UNION CITY, CA · SINGLE FAMILY RESIDENCE

October 2026 Real Estate Market Report

The market, measured.



OCTOBER 2026 AT A GLANCE

MEDIAN SOLD PRICE

$1,363,000

Down 2.29% month over month, Single Family Residence

MARKET TYPE

Seller's Market

2.25 months of inventory

SOLD TO LIST

100.2%

Closing right around ask

DAYS ON MARKET

23

Median to contract, closed sales

MONTHS SUPPLY

2.25

Balanced line is 6

EST. VALUE

$1,421,950

RPR model estimate, citywide

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: AI illustration of a typical Union City street, not a listing.

Equal Housing Opportunity ·

THE PRICE PIPELINE

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

New Listings, median	$1,399,444
Active, median list	$1,388,000
New Pending, median list	$1,298,000
Pending, median list	$1,250,000
Sold, median	$1,363,000

MEDIAN $/SQFT, SOLD
$758
Closed homes

MEDIAN $/SQFT, ACTIVE
$780
Active at month end

SUPPLY AND DEMAND



MONTHS OF SUPPLY

Seller's territory, with supply building

Union City carried 2.25 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 2.3%) and is up 31.6% over the year. But the homes that closed sold at 100.2% of list on average, after a median of 23 days on market, up 64% from last month, so buyers had more time and more room to negotiate than the supply number alone suggests. Pricing right from day one matters.

NEW LISTINGS
32
Newly listed in October

ACTIVE LISTINGS
45
Homes on the market

NEW PENDING
21
Went into contract

SOLD
22
Closed transactions

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.

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 — **$1,363,000**

$1.142M — $1.645M

Down 2.3% from about $1,395,000 in September and about level with October 2025. The top of the band is February 2022, the bottom December 2023.

Sold price per square foot — **$758**

$659 — $936

Up 8% from about $702 in September, its lowest reading since January 2023, and still about 7% below a year ago. The top of the band is April 2024.

Sold to list price — **100.22%**

95.3% — 118.1%

Down from about 109% in February, and the lowest since January 2024 on RPR's revised chart. Still just over asking, far below the 2022 bidding war highs near 118%.

Months of supply — **2.25 months**

0.28 — 2.67

Up 2.3% from about 2.20 in September, the highest since May, and up 31.6% from 1.71 a year ago. Still well under the six months that marks a balanced market.

LET'S TALK ABOUT YOUR HOME

Harv Balu

REALTOR® | GRI, CIPS, PSA, FTBS

Curious what your Union City 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

HarvRealtor.com

Read the full interactive report online at harvrealtor.net/UnionCityOctober26

REALTY EXPERTS®

41051 Mission Blvd, Fremont, CA 94539

DRE #02195792

REALTY EXPERTS® DRE #00414413

Data through October 2026 for Union City, 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.

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.