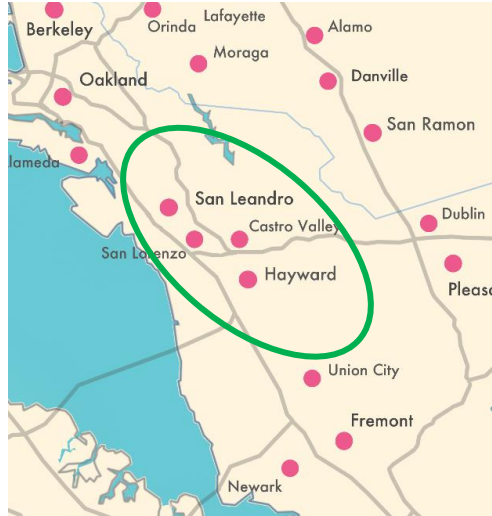


Rotary



# Central County Real Estate Market Update

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# The home buying and selling **experience**

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- What were the choices?
- How long did it take?
- What did it cost?
- Is the market healthy?

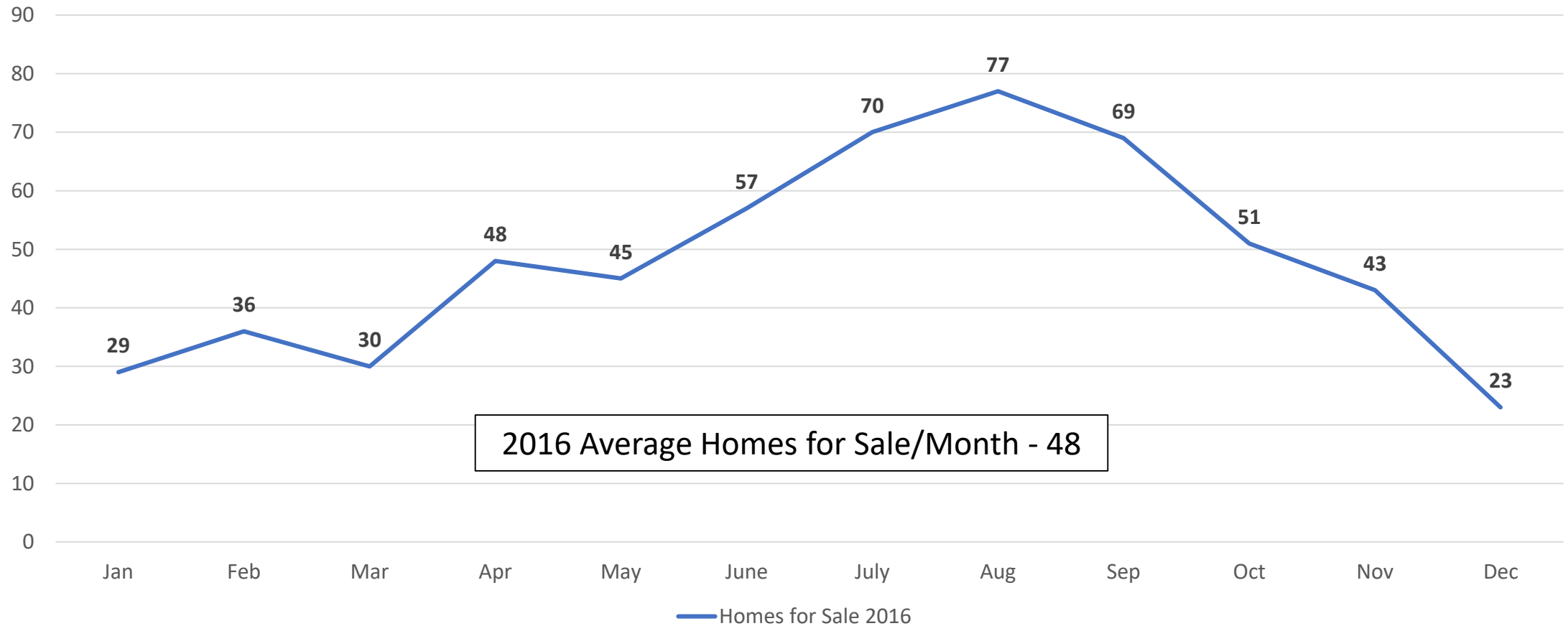




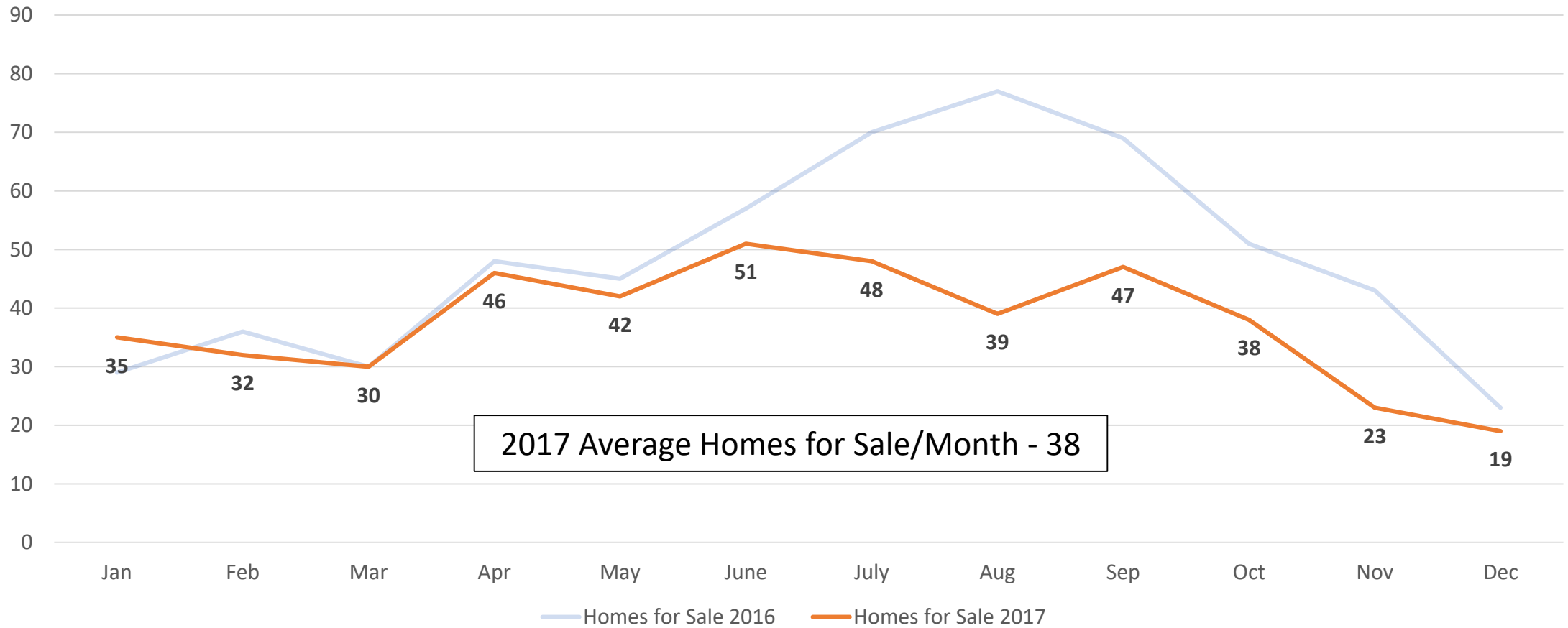
**What were the  
choices?**

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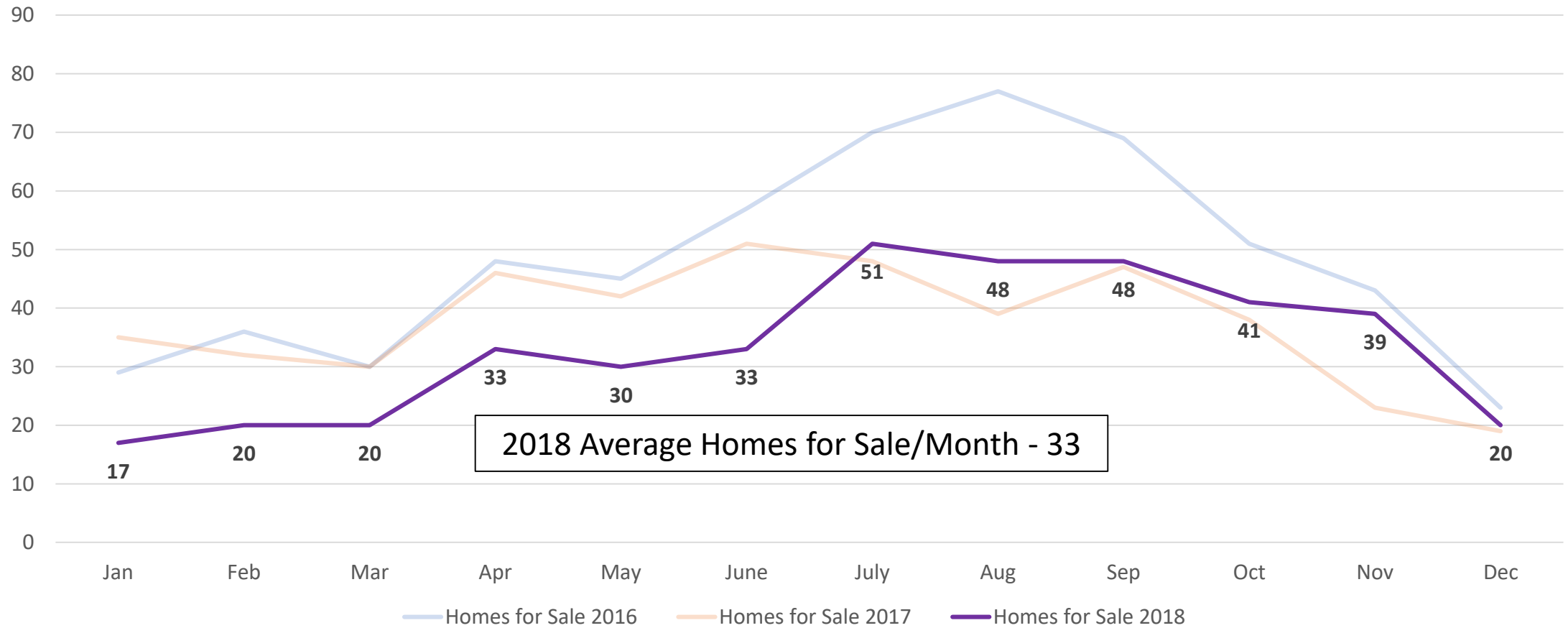
# Homes for Sale – Castro Valley



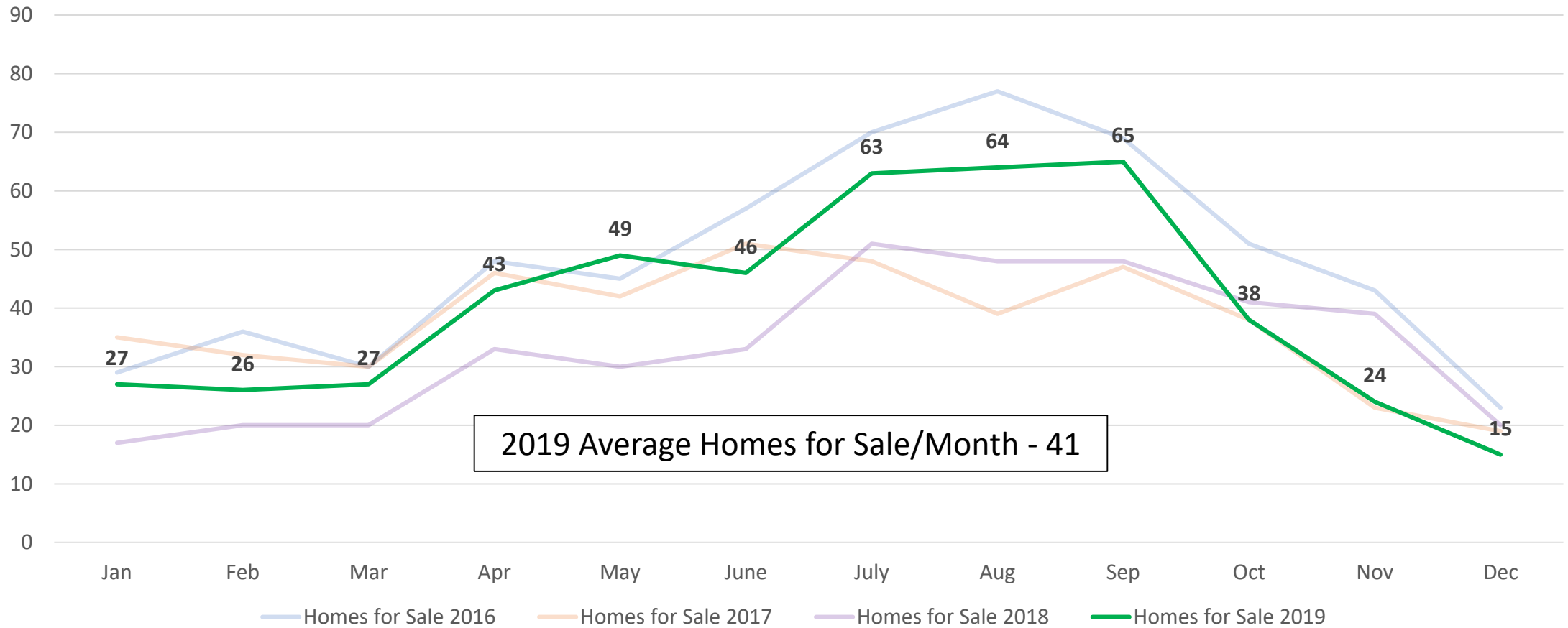
# Homes for Sale – Castro Valley



# Homes for Sale – Castro Valley

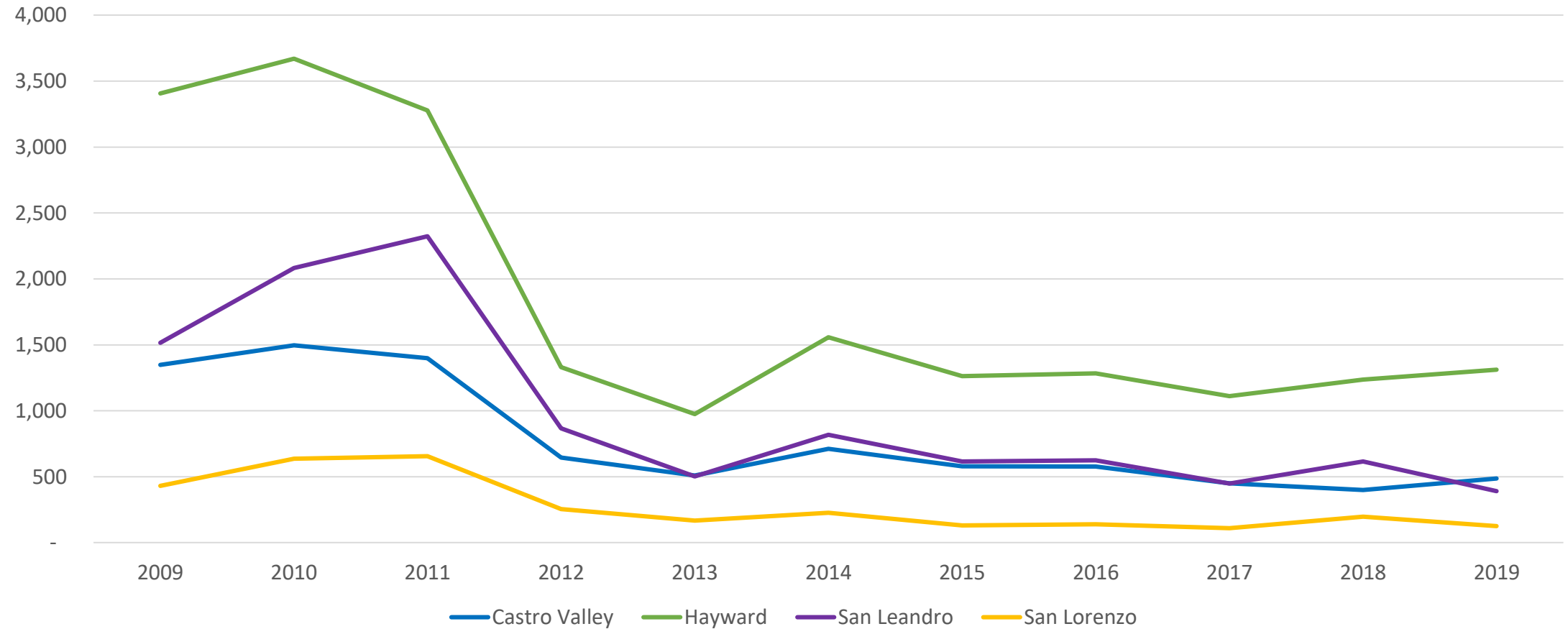


# Homes for Sale – Castro Valley



Source: Bay East Association of REALTORS®

# Detached Homes for Sale – 2009 to 2019



Source: Bay East Association of REALTORS®

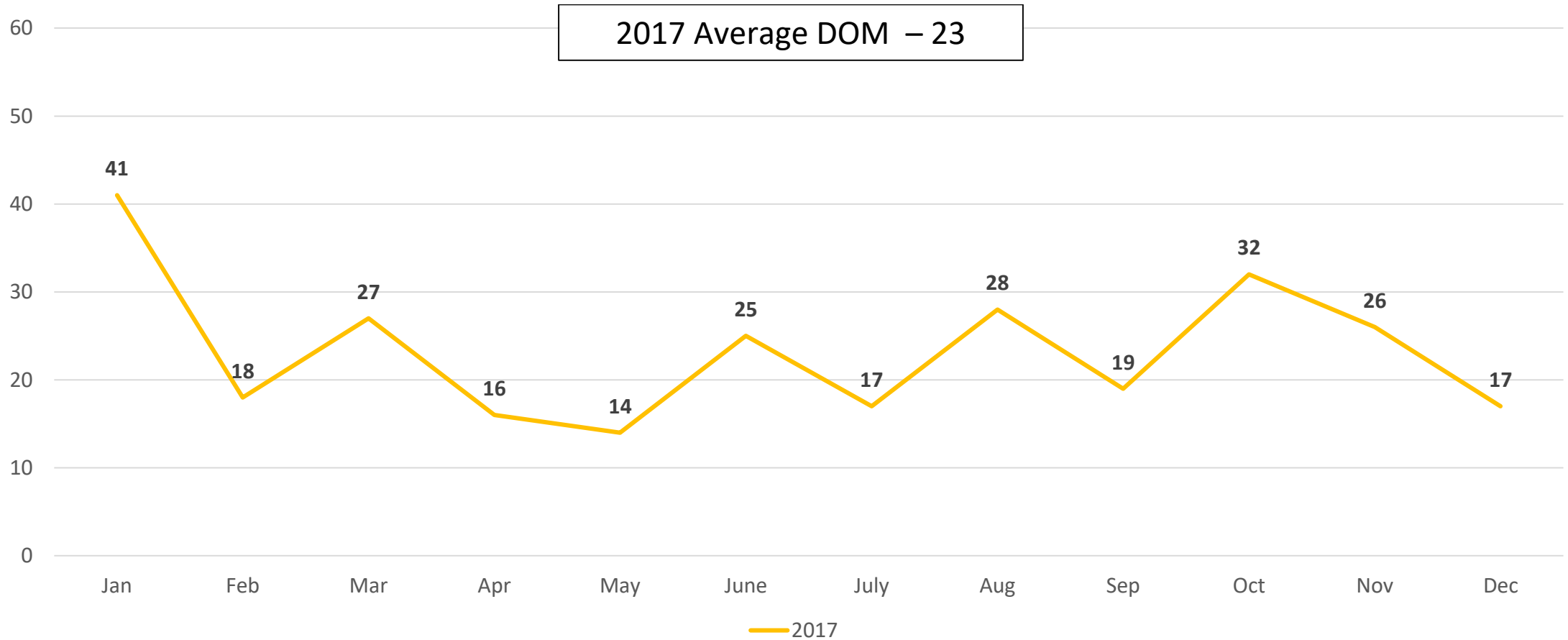




How long did  
it take?

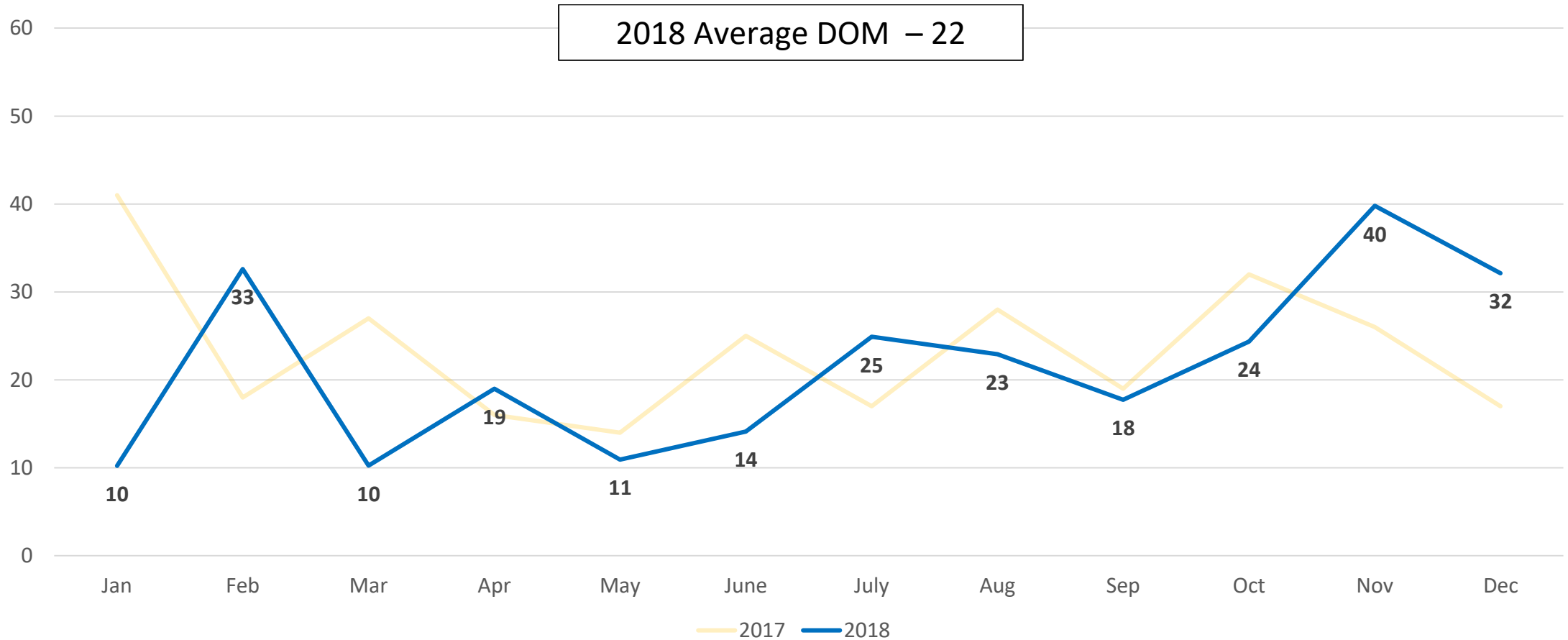
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# Days on Market – Castro Valley



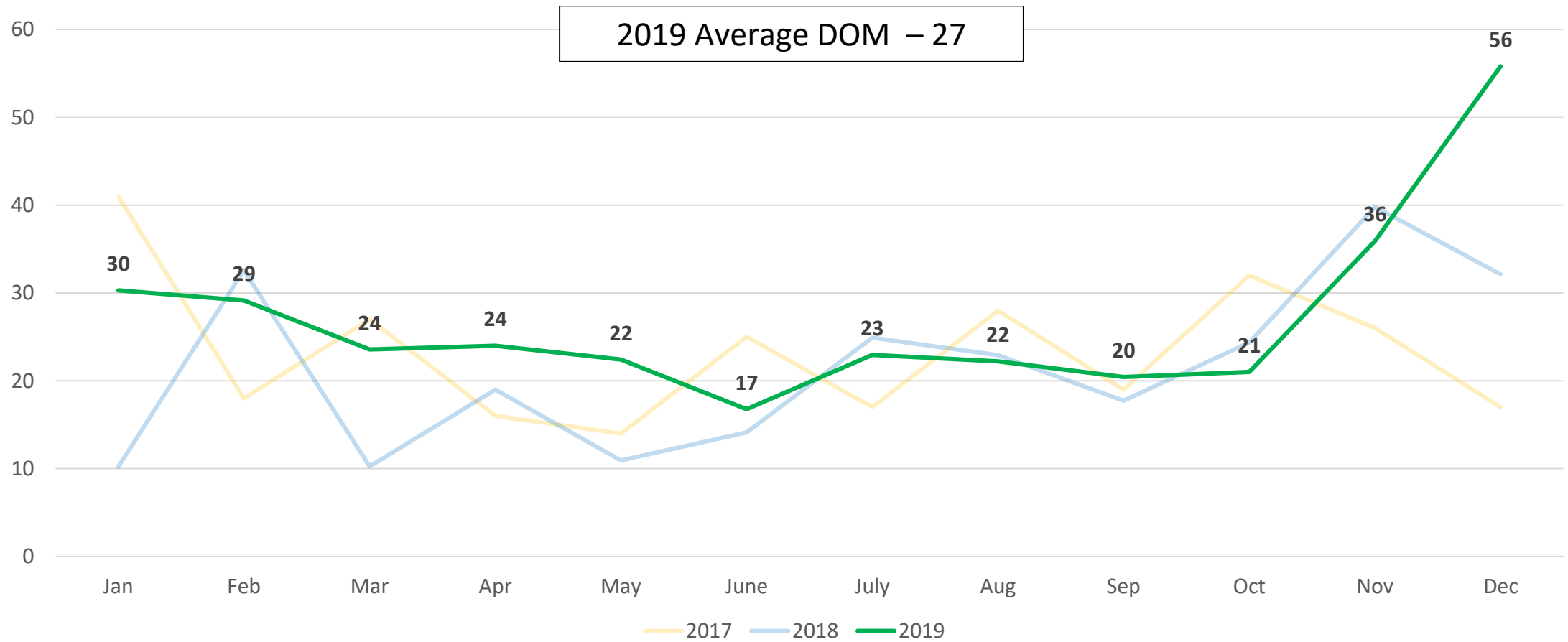
Source: Bay East Association of REALTORS®

# Days on Market – Castro Valley



Source: Bay East Association of REALTORS®

# Days on Market – Castro Valley



Source: Bay East Association of REALTORS®



**What did it  
cost?**

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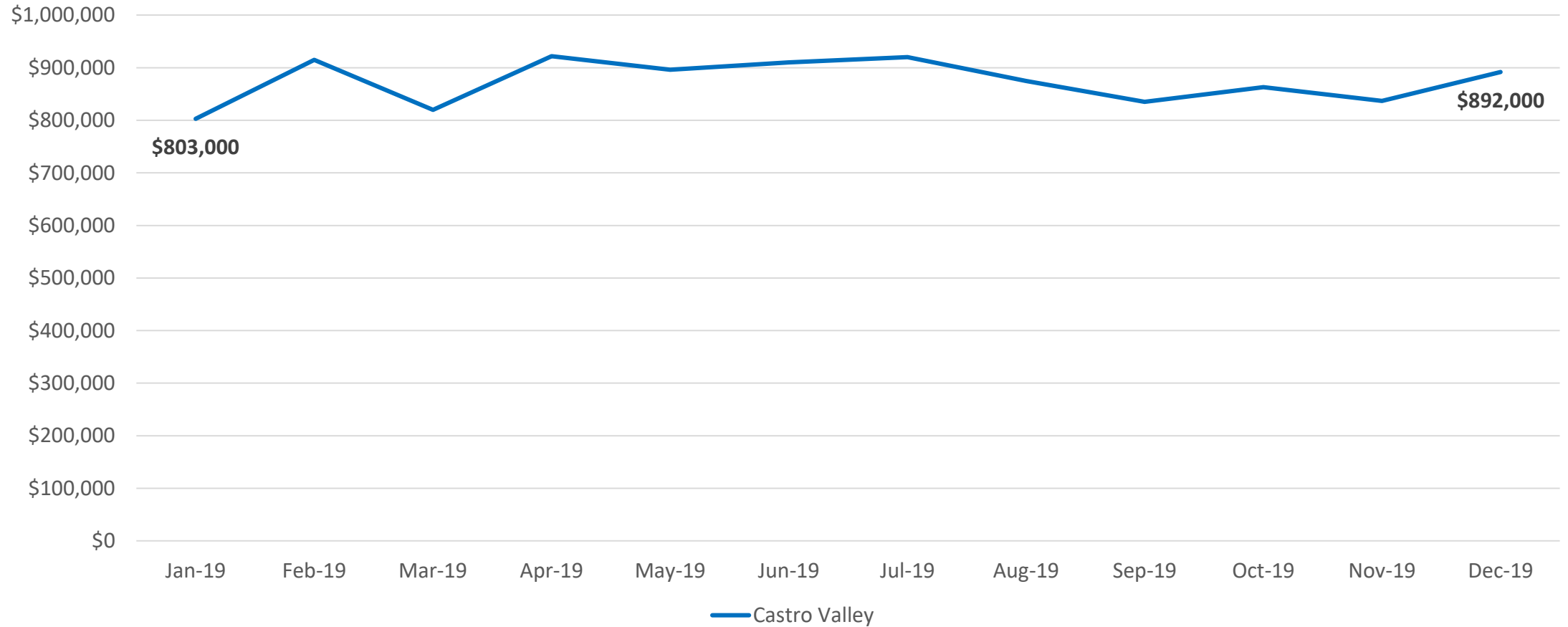
# Median Sales Prices – East Bay Regions

	2018	2019
<b>880 Corridor</b>	<b>\$963,000</b>	<b>\$891,500</b>
West Contra Costa	\$609,181	\$595,500
Lamorinda	\$1,387,500	\$1,523,000
Central Contra Costa	\$804,500	\$800,000
Tri-Valley	\$1,224,750	\$1,187,000
Delta	\$456,375	\$477,500

# Median Sales Prices – 2017 to 2019

	<b>2018</b>	<b>2019</b>	<b>+/-</b>
<b>Castro Valley</b>	<b>\$868,500</b>	<b>\$883,500</b>	<b>2%</b>
Hayward	\$707,250	\$709,000	0.25%
San Leandro	\$690,500	\$707,500	2%
San Lorenzo	\$666,250	\$674,000	1%

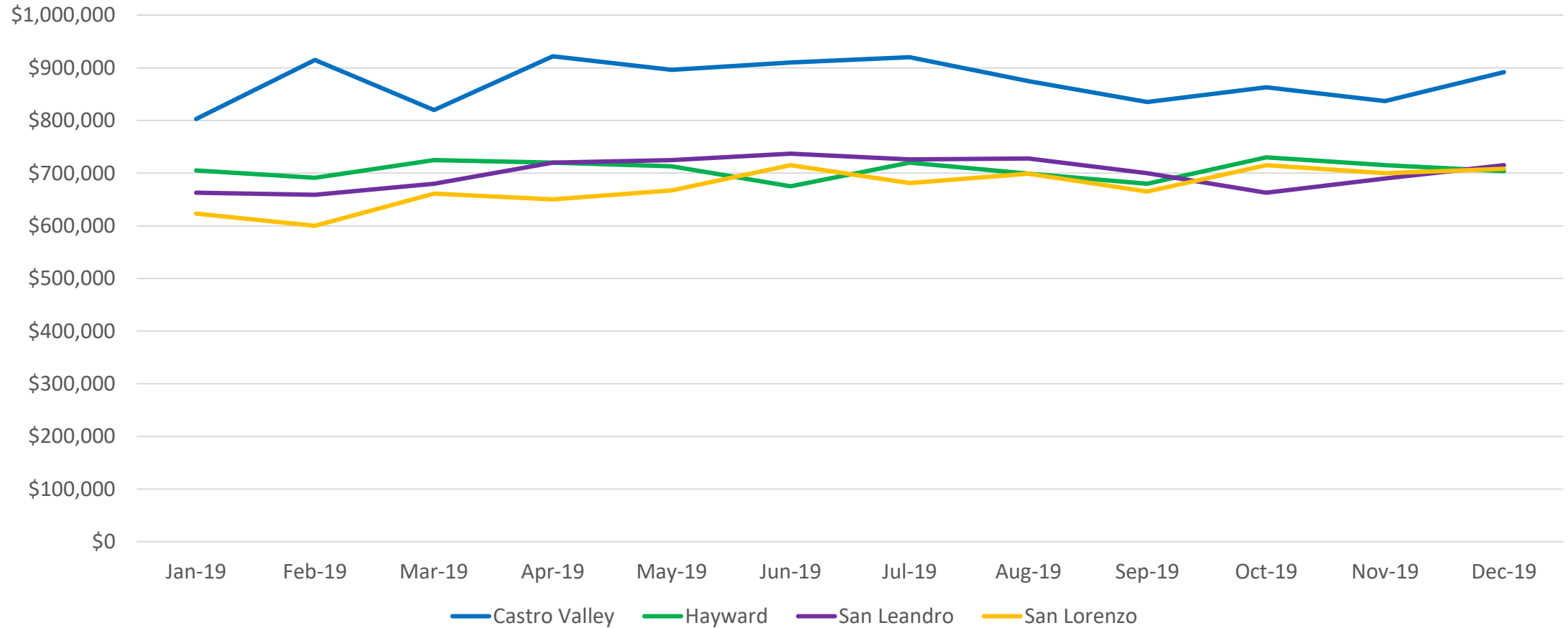
# Central County Median Sales Prices - 2019



Source: Bay East Association of REALTORS®

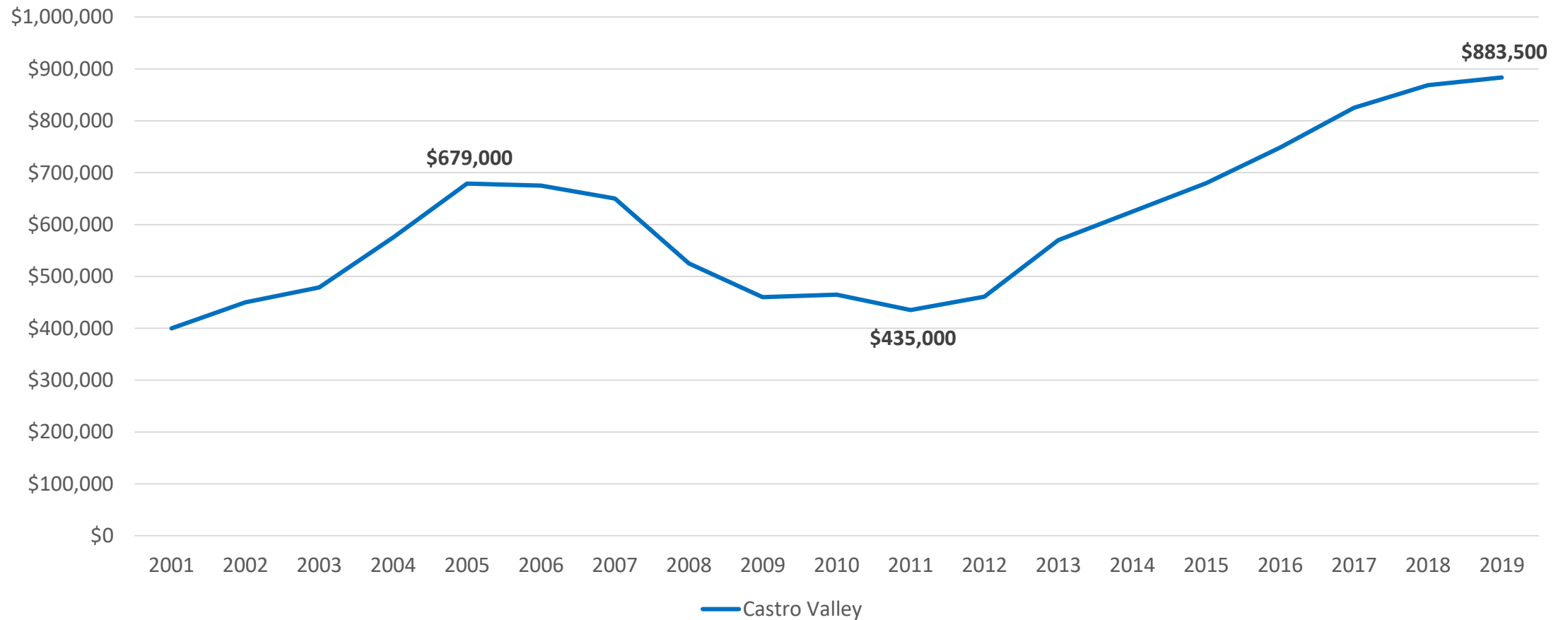


# Central County Median Sales Prices - 2019



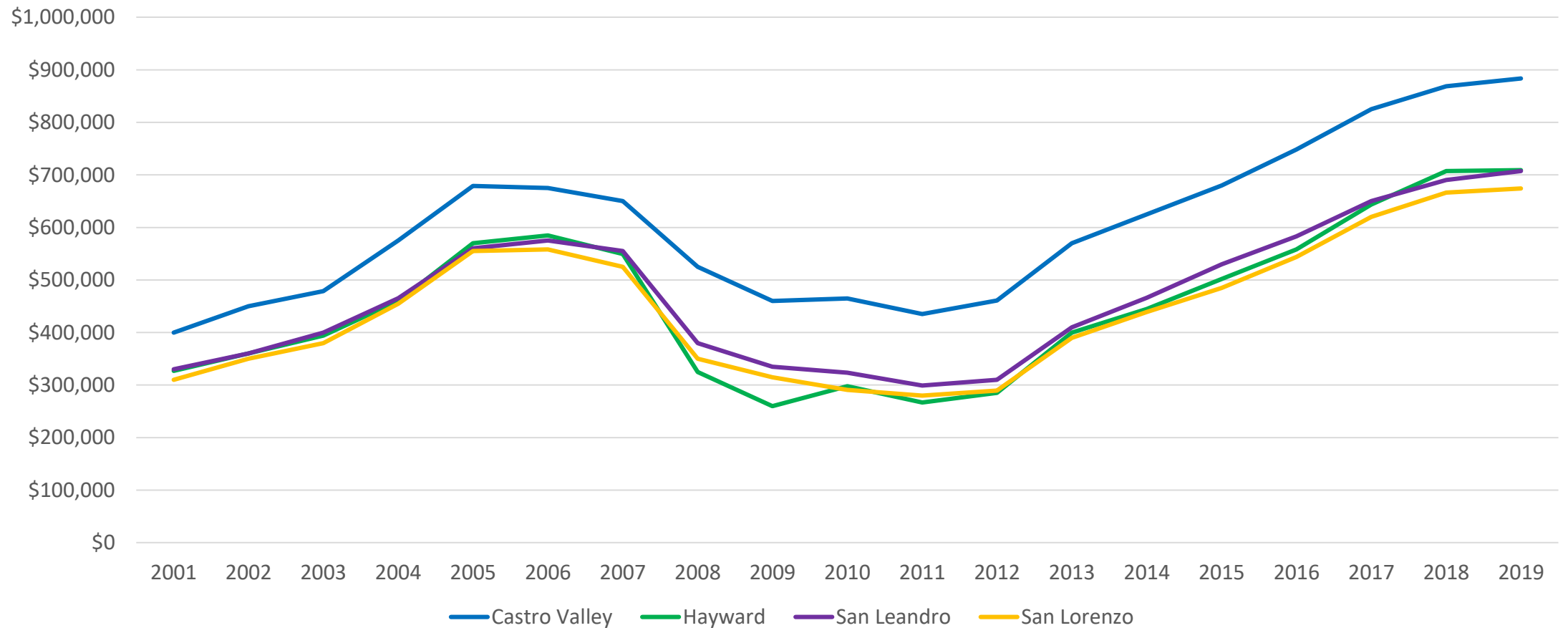
Source: Bay East Association of REALTORS®

# Central County Median Sales Prices – 2001 to 2019



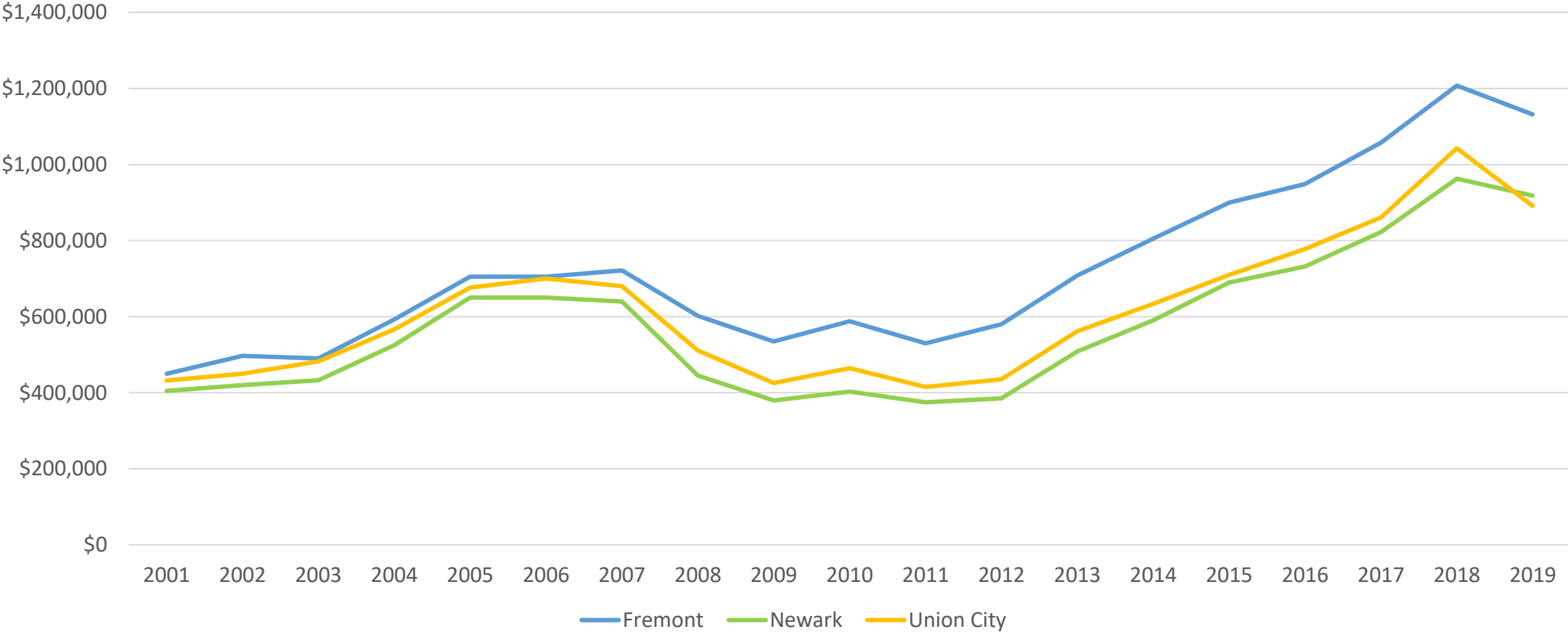
Source: Bay East Association of REALTORS®

# Central County Median Sales Prices – 2001 to 2019



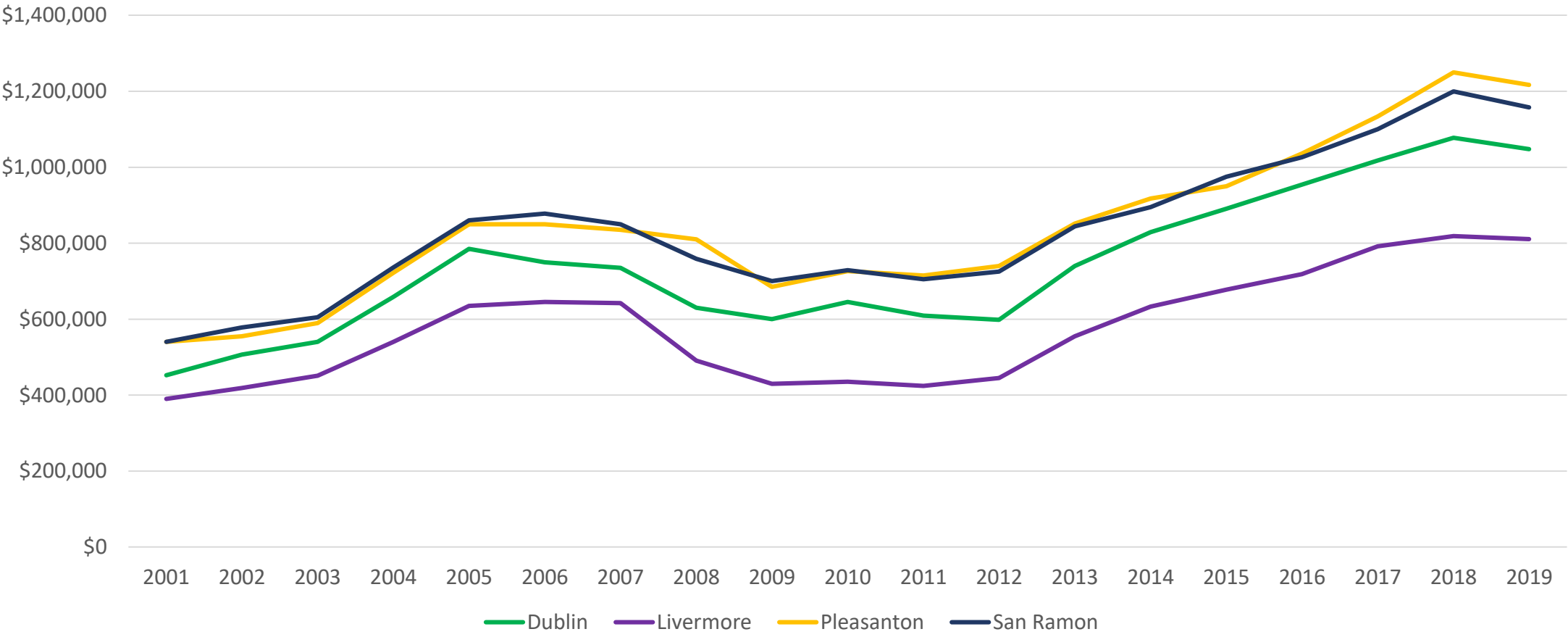
Source: Bay East Association of REALTORS®

# Tri-Cities Median Sales Prices – 2001 to 2019



Source: Bay East Association of REALTORS®

# Tri-Valley Median Sales Prices – 2001 to 2019



Source: Bay East Association of REALTORS®



Is the market  
healthy?

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# Detached Homes Sold – 2017 to 2019

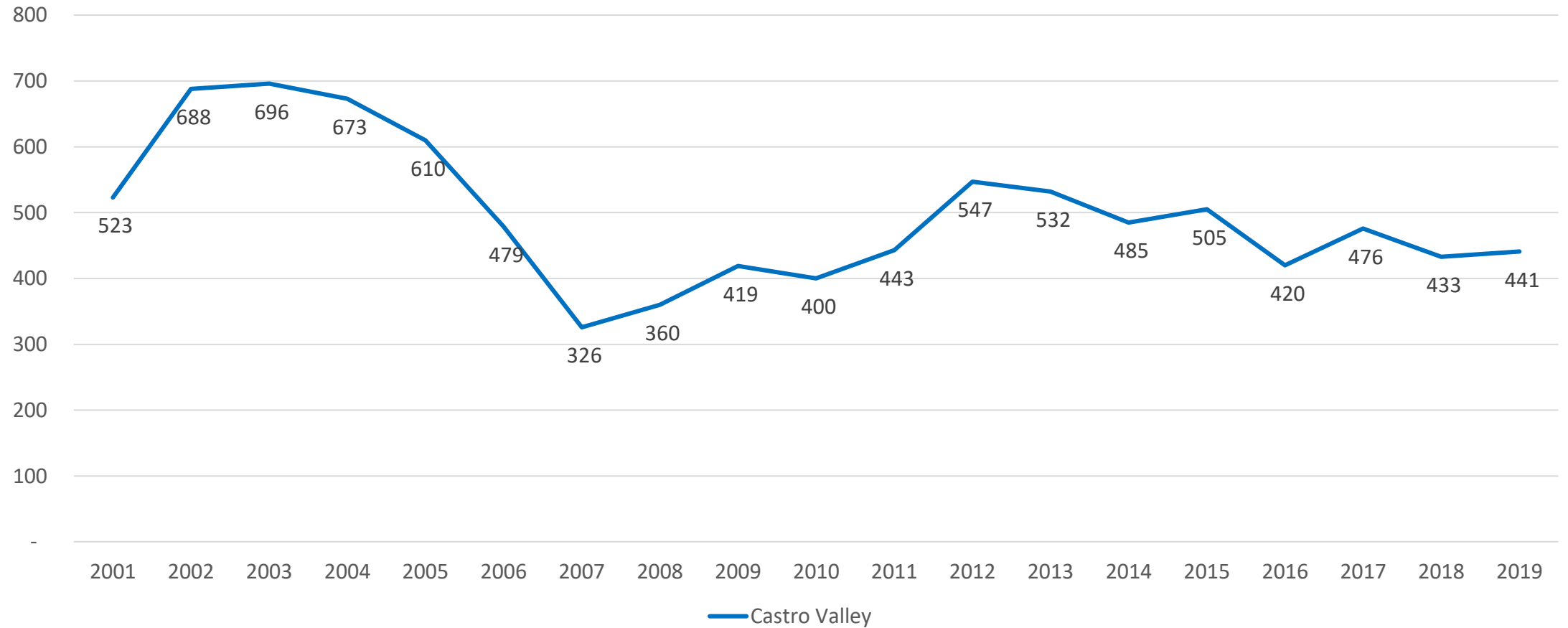
	<b>2017</b>	<b>2018</b>	<b>2019</b>
<b>880 Corridor</b>	<b>7,924</b>	<b>7,645</b>	<b>7,630</b>
West Contra Costa	1,611	1,646	1,509
Lamorinda	696	733	647
Central Contra Costa	2,568	2,463	2,448
Tri-Valley	3,734	3,665	3,620
Delta	3,729	3,761	3,556

# Detached Homes Sold – 2017 to 2019

	2017	2018	2019	+/-
<b>Castro Valley</b>	476	433	441	2%
Hayward	1,033	999	948	-5%
San Leandro	586	594	513	-14%
San Lorenzo	185	183	226	23%

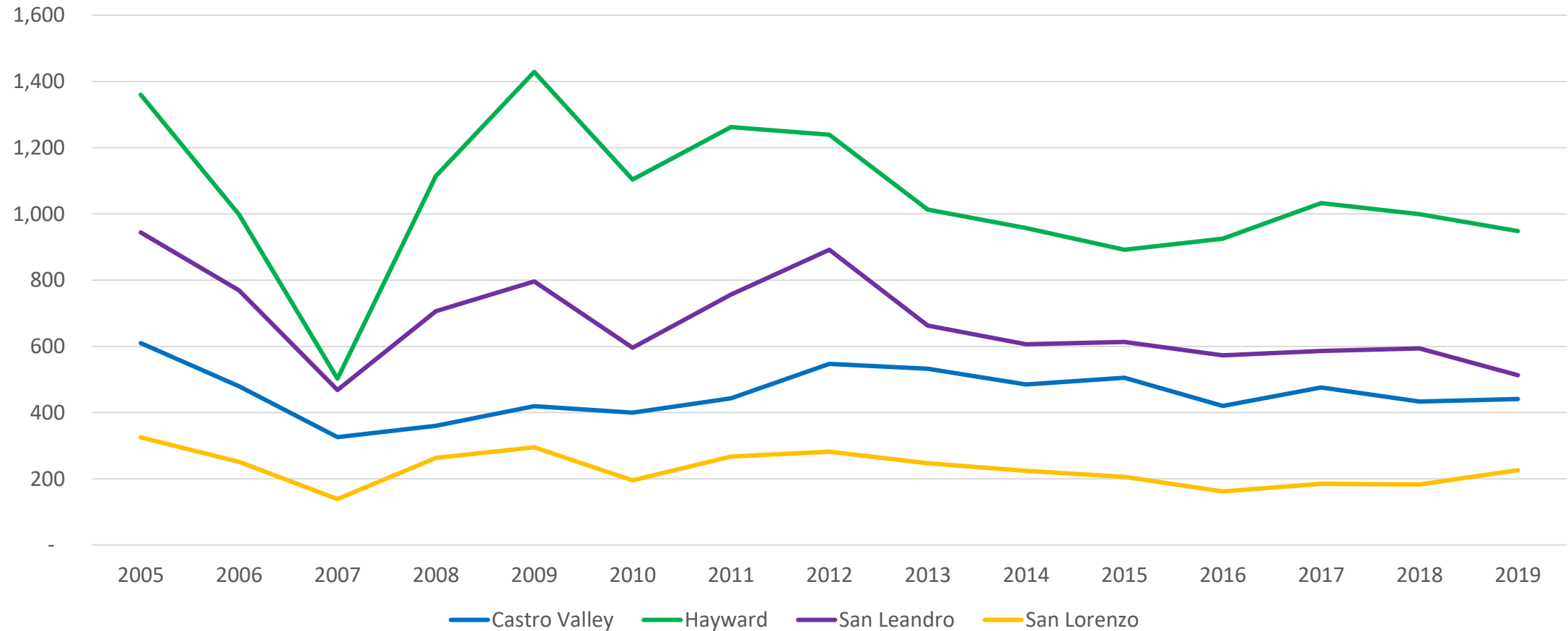


# Central County Home Sales – 2005 to 2019



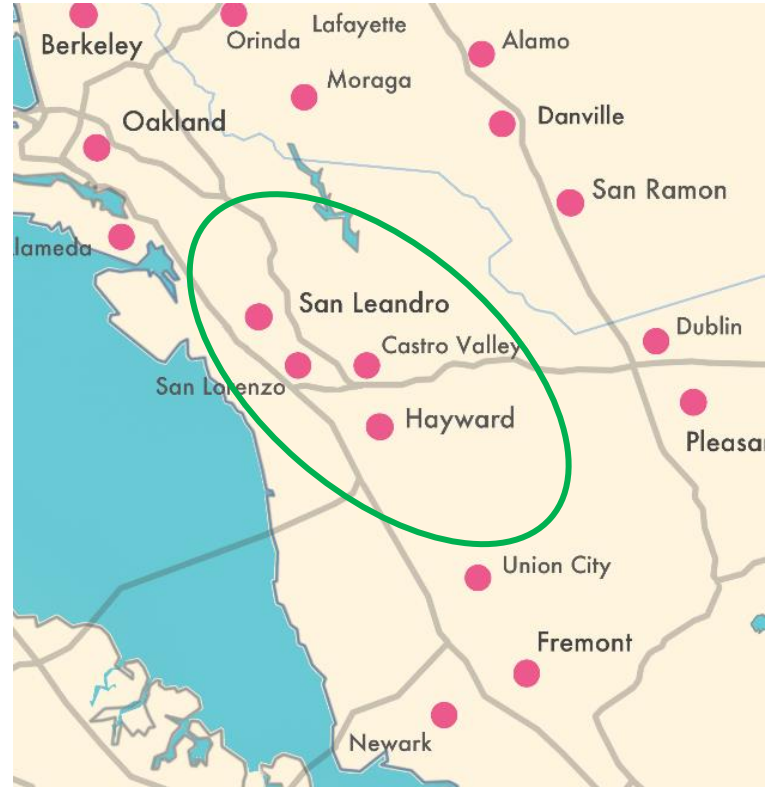
Source: Bay East Association of REALTORS®

# Central County Home Sales – 2005 to 2019



Source: Bay East Association of REALTORS®

# Central County Real Estate Market Snapshot



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# Inventory Snapshot: Detached Homes

<i>Single Family Detached Homes Listed for Sale</i>		
	Feb 2019	Feb 2020
Castro Valley	26	23
Hayward	117	54
San Leandro	26	11
San Lorenzo	13	7

# Days on Market Snapshot: Detached Homes

<i>Single Family Detached Homes</i>		
	Feb 2019	Feb 2020
Castro Valley	29	31
Hayward	36	38
San Leandro	33	26
San Lorenzo	35	8

# Price Snapshot: Detached Homes

<i>Single Family Detached Homes Median Sale Price</i>		
	Feb 2019	Feb 2020
Castro Valley	\$915,000	\$918,120
Hayward	\$691,000	\$700,000
San Leandro	\$659,000	\$700,000
San Lorenzo	\$600,000	\$722,500

# Sales Snapshot: Detached Homes

<i>Single Family Detached Homes Sold</i>		
	Feb 2019	Feb 2020
Castro Valley	26	27
Hayward	50	49
San Leandro	37	18
San Lorenzo	13	10

*For more information*

**David Stark**

**Public Affairs Director**

**Bay East Association of REALTORS®**

**Telephone: (925) 730-4068**

**Email: [davids@bayeast.org](mailto:davids@bayeast.org)**

