



COMPASS

December 2022

Oakland Market Insights

Oakland

DECEMBER 2022

UNDER CONTRACT

7	\$542K	\$495K
Total Properties	Average Price	Median Price
-61%	-4%	-16%
Decrease From Dec 2021	Decrease From Dec 2021	Decrease From Dec 2021

UNITS SOLD

12	\$638K	\$587K
Total Properties	Average Price	Median Price
-37%	8%	15%
Decrease From Dec 2021	Increase From Dec 2021	Increase From Dec 2021

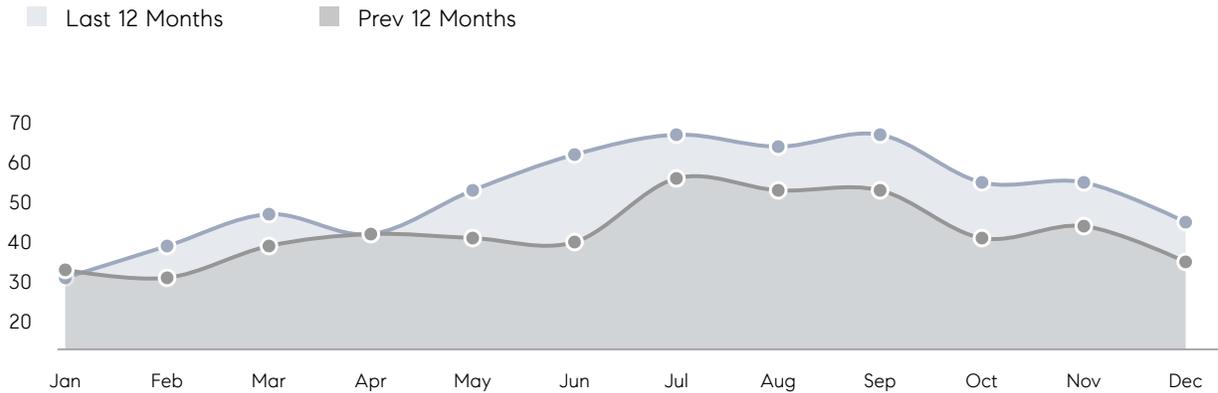
Property Statistics

		Dec 2022	Dec 2021	% Change
Overall	AVERAGE DOM	33	49	-33%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$638,781	\$589,442	8.4%
	# OF CONTRACTS	7	18	-61.1%
	NEW LISTINGS	4	8	-50%
Houses	AVERAGE DOM	35	51	-31%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$657,761	\$597,078	10%
	# OF CONTRACTS	6	18	-67%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	16	14	14%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$430,000	\$452,000	-5%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

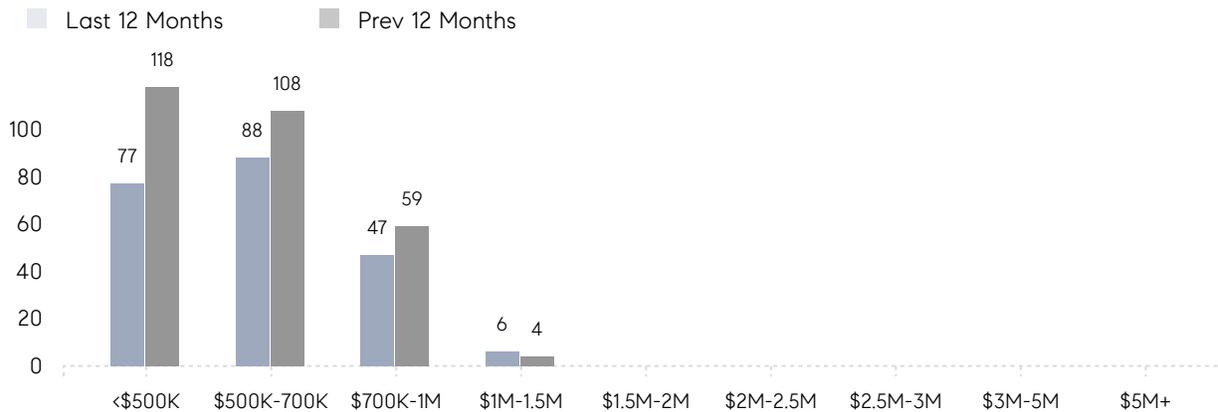
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DECEMBER 2022

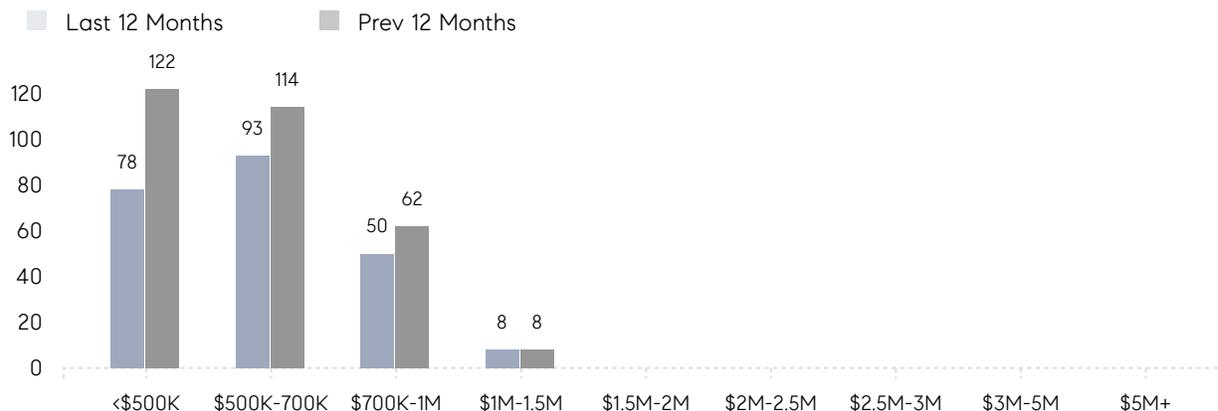
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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