

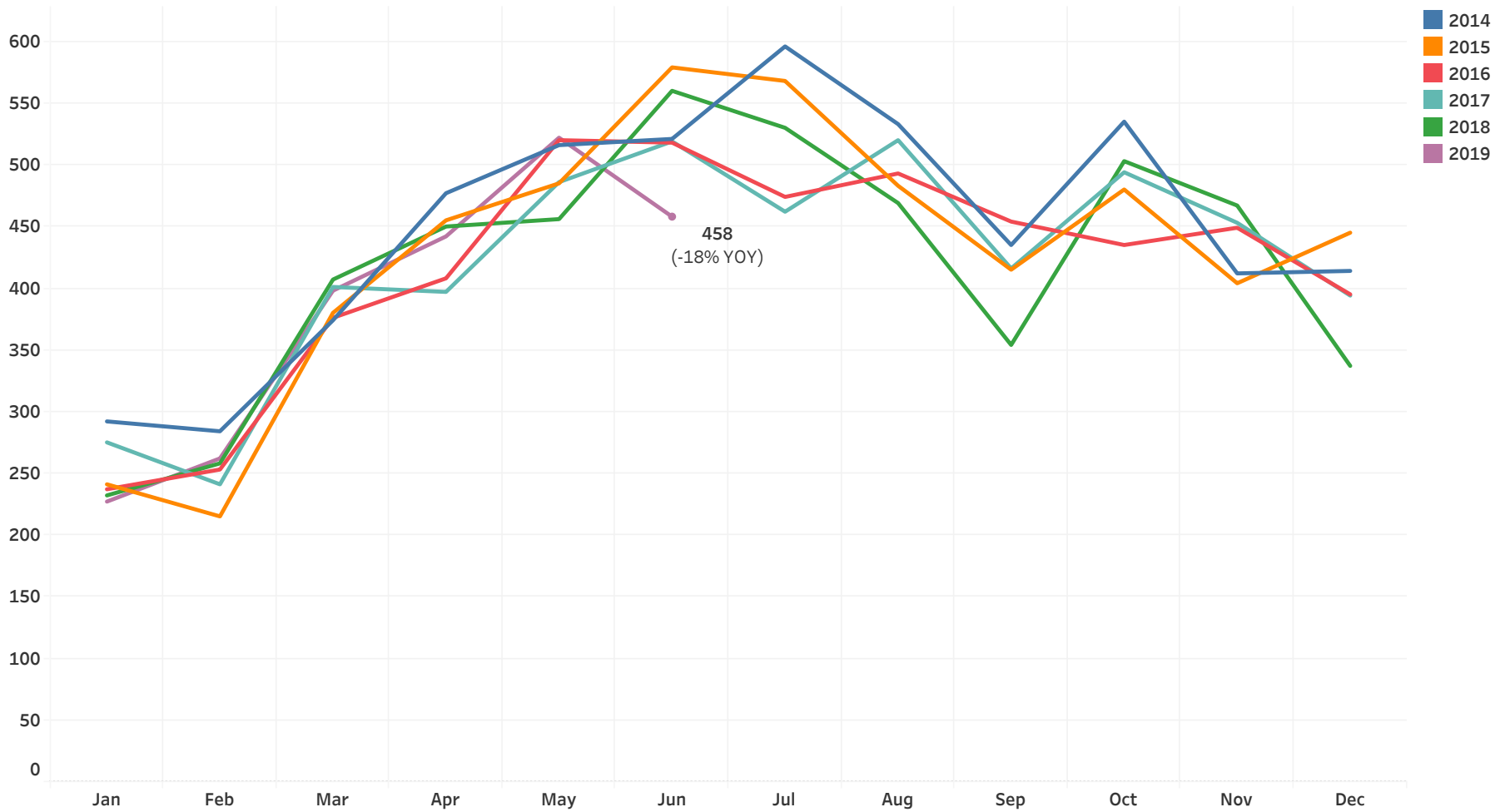
**EAST BAY
REAL ESTATE MARKET UPDATE
Q2 2019**

6450 Moraga Ave., Piedmont
1891 Solano Ave., Berkeley
redoakrealty.com



Market Overview

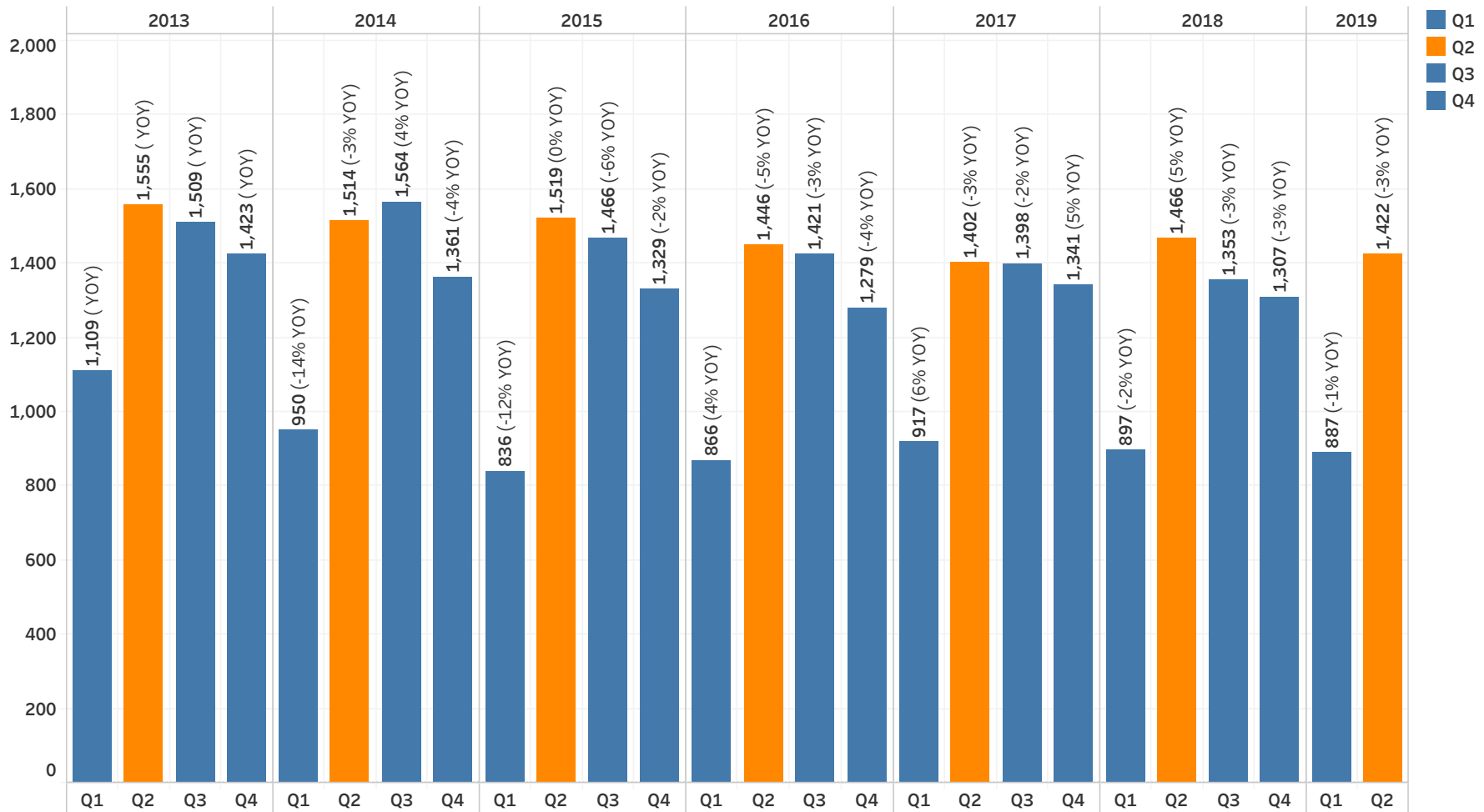
QUANTITY OF SFRS SOLD BY MONTH



Provided by Red Oak Realty

Alameda, Albany, Berkeley, El Cerrito, Kensington, Oakland, Piedmont, Richmond and San Leandro. Data is sourced from the Multiple Listing Service (MLS). MLS data is provided by individual listing brokerages. These are sources we deem reliable. We have no reason to doubt their accuracy, but we do not guarantee them. Past performance does not guarantee future performance.

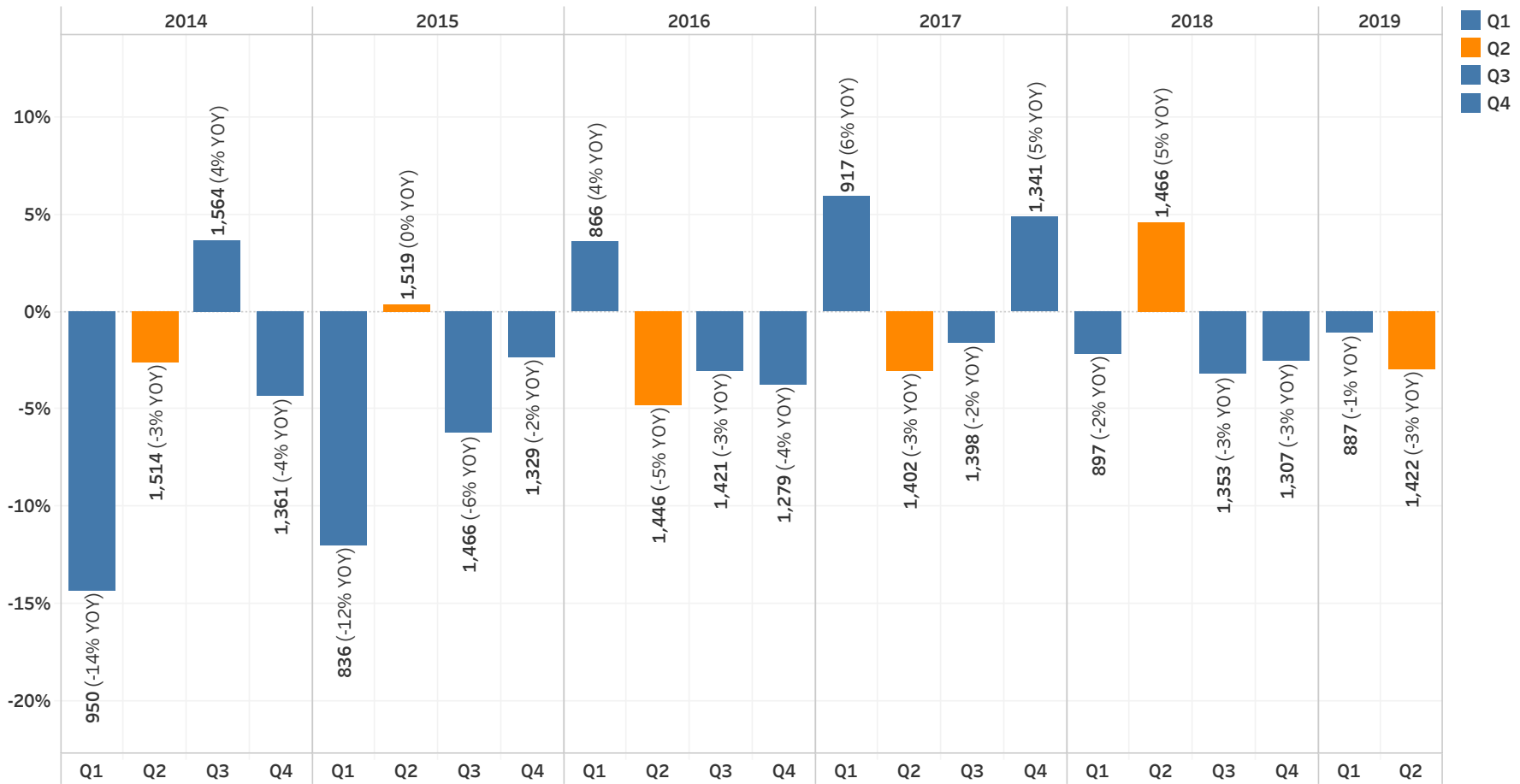
QUANTITY OF SFERS SOLD BY QUARTER



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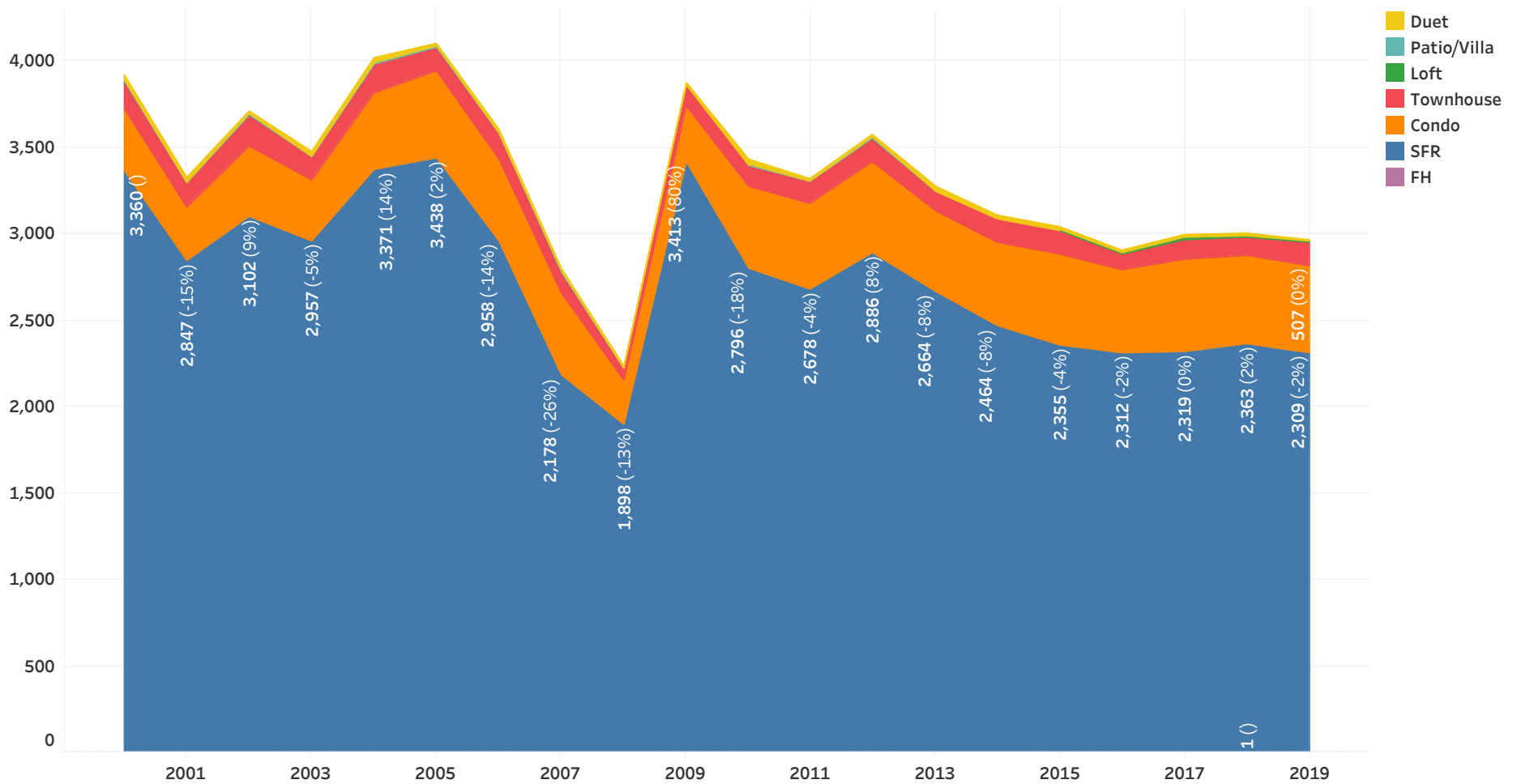
YOY PERCENT CHANGE OF SFR QUANTITY SOLD BY QUARTER



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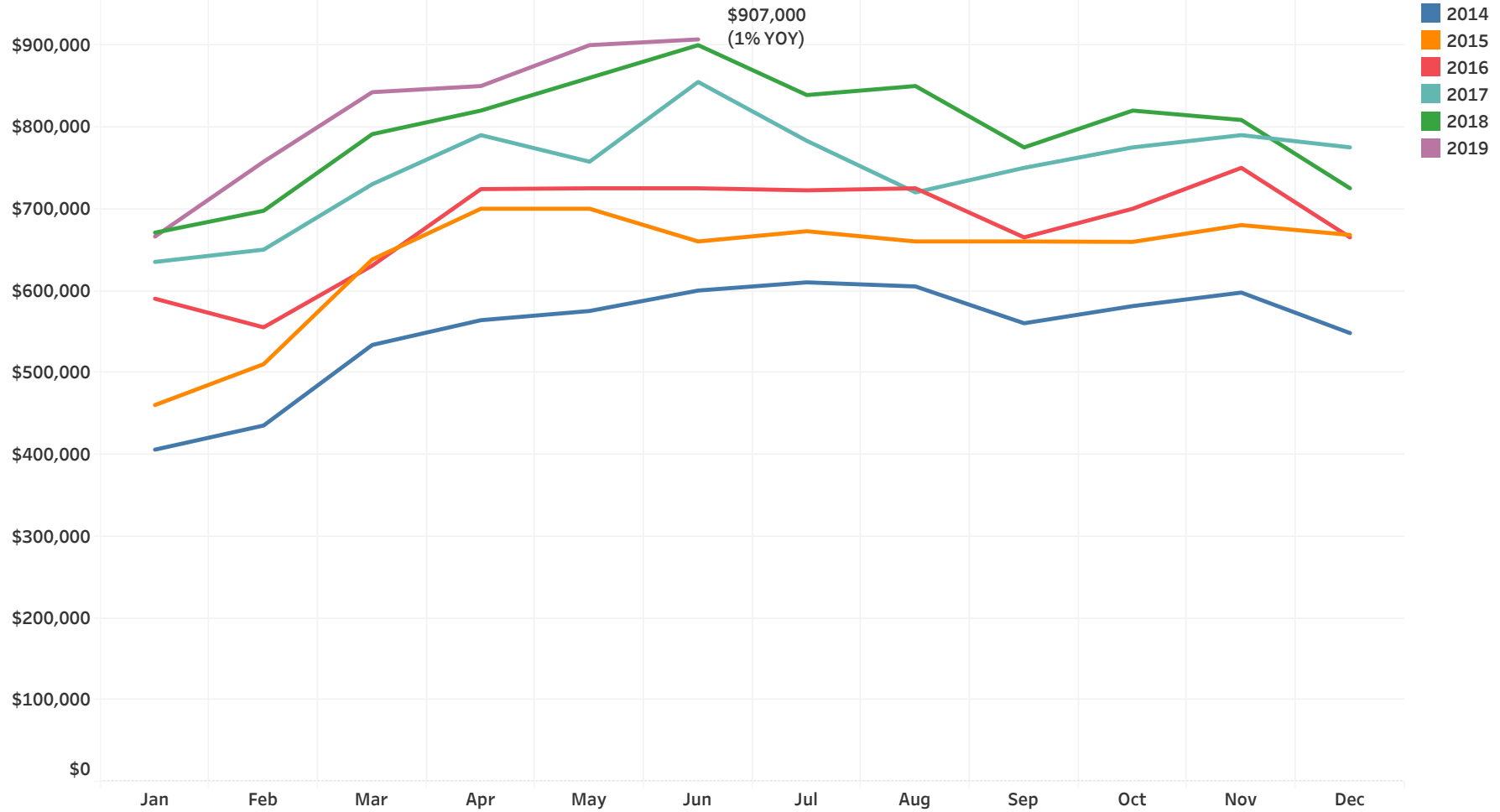
QUANTITY OF SINGLE UNIT DWELLINGS SOLD BY YEAR - Q1-Q2



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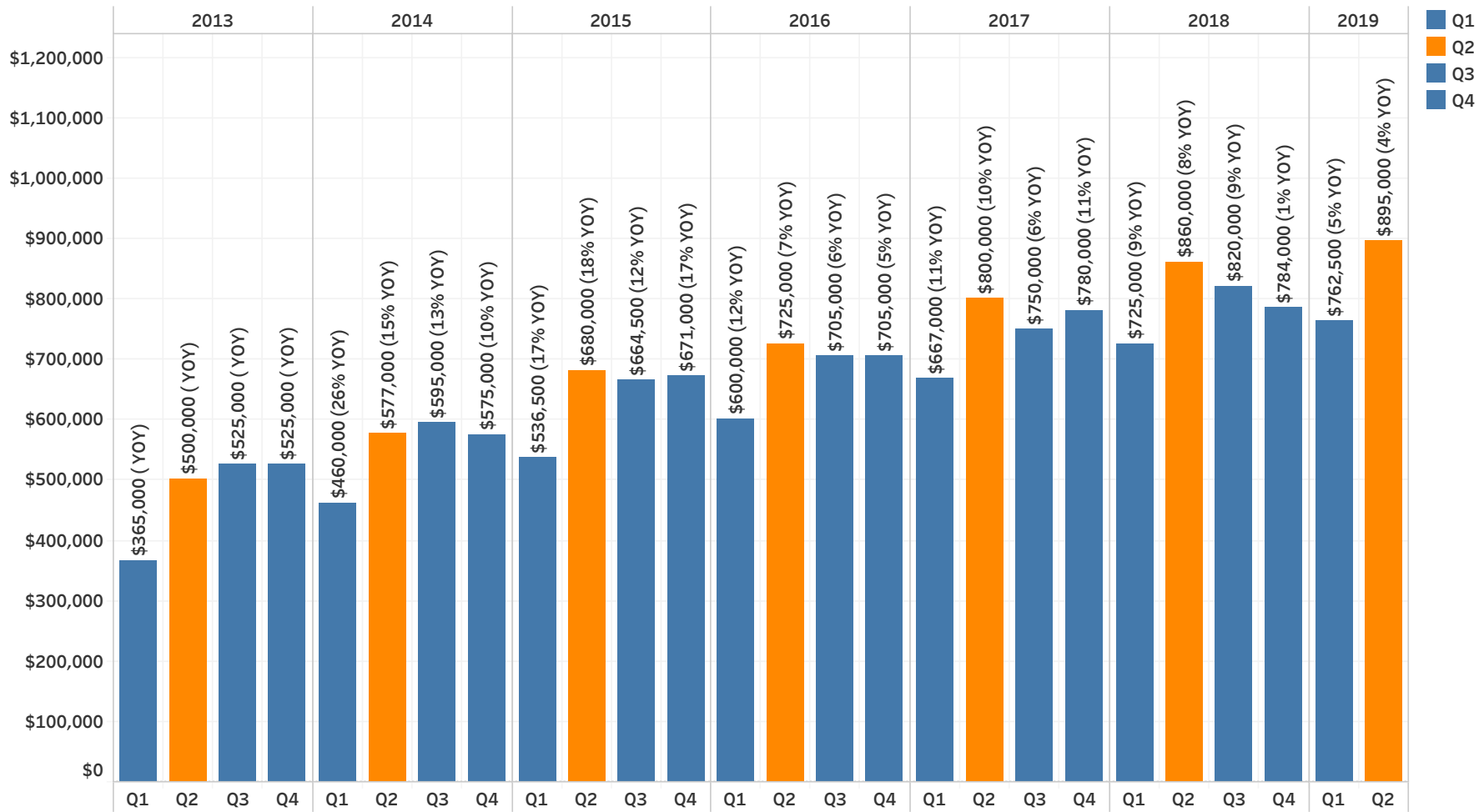
MEDIAN SALE PRICE OF SFRS SOLD BY MONTH



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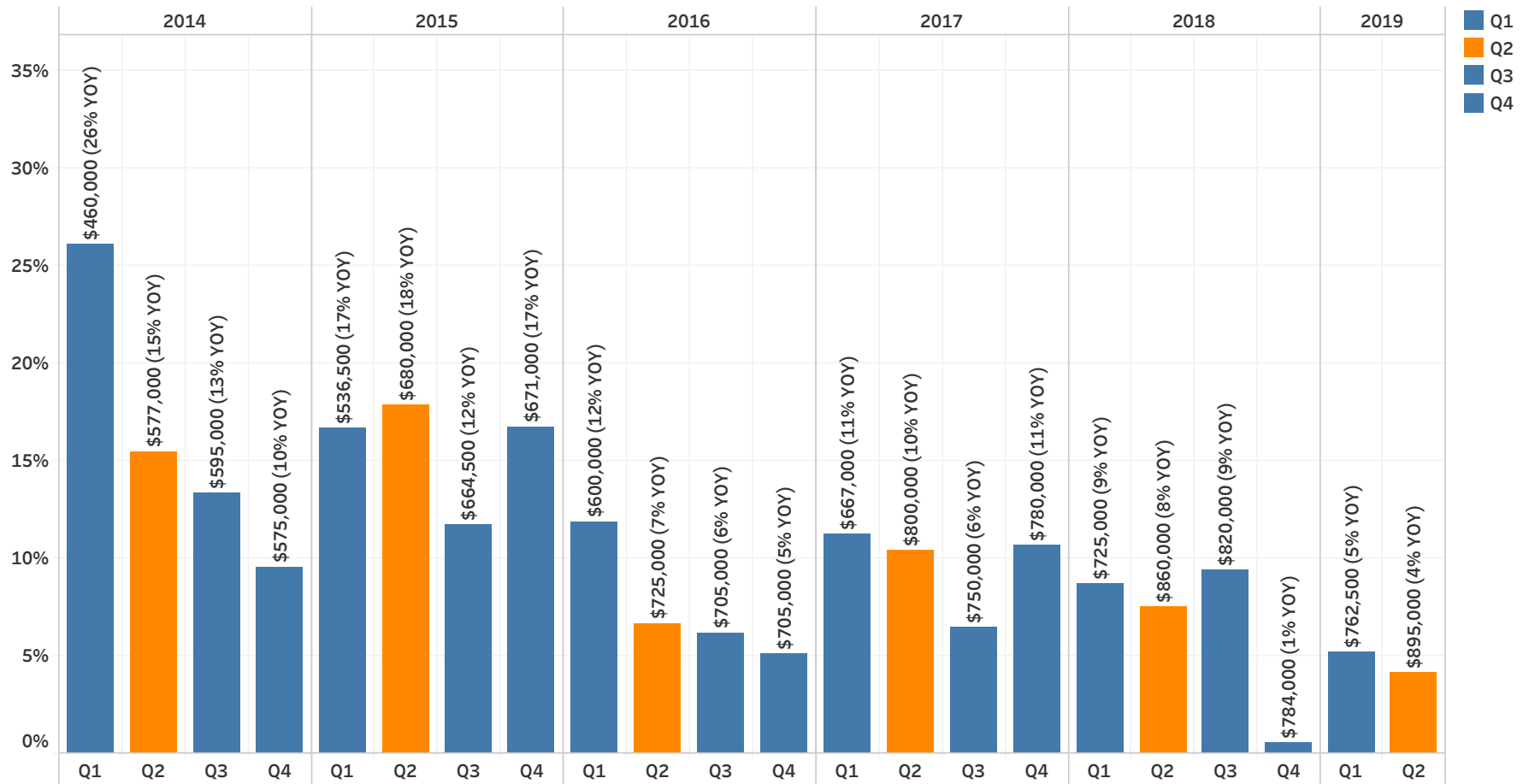
MEDIAN SALE PRICE OF SFRS SOLD BY QUARTER



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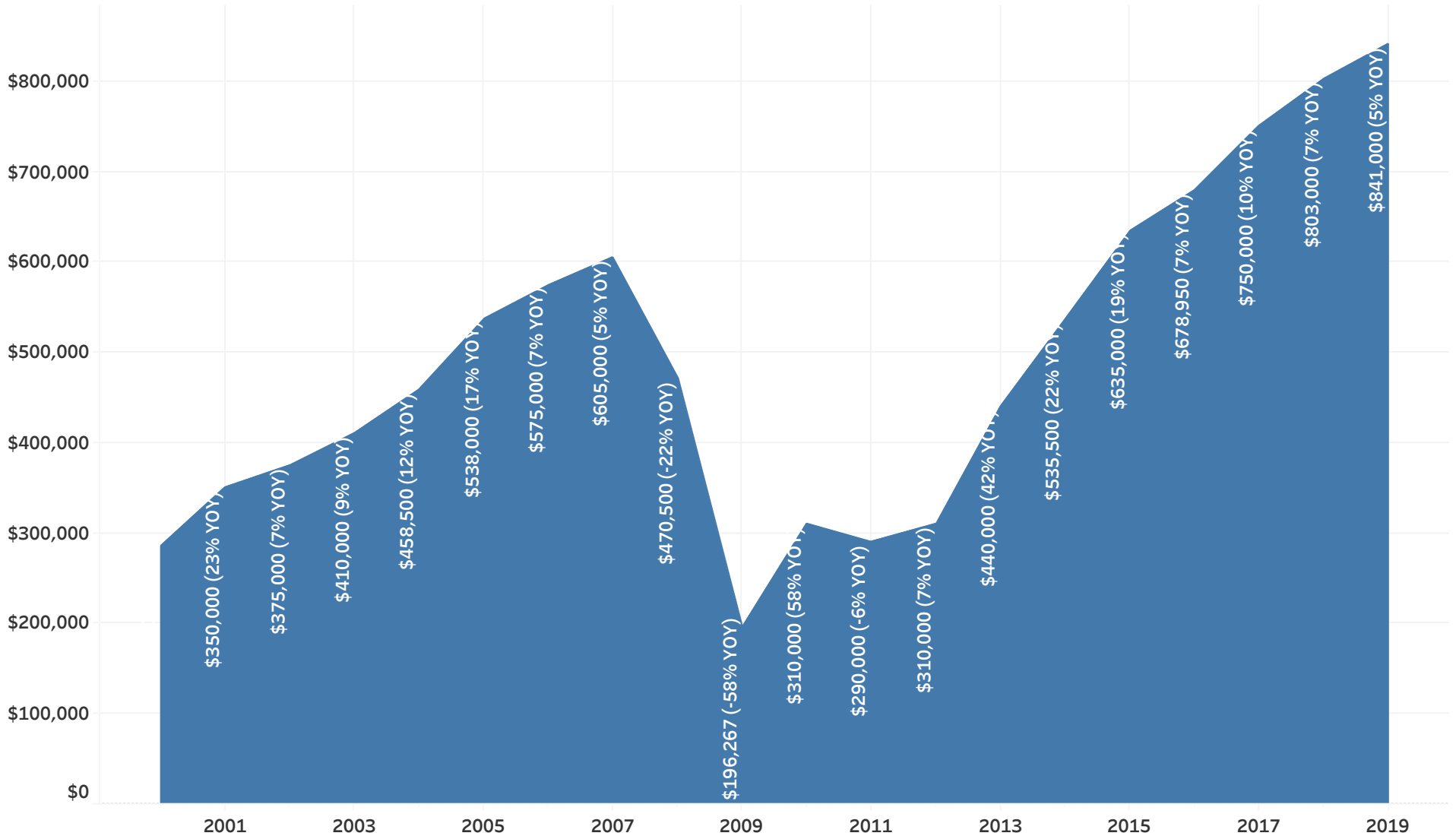
YOY PERCENT CHANGE IN MEDIAN SALE PRICE OF SFRS SOLD BY QUARTER



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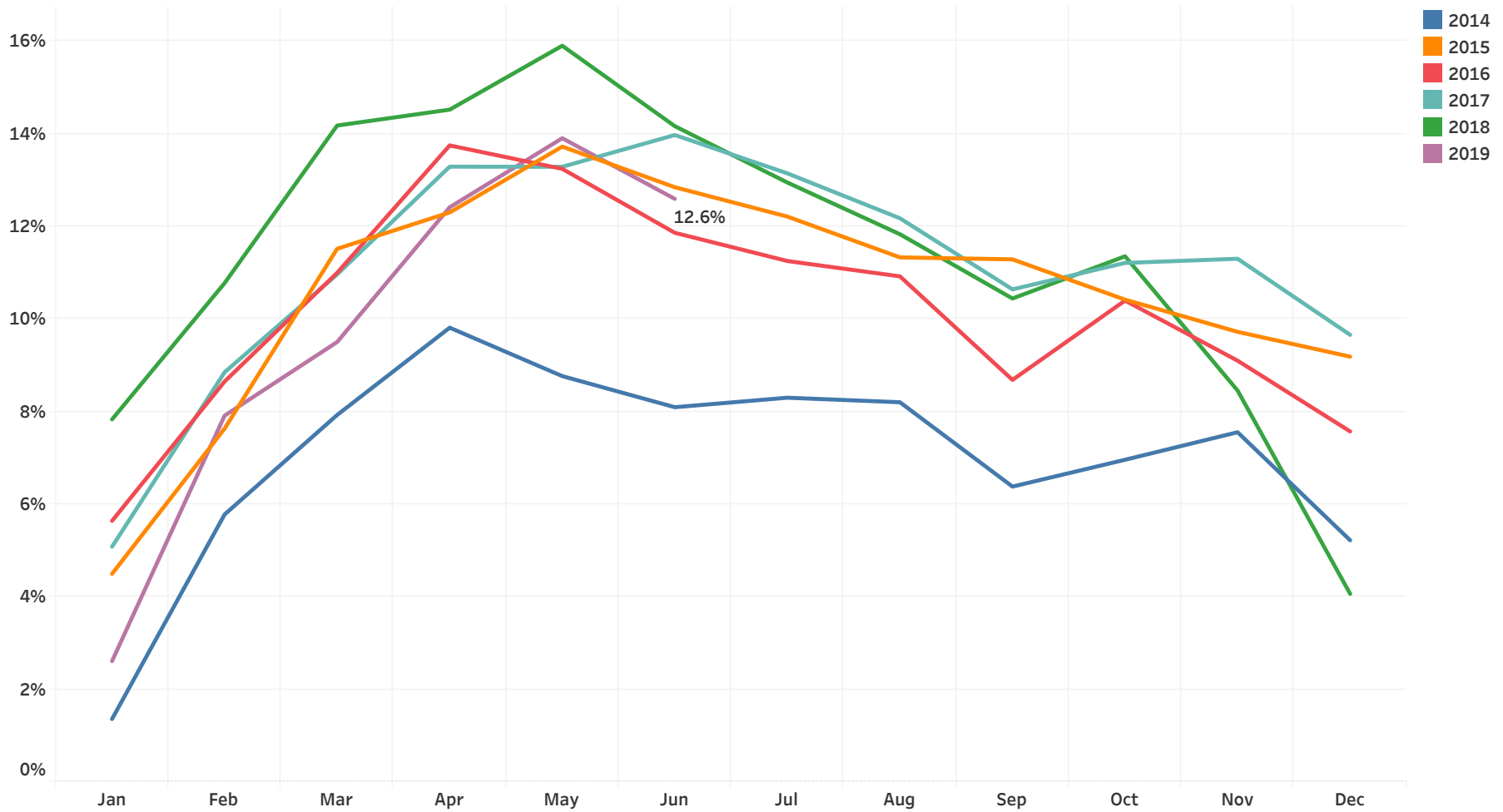
MEDIAN SALE PRICE OF SFRS SOLD BY YEAR - Q1-Q2



Provided by Red Oak Realty

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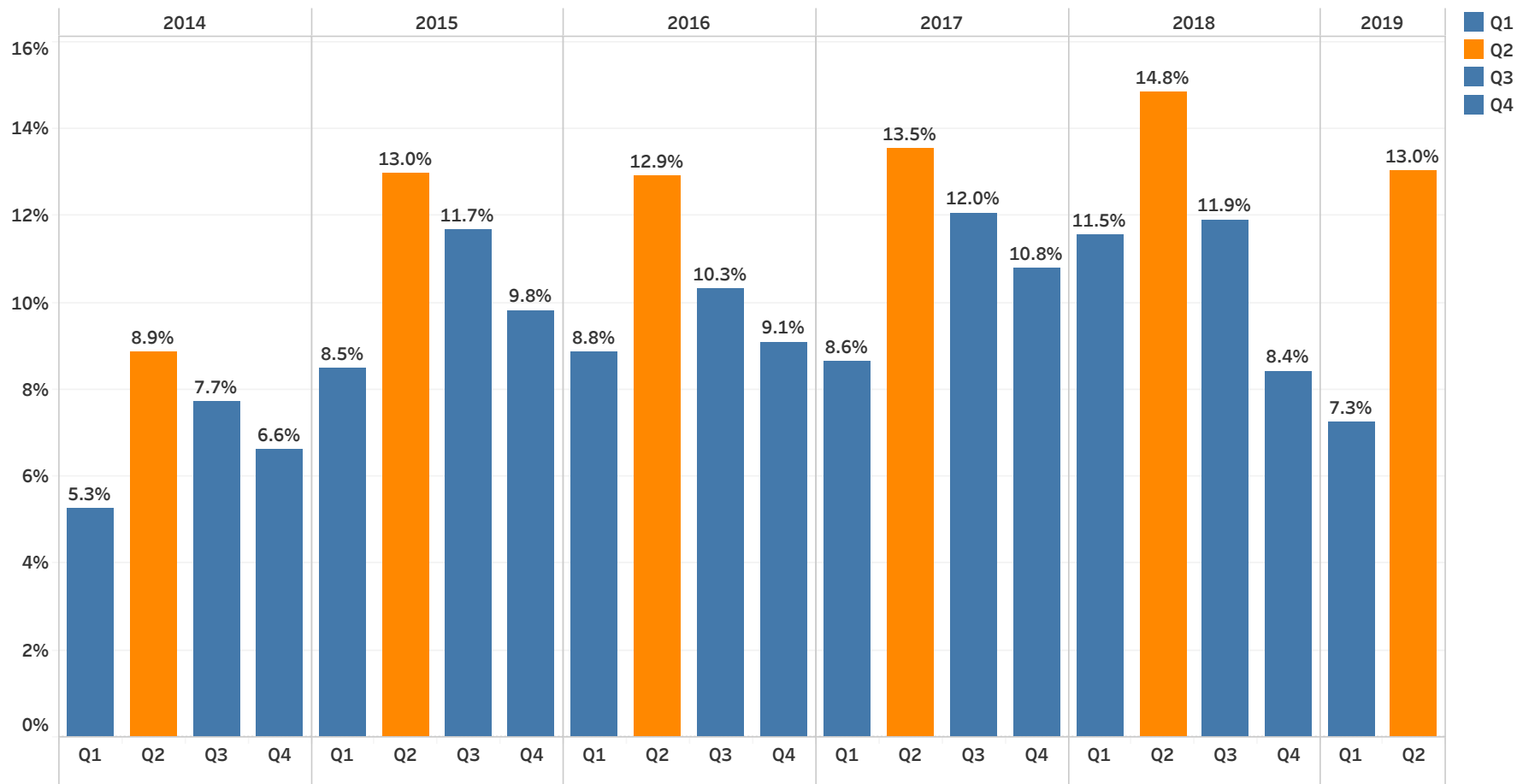
AVERAGE PERCENT DIFFERENCE ORIGINAL LIST VS. SALE PRICE OF SFRS BY MONTH



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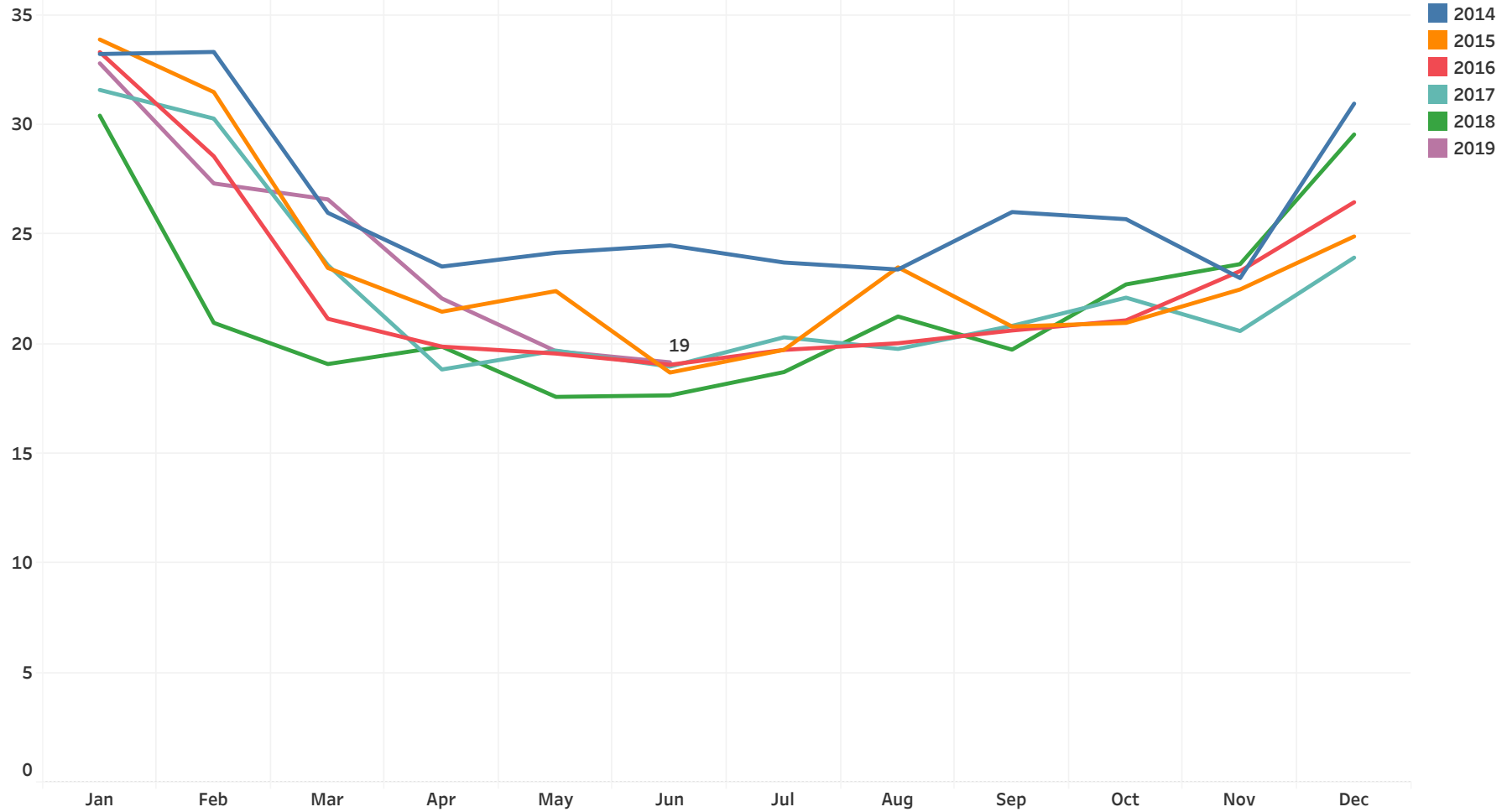
AVERAGE PERCENT DIFFERENCE ORIGINAL LIST VS. SALE PRICE OF SFRS BY QUARTER



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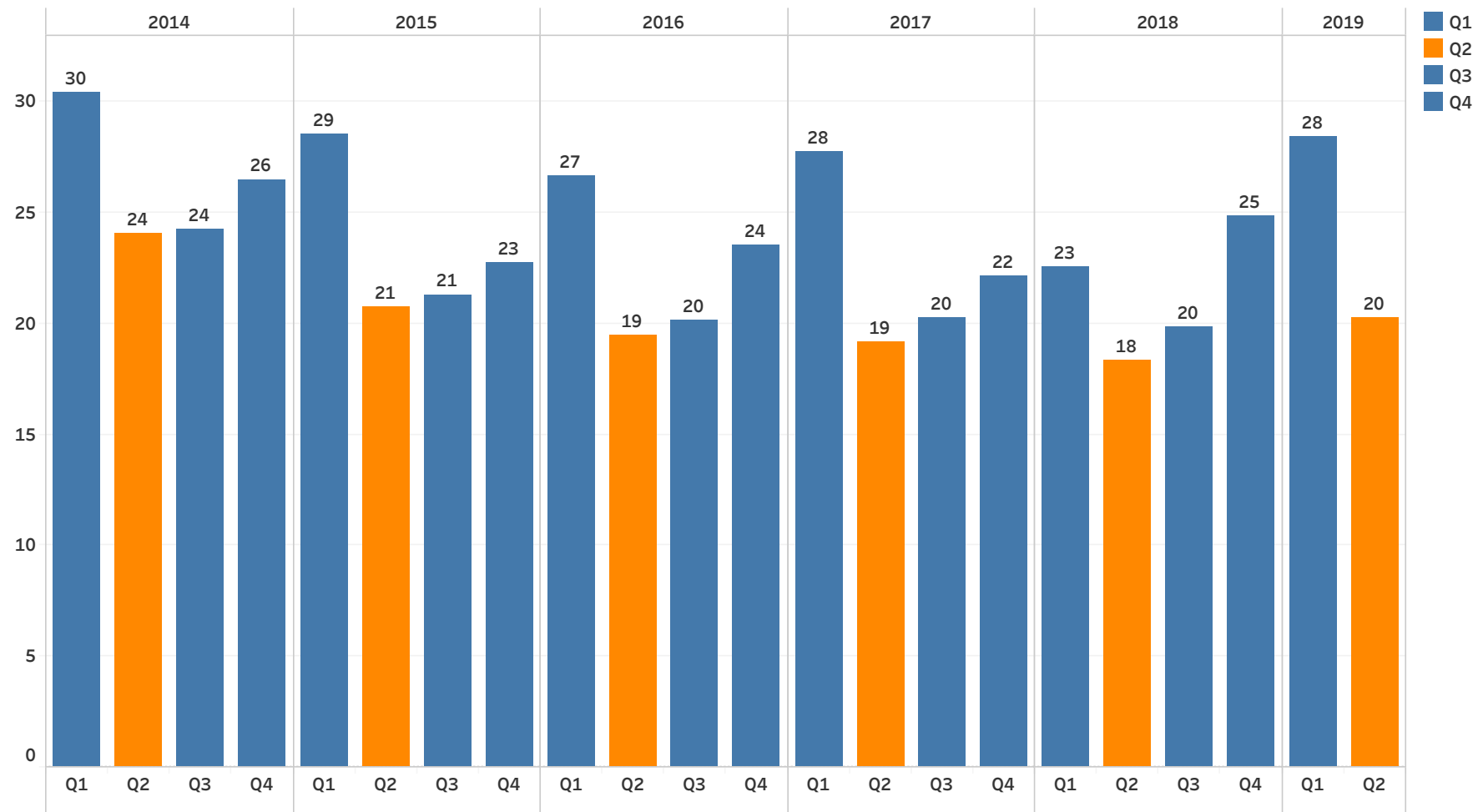
AVERAGE DAYS ON MARKET OF SFRS BY MONTH



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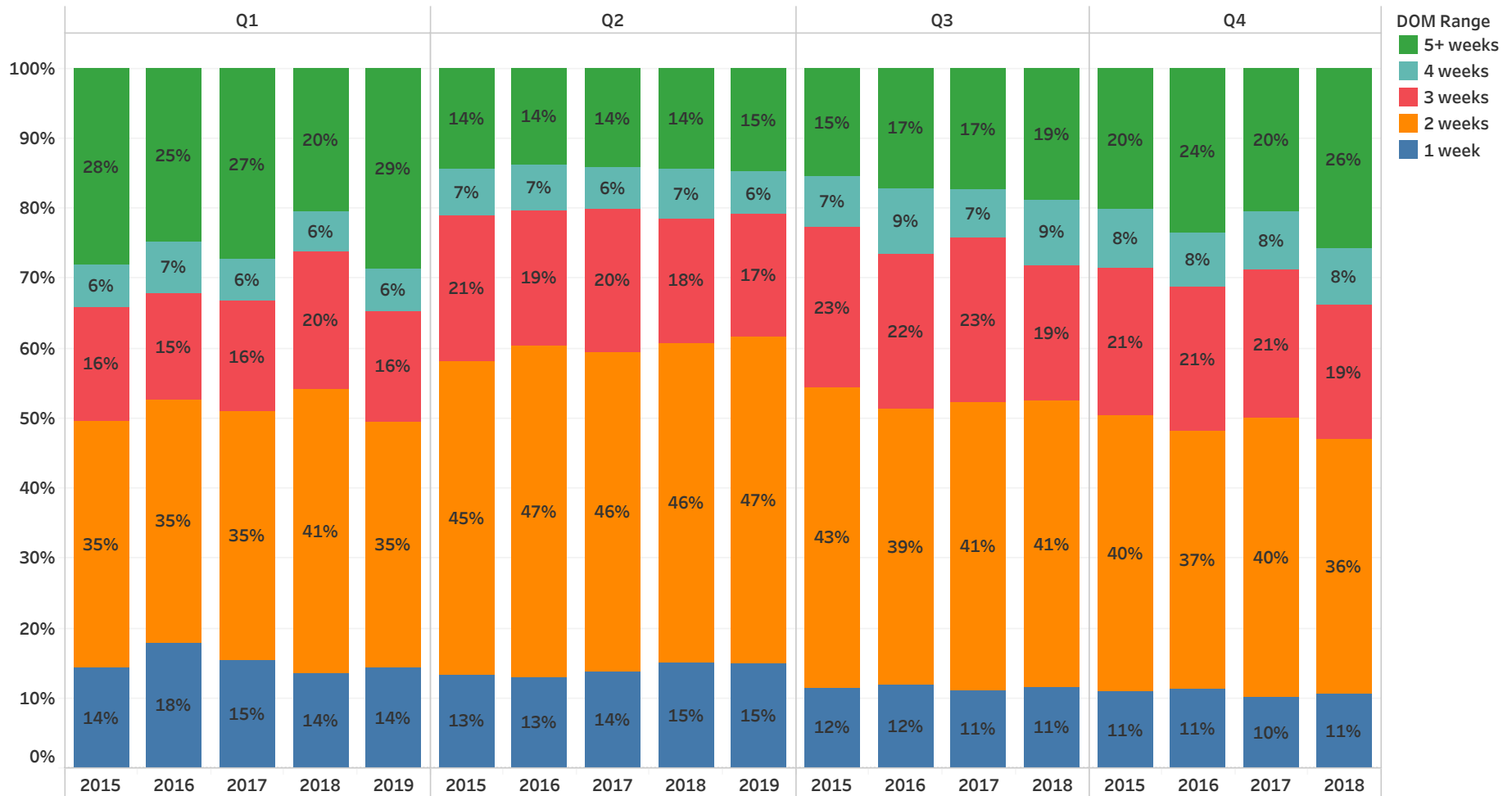
AVERAGE DAYS ON MARKET OF SFRS BY QUARTER



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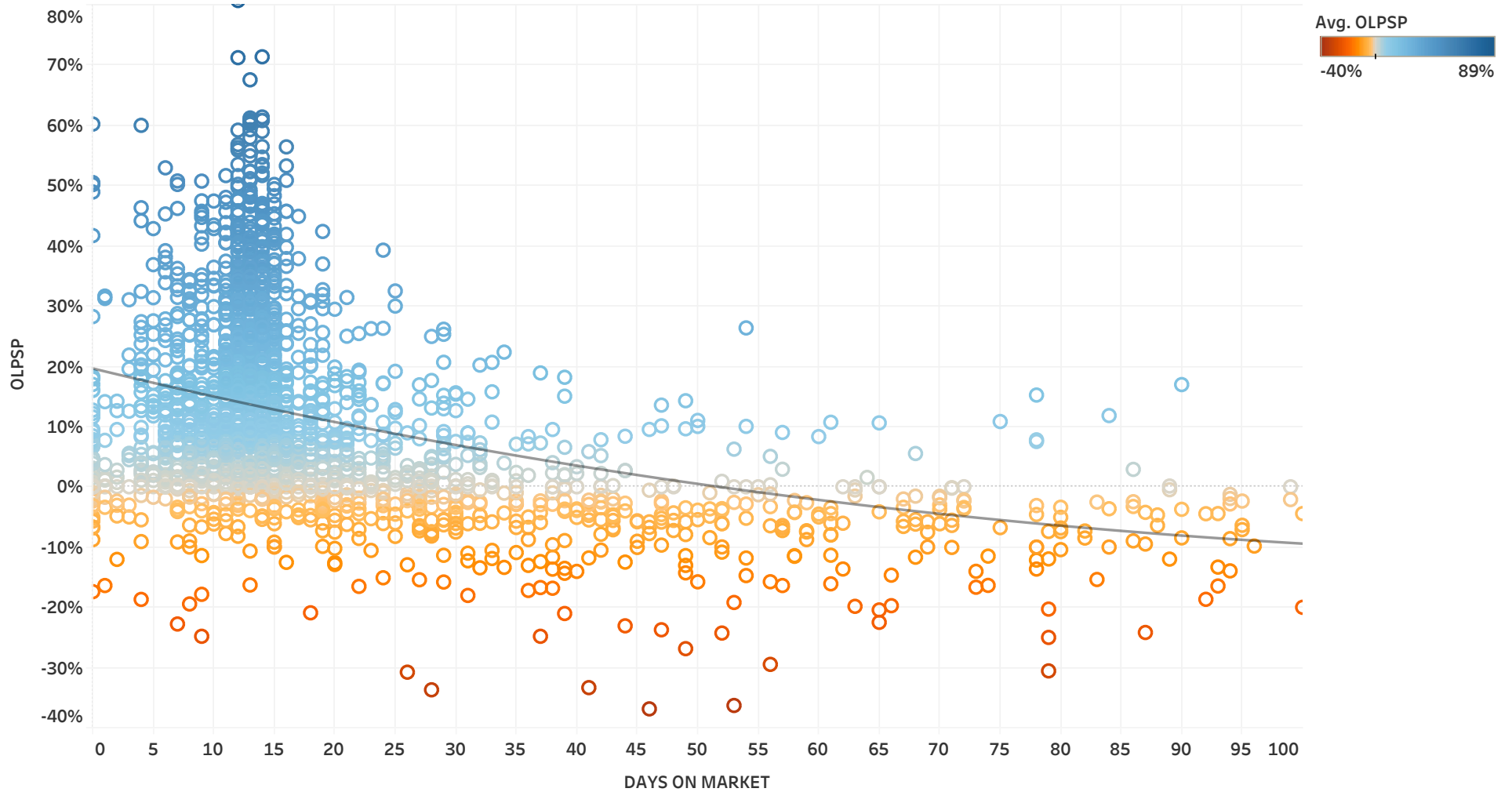
RANGE OF DAYS ON MARKET - SFRS BY QUARTER



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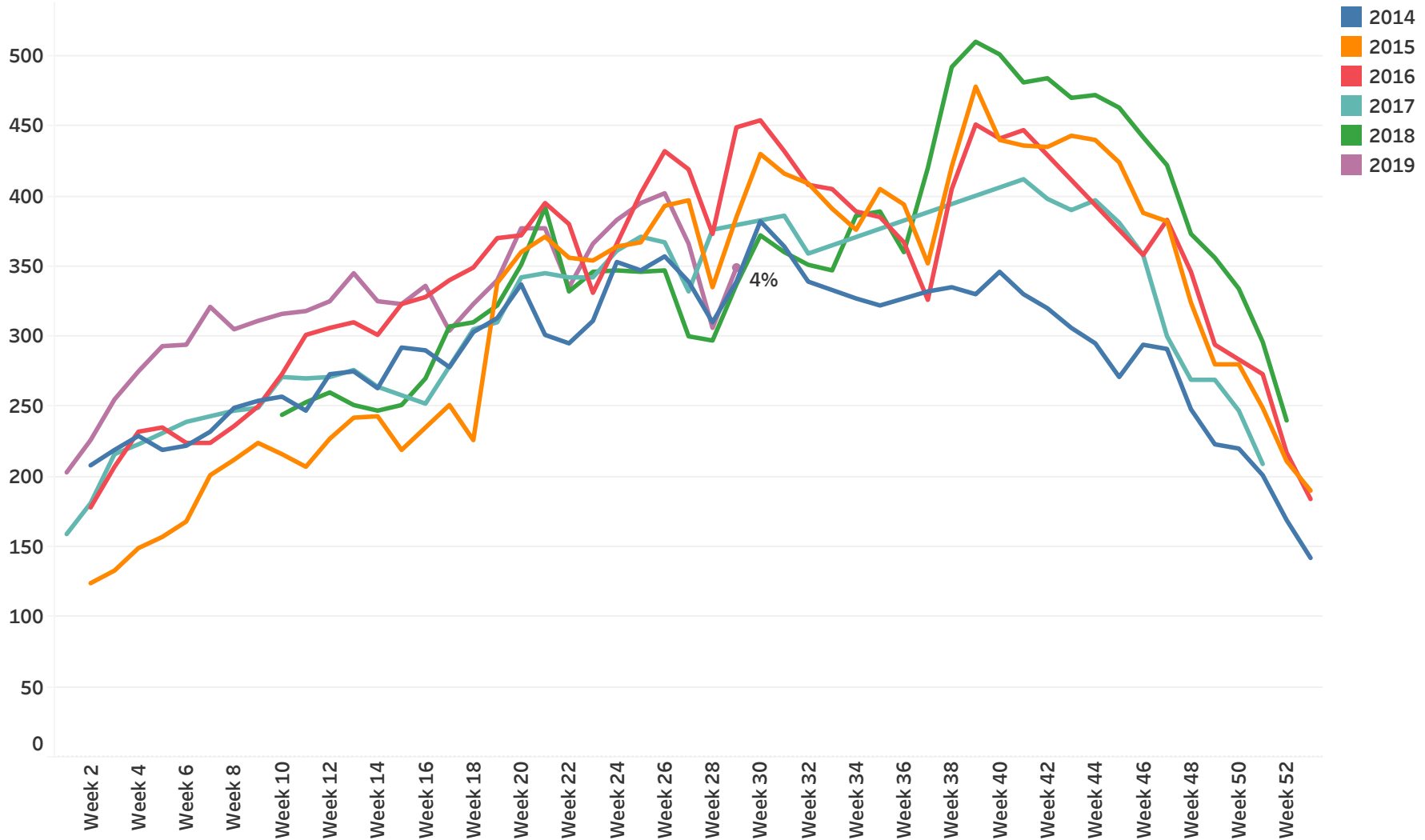
CLUSTERING: PRICE VS. ORIGINAL LIST PRICE VS SALE PRICE - Q1-Q2 2019



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QUANTITY OF ACTIVE SFRS BY WEEK

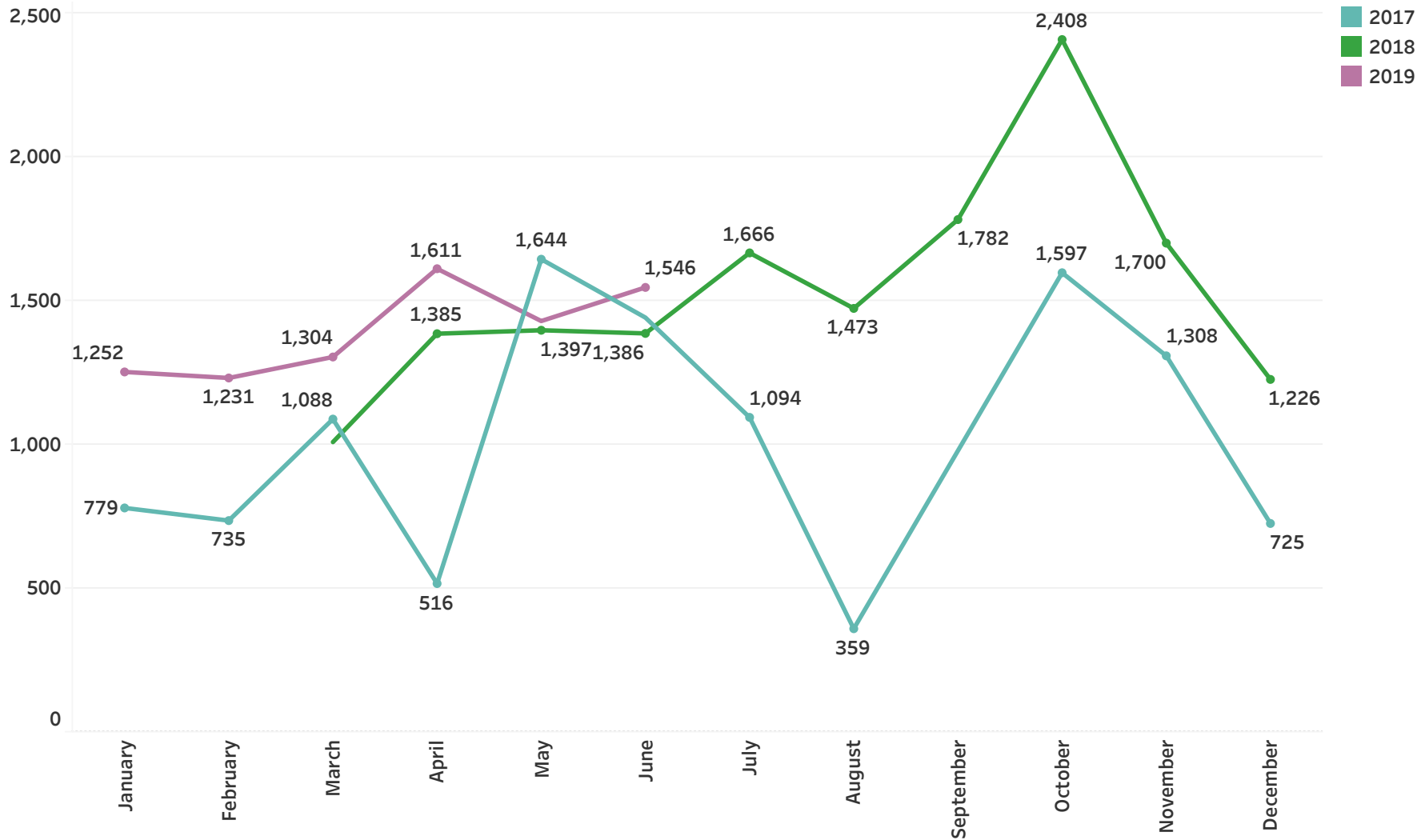


Provided by Red Oak Realty

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QUANTITY OF ACTIVE SFRS BY MONTH

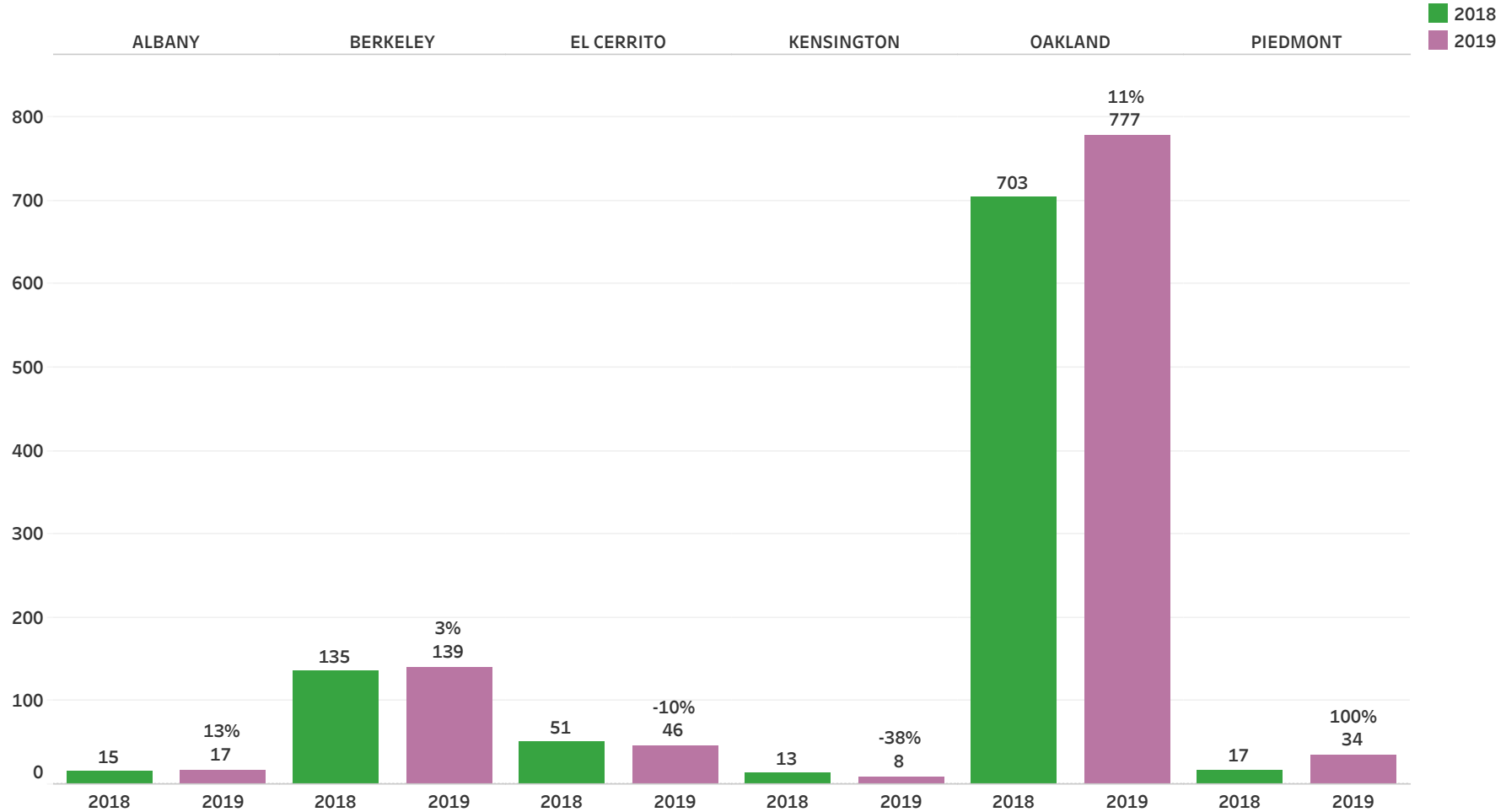


Provided by Red Oak Realty

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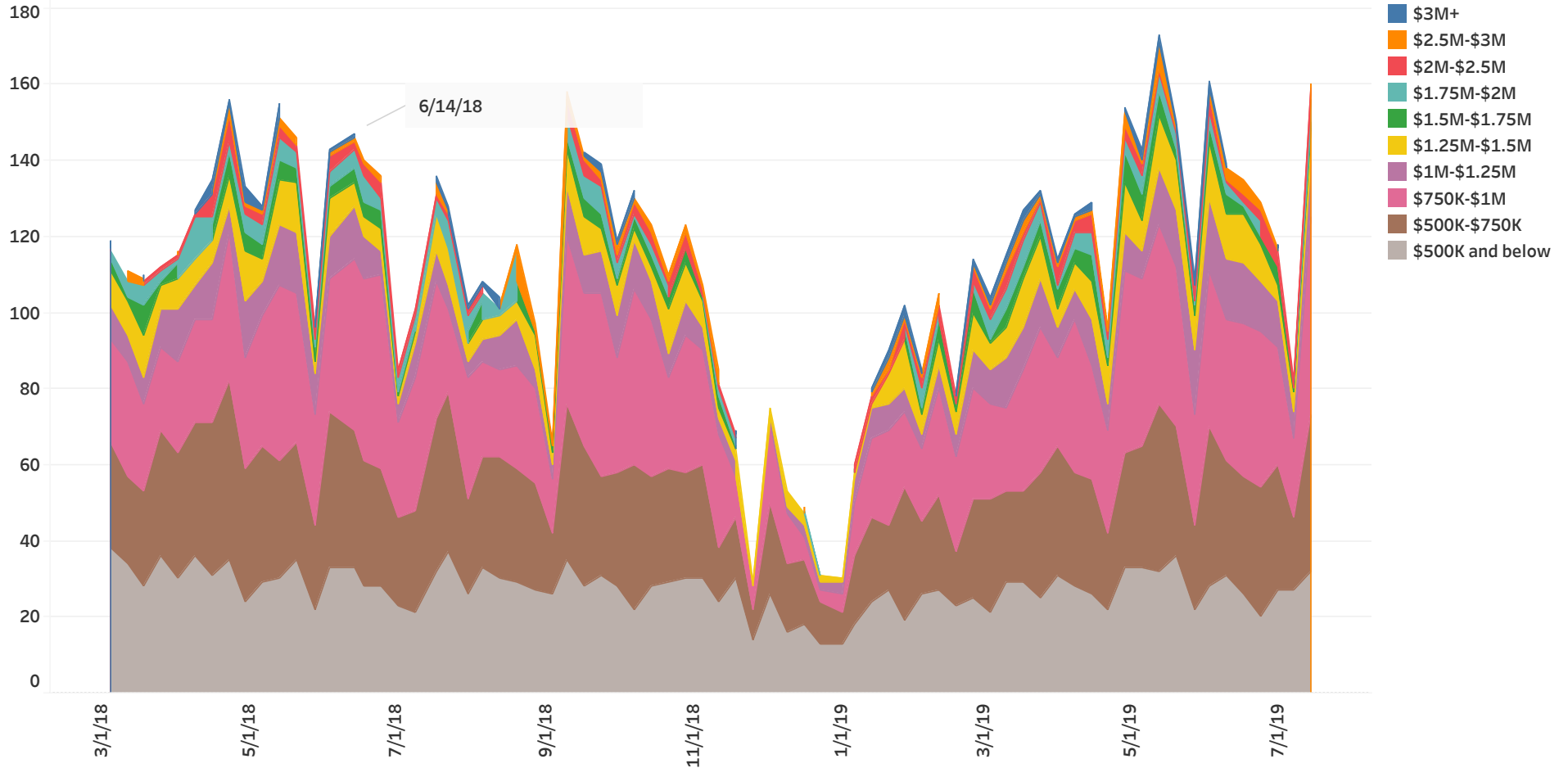
QUANTITY OF ACTIVE SFRS BY CITY - JULY (WEEKS 27-29)



Provided by Red Oak Realty

Albany, Berkeley, El Cerrito, Kensington, Oakland and Piedmont. Data is sourced from the Multiple Listing Service (MLS). MLS data is provided by individual listing brokerages. These are sources we deem reliable. We have no reason to doubt their accuracy, but we do not guarantee them. Past performance does not guarantee future performance.

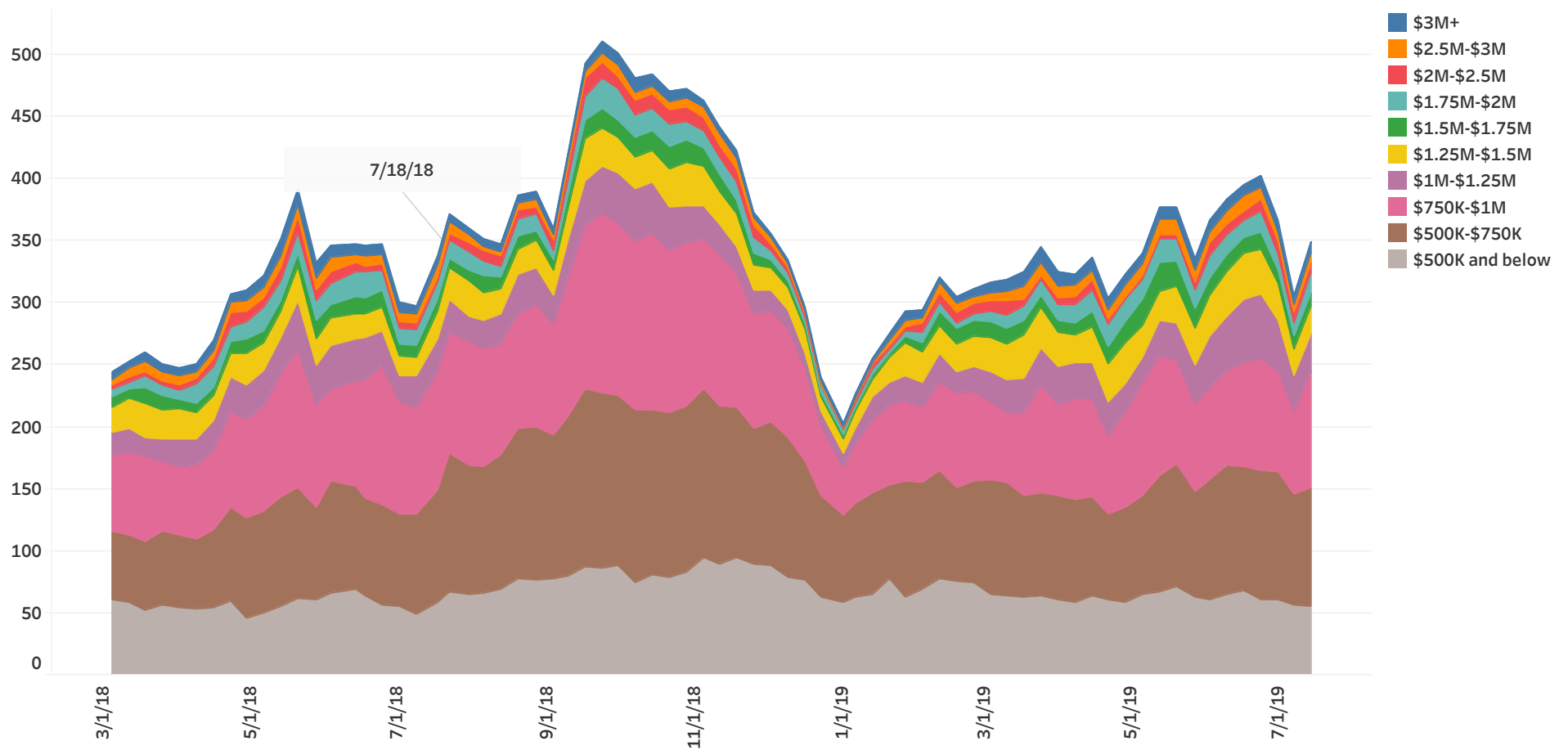
QUANTITY OF NEW SFR LISTINGS BY PRICE RANGE - 2018-2019



Provided by Red Oak Realty

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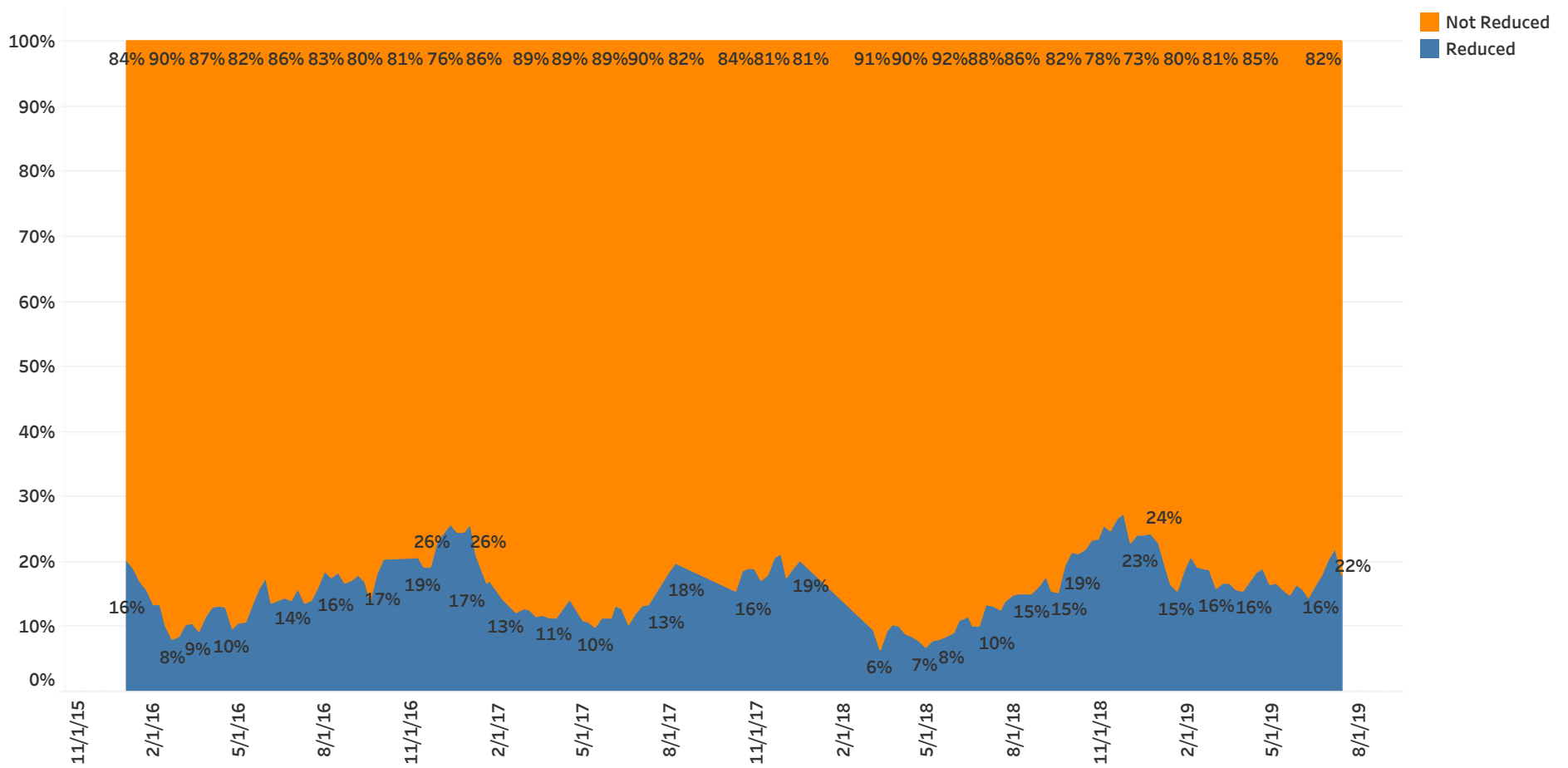
ACTIVE SFR INVENTORY BY PRICE RANGE - 2018-2019



Provided by Red Oak Realty

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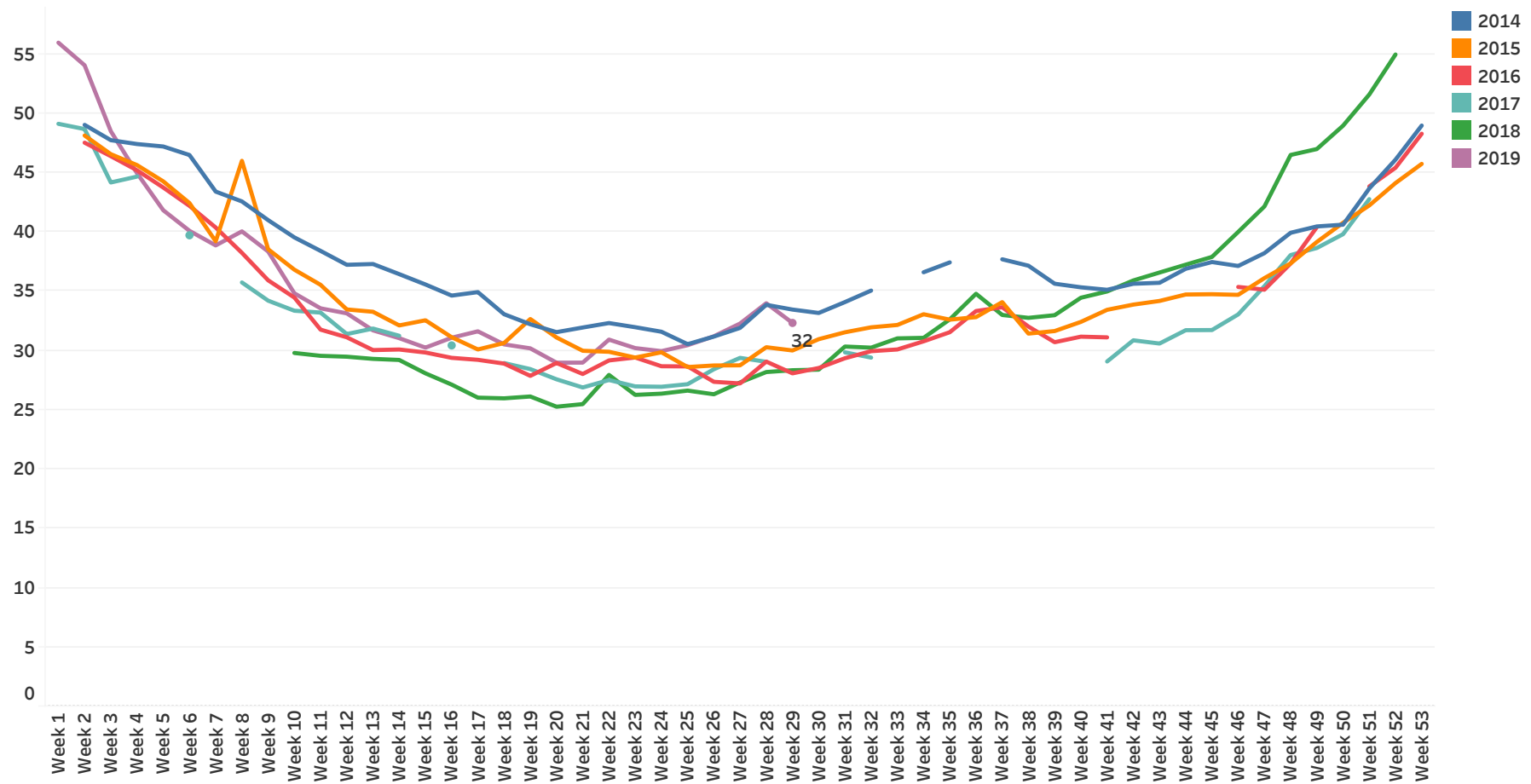
ACTIVE SFR INVENTORY BY REDUCED LIST PRICE



Provided by Red Oak Realty

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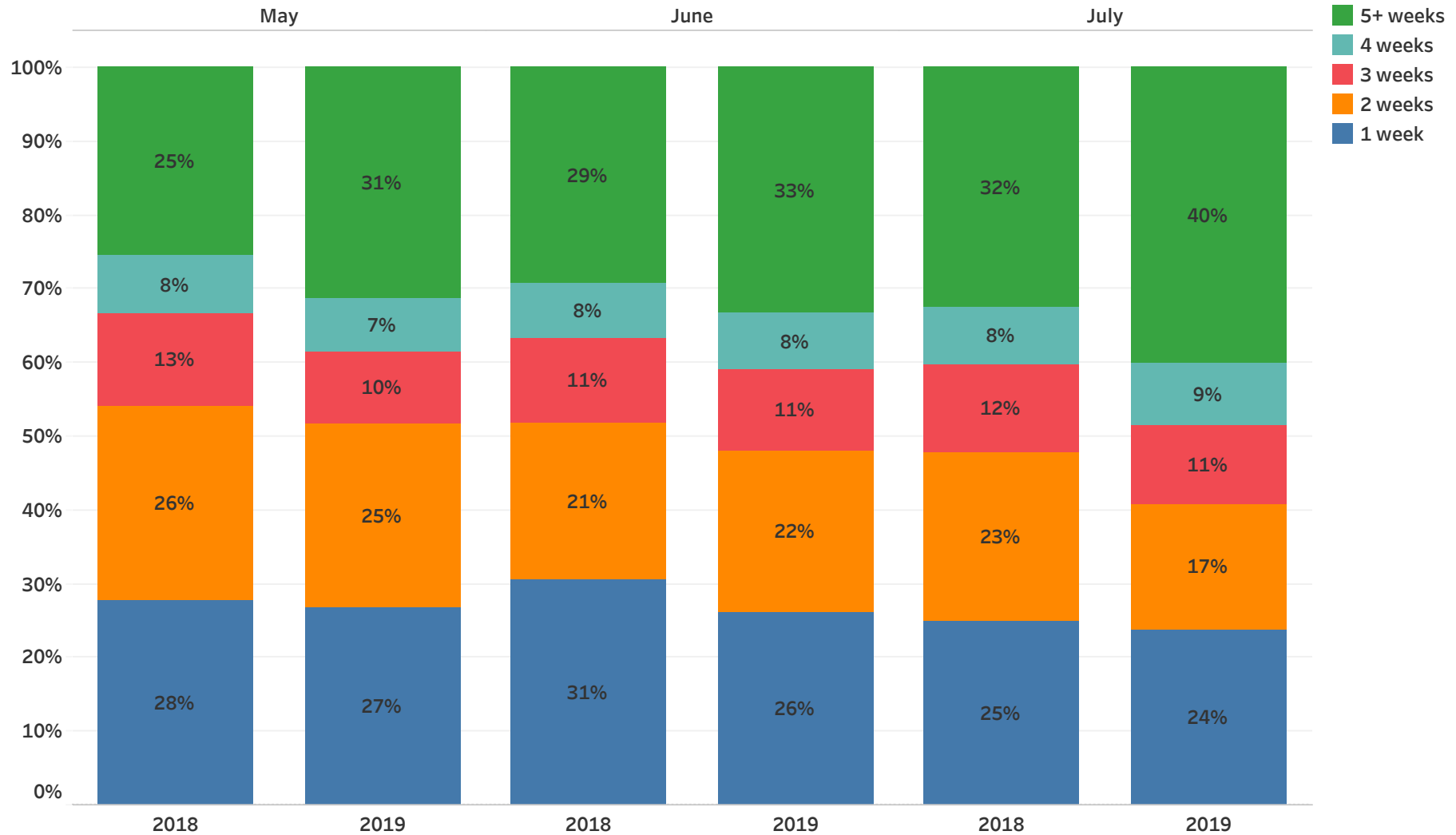
AVERAGE DAYS ON MARKET OF ACTIVE/PENDING SFR INVENTORY



Provided by Red Oak Realty

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AVERAGE DAYS ON MARKET OF ACTIVE SFRS BY MONTH

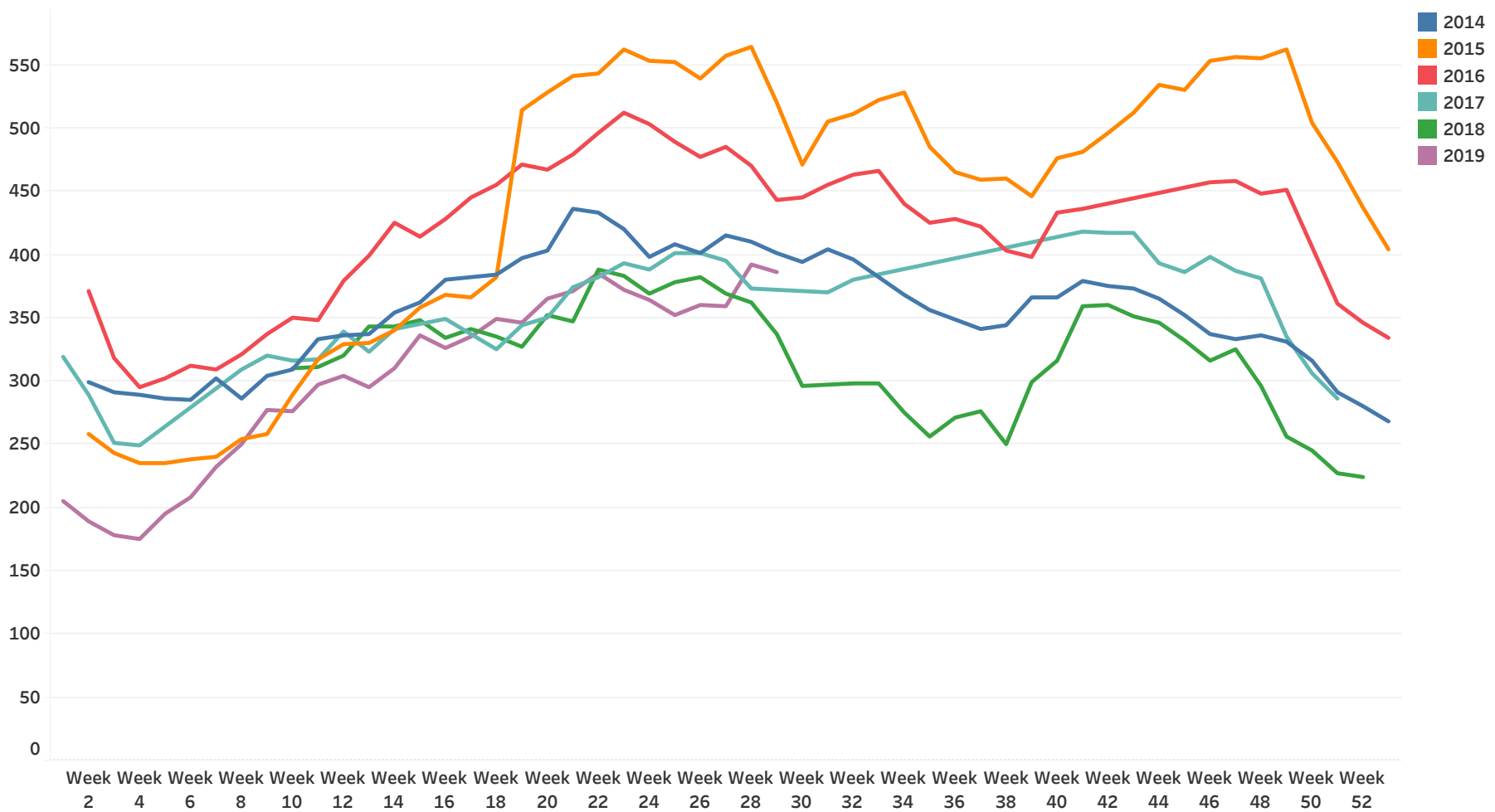


Provided by Red Oak Realty

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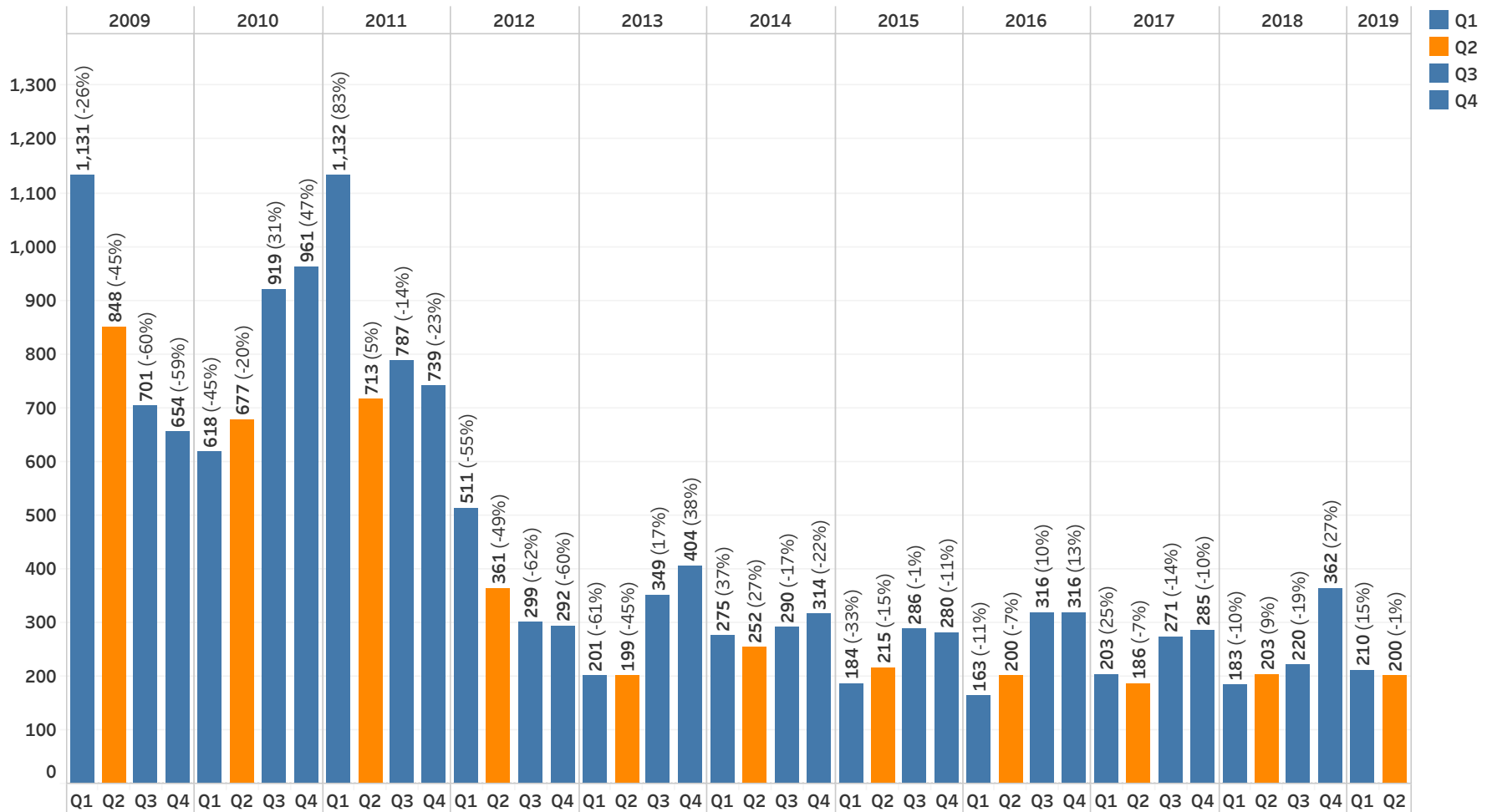
QUANTITY OF PENDING SFRS



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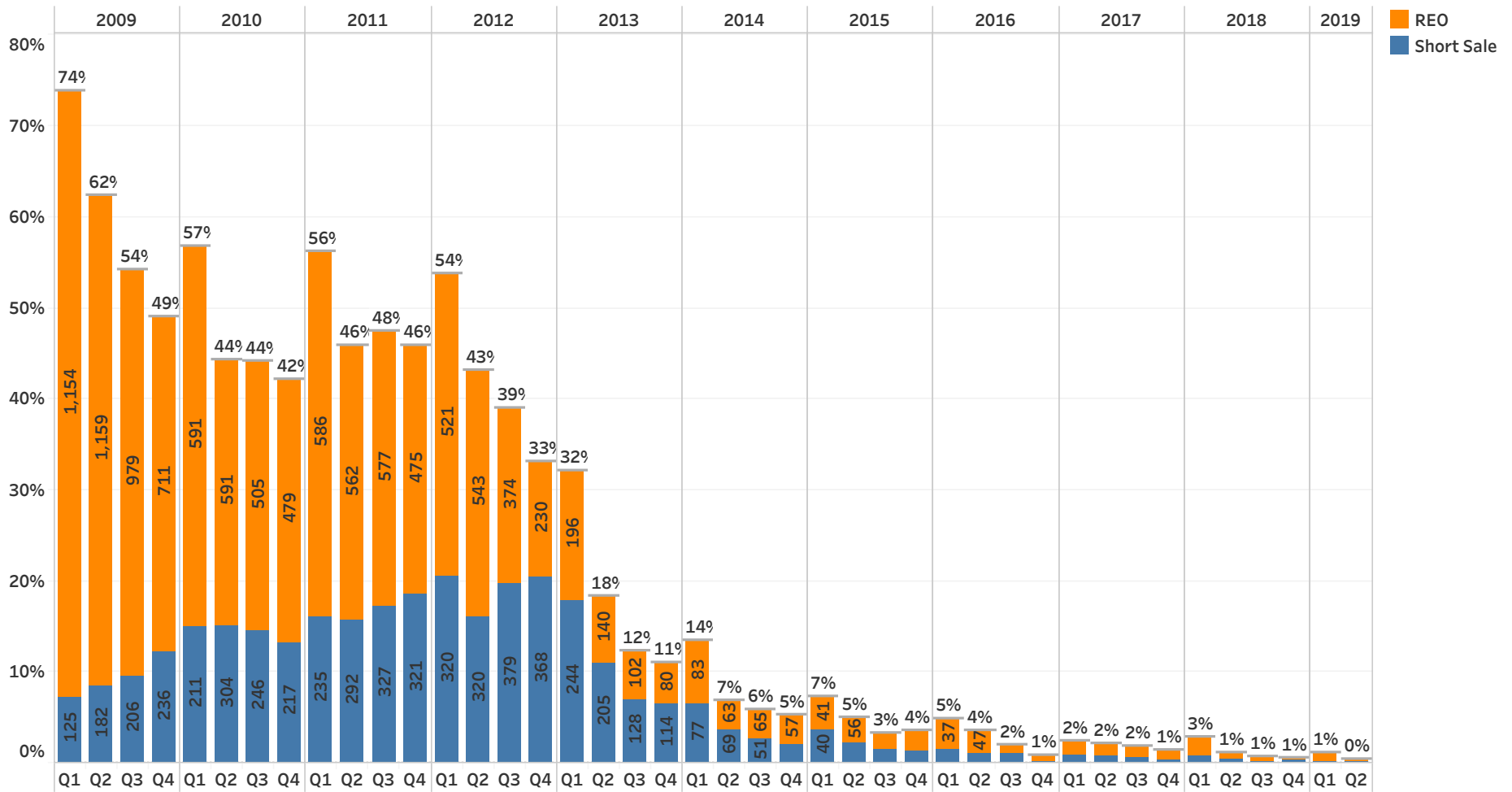
QUANTITY OF CANCELLED SFRS



Provided by Red Oak Realty

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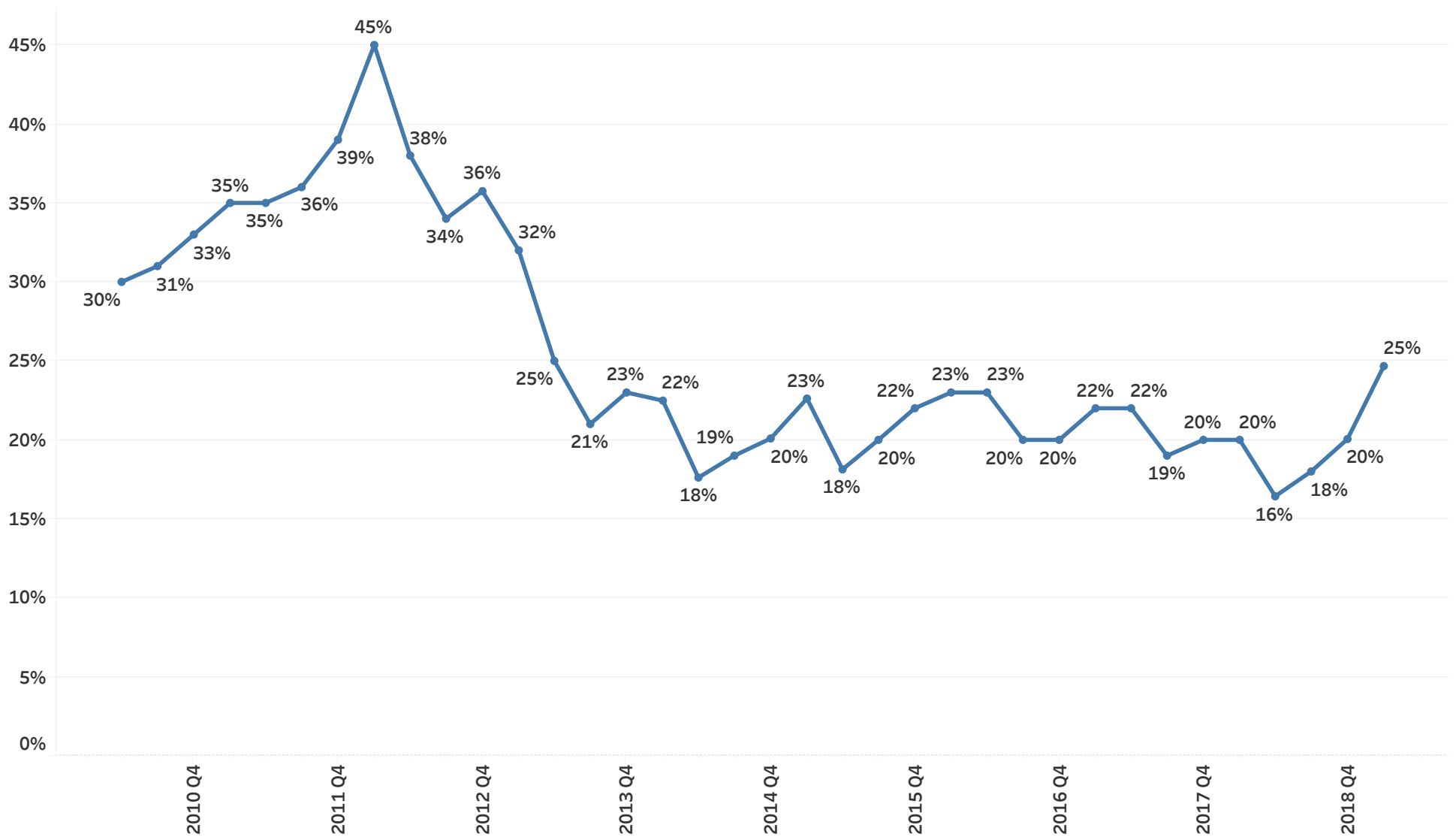
DISTRESSED SFR SALES AS A PERCENT OF TOTAL SFR SALES



Provided by Red Oak Realty

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ALAMEDA COUNTY HOUSING AFFORDABILITY

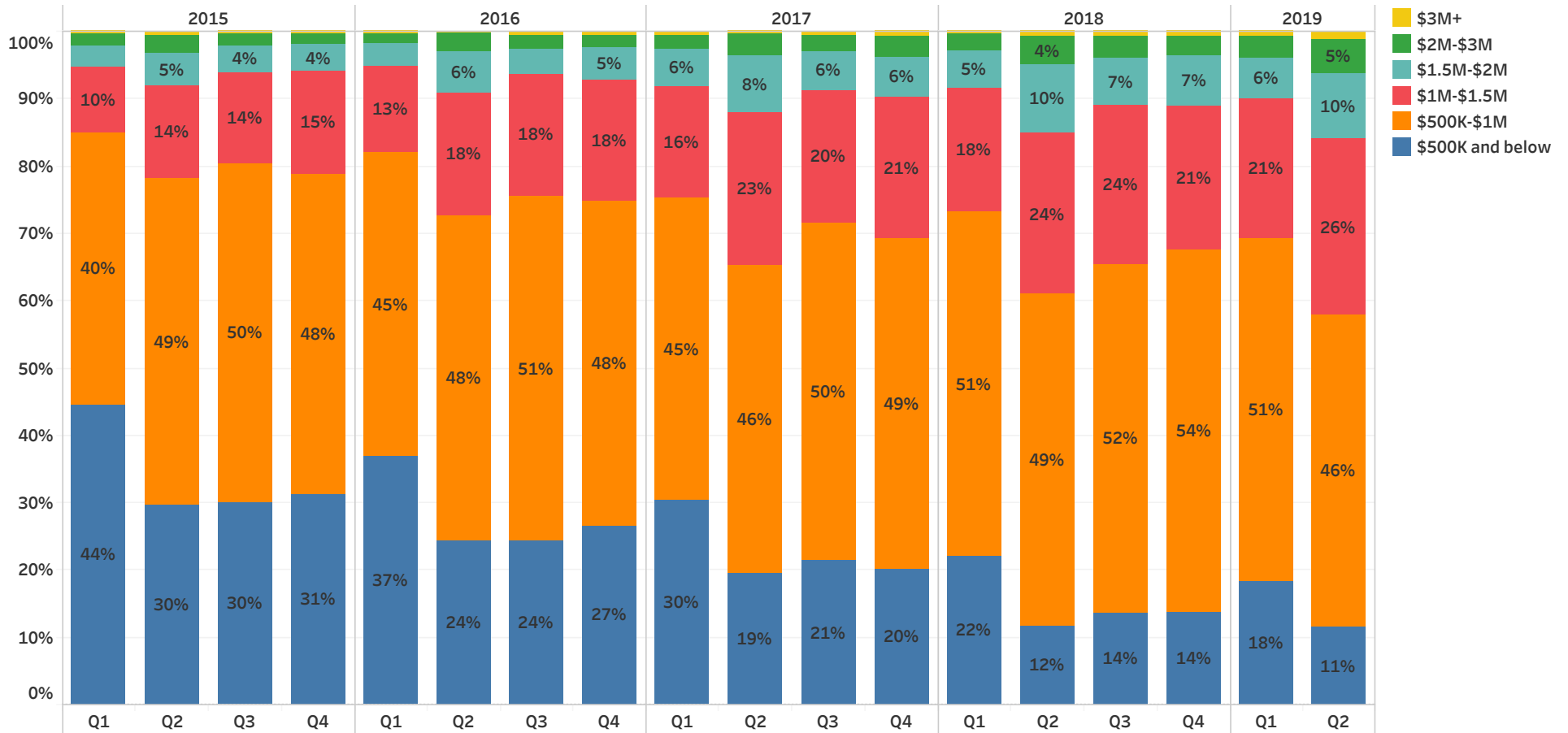


Provided by Red Oak Realty

Median sale price is all residential property types in Alameda, Albany, Berkeley, El Cerrito, Kensington, Lamorinda, Oakland, Piedmont, Richmond, San Leandro. Data is sourced from the Multiple Listing Service (MLS). MLS data is provided by individual listing brokerages. These are sources we deem reliable. We have no reason to doubt their accuracy, but we do not guarantee them. Past performance does not guarantee future performance. More on the CAR Housing Affordability Index at <http://www.car.org/marketdata/data/haitraditional/>

Price Range

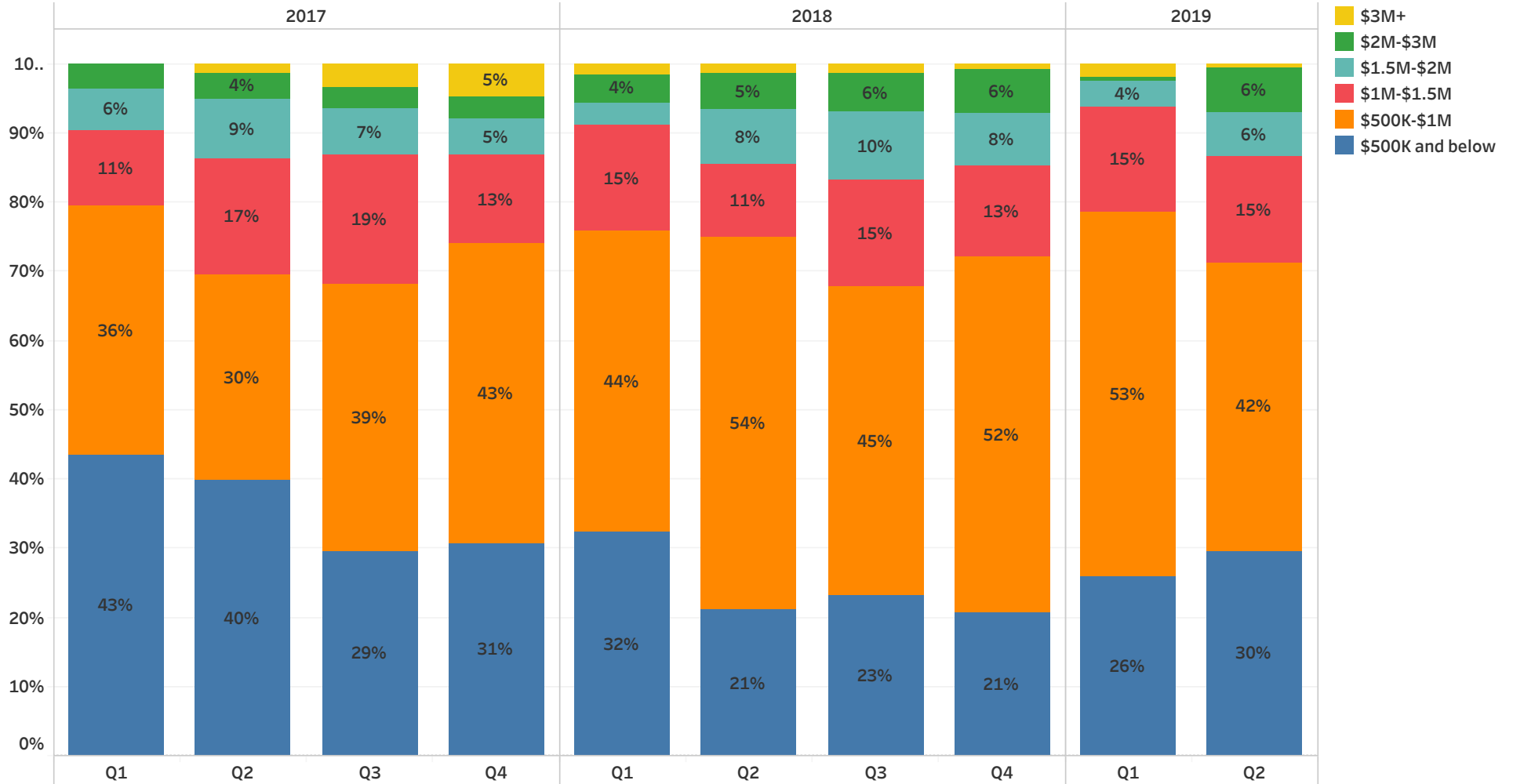
SFRS SOLD BY PRICE RANGE



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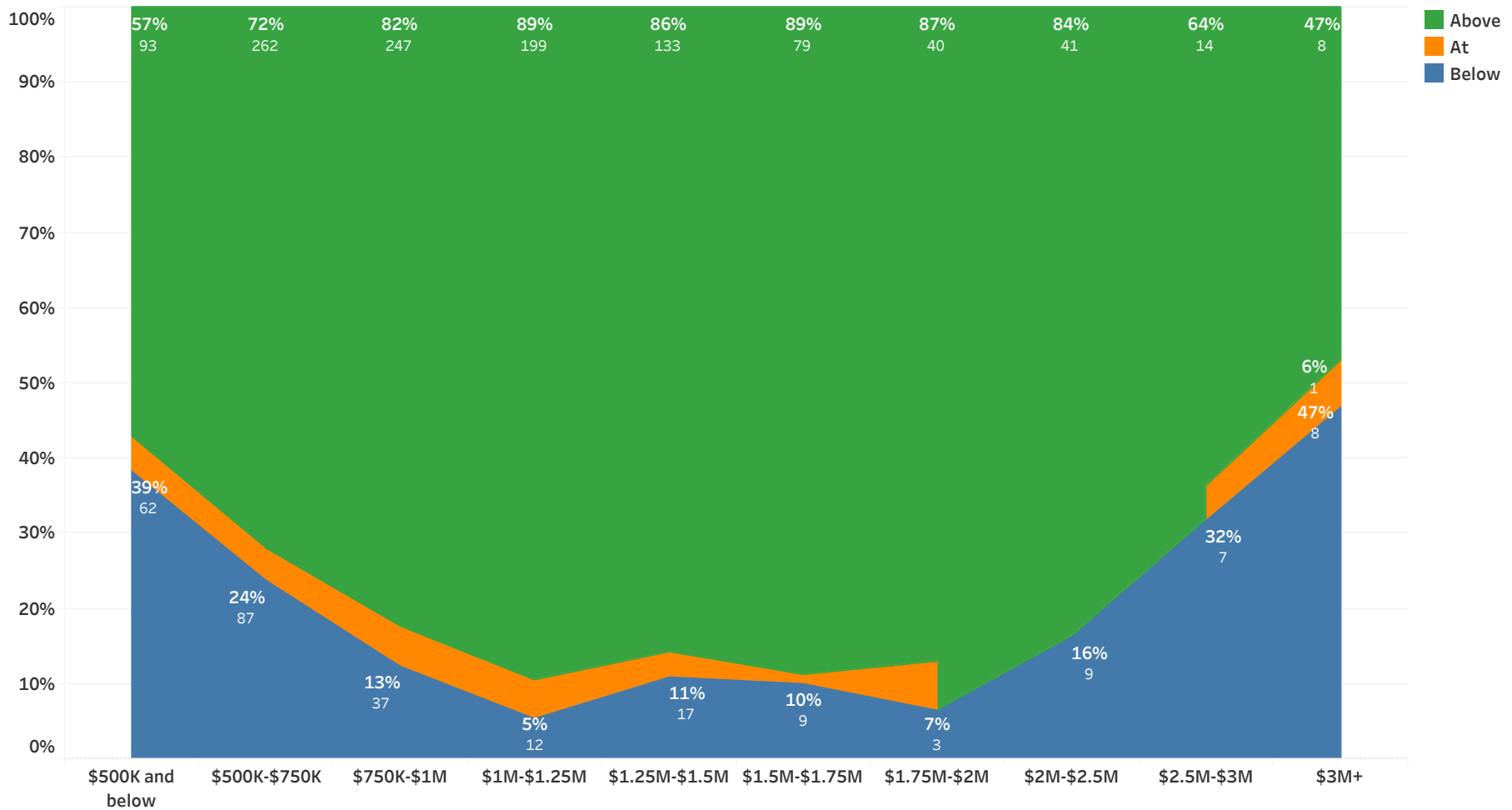
CANCELLED SFRS BY PRICE RANGE



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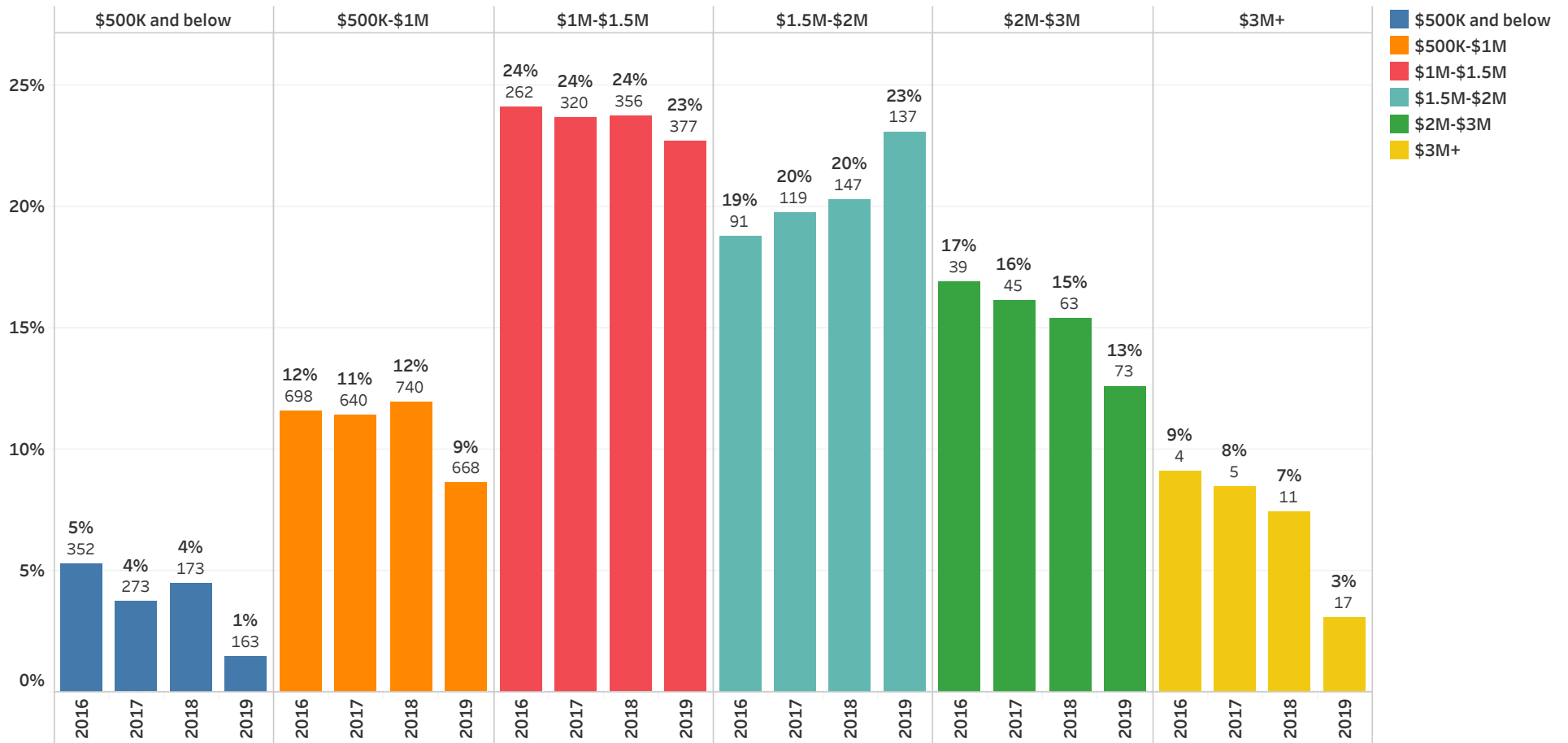
PERCENT OF SFRS SOLD ABOVE/AT/BELOW ORIGINAL LIST PRICE BY PRICE RANGE - Q2 2019



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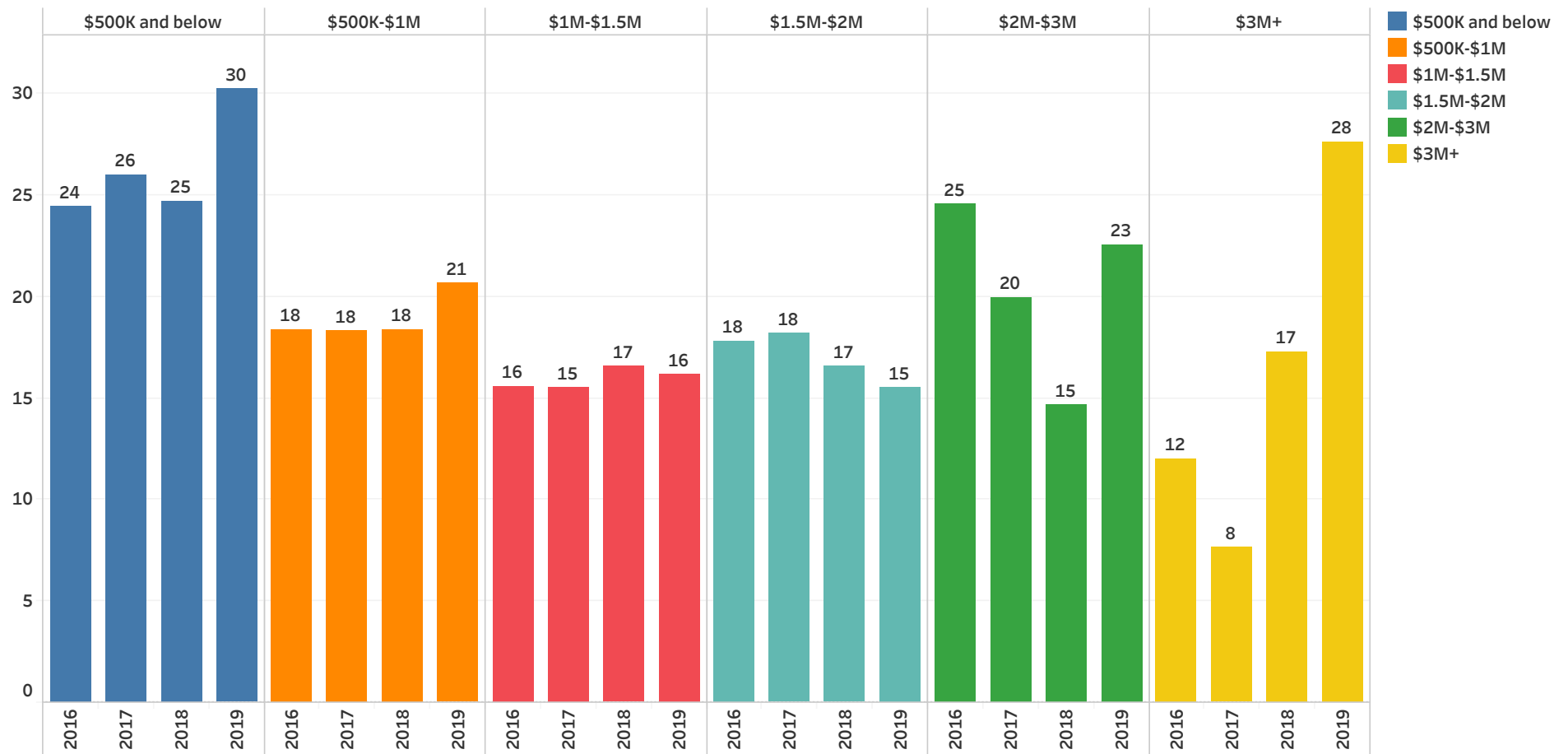
SFR AVERAGE PERCENT DIFFERENCE ORIGINAL LIST BY PRICE RANGE - Q2



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SFR AVERAGE DAYS ON MARKET BY PRICE RANGE - Q2

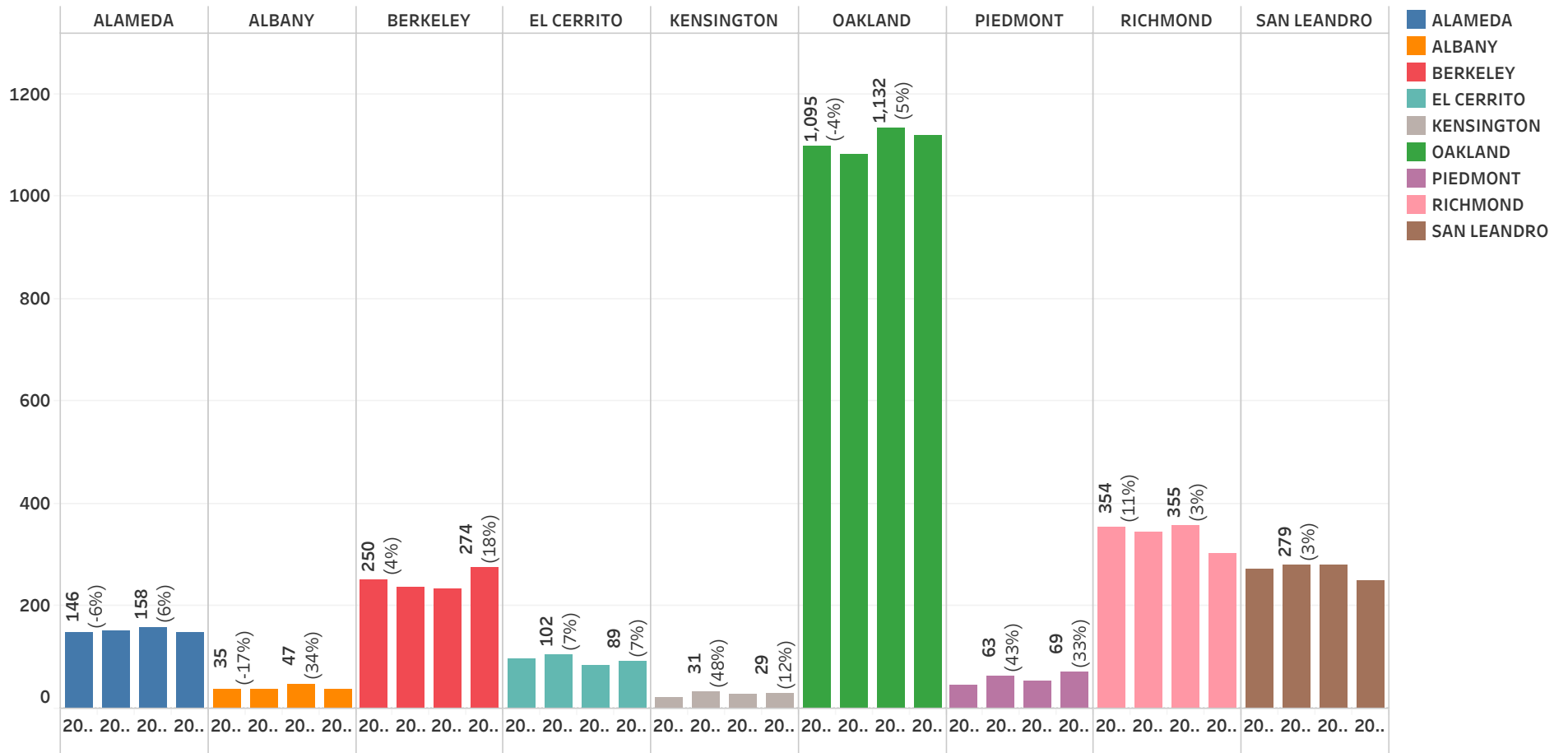


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East Bay Cities

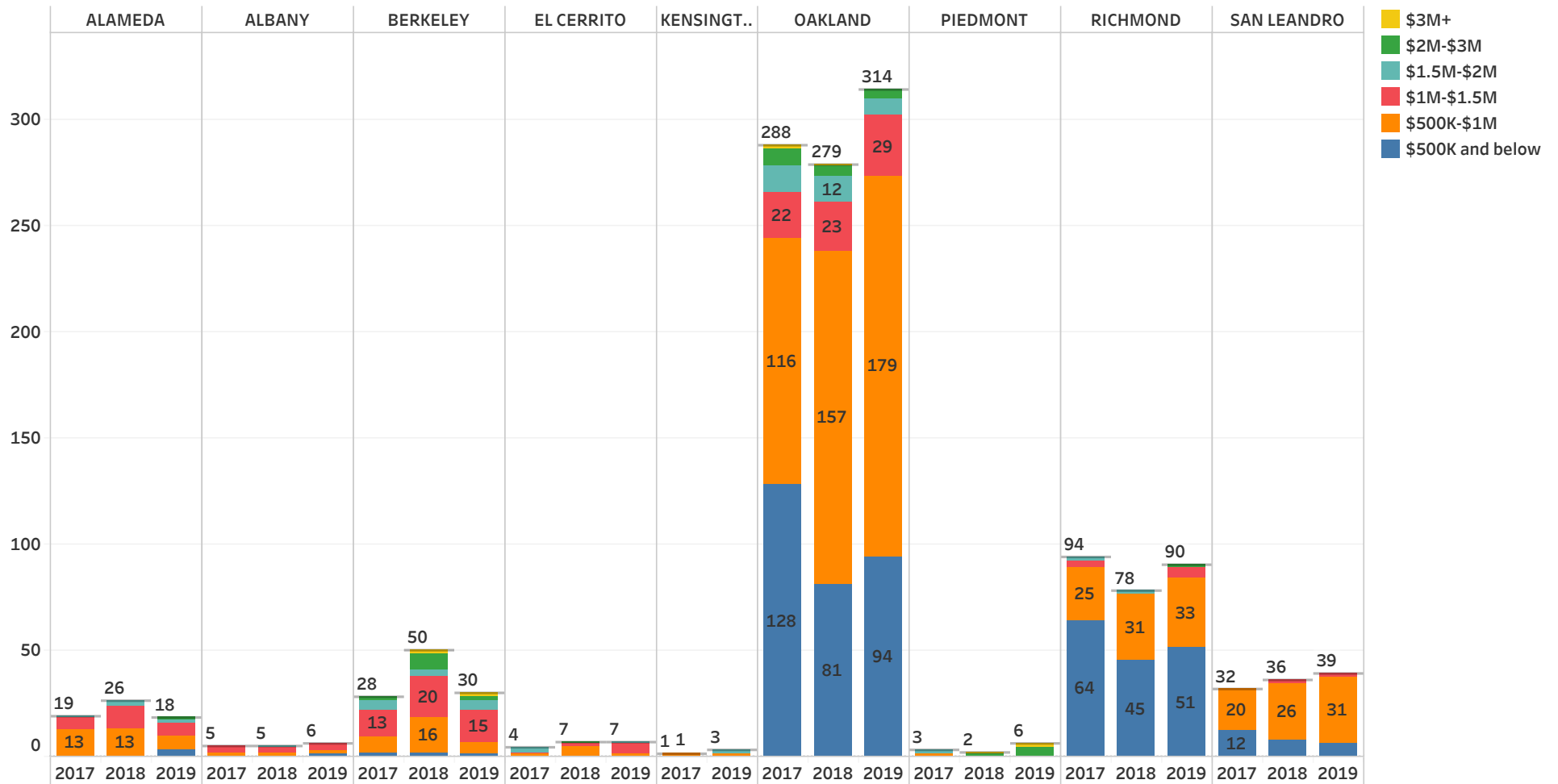
QUANTITY OF SFERS SOLD BY CITY - Q1-Q2 2019



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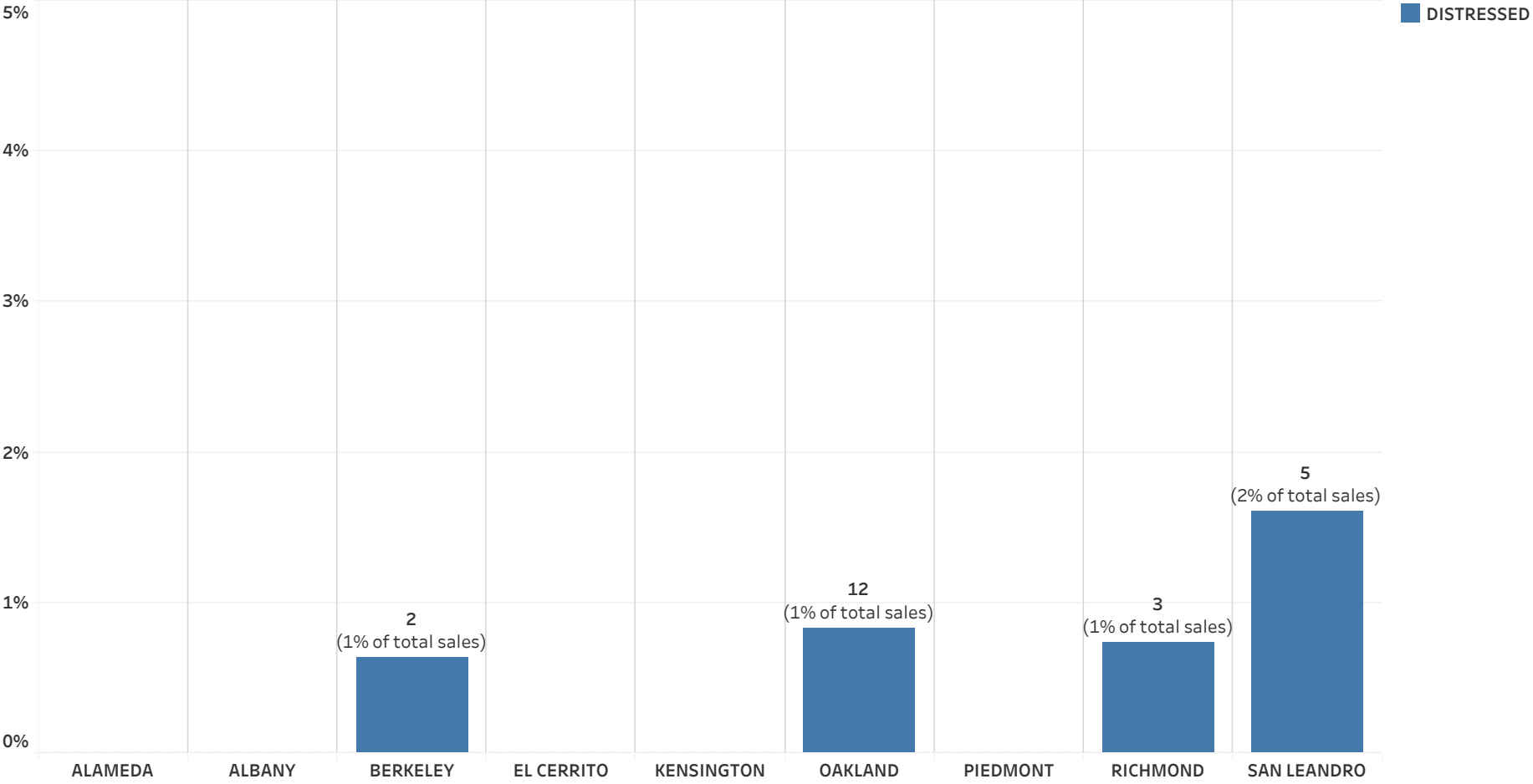
QUANTITY OF SFERS CANCELLED BY CITY - Q1-Q2 ONLY



Provided by Red Oak Realty

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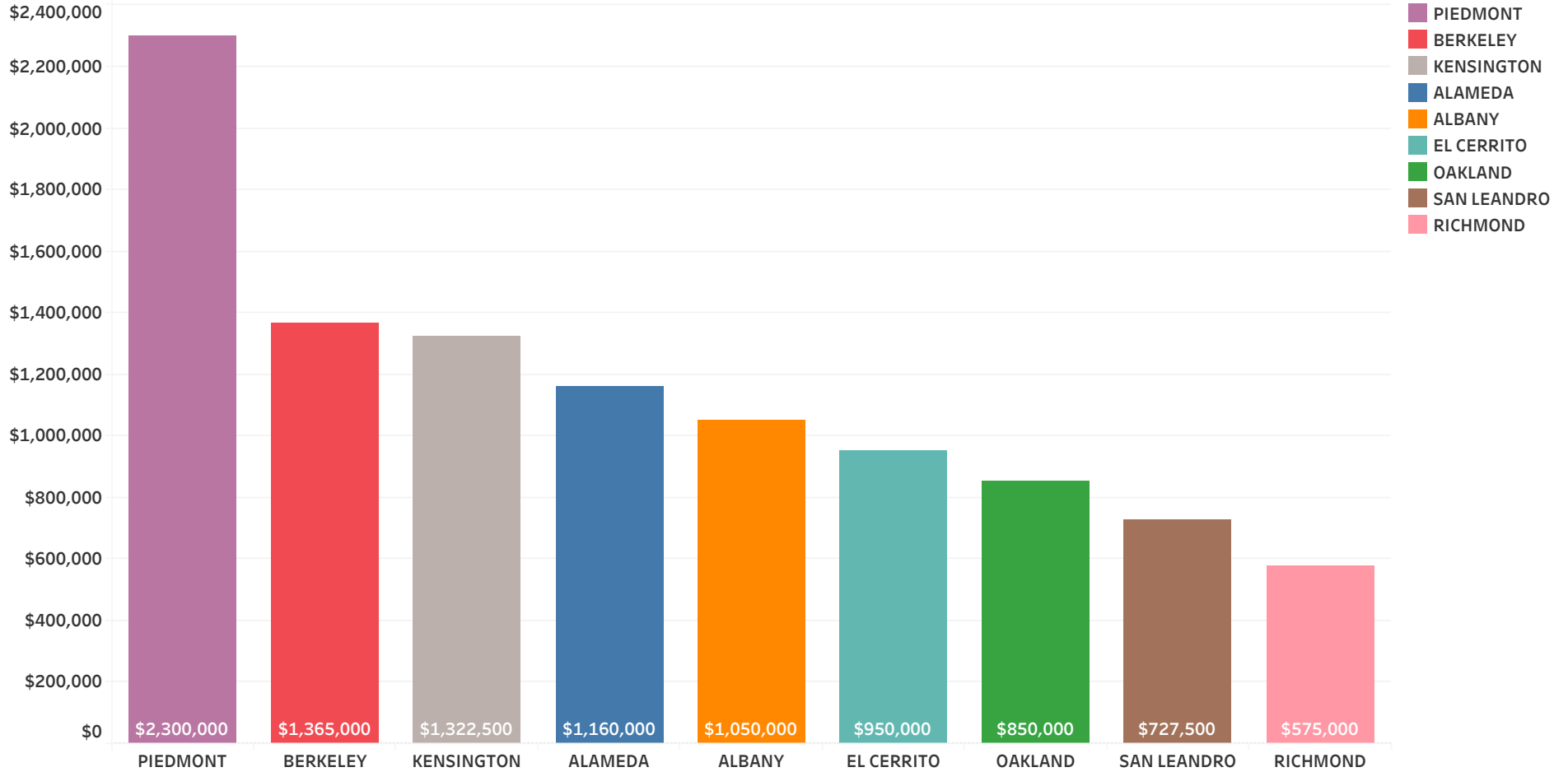
PERCENT OF DISTRESSED SALES AS A PERCENT OF ALL SFR SALES BY CITY - Q1-Q2 2019



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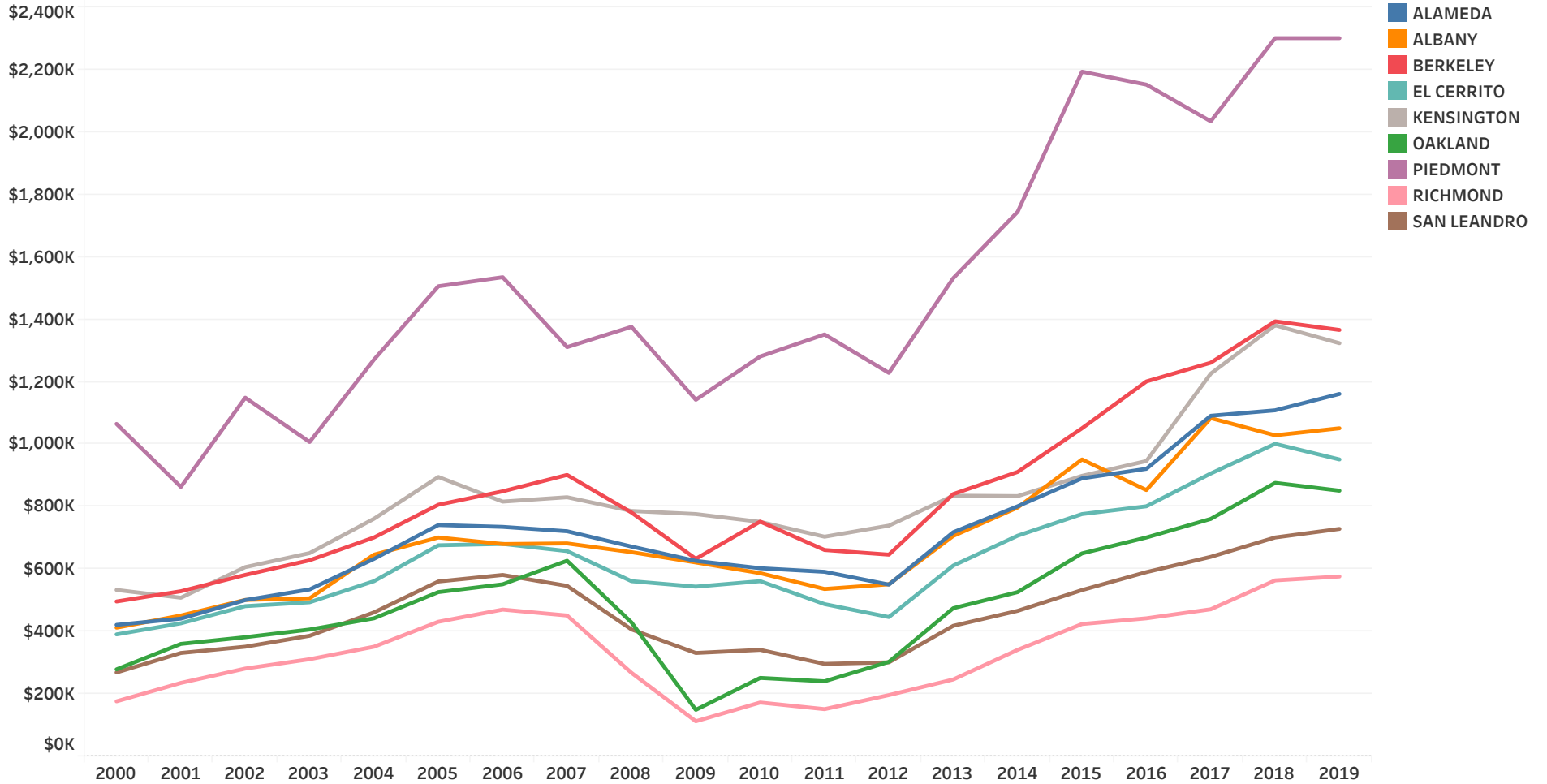
MEDIAN SALE PRICE OF SFRS BY CITY - 2019 Q2



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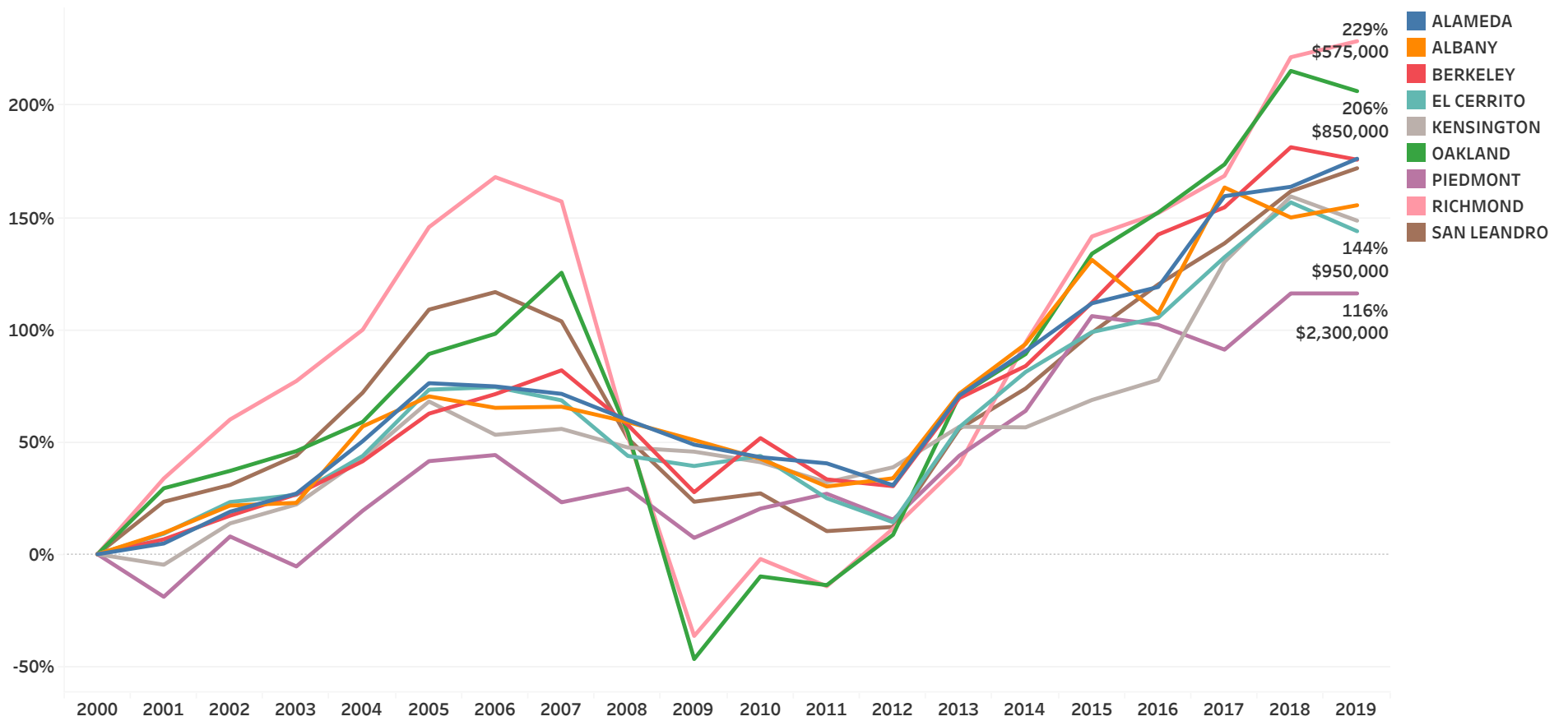
MEDIAN SALE PRICE OF SFRS BY YEAR - Q2



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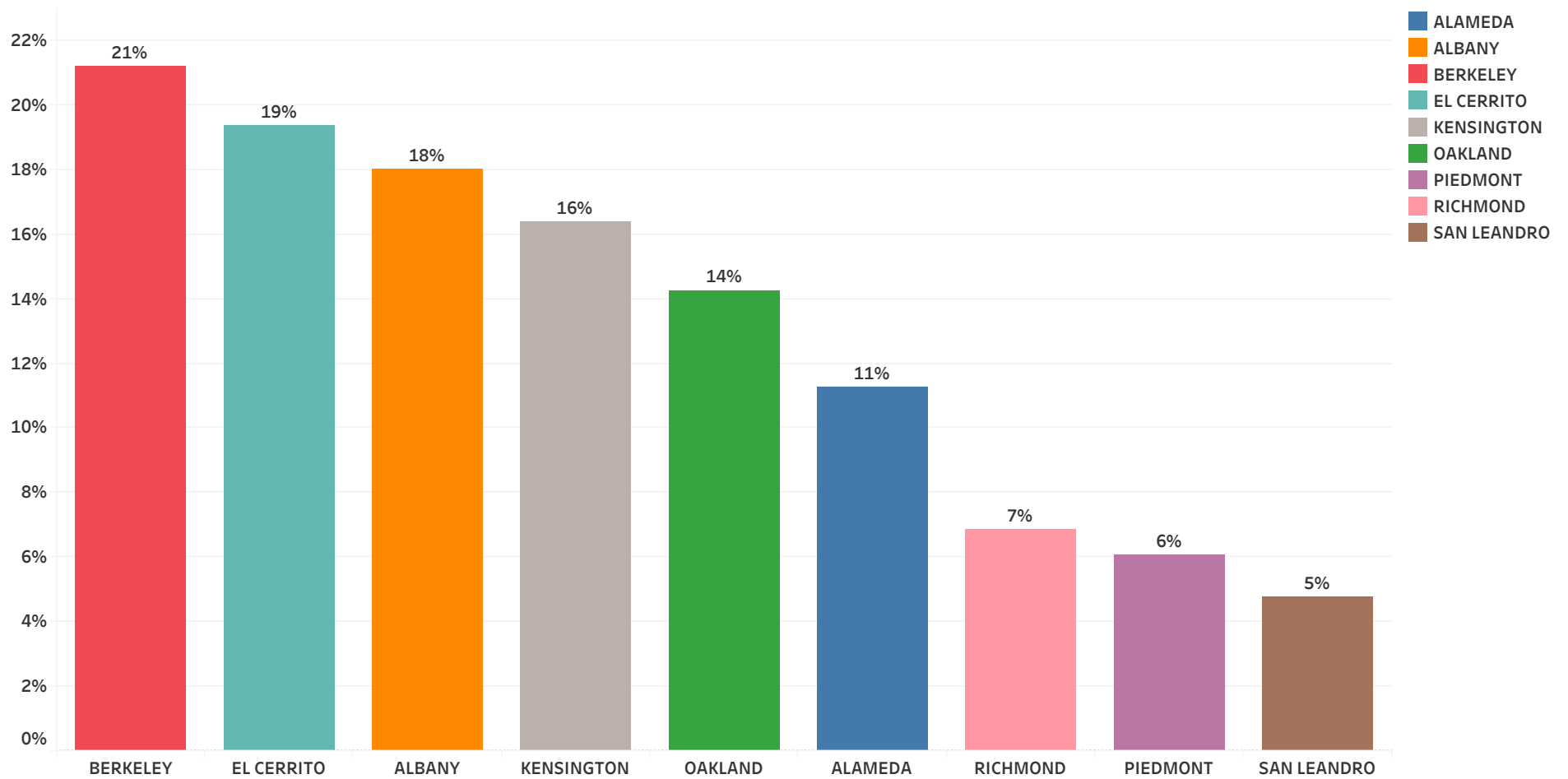
APPRECIATION SINCE 2000 MEDIAN SALE PRICE OF SFRS - Q2



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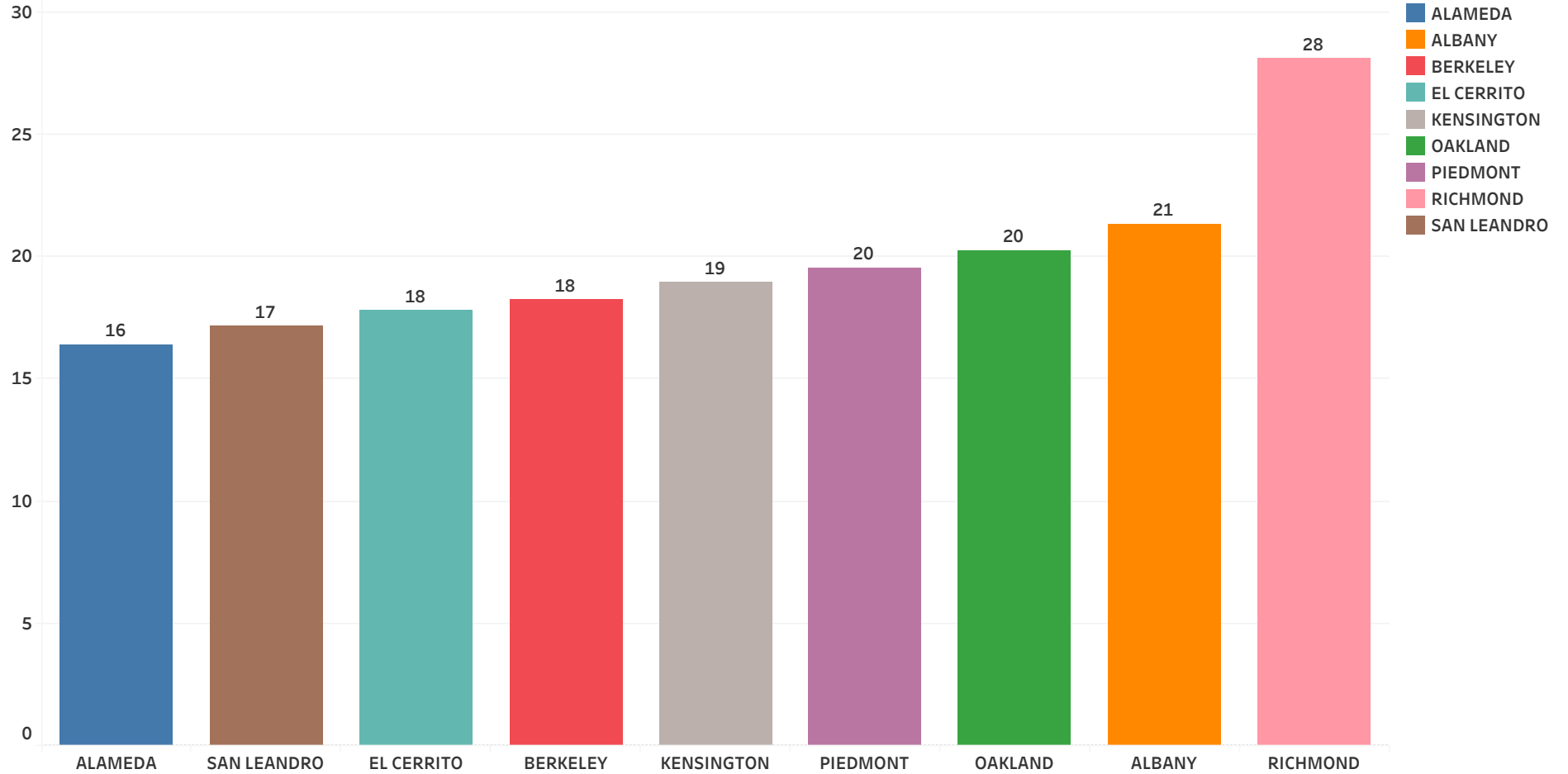
SFR AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE BY CITY - Q2 2019



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AVERAGE DAYS ON MARKET BY CITY - Q2 2019

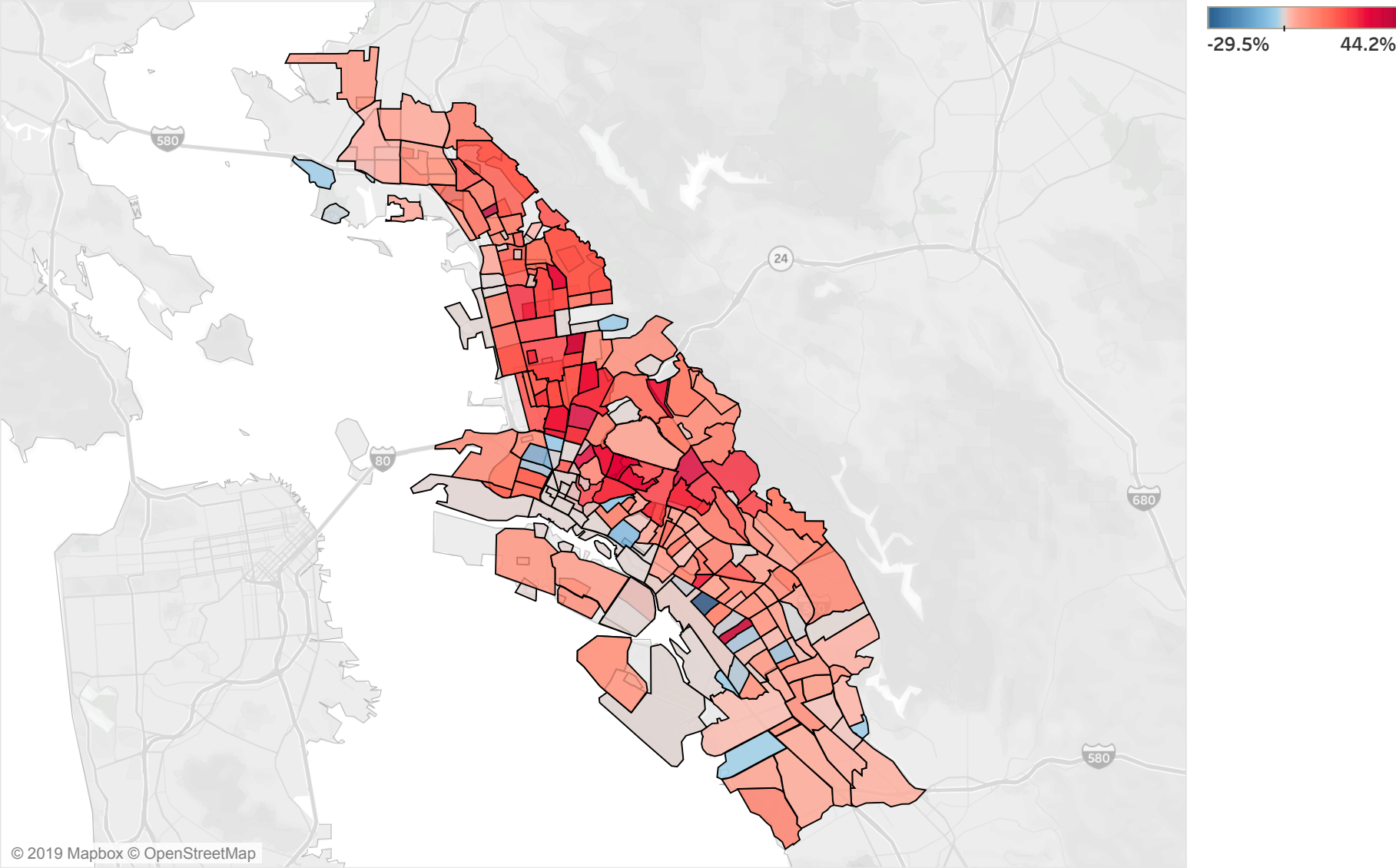


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East Bay Neighborhoods

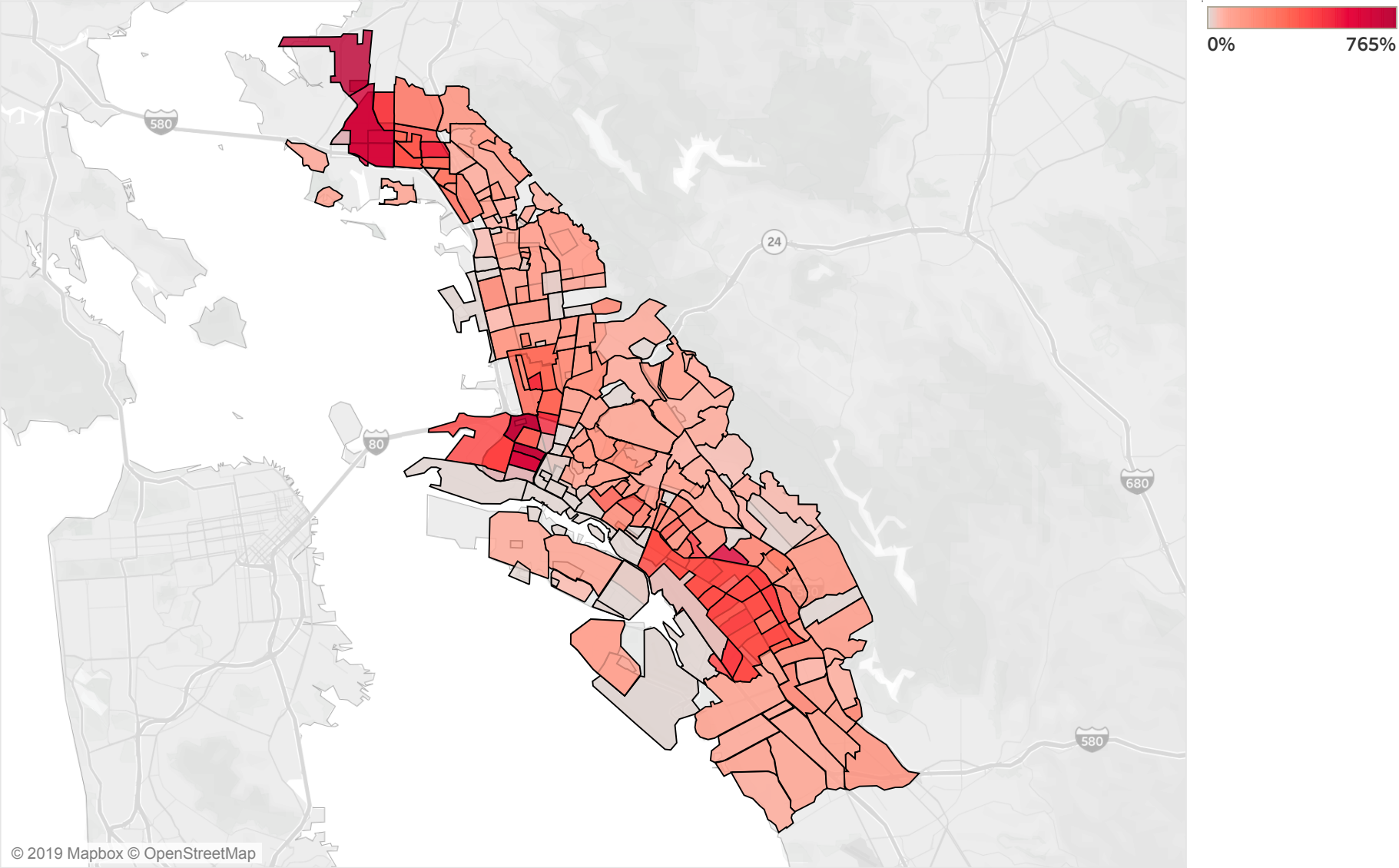
ORIGINAL LIST PRICE VS. SALE PRICE, SFRS - Q2 2019



Provided by Red Oak Realty

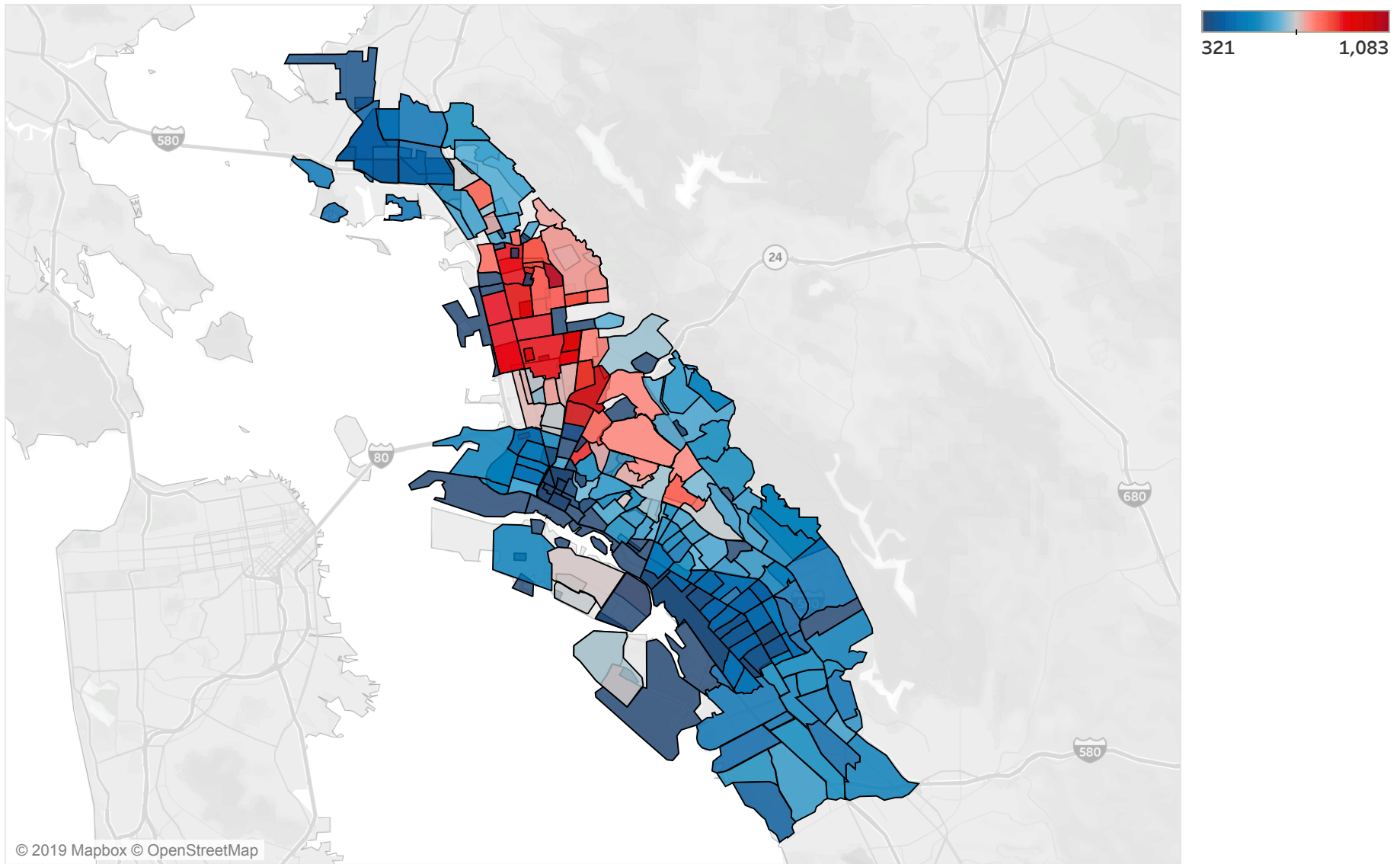
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PERCENT CHANGE IN MEDIAN SALE PRICE, SFRS - Q2 2019 VS. Q2 2009



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MED. \$/SF, DE - Q2 2019



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ACTIVITY BY EAST BAY NEIGHBORHOOD, SFRs 5+ UNITS SOLD ONLY - Q1-Q2

City	Name	L..	# Sales		Median Sold Price		Price Change YOY		Avg. OLPSP	
			2018	2019	2018	2019	2018	2019	2018	2019
ALAMEDA	Bay Farm	1.	30	26	\$1,175,000	\$1,225,000	0%	4%	11%	5%
	Central		48	38	\$950,000	\$1,150,000	-4%	21%	10%	8%
	East End (Alameda)	1.	53	44	\$1,075,000	\$1,170,000	7%	9%	17%	17%
	Fernside		24	21	\$1,255,000	\$1,325,000	30%	6%	17%	19%
	Gold Coast	5.	9	10	\$1,750,000	\$1,490,000	20%	-15%	14%	9%
	Harbor Bay Isle		22	22	\$1,227,000	\$1,354,000	2%	10%	10%	5%
	Islandia	1.	5		\$934,278				9%	
	Southshore		6	5	\$1,132,500	\$1,105,000	10%	-2%	25%	16%
	West Alameda	7.	20	29	\$952,375	\$1,112,500	8%	17%	6%	9%
ALBANY	Albany Hill		11	6	\$975,000	\$842,500	1%	-14%	12%	5%
	Central Albany	3.	31	28	\$1,055,000	\$1,071,500	3%	2%	18%	17%
	Memorial Park		5		\$997,000				26%	
	Solano Avenue	3.	11	8	\$1,000,000	\$1,053,500	5%	5%	13%	15%
BERKELEY	Bateman		5		\$1,066,070				26%	
	Berkeley Hills	3.	61	67	\$1,510,000	\$1,485,000	16%	-2%	18%	19%
	Central Berkeley		11	20	\$1,050,000	\$1,225,000	-9%	17%	30%	22%
	Claremont	4.	25	29	\$1,658,000	\$1,673,750	4%	1%	12%	8%
	Cragmont		7	14	\$1,531,000	\$1,580,000	27%	3%	11%	21%
	Elmwood	3.	14	14	\$1,807,500	\$1,797,500	7%	-1%	13%	10%
	Gourmet Ghetto			8		\$1,500,000			-12%	21%
	Live Oak	4.		5		\$1,450,000				21%
	NOBE Neighborhood		9	15	\$817,000	\$935,000	-9%	14%	12%	15%
	North Berkeley	4.	107	109	\$1,500,000	\$1,445,000	11%	-4%	19%	19%
	North Berkeley BART		6	13	\$1,357,500	\$1,325,000	9%	-2%	38%	30%
	Northbrae	4.	17	11	\$1,280,000	\$1,600,000	-4%	25%	26%	27%
	Oceanview		8	13	\$1,130,000	\$1,235,000	17%	9%	14%	21%
	Park Hills	4.		5		\$1,350,000				20%
San Pablo Park		5		\$1,000,000		41%		32%		

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ACTIVITY BY EAST BAY NEIGHBORHOOD, SFRs 5+ UNITS SOLD ONLY - Q1-Q2

City	Name	L..	# Sales		Median Sold Price		Price Change YOY		Avg. OLPS	
			2018	2019	2018	2019	2018	2019	2018	2019
BERKELEY	South Berkeley	4.	52	56	\$1,027,500	\$1,020,000	15%	-1%	24%	20%
	Terrace View		11	12	\$1,350,000	\$1,155,000	8%	-14%	20%	19%
	Thousand Oaks	4.	15	13	\$1,665,000	\$1,275,000	12%	-23%	9%	10%
	West Berkeley		6	9	\$975,000	\$1,015,000	3%	4%	19%	19%
	Westbrae	4.	13	26	\$1,139,000	\$1,195,000	5%	5%	25%	29%
EL CERRITO	Arlington Hills		9	5	\$1,125,000	\$1,100,000	-10%	-2%	15%	21%
	Berkeley Country	5.		5		\$1,175,000		24%		22%
	Del Norte		10	15	\$840,000	\$750,000	8%	-11%	19%	19%
	El Cerrito Hills	5.	46	45	\$1,003,500	\$1,100,000	-3%	10%	17%	18%
	Fat Apples		6	8	\$1,045,000	\$840,000		-20%	25%	7%
	Midtown	6.	10	9	\$905,500	\$801,500	28%	-11%	14%	15%
	Mira Vista			5		\$890,000		-22%		9%
	Plaza	5.	10	12	\$1,028,750	\$821,000	37%	-20%	27%	9%
	St. Jeromes			5		\$1,200,000		40%		26%
KENSINGTON	Kensington Circle	6.	5		\$1,290,000		17%		10%	
	Upper Kensington		11	14	\$1,450,000	\$1,322,500	24%	-9%	17%	15%
OAKLAND	Adams Point	6.		5		\$1,192,500		-5%		7%
	Allendale		8	13	\$610,000	\$595,000	7%	-2%	15%	2%
	Arroyo Viejo	1.	23	19	\$430,000	\$415,000	30%	-3%	10%	4%
	Bartlett		7	9	\$655,000	\$610,000	-7%	-7%	9%	5%
	Brookfield Village	7.	26	17	\$418,000	\$450,000	21%	8%	4%	-3%
	Bushrod		17	24	\$970,000	\$1,150,000	-13%	19%	26%	21%
	Castlemont	1.	6	8	\$420,000	\$450,000	21%	7%	10%	3%
	Chabot Park		23	14	\$852,000	\$950,000	5%	12%	8%	2%
	Claremont	4.	8	10	\$1,775,000	\$1,625,000	1%	-8%	21%	10%
	Clawson		12		\$950,000		87%		3%	
	Cleveland Heights	4.	5	5	\$935,000	\$965,000	-2%	3%	19%	23%
	Clinton		5	7	\$825,000	\$750,000	49%	-9%	15%	18%

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ACTIVITY BY EAST BAY NEIGHBORHOOD, SFRs 5+ UNITS SOLD ONLY - Q1-Q2

City	Name	L..	# Sales		Median Sold Price		Price Change YOY		Avg. OLPSY	
			2018	2019	2018	2019	2018	2019	2018	2019
OAKLAND	Coliseum	1.	7	6	\$369,500	\$378,000	14%	2%	3%	6%
	Columbia Gardens		5	8	\$402,500	\$440,000		9%	3%	-3%
	Cox	1.	5	5	\$445,000	\$378,500	29%	-15%	10%	1%
	Crestmont			9		\$1,138,000				25%
	Crocker Highlands	4.	39	37	\$1,600,000	\$1,625,000	14%	2%	23%	23%
	Dimond		13	25	\$910,000	\$855,000	6%	-6%	25%	24%
	Dogtown	8.	5		\$1,025,000				8%	
	Durant Manor		6	5	\$550,000	\$620,000		13%	16%	15%
	Eastmont	1.	13	15	\$435,000	\$475,000	12%	9%	5%	4%
	Eastmont Hills		16	25	\$725,000	\$695,000	16%	-4%	9%	7%
	Elmhurst Park	1.	10	9	\$393,000	\$455,000	-6%	16%	5%	-2%
	Fairfax		11	12	\$715,000	\$737,500	24%	3%	6%	10%
	Fairview Park	2.	6	17	\$1,635,000	\$1,325,000	19%	-19%	34%	29%
	Fitchburg		5	7	\$420,000	\$454,000		8%	1%	-2%
	Foothill Square	1.	9	6	\$582,500	\$485,000	15%	-17%	2%	1%
	Forestland		21	15	\$1,300,000	\$1,275,000	13%	-2%	15%	5%
	Fremont	1.	8	5	\$540,000	\$470,000	20%	-13%	7%	8%
	Frick		10	19	\$590,000	\$650,000	5%	10%	4%	13%
	Fruitvale	4.	9	9	\$635,000	\$538,823	38%	-15%	13%	-2%
	Gaskill		7	12	\$800,000	\$1,107,500	2%	38%	14%	21%
	Glen Highlands	1.	9		\$1,432,500		7%		21%	
	Glenview		28	43	\$1,142,500	\$1,002,750	42%	-12%	28%	26%
	Golden Gate	8.	8	8	\$830,500	\$760,000		-8%	20%	9%
	Grand Lake		11	14	\$1,300,000	\$1,331,500	-6%	2%	22%	23%
	Harrington	1.	7	7	\$455,000	\$580,000	-4%	27%	3%	12%
	Harrison St.		6		\$932,500		-1%		6%	
	Havenscourt	1.	19	24	\$470,000	\$560,000	10%	19%	9%	8%
	Highland		7	6	\$433,000	\$425,000	17%	-2%	9%	-5%

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ACTIVITY BY EAST BAY NEIGHBORHOOD, SFRs 5+ UNITS SOLD ONLY - Q1-Q2

City	Name	L..	# Sales		Median Sold Price		Price Change YOY		Avg. OLPS	
			2018	2019	2018	2019	2018	2019	2018	2019
OAKLAND	Highland Terrace	9.	6	8	\$534,050	\$655,444	-7%	23%	24%	2%
	Hoover		7	8	\$595,000	\$712,500	2%	20%	2%	0%
	Iveywood	1.	8	13	\$410,000	\$465,000	-1%	13%	3%	1%
	JAMMI		19	17	\$864,000	\$805,000	28%	-7%	26%	21%
	Jefferson	2.	11	10	\$530,000	\$527,500	2%	0%	4%	4%
	King's Estate		9	9	\$715,000	\$760,000	13%	6%	7%	6%
	Lake Merritt	4.	21	25	\$1,065,000	\$1,255,000	-8%	18%	19%	19%
	Lakeshore		7	5	\$1,650,000	\$1,870,000	14%	13%	23%	35%
	Las Palmas	1.	12	7	\$497,500	\$510,000	17%	3%	9%	2%
	Laurel		40	40	\$752,500	\$812,500	-2%	8%	15%	16%
	Leona Heights	1.	5	8	\$845,000	\$782,500		-7%	-5%	11%
	Lincoln Highlands		17	15	\$1,035,000	\$1,160,000	7%	12%	18%	26%
	Longfellow	9.	16	13	\$890,000	\$858,500	35%	-4%	28%	26%
	Lynn		7	8	\$820,000	\$617,500		-25%	29%	6%
	Maxwell Park	1.	36	39	\$750,000	\$772,000	11%	3%	24%	11%
	McClymonds		9		\$828,000		31%		15%	
	Meadow Brook	1.	8	11	\$577,500	\$545,000		-6%	22%	3%
	Merriewood		44	28	\$1,200,000	\$1,152,500	12%	-4%	24%	11%
	Millsmont	1.	33	26	\$730,000	\$700,000	17%	-4%	13%	6%
	Montclair		123	87	\$1,256,000	\$1,200,000	5%	-4%	22%	11%
	NOBE Neighborhood	4.	69	58	\$832,500	\$923,000	14%	11%	20%	18%
	North Oakland		90	101	\$974,000	\$1,184,400	-8%	22%	22%	20%
	North Stonehurst	1.	13	20	\$460,000	\$477,500	28%	4%	9%	6%
	Oak Knoll - Golf Links		13	13	\$701,000	\$760,000	8%	8%	9%	3%
	Oakland Hills	4.	214	170	\$1,200,000	\$1,180,000	9%	-2%	17%	12%
	Oakmore		14	12	\$1,262,500	\$1,150,000	-10%	-9%	32%	35%
	Paradise Park	3.	12		\$777,500		-6%		19%	
	Peralta Hacienda			8		\$532,500				4%

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ACTIVITY BY EAST BAY NEIGHBORHOOD, SFRs 5+ UNITS SOLD ONLY - Q1-Q2

City	Name	L..	# Sales		Median Sold Price		Price Change YOY		Avg. OLPS		
			2018	2019	2018	2019	2018	2019	2018	2019	
OAKLAND	Piedmont Ave	3.	9	9	\$1,115,000	\$1,500,000	-19%	35%	20%	14%	
	Piedmont Pines		23	22	\$1,325,000	\$1,307,500	13%	-1%	19%	13%	
	Piedmont Side of Mon..	4.	12	11	\$1,550,000	\$1,875,000	14%	21%	17%	11%	
	Prescott		16	13	\$712,500	\$1,050,000	2%	47%	9%	15%	
	Ralph Bunche	1.	5	6	\$815,000	\$622,500		-24%	17%	-11%	
	Rancho San Antonio			5		\$518,000			-6%		-9%
	Redwood Heights	1.	19	12	\$1,105,000	\$982,500	22%	-11%	28%	19%	
	Reservoir Hill		6	9	\$577,500	\$753,000		30%	11%	13%	
	Ridgemont	2.	11	10	\$1,345,000	\$1,414,000	-1%	5%	5%	17%	
	Rockridge (Lower)		27	41	\$1,740,000	\$1,450,000	29%	-17%	30%	24%	
	Santa Fe (Oakland)	1.	19	12	\$760,000	\$962,500	4%	27%	13%	17%	
	Sausal Creek			12		\$802,500			27%		16%
	School	1.			5		\$560,000				2%
	Seminary			18	10	\$455,000	\$475,000	13%	4%	8%	4%
	Sequoyah	1.	27	19	\$940,000	\$950,000	2%	1%	5%	9%	
	Sheffield Village		10	8	\$829,190	\$842,500		2%	13%	10%	
	Skyline-Hillcrest Esta..	1.	10	9	\$1,340,000	\$1,450,000	1%	8%	6%	18%	
	Sobrante Park		13	5	\$470,000	\$455,000	19%	-3%	4%	5%	
	St. Elizabeth	4.	7		\$635,000				12%		
	Temescal		20	13	\$1,182,500	\$1,400,000	31%	18%	32%	33%	
	Toler Heights	1.	12	7	\$635,000	\$658,000	15%	4%	10%	4%	
	Trestle Glen		18	11	\$1,518,000	\$1,250,750	17%	-18%	21%	26%	
	Upper Dimond	4.	11	22	\$953,061	\$894,500	11%	-6%	27%	25%	
	Upper Rockridge		32	34	\$1,600,000	\$1,800,000	-4%	13%	17%	16%	
	Village Bottoms	1.	16	13	\$712,500	\$1,050,000	2%	47%	9%	15%	
	Webster		17	17	\$432,500	\$405,000	8%	-6%	4%	2%	
	Wentworth Holland	1.	6		\$497,500				7%		
	West Oakland		45	37	\$780,000	\$765,000	14%	-2%	10%	6%	

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ACTIVITY BY EAST BAY NEIGHBORHOOD, SFRs 5+ UNITS SOLD ONLY - Q1-Q2

City	Name	L..	# Sales		Median Sold Price		Price Change YOY		Avg. OLPS		
			2018	2019	2018	2019	2018	2019	2018	2019	
OAKLAND	Woodminster	2.	8	10	\$1,200,000	\$1,230,000		3%	28%	28%	
RICHMOND	Belding Woods		13	19	\$403,000	\$420,000		17%	4%	10%	1%
	Carriage Hills	2.	5	7	\$730,000	\$728,000		7%	0%	3%	-1%
	Central Richmond		38	21	\$395,000	\$415,000		25%	5%	6%	1%
	City Center (Richmond)	3.	6		\$412,250			29%		2%	
	Coronado			8		\$449,050			43%		4%
	Cortez	2.	12		\$410,000			9%		3%	
	Country Club		22		\$582,500			4%		3%	
	Hilltop	2.	16	26	\$508,500	\$526,500		5%	4%	3%	-1%
	Hilltop College		8	15	\$486,000	\$505,000		5%	4%	0%	-2%
	Iron Triangle	2.	20	8	\$366,000	\$395,000		13%	8%	6%	-1%
	Laurel Park		5	8	\$540,000	\$582,500			8%	2%	2%
	Marina Bay	3.	10	8	\$805,000	\$867,500		14%	8%	4%	4%
	May Valley		20	24	\$600,000	\$590,000		13%	-2%	11%	5%
	North & East Richmond	2.	71	72	\$500,000	\$520,000		23%	4%	12%	3%
	North Richmond		12	7	\$400,000	\$425,000		19%	6%	6%	4%
	Panhandle Annex	2.	5		\$500,000					14%	
	Parchester Village		5		\$385,000			26%		4%	
	Park Plaza	2.	7	5	\$440,000	\$505,000		9%	15%	12%	3%
	Point Richmond		11	8	\$982,500	\$785,000		9%	-20%	1%	-2%
	Pullman	2.	11	8	\$410,000	\$416,000		5%	1%	7%	6%
Richmond Annex		31	30	\$640,000	\$667,500		17%	4%	18%	17%	
Richmond View	3.	34	35	\$758,000	\$710,000		17%	-6%	15%	12%	
Santa Fe (Richmond)		5		\$401,000			31%		7%		
South Richmond	2.	45	32	\$436,750	\$481,500		11%	10%	6%	5%	
SANLEANDRO	Ashland		16	14	\$620,000	\$536,500		21%	-13%	9%	1%
	Assumption Parish	3.	20	19	\$720,000	\$731,000		11%	2%	10%	0%
	Bay-O-Vista		18	15	\$800,000	\$970,000		-6%	21%	5%	5%

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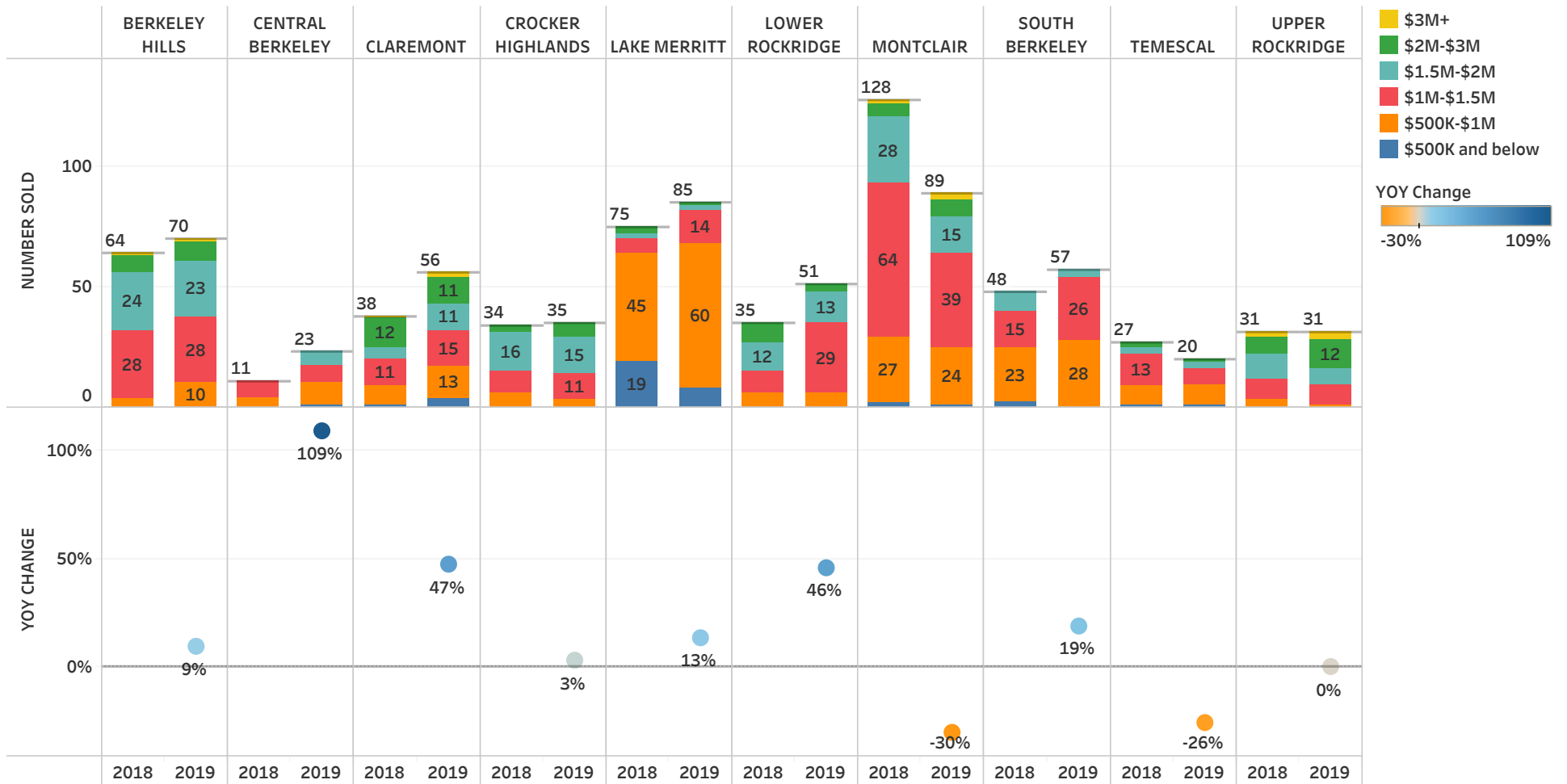
ACTIVITY BY EAST BAY NEIGHBORHOOD, SFRs 5+ UNITS SOLD ONLY - Q1-Q2

City	Name	L..	# Sales		Median Sold Price		Price Change YOY		Avg. OLPS	
			2018	2019	2018	2019	2018	2019	2018	2019
SANLEANDRO	Broadmoor District	3.	13	19	\$794,000	\$830,000	30%	5%	11%	6%
	Davis Tract		23	18	\$588,000	\$585,000	-2%	-1%	5%	0%
	Estudillo Estates	3.	25	16	\$860,000	\$877,500	9%	2%	10%	5%
	Farrelly Pond District		13	13	\$710,000	\$659,000	10%	-7%	11%	3%
	Floresta Gardens - Br..	3.	16	13	\$670,000	\$675,000	10%	1%	5%	2%
	Heron Bay		9		\$875,000		12%		7%	
	Hillcrest Knolls	3.	6		\$710,000		12%		4%	
	Lower Bal		16	14	\$655,000	\$735,000	15%	12%	7%	3%
	Marina Faire	3.	6	7	\$678,500	\$762,500		12%	7%	2%
	Mulford Gardens		6	6	\$680,000	\$668,750	11%	-2%	6%	-3%
	Old San Leandro	3.	7	10	\$693,000	\$758,500	22%	9%	10%	8%
	Upper Bal		10	15	\$649,000	\$646,350	14%	0%	5%	1%
	Washington Manor/B..	3.	53	49	\$675,000	\$675,150	12%	0%	5%	1%

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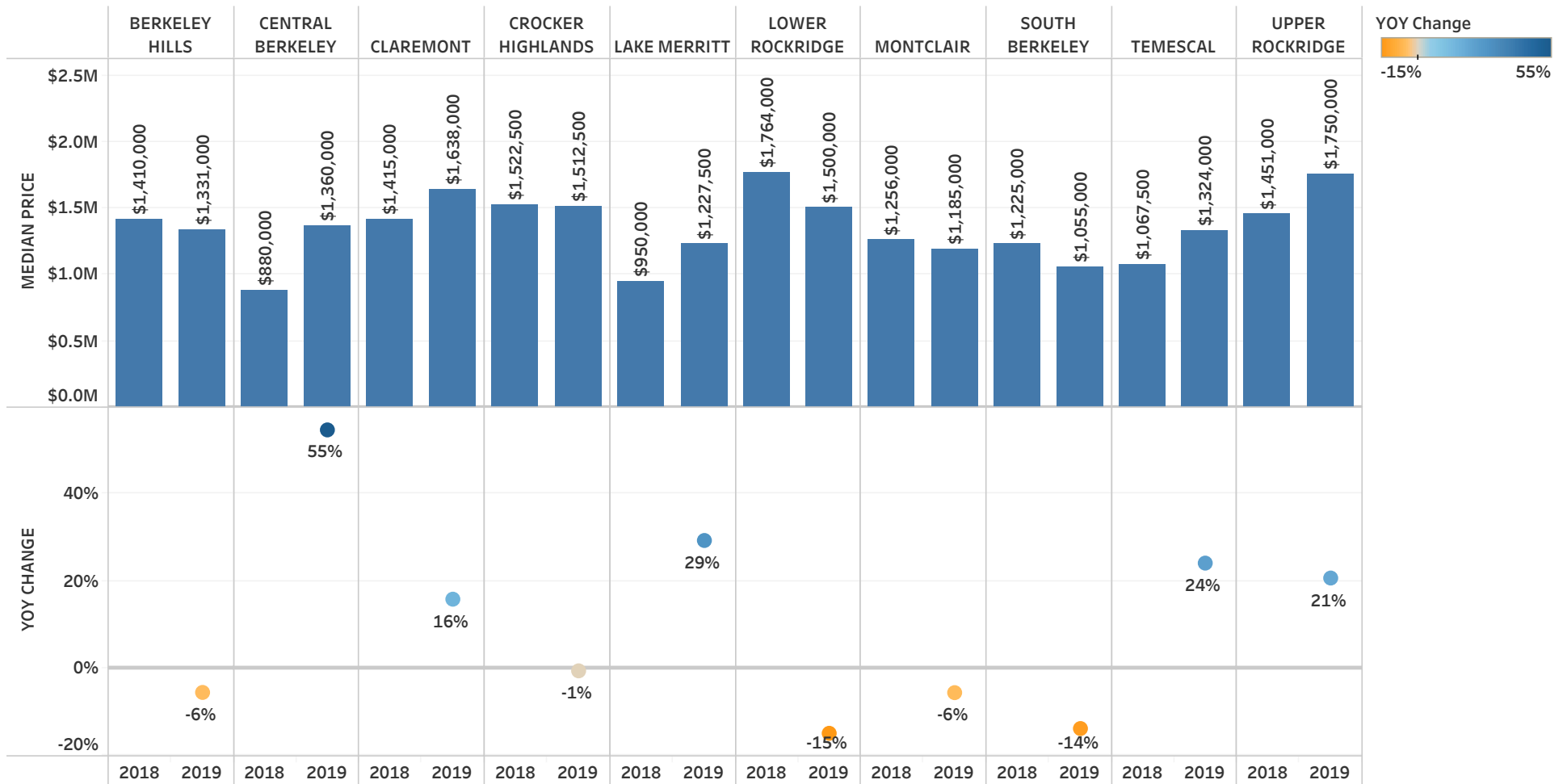
NUMBER OF SINGLE UNIT DWELLINGS SOLD BY NEIGHBORHOOD - Q1-Q2 2019 vs. 2018



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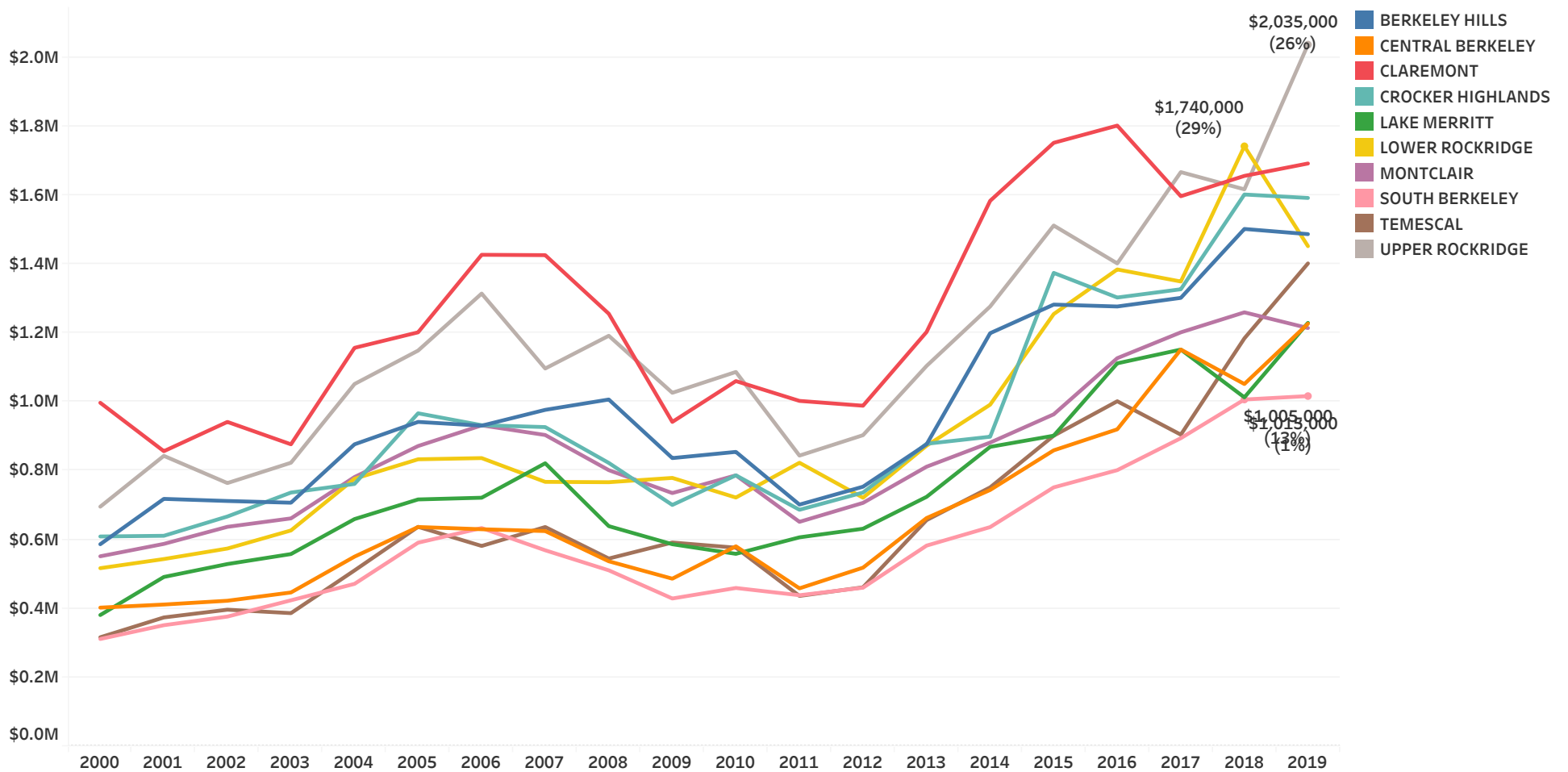
MEDIAN SALE PRICE OF 3BD SFRS SOLD BY NEIGHBORHOOD - Q1-Q2 2019 vs. 2018



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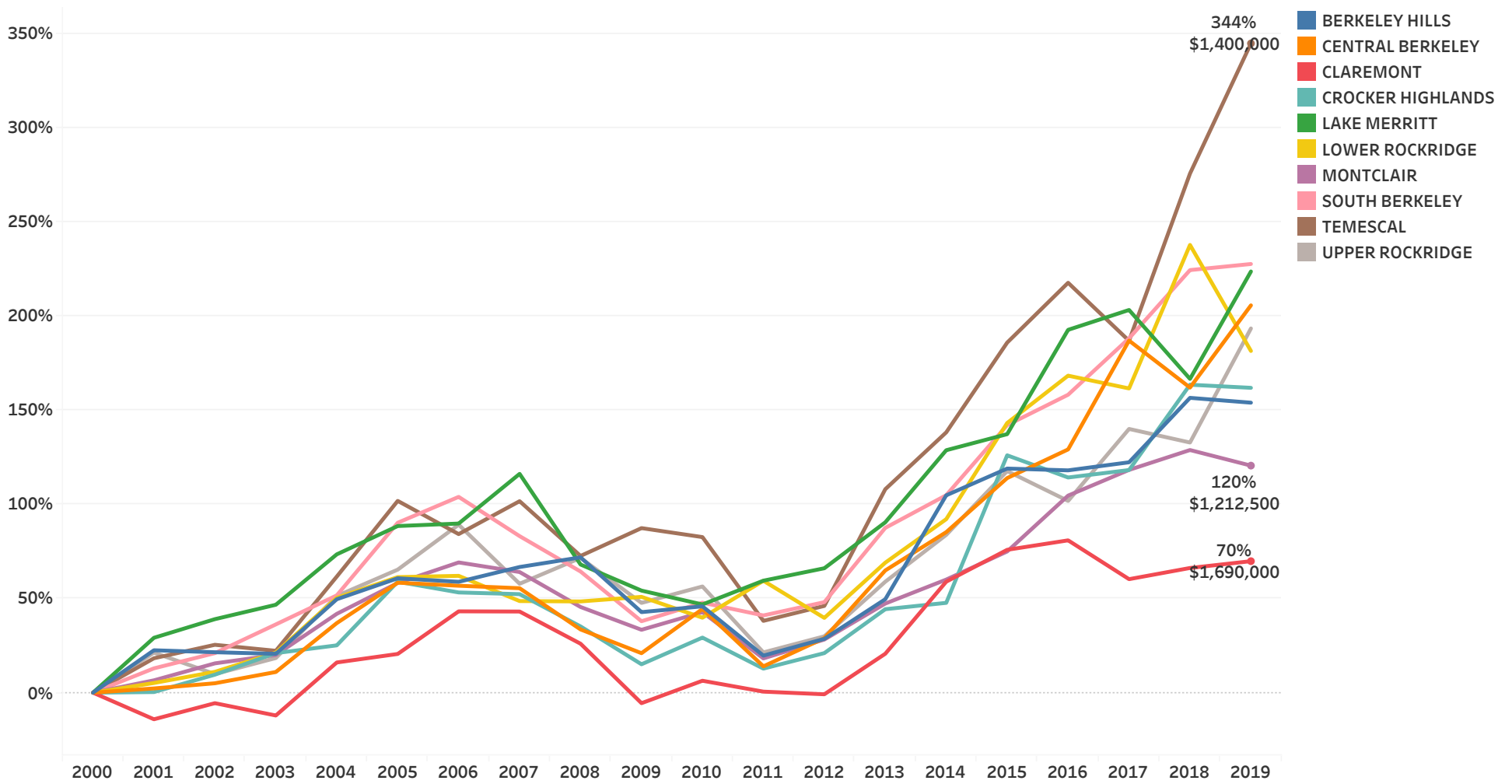
MEDIAN SALE PRICE OF SFRS SOLD BY NEIGHBORHOOD - Q1-Q2 2019



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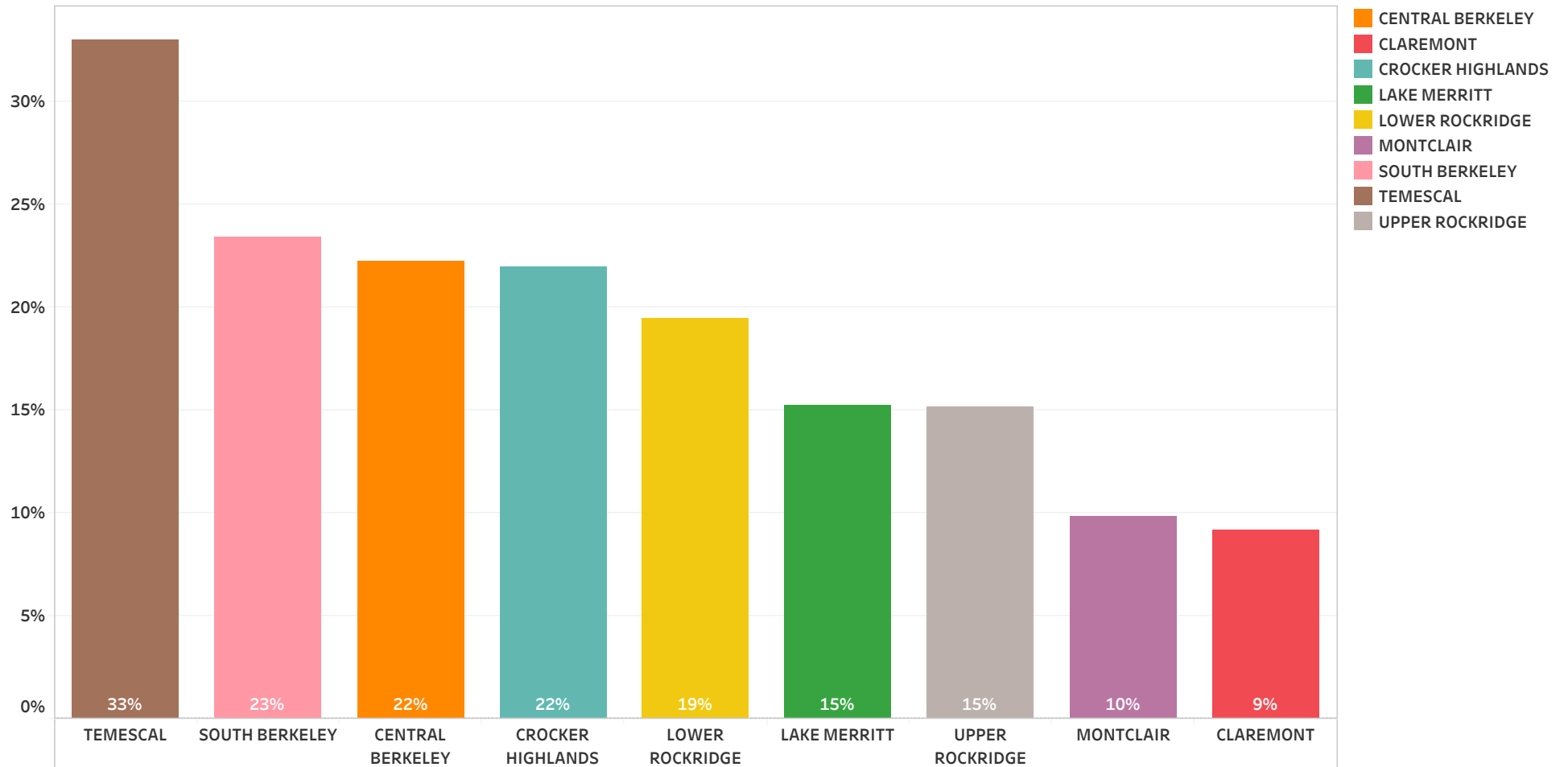
APPRECIATION SINCE 2000 MEDIAN SALE PRICE OF SFRS BY NEIGHBORHOOD - Q1-Q2



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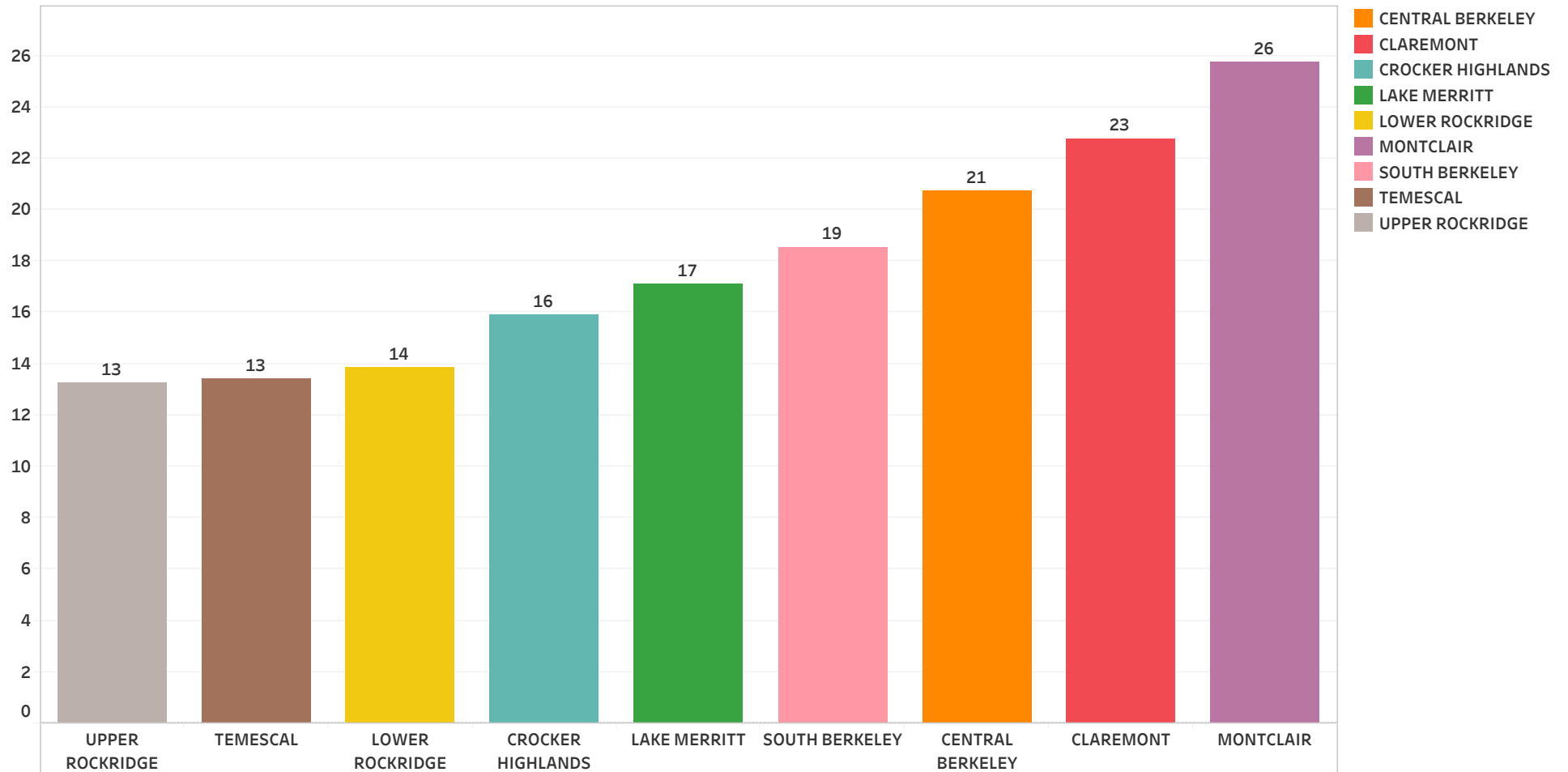
SFR AVERAGE PERCENT DIFFERENCE ORIGINAL LIST VS. SALE PRICE BY NEIGHBORHOOD - Q1-Q2 2019



Provided by Red Oak Realty

Data is sourced from the Multiple Listing Service (MLS). MLS data is provided by individual listing brokerages. These are sources we deem reliable. We have no reason to doubt their accuracy, but we do not guarantee them. Past performance does not guarantee future performance.

SFR AVERAGE DAYS ON MARKET BY NEIGHBORHOOD - Q1-Q2 2019

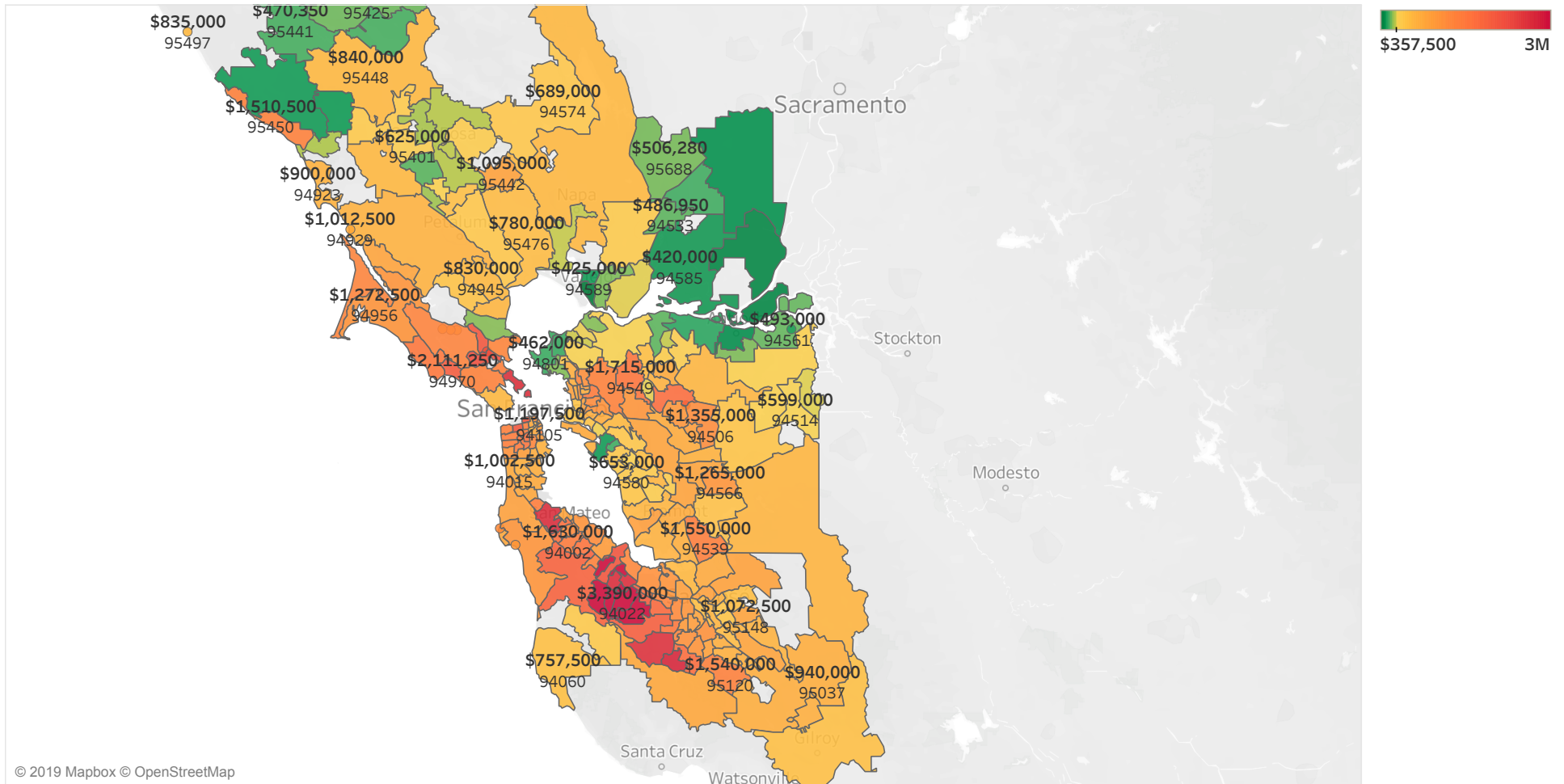


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Bay Area Overview

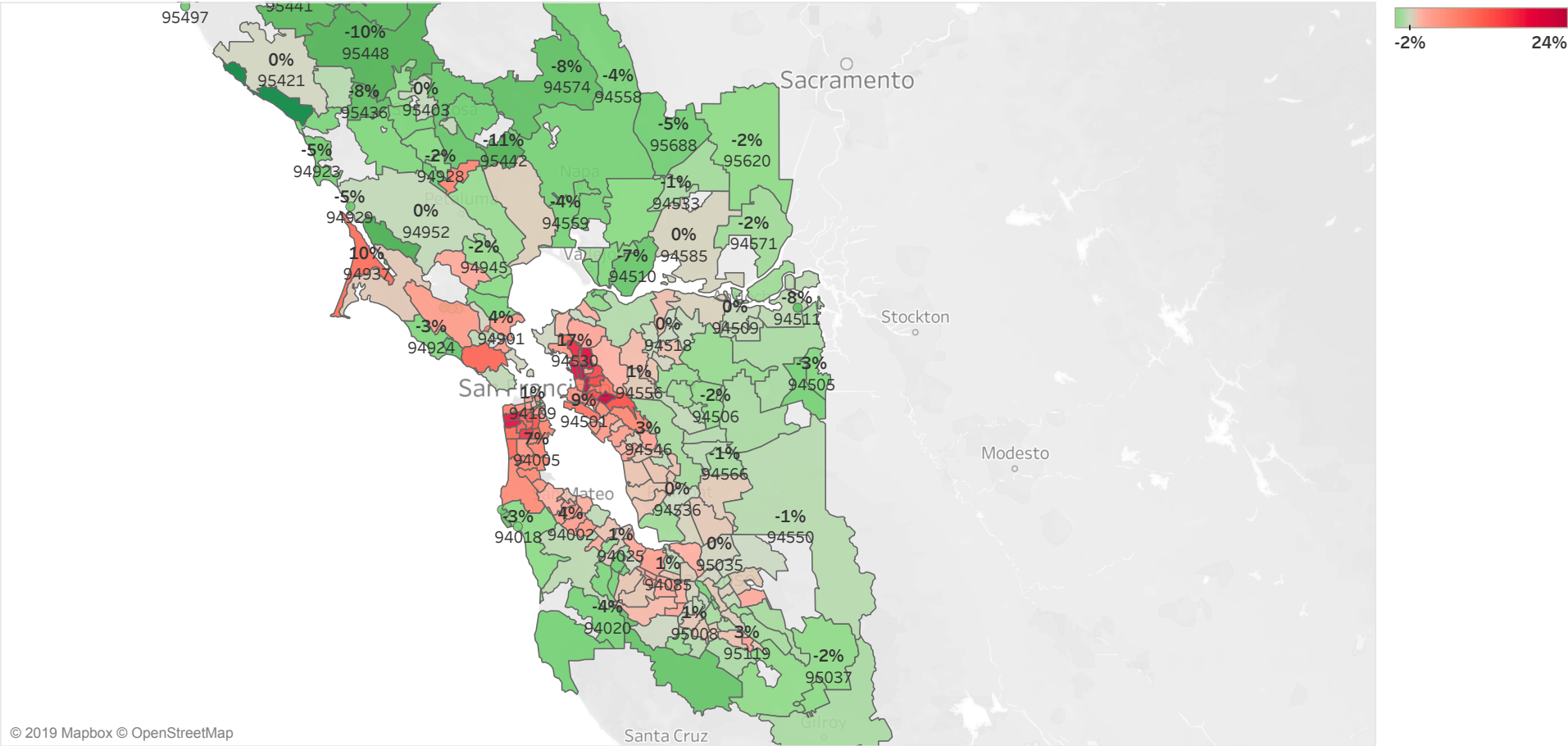
SFR AND CONDO MEDIAN SALE PRICE - Q1-Q2 2019



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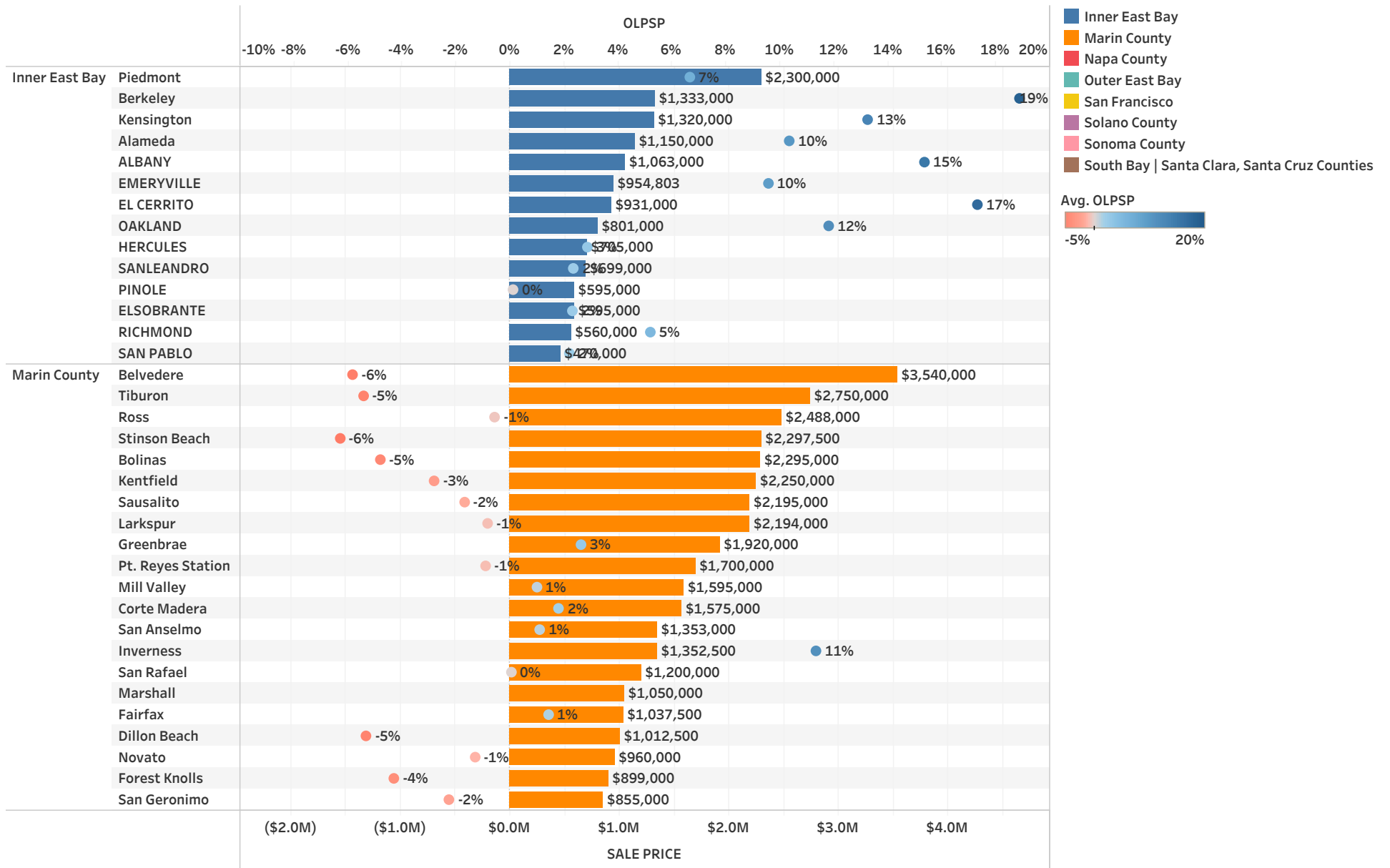
SFR AND CONDO AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE - Q1-Q2 2019



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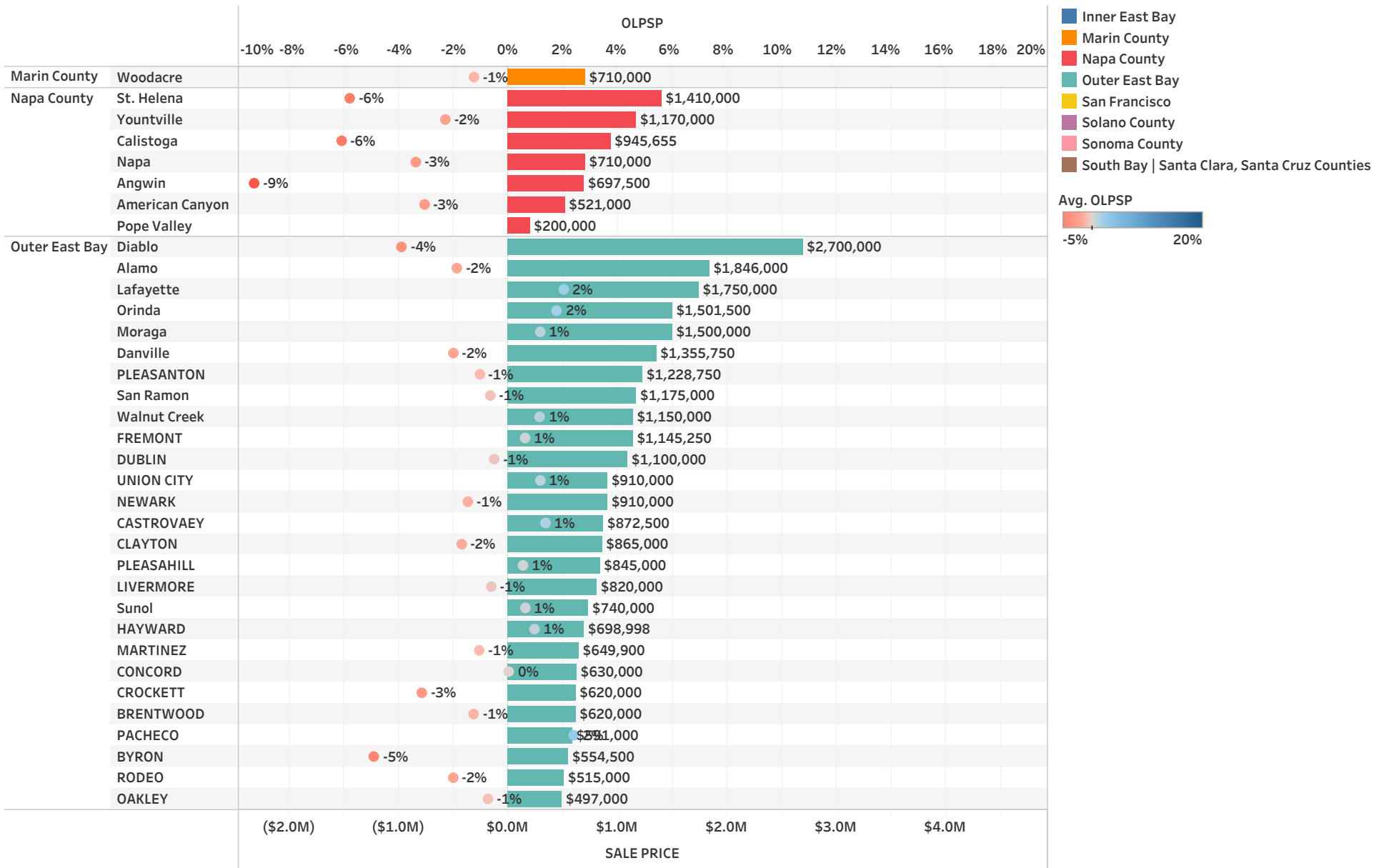
BAY AREA SFR MEDIAN SALE PRICE AND AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE - Q1-Q2 2019



Provided by Red Oak Realty

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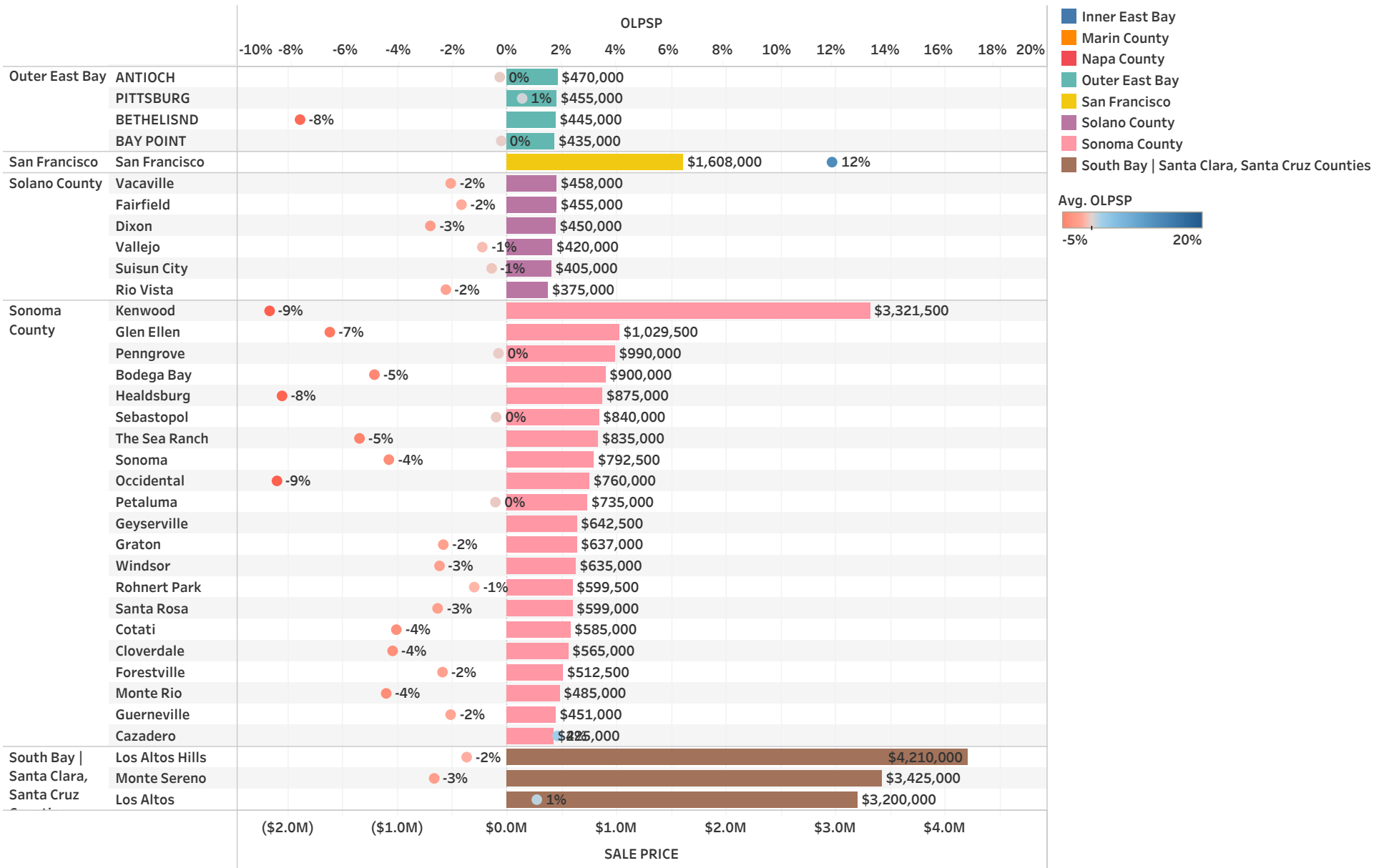
BAY AREA SFR MEDIAN SALE PRICE AND AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE - Q1-Q2 2019



Provided by Red Oak Realty

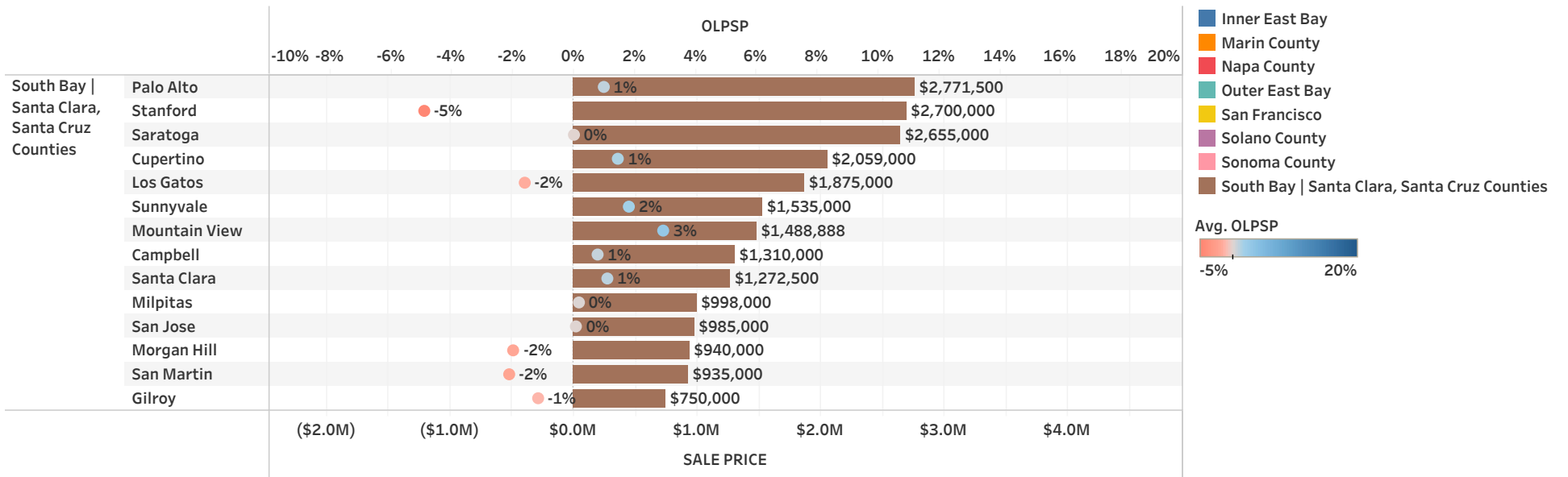
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BAY AREA SFR MEDIAN SALE PRICE AND AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE - Q1-Q2 2019



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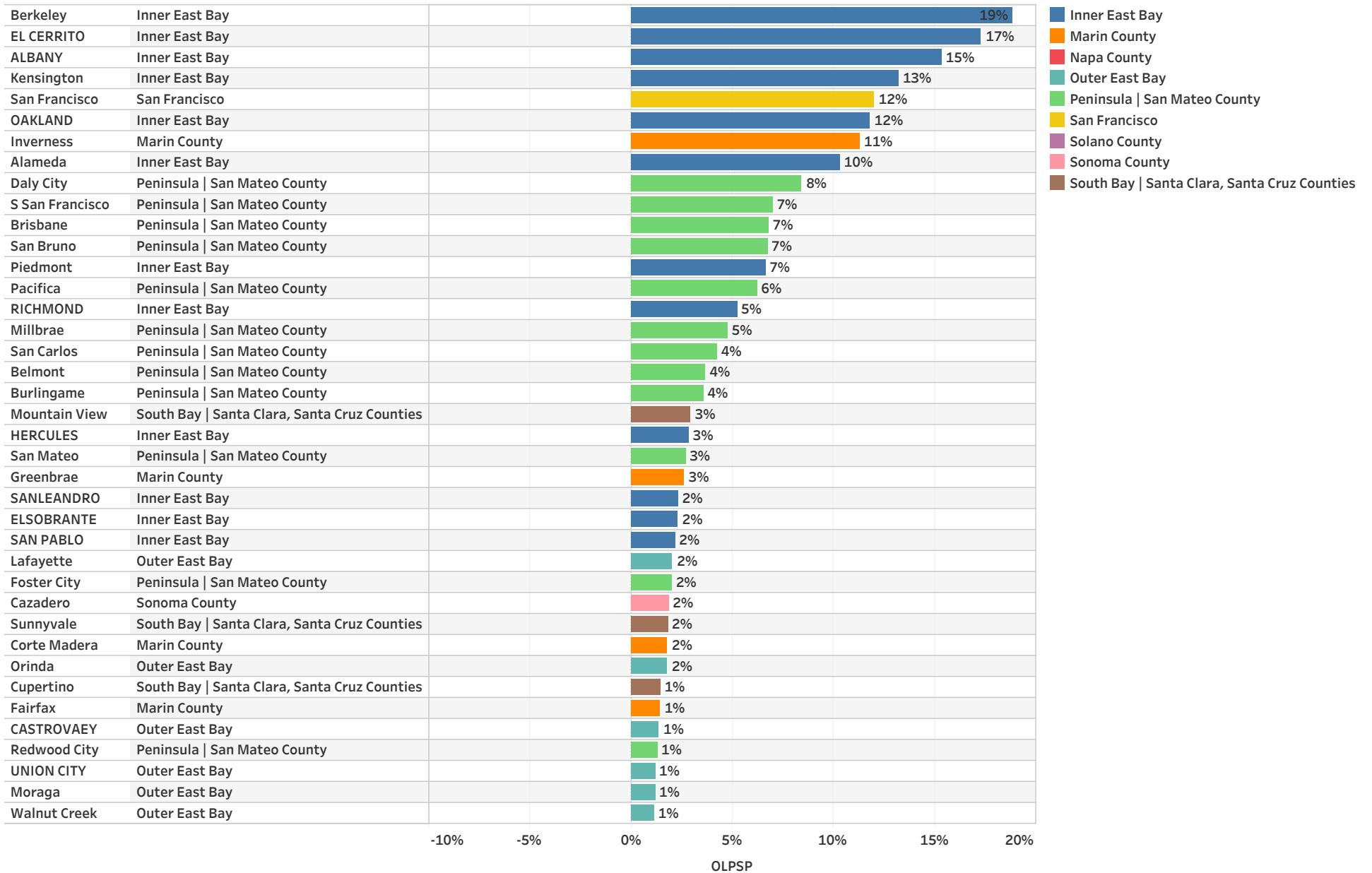
BAY AREA SFR MEDIAN SALE PRICE AND AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE - Q1-Q2 2019



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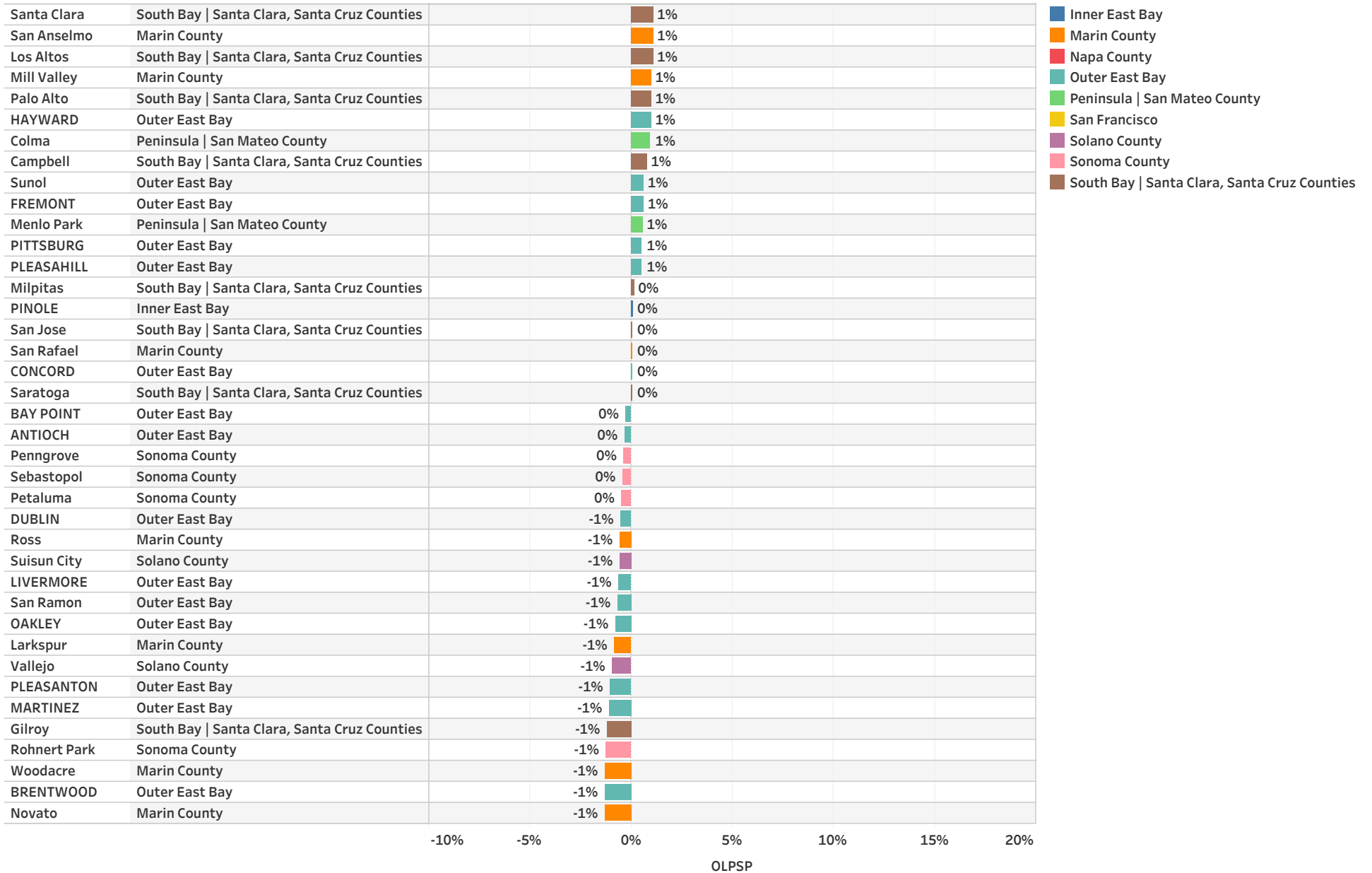
SFR AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE OF BAY AREA CITIES - Q1-Q2 2019



Provided by Red Oak Realty

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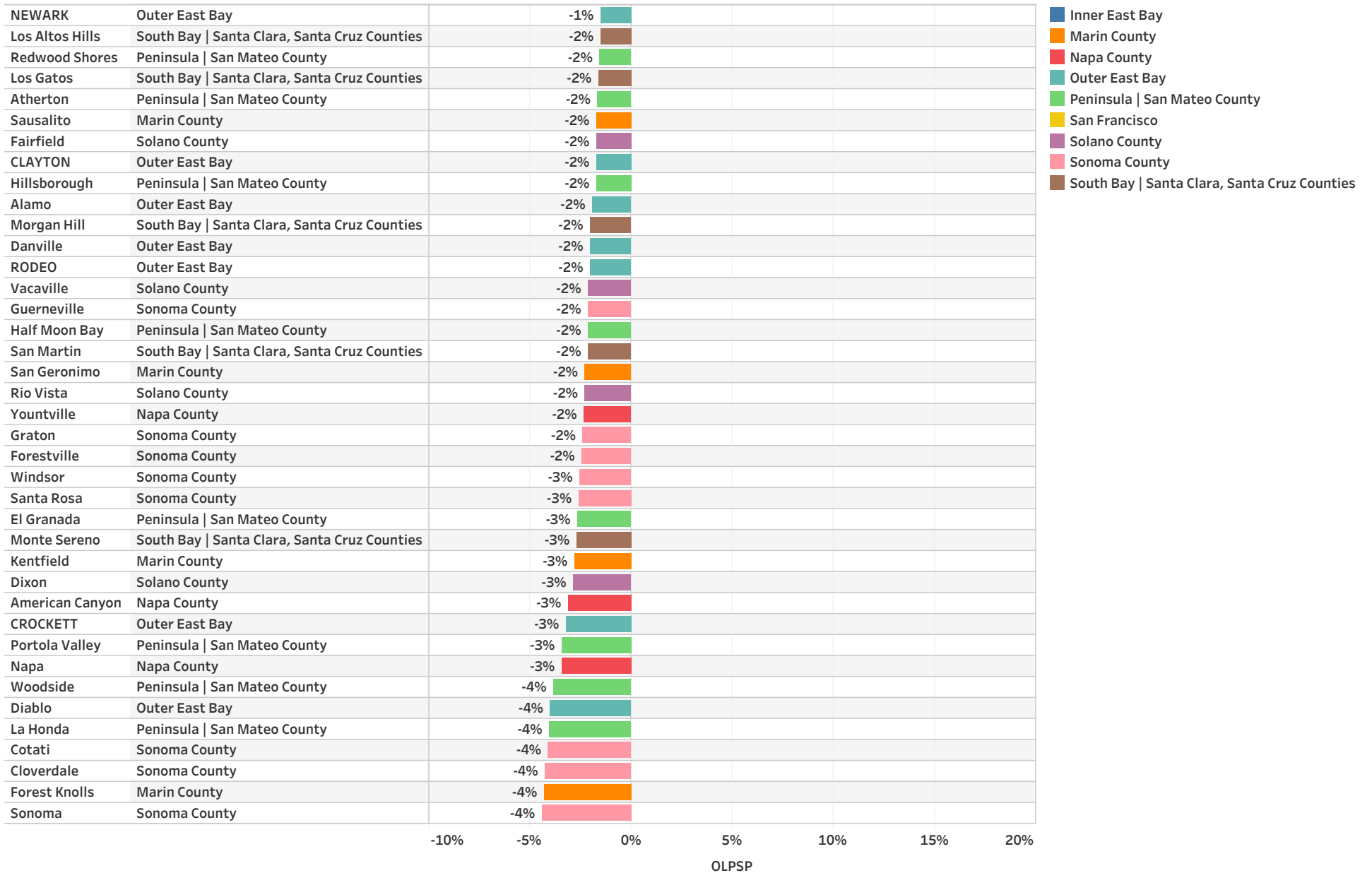
SFR AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE OF BAY AREA CITIES - Q1-Q2 2019



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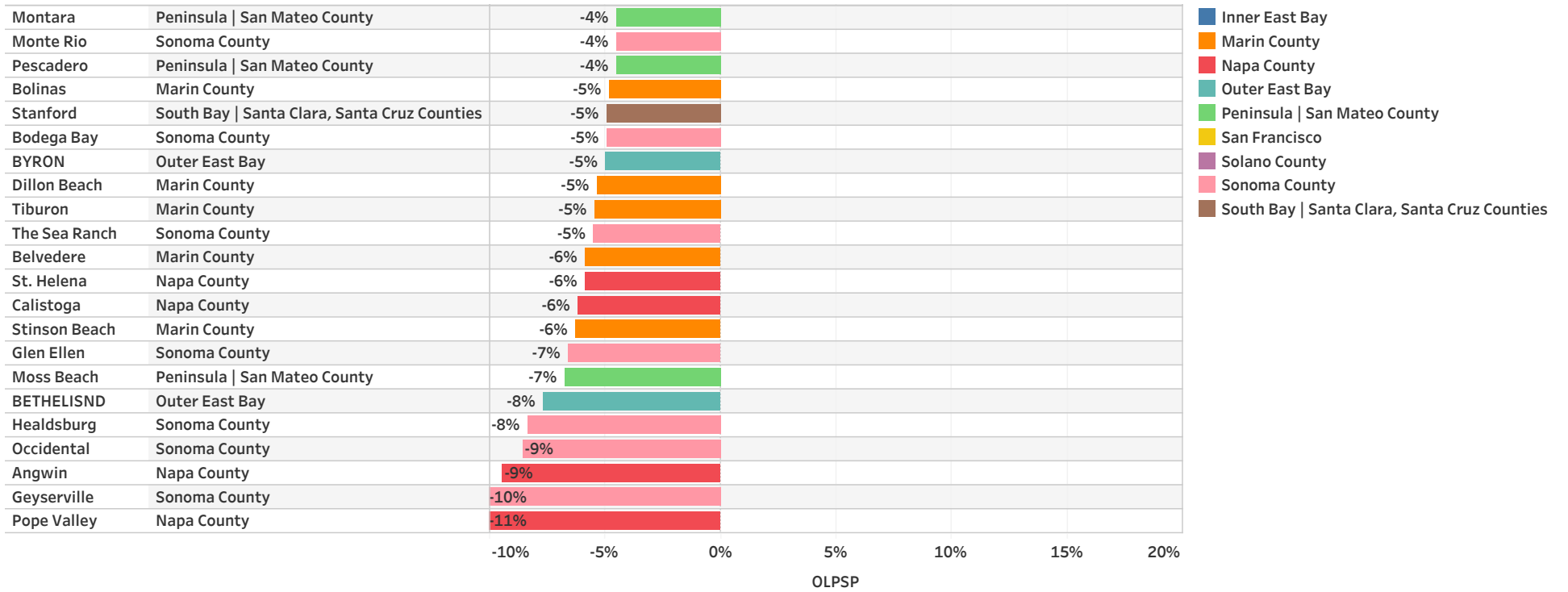
SFR AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE OF BAY AREA CITIES - Q1-Q2 2019



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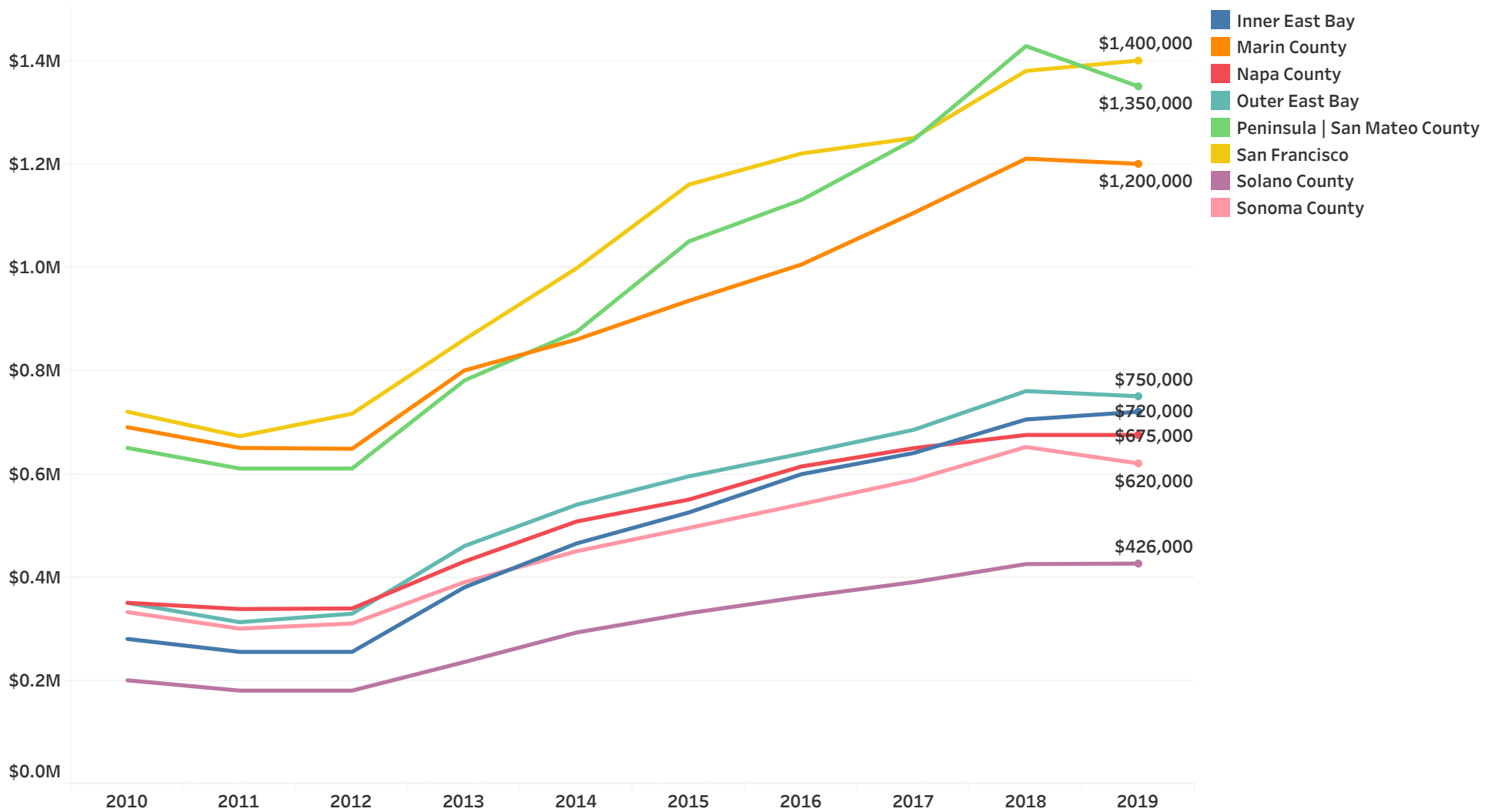
SFR AVERAGE ORIGINAL LIST PRICE VS. SALE PRICE OF BAY AREA CITIES - Q1-Q2 2019



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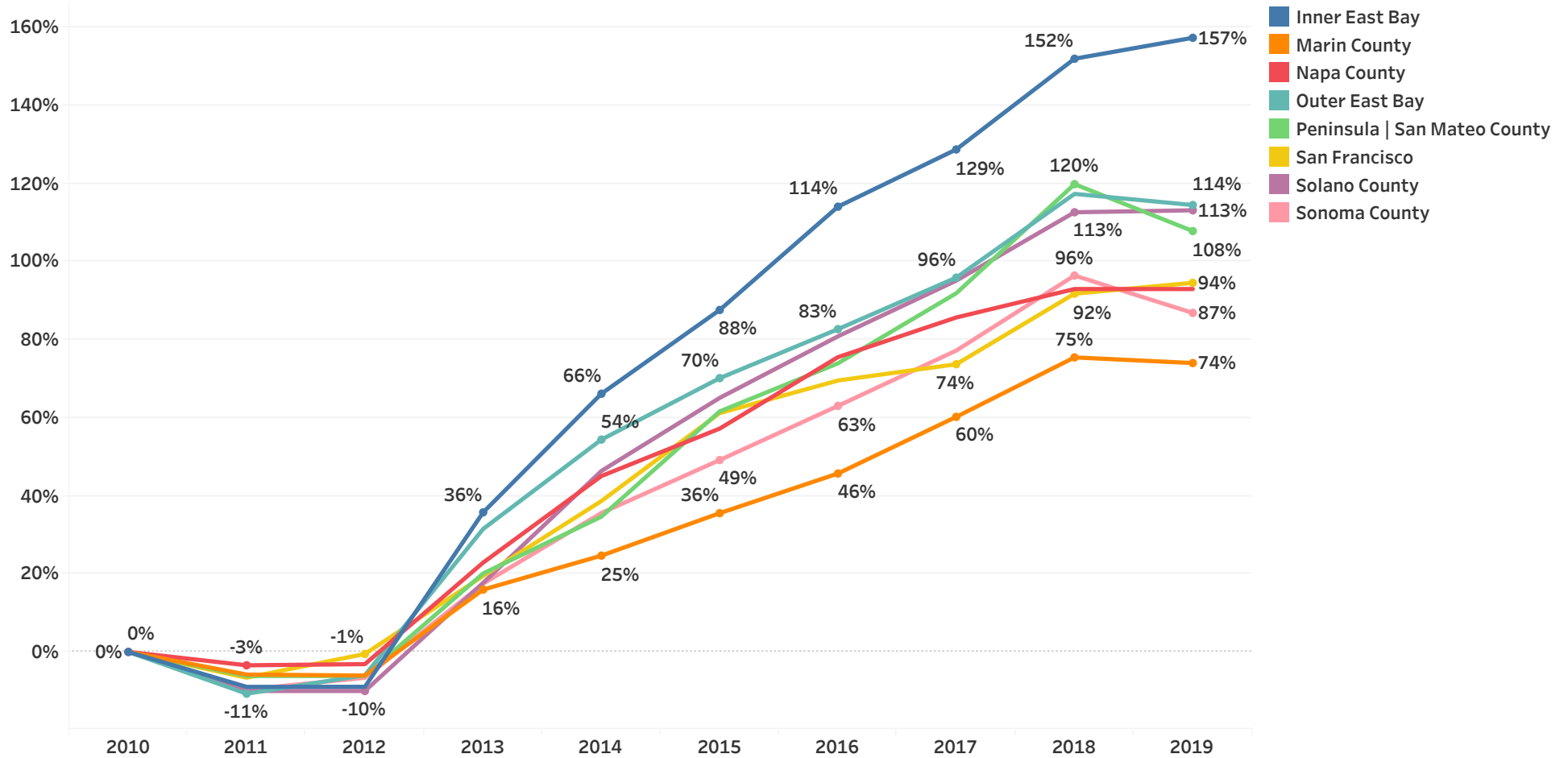
SFR AND CONDO MEDIAN SALE PRICE BY BAY AREA REGION - Q1-Q2



Provided by Red Oak Realty

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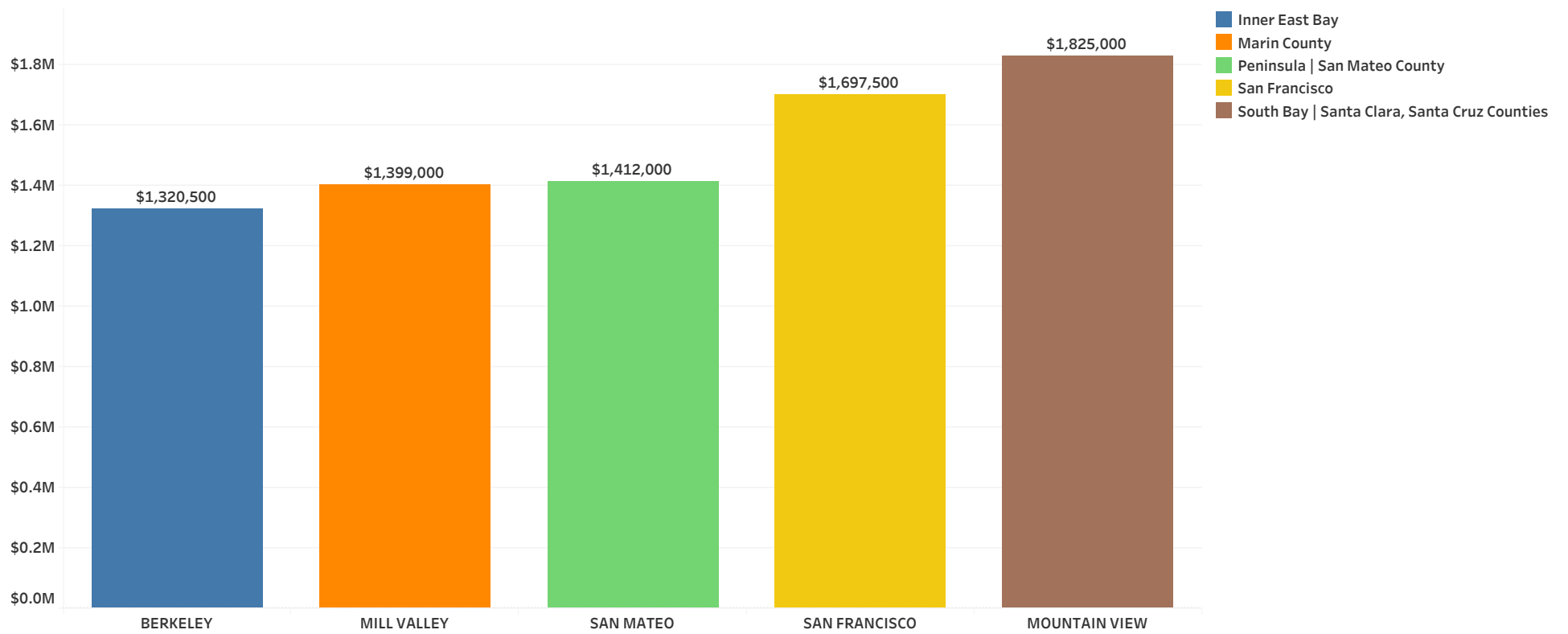
APPRECIATION OF SFR AND CONDO MEDIAN SALE PRICE BY BAY AREA REGION - Q1-Q2



Provided by Red Oak Realty

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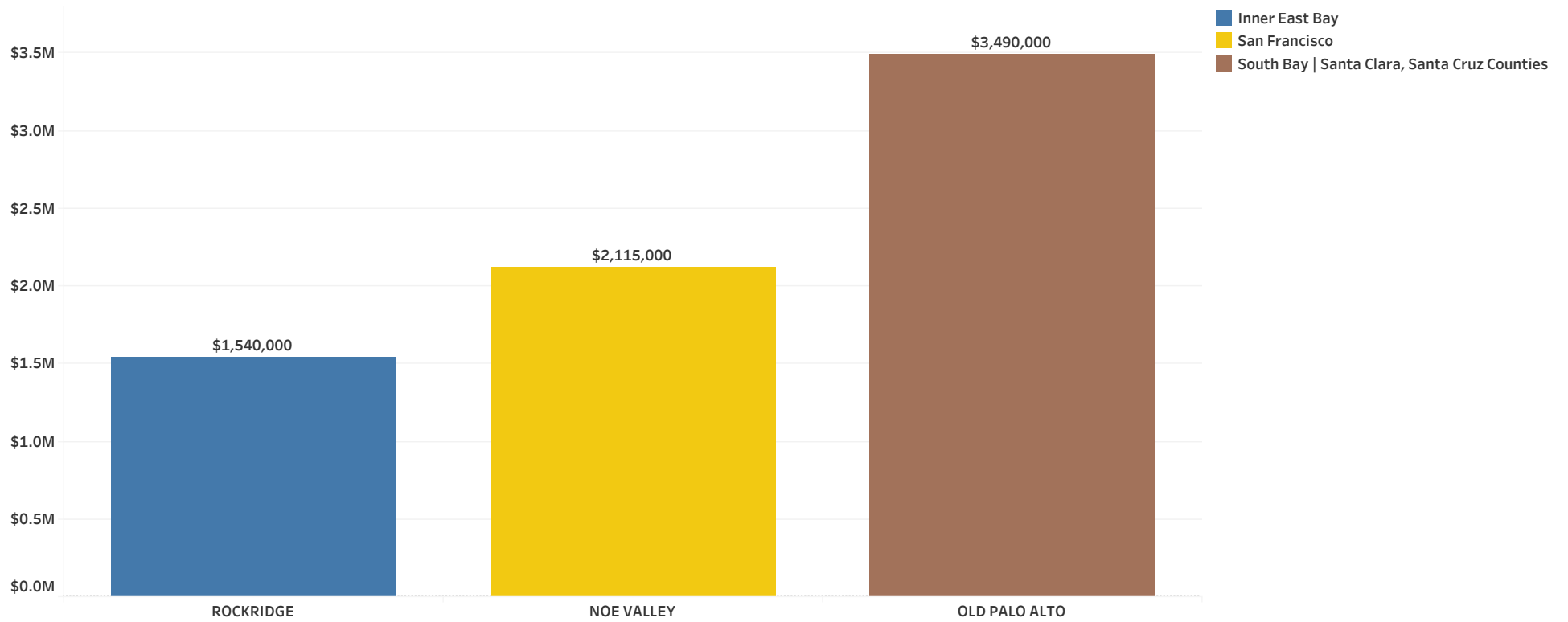
3BD SFR AND CONDO MEDIAN SALE PRICE IN SIMILAR BAY AREA CITIES - Q1-Q2 2019



Provided by Red Oak Realty

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**3BD SFR AND CONDO MEDIAN SALE PRICE
IN SIMILAR BAY AREA NEIGHBORHOODS - Q1-Q2 2019**



Provided by Red Oak Realty

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