

ALAMEDA COUNTY

THIRD QUARTER MARKET REPORT 2017 VS. 2018

	2017	2018		2017	2018				
Q3	# of Sales	3,556	3,294	7%▼	YTD	# of Sales	9,442	9,194	3%▼
	Median Price	\$775,000	\$851,000	▲10%		Median Price	\$760,000	\$850,000	▲12%
	Avg CDOM	20	19	5%▼		Avg CDOM	21	18	14%▼
	MOI	1.0	1.5	▲50%		MOI	1.1	1.6	▲45%

For the seventh consecutive quarter, Alameda County sales are extremely tight, though beginning to loosen. There has been effectively no change in inventory from the third quarter in 2017 to the third quarter of this year. Prices, on the other hand, have continued to rise at double-digit rates, averaging 12% in Alameda County cities, with Newark and Fremont increasing over 20% during the same period. With interest rates increasing and prices continuing to rise, a softening is beginning to be felt, though there are few statistics describing this change. It is beginning to look like the upcoming fourth quarter may be a rare opportunity for buyers.

ALAMEDA CITY

	Q3 2017	Q3 2018	% Change
# of Sales	149	136	-9%
Median Price (\$000)	920	1,003	9%
Avg CDOM	18	19	6%
Months of Inventory	1.0	1.4	40%

ALBANY

	Q3 2017	Q3 2018	% Change
# of Sales	36	31	-14%
Median Price (\$000)	918	858	-6%
Avg CDOM	18	27	50%
Months of Inventory	0.8	1.0	25%

BERKELEY

	Q3 2017	Q3 2018	% Change
# of Sales	179	173	-3%
Median Price (\$000)	1,150	1,220	6%
Avg CDOM	18	22	22%
Months of Inventory	1.1	1.6	45%

CASTRO VALLEY

	Q3 2017	Q3 2018	% Change
# of Sales	189	141	-25%
Median Price (\$000)	780	866	11%
Avg CDOM	20	20	0%
Months of Inventory	0.6	1.0	67%

DUBLIN

	Q3 2017	Q3 2018	% Change
# of Sales	230	208	-10%
Median Price (\$000)	851	905	6%
Avg CDOM	22	15	-32%
Months of Inventory	0.7	1.4	100%

FREMONT

	Q3 2017	Q3 2018	% Change
# of Sales	459	426	-7%
Median Price (\$000)	950	1,104	16%
Avg CDOM	18	19	6%
Months of Inventory	0.7	1.2	71%

HAYWARD

	Q3 2017	Q3 2018	% Change
# of Sales	405	332	-18%
Median Price (\$000)	625	678	8%
Avg CDOM	21	18	-14%
Months of Inventory	0.9	1.6	78%

LIVERMORE

	Q3 2017	Q3 2018	% Change
# of Sales	312	302	-3%
Median Price (\$000)	739	800	8%
Avg CDOM	21	17	-19%
Months of Inventory	0.8	1.7	113%

NEWARK

	Q3 2017	Q3 2018	% Change
# of Sales	97	93	-4%
Median Price (\$000)	762	950	25%
Avg CDOM	16	18	13%
Months of Inventory	0.8	2.0	150%

OAKLAND (94602, 94610, 94611, 94618)

	Q3 2017	Q3 2018	% Change
# of Sales	313	307	-2%
Median Price (\$000)	1,024	1,124	10%
Avg CDOM	20	17	-15%
Months of Inventory	0.4	0.5	25%

PIEDMONT

	Q3 2017	Q3 2018	% Change
# of Sales	25	21	-16%
Median Price (\$000)	2,100	2,318	10%
Avg CDOM	18	22	22%
Months of Inventory	1.0	2.0	100%

PLEASANTON

	Q3 2017	Q3 2018	% Change
# of Sales	223	230	3%
Median Price (\$000)	1,030	1,165	13%
Avg CDOM	21	19	-10%
Months of Inventory	0.9	1.2	33%

SAN LEANDRO

	Q3 2017	Q3 2018	% Change
# of Sales	207	193	-7%
Median Price (\$000)	635	700	10%
Avg CDOM	19	16	-16%
Months of Inventory	0.7	1.2	71%

SAN LORENZO

	Q3 2017	Q3 2018	% Change
# of Sales	58	61	5%
Median Price (\$000)	625	692	11%
Avg CDOM	19	18	-5%
Months of Inventory	0.9	1.3	44%

UNION CITY

	Q3 2017	Q3 2018	% Change
# of Sales	120	115	-4%
Median Price (\$000)	850	900	6%
Avg CDOM	16	15	-6%
Months of Inventory	1.1	1.5	36%

