

UNION CITY, CA · SINGLE FAMILY RESIDENCE

August 2026 Real Estate Market Report

The market, measured.



AUGUST 2026 AT A GLANCE

MEDIAN SOLD PRICE

\$1,450,000

Up 10.48% month over month, Single Family Residence

MARKET TYPE

Seller's Market

1.71 months of inventory

SOLD TO LIST

100.7%

Buyers paying over ask

DAYS ON MARKET

12

Median, days to pending

MONTHS SUPPLY

1.71

Balanced line is 6

EST. VALUE

\$1,474,840

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 Union City priced in August.



MEDIAN \$/SQFT, SOLD

\$729

Closed homes

MEDIAN \$/SQFT, ACTIVE

\$815

Homes on the market now

SUPPLY AND DEMAND



SELLER'S MARKET

MONTHS OF SUPPLY

Deep in seller's territory, and tightening

Union City carried just 1.71 months of supply in August, far under the six month mark that typically signals a balanced market, and firmly in seller's territory. Supply actually tightened: inventory fell about 12% from last month and is down 2.8% over the year. With homes still closing at 100.7% of list in a median of 12 days, well priced, move in ready homes continue to draw quick, competitive offers.

NEW LISTINGS

21

Newly listed in August

ACTIVE LISTINGS

36

Homes on the market

NEW PENDING

12

Went into contract

SOLD

17

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 **\$1,450,000**

\$970K \$1.62M

August sits in the upper third of the five year range, below the 2022 peak.

Sold price per square foot **\$729**

\$480 \$915

Achieved price per square foot is mid range, and it eased 5.8% from July.

Sold to list price **100.7%**

94 116

Still above the 100% line, far below the 2022 bidding war highs.

LET'S TALK ABOUT YOUR HOME

Harv Balu

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Curious what your Union City 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/UnionCityAugust26

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Data through August 2026 for Union City, 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.