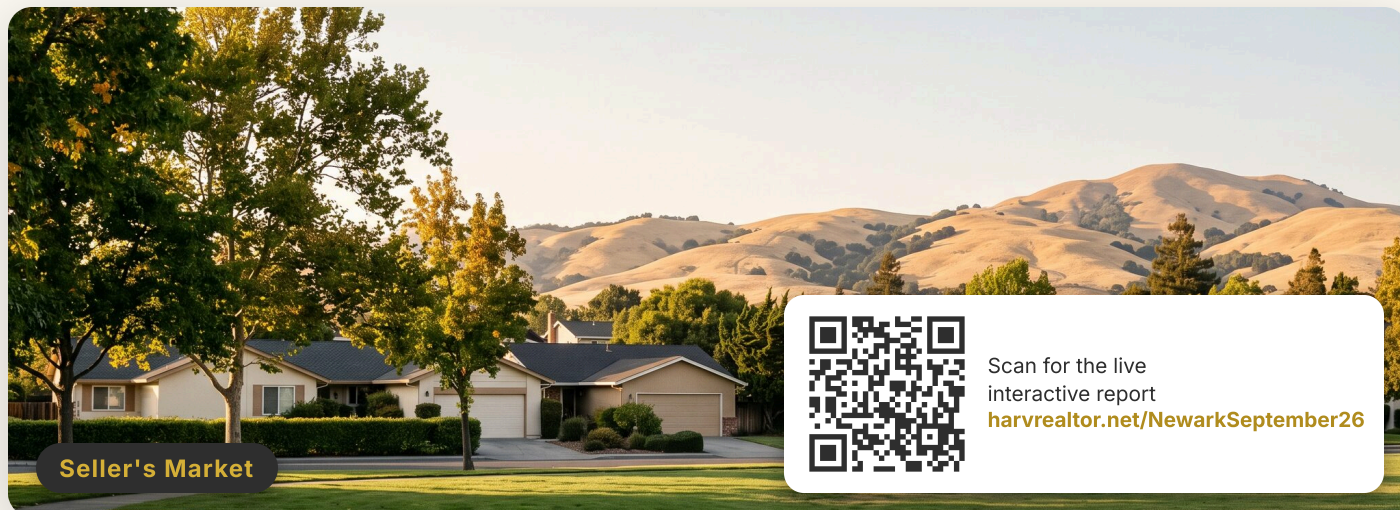


NEWARK, CA • SINGLE FAMILY RESIDENCE

September 2026 Real Estate Market Report

The market, measured.



SEPTEMBER 2026 AT A GLANCE

MEDIAN SOLD PRICE

\$1,298,000

Down 11.4% month over month, Single Family Residence

MARKET TYPE

Seller's Market

2.82 months of inventory

SOLD TO LIST

100.97%

Closing right around ask

DAYS ON MARKET

13

Median, closed sales

MONTHS SUPPLY

2.82

Balanced line is 6

EST. VALUE

\$1,348,730

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 Newark priced in September.



MEDIAN \$/SQFT, SOLD

\$817

Closed homes

MEDIAN \$/SQFT, ACTIVE

\$780

Active at month end

SUPPLY AND DEMAND



SELLER'S MARKET

MONTHS OF SUPPLY

Seller's territory, with supply building

Newark carried 2.82 months of supply in September, far under the six month mark that typically signals a balanced market, and still in seller's territory. Supply actually loosened: months of supply rose about 32% from last month and is up 44.6% over the year. Homes that closed sold at 100.97% of list on average, after a median of 13 days on market: buyers are paying about the asking price, not bidding far over it, and in my experience, pricing right from day one still matters most to how fast a home sells.

NEW LISTINGS

41

Newly listed in
September

ACTIVE LISTINGS

62

Homes on the market

NEW PENDING

19

Went into contract

SOLD

25

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 **\$1,298,000**

\$1.085M **\$1.846M**
Down 11.4% on the month, the lowest monthly median on RPR's chart since June 2025. The band's top is one thin January 2024 month with only a handful of sales.

Sold price per square foot **\$817**

\$686 **\$1,007**
Up 15.4% from August's \$708, ending a three-month slide. With price per foot up while the median fell, the lower median likely reflects which homes sold, smaller ones, more than an 11.4% drop in values. RPR's model value slipped 0.8%.

Sold to list price **100.97%**

96.5% **117.8%**
Back over asking after August's 99.4%, still near the low end of five years and far below the 2022 bidding war highs.

Months of supply **2.82 months**

0.35 **2.82**
The highest point on RPR's five year chart. Up 32.4% on the month and 44.6% from a year ago, though still far under six months.

LET'S TALK ABOUT YOUR HOME

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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/NewarkSeptember26

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Data through September 2026 for Newark, 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.