



REALTY & INVESTMENTS

APRIL 2025 HAYWARD 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

Continued on page 5...

TOP 40 HAYWARD HOMES SOLD FROM JANUARY 10TH, 2025 TO FEBRUARY 27TH, 2025

ADDRESS	BED	BATH	APX. SQ. FT.	LIST PRICE	SOLD PRICE	% DIFFERENCE	CLOSED
21593 Princeton St	2	1	728	\$410,000	\$410,000	Full Price	1/29/2025
21575 Meekland Ave	2	1	827	\$524,950	\$550,000	↑4.77%	1/22/2025
25370 Tarman Ave	3	1	951	\$695,000	\$660,000	↓5.04%	2/18/2025
26739 Gading Rd	3	1	1059	\$700,000	\$700,000	Full Price	2/20/2025
303 Laurel Ave	2	1	874	\$695,000	\$710,000	↑2.16%	2/24/2025
819 Bockman Rd	3	1	1068	\$704,000	\$711,000	↑0.99%	2/20/2025
242 Blossom Way	4	1	1272	\$785,000	\$745,000	↓5.10%	2/11/2025
26051 Eastman Ct	3	1	1086	\$820,000	\$755,000	↓7.93%	1/31/2025
270 Traynor St	3	1	1323	\$725,000	\$775,000	↑6.90%	2/13/2025
619 Via Manzanas	3	1	1134	\$599,000	\$800,000	↑33.56%	2/20/2025
535 Cody Rd	3	1	951	\$770,000	\$800,000	↑3.90%	1/28/2025
18679 Rainier Ave	2	1	1134	\$725,000	\$815,000	↑12.41%	2/10/2025
17729 Via Arriba	3	1	1068	\$798,000	\$838,000	↑5.01%	2/21/2025
27495 Bahama Ave	3	2	1404	\$850,000	\$850,000	Full Price	1/10/2025
27239 Capri Ave	3	2	1128	\$848,888	\$850,000	↑0.13%	1/13/2025
1962 Catalpa Way	3	1	1064	\$849,000	\$880,000	↑3.65%	2/26/2025
23254 Lilla Road	3	1	1025	\$899,800	\$885,000	↓1.64%	2/24/2025
26861 Eldridge Ave	3	2	1231	\$860,000	\$889,000	↑3.37%	2/25/2025
25226 Kay Ave	3	2	1276	\$849,950	\$945,000	↑11.18%	1/28/2025
1037 Gomer St	3	3	1565	\$980,000	\$955,000	↓2.55%	2/7/2025
27437 Lyford St	4	3	1413	\$945,000	\$955,000	↑1.06%	1/14/2025
25928 Gushue St	4	3	1831	\$1,150,000	\$960,000	↓16.52%	1/16/2025
565 Lagunitas Ln	3	2	1403	\$848,888	\$960,000	↑13.09%	1/10/2025
2038 Boca Raton St	3	2	1358	\$899,000	\$975,000	↑8.45%	2/3/2025
26647 Newport St	3	2	1188	\$899,000	\$990,000	↑10.12%	1/31/2025
24808 Mango St	3	2	1283	\$899,000	\$1,000,000	↑11.23%	1/13/2025
22639 Myrtle Cir	4	2.5	1607	\$950,000	\$1,020,000	↑7.37%	2/7/2025
1999 Catalpa Way	3	2	1334	\$949,888	\$1,070,000	↑12.64%	2/27/2025
111 Mamaz Ct	3	2.5	1569	\$1,099,999	\$1,075,000	↓2.27%	2/13/2025
1298 Folsom Ave	7	3	3047	\$998,000	\$1,089,000	↑9.12%	2/18/2025
121 Mamaz Ct	3	2.5	1569	\$1,099,999	\$1,090,000	↓0.91%	1/16/2025
24245 Nora Cir	4	2.5	1693	\$1,025,000	\$1,099,900	↑7.31%	2/7/2025
1361 Henderson	3	2	1615	\$899,888	\$1,110,000	↑23.35%	2/25/2025
15750 Via Cordoba	4	3	2621	\$1,049,000	\$1,125,000	↑7.24%	2/20/2025
1521 Hayden St	4	3	1974	\$1,299,000	\$1,299,000	Full Price	2/5/2025
21890 Tanglewood Dr	3	4.5	3446	\$1,699,000	\$1,682,000	↓1.00%	1/10/2025
29016 Tern Place	5	3	2687	\$1,899,000	\$1,730,000	↓8.90%	1/15/2025
29868 Cantera Dr	5	3	2915	\$1,699,000	\$1,730,000	↑1.82%	2/21/2025
29144 Marshbrook Dr	5	4.5	3213	\$1,900,000	\$1,905,000	↑0.26%	1/15/2025
29767 Cantera Dr	4	3	3150	\$1,699,000	\$1,930,000	↑13.60%	2/14/2025
Average				\$974,906	\$1,007,947	↑3.39%	
Median				\$899,000	\$955,000	↑6.23%	
Lowest Sale				\$410,000	\$410,000	Full Price	
Highest Sale				\$1,900,000	\$1,900,030	↑0.002%	

©BEAR, CCAR, bridgeMLS. Based on information from Bay East Association of REALTORS®. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by our firm or MLS. All information should be independently reviewed and verified for accuracy. Call Les Fohl for particulars on any given property.

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!



HOMES PROUDLY REPRESENTED BY FOHL REALTY

Selling your home? Homeowners who list their properties with Fohl Realty and Investments benefit by having their home marketed in our widely distributed newsletter. There is NO OTHER SINGLE SOURCE of marketing available in today's marketplace where a homeowner can get printed distribution of the information on their home to more potential buyers than this Newsletter. Picture your home here! Your home deserves this unique exposure. It separates your home from the thousands of homes competing with yours when buyers go online. Look, you're reading it now. PRINT marketing works! Call us today to reserve your home's space in our next newsletter! (510) 728.8610

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

**If You Need Junk Hauled Away
Call Hayward Junk Haulers Today!**



CALL TRAVIS FOHL (510) 427-3209
Mention this ad and receive
10% OFF Your Job

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 (addeimNoopsu), 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?

FOHL
REALTY & INVESTMENTS

Please mail by March 29, 2025

PRESORTED
STANDARD
US POSTAGE
PAID
FolgerGraphics

**HAVE YOU SEEN OUR
BILLBOARD ON THE
FREEWAY?**



FOHL
REALTY & INVESTMENTS

(510) 961-1179
INFO@FOHLREALTY.COM

22326 Main Street, Hayward, CA 94541

DRE: 01275388

**READY TO SELL YOUR
HOME?**

**CALL/TEXT OR EMAIL
US TO SCHEDULE
AN APPOINTMENT
TODAY!**

