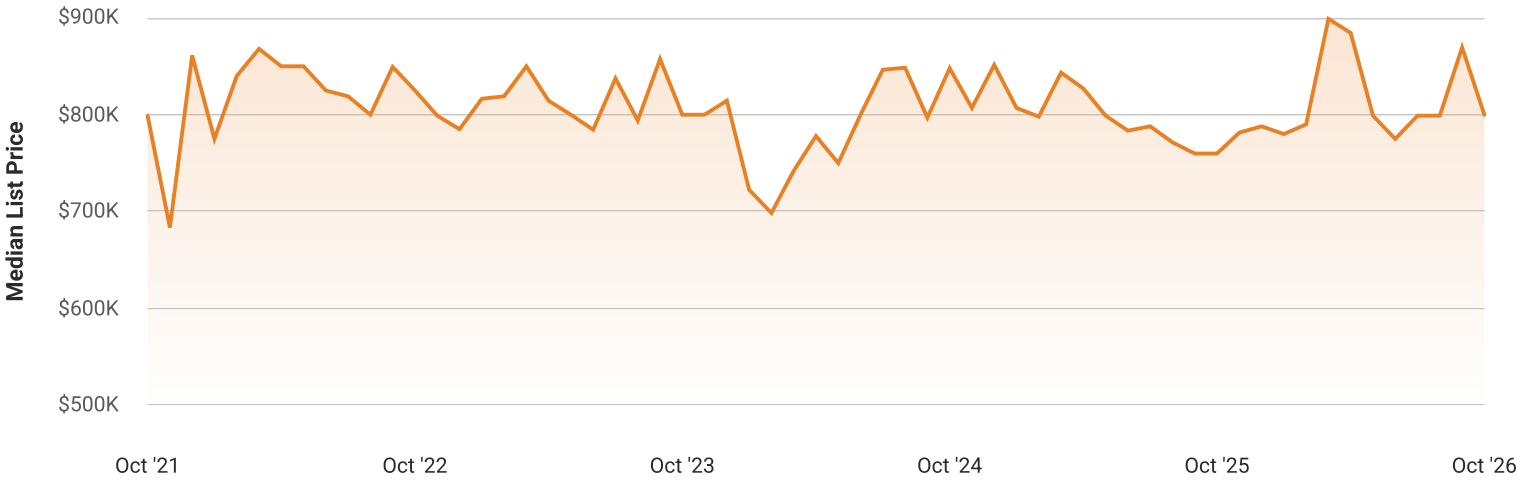
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $799,900

↓ 8% Month over Month



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San Leandro, California

October 2026 Sold Listings

San Leandro, California

Single Family + Condo/Townhouse/Apt.

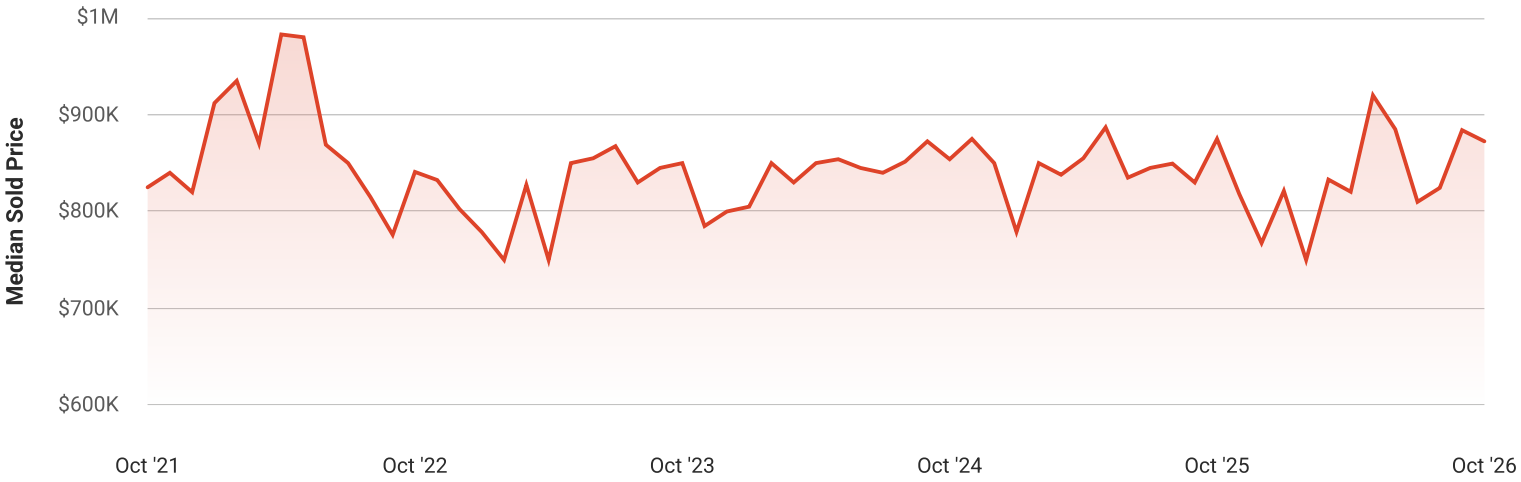
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $872,500

↓ 1.3% Month over Month



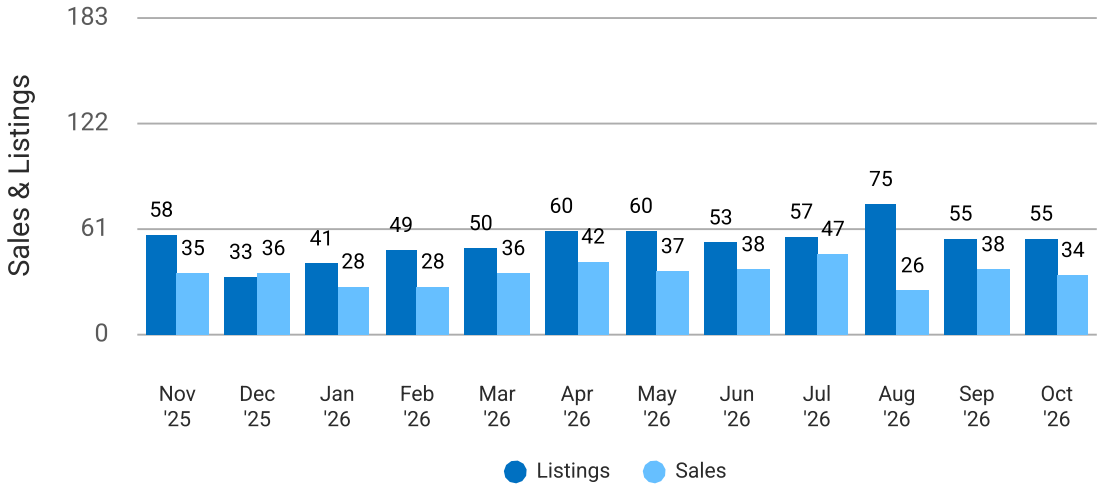
Total Sales and Active Listings in San Leandro, California

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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San Leandro, California

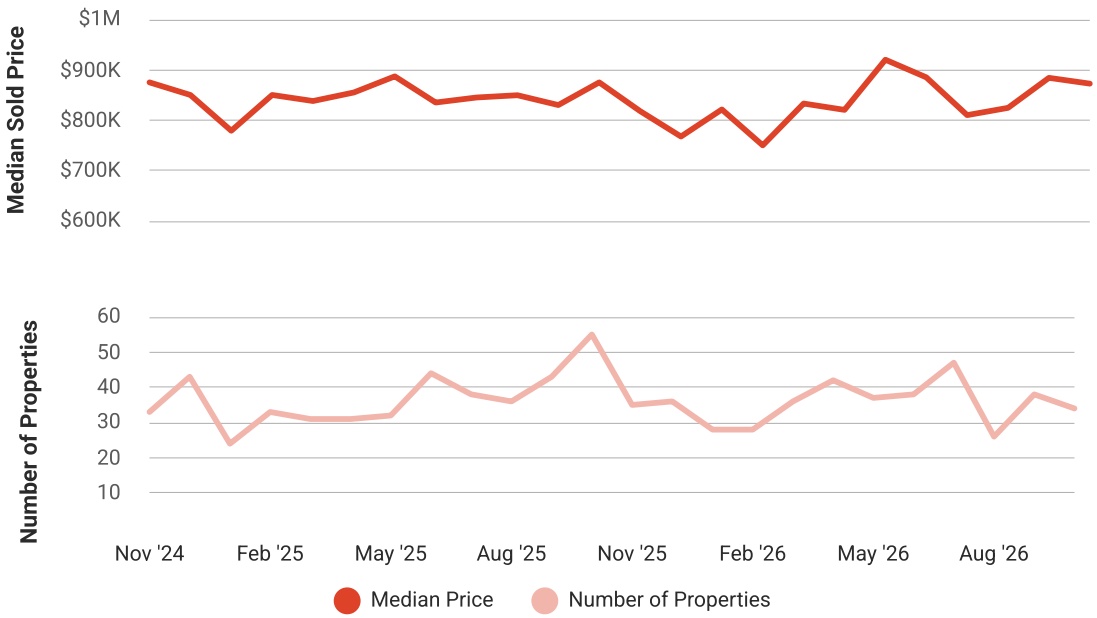
Median Sold Price vs Sold Listings in San Leandro, California

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



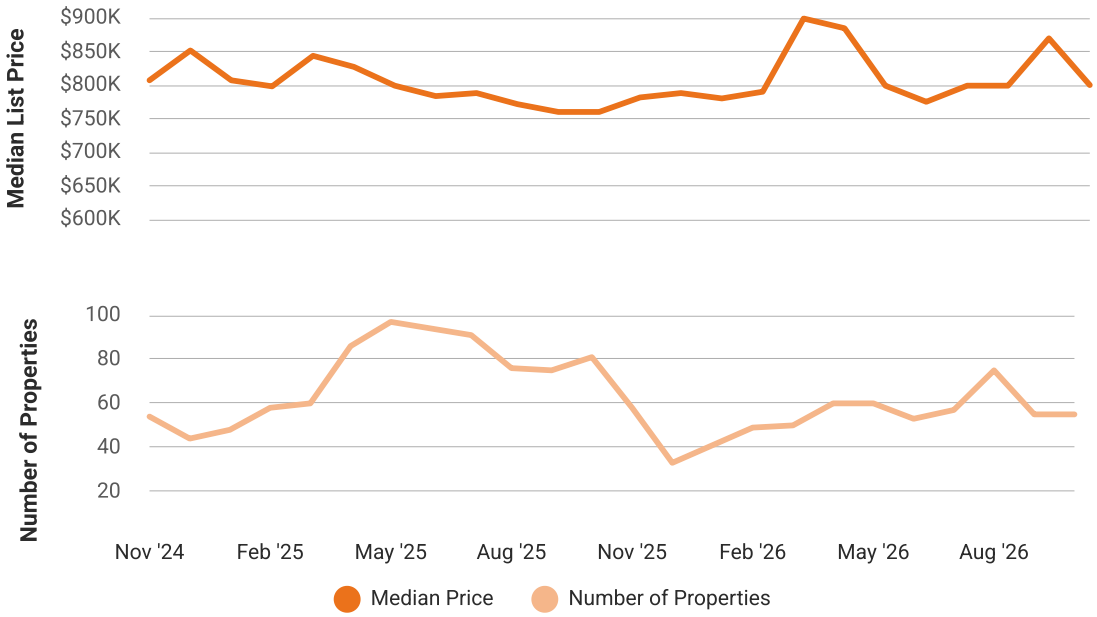
Median List Price vs Active Listings in San Leandro, California

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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San Leandro, California

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	$859,000	$845,500 +1.6%	$862,320 -0.39%	$836,630 +2.67%	$848,620 +1.22%	$864,000 -0.58%
Median Sold Price Last Updated: 10/31/2026	$872,500	$884,000 -1.3%	$810,000 +7.72%	$875,000 -0.29%	$854,000 +2.17%	$850,000 +2.65%
Median List Price Last Updated: 10/31/2026	$799,900	$869,500 -8%	$799,000 +0.11%	$759,888 +5.27%	$848,000 -5.67%	$800,000 -0.01%

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

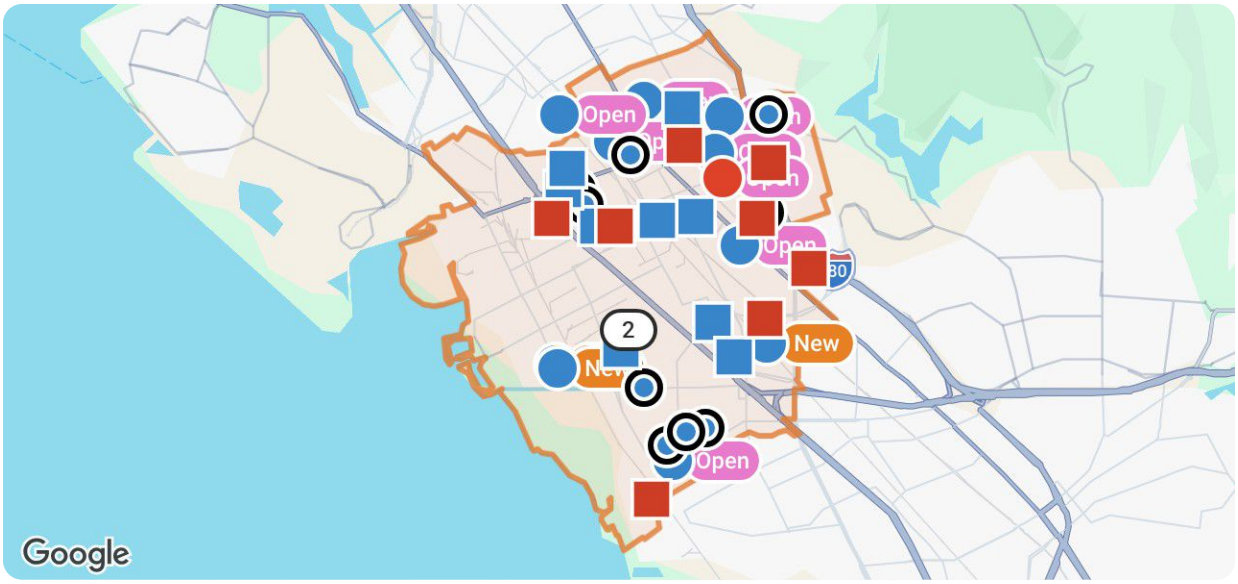
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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San Leandro, California

Summary

For Sale Activity in the Last 3 Months



Legend

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

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	$495,000	$388,000	$400,000	$474,630
Median Listing Price / Est.Value	$682,450	$794,000	$859,000	$927,395
Highest Listing Price / Est.Value	$958,800	$998,000	$1,300,000	$1,143,570
Average Price / sqft	$534	$563	$529	$527
Median Price / sqft	$551	$583	$518	$528
Average Days in RPR	5	16	37	16
Median Days in RPR	3	10	29	16
Total Volume	$6,904,699	$7,407,776	$9,300,000	$8,969,201
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

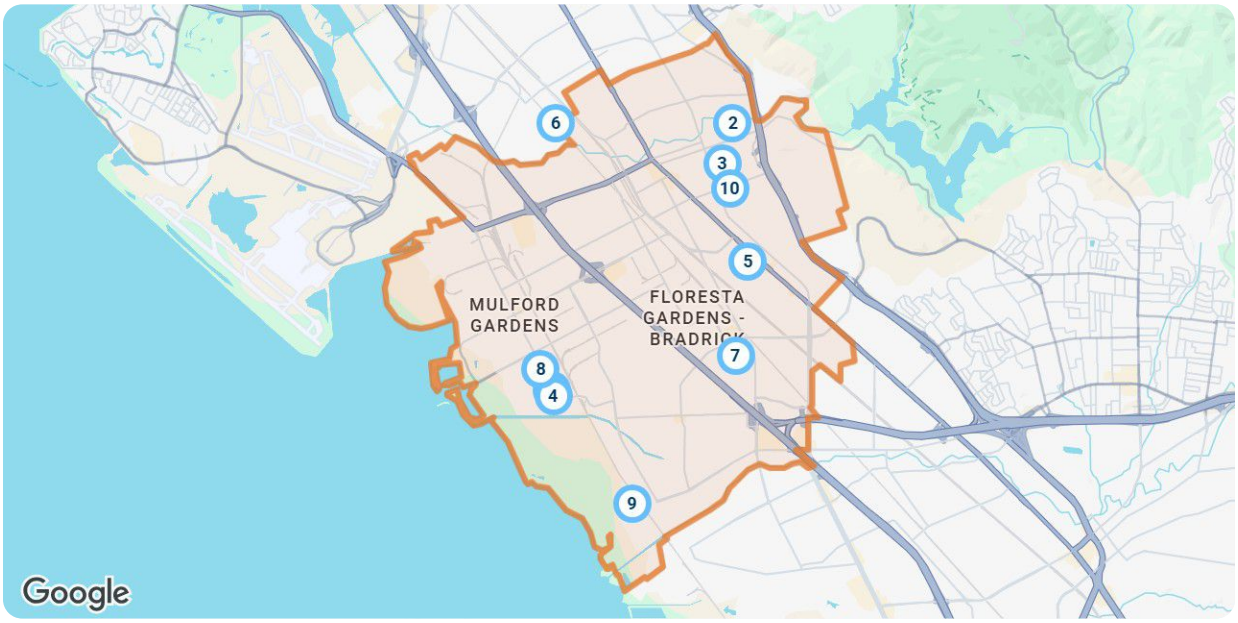
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San Leandro, California

Market Activity Breakdown

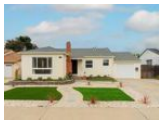
New

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	 **1265 Margery Ave** **San Leandro, CA 94578** MLS ID: 226138967 Active / For Sale *Listing Courtesy of J.Peter Realtors*	Single Family	4/2	1,525	5,005 sqft	1947	11/21/2026 1 day	$899,999 $590/sq ft
2	 **14553 Kings Ct** **San Leandro, CA 94578** MLS ID: 41154227 Active / For Sale *Listing Courtesy of Bsr Realty Inc*	Condo/Townhouse/Apt.	3/1	1,195	600 sqft	1974	11/20/2026 2 days	$495,000 $414/sq ft
3	 **83 Cornwall Way** **San Leandro, CA 94577** MLS ID: 41154169 Active / For Sale *Listing Courtesy of Choice Realty*	Condo/Townhouse/Apt.	3/3	1,659	1,875 sqft	1978	11/19/2026 3 days	$679,900 $410/sq ft
4	 **670 Estudillo Ave** **San Leandro, CA 94577** MLS ID: 41154161 Active / For Sale *Listing Courtesy of Kismet Real Estate*	Single Family	2/1	1,080	4,000 sqft	1946	11/19/2026 3 days	$598,000 $554/sq ft
5	 **15065 Thoits St** **San Leandro, CA 94579** MLS ID: 41154163 Active / For Sale *Listing Courtesy of Litvinchuk Real Estate*	Single Family	4/2	1,700	5,700 sqft	1951	11/19/2026 3 days	$958,800 $564/sq ft

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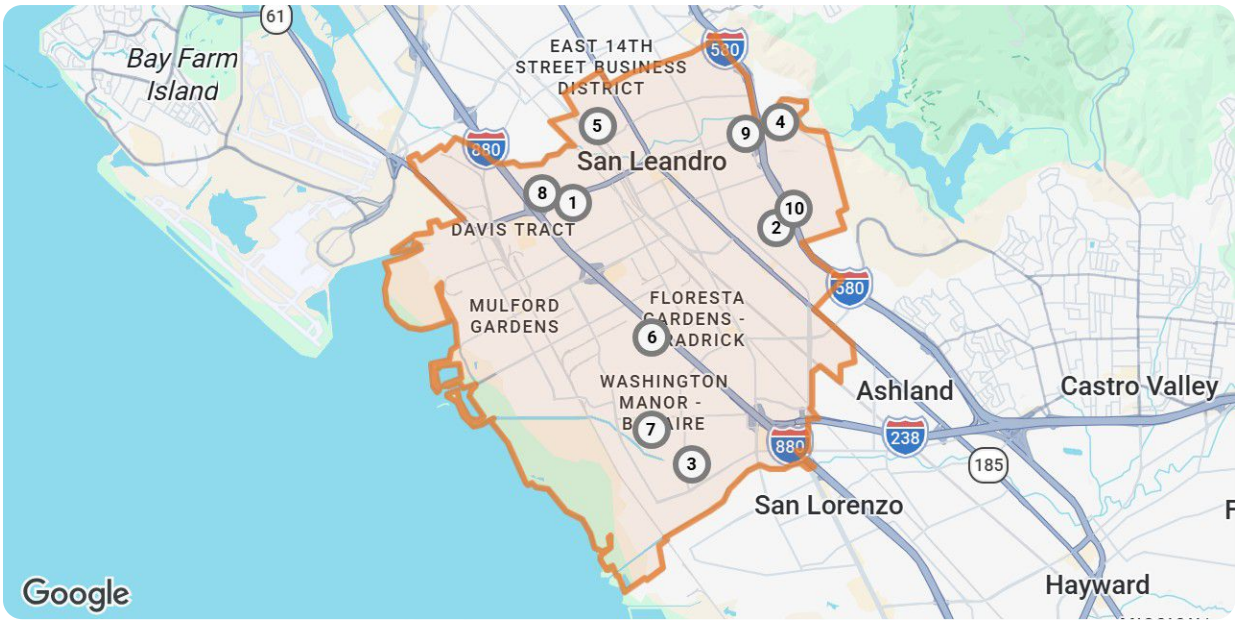
San Leandro, California

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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  **1213 Victor Ave** **San Leandro, CA 94579** MLS ID: 41154165 Active / For Sale *Listing Courtesy of Compass*	Single Family	3/1	1,081	6,175 sqft	1951	11/19/2026 3 days	$550,000 $509/sq ft
7  **1231 Dartmouth Ave** **San Leandro, CA 94579** MLS ID: 41154087 Active / For Sale *Listing Courtesy of Insight Realty*	Single Family	3/1	1,459	5,035 sqft	1951	11/18/2026 4 days	$800,000 $548/sq ft
8  **14012 Reed Ave** **San Leandro, CA 94578** MLS ID: 41153395 Active / For Sale *Listing Courtesy of KW Santa Clara Valley, Inc.*	Condo/Townhouse/Apt.	2/3	1,084	667 sqft	1973	11/14/2026 8 days	$539,000 $497/sq ft
9  **15241 Central Ave** **San Leandro, CA 94578** MLS ID: 41153828 Active / For Sale *Listing Courtesy of Insight Realty*	Single Family	2/2	1,104	5,813 sqft	1947	11/13/2026 9 days	$699,000 $633/sq ft
10  **195 Euclid Ave** **San Leandro, CA 94577** MLS ID: 41153647 Active / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	2/1	1,109	6,000 sqft	1928	11/12/2026 10 days	$685,000 $618/sq ft

Pending

Source: Listings



Legend

Pending

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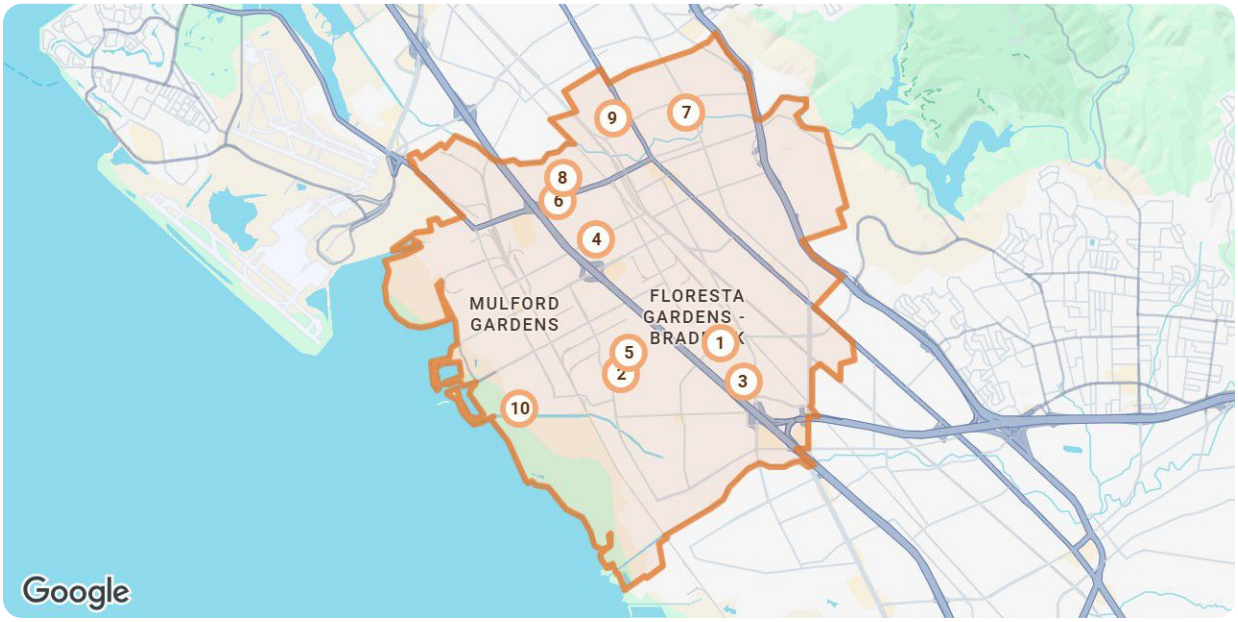
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **1356 Scenicview Dr** **San Leandro, CA 94577** MLS ID: 41151938 Pending / For Sale *Listing Courtesy of Vetted Real Estate*	Single Family	2/2	1,518	0.45 acres 1969	10/22/2026	$924,888 $609/sq ft	11/16/2026 25 days
2	 **1132 Carpentier St, Apt 301** **San Leandro, CA 94577** MLS ID: 41153188 Pending / For Sale *Listing Courtesy of Maxreal*	Condo/Townhouse/Apt.	2/2	1,182	0.66 acres 1983	11/5/2026	$388,000 $328/sq ft	11/13/2026 8 days
3	 **15341 Mendocino St** **San Leandro, CA 94579** MLS ID: 41153627 Pending / For Sale *Listing Courtesy of Compass*	Single Family	3/1	1,121	9,576 sqft 1955	11/12/2026	$625,000 $558/sq ft	11/13/2026 1 day
4	 **1377 Sandelin Ct** **San Leandro, CA 94577** MLS ID: 41152796 Pending / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	3/2	1,950	0.28 acres 1950	11/2/2026	$998,000 $512/sq ft	11/12/2026 10 days
5	 **1311 Pierce Ave** **San Leandro, CA 94577** MLS ID: 41152646 Pending / For Sale *Listing Courtesy of Rinetti & Co., Realtors®*	Single Family	3/2	1,304	5,250 sqft 1943	11/2/2026	$799,000 $613/sq ft	11/11/2026 9 days
6	 **1554 Pierce Ave** **San Leandro, CA 94577** MLS ID: 41152912 Pending / For Sale *Listing Courtesy of EXP Realty*	Single Family	2/1	848	5,000 sqft 1942	11/3/2026	$399,888 $472/sq ft	11/11/2026 8 days
7	 **1613 Manor Blvd** **San Leandro, CA 94579** MLS ID: 41151505 Pending / For Sale *Listing Courtesy of Bhhs Drysdale Properties*	Single Family	3/1	1,121	5,358 sqft 1954	10/16/2026	$728,000 $649/sq ft	11/10/2026 25 days
8	 **1706 140th Ave** **San Leandro, CA 94578** MLS ID: 41152609 Pending / For Sale *Listing Courtesy of Realty One Group Future*	Single Family	3/1	1,231	5,141 sqft 1947	10/30/2026	$789,000 $641/sq ft	11/9/2026 10 days
9	 **15312 Edgemoor St** **San Leandro, CA 94579** MLS ID: 41152053 Pending / For Sale *Listing Courtesy of Real Estate Ebroker Inc*	Single Family	4/2	1,614	5,150 sqft 1950	10/22/2026	$899,000 $557/sq ft	11/6/2026 15 days
10	 **1384 Graff Ave** **San Leandro, CA 94577** MLS ID: 41148403 Pending / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	2/1	1,247	5,500 sqft 1940	9/16/2026	$857,000 $687/sq ft	11/4/2026 49 days

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San Leandro, California

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	 **2510 Galleon Pl** **San Leandro, CA 94577** MLS ID: 41147408 Closed / For Sale *Courtesy of United Brokers Real Estate*	Condo/Townhouse/Apt.	2/1	1,033	0.26 acres 1986	11/20/2026 74 days	$400,000 $387/sq ft	↓ 19.84%
2	 **716 Raineer Ct** **San Leandro, CA 94577** MLS ID: 41150442 Closed / For Sale *Courtesy of Realty One Group Today*	Single Family	6/3	2,814	7,821 sqft 2004	11/20/2026 38 days	$1,238,000 $440/sq ft	↓ 3.96%
3	 **1803 Wayne Ave** **San Leandro, CA 94577** MLS ID: 41143636 Closed / For Sale *Courtesy of A.c. Goldt Realty*	Single Family	3/2	1,532	6,000 sqft 1952	11/19/2026 106 days	$850,000 $555/sq ft	↓ 1.73%
4	 **3777 Monterey Blvd** **San Leandro, CA 94578** MLS ID: 82063590 Closed / For Sale *Courtesy of Acquire Inc.*	Single Family	3/2	1,482	5,035 sqft 1954	11/16/2026 8 days	$750,000 $506/sq ft	↓ 7.18%
5	 **555 Begier Ave** **San Leandro, CA 94577** MLS ID: 82061692 Closed / For Sale *Courtesy of EXIT Realty Consultants*	Single Family	3/2	1,863	5,049 sqft 1930	10/30/2026 43 days	$1,300,000 $698/sq ft	↑ 30.26%

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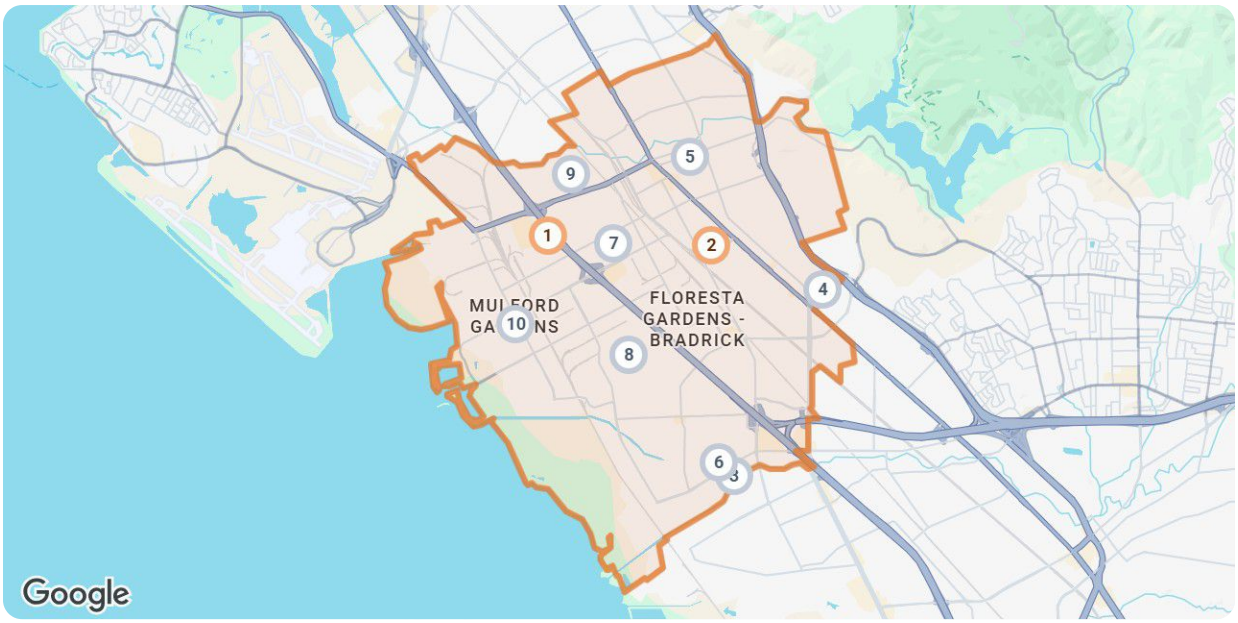
San Leandro, California

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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  **2227 Gadwall Ct** **San Leandro, CA 94579** MLS ID: 82060107 Closed / For Sale *Courtesy of Compass*	Single Family	3/3	1,321	0.39 acres 1998	10/23/2026 24 days	$868,000 $657/sq ft	↑ 0.37%
7  **14972 Endicott St** **San Leandro, CA 94579** MLS ID: 41146601 Closed / For Sale *Courtesy of Litvinchuk Real Estate*	Single Family	3/1	1,472	5,601 sqft 1949	10/22/2026 20 days	$780,000 $530/sq ft	↓ 2.35%
8  **15326 Farnsworth St** **San Leandro, CA 94579** MLS ID: 41147938 Closed / For Sale *Courtesy of Keller Williams Realty*	Single Family	6/4	2,682	8,110 sqft 1955	10/22/2026 12 days	$1,200,000 $447/sq ft	↑ 11.63%
9  **15100 Shining Star Ln** **San Leandro, CA 94579** MLS ID: 41148553 Closed / For Sale *Courtesy of Cornerstone Realty & Mortgage*	Single Family	4/3	1,874	4,421 sqft 1997	10/22/2026 10 days	$1,094,000 $584/sq ft	↓ 0.36%
10  **15209 Farnsworth St** **San Leandro, CA 94579** MLS ID: 41145731 Closed / For Sale *Courtesy of Litvinchuk Real Estate*	Single Family	4/2	1,694	5,309 sqft 1950	10/21/2026 34 days	$820,000 $484/sq ft	↓ 3.39%

Distressed

Source: Public Records and Listings



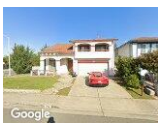
Legend

- Active For Sale
- Closed
- 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	 **1928 Trombas Ave** **San Leandro, CA 94577** MLS ID: 41153011 Active / For Sale *Listing Courtesy of KW Advisors East Bay*	Single Family	3/2	1,609	5,487 sqft 1944	11/6/2026 16 days	$918,000 $571/sq ft	10/13/2026 Standard Sale
2	 **1565 Timothy Dr** **San Leandro, CA 94577** Closed / Public Record	Single Family	4/2	1,615	4,970 sqft 1943	– – days	– $471/sq ft	9/11/2026 Notice of Default
3	 **1247 Benedict Ct** **San Leandro, CA 94577** Off Market / Public Record	Single Family	3/2	1,491	8,525 sqft 1955	– – days	– $670/sq ft	10/5/2026 Notice of Foreclosure Sale
4	 **14955 Lark St** **San Leandro, CA 94578** Off Market / Public Record	Single Family	3/2	1,736	6,555 sqft 1945	– – days	– $465/sq ft	9/3/2026 Notice of Default
5	 **15683 Anchorage Dr** **San Leandro, CA 94579** Off Market / Public Record	Single Family	5/3	2,251	3,500 sqft 1997	– – days	– $508/sq ft	10/6/2026 Notice of Default
6	 **756 Begonia Dr** **San Leandro, CA 94578** Off Market / Public Record	Single Family	5/3	2,741	5,922 sqft 1979	– – days	– $408/sq ft	10/9/2026 Notice of Foreclosure Sale
7	 **1627 140th Ave** **San Leandro, CA 94578** Off Market / Public Record	Single Family	5/2	1,675	5,432 sqft 1947	– – days	– $559/sq ft	10/6/2026 Notice of Default
8	 **499 Estudillo Ave, Apt 104** **San Leandro, CA 94577** Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,103	0.49 acres 1981	– – days	– $430/sq ft	8/28/2026 Notice of Foreclosure Sale
9	 **1923 Eveleth Ave** **San Leandro, CA 94577** Off Market / Public Record	Single Family	3/2	1,453	6,102 sqft 1952	– – days	– $661/sq ft	9/24/2026 Notice of Rescission
10	 **14474 Locust St** **San Leandro, CA 94579** Off Market / Public Record	Single Family	3/1	1,616	5,300 sqft 1952	– – days	– $549/sq ft	9/14/2026 Notice of Default

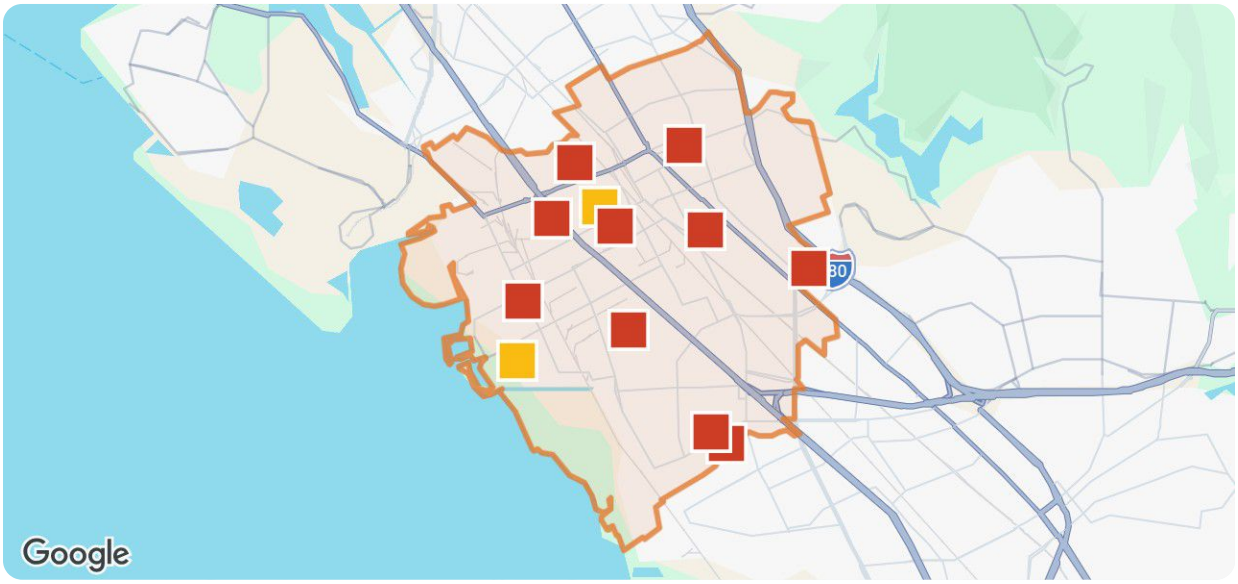
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San Leandro, California

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Summary

For Lease Activity in the Last 3 Months



Legend

- Recently Closed
- Distressed
- Recently Leased

	Closed	Distressed
Number of Properties	3	10
Lowest Listing Price / Est.Value	$2,900	$474,630
Median Listing Price / Est.Value	$880,000	$948,690
Highest Listing Price / Est.Value	$3,950,000	$1,143,570
Average Price / sqft	$1,067	$538
Median Price / sqft	$818	$528
Average Days in RPR	17	–
Median Days in RPR	14	–
Total Volume	$4,832,900	$9,145,801
Source	Public Records & Listings	Public Records & Listings

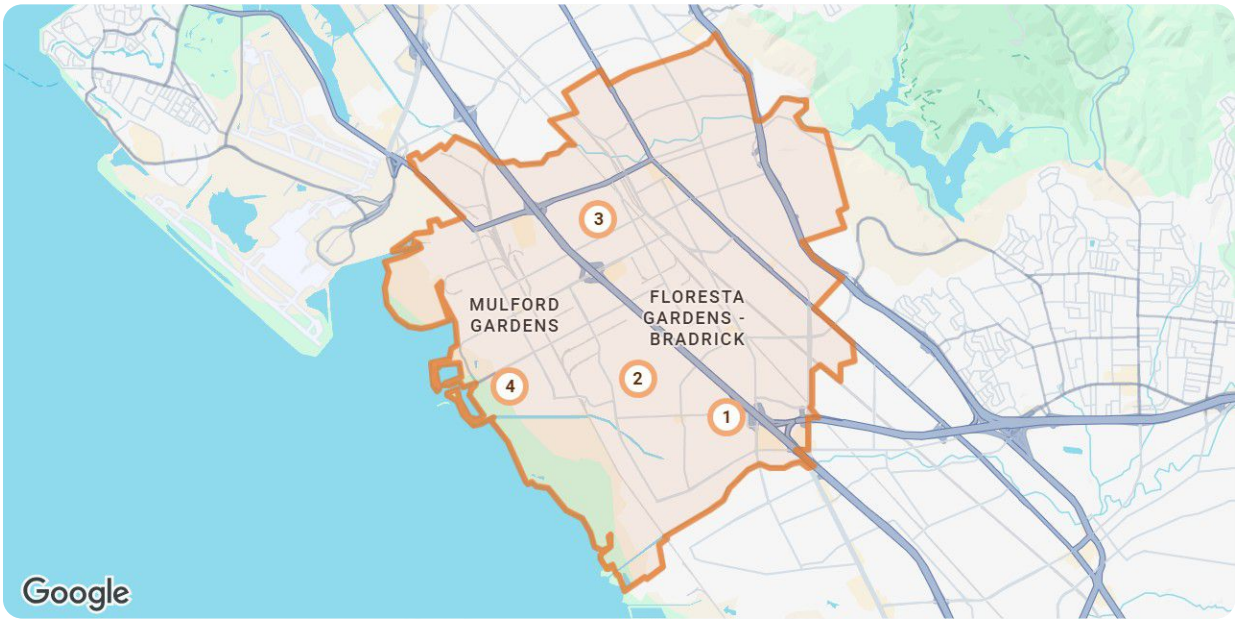
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San Leandro, California

Market Activity Breakdown

Closed

Source: Public Records and Listings



Legend

Closed

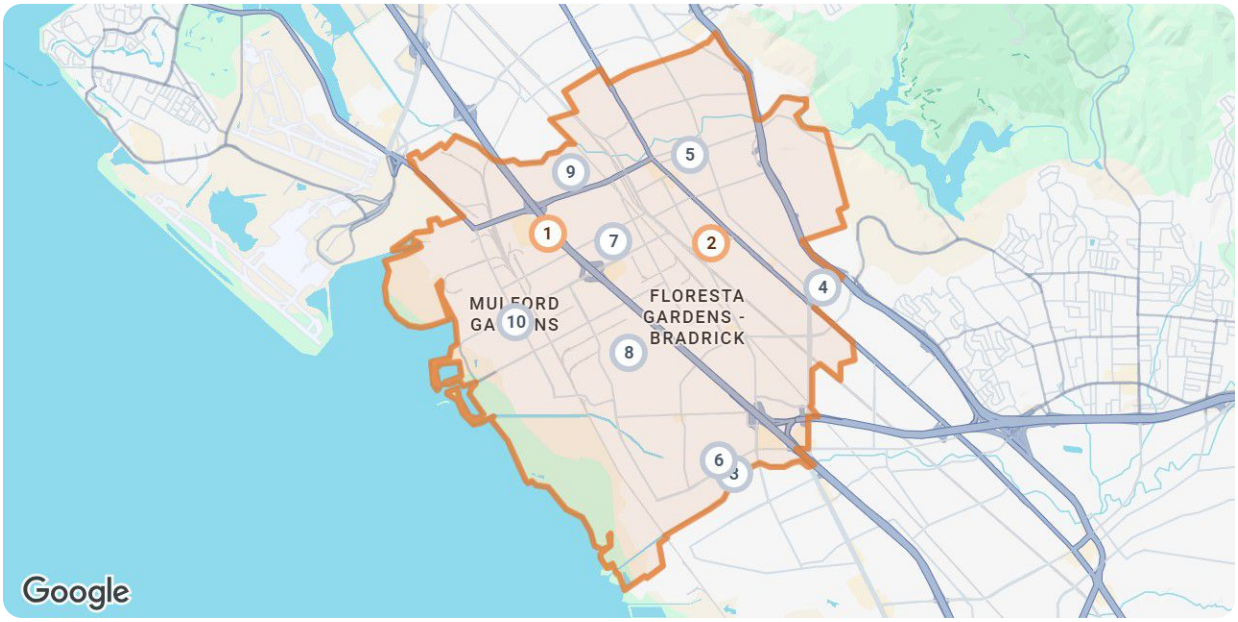
Closed: 3 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **1592 Willow Ave** **San Leandro, CA 94579** MLS ID: 326073488 Closed / For Sale and For Lease *Courtesy of Berkshire Hathaway*	Single Family	3/2	1,076	5,131 sqft 1953	9/30/2026 8 days	$880,000 $818/sq ft	↑ 10%
2  **1632 Wayne Ave** **San Leandro, CA 94577** MLS ID: 41145575 Closed / For Lease *Courtesy of Bay Home Investments&Loans*	Single Family	3/2	860	2,500 sqft 2025	9/2/2026 14 days	– $3/sq ft	–
3  **14009 Seagate Dr** **San Leandro, CA 94577** MLS ID: 41143749 Closed / For Lease *Courtesy of Coldwell Banker Realty*	Condo/Townhouse/Apt.	3/3	1,660	0.27 acres 1985	9/1/2026 29 days	– $2,380/sq ft	–

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San Leandro, California

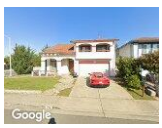
Distressed

Source: Public Records and Listings



Legend

- 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  **1565 Timothy Dr** **San Leandro, CA 94577** Closed / Public Record	Single Family	4/2	1,615	4,970 sqft 1943	– – days	– $471/sq ft	9/11/2026 Notice of Default
2  **1928 Trombas Ave** **San Leandro, CA 94577** Off Market / Public Record	Single Family	3/2	1,609	5,487 sqft 1944	– – days	– $680/sq ft	10/13/2026 Notice of Default
3  **1247 Benedict Ct** **San Leandro, CA 94577** Off Market / Public Record	Single Family	3/2	1,491	8,525 sqft 1955	– – days	– $670/sq ft	10/5/2026 Notice of Foreclosure Sale
4  **14955 Lark St** **San Leandro, CA 94578** Off Market / Public Record	Single Family	3/2	1,736	6,555 sqft 1945	– – days	– $465/sq ft	9/3/2026 Notice of Default
5  **15683 Anchorage Dr** **San Leandro, CA 94579** Off Market / Public Record	Single Family	5/3	2,251	3,500 sqft 1997	– – days	– $508/sq ft	10/6/2026 Notice of Default
6  **756 Begonia Dr** **San Leandro, CA 94578** Off Market / Public Record	Single Family	5/3	2,741	5,922 sqft 1979	– – days	– $408/sq ft	10/9/2026 Notice of Foreclosure Sale
7  **1627 140th Ave** **San Leandro, CA 94578** Off Market / Public Record	Single Family	5/2	1,675	5,432 sqft 1947	– – days	– $559/sq ft	10/6/2026 Notice of Default

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San Leandro, California

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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	 **499 Estudillo Ave, Apt 104** **San Leandro, CA 94577** Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,103	0.49 acres 1981	– – days	– $430/sq ft	8/28/2026 Notice of Foreclosure Sale
9	 **1923 Eveleth Ave** **San Leandro, CA 94577** Off Market / Public Record	Single Family	3/2	1,453	6,102 sqft 1952	– – days	– $661/sq ft	9/24/2026 Notice of Rescission
10	 **14474 Locust St** **San Leandro, CA 94579** Off Market / Public Record	Single Family	3/1	1,616	5,300 sqft 1952	– – days	– $549/sq ft	9/14/2026 Notice of Default

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