

FREMONT, CA · SINGLE FAMILY RESIDENCE

July 2026 Real Estate Market Report

The market, measured.



JULY 2026 AT A GLANCE

MEDIAN SOLD PRICE

\$1,625,000

Down 5.52% month over month, Single Family Residence

MARKET TYPE

Seller's Market

1.79 months of inventory

SOLD TO LIST

102.2%

Buyers paying over ask

DAYS ON MARKET

13

Median, days to pending

MONTHS SUPPLY

1.79

Balanced line is 6

EST. VALUE

\$1,767,350

RPR valuation, citywide

Harv Balu

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REALTY EXPERTS®

41051 Mission Blvd, Fremont, CA 94539

DRE #02195792

All information deemed reliable but not guaranteed. If your property is listed with a real estate broker, please disregard.
Source: Realtors Property Resource® (RPR) and bridgeMLS, Bay East AOR, or Contra Costa AOR.

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THE PRICE PIPELINE

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



MEDIAN \$/SQFT, SOLD

\$1,036

Closed homes

MEDIAN \$/SQFT, ACTIVE

\$991

Homes on the market now

SUPPLY AND DEMAND



SELLER'S MARKET

MONTHS OF SUPPLY

Deep in seller's territory, and tightening

Fremont carried just 1.79 months of supply in July, far under the six month mark that typically signals a balanced market, and firmly in seller's territory. Supply actually tightened: inventory fell about 9% from last month and is down 6.3% over the year. With homes still closing at 102.2% of list in a median of 13 days, well priced, move in ready homes continue to draw quick, competitive offers.

NEW LISTINGS

126

Newly listed in July

ACTIVE LISTINGS

127

Homes on the market

NEW PENDING

74

Went into contract

SOLD

78

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 \$/Sq Ft, Sold

\$1,036

\$860

\$1.1K

Value per square foot has held a tight five year band. It bottomed near \$860 in the 2022 correction, peaked around \$1,130 in 2024, and sits in the upper half of that band today.

Median Estimated Value

\$1,767,350

\$1.45M

\$1.9M

RPR's model value for the typical Fremont home ran up hard into 2022, eased, and has held a high plateau near the top of its five year range.

Months Supply of Inventory

1.79

0.35

2.1

Measured against the six month balanced line Fremont is tight, but measured against its own five year history supply is near the high end of the range.

LET'S TALK ABOUT YOUR HOME

Harv Balu

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Curious what your Fremont 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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Read the full interactive report online at
harvrealtor.net/FremontJuly26

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Data through July 2026 for Fremont, 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.