

## Piedmont, California



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# Market Trends

## Market Trends for Piedmont, California

Single Family + Condo/Townhouse/Apt.

**May 2026**

**Market Type**

**Seller's Market**

Balanced Market

Buyer's Market

**Key Details**

<p>Months of Inventory</p> <p><b>1.09</b></p> <p>↓ 14.17% MoM</p>	<p>Sold to List Price %</p> <p><b>132.4%</b></p> <p>↑ 0.56% MoM</p>	<p>Median Days in RPR</p> <p><b>10</b></p> <p>↓ 16.67% MoM</p>	<p>Median Sold Price</p> <p><b>\$4,202,500</b></p> <p>↑ 60.07% MoM</p>
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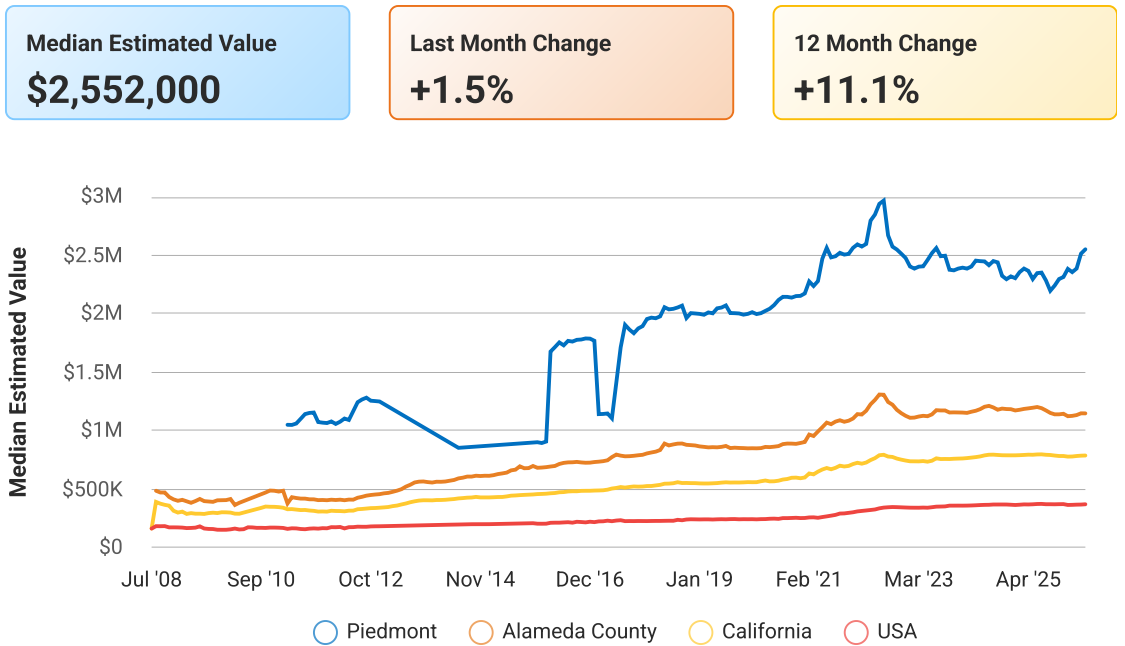
## May 2026 Median Estimated Property Value

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



# Piedmont, California

## May 2026 Active Listings

### Piedmont, California

Single Family + Condo/Townhouse/Apt.

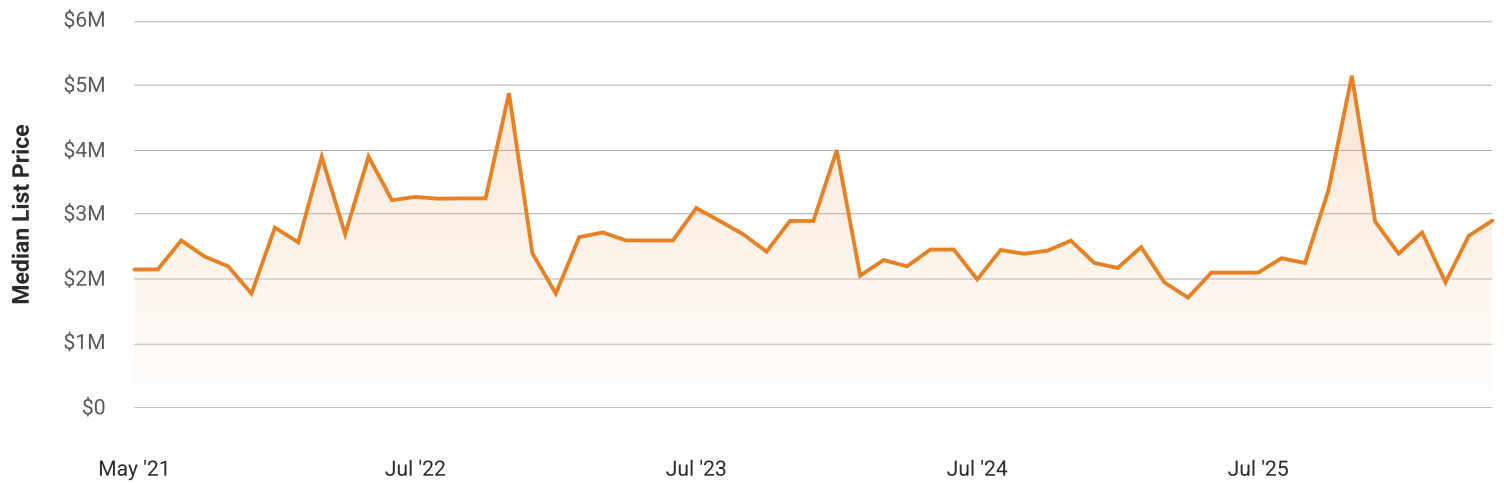
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$2,905,000**

↑ 8.7% Month over Month



# Piedmont, California

## May 2026 Sold Listings

### Piedmont, California

Single Family + Condo/Townhouse/Apt.

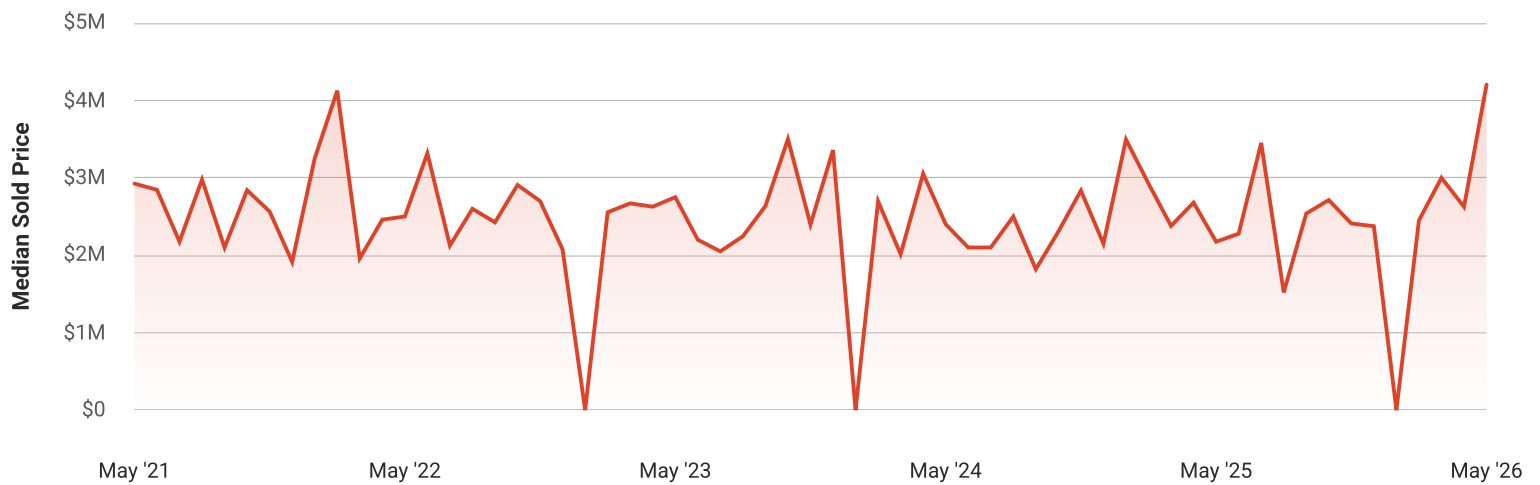
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$4,202,500**

↑ 60.1% Month over Month



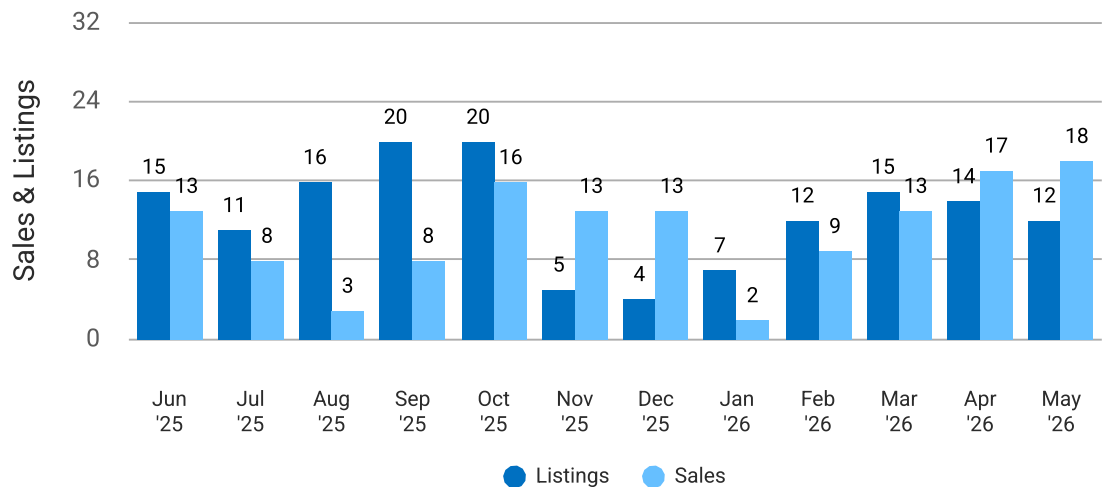
## Total Sales and Active Listings in Piedmont, California

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



# Piedmont, California

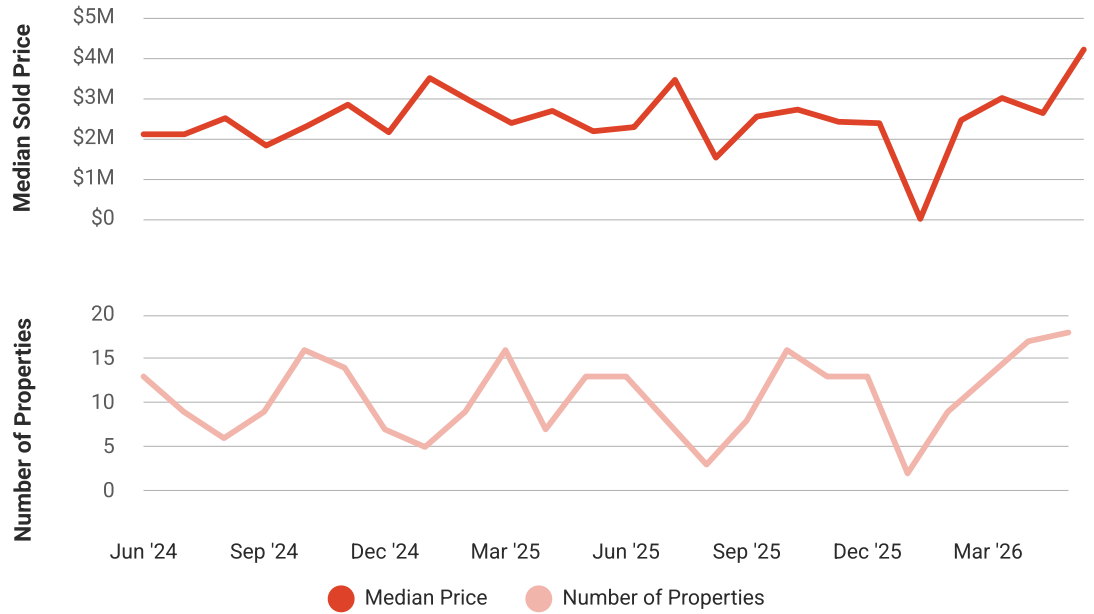
## Median Sold Price vs Sold Listings in Piedmont, California

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



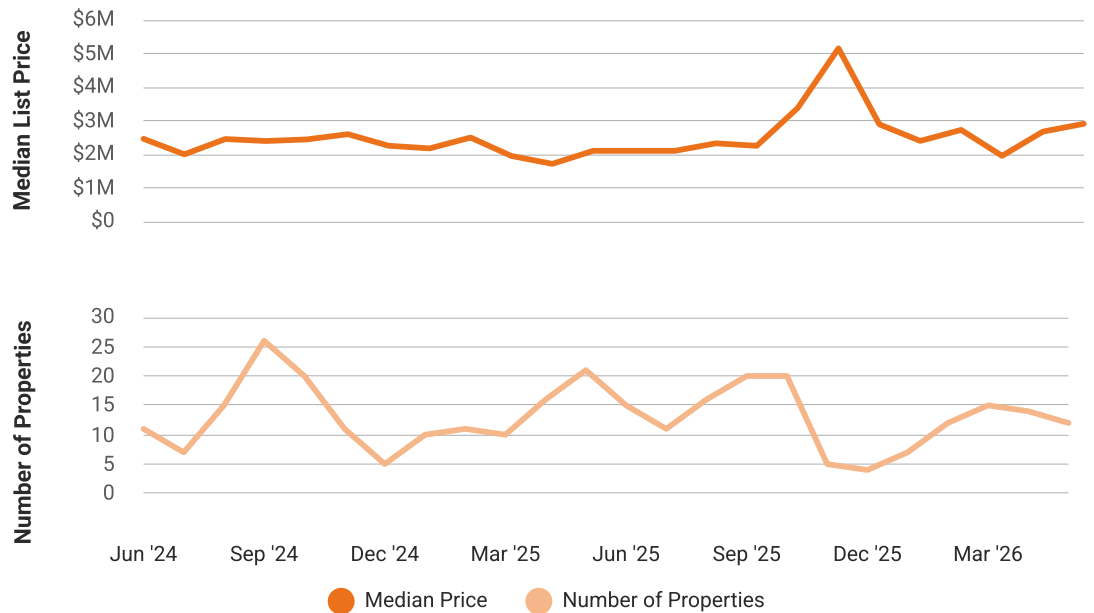
## Median List Price vs Active Listings in Piedmont, California

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



# Market Snapshot

## Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> Last Updated: 5/31/2026	\$2,552,000	\$2,514,490 <b>+1.49%</b>	\$2,356,620 <b>+8.29%</b>	\$2,297,420 <b>+11.08%</b>	\$2,450,680 <b>+4.13%</b>	\$2,460,770 <b>+3.71%</b>
<b>Median Sold Price</b> Last Updated: 5/31/2026	\$4,202,500	\$2,625,400 <b>+60.07%</b>	\$2,450,000 <b>+71.53%</b>	\$2,175,000 <b>+93.22%</b>	\$2,400,000 <b>+75.1%</b>	\$2,750,000 <b>+52.82%</b>
<b>Median List Price</b> Last Updated: 5/31/2026	\$2,905,000	\$2,671,500 <b>+8.74%</b>	\$2,722,500 <b>+6.7%</b>	\$2,100,000 <b>+38.33%</b>	\$2,457,000 <b>+18.23%</b>	\$2,598,500 <b>+11.8%</b>

**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

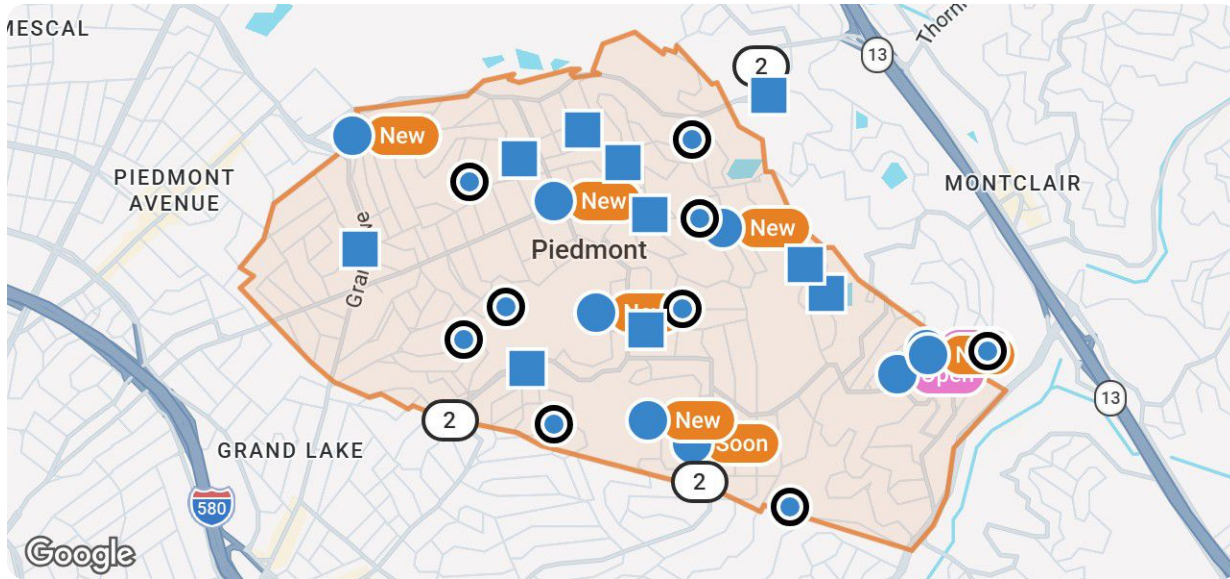
Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

# Piedmont, California

## 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

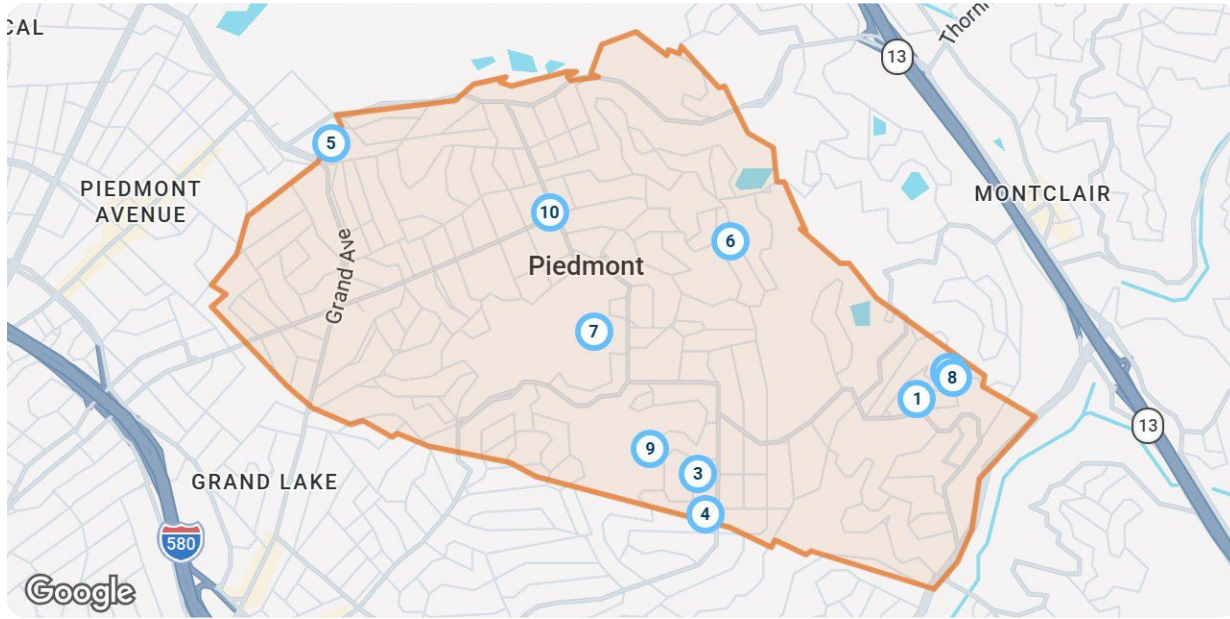
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	4
Lowest Listing Price / Est.Value	\$1,695,000	\$625,000	\$1,475,000	\$625,000
Median Listing Price / Est.Value	\$3,455,000	\$2,410,500	\$3,555,000	\$1,148,413
Highest Listing Price / Est.Value	\$5,500,000	\$6,398,000	\$6,500,000	\$5,500,000
Average Price / sqft	\$928	\$876	\$1,178	\$833
Median Price / sqft	\$908	\$878	\$1,186	\$810
Average Days in RPR	10	50	9	78
Median Days in RPR	9	15	8	78
Total Volume	\$36,348,000	\$31,062,000	\$37,055,500	\$8,421,826
Source	Listings	Listings	Public Records & Listings	Public Records & Listings



## Market Activity Breakdown

### New

Source: Listings



#### Legend

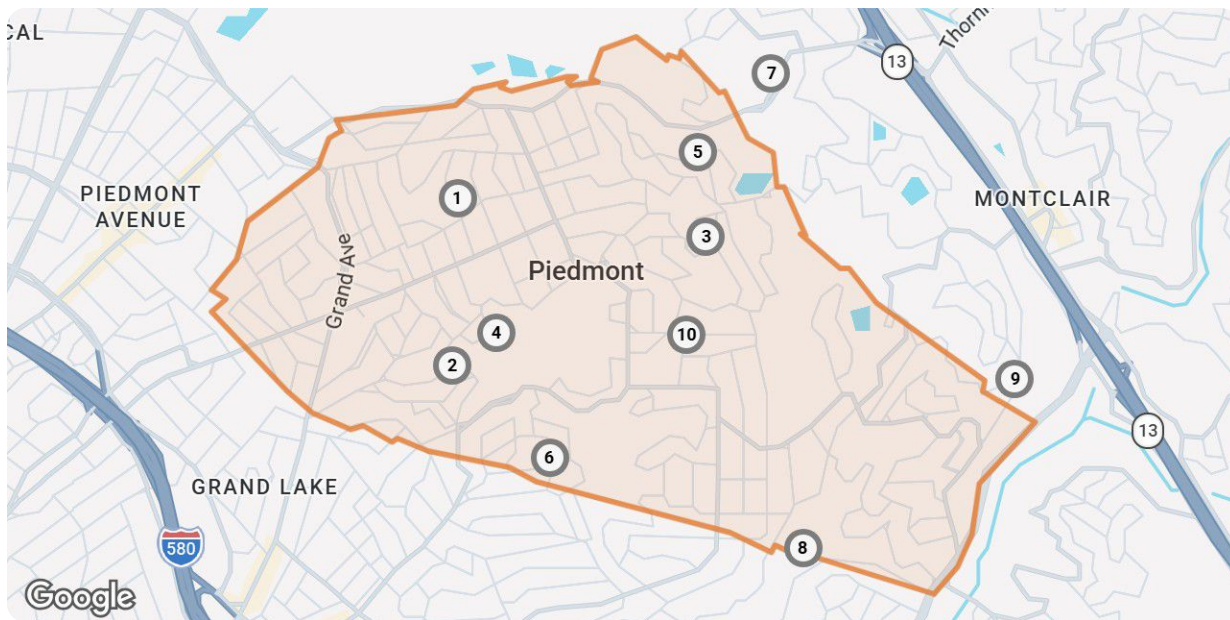
● Active For Sale

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
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">1</span>	 <p><b>11 Huntleigh Rd</b> Piedmont, CA 94611 MLS ID: 41137046 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/5	3,608	0.4 acres	1955	6/5/2026 3 days	\$2,995,000 \$830/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">2</span>	 <p><b>110 Somerset Rd</b> Piedmont, CA 94611 MLS ID: 41137218 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of The GRUBB Company</i></p>	Single Family	5/4	4,861	9,520 sqft	1937	6/5/2026 3 days	\$3,800,000 \$782/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">3</span>	 <p><b>10 Muir Ave</b> Piedmont, CA 94610 MLS ID: 41136927 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	5/6	4,242	0.34 acres	1925	6/2/2026 6 days	\$5,495,000 \$1,295/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">4</span>	 <p><b>210 La Salle Ave</b> Piedmont, CA 94610 MLS ID: 41136791 <span style="color: red;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	6/5	5,257	0.34 acres	1918	6/1/2026 7 days	\$5,500,000 \$1,046/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">5</span>	 <p><b>26 Ronada Ave</b> Piedmont, CA 94611 MLS ID: 41136394 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/4	3,650	6,370 sqft	2026	5/31/2026 8 days	\$3,995,000 \$1,095/sq ft

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
<b>6</b>	 <p><b>479 Mountain Ave</b> Piedmont, CA 94611 MLS ID: 41136253 ● Active / For Sale</p> <p><i>Listing Courtesy of The GRUBB Company</i></p>	Single Family	6/4	5,311	0.27 acres	1927	5/29/2026 10 days	\$2,998,000 \$564/sq ft
<b>7</b>	 <p><b>156 Hazel Ln</b> Piedmont, CA 94611 MLS ID: 41136321 ● Active / For Sale</p> <p><i>Listing Courtesy of The GRUBB Company</i></p>	Single Family	4/4	3,240	6,952 sqft	1951	5/28/2026 11 days	\$2,960,000 \$914/sq ft
<b>8</b>	 <p><b>120 Somerset Rd</b> Piedmont, CA 94611 MLS ID: 41136019 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	5/5	4,151	10,585 sqft	1938	5/28/2026 11 days	\$3,750,000 \$903/sq ft
<b>9</b>	 <p><b>126 Woodland Way</b> Piedmont, CA 94611 MLS ID: 41135715 ● Active / For Sale</p> <p><i>Listing Courtesy of The GRUBB Company</i></p>	Single Family	3/3	2,970	5,184 sqft	1936	5/27/2026 12 days	\$3,160,000 \$1,064/sq ft
<b>10</b>	 <p><b>235 Highland Ave</b> Piedmont, CA 94611 MLS ID: 41134543 ● Active / For Sale</p> <p><i>Listing Courtesy of KW Santa Clara Valley, Inc.</i></p>	Single Family	3/4	2,155	3,900 sqft	1923	5/15/2026 24 days	\$1,695,000 \$787/sq ft

## Pending











Source: Listings



### Legend

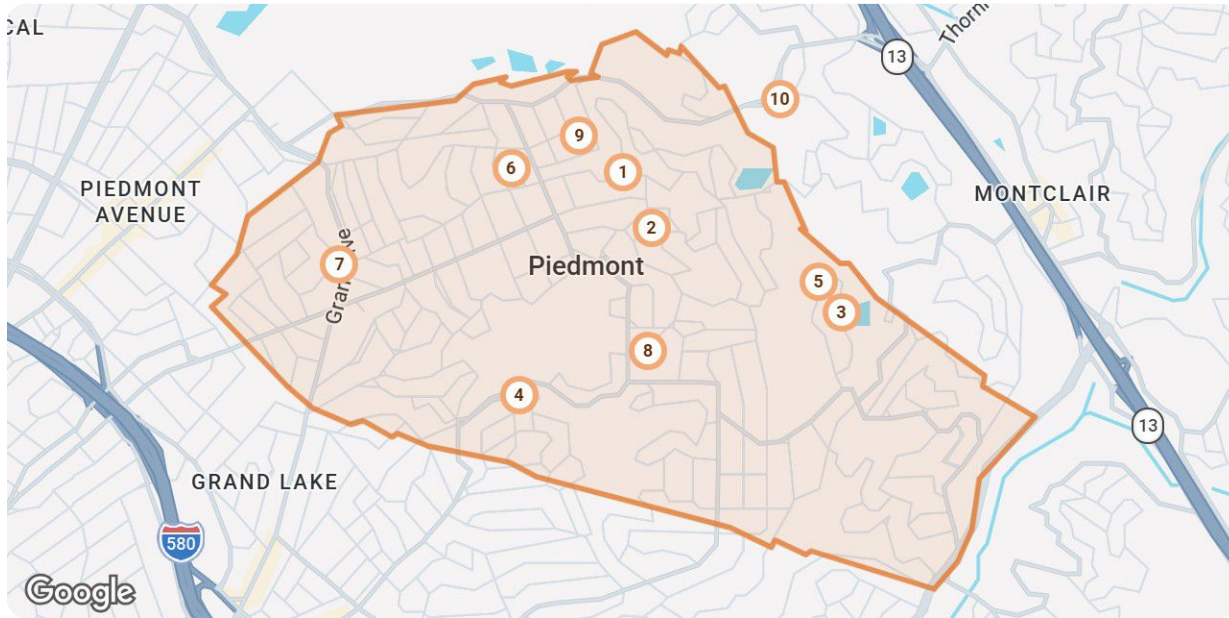
● Pending



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	 <p><b>148 Dracena Ave</b>  <b>Piedmont, CA 94611</b>                      MLS ID: 41136589                      Pending / For Sale</p> <p><i>Listing Courtesy of The GRUBB Company</i></p>	Single Family	5/5	3,932	9,071 sqft 1912	5/29/2026	\$4,888,000 \$1,243/sq ft	6/3/2026 5 days
2	 <p><b>223 Park View Ave</b>  <b>Piedmont, CA 94610</b>                      MLS ID: 41135681                      Pending / For Sale</p> <p><i>Listing Courtesy of The GRUBB Company</i></p>	Single Family	4/2	2,152	4,500 sqft 1924	5/22/2026	\$1,995,000 \$927/sq ft	6/2/2026 11 days
3	 <p><b>415 Pacific Ave</b>  <b>Piedmont, CA 94611</b>                      MLS ID: 425083495                      Pending / For Sale</p> <p><i>Listing Courtesy of Premiere Estates International Real Estate</i></p>	Single Family	6/5	5,056	0.62 acres 1914	10/15/2025	\$5,150,000 \$1,019/sq ft	5/28/2026 225 days
4	 <p><b>432 El Cerrito Ave</b>  <b>Piedmont, CA 94611</b>                      MLS ID: 41134801                      Pending / For Sale</p> <p><i>Listing Courtesy of The GRUBB Company</i></p>	Single Family	4/3	2,649	4,800 sqft 1922	5/14/2026	\$2,226,000 \$840/sq ft	5/27/2026 13 days
5	 <p><b>453 Scenic Ave</b>  <b>Piedmont, CA 94611</b>                      MLS ID: 41134443                      Pending / For Sale</p> <p><i>Listing Courtesy of Vanguard Properties</i></p>	Single Family	4/5	2,879	0.37 acres 1941	5/14/2026	\$2,195,000 \$762/sq ft	5/27/2026 13 days
6	 <p><b>1165 Harvard Rd</b>  <b>Piedmont, CA 94610</b>                      MLS ID: 41133873                      Pending / For Sale</p> <p><i>Listing Courtesy of The GRUBB Company</i></p>	Single Family	3/2	1,985	4,017 sqft 1926	5/7/2026	\$1,995,000 \$1,005/sq ft	5/23/2026 16 days
7	 <p><b>5630 Moraga Ave</b>  <b>Piedmont, CA 94611</b>                      MLS ID: 425092878                      Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	2/1	971	5,616 sqft 1966	12/24/2025	\$625,000 \$644/sq ft	5/21/2026 148 days
8	 <p><b>23 Valant Pl</b>  <b>Piedmont, CA 94610</b>                      MLS ID: 41130439                      Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/4	4,207	6,585 sqft 1993	4/10/2026	\$2,595,000 \$617/sq ft	5/21/2026 41 days
9	 <p><b>6841 Estates Dr</b>  <b>Piedmont, CA 94611</b>                      MLS ID: 41132851                      Pending / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's Int'l Re</i></p>	Single Family	5/4	3,795	7,500 sqft 1953	4/29/2026	\$2,995,000 \$789/sq ft	5/20/2026 21 days
10	 <p><b>305 Sheridan Ave</b>  <b>Piedmont, CA 94611</b>                      MLS ID: 41132252                      Pending / For Sale</p> <p><i>Listing Courtesy of KW Advisors East Bay</i></p>	Single Family	8/7	6,986	0.38 acres 1907	4/24/2026	\$6,398,000 \$916/sq ft	5/2/2026 8 days

## Closed

Source: Public Records and Listings



### Legend

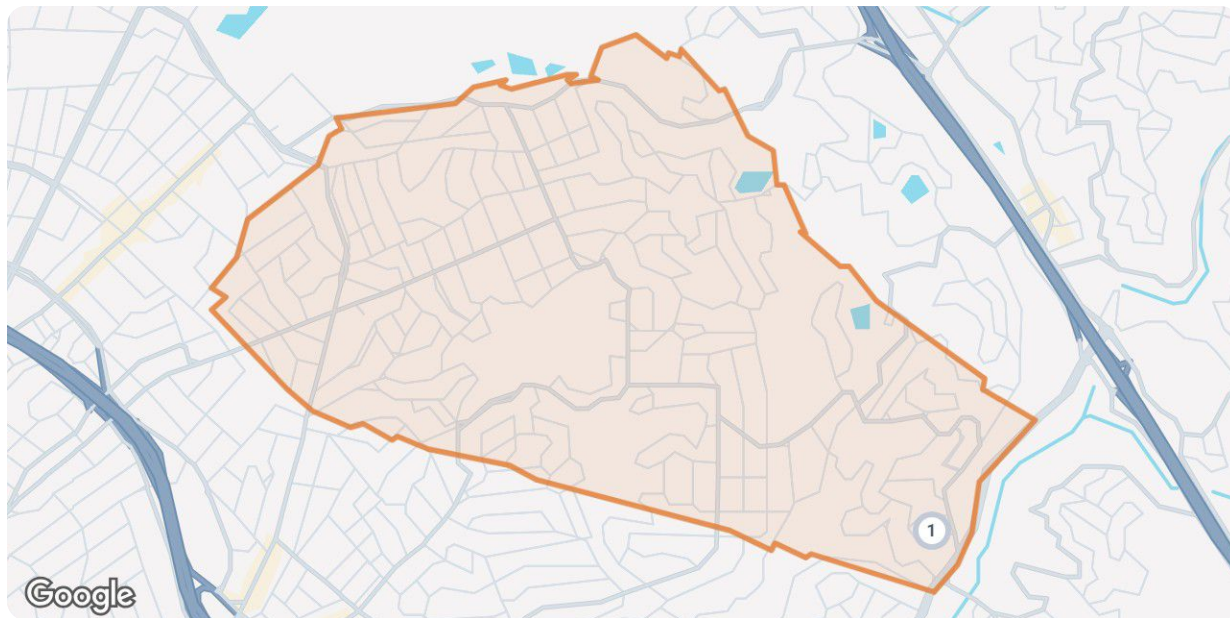
● Closed

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 %
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">1</span>	 <p><b>575 Blair Ave</b> Piedmont, CA 94611 MLS ID: 41132967 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of The GRUBB Company</i></p>	Single Family	3/2	2,408	6,076 sqft 1936	6/2/2026 11 days	\$2,450,000 \$1,017/sq ft	<span style="color: green;">↑</span> 25.64%
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">2</span>	 <p><b>19 Dormidera Ave</b> Piedmont, CA 94611 MLS ID: 41136853 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Compass</i></p>	Single Family	4/3	3,574	6,726 sqft 1910	6/2/2026 – days	\$3,600,000 \$1,007/sq ft	–
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">3</span>	 <p><b>46 Sotelo Ave</b> Piedmont, CA 94611 MLS ID: 41130828 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Compass</i></p>	Single Family	5/5	4,820	0.27 acres 1948	5/29/2026 5 days	\$6,500,000 \$1,349/sq ft	<span style="color: green;">↑</span> 18.29%
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">4</span>	 <p><b>306 Wildwood Ave</b> Piedmont, CA 94611 MLS ID: 41134051 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of The GRUBB Company</i></p>	Single Family	3/2	1,752	5,148 sqft 1923	5/29/2026 11 days	\$2,808,000 \$1,603/sq ft	<span style="color: green;">↑</span> 75.72%
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">5</span>	 <p><b>51 Glen Alpine Rd</b> Piedmont, CA 94611 MLS ID: 41132710 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Compass</i></p>	Single Family	5/6	5,331	0.86 acres 1982	5/27/2026 7 days	\$4,750,000 \$891/sq ft	<span style="color: green;">↑</span> 10.59%

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 %
	 <b>131 Waldo Ave</b> Piedmont, CA 94611 MLS ID: 41132952 <span>Closed / For Sale</span> <i>Courtesy of The GRUBB Company</i>	Single Family	5/3	3,005	4,500 sqft / 1927	5/20/2026 / 8 days	\$3,510,000 / \$1,168/sq ft	27.73%
	 <b>1541 Grand Ave</b> Piedmont, CA 94611 MLS ID: 41131577 <span>Closed / For Sale</span> <i>Courtesy of MARTINI COMPANY REAL ESTATE</i>	Single Family	3/2	1,702	5,280 sqft / 1922	5/19/2026 / 7 days	\$2,050,000 / \$1,204/sq ft	20.94%
	 <b>132 Caperton Ave</b> Piedmont, CA 94611 MLS ID: 41132500 <span>Closed / For Sale</span> <i>Courtesy of Compass</i>	Single Family	5/4	2,754	9,296 sqft / 1925	5/18/2026 / 7 days	\$4,200,000 / \$1,525/sq ft	68.34%
	 <b>110 Monte Ave</b> Piedmont, CA 94611 MLS ID: 41129361 <span>Closed / For Sale</span> <i>Courtesy of Compass</i>	Single Family	5/4	4,537	9,375 sqft / 1906	5/14/2026 / 12 days	\$5,712,500 / \$1,259/sq ft	29.98%
	 <b>5617 Moraga Ave</b> Piedmont, CA 94611 MLS ID: 41131173 <span>Closed / For Sale</span> <i>Courtesy of Vanguard Properties</i>	Single Family	3/2	1,949	0.28 acres / 1927	5/14/2026 / 14 days	\$1,475,000 / \$757/sq ft	37.21%



## Distressed

Source: Public Records and Listings



### Legend

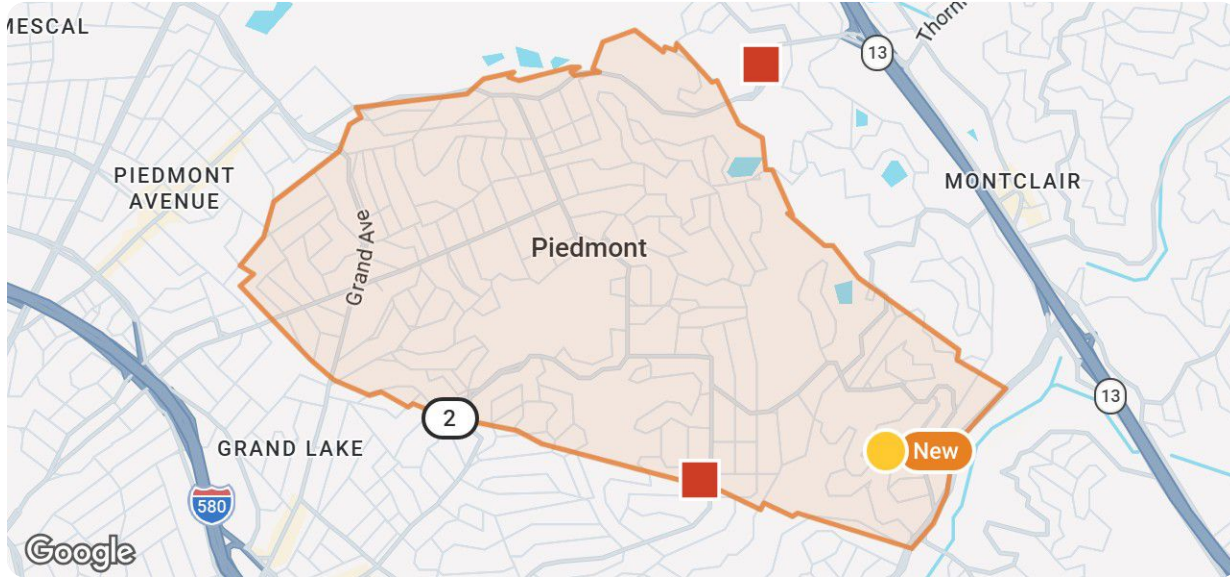
- Active For Sale
- Pending
- Closed

Distressed: 4 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
<b>1</b>	 <p><b>210 La Salle Ave</b> Piedmont, CA 94610 MLS ID: 41136791 <span style="color: red;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	6/5	5,257	0.34 acres 1918	6/1/2026 7 days	\$5,500,000 \$1,046/sq ft	4/24/2026 Notice Of Default
<b>2</b>	 <p><b>5630 Moraga Ave</b> Piedmont, CA 94611 MLS ID: 425092878 <span style="color: red;">●</span> Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	2/1	971	5,616 sqft 1966	12/24/2025 148 days	\$625,000 \$644/sq ft	3/27/2026 Short Sale
<b>3</b>	 <p><b>610 Boulevard Way</b> Piedmont, CA 94610 <span style="color: red;">■</span> Closed / Public Record</p>	Single Family	-/-	-	2,500 sqft -	- - days	- -/sq ft	3/26/2026 Sold Date: 3/26/2026
<b>4</b>	 <p><b>610 Boulevard Way</b> Piedmont, CA 94610 <span style="color: red;">■</span> Closed / Public Record</p>	Single Family	2/1	1,418	7,125 sqft 1927	- - days	- \$1,000/sq ft	3/26/2026 Notice of Default

# Piedmont, California

## Summary

For Lease Activity in the Last 3 Months



	New	Distressed
Number of Properties	1	4
Lowest Listing Price / Est.Value	\$14,000	\$658,840
Median Listing Price / Est.Value	\$14,000	\$1,148,413
Highest Listing Price / Est.Value	\$14,000	\$3,528,000
Average Price / sqft	\$3	\$720
Median Price / sqft	\$3	\$679
Average Days in RPR	24	-
Median Days in RPR	24	-
Total Volume	\$14,000	\$6,483,666
Source	Listings	Public Records & Listings

## Market Activity Breakdown

### New

Source: Listings



#### Legend

● Active For Lease

#### New: 1 properties

Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
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**15 Selborne Dr**  
**Piedmont, CA 94611**  
 MLS ID: 41134935  
● Active / For Lease

Single Family

4/3

4,886

6,720 sqft

1927

5/15/2026  
24 days

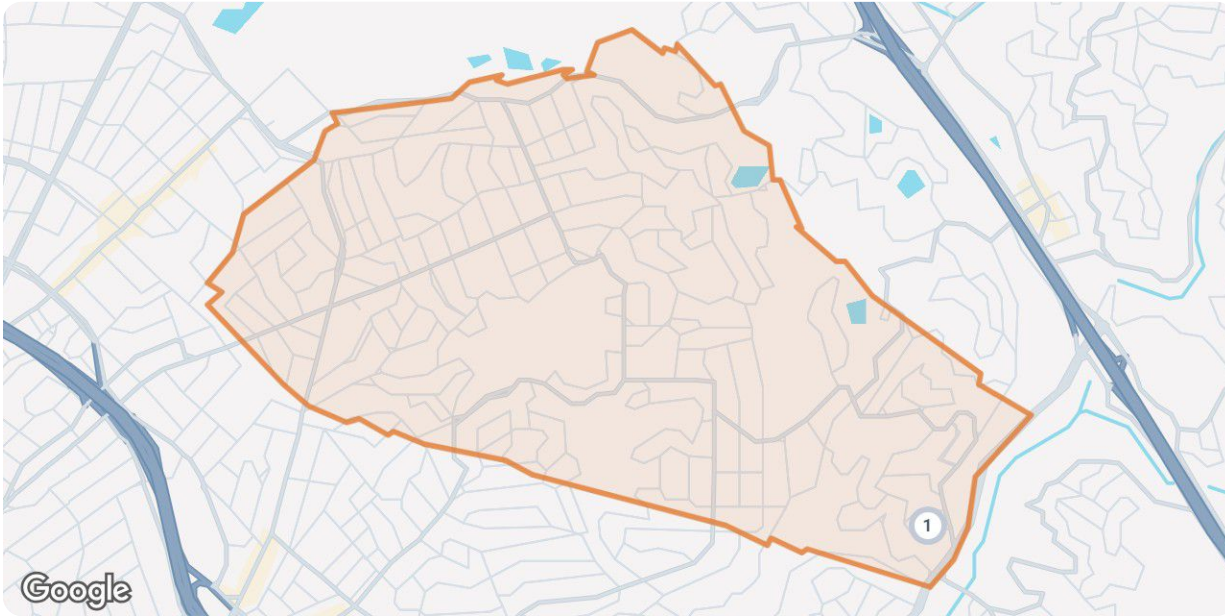
\$14,000 mo.  
\$3/sq ft

*Courtesy of Vanguard Properties*







## Distressed

Source: Public Records and Listings



### Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 4 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
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">1</span>	 <p><b>610 Boulevard Way</b> Piedmont, CA 94610 ■ Closed / Public Record</p>	Single Family	2/1	1,418	7,125 sqft 1927	- - days	- \$1,000/sq ft	3/26/2026 Notice of Default
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">2</span>	 <p><b>610 Boulevard Way</b> Piedmont, CA 94610 ■ Closed / Public Record</p>	Single Family	-/-	-	2,500 sqft -	- - days	- -/sq ft	3/26/2026 Sold Date: 3/26/2026
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">3</span>	 <p><b>5630 Moraga Ave</b> Piedmont, CA 94611 ■ Off Market / Public Record</p>	Single Family	2/1	971	5,616 sqft 1966	- - days	- \$679/sq ft	3/27/2026 Notice of Default
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">4</span>	 <p><b>210 La Salle Ave</b> Piedmont, CA 94610 ■ Off Market / Public Record</p>	Single Family	6/5	5,257	0.34 acres 1918	- - days	- \$671/sq ft	4/24/2026 Notice of Foreclosure Sale

## Piedmont, California

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