



REALTY & INVESTMENTS

APRIL 2025 HAYWARD HILLS REAL ESTATE REPORT

HAYWARD'S #1 REAL ESTATE TEAM



TAX SEASON MEANS HIGHER MAIL THEFT! WHAT YOU CAN DO TO PROTECT YOURSELF

Gone are the days when your mail carrier's biggest worry was your 8-pound ankle biting chihuahua. Sadly, these poor folks are now being held at gun point and robbed of mail and keys that provide access to mailboxes.

Although mail theft is a Federal Crime, punishable by imprisonment, it has been a growing problem not only here in the East Bay, but also throughout the entire country. In fact, in California alone, mail theft nearly doubled from 2021 to 2022. What are these criminals looking for? Well, they are looking for checks they can later white-wash, EDD/unemployment documents, tax documents where they can find personal information like social security numbers (potentially exposing you to identity theft), bank and/or credit card information, gift cards, and last but not least, medication.

As these criminals get more creative and brazen, it is important for our prevention strategies to keep pace. So, what can YOU do to reduce your exposure:

1. Pick Your Mail Up Early: Your mail carrier probably delivers your mail at around the same time each day, making it easier for you to plan for

pickup each day.

2. Sign Up For USPS Informed Delivery: This service is FREE and it e-mails you images of the mail scheduled to be delivered daily. It also provides text alerts for package tracking, sets reminders for important mail pieces, and manages your electronic signature for packages. Pretty cool right?

3. Invest In A Locking Mailbox: The cost of a locking mailbox is a little higher but it might deter a thief who doesn't have the tools or patience to break into it.

4. Take Your Outgoing Mail To The Post Office: Yes, it's a pain, but with theft running rampant, handing your mail directly to the carrier or the clerks in the post office is your safest course. If you decide to drop it off in one of the blue-boxes, be sure to drop it off BEFORE the last pick up.

5. Switch To Online/Electronic Billing: Set your accounts to electronic billing. Not only is it far more secure, it's also better for the environment.

6. Consider Renting a PO Box: A P.O. box provides exceptional security against mail theft. It's a safe

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TOP 40 HAYWARD HILLS HOMES SOLD FROM NOVEMBER 21ST, 2024 TO FEBRUARY 27TH, 2025

ADDRESS	BED	BATH	APX. SQ. FT.	LIST PRICE	SOLD PRICE	% DIFFERENCE	CLOSED
2658 D St	2	1	768	\$438,888	\$460,000	↑4.81%	1/3/2025
24303 Dover Ln	2	2.5	1208	\$549,999	\$549,999	Full Price	12/10/2024
1636 E Street	1	2	550	\$720,000	\$679,000	↓5.69%	1/30/2025
2246 Oak Creek Pl	3	2.5	1424	\$689,999	\$689,999	Full Price	1/3/2025
1753 Kudu Ct	3	2.5	1293	\$699,999	\$709,000	↑1.29%	12/16/2024
25111 Vista Greens Ct	3	2.5	1365	\$708,000	\$710,000	↑0.28%	11/25/2024
25055 Oakridge Ct	3	2.5	1365	\$699,000	\$710,000	↑1.57%	1/15/2025
25833 Bryn Mawr Ave	2	1	888	\$699,999	\$807,000	↑15.29%	12/11/2024
24727 Echo Springs Dr	3	2.5	1621	\$824,900	\$832,500	↑0.92%	2/14/2025
23232 Lori Way	4	3	1960	\$950,000	\$880,000	↓7.37%	12/4/2024
25084 2nd St	3	1	1174	\$889,000	\$890,000	Full Price	1/27/2025
22745 Marolyn Ct	3	2	1007	\$890,000	\$890,000	Full Price	1/3/2025
22595 Valley Brook Ct	3	2.5	1364	\$889,000	\$900,000	↑1.24%	12/16/2024
3300 Shawn Way	3	2	1242	\$898,800	\$903,000	↑0.47%	1/2/2025
22587 Northview Dr	5	3	1635	\$949,950	\$930,000	↓2.10%	1/29/2025
2884 Berta Dr	4	3	2124	\$1,099,999	\$960,000	↓12.73%	12/6/2024
26985 Hayward Blvd	3	2.5	1662	\$965,000	\$965,000	Full Price	1/14/2025
28133 Riggs Ct	2	2.5	1612	\$849,000	\$967,000	↑13.90%	1/21/2025
1674 E St	3	2.5	1788	\$948,000	\$980,000	↑3.38%	12/2/2024
2740 Pepperwood Pl	3	2	1556	\$955,000	\$984,900	↑3.13%	12/17/2024
2657 Warwick Pl	3	2	1699	\$949,950	\$1,030,000	↑8.43%	1/13/2025
23723 Fairlands Rd	3	2	1962	\$998,000	\$1,050,000	↑5.21%	11/25/2024
3010 Ralston Way	3	2	1658	\$1,065,000	\$1,065,000	Full Price	12/2/2024
27302 Dobbel Ave	3	2	1604	\$1,199,999	\$1,160,000	↓3.33%	12/23/2024
3169 Saddle Dr	3	2	1641	\$1,175,000	\$1,175,000	Full Price	11/26/2024
28155 Dobbel Ave	4	3	2248	\$1,099,000	\$1,175,000	↑6.92%	12/26/2024
1623 E St	4	2	1834	\$1,099,999	\$1,283,000	↑16.64%	1/2/2025
2932 Oakes Dr	4	2	2400	\$1,350,000	\$1,325,000	↓1.85%	11/21/2024
25931 Fairview Ave	4	2	1911	\$1,400,000	\$1,350,000	↓3.57%	2/7/2025
2630 Randall Way	5	3.5	3371	\$1,399,000	\$1,400,000	↑0.07%	12/16/2024
2482 Carisbrook Ct	4	2.5	2126	\$1,380,000	\$1,400,000	↑1.45%	1/29/2025
3827 Arbutus Ct	3	2.5	2159	\$1,295,000	\$1,425,000	↑10.04%	12/10/2024
25968 Abbington Pl	3	2	2594	\$1,399,900	\$1,430,000	↑2.15%	12/9/2024
2253 Pappas Pl	4	3	2720	\$1,500,000	\$1,460,000	↓2.67%	1/10/2025
2806 Trimble Ct	3	2.5	1808	\$1,299,000	\$1,500,000	↑15.47%	1/29/2025
27991 Edgecliff Way	3	2.5	2555	\$1,850,000	\$1,800,000	↓2.70%	12/11/2024
272 Drummond Dr	4	3.5	3799	\$2,100,000	\$2,060,000	↓1.90%	12/16/2024
4129 Oak Pointe Ct	5	3.5	3701	\$1,999,000	\$2,135,000	↑6.80%	11/22/2024
79 Sonas Dr	5	4	3220	\$2,100,000	\$2,150,000	↑2.38%	2/20/2025
103 Dunfirth Dr	5	4.5	3961	\$2,500,000	\$2,500,000	Full Price	2/15/2025
Average				\$1,136,834	\$1,156,759	↑1.75%	
Median				\$981,500	\$1,007,450	↑2.64%	
Lowest Sale				\$438,888	\$460,000	↑4.81%	
Highest Sale				\$2,500,000	\$2,500,000	Full Price	

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CURRENT AVERAGE SOLD PRICES OF HOMES/CONDOS & TOWNHOUSES VS PREVIOUS HIGHS

CITY HOMES / CONDOS & TOWNHOUSES (TH)	CURRENT AVERAGE PRICE JAN 31, 2025	PREVIOUS HIGHEST AVERAGE PRICE	MONTH/YEAR THAT OCCURRED	DIFFERENCE \$ (↑/↓)	DIFFERENCE % (↑/↓)
Hayward Homes	\$1,002,228	\$1,207,191	(May 2022)	↓\$204,963	↓25.39%
Hayward Condos/TH	\$689,431	\$756,896	(October 2024)	↓\$67,465	↓14.93%
San Leandro Homes	\$824,450	\$1,104,992	(April 2022)	↓\$280,542	↓25.39%
San Leandro Condos/TH	\$552,545	\$649,533	(April 2022)	↓\$96,988	↓14.93%

READY FOR YOUR TOMATO PLANTS?

Okay, the plants have been ordered and the crew is excited to deliver them to your door! This year's tomato plants will be delivered the week of March 31st-April 4th! If for some reason you don't see yours by Friday the 4th, feel free to stop by our office and we'll gladly provide you with a couple. With everything we're seeing on TV about grocery prices, this might be the right time to start that veggie garden you've been talking about for years. Heck, you may want to do it just for the therapeutic value, hahaha!

P.S. Don't forget about our annual tomato photo contest. This year's winners will receive \$100 each for the following categories: Funniest, Largest, & Fuggliest! Contest deadline to be announced in our next newsletter.

HAPPY PLANTING!



APRIL RIDDLE

I'm a ten-letter word, but when I am heard, I have only four, not one letter more.

My first two sounds are neat; a kind of sheet, That starts with spread, not the kind on a bed.

Of my sounds, the third is what will be heard, alphabetically, in the middle of modus operandi.

If you want to hear more, then like the shore, I end at the sea, that's a hint, you see.

What word am I?

ANSWER IS ON THE BACK.

EGG-CITING EASTER ALTERNATIVES!

With egg prices shooting through the roof recently, parents have started looking for new ways to enjoy Easter traditions without breaking the bank. Here are a few FUN ideas to ensure your Easter is still a hopping good time this year!

1. Instead of dyeing eggs, consider decorating sugar cookies! Let's face it, you're probably more likely to eat these than you are the painted eggs that have been sitting out all day.
2. Paint Rocks! You've probably found a few of those googly-eyed bug painted rocks while on a hike over the years... I've kept all of mine.
3. For the artsy over-achievers, you can always make paper mache eggs for the kids to paint.
4. For the Egg hunt, consider using plastic eggs and then storing them for re-use next year!

Let's face it, there's nothing like old traditions, but as times are changing, we all have to learn to adjust and use our creativity to ensure that our kiddos enjoy these holidays as well. You can probably still see the Easter Bunny at the mall or if you're lucky (or unlucky if you're the one wearing it), there's always one willing family member who is willing to throw on that Amazon Easter Bunny costume to bring a smile to the kid's faces... Sorry, but some-bunny has to do it right? Happy Easter Friends!



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LISTED FOR \$899,999



FAIRVIEW

1856 E ST., HAYWARD

3 BEDROOMS | 2 BATHROOMS

1,416 SQ FT HOUSE | 5,640 SQ FT LOT

LISTED FOR \$825,000



PALMA CEIA

27801 NORWICH WAY, HAYWARD

3 BEDROOMS | 2 BATHROOMS

1,000 SQ FT HOUSE | 5,980 SQ FT LOT

PENDING OVER ASKING IN 7 DAYS!



EDEN SHORES

29133 EDEN SHORES DR., HAYWARD

4 BEDROOMS | 2 BATHROOMS

1,822 SQ FT HOUSE | 8,381 SQ FT LOT

SOLD FOR \$1,099,900



HAYWARD

24245 NORA CIR., HAYWARD

4 BEDROOMS | 2.5 BATHROOMS

1,693 SQ FT HOUSE | 1,937 SQ FT LOT

**THIS SPACE
RESERVED
FOR YOUR
PROPERTY**

SOLD FOR \$1,030,000



WOODLAND ESTATES

2657 WARWICK PL., HAYWARD

3 BEDROOMS | 2 BATHROOMS

1,699 SQ FT HOUSE | 9,430 SQ FT LOT

PENDING IN 13 DAYS!



EDEN GARDENS

26248 STRYKER ST., HAYWARD

4 BEDROOMS | 2.5 BATHROOMS

1,447 SQ FT HOUSE | 5,225 SQ FT LOT

SOLD FOR \$1,283,000



FAIRVIEW

1623 E ST., HAYWARD

4 BEDROOMS | 2 BATHROOMS

1,834 SQ FT HOUSE | 0.55 ACRE LOT

SOLD FOR \$1,300,000



MT EDEN

1267 DENTON AVE., HAYWARD

4 BEDROOMS | 3 BATHROOMS

2,551 SQ FT HOUSE | 5,139 SQ FT LOT

option with great security, controlled access, and constant monitoring.

7. Install A Security Camera: The cost to install a security camera has come down dramatically and seeing a camera alone may help deter those pesky thieves. Having a video or photo of these crooks can come in handy when reporting or posting on community sites.

8. Get Active In Your Neighborhood Watch: Make sure your neighbors are informed and alert. Together, you can protect your community from mail theft.

Friends, while doing some or all of these things can help reduce the probability of mail theft, it doesn't guarantee it.

You must remain proactive, informed, and vigilant. If you are a victim of mail theft, it is important for you to report these incidents and any suspicious activity. Call the Hayward Police department at (510) 293-7000 or if you live in unincorporated Alameda County call the Sheriff's department at (510) 667-7721. You can also call the United States Postal Inspection Services the phone number is (877) 876-2455.

And last but certainly not least, be kind to your mail-carrier. Next time you see them trudging your mail in the pouring rain or blazing heat, maybe offer them a bottle of water or a sincere "thank you"...especially when they deliver this newsletter. Happy Mailing!

Cristina Bales

IS YOUR FAMILY READY FOR THE NEXT BIG EARTHQUAKE?

With all of the recent tragic fires and floods, it's easy for us to forget that we live in "Earthquake Country". As such, you MUST remember to review your "Earthquake Preparedness Checklist" each year to ensure you're always ready. If you don't already have one, here's a list of what FEMA says you should have stored in a plastic tub and easily accessible in your home:

- ☐ **WATER:** ideally 3 gallons per person.
- ☐ **FOOD:** at least 3 days worth.
- ☐ **MEDS:** at least 1 week worth.
- ☐ **CASH:** as ATM's may not be working.
- ☐ **DOCS:** copies of docs you can't lose.
- ☐ **KITCHEN ITEMS:** cups, plates, utensils, can opener, trash bags, & bleach wipes.
- ☐ **PERSONAL HYGENE:** tooth brushes/paste, wipes, & hand sanitizer.
- ☐ **BLANKETS & CLOTHES:** consider all climates.
- ☐ **RADIO:** batter-powered or hand crank radio

☐ **FLASHLIGHT:** grab extra batteries & consider candle light sticks too.

☐ **FIRST AID KIT & DUST MASK**

☐ **WHISTLE & LOCAL MAP**

☐ **CELL PHONE CHARGERS:** grab a solar powered and/or fully charged power bank.

☐ **PLASTIC SHEETING & DUCT TAPE:** also consider nylon rope for shelter if needed

☐ **WRENCH & PLIERS:** you'll need to turn off your water and gas or electricity.

☐ **ALSO CONSIDER:** Hand warmers, matches, gloves, knife, & a fire extinguisher.

Are you REALLY going to take the time to do this? Then let us help you get started. The first 100 people who call us at 510-728-8610 (or e-mail us at: info@fohlrealty.com) to reserve one, will receive an "Emergency Gas Shut Off Wrench" for you to attach to your gas meter. Having it there will make it simple and quick for you to shut off your gas in the event of an emergency. Better safe than sorry right? Call for yours now.

Need to refinance or get a home loan? If service and results matter, contact Les's daughter, Brittany!



BRITTANY McCLELLAN
831-325-9677
Brittany@santacruzlending.com
NMLS 1923314

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RIDDLE ANSWER: Excellency (XLNC)

The four letters, XLNC, sound just like the ten-letter word excellency. The first two sounds (XL) are the name of a spreadsheet program. If you arrange the letters in modus operandi alphabetically (addeimNooprsu), the letter N is the middle letter. Also, modus operandi is usually written as an abbreviation, MO, which in the alphabet, would have an N in the middle. The final letter (C) sounds like sea. Do you see?

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