



# MARKET REPORT

## ALAMEDA COUNTY, CA

AUGUST 2022 | SINGLE FAMILY



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# ALAMEDA COUNTY, CA | August 2022

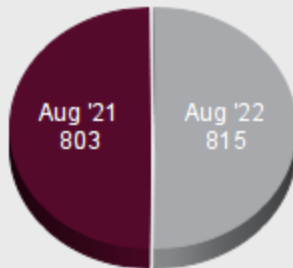
## REAL ESTATE SNAPSHOT

Change since this time last year

Single Family

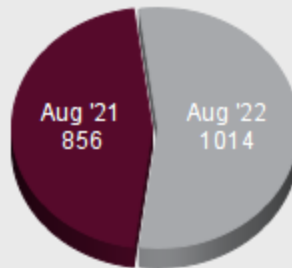
### NUMBER OF SALES

1.49% ↑



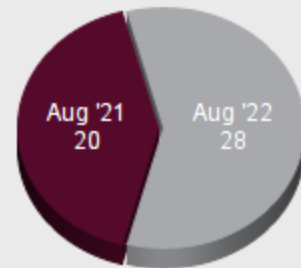
### NEW LISTINGS

18.46% ↑



### AVERAGE DOM

40.00% ↑



-2.80% ↓

MEDIAN SALES PRICE  
SINGLE FAMILY

-2.45% ↓

AVERAGE SALES PRICE  
SINGLE FAMILY

6.92% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

5.72% ↑

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

■ Aug '21   ■ Aug '22

# ALAMEDA COUNTY, CA

## MARKET SUMMARY

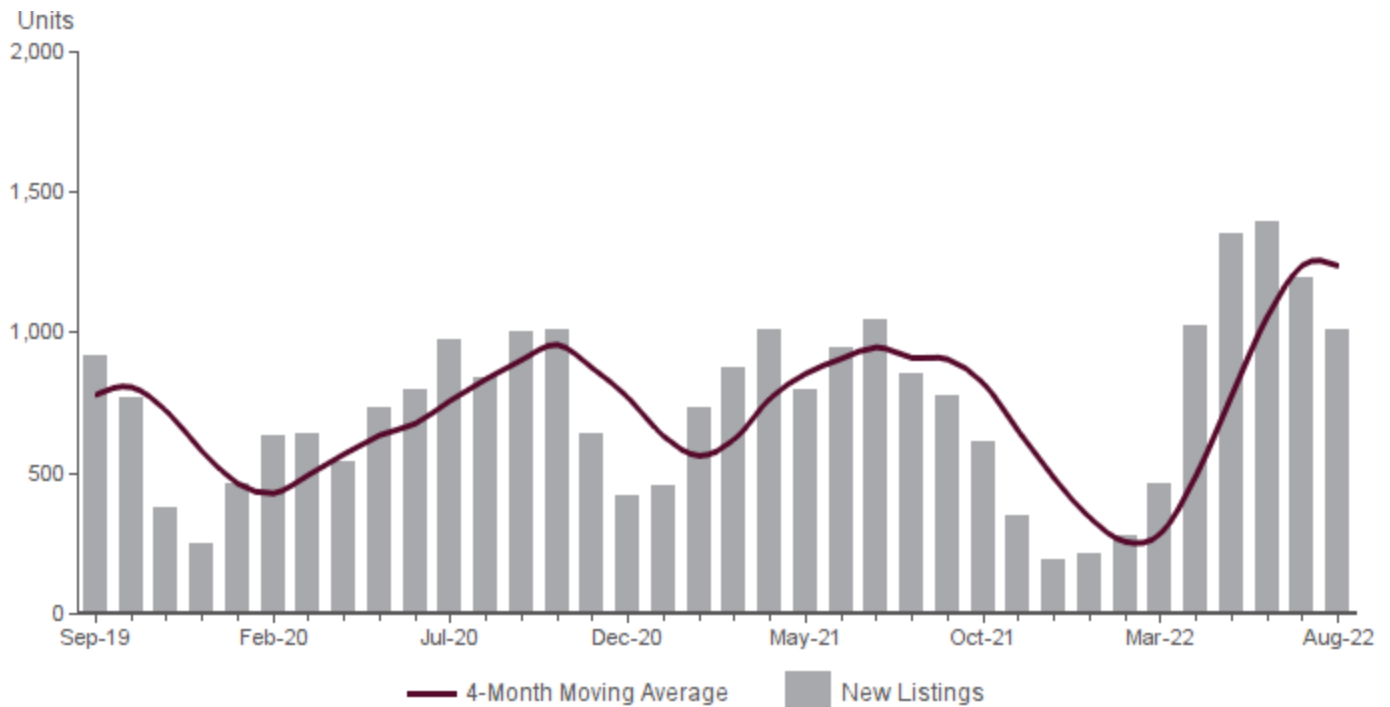
AUGUST 2022 | SINGLE FAMILY

Market Summary	Month to Date			Year to Date		
	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	1014	856	18.46% ▲	6932	6720	3.15% ▲
Sold Listings	815	803	1.49% ▲	2356	5129	-54.07% ▼
Median List Price (Solds)	\$1,175,000	\$1,099,000	6.92% ▲	\$1,149,900	\$1,024,888	12.2% ▲
Median Sold Price	\$1,215,000	\$1,250,000	-2.8% ▼	\$1,285,000	\$1,210,000	6.2% ▲
Median Days on Market	20	14	42.86% ▲	24	13	84.62% ▲
Average List Price (Solds)	\$1,277,447	\$1,208,363	5.72% ▲	\$1,277,584	\$1,152,443	10.86% ▲
Average Sold Price	\$1,321,208	\$1,354,407	-2.45% ▼	\$1,382,122	\$1,300,033	6.31% ▲
Average Days on Market	28	20	40% ▲	30	21	42.86% ▲
List/Sold Price Ratio	104.3%	112.5%	-7.28% ▼	109.1%	113.4%	-3.77% ▼

## NEW PROPERTIES

AUGUST 2022 | SINGLE FAMILY

Number of new properties listed for sale during the month

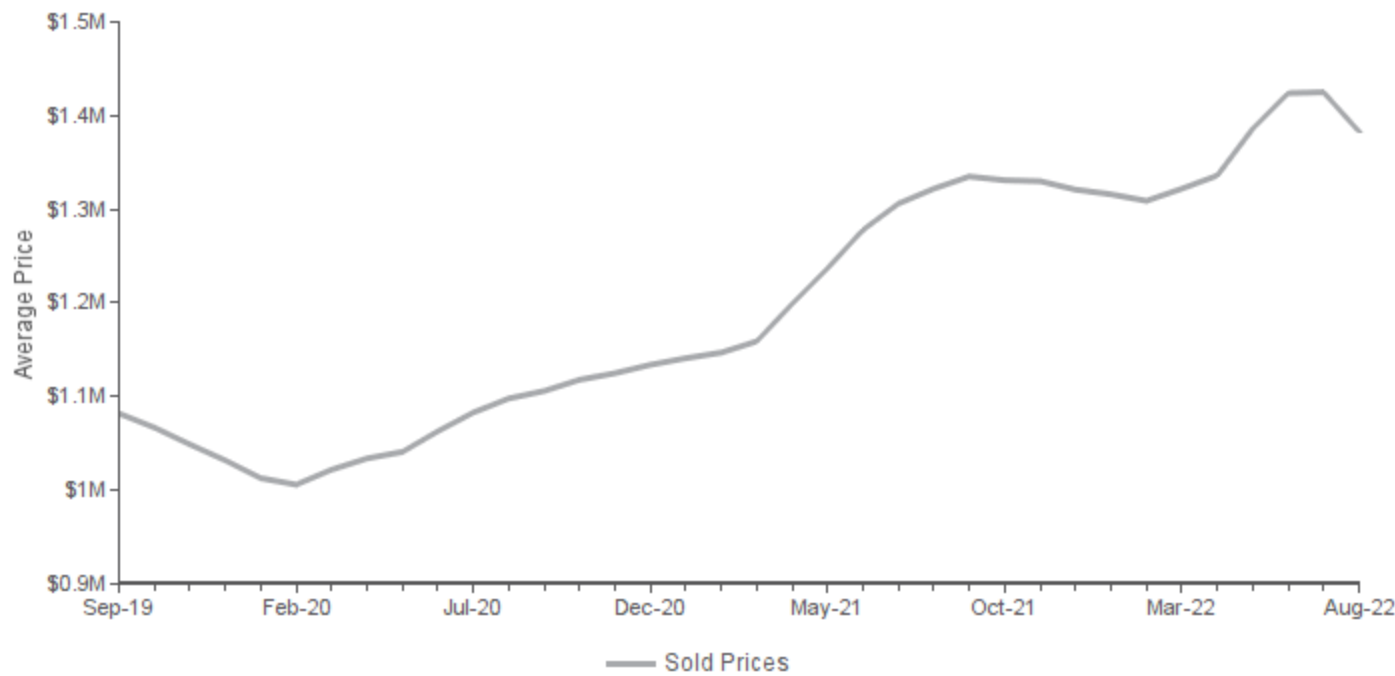


# ALAMEDA COUNTY, CA

## AVERAGE SALES PRICE

AUGUST 2022 | SINGLE FAMILY

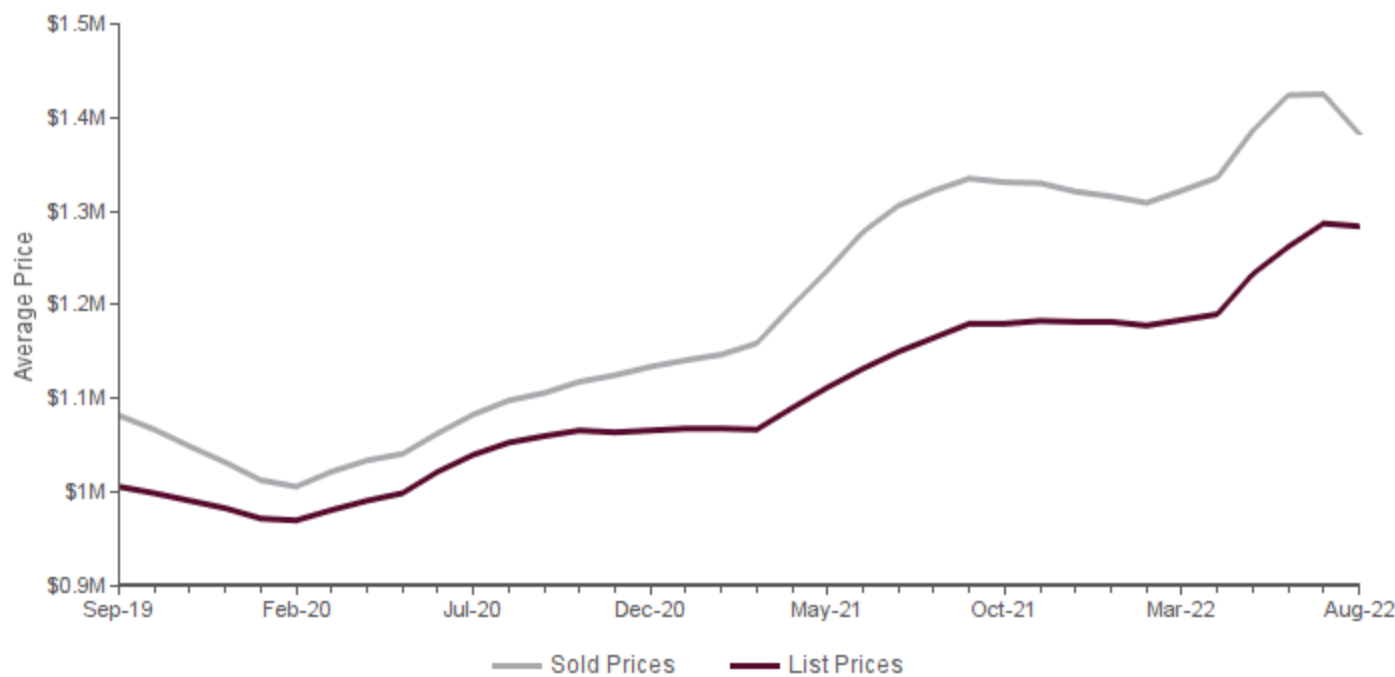
Average price for sold properties (6-Month Moving Average)



## AVERAGE SALES/LIST PRICE

AUGUST 2022 | SINGLE FAMILY

Average list price compared to average sold price of properties sold each month (6-Month Moving Average)

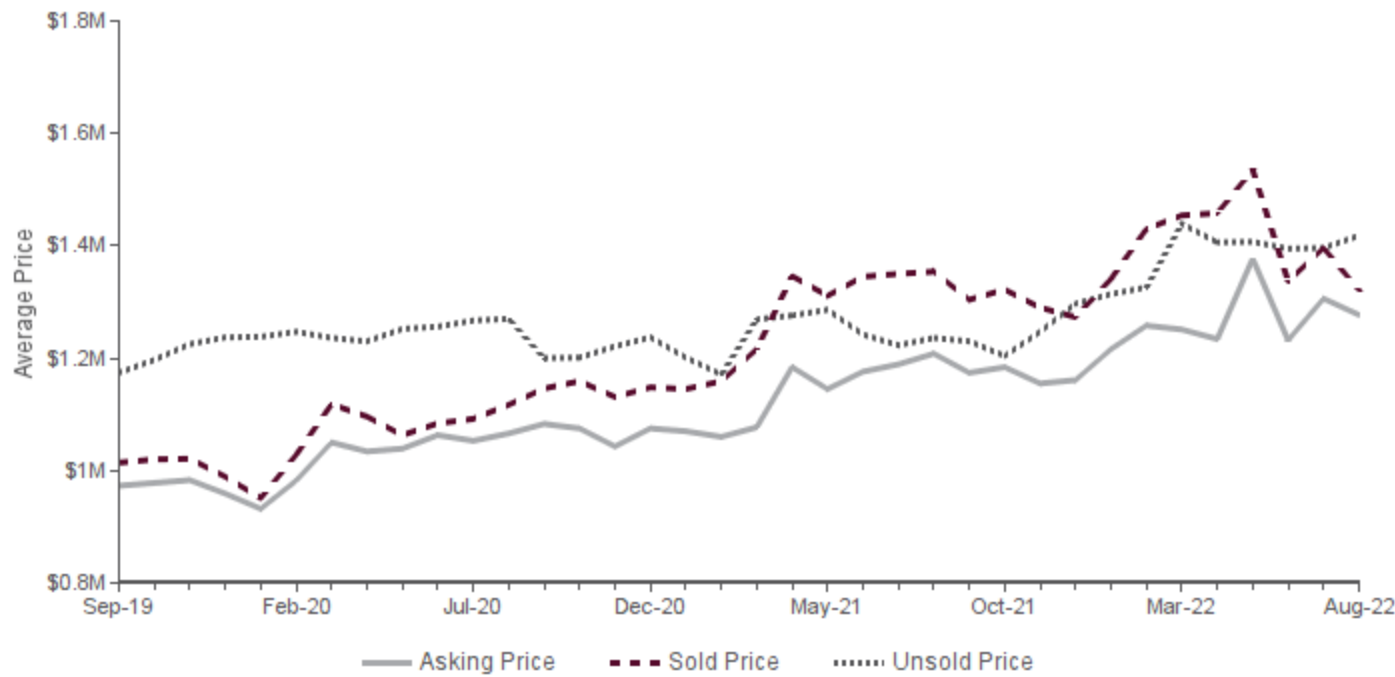


# ALAMEDA COUNTY, CA

## AVERAGE ASKING/SOLD/UNSOLD PRICE

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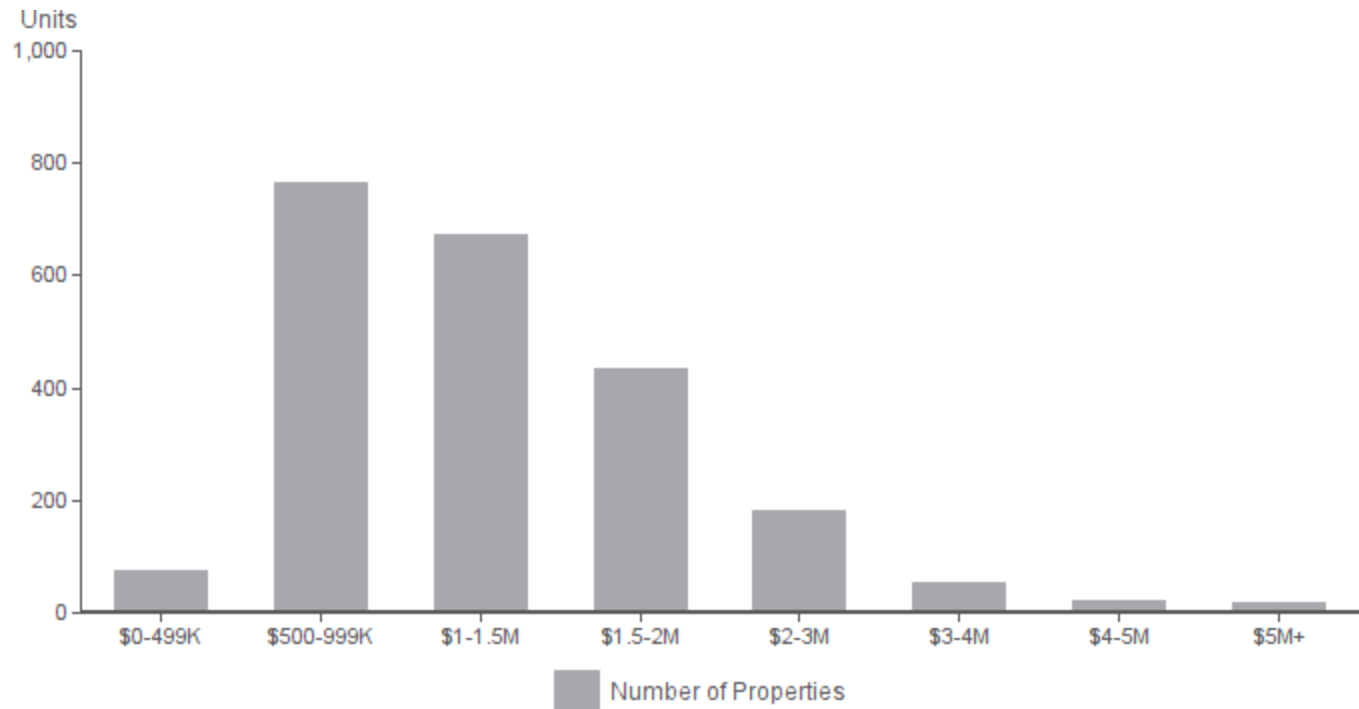
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## PROPERTIES FOR SALE

AUGUST 2022 | SINGLE FAMILY

Number of properties currently listed for sale by price range

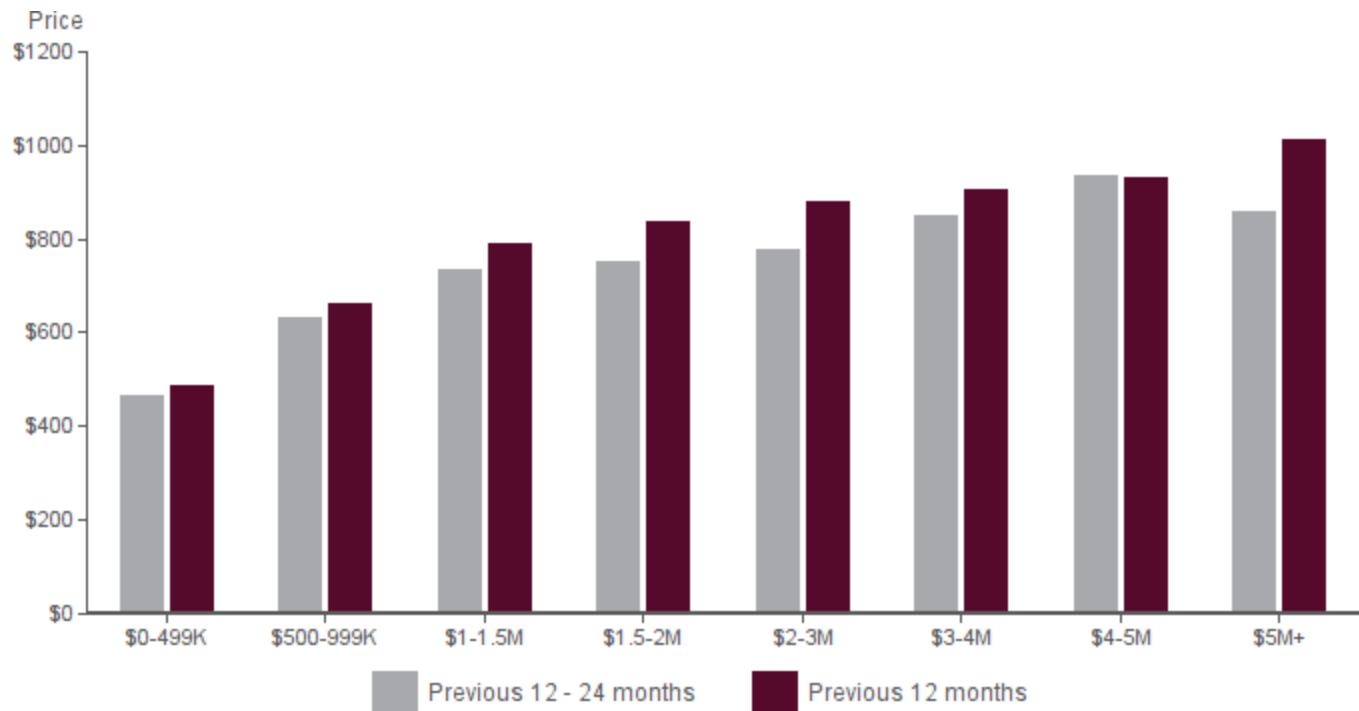


# ALAMEDA COUNTY, CA

## AVERAGE SALES PRICE PER SQFT

AUGUST 2022 | SINGLE FAMILY

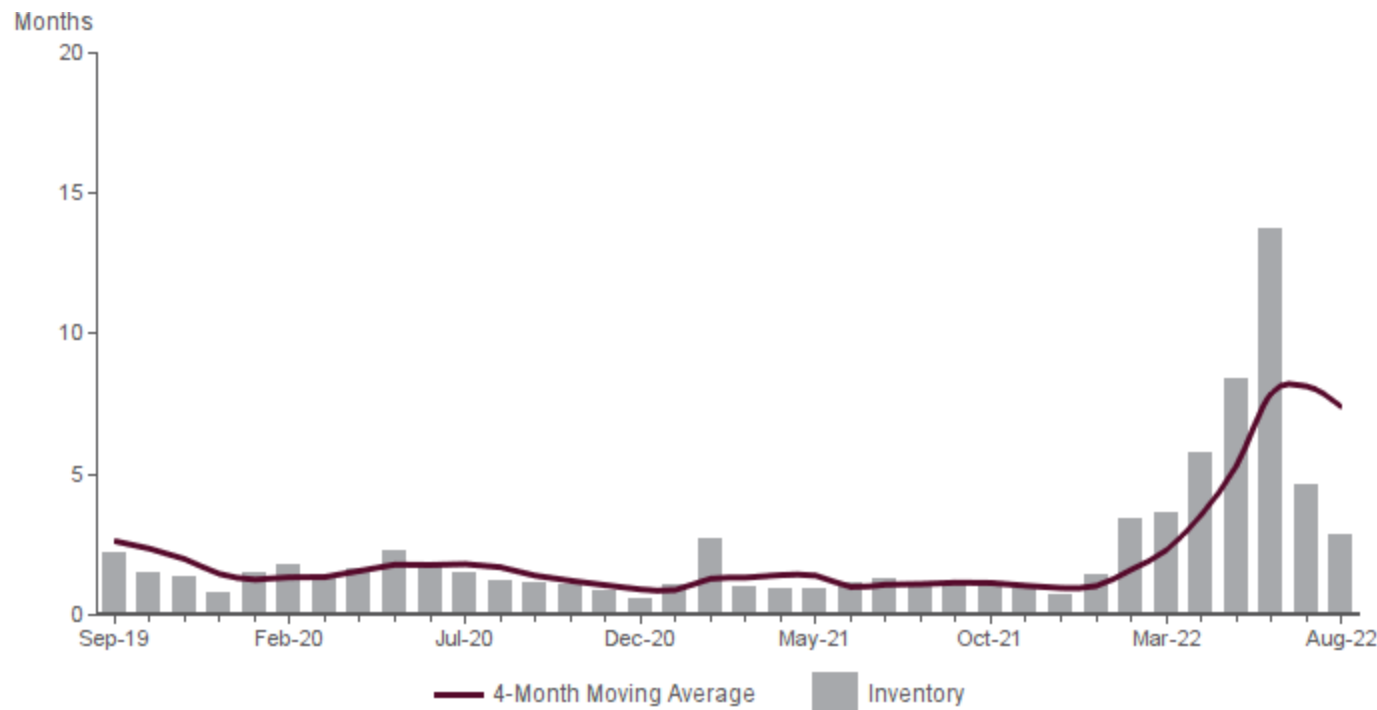
Average Sales Price per SqFt for previous two years



## MONTHS SUPPLY OF INVENTORY

AUGUST 2022 | SINGLE FAMILY

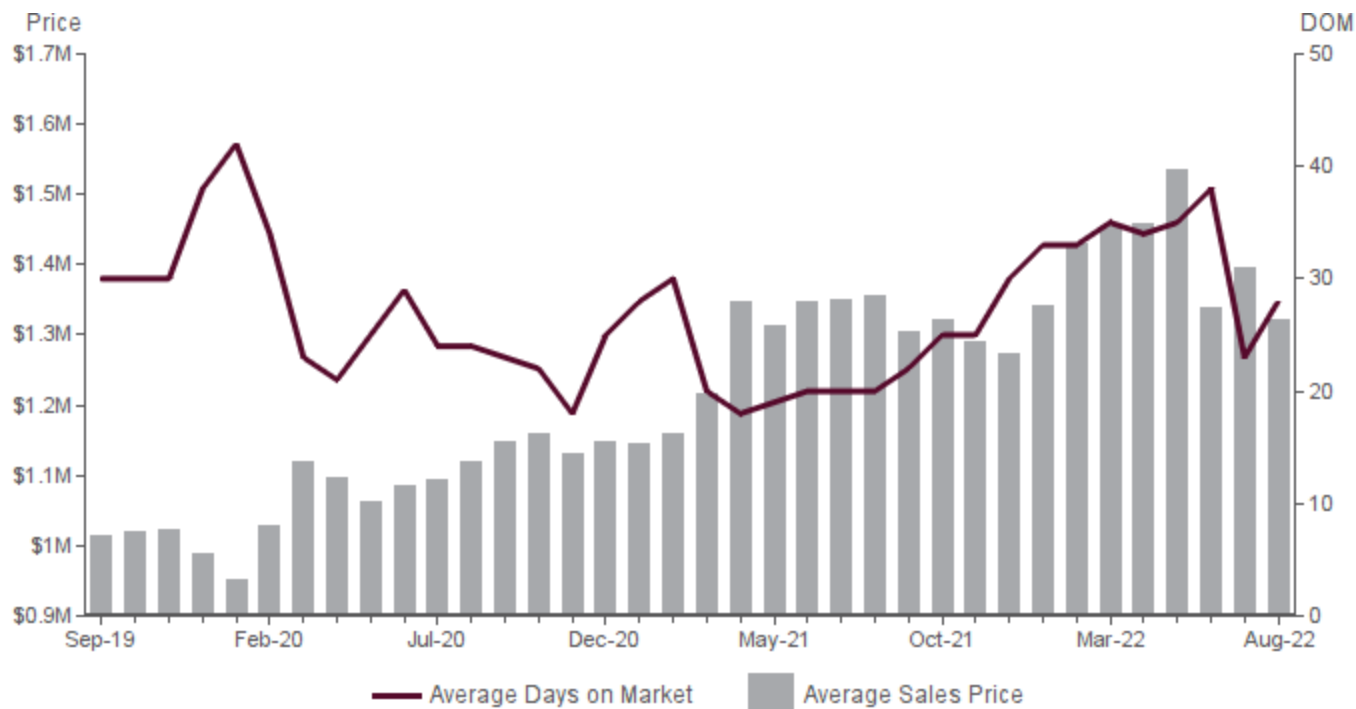
Properties for sale divided by number of properties sold



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

AUGUST 2022 | SINGLE FAMILY

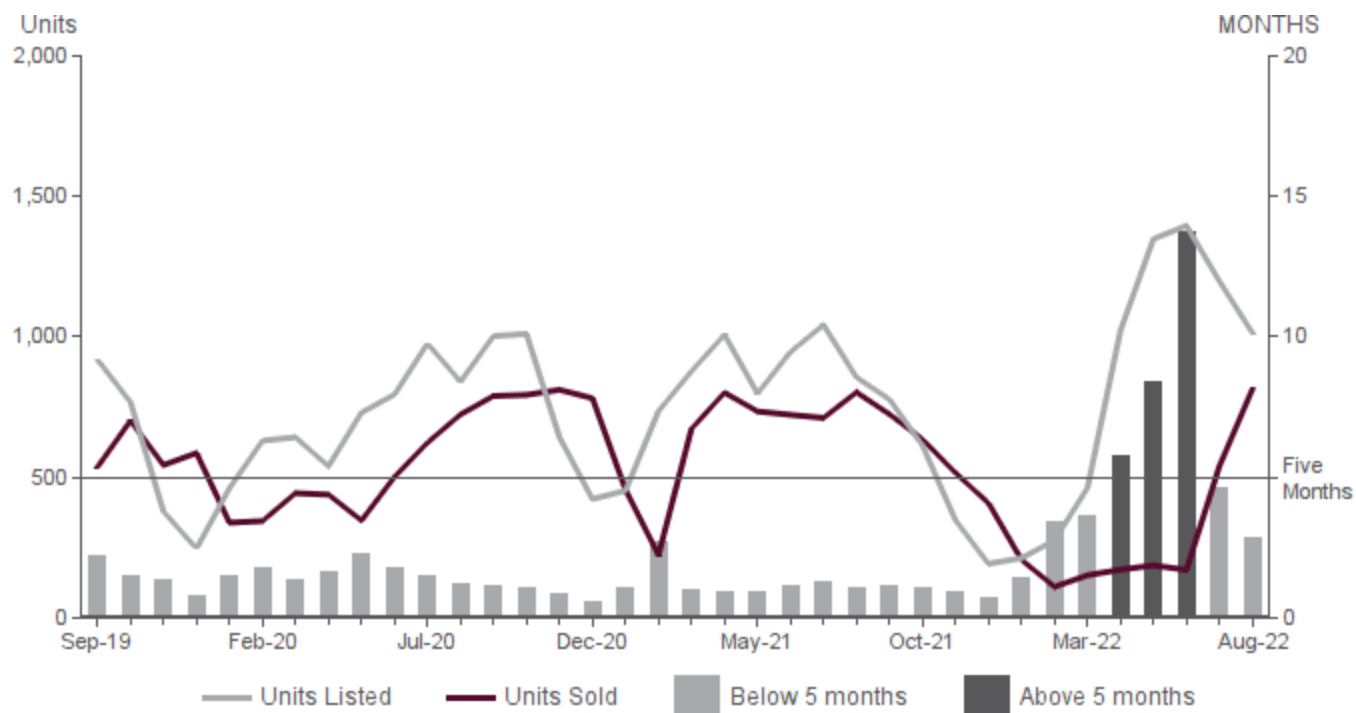
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



MONTHS SUPPLY OF INVENTORY

AUGUST 2022 | SINGLE FAMILY

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.  
**Units Listed** | Number of properties listed for sale at the end of month.  
**Units Sold** | Number of properties sold.







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