



COURTESY GETTY IMAGES

# Buying and selling homes in Pleasanton during 2025

Key questions: ‘How do we fill the missing price gap, how do we get more inventory and how do we balance the market?’

By DAVID STARK

More choices, more time to shop and stabilizing prices could be coming to the Pleasanton real estate market during 2025.

“The combination of high prices and more inventory will put some downward pressure on the Pleasanton housing market,” said Tracey Esling, 2025 president of the Bay East Association of Realtors. “We may see a slight increase of days-on-market and a leveling off of prices.”

Residential real estate market conditions during 2025 may follow trends that started during 2024. Last year, buyers and sellers stopped waiting for mortgage interest rates to drop and entered the market.

Sellers, who had been on the fence during 2023, put their homes on the market and gave buyers a lot more choices. On average there were 51 single-family detached homes listed for sale here each month during 2024 compared with 33 for sale each month during 2023.

More homes for sale didn’t bring down

prices last year. The median sales price for single-family detached homes was more than \$1.78 million — an almost \$60,000 increase compared with 2023.

Esling predicts that mortgage interest rates will influence sales prices during 2025. She said, “I think interest rates are going to remain around 6% and will also contribute to a leveling of prices.”

Asked how buyers can best navigate the 2025 real estate market in Pleasanton, Esling said, “Be patient, interest rates are high and even with downward pressure on the market, prices are still high. We will see higher inventory but that’s still not enough, we have a missing price range so some buyers may have to get creative with mortgages or look at other areas. Be open minded in your home search.”

For buyers concerned about the impact the tragic fires in Southern California may have on securing homeowners’ insurance, Esling, along with other industry professionals, think coverage will be available during 2025.

“I don’t think this will play a big factor in Pleasanton unless you fall in a fire area,” Esling said. “You will most likely see pressure put on older roofs and surrounding detached structures, those types of things may cause higher insurance rates.”

For sellers, Esling said they will need to do their homework and be patient during 2025.

While buyers were eager to purchase during 2024, homes were on the market an average of 22 days compared with 18 days during 2023.

“Homes will still sell, though the seller needs to be patient, homes will need to be priced right and the seller needs to be sure the home is in selling condition when it hits the market,” Esling said. “If you want to sell, I would suggest getting your home on the market sooner rather than later.”

The number of homes sold during 2024

increased compared with 2023, and Esling is generally positive about the overall health of the Pleasanton real estate market for 2025.

However, she acknowledged there are still fundamental headwinds facing buyers and current owners who may want to make a change yet remain in Pleasanton. She asked, “How do we fill the missing price gap, how do we get more inventory and how do we balance the market?” ■

*Editor’s note: David Stark is the chief public affairs and communications officer for the Bay East Association of Realtors, based in Pleasanton.*



David Stark

## SALES AT A GLANCE

### Pleasanton (Nov. 12-15)

**Total sales reported:** 12  
**Lowest sale reported:** \$720,000  
**Highest sale reported:** \$3,700,000  
**Average sales reported:** \$2,232,916

### Livermore (Nov. 12-15)

**Total sales reported:** 14  
**Lowest sale reported:** \$860,000  
**Highest sale reported:** \$1,799,000  
**Average sales reported:** \$1,246,500

### Dublin (Nov. 12-15)

**Total sales reported:** 12  
**Lowest sale reported:** \$1,050,000  
**Highest sale reported:** \$2,400,000  
**Average sales reported:** \$1,662,208

### San Ramon (Dec. 30-Jan. 3)

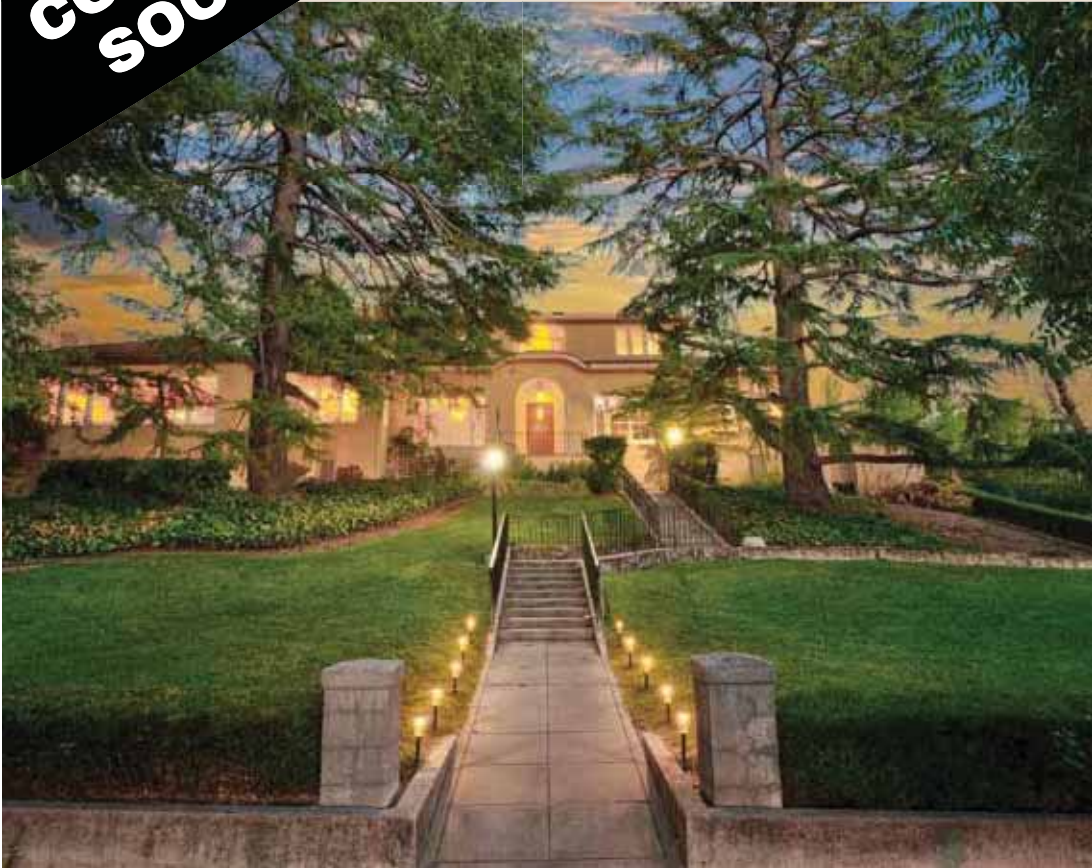
**Total sales reported:** 8  
**Lowest sale reported:** \$450,000  
**Highest sale reported:** \$2,060,000  
**Average sales reported:** \$1,253,000

Source: California REsource



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4 BED | 2.5 BATH | 1,834 SQFT



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in 2024



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6379 ARLINGTON DRIVE, PLEASANTON  
4 Bedrooms | 2.5 Baths | 2,675 Sq Ft

Freshly painted throughout, this beautiful Pleasanton home boasts an inviting floor plan with tons of natural light, a luxurious sauna in the master suite and an atrium perfect for plant enthusiasts. *Offered at \$1,875,00*

REMODELED TOWNHOME IN THE HEART OF  
PLEASANTON ~ OPEN HOUSE SUNDAY 2-4 PM



4350 VALLEY AVENUE, PLEASANTON  
2 Bedrooms | 2.5 Baths | 1,438 Sq Ft

Prepare to be amazed! This completely remodeled townhome blends luxury and charm with stylish finishes, a well appointed floor plan, and low-maintenance living. *Offered at \$975,000*

MULTIPLE OFFERS, ONE PERFECT FIT,  
TWO HAPPY SELLERS



3088 CRESTABLANCA DRIVE, PLEASANTON  
4 Bedrooms | 3 Baths | 2,788 Sq Ft

Enjoy beautiful views of Pleasanton Ridge! Beautiful remodeled kitchen, sun filled windows, and award-winning schools. *Sold for \$2,400,000*

THIS LISTING WON HEARTS -  
SOLD WITH MULTIPLE OFFERS!



3221 MELANIE CIRCLE, PLEASANTON  
3 Bedrooms | 2.5 Baths | 2,643 Sq Ft

Desirable single-story home in the Parkside community, just steps from Pleasanton Sports Park, offering the perfect blend of convenience, comfort, and charm. *Sold for \$2,021,000*

EXCLUSIVE OFF-MARKET SALE IN BIRDLAND!



2182 Tanager COURT, PLEASANTON  
6 Bedrooms | 2.5 Baths | 2,679 Sq Ft

Charming and spacious 6-bedroom home in the sought-after Birdland community, offering 2,679 sq ft of elegant living space, a serene front porch, a chef's kitchen, and a beautifully landscaped yard. *Sold for \$2,300,000*

SELLER SUCCESS ~ SOLD IN A FLASH!



6337 BENNER COURT, PLEASANTON  
4 Bedrooms | 2 Baths | 1,489 Sq Ft | 6,201 Sq Ft Lot  
Spacious backyard features a detached flex space perfect for a home office, art studio or extra storage. *Sold for \$1,450,000*

RECORD BREAKING SALE IN RUBY HILL!



2965 BOTTINI COURT, PLEASANTON  
5 Bedrooms | 5.5 Baths | 7,818 Sq Ft | 1.03 Acre Parcel  
Den | Home Theater | 4 Car Garage | ADU or Pool  
House with Full Bath, Cozy Loft Bedroom, and Kitchenette  
*Sold for \$6,100,000*

SELLER SUCCESS ~ SOLD IN A FLASH!



850 GRAY FOX CIRCLE, PLEASANTON  
5 Bedrooms | 4.5 Baths | 4,626 Sq Ft | 5 Car Garage  
Private and picturesque custom farmhouse on a rare  
1 acre plus parcel in Foxbrough Estates.  
*Sold for \$4,000,000*

RECORD-BREAKING SALE IN BIRDLAND!



2446 RAVEN ROAD, PLEASANTON  
4 Bedrooms | 2 Baths | 1,882 Sq Ft  
Over \$500K in remodeling to this beautiful home!  
Gorgeous quartz kitchen, custom cabinetry and wide  
plank white oak hardwood floors. *Sold for \$2,100,000*

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3 Bedrooms | 2.5 Baths | 3,123 Sq Ft  
Stunning single-story home with endless views.

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5 Bedrooms | 4 Baths | 3,950 Sq Ft  
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5 Bedrooms | 4.5 Baths | 3,751 Sq Ft  
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2769 Lylewood Dr.  
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Lovely Paradise!! 5 BED 3.5 BATH. Office bonus  
Price 3,900,000

COMING SOON - LAGUNA OAKS



8213 Regency Dr.  
ENTERTAINERS DELIGHT  
5 BED 3.5 BATH  
Call/text Cindy for details

SOLD - LAGUNA OAKS!!!  
Mutiple Offers



2455 Arlotta Place  
Pleasanton  
1-Story 4 BED 3.5 BATH. Office  
Price \$3,088,000

COMING SOON!!  
VINTAGE HILLS/PLEASANTON



3746 Riesling Ct.  
AMAZING 4 BED 3 BATH approx 2300 sq ft,  
1 BED/ Full Bath, on approx 10,300 sq ft lot.  
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REAL ESTATE PREVIEW 2025

HOME SALES

This week's data represents homes sold during Nov. 12-15 for Pleasanton, Livermore and Dublin.

### Pleasanton

**3133 Berkshire Court** Amonino Living Trust to Liew Trust for \$1,825,000  
**2751 Calle De La Loma** Yea Family Trust to Bidaye Living Trust for \$2,350,000  
**1616 Cindy Way** S. Ekman to Ashok & Rashmi Trust for \$2,650,000  
**1869 Cortez Court** S. Dana to S. & H. Zheng for \$1,300,000  
**3615 Fieldview Court** Wang Family Trust to H. & Z. Feng for \$2,780,000  
**952 Gray Fox Circle** Lee Family Trust to L. & G. Chen for \$2,770,000  
**1062 Laguna Creek Lane** Twamugabo Living Trust to Mohammed Family Trust for \$3,700,000  
**9904 Longview Lane** M. Jamali to S. & N. Doshi for \$3,400,000  
**633 Palomino Drive #B** Martinez Living Trust to L. Peloquin for \$720,000  
**1987 Paseo Del Cajon** R. Slater to S. & R. Palvai for \$1,785,000  
**3204 Pomace Court** Taylor Trust to N. & S. Mahadevappa for \$1,825,000  
**4517 Shearwater Road** Burns Living Trust to X. & J. Dai for \$1,690,000

### Livermore

**1031 Alison Circle** K. Korwatch to N. & M. Awadalla for \$1,720,000  
**1038 Apache Street** Gansberger Living Trust to E. & A. Kappler for \$1,015,000  
**608 Caliente Avenue** Miramontes Family Trust to P. & S. Ray for \$1,260,000  
**439 Covellite Lane** Dantzig Family Trust to A. & D. Dhamija for \$1,390,000  
**4340 Drake Way** Opendoor Property Trust I to E. & K. Arrillaga for \$1,220,000  
**161 Ganesha Common** K. & C. Urban to J. Morrow for \$860,000

### Dublin

**3868 Inverness Way** Sacco Living Trust to P. Contreras for \$1,035,000  
**341 North K Street** D. Wallco to W. Wu for \$1,799,000  
**476 Kent Court** T. & J. Upham to N. Arora for \$1,145,000  
**919 Lynn Street** Otto Trust to R. & J. Hobson for \$1,213,000  
**1027 Marigold Road** M. Scott to P. & S. Swaminathan for \$1,100,000  
**1542 Peridot Drive** As Galaxy Investments LLC to F. & J. Siddiqi for \$1,449,000  
**3966 Princeton Way** Harkush LLC to G. & A. Ashammagari for \$1,185,000  
**1456 Roselli Drive** D. Waldear to K. Tanis for \$1,060,000

Source: California RSource

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FOR SALE



7628 Driftwood Way, Pleasanton  
4 BED | 2.5 BATH | 1,854 SQFT

FOR SALE



7374 Lemonwood Way, Pleasanton  
4 BED | 2.5 BATH | 1,739 SQFT

FOR SALE



3628 Ashwood Drive, Pleasanton  
4 BED | 2 BATH | 1,519 SQFT

FOR SALE



6844 Herrin Court, Pleasanton  
4 BED | 2 BATH | 1,928 SQFT

We Have More Coming Soon!

BRIDLE CREEK, PLEASANTON: 6 BED | 5 BATH | 4,655 SQFT  
PLEASANTON MEADOWS, PLEASANTON: 4 BED | 3 BATH | 1,941 SQFT  
PLEASANTON MEADOWS, PLEASANTON: 4 BED | 2 BATH | 2,400 SQFT

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SUNDAY 2/2

4875 DOLORES DRIVE | PLEASANTON  
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OAK HILL | PLEASANTON CONDO | MUIRWOOD |  
EMERALD GLEN (DUBLIN) | CASTLEWOOD

JUST SOLD



1416 ANZA WAY | LIVERMORE  
3 BED | 2 BATH | 1,445 +/- SQ. FT.  
SOLD AT \$1,300,000 | REPRESENTED BUYERS

JUST SOLD



1403 STONEHEDGE DRIVE | PLEASANT HILL  
3 BED | 2.5 BATH | 2,123 +/- SQ. FT.  
SOLD AT \$1,385,000 | REPRESENTED BUYERS

PENDING  
OFF MARKET



1382 VIA DI SALERNO | PLEASANTON  
6 BED | 5 FULL + 2 HALF BATH | 6,800 +/- SQ. FT.



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An aerial photograph of a person surfing on a white surfboard in turquoise water. The water has a textured, rippled surface. The person is in the center of the frame, creating a small splash.

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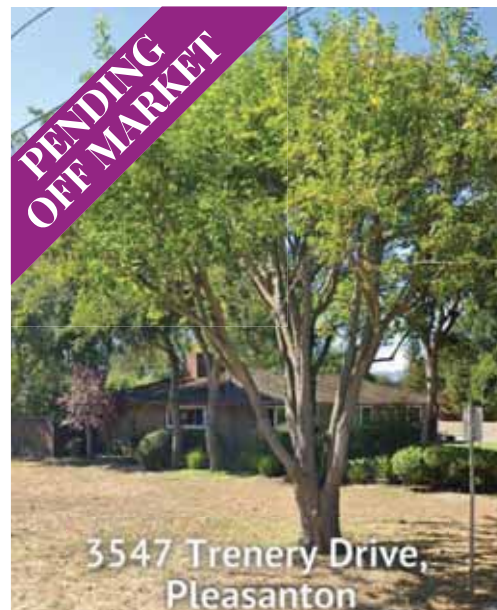
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4 BDR | 2.5 BA | 2,880 Sft | 21,000 lot

With a downstairs full apartment.



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Waterfront on deep freshwaters  
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2 Boat Docks | Solar  
Spacious Lawns Front and Back

Built in 2018, 3 BDR | 2 BA  
11,997 Lot

**\$1,200,000**



COMING SOON



**Livermore**

A spacious 4 BDR 2.5 BA home resting on  
a corner lot with a solar heated pool.

Move right in with new carpets and flooring,  
new paint for this 2,230 SqFt on an 8,500 lot.



**Pleasanton**

A one story 4 BDR 2 BA with 1,730 SqFt  
of living space on a spacious 8,300 lot.

Close to a neighborhood park and  
walking trails.

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