NEWARK, CA · SINGLE FAMILY RESIDENCE

# October 2026 Real Estate Market Report

*The market, measured.*




## OCTOBER 2026 AT A GLANCE

**MEDIAN SOLD PRICE**

**$1,225,000**

Down 5.6% month over month, Single Family Residence

**MARKET TYPE**

**Seller's Market**

2.76 months of inventory

**SOLD TO LIST**

**99.41%**

Average, just under asking

**DAYS ON MARKET**

**17**

Median to contract, closed sales

**MONTHS SUPPLY**

**2.76**

Balanced line is 6

**EST. VALUE**

**$1,321,060**

RPR model estimate, not an appraisal

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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 October.

| | |
|---|---|
| New Listings, median | $1,298,500 |
| Active, median list | $1,299,475 |
| New Pending, median list | $1,299,000 |
| Pending, median list | $1,450,000 |
| Sold, median | $1,225,000 |

**MEDIAN $/SQFT, SOLD**
**$754**
Closed homes

**MEDIAN $/SQFT, ACTIVE**
**$774**
Active at month end

## SUPPLY AND DEMAND




MONTHS OF SUPPLY

### Seller's territory, with supply building

Newark carried 2.76 months of supply in October, far under the six month mark that typically signals a balanced market, and still in seller's territory. Supply held about steady from last month (up 1.1%) and is up 12.7% over the year. But the homes that closed sold at 99.41% of list on average, after a median of 17 days on market, up 30.8% from last month, which suggests buyers had more room to negotiate than the supply number alone shows. Pricing right from day one matters.

**NEW LISTINGS**
**34**
Newly listed in October

**ACTIVE LISTINGS**
**58**
Homes on the market

**NEW PENDING**
**13**
Went into contract

**SOLD**
**19**
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 **$1,225,000**

$1.085M — $1.846M

Down 5.6% on the month and 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 **$754**

$686 — $1,007

Down 7.7% from September's $817. This time price per foot fell along with the median, which makes smaller homes, the likely read of September, a weaker explanation for October. The report has no home-size data.

Sold to list price **99.41%**

96.5% — 117.8%

Under 100% for the second time in three months (August was about 99.4%), and far below the bidding-war highs of early 2022.

Months of supply **2.76**

0.35 — 2.76

The top of RPR's five-year chart as it now stands. September was first published at 2.82 and has since been revised to about 2.73.

## 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 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/NewarkOctober26**


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