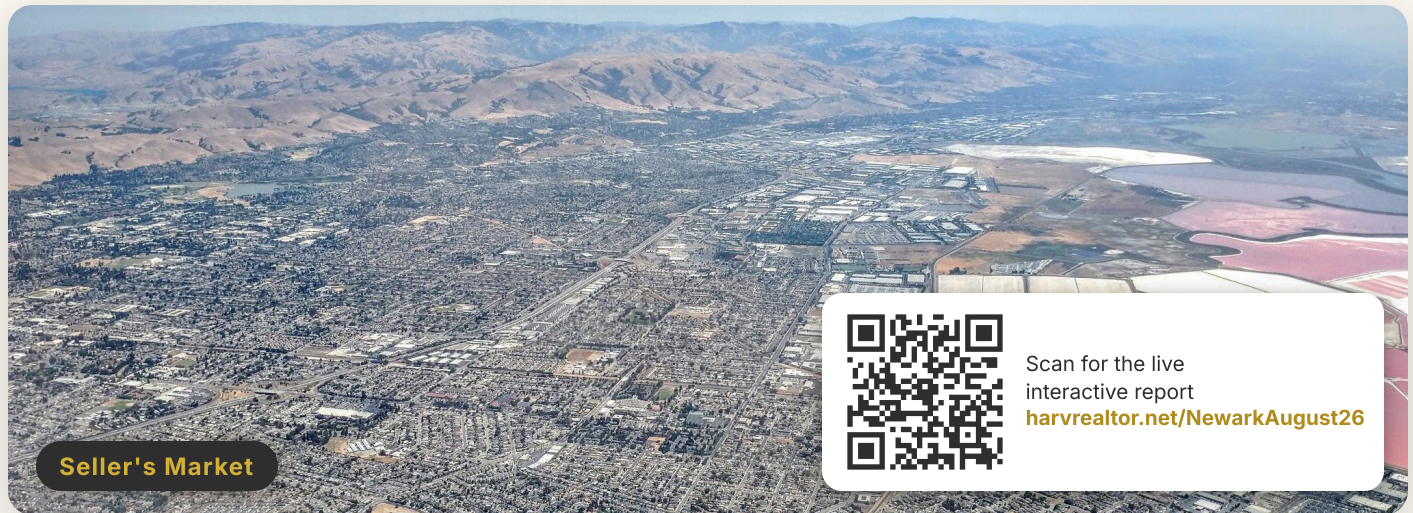


NEWARK, CA · SINGLE FAMILY RESIDENCE

August 2026 Real Estate Market Report

The market, measured.



Scan for the live
interactive report
harvrealtor.net/NewarkAugust26

AUGUST 2026 AT A GLANCE

MEDIAN SOLD PRICE

\$1,465,000

Up 10.57% month over month, Single Family Residence

MARKET TYPE

Seller's Market

2.23 months of inventory

SOLD TO LIST

99.4%

Homes selling
under ask

DAYS ON MARKET

27

Median, days to
pending

MONTHS SUPPLY

2.23

Balanced line is 6

EST. VALUE

\$1,360,150

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.

Equal Housing
Opportunity · Page 1

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 August.



MEDIAN \$/SQFT, SOLD

\$708

Closed homes

MEDIAN \$/SQFT, ACTIVE

\$781

Homes on the market now

SUPPLY AND DEMAND



SELLER'S MARKET

MONTHS OF SUPPLY

Tighter on the month, looser on the year

Newark carried just 2.23 months of supply in August, far under the six month mark that typically signals a balanced market, and still in seller's territory. Supply actually tightened: months of supply fell about 8% from last month and is up 14.4% over the year. But homes closed at 99.4% of list in a median of 27 days, up 50% from last month, so buyers had more time and more room to negotiate than the supply number alone suggests. Pricing right from day one matters.

NEW LISTINGS

39

Newly listed in August

ACTIVE LISTINGS

49

Homes on the market

NEW PENDING

24

Went into contract

SOLD

23

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 **\$1,465,000**

\$1.08M \$1.85M

Up 10.6% on the month and mid band on paper, but the band's top is one thin January 2024 month with only a handful of sales, so August sits among the higher months of the last five years.

Sold price per square foot **\$708**

\$686 \$1K

Near the bottom of the range after a 10.7% drop from July. With price per foot falling while the median rose, the higher median likely reflects which homes sold, larger ones, rather than rising values.

Sold to list price **99.4%**

96.5 117.8

Just under asking, near the low end of five years and far below the 2022 bidding war highs.

Months of supply **2.23 months**

0.35 2.74

High in the five year range, below the peak set in June. Down 8.2% on the month, up 14.4% from a year ago, and still far under six months.

LET'S TALK ABOUT YOUR HOME

Harv Balu

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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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Read the full interactive report online at
harvrealtor.net/NewarkAugust26

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Data through August 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.