

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



5850 AMY DRIVE
5bd/4.1ba/3186sf
sold for \$3,300,000



5850 Acacia AVE
4bd/3.1ba/3523sf
sold for \$3,070,000



406 62nd St
3bd/2ba/1620sf
sold for \$2,600,000

TOP 3 BERKELEY SINGLE FAMILY HOMES



2815 Ashby Avenue
4bd/4.1ba/3358sf
sold for \$3,525,000



1034 Shattuck Ave
5bd/3.1ba/3737sf
sold for \$3,500,000



2583 Buena Vista Way
3bd/3ba/2508sf
sold for \$2,650,000

In August, Berkeley Single Family *median* sold price decreased 6.8%. Oakland Single Family *median* sold price increased 4.5%. 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 18.9% in Oakland, and increased 16.1% in Berkeley. The market has shifted which means pricing and strategy are critical for sellers. For buyers, there is lots of opportunity with more inventory to choose from, as well as more negotiation power. Call me and let's talk. Average 30-year fixed rate is just under 6.5%. Scan my QR Code below for a full market update!

Information obtained from Trendgraphix, Inc.

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

June/July/Aug AVERAGE

2 Bedrooms	\$687,764
3 Bedrooms	\$1,050,587
4 Bedrooms	\$1,304,409
5 Bedrooms	\$1,759,884

BERKELEY SINGLE FAMILY HOMES AVERAGE SOLD PRICE

June/July/Aug AVERAGE

2 Bedrooms	\$1,150,433
3 Bedrooms	\$1,542,309
4 Bedrooms	\$1,979,666
5 Bedrooms	\$2,750,000

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* 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 based on data supplied by Contra Costa Association of Realtors & Bay East Association of Realtors or their MLSs. Info deemed reliable but not guaranteed. ©2025 Tanja Odzak-Goppold.

Do Something FUN!

A Day of Dance with Alan Watts mira Betz & Kami Liddle

October 14th | 11:00 AM – 7:00 PM | Saturday

October 15th | 10:00 AM – 5:00 PM | Sunday

Oaktoberfest returns in its full Bavarian glory with outdoor dining, drinking, and entertainment with free entry for the whole family. Don't miss the live German music, traditional German food options, hundreds of vendors, 5 stages of live music, and the Bay Area's best craft beers.

Admission is FREE. Beverage package purchase options are available

Location: Oakland's Dimond District at the intersection of Fruitvale Ave. & MacArthur Blvd.



A Taste of Oakland

September 28th | Sunday | 11:00 am - 6:00 PM

Oakland, we're making history. On September 28th, Frank H. Ogawa Plaza transforms into A Taste of Oakland — a modern Western music festival celebrating the soul, resilience, and true legacy of Black cowboys & cowgirls. Local food that feeds the soul, Oakland businesses & artists shining, and Jaw-dropping photo ops, Vip Saloon & Event design by @thevibetribexperience

Location: 1 Frank H Ogawa Plz # 299 Oakland, CA 94612

Need Home Insurance?

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