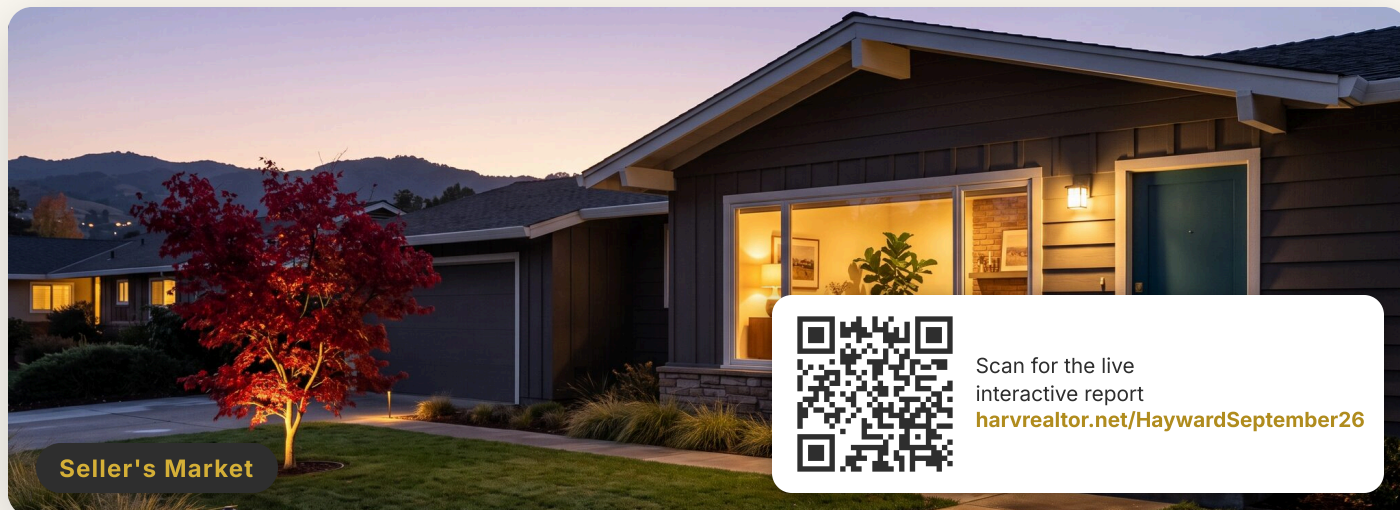


HAYWARD, CA · SINGLE FAMILY RESIDENCE

September 2026 Real Estate Market Report

The market, measured.



SEPTEMBER 2026 AT A GLANCE

MEDIAN SOLD PRICE

\$860,000

Down 8.02% month over month, Single Family Residence

MARKET TYPE

Seller's Market

2.0 months of inventory

SOLD TO LIST

102.75%

Average, over asking

DAYS ON MARKET

16

Median to contract, closed sales

MONTHS SUPPLY

2.0

Balanced line is 6

EST. VALUE

\$916,850

RPR model estimate, citywide

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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. Cover: AI illustration, not a listing.

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THE PRICE PIPELINE

From what sellers list at, to the list prices of homes going into contract, to what actually closes. This is how Hayward priced in September.



MEDIAN \$/SQFT, SOLD

\$622

Closed homes

MEDIAN \$/SQFT, ACTIVE

\$581

Active at month end

SUPPLY AND DEMAND



SELLER'S MARKET

MONTHS OF SUPPLY

Deep in seller's territory, and tightening

Hayward carried just 2.0 months of supply in September, far under the six month mark that typically signals a balanced market, and firmly in seller's territory. Supply actually tightened: months of supply fell 11.5% from last month and is up 1% over the year. With homes still selling at 102.75% of list on average after a median of 16 days on market, in my experience well priced, move in ready homes continue to draw quick, competitive offers.

NEW LISTINGS

75

Newly listed in September

ACTIVE LISTINGS

86

Homes on the market

NEW PENDING

46

Went into contract

SOLD

44

Closed transactions

FIVE YEAR CONTEXT

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

Median sold price **\$860,000**

\$845K \$1.131M
Down 8% from August's \$935,000 and the lowest monthly median since December 2025, close to the bottom of the five year band. The top is May 2022, the bottom early 2023.

Sold price per square foot **\$622**

\$582 \$732
Up 2.3% from August's \$608 while the median fell, so the lower median likely reflects which homes sold, smaller ones, more than a drop in values. RPR's model value slipped 0.3%.

Sold to list price **102.75%**

98% 119.4%
Up from August's 102.2%. On RPR's chart, Hayward has closed over asking on average every month since February 2023, though far below the 2022 bidding war highs near 119%.

Months of supply **2.0 months**

0.48 2.67
Down 11.5% from a revised 2.26 in August, the second straight drop from about 2.41 in July, and about level with a year ago. Still far 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 address-specific opinions of value 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/HaywardSeptember26

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Data through September 2026 for Hayward, CA (Single Family Residence), from the 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.