

# Hello Oakland & Berkeley!

Big Changes in the Real Estate Market are happening! Are we shifting away from a Seller's Market? Click my QR Code to hear about it

## Real Estate Market Review

### TOP 3 OAKLAND SINGLE FAMILY HOMES



17014 Broadway Ter  
4bd/5ba/3722sf  
sold for \$3,025,000



7061 Devon Way  
3bd/3.1ba/3399sf  
sold for \$2,650,000



1066 Longridge Rd.  
4bd/5ba/3783sf  
sold for \$2,400,000



75 Southampton Ave  
5bd/5ba/4309sf  
sold for \$5,100,000



1130 Shattuck Ave  
6bd/4.1ba/4528sf  
sold for \$4,725,000



159 Hillcrest Rd  
5bd/3.1ba/4071sf  
sold for \$4,000,000

In May, Berkeley Single Family \*median\* sold price increased 9.6%. Oakland Single Family \*median\* sold price decreased 4.3%. Remember, median tells you how the market is doing overall, and not exactly how your home has fared but your home does surf those waves! The Year-to-date number of homes for sale decreased 5.4% in Oakland, and increased 39.1% in Berkeley. If you're thinking to buy/sell now is time to get moving! It's Peak Summer Market time and inventory is up, but homes are moving a bit slower. That means pricing and strategy are more important than ever. Let's talk to make sure you don't make the top 5 major mistakes. Average 30-year fixed rate is hovering close to 7%. Scan my QR Code below for a full market update!

Information obtained from Trendgraphix, Inc.

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**GET A FULL REAL ESTATE MARKET UPDATE!**  
**TO LEARN MORE ABOUT WHAT WE CAN EXPECT**  
**IN 2025, SCAN THE CODE WITH YOUR CELL TO**  
**WATCH MY MONTHLY VIDEO UPDATE**

**OAKLAND & BERKELEY**



**OAKLAND**  
**SINGLE FAMILY**  
**HOMES**  
**AVERAGE SOLD PRICE**

#### Mar/ Apr/May AVERAGE

2 Bedrooms	\$719,371
3 Bedrooms	\$1,045,139
4 Bedrooms	\$1,442,934
5 Bedrooms	\$1,747,000

**BERKELEY**  
**SINGLE FAMILY**  
**HOMES**  
**AVERAGE SOLD PRICE**

#### Mar/ Apr/May AVERAGE

2 Bedrooms	\$1,345,239
3 Bedrooms	\$1,632,111
4 Bedrooms	\$2,056,692
5 Bedrooms	\$3,153,800

**Tanja Odzak**  
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**(415) 722- 0472**

*\* Your home's value  
may differ. Call me for a  
proper home evaluation*

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**exp**  
REALTY

If you are working with another agent, this is not intended to solicit your business. Info published Mar 2024, based on data available at end of Feb 2023. Info based on data supplied by Contra Costa Association of Realtors & Bay East Association of Realtors or their MLSs. Info deemed reliable but not guaranteed. ©2024 Tanja Odzak-Goppold.

# Do Something FUN!

## 6th Annual LakeFest Oakland

June 21<sup>st</sup> | Saturday 11am - 7pm

Experience the vibrant energy of Oakland at LakeFest 2025 on June 21st, the hottest day of the summer! This all-ages event brings the community together for a day of unforgettable fun by the beautiful Lake Merritt.

**Location:** 568 Bellevue Ave, Oakland, CA 94610-5026



## Montclair Beer, Wine, and Music Festival

June 14<sup>th</sup> | Saturday 12pm - 6pm

The 11th annual Montclair Beer, Wine, and Music Festival presented by Ken Betts Company and Montclair Village Association will be one to remember! Ticket includes commemorative festival glass. Early bird tickets on sale now!

**Location:** Montclair Village | 6137 La Salle Ave, Oakland, CA 94611-2801, United States

## Need Home Insurance?

**Darlene Baxter, Insurance Agent (925) 915.9337**

Specializes in High Fire & the East Bay Area.

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**Tanja Odzak**

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## What is your home worth? Look inside to find out!



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