

NEWARK, CA · SINGLE FAMILY RESIDENCE

# June 2026 Real Estate Market Report

*The market, measured.*



## JUNE 2026 AT A GLANCE

### MEDIAN SOLD PRICE

**\$1,388,500**

Up 5.59% month over month, Single Family Residence

### MARKET TYPE

**Seller's Market**

2.48 months of inventory

### SOLD TO LIST

**102.3%**

Buyers paying over ask

### DAYS ON MARKET

**14**

Median, days to pending

### MONTHS SUPPLY

**2.48**

Balanced line is 6

### EST. VALUE

**\$1,413,820**

RPR valuation, citywide

## Harv Balu

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## REALTY EXPERTS®

41051 Mission Blvd, Fremont, CA 94539

DRE #02195792

## THE PRICE PIPELINE

From what sellers list at, to what buyers go into contract at, to what actually closes. This is how Newark priced in June.



### MEDIAN \$/SQFT, SOLD

**\$874**

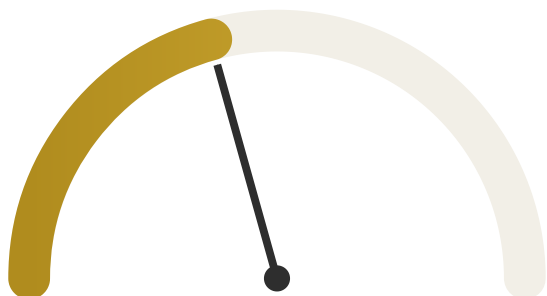
Closed homes

### MEDIAN \$/SQFT, ACTIVE

**\$760**

Homes on the market now

## SUPPLY AND DEMAND



**2.48**

months of inventory

0 = strong seller | 6 = balanced

**Seller's Market**

### NEW LISTINGS

**44**

Newly listed in June

### ACTIVE LISTINGS

**57**

Homes on the market

### NEW PENDING

**28**

Went into contract

### SOLD

**28**

Closed transactions

## FIVE YEAR CONTEXT

Where today sits inside the last five years. Low and high markers are read approx from the report trend charts; each of today's values is exact.

### Median Sold Price

**\$1,388,500**

~\$1.05M

~\$1.85M

Mid-band. Typical Newark closes have run \$1.2M to \$1.6M over five years; June sits squarely mid-range, up 5.59% on the month.

### Median \$/Sqft, Sold

**\$874**

~\$670

~\$1,000

Upper half. Value per foot peaked near \$1,000 in 2024 and has settled in the high \$800s.

### Active Listings

**57 homes**

~7

~70

Near the top of the five year range. Buyers have more choice in Newark than at almost any point since mid 2022.

### Months of Inventory

**2.48**

~0.35

~2.5

At the top of its five year range, up 43.4% year over year, yet still far below the 6 month balanced line. A seller's market with rising supply.

## LET'S TALK ABOUT YOUR HOME

### Harv Balu

REALTOR® | GRI, CIPS, PSA, FTBS

Curious what your Newark home is worth in this market, or thinking about a move? I put together custom valuations and answer any question about buying or selling here. No pressure, no spam.

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Data through June 2026 for Newark, CA (Single Family Residence), from Bay East Association of REALTORS via RPR. Headline figures are exact from that report; five year markers are approximate. Information deemed reliable but not guaranteed. Equal Housing Opportunity.