

HAYWARD, CA · SINGLE FAMILY RESIDENCE

August 2026 Real Estate Market Report

The market, measured.



AUGUST 2026 AT A GLANCE

MEDIAN SOLD PRICE

\$935,000

Up 5.65% month over month, Single Family Residence

MARKET TYPE

Seller's Market

2.38 months of inventory

SOLD TO LIST

102.2%

Buyers paying over ask

DAYS ON MARKET

16

Median, days to pending

MONTHS SUPPLY

2.38

Balanced line is 6

EST. VALUE

\$919,400

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 Hayward priced in August.



MEDIAN \$/SQFT, SOLD

\$608

Closed homes

MEDIAN \$/SQFT, ACTIVE

\$606

Homes on the market now

SUPPLY AND DEMAND



MONTHS OF SUPPLY

Seller's territory, with supply building

Hayward carried just 2.38 months of supply in August, far under the six month mark that typically signals a balanced market, and firmly in seller's territory. Supply held about steady from last month (down 1.2%) and is up 17.8% over the year. With homes still closing at 102.2% of list in a median of 16 days, well priced, move in ready homes continue to draw quick, competitive offers.

NEW LISTINGS

67

Newly listed in August

ACTIVE LISTINGS

100

Homes on the market

NEW PENDING

44

Went into contract

SOLD

43

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 **\$935,000**

\$835K **\$1.12M**

Lower third of the five year range, well under the spring 2022 peak and above the January 2023 low.

Sold price per square foot **\$608**

\$575 **\$725**

Near the bottom of the range after an 8.2% dip from July. The five year low came in January 2026.

Sold to list price **102.2%**

97.6 **118.5**

Still above asking, far below the early 2022 bidding war highs.

Months of supply **2.38 months**

0.5 **2.6**

Near the top of the five year range and up 17.8% from a year ago, still well under six months.

LET'S TALK ABOUT YOUR HOME

Harv Balu

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Curious what your Hayward 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/HaywardAugust26

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Data through August 2026 for Hayward, 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.