



61°F San Francisco

Search

Sign In Register

Oakland's most popular new neighborhoods

Posted on Tuesday, July 8 at 4:00am | By Emily Landes

PRINT 146

We Are PPC Experts



ppc.jellyfish.net/

If your PPC has hit a wall and you need some help contact us today!

737 Second St. in Jack London Square



Image 1 out of 9

Peter Lyons

The view of Jack London Square from the top-floor unit in the Phoenix Lofts. It sold for \$445K in 17 days in February.

As [SFGate reported last week](#), Oakland's housing market has transformed over the last few years, and agents at East Bay-based [Red Oak Realty](#) say that buyers have had to look outside of the usual neighborhoods to find a home.

"Five years ago, buyers would ask about [Rockridge](#). Then it became [Temescal](#)," says Red Oak agent Stacey Merryman. "Now buyers ask for the [Grand Lake](#) and downtown areas."

Jack London Square

Downtown Oakland and Jack London Square's newly built condos and lofts are particularly popular with young singles and even retirees, says agent Patrick Leaper: "[They] are almost rushing to [Jack London Square](#), as well as [Uptown](#) and the Lake Merritt area."

Google AdWords for Video

[youtube.com](https://www.youtube.com)

Ready to Advertise on YouTube? Launch Your Campaign Today.

48HourPrint.com®

48hourprint.com/

Get 30% Off Your First Order. Fast Turnaround. Order & Save Now!



According to data Red Oak compiled from the MLS, the median price for condos in Jack London Square has increased 101% since 2010 (271K vs. 545K today). The Jack London Square one-bedroom, one bath top-floor loft in the photo gallery above sold in February for \$445K in just 17 days.

Redwood Heights

Redwood Heights has also exploded in popularity in the last few years. In 2010, according to Red Oak, the median price for a single-family home in the neighborhood was \$460K. Today it is 53% higher—\$702K—and the average days on market has dropped from 72 in 2010 to 17 today. The Redwood Heights two-bedroom, one-bath home in the gallery below is a perfect example. It listed for \$599K on June 5 and sold after only 12 days on the market with a nice bump at \$710K.

3363 Guido in Oakland's Redwood Heights Neighborhood

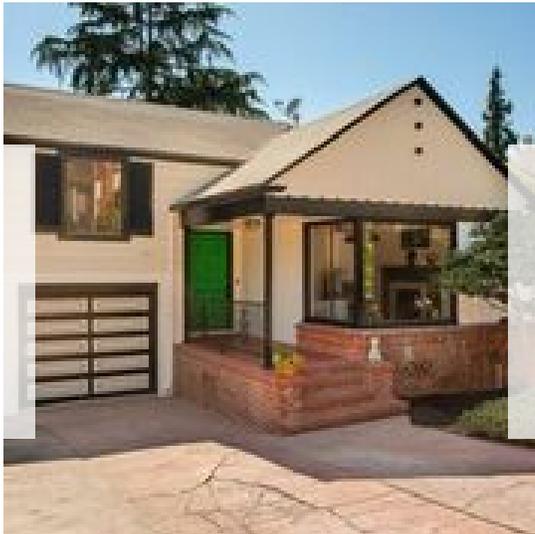


Image 1 out of 13

Peter Lyons Photo

This two-bedroom home in Oakland's newly popular Redwood Heights neighborhood sold for 710K, nearly 20% over asking, in 12 days.

The neighborhood is especially popular with young families, as are the [Laurel](#), [Oakmore](#) and [Glenview](#), according to Red Oak agents. “Families want to be close to commerce but want neighborhood connection,” explains Merryman. In fact, these neighborhoods have gotten so popular so quickly that neighboring areas have been rising as well.

Dimond District

Many agents pointed to the [Dimond](#) as the Oakland neighborhood to watch this year. With the median price in 2010 at \$400K (from \$300K to \$500K), the area will

[News](#) [Sports](#) [Business](#) [A&E](#) [Food](#) [Living](#) [Travel](#) [Columns](#) [Cars](#) [Jobs](#) [Real Estate](#) [Find&Save](#)

According to agent Bruce Ogden, “Over the last two years, Oakmore and Glenview have grown so popular, there is now a spillover into Lincoln Heights and the Dimond. Specifically, as buyers have a harder time getting homes that appeal to them in their price range in Glenview, more spill into Dimond. There is also a public bus down the hill at Fruitvale and MacArthur, and there are two grocery stores—Farmer Joe’s and

Safeway—plus Peet’s Coffee and LaFarine within reach. Additionally, Dimond has a real neighborhood vibe and is doing community activities, such as [Oaktobefest](#).”

Have the hills peaked?

But as some neighborhoods rise, others have fallen off of buyers’ most-wanted lists. [Maxwell Park](#) has “lost its zing,” according to Leaper. And a renewed interest in “walkability” has made those formerly super-popular “view” homes in Oakland and especially in neighboring Berkeley a little less desirable as well. “I think there are now great values in the hills compared to other parts of Berkeley,” says Red Oak agent Emma Morris. Good news for buyers in a market where the “great values” are becoming fewer and farther between.

Emily Landes is a writer and editor who is obsessed with all things real estate. She also has a DIY problem that she blogs about at [pritical.com](#).

Categories: [Bay Area](#), [East Bay](#), [Home prices](#), [Oakland](#), [Rockridge](#)

PRINT 146

48HourPrint.com®

[48hourprint.com/](#)

Get 30% Off Your First Order. Fast Turnaround. Order & Save Now!

You Might Also Like



What Is 3D Printing?
Staples



Best Nashville Neighborhoods for Renting
Apartments.com



Why you no longer need a human financial advisor
PC Magazine



5 Cult-Followed Dishes Served Only on Tuesdays
Zagat

From Around the Web

- [10 traits of a bad boss](#) (U.S. Bank Connect)
- [Surprising Tips to Help You Get Pregnant](#) (e.p.t Family Planning Solutions)
- [How much Do you Actually Need?" Does Your Income Allow for a Benz..or a Camry?](#) (LearnVest)
- [10 States That Offer the Most Comfortable Retirement](#) (Wall Street Cheat Sheet)
- [Kenny Rogers is Selling! A Look Inside his Stunning Atlanta Home](#) (Bankrate)
- [8 Bay Area Chains We Love](#) (Zagat)

We Recommend

- [Trade shows how A's, Giants differ on perspective](#) (SFGate)
- [Fraternity suspended after pledge dies during hike](#) (News)
- [Dad shocked huge waves killed lifeguard son](#) (News)
- [UC Berkeley's rare 'Queen of the Andes' plant blooms 75 years early](#) (SFGate)
- [Coastal California town sold for undisclosed price](#) (News)
- [Plane returns to Seattle with chanting passenger](#) (News)

Recommended by

(146) Comments

powered by:
viafoura



Write your comment here