Piedmont, California



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Market Trends

Market Trends for Piedmont, 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
0.62	131.8%	12	$2,800,000
↓ 53.38% MoM	↑ 6.01% MoM	↑ 9.09% MoM	↑ 0.72% MoM

October 2026 Median Estimated Property Value

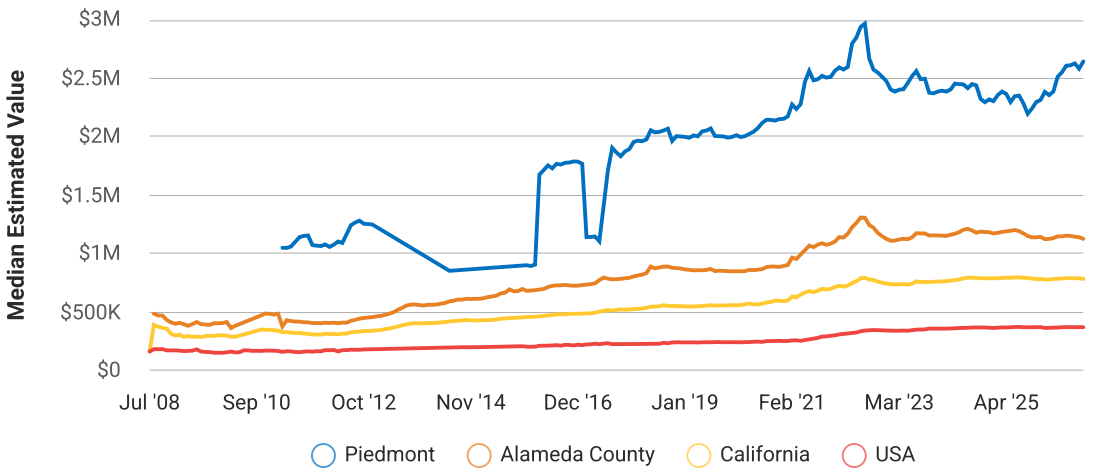
Single Family + Condo/Townhouse/Apt.

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
$2,645,260	+2.4%	+18%



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September 2026 Active Listings

Piedmont, California

Single Family + Condo/Townhouse/Apt.

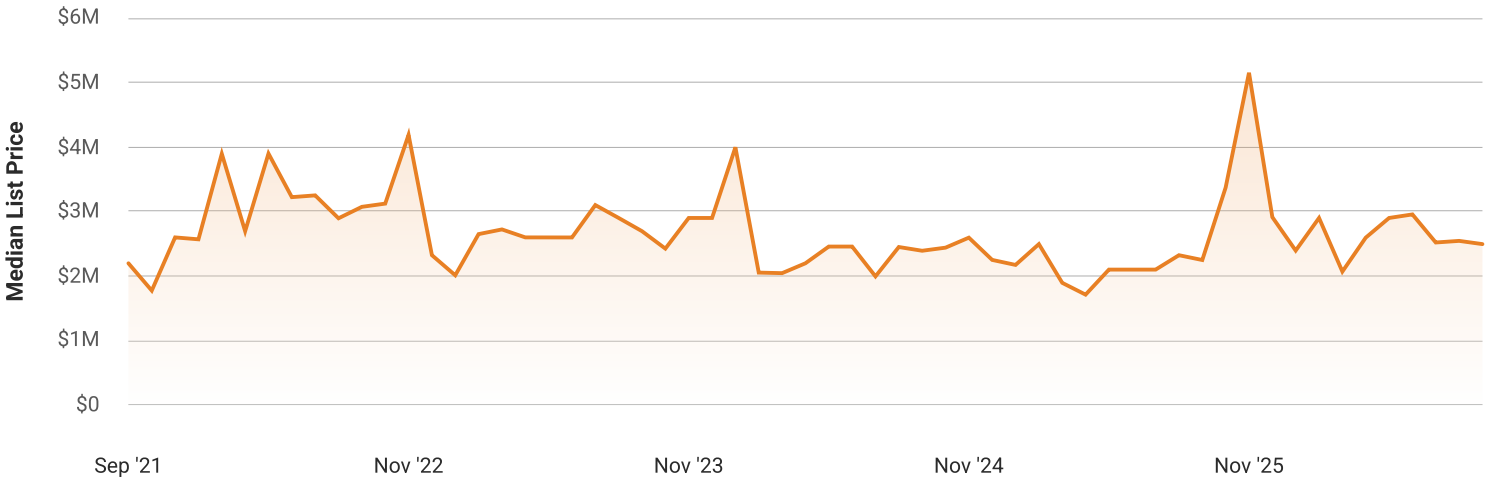
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $2,495,000

2% Month over Month



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September 2026 Sold Listings

Piedmont, California

Single Family + Condo/Townhouse/Apt.

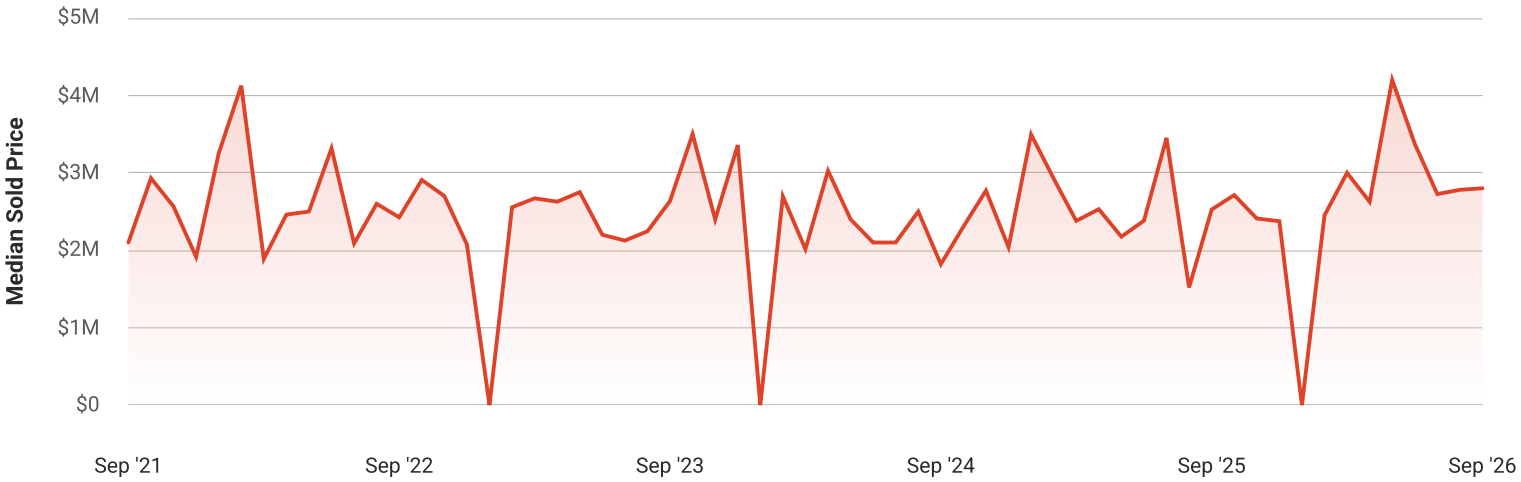
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $2,800,000

↑ 0.7% Month over Month



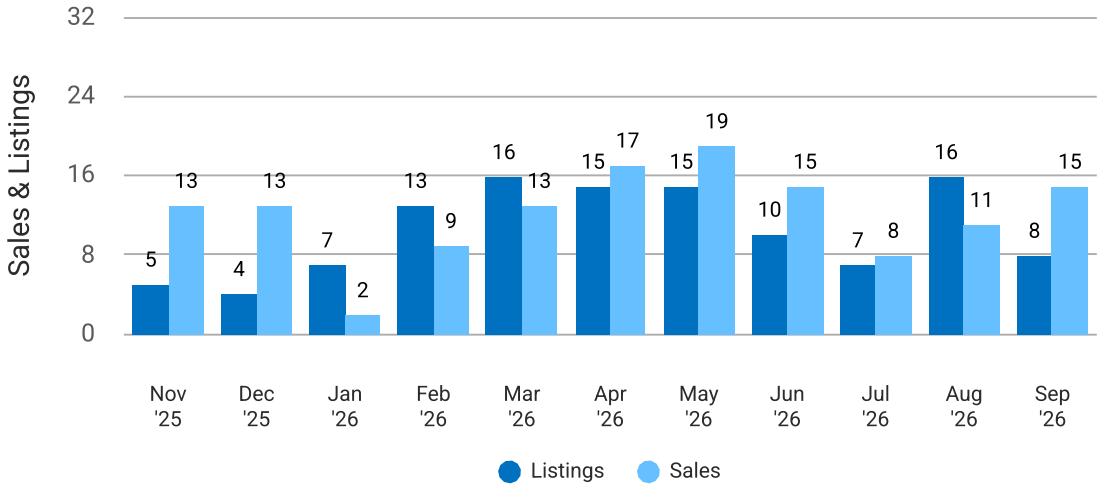
Total Sales and Active Listings in Piedmont, California

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



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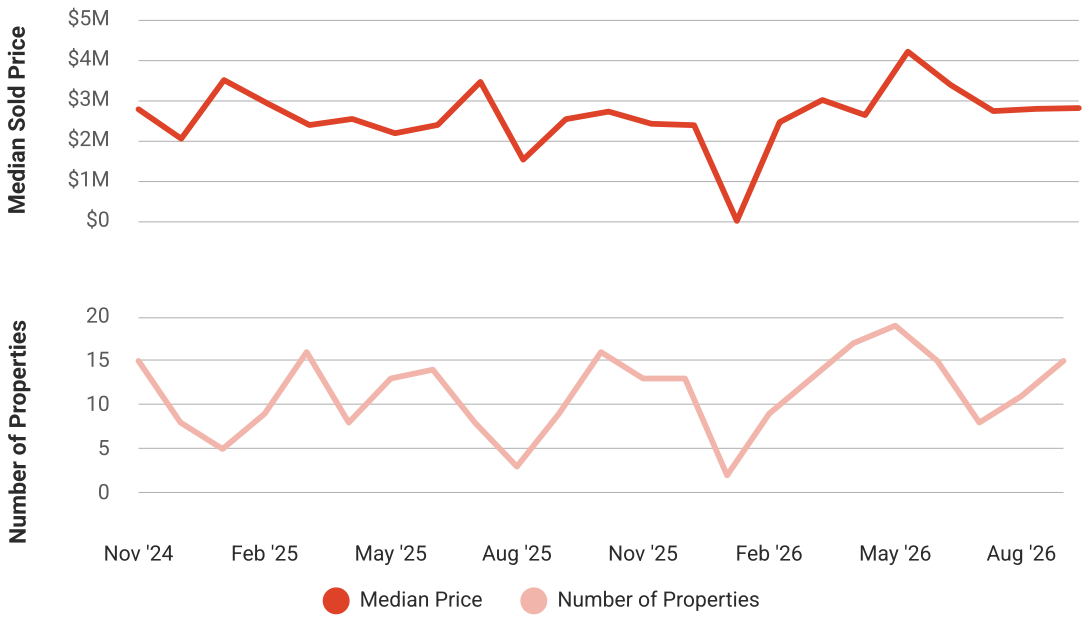
Median Sold Price vs Sold Listings in Piedmont, California

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



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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	$2,645,260	$2,582,880 +2.42%	$2,611,700 +1.28%	$2,241,920 +17.99%	$2,324,980 +13.78%	$2,377,000 +11.29%
Median Sold Price Last Updated: 9/30/2026	$2,800,000	$2,780,000 +0.72%	$3,375,000 -17.04%	$2,525,000 +10.89%	$1,820,000 +53.85%	$2,635,000 +6.26%
Median List Price Last Updated: 9/30/2026	$2,495,000	$2,545,000 -1.96%	$2,955,000 -15.57%	$2,248,500 +10.96%	$2,392,000 +4.31%	$2,695,000 -7.42%

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

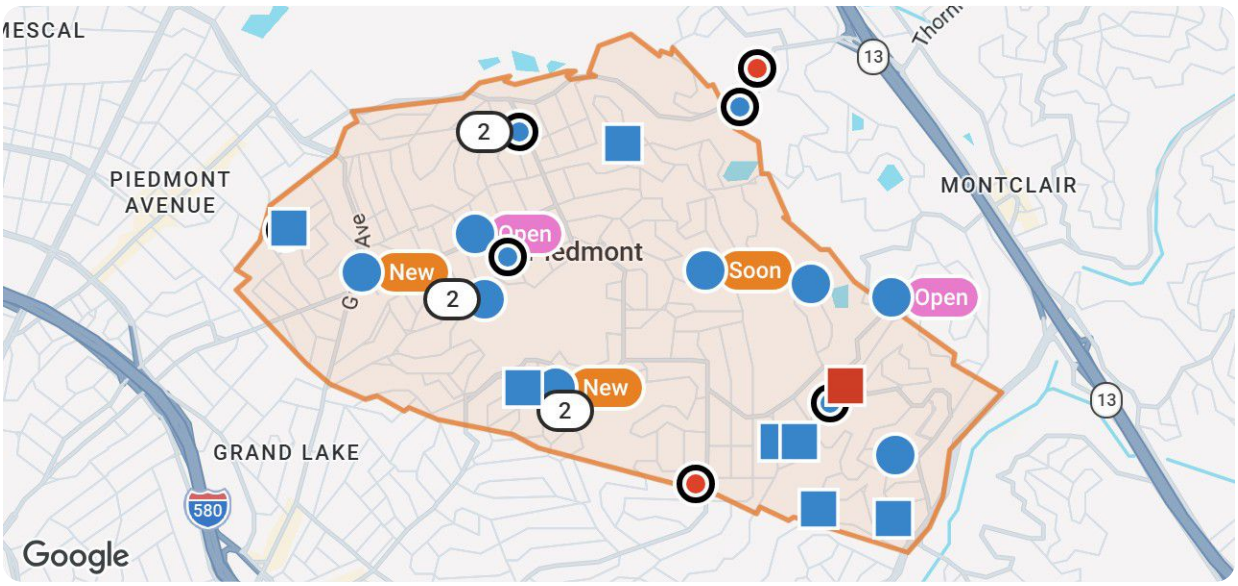
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Piedmont, California

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Distressed Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	7	9	10
Lowest Listing Price / Est.Value	$1,650,000	$675,000	$1,615,000
Median Listing Price / Est.Value	$2,595,000	$2,495,000	$3,000,000
Highest Listing Price / Est.Value	$12,500,000	$10,950,000	$6,000,000
Average Price / sqft	$947	$953	$994
Median Price / sqft	$929	$900	$998
Average Days in RPR	34	44	28
Median Days in RPR	24	13	13
Total Volume	$33,390,000	$32,463,000	$32,146,000
Source	Listings	Listings	Public Records & Listings

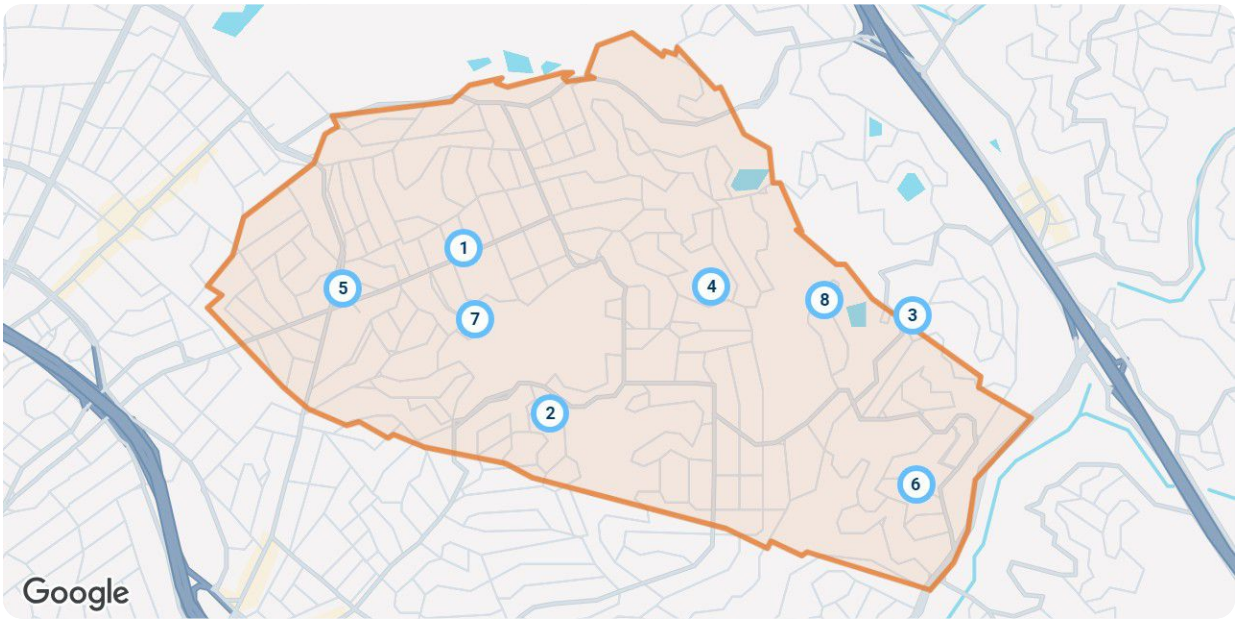
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Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **11 Glen Alpine Rd** **Piedmont, CA 94611** MLS ID: 41152946 Active / For Sale *Listing Courtesy of THE GRUBB COMPANY*	Single Family	9/15	16,693	1.79 acres	1929	11/3/2026 3 days	$12,500,000 $749/sq ft
2  **712 Blair Ave** **Piedmont, CA 94611** MLS ID: 41152694 Active / For Sale *Listing Courtesy of THE GRUBB COMPANY*	Single Family	4/3	2,708	8,498 sqft	1950	10/30/2026 7 days	$2,595,000 $958/sq ft
3  **1328 Grand Ave** **Piedmont, CA 94610** MLS ID: 41151559 Active / For Sale *Listing Courtesy of COMPASS*	Single Family	3/2	1,834	5,797 sqft	1924	10/24/2026 13 days	$1,650,000 $900/sq ft
4  **73 Oakmont Ave** **Piedmont, CA 94610** MLS ID: 41151074 Active / For Sale *Listing Courtesy of THE GRUBB COMPANY*	Single Family	3/2	1,626	5,375 sqft	1927	10/13/2026 24 days	$2,250,000 $1,384/sq ft
5  **102 Crest Rd** **Piedmont, CA 94611** MLS ID: 326085440 Active / For Sale *Listing Courtesy of Compass*	Single Family	4/5	–	0.37 acres	1992	10/8/2026 29 days	$3,650,000 –/sq ft

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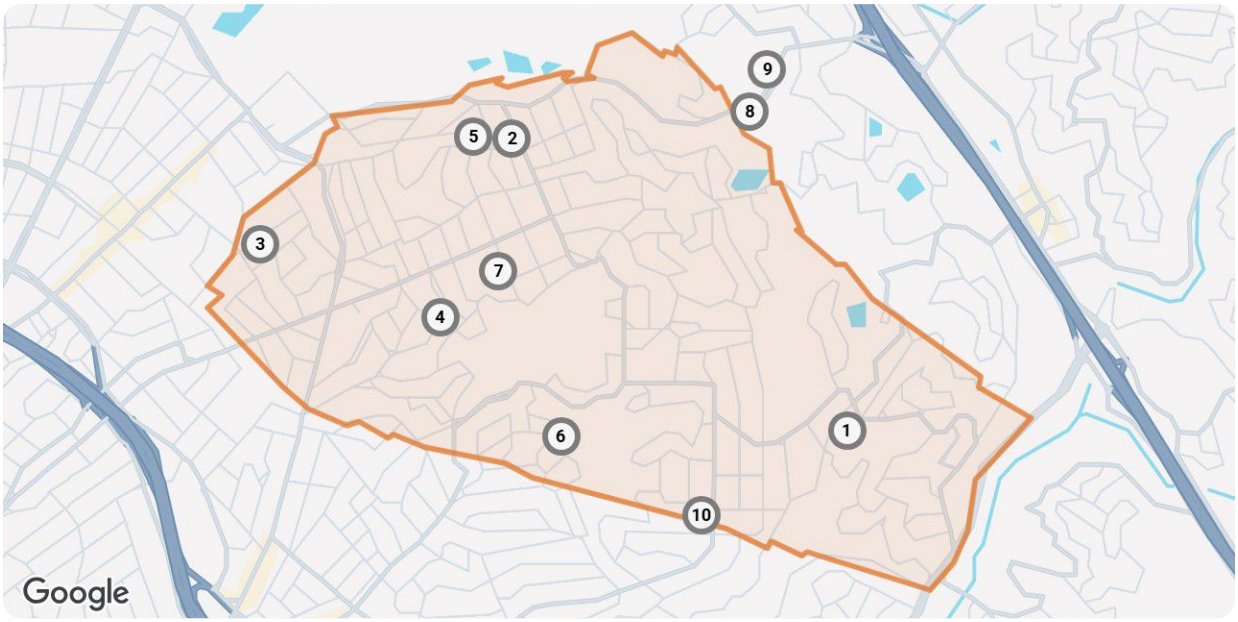
Piedmont, California

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New: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **362 Magnolia Ave** **Piedmont, CA 94611** MLS ID: 41145880 Active / For Sale *Listing Courtesy of Woehrle Real Estate*	Single Family	3/3	2,448	4,599 sqft	1917	8/21/2026 77 days	$2,495,000 $1,019/sq ft
7  **52 Glen Alpine Rd** **Piedmont, CA 94611** MLS ID: 41144700 Active / For Sale *Listing Courtesy of THE GRUBB COMPANY*	Single Family	9/11	12,253	0.69 acres	1930	8/14/2026 84 days	$8,250,000 $673/sq ft

Pending

Source: Listings



Legend

Pending

Pending: 9 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  **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
2  **22 Littlewood Dr** **Piedmont, CA 94611** MLS ID: 41151572 Pending / For Sale *Listing Courtesy of COMPASS*	Single Family	5/4	4,031	8,881 sqft 1963	10/17/2026	$3,450,000 $856/sq ft	10/30/2026 13 days
3  **118 Greenbank Ave** **Piedmont, CA 94611** MLS ID: 41151740 Pending / For Sale *Listing Courtesy of COMPASS*	Single Family	4/4	2,178	6,128 sqft 1922	10/21/2026	$2,495,000 $1,146/sq ft	10/29/2026 8 days

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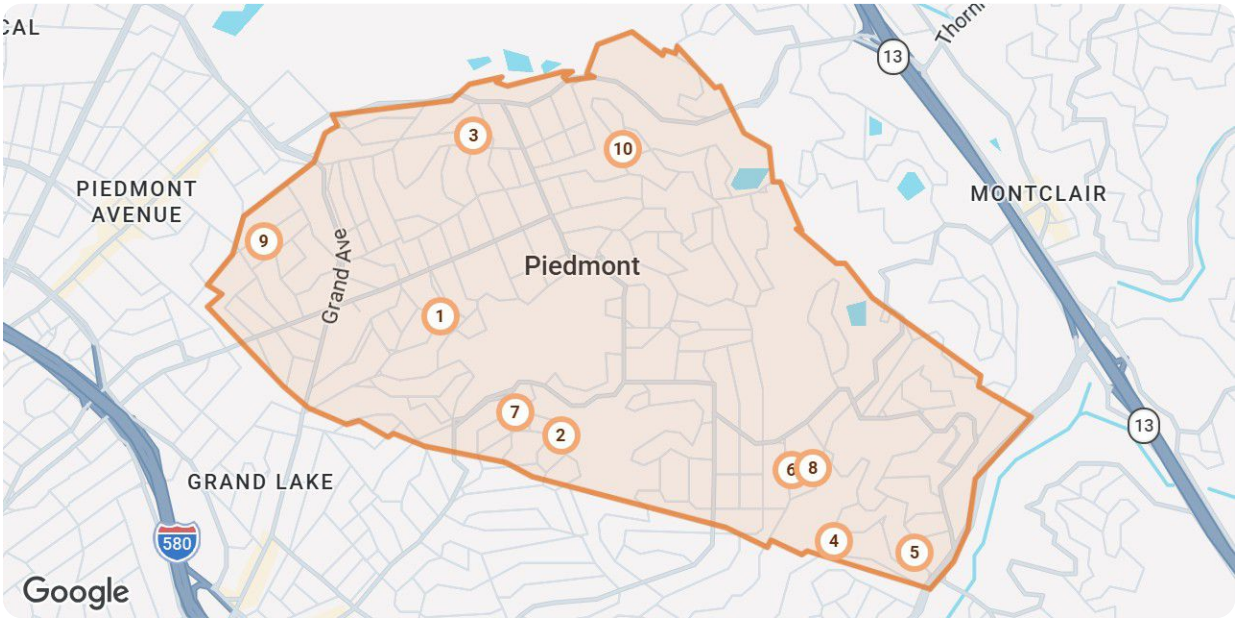
	Pending: 9 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
4	 **229 Carmel Ave** **Piedmont, CA 94611** MLS ID: 41151224 Pending / For Sale *Listing Courtesy of THE GRUBB COMPANY*	Single Family	3/3	1,840	5,244 sqft 1922	10/14/2026	$1,998,000 $1,086/sq ft	10/28/2026 14 days
5	 **540 Boulevard Way** **Piedmont, CA 94610** MLS ID: 41151527 Pending / For Sale *Listing Courtesy of Village Associates Real Estate*	Single Family	4/3	2,810	8,694 sqft 1915	10/16/2026	$2,295,000 $817/sq ft	10/27/2026 11 days
6	 **21 Selborne Dr** **Piedmont, CA 94611** MLS ID: 41148043 Pending / For Sale *Listing Courtesy of GOLDEN GATE SOTHEBYS INTERNATIONAL REALTY*	Single Family	5/4	4,987	9,570 sqft 1937	9/11/2026	$3,450,000 $692/sq ft	10/17/2026 36 days
7	 **331 Hillside Ave** **Piedmont, CA 94611** MLS ID: 41147518 Pending / For Sale *Listing Courtesy of COMPASS*	Single Family	6/9	8,164	0.75 acres 1908	9/20/2026	$10,950,000 $1,341/sq ft	9/23/2026 3 days
8	 **5630 Moraga Ave** **Piedmont, CA 94611** MLS ID: 425092878 Pending / For Sale *Listing Courtesy of Compass*	Single Family	2/1	971	5,616 sqft 1966	12/24/2025	$675,000 $695/sq ft	9/11/2026 261 days
9	 **210 La Salle Ave** **Piedmont, CA 94610** MLS ID: 41143581 Pending / For Sale *Listing Courtesy of COMPASS*	Single Family	6/5	5,257	0.34 acres 1918	8/1/2026	$5,500,000 $1,046/sq ft	9/6/2026 36 days

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Closed

Source: Public Records and Listings



	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	 **45 Highland Ave** **Piedmont, CA 94611** MLS ID: 41148920 Closed / For Sale *Courtesy of Compass*	Single Family	5/5	4,765	8,400 sqft 1914	10/23/2026 2 days	$6,000,000 $1,259/sq ft	↑ 39.6%
2	 **1079 Ashmount Ave** **Piedmont, CA 94610** MLS ID: 41151785 Closed / For Sale *Courtesy of COMPASS*	Single Family	4/5	4,140	9,439 sqft 1915	10/22/2026 – days	$4,128,000 $997/sq ft	↑ 10.08%
3	 **15 La Salle Ct** **Piedmont, CA 94611** MLS ID: 41150029 Closed / For Sale *Courtesy of Golden Gate Sotheby'S Int'L Re*	Single Family	4/4	3,163	0.28 acres 1953	10/16/2026 7 days	$4,100,000 $1,296/sq ft	↑ 38.98%
4	 **5535 Moraga Ave** **Piedmont, CA 94611** MLS ID: 41146932 Closed / For Sale *Courtesy of Dudum Real Estate Group*	Single Family	5/4	2,867	9,500 sqft 2003	10/16/2026 13 days	$1,615,000 $563/sq ft	↑ 8.03%
5	 **920 Kingston Ave** **Piedmont, CA 94611** MLS ID: 41148343 Closed / For Sale *Courtesy of COMPASS*	Single Family	4/2	3,849	7,501 sqft 1912	10/15/2026 7 days	$2,603,000 $676/sq ft	↑ 30.48%

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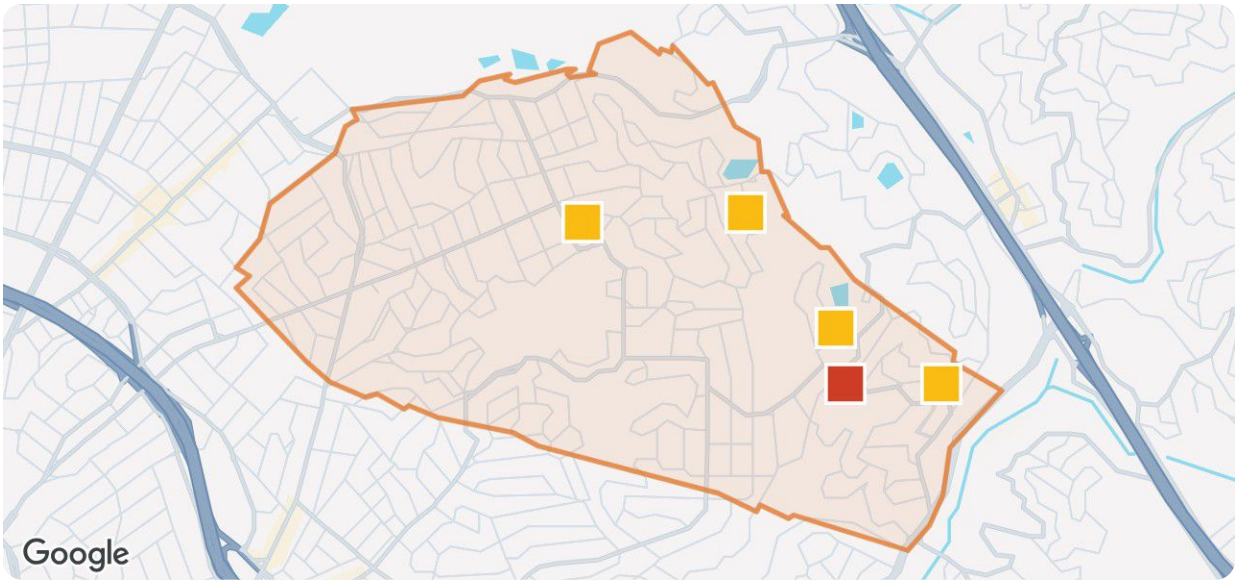
Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **348 Jerome Ave** **Piedmont, CA 94610** MLS ID: 41148069 Closed / For Sale *Courtesy of THE GRUBB COMPANY*	Single Family	3/3	1,721	4,499 sqft 1925	10/13/2026 14 days	$2,000,000 $1,162/sq ft	↑ 19.05%
7  **90 Oakmont Ave** **Piedmont, CA 94610** MLS ID: 41145325 Closed / For Sale *Courtesy of CUSH REAL ESTATE*	Single Family	4/3	3,050	5,898 sqft 1930	10/13/2026 39 days	$3,400,000 $1,115/sq ft	↑ 26.16%
8  **328 Ramona Ave** **Piedmont, CA 94611** MLS ID: 41148748 Closed / For Sale *Courtesy of CORCORAN GLOBAL LIVING*	Single Family	3/3	3,151	5,196 sqft 1914	10/13/2026 11 days	$3,150,000 $1,000/sq ft	↑ 16.88%
9  **70 Saint James Pl** **Piedmont, CA 94611** MLS ID: 41150930 Closed / For Sale *Courtesy of EXP Realty Of California, Inc*	Single Family	4/3	2,351	4,904 sqft 1955	10/9/2026 140 days	$2,300,000 $978/sq ft	↑ 28.13%
10  **312 Saint James Dr** **Piedmont, CA 94611** MLS ID: 41146632 Closed / For Sale *Courtesy of COMPASS*	Single Family	4/4	3,186	5,941 sqft 1942	10/8/2026 19 days	$2,850,000 $895/sq ft	↑ 9.83%

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Summary

For Lease Activity in the Last 3 Months



Legend

Recently Leased

	Closed
Number of Properties	2
Lowest Listing Price / Est.Value	$8,850
Median Listing Price / Est.Value	$10,925
Highest Listing Price / Est.Value	$13,000
Average Price / sqft	$4
Median Price / sqft	$4
Average Days in RPR	72
Median Days in RPR	72
Total Volume	$21,850

Source Public Records & Listings

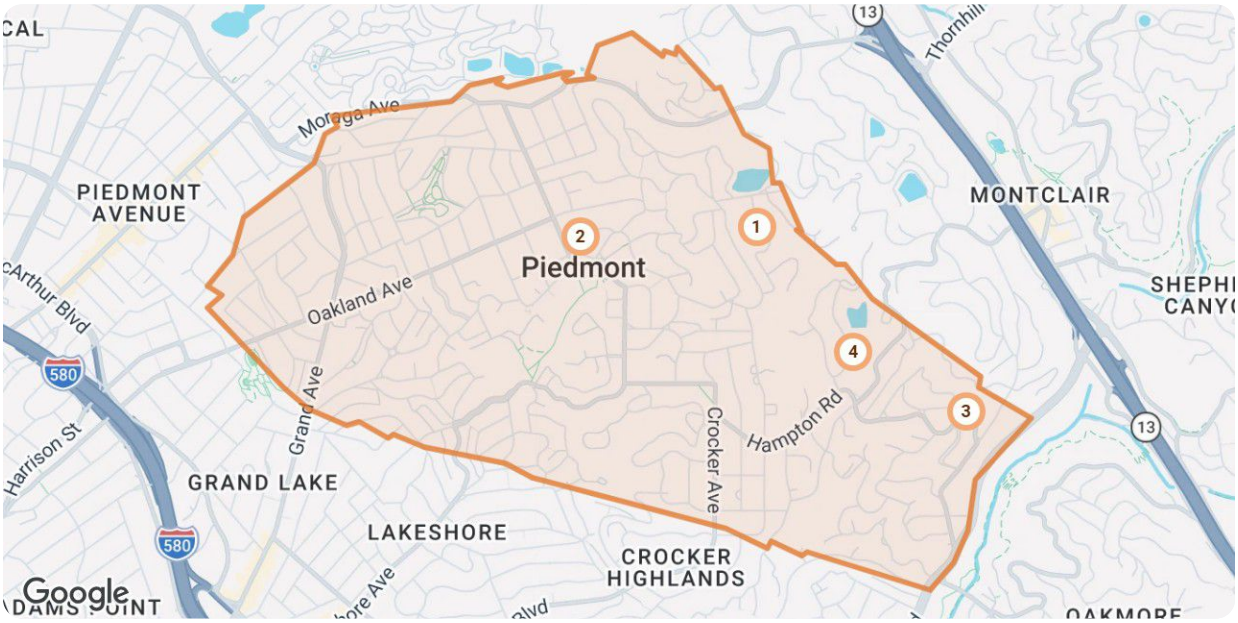
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Market Activity Breakdown

Closed

Source: Public Records and Listings



Legend

- Closed

Closed: 2 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  **26 Dudley Ct** **Piedmont, CA 94611** MLS ID: 41140022 Closed / For Lease *Courtesy of CORCORAN GLOBAL LIVING*	Single Family	3/3	2,334	7,000 sqft 1951	9/27/2026 89 days	– $4/sq ft	–
2  **16 Craig Ave** **Piedmont, CA 94611** MLS ID: 41138542 Closed / For Lease *Courtesy of CORCORAN GLOBAL LIVING*	Single Family	3/4	3,500	6,098 sqft 1916	8/10/2026 54 days	– $4/sq ft	–

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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