



Greater Oakland-Berkeley Region Inner East Bay Real Estate

Home Price Tables

The livable square footage of homes of similar bedroom counts can vary enormously both within and between cities, and a house with more bedrooms is not necessarily larger than one with less. Many factors affect sales prices besides city and bedroom count: quality of location *within* the city, architectural style and curb appeal, condition, views, amenities, extra rooms, parking, decks and yards, privacy, lot size, and so on. Small houses are sometimes valued more by lot value and plans to expand or rebuild.

There is a vast variety of homes within the region and within cities and how median sales prices apply to any particular property is unknown without a specific comparative market analysis.

Median sales price is that price at which half the sales occurred for more and half for less. It is a very general statistic that often disguises a wide range of prices in the underlying individual sales. Median sales prices are often affected by factors besides changes in fair market value. Based upon sales reported to MLS – not all sales are reported. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers are approximate.

Oakland, Piedmont, City of Alameda: Home Values

Median Sales Prices, Selected Markets, January 2020 Update

12 months sales
reported to MLS

Cities & Zip Codes	2-Bedroom Condo	2-Bedroom House	3-Bedroom House	4-Bedroom House	5-Bedroom House
City of Piedmont		\$1,490,000	\$1,662,500	\$2,532,000	\$3,000,000
Oakland 94618 Rockridge	\$720,000	\$1,330,000	\$1,590,000	\$1,856,000	\$2,580,000
Oakland 94705 Claremont Hills				\$1,895,000	\$2,275,000
Oakland 94610 Lakeshore, Grand Ave.	\$752,000	\$1,175,000	\$1,421,000	\$1,700,000	\$1,690,000
Oakland 94611 Montclair	\$690,000	\$1,045,000	\$1,200,000	\$1,359,000	\$1,436,000
Oakland 94609 Temescal/Bushrod	\$710,000	\$1,250,000	\$1,250,000	\$1,212,500	
City of Alameda	\$672,000	\$900,000	\$1,182,500	\$1,397,500	\$1,470,000
Oakland 94602 Glenview/Oakmore	\$475,000	\$808,000	\$1,170,000	\$1,325,000	\$1,280,000

Median Sales Price is that price at which half the properties sold for more and half for less. It may be affected by “unusual” events or by changes in inventory and buying trends, as well as by changes in fair market value. The median sales price for an area will often conceal an enormous variety of sales prices in the underlying individual sales.

Zip codes contain a mix of neighborhoods and do not match specific neighborhoods exactly. This analysis was performed in good faith with data derived from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate. **Detached houses only.**



Oakland Home Values

Median Sales Prices, Selected Markets, Mid-2020 Update

12 months sales
reported to MLS

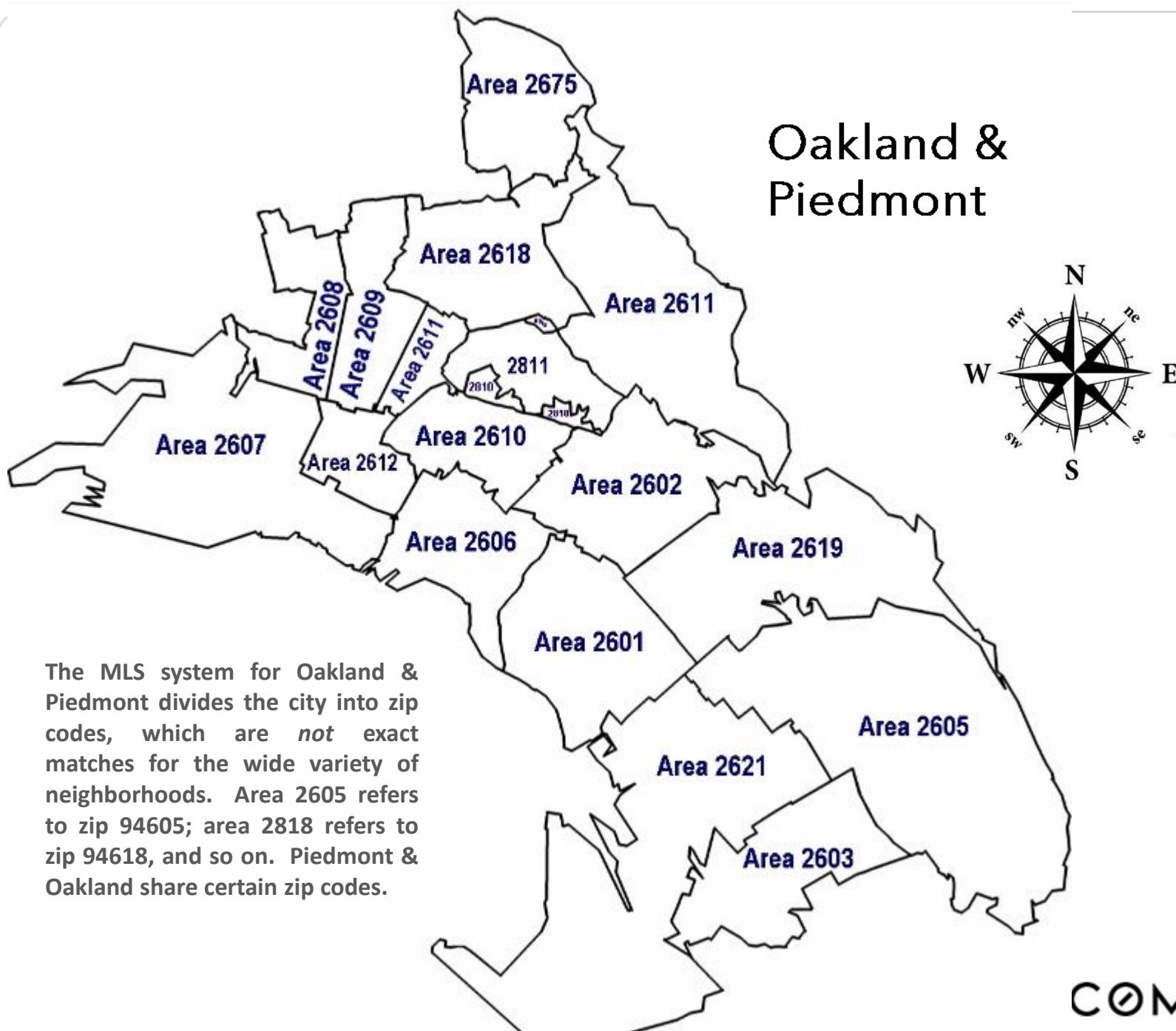
Selected Oakland Zip Codes	2-Bedroom Condo	2-Bedroom House	3-Bedroom House	4-Bedroom House	5-Bedroom House
Oakland 94608 NOBE	\$760,000	\$825,000	\$900,000	\$1,035,000	
Oakland 94619 Maxwell Park		\$724,000	\$850,000	\$1,176,000	\$1,488,000
Oakland 94607 Embarcadero	\$789,000		\$695,000	\$850,000	
Oakland 94606	\$650,000	\$605,000	\$620,000	\$880,000	
Oakland 94605 Oak Knoll	\$570,000	\$577,000	\$727,500	\$925,000	\$950,000
Oakland 94601 Fruitvale	\$680,000	\$562,500	\$635,000	\$722,000	\$775,000
South Oakland 94603		\$470,000	\$510,000	\$552,500	
S.W. Oakland 94621		\$440,000	\$500,000	\$480,000	

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Oakland & Piedmont



The MLS system for Oakland & Piedmont divides the city into zip codes, which are *not* exact matches for the wide variety of neighborhoods. Area 2605 refers to zip 94605; area 2818 refers to zip 94618, and so on. Piedmont & Oakland share certain zip codes.

Berkeley House Values

Median Sales Prices, 12 Months Sales, Mid-2020 Update

MLS Map Areas	2-Bedroom House	3-Bedroom House	4-Bedroom House	5-Bedroom House
Claremont Hills Map Area 2310	\$1,313,500	\$1,850,000	\$2,250,000	\$2,812,500
North Berkeley Map Area 2302	\$1,250,000	\$1,730,000	\$1,887,500	
Berkeley Hills Map Area 2301	\$1,025,000	\$1,350,000	\$1,766,000	\$1,747,500
Central Berkeley Map Area 2303	\$1,266,000	\$1,327,500	\$1,717,500	
Central Berkeley Map Area 2307	\$1,040,000	\$1,367,500	\$1,672,500	
South Berkeley Map Area 2309	\$1,150,000	\$1,450,000	\$1,460,000	
West Berkeley Map Area 2304	\$952,000	\$1,225,000	\$1,400,000	
South Berkeley Map Area 2308	\$980,000	\$1,162,500	\$1,150,000	
West Berkeley Map Area 2305	\$885,000	\$1,225,000	Some of these areas do not have many sales within the segments delineated, which makes their median prices more subject to fluctuation.	
West Berkeley Map Area 2306		\$1,237,500		

MLS map areas contain a mix of neighborhoods and do not match specific neighborhoods exactly. This analysis was performed in good faith with data derived from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate. Detached houses only.



Berkeley

The MLS system for Berkeley divides the city into MLS Areas, which are *not* exact matches for the wide variety of neighborhoods.



Albany, Kensington, El Cerrito & Richmond

Median Sales Prices, 12 Months Sales, Mid-2020 Update

12 months sales
reported to MLS

City	2-Bedroom Condo	2-Bedroom House	3-Bedroom House	4-Bedroom House	5-Bedroom House
City of Kensington		\$1,025,000	\$1,305,000	\$1,722,500	
City of Albany		\$925,000	\$1,295,000	\$1,350,000	
City of El Cerrito		\$830,000	\$945,000	\$1,145,000	
Emeryville	\$740,000	\$850,000			
City of Richmond	\$487,000	\$480,000	\$555,000	\$648,000	\$747,000

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Some of these areas do not have many sales within the segments delineated, which makes their median prices more subject to fluctuation.

This analysis was performed in good faith with data derived from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate. **Detached houses only.**

Detached house sales reported to MLS. Data from sources deemed reliable, but may contain errors and subject to revision. Neighborhoods listed represent MLS areas or zip codes which may include other neighborhoods or parts of other neighborhoods.

12 Months House Sales
in Selected Markets
May 2020 Update

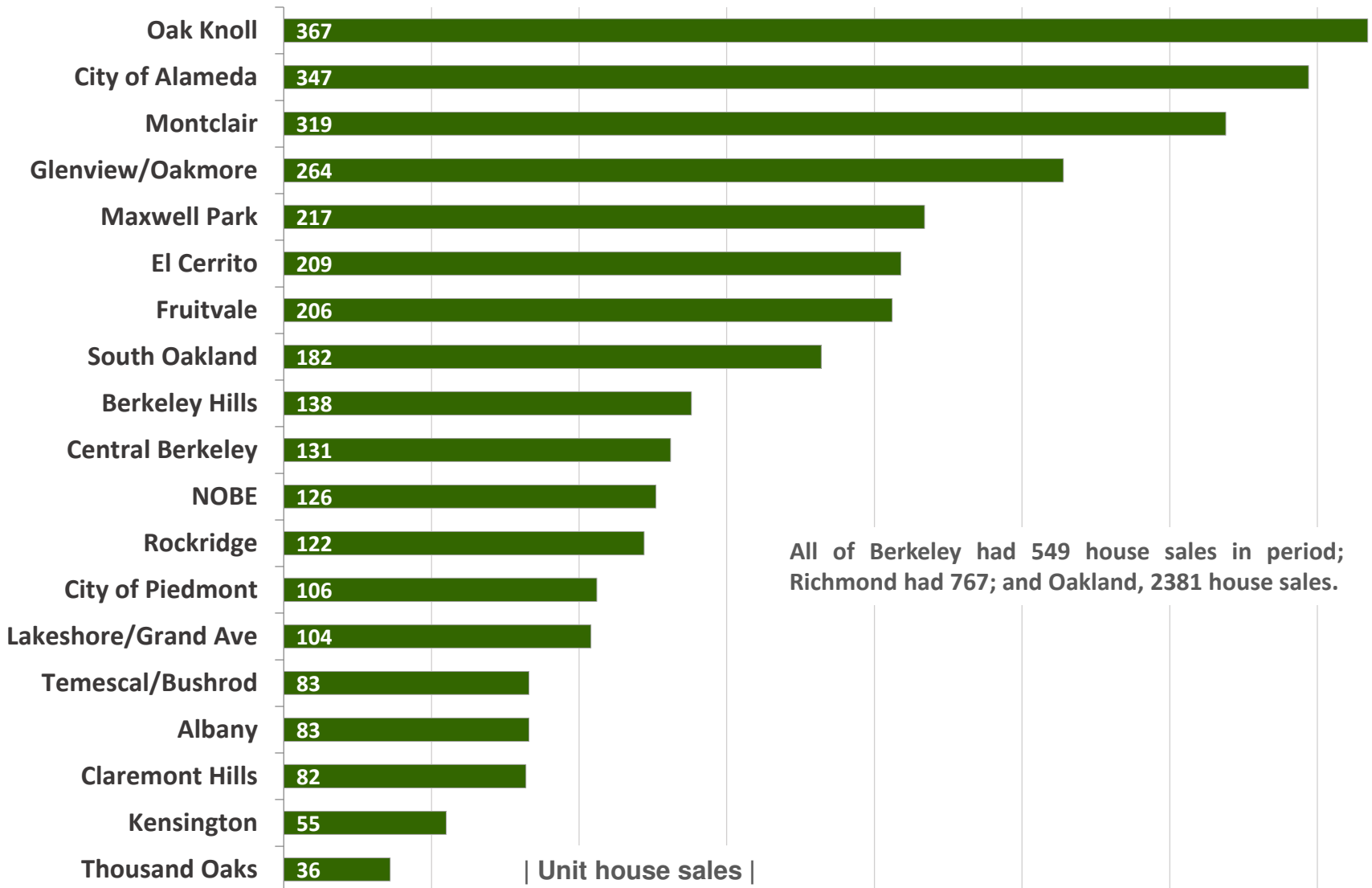
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City or Neighborhood	Median House Sales Price	Median \$ per Square Foot	Median Home Size
Piedmont	\$2,300,000	\$828/sf	2985 sf
Claremont Hills	\$1,912,500	\$684/sf	3035 sf
Rockridge 94618	\$1,700,000	\$825/sf	2222 sf
Thousand Oaks	\$1,600,000	\$865/sf	1890 sf
Berkeley Hills	\$1,510,000	\$717/sf	2088 sf
Lakeshore/Grand Ave.	\$1,420,000	\$761/sf	1966 sf
Berkeley – All	\$1,350,000	\$806/sf	1685 sf
Montclair 94611	\$1,237,000	\$595/sf	2130 sf
Kensington	\$1,235,000	\$714/sf	1736 sf
Central Berkeley	\$1,210,000	\$930/sf	1266 sf
City of Alameda	\$1,200,000	\$696/sf	1746 sf
Temescal/Bushrod	\$1,180,000	\$837/sf	1396 sf
Albany	\$1,120,000	\$891/sf	1252 sf
Glenview/Oakmore	\$1,075,000	\$675/sf	1450 sf
El Cerrito	\$950,000	\$645/sf	1545 sf
NOBE 94608	\$880,000	\$686/sf	1260 sf
Oakland – All	\$820,000	\$551/sf	1400 sf
Maxwell Park 94619	\$810,000	\$590/sf	1325 sf
Oak Knoll 94605	\$695,000	\$486/sf	1365 sf
Fruitvale 94601	\$604,000	\$490/sf	1230 sf
Richmond	\$555,000	\$429/sf	1307 sf
South Oakland 94603	\$500,000	\$440/sf	1125 sf

Greater Oakland-Berkeley, Inner East Bay Real Estate

12 Months House Sales Volumes, Selected Markets

May 2020 Update



Detached house sales reported to MLS. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers are approximate. Neighborhood names refer to MLS areas.



Median House Sales Price Trends since 2012

Oakland, Berkeley, Piedmont & City of Alameda

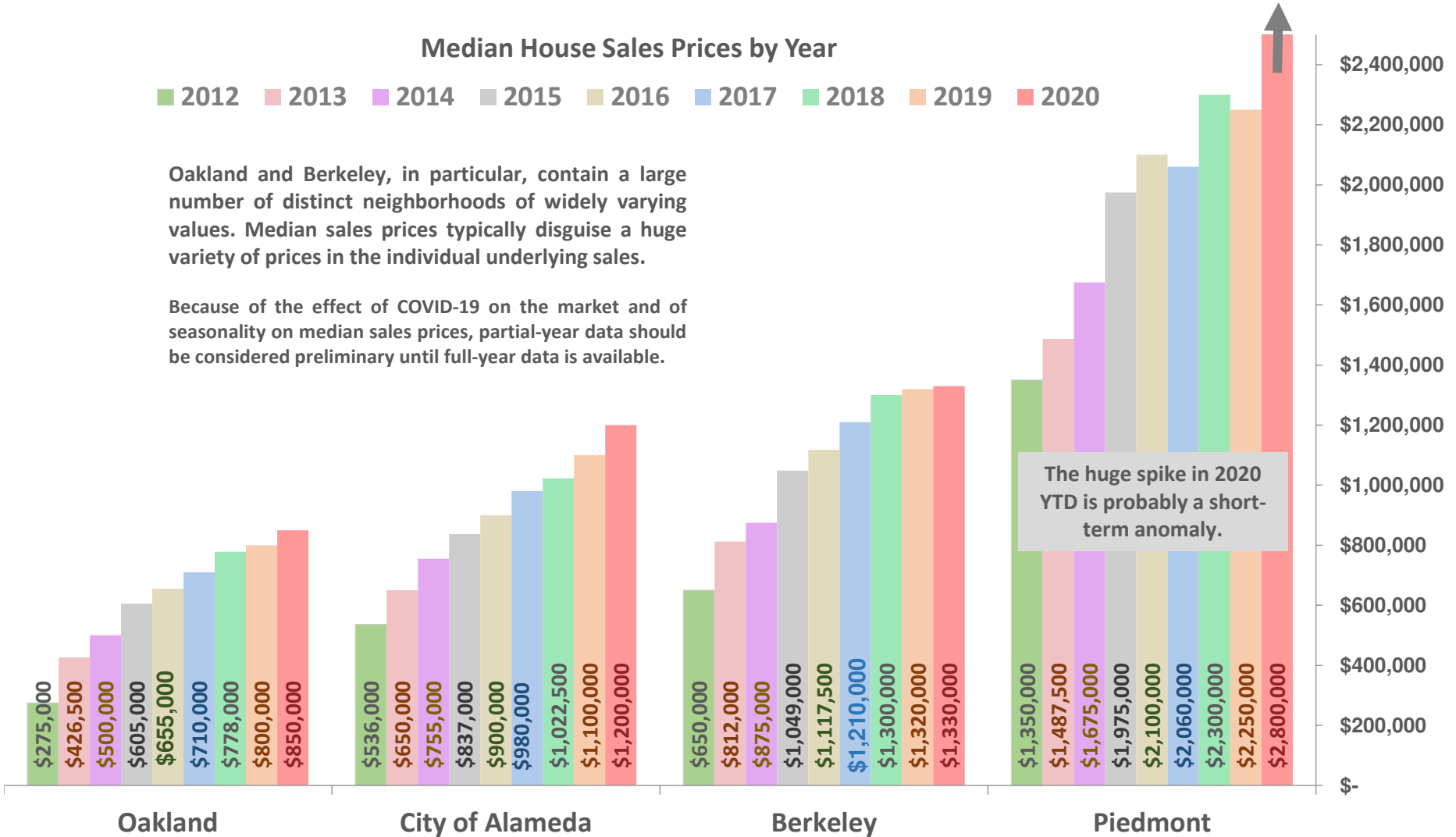
House sales reported to
MLS through late June 2020

Median House Sales Prices by Year

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020

Oakland and Berkeley, in particular, contain a large number of distinct neighborhoods of widely varying values. Median sales prices typically disguise a huge variety of prices in the individual underlying sales.

Because of the effect of COVID-19 on the market and of seasonality on median sales prices, partial-year data should be considered preliminary until full-year data is available.



Median Sales Price is that price at which half the sales occurred for more and half for less. It is a general statistic that may be affected by other factors besides changes in fair market value. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers are approximate.



Median House Sales Price Trends since 2012

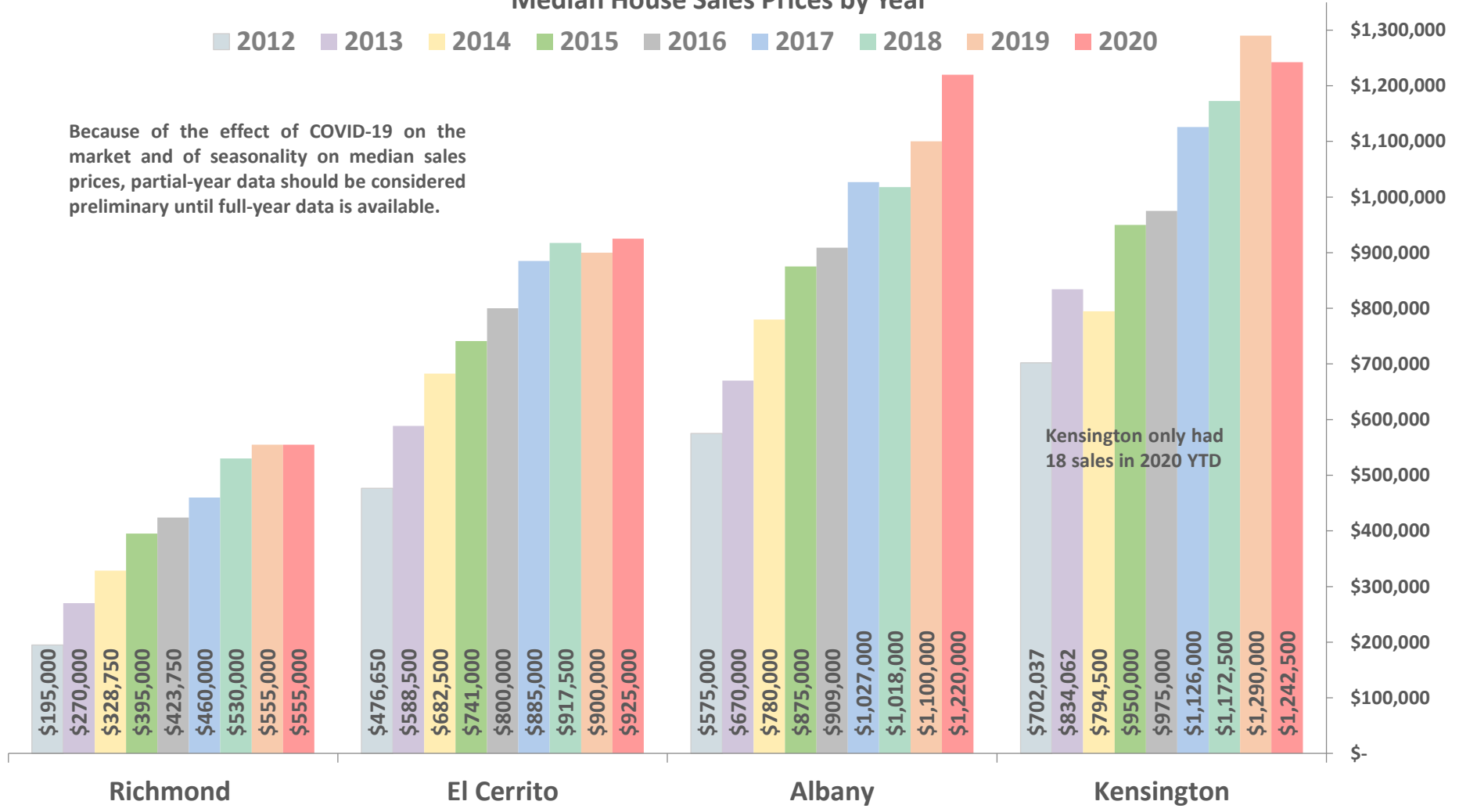
Albany, Kensington, El Cerrito & Richmond

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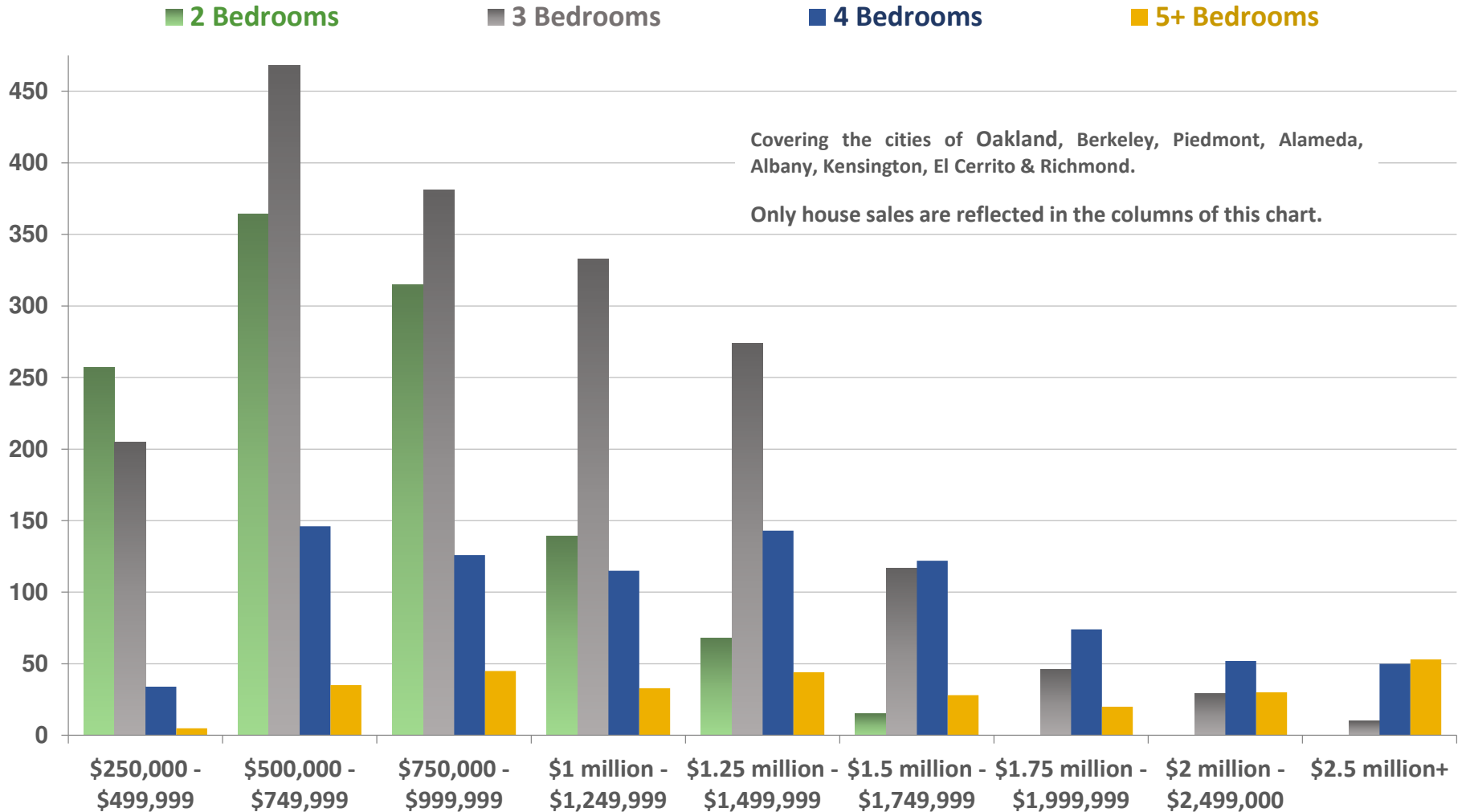
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Greater Oakland-Berkeley, Inner East Bay Region

12 Months HOUSE Sales by Price Segment & Bedroom Count

May 2020 Update



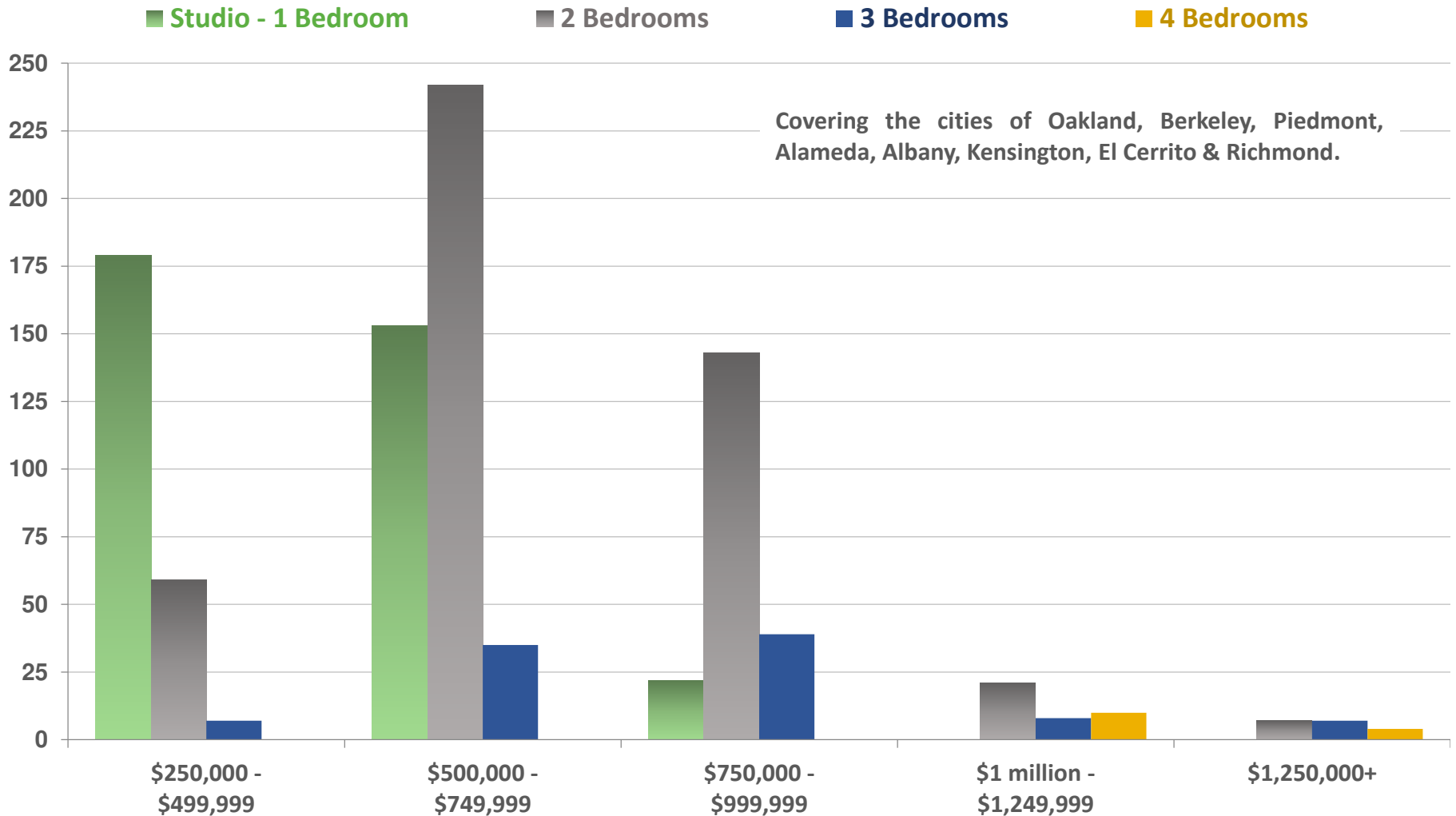
12 months house MLS sales. Sales of less than 5 were not counted in a price category. Data derived from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.



Greater Oakland-Berkeley, Inner East Bay Region

12 Months CONDO Sales by Price Segment & Bedroom Count

May 2020 Update



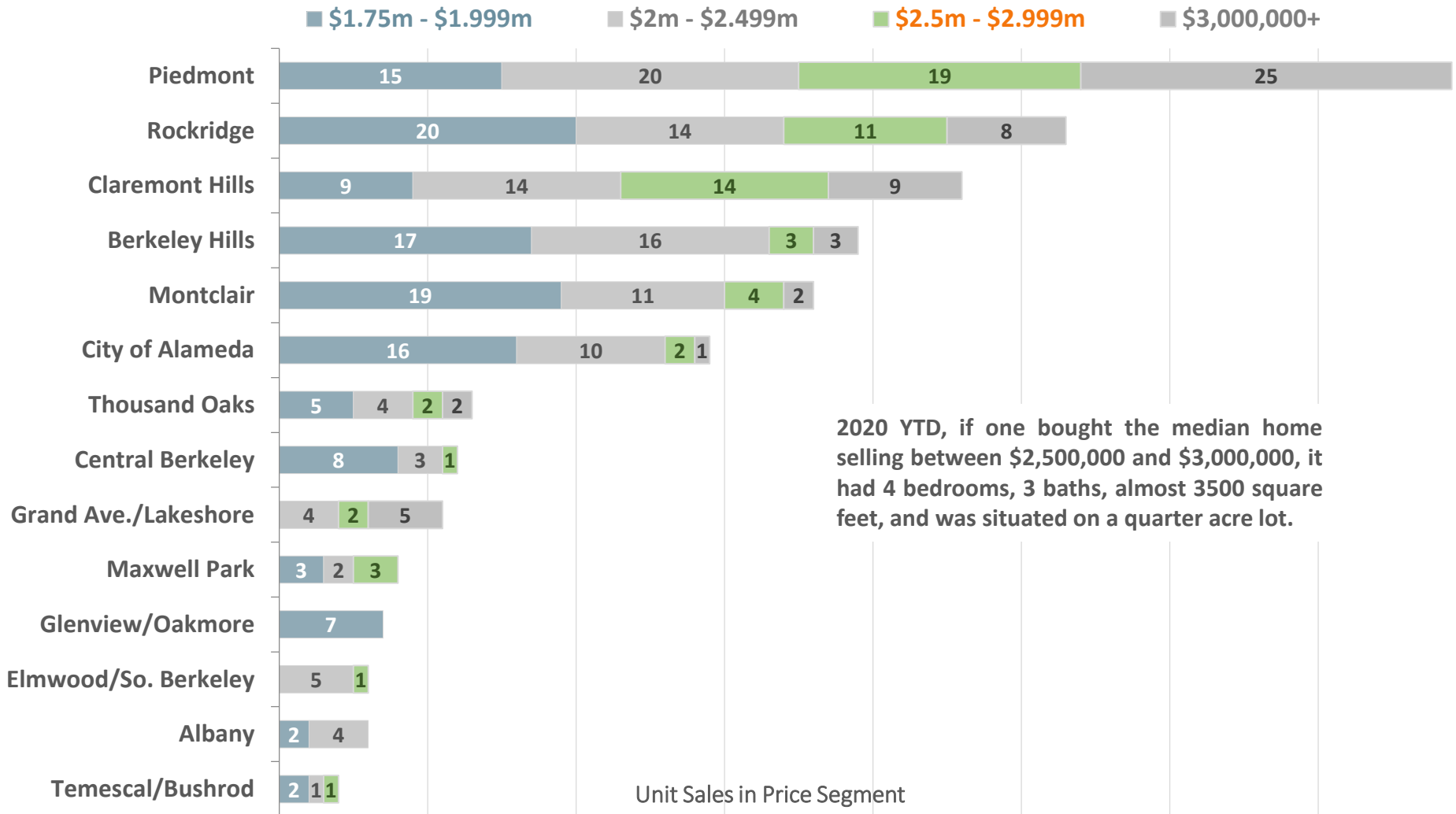
12 months condo MLS sales. Sales of less than 3 were not counted in a price category. Data derived from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.

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Greater Oakland-Piedmont-Berkeley Region

Luxury Homes, \$1,750,000+, 12 Months Sales

May 2020 Update



2020 YTD, if one bought the median home selling between \$2,500,000 and \$3,000,000, it had 4 bedrooms, 3 baths, almost 3500 square feet, and was situated on a quarter acre lot.

Oakland and Berkeley designations correspond to zip codes and MLS map areas, which do not correspond perfectly to neighborhoods. Sales reported to MLS only. Does not include every sale in every community. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.

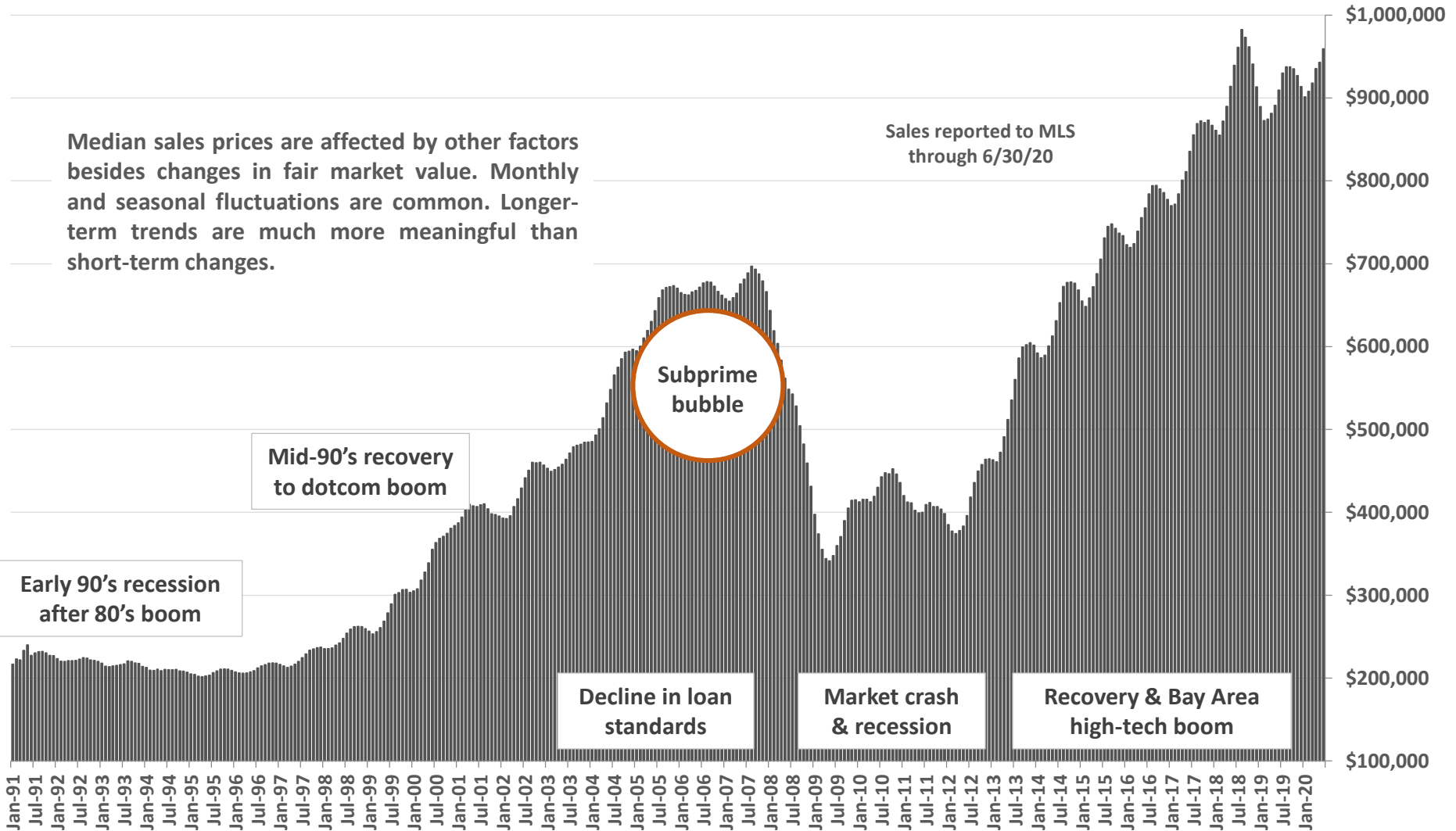


Alameda County Home Price Appreciation

Median House Sales Prices, 6-Month Rolling Average

Median sales prices are affected by other factors besides changes in fair market value. Monthly and seasonal fluctuations are common. Longer-term trends are much more meaningful than short-term changes.

Sales reported to MLS through 6/30/20

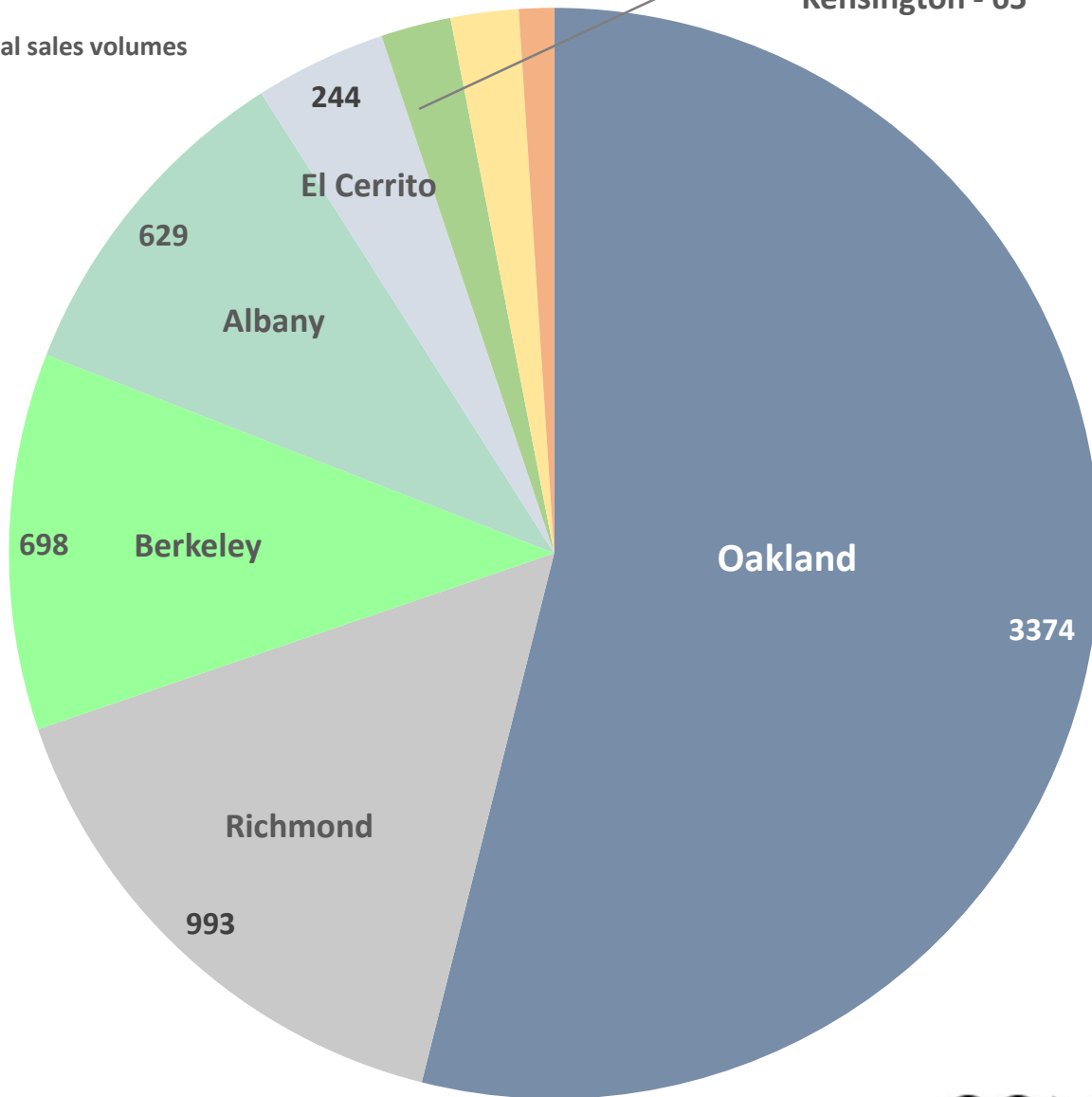


6-month rolling average of monthly median sales prices for "existing" houses, per CA Association of Realtors, MLS or Broker Metrics. Analysis may contain errors and subject to revision. All numbers approximate.



Greater Oakland-Berkeley, Inner East Bay 2019 House & Condo Sales by City

Approximate annual sales volumes



12 months sales reported to MLS. Data based upon sources deemed reliable, but may contain errors and subject to revision. All numbers are approximate.

Compass San Francisco Bay Area Reports: <https://www.bayareamarketreports.com/>

It is impossible to know how median and average value statistics apply to any particular home without a specific comparative market analysis. Many factors affect sales prices besides neighborhood/ bedroom count: quality of location *within* the neighborhood, condition, size, architecture, views, amenities, parking, outdoor space, etc.

These analyses were made in good faith with data from sources deemed reliable, but may contain errors and are subject to revision. It is not our intent to convince you of a particular position, but to attempt to provide straightforward data and analysis, so you can make your own informed decisions. Median and average statistics are enormous generalities: There are hundreds of different markets in San Francisco and the Bay Area, each with its own unique dynamics. Median prices and average dollar per square foot values can be and often are affected by other factors besides changes in fair market value. Longer term trends are much more meaningful than short-term.

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