FREMONT, CA · SINGLE FAMILY RESIDENCE

October 2026 Real Estate Market Report

The market, measured.



OCTOBER 2026 AT A GLANCE

MEDIAN SOLD PRICE

$1,700,000

Up 7.94% month over month, Single Family Residence

MARKET TYPE

Seller's Market

1.74 months of inventory

SOLD TO LIST	DAYS ON MARKET	MONTHS SUPPLY	EST. VALUE
101.2%	13	1.74	$1,683,760
Average, over asking	Median to contract, closed sales	Balanced line is 6	RPR model estimate, not an appraisal

Harv Balu
REALTOR® | GRI, CIPS, PSA, FTBS
510 600 3425 · homes@HarvRealtor.com · HarvRealtor.com

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. Cover: an AI illustration, not a photograph of any specific home or 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 Fremont priced in October.

New Listings, median	$1,598,888
Active, median list	$1,624,999
New Pending, median list	$1,448,888
Pending, median list	$1,420,000
Sold, median	$1,700,000

MEDIAN $/SQFT, SOLD
$1,024
Closed homes

MEDIAN $/SQFT, ACTIVE
$984
Active at month end

SUPPLY AND DEMAND



MONTHS OF SUPPLY

Seller's territory, with supply building

Fremont carried 1.74 months of supply in October, 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 4.8% from last month. With homes still selling at 101.2% of list on average after a median of 13 days on market, in my experience well priced, move in ready homes continue to draw quick, competitive offers.

NEW LISTINGS
108
Newly listed in October

ACTIVE LISTINGS
122
Homes on the market

NEW PENDING
55
Went into contract

SOLD
60
Closed transactions

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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

$1,700,000

$1.299M — $1.901M

Up 7.9% on the month, and right in line with the last three Octobers, about $1,715,000, $1,725,000 and $1,720,000. The band's low is January 2023 and its high August 2024.

Sold price per square foot

$1,024

$865 — $1,150

Up 3.2% from September's about $992, and about 2% below October 2025's roughly $1,046.

Sold to list price

101.21%

97% — 118.1%

Still over asking on average, but the lowest monthly average on RPR's chart since January 2023, and far below the bidding-war highs of early 2022.

Months of supply

1.74

0.34 — 2.17

Up 32.8% from a year ago and the highest October on RPR's five-year chart, yet still below this year's peak of about 2.17 in May. Still a seller's market.

LET'S TALK ABOUT YOUR HOME

Harv Balu

REALTOR® | GRI, CIPS, PSA, FTBS

Curious what your Fremont 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.

510 600 3425

homes@HarvRealtor.com

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Read the full interactive report online at **harvrealtor.net/FremontOctober26**

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