

FOHL

REALTY & INVESTMENTS

NOVEMBER 2025 HAYWARD HILLS REAL ESTATE REPORT

HAYWARD'S #1 REAL ESTATE TEAM



DO YOU OWN A LARGER HAYWARD LOT? EVER WONDERED IF YOU COULD SPLIT IT? THE 60/40 RULE MIGHT JUST BE FOR YOU!

Living in Hayward, chances are you've seen plenty of big lots around town, especially in some of the older neighborhoods. Maybe you've even looked at your own yard and thought, "This feels big enough for two homes." Well, thanks to California's SB 9 law, that idea isn't just wishful thinking anymore.

Here's how it works. SB 9 gives certain homeowners the ability to split a single-family lot into two, although not a free for all. The law has what's called the "60/40 rule," which simply means that after you split the property, neither lot can be less than forty percent of the original size. On top of that, each new lot has to be at least 1,200 square feet. So, for example, if you've got a 6,000 square foot lot, you might be able to create one lot that's 3,600 square feet and another that's 2,400 square feet. Suddenly, one piece of land becomes two.

Now, why would you want to do that? For some people, it's about unlocking hidden value. Maybe you'd sell the extra lot and use the cash for retirement or to pay down your mortgage. Others might want to build another home either for family, to rent out, or just to create long term equity. And let's be honest: in the Bay Area, the idea of adding more housing without waiting for a huge development project is a pretty big deal.

Of course, there are some strings attached. Not every lot qualifies. If your property is in a high fire zone, a historic area, or certain other restricted zones, SB 9 won't apply. And while the approval process is streamlined, splitting a lot isn't cheap. There are surveys, utility connections, and construction costs to think about. There's also a rule that says if you split your lot, you'll need to live on the property for at least three years.

Continued on page 5...



FOHL 2026 CALENDAR



MAKE ROOM ON THE FRIDGE, 2026 IS COMING!

My popular magnetic fridge calendars are back! Reserve yours today and get organized for the year ahead. A little holiday gift from me to you! Email info@fohlrealty.com or call my office at (510) 728-8610 to reserve yours.

TOP 40 HAYWARD HILLS HOMES SOLD FROM AUGUST 6TH, 2025 TO OCTOBER 8TH, 2025

ADDRESS	BED	BATH	APX. SQ. FT.	LIST PRICE	SOLD PRICE	% DIFFERENCE	CLOSED
25912 Hayward Blvd	3	3	1922	\$648,888	\$550,000	Full Price	9/6/2025
24159 Dover Ln	2	2.5	1208	\$559,000	\$559,000	↑0.00%	9/22/2025
24280 Dover Ln	3	3	1274	\$650,000	\$620,000	Full Price	9/22/2025
24575 Marie Dr	3	2	1178	\$725,000	\$725,000	↑0.00%	10/1/2025
22636 Byron St	2	1	1286	\$708,888	\$730,000	↑2.98%	10/6/2025
25875 Bel Aire Dr	2	1	888	\$699,000	\$748,000	↑7.01%	8/19/2025
2478 Oakes Dr	3	2	1496	\$925,000	\$775,000	↓16.22%	8/28/2025
3263 Kelly Street	3	1	1117	\$799,000	\$775,000	↓3.00%	9/29/2025
2211 Nina St	3	2	1053	\$790,000	\$780,000	↓1.27%	8/14/2025
2847 Ralston Way	3	2	1714	\$825,000	\$798,000	↓3.27%	9/26/2025
2875 Romagnolo St	3	1	1169	\$798,000	\$800,000	↑0.25%	8/13/2025
2950 Union Ave	3	2	1594	\$850,000	\$830,000	↓2.35%	9/16/2025
23599 Matthew Ct	3	3	1615	\$829,000	\$860,000	↑3.74%	8/21/2025
3235 Jamie Way	3	2	1640	\$985,000	\$925,000	↓6.09%	9/26/2025
1076 Central Blvd	3	2.5	2176	\$899,999	\$929,900	↑3.32%	9/9/2025
24836 Canyon View Ct	3	2	2019	\$999,000	\$950,000	↓4.90%	8/29/2025
2602 Jacobs St	3	2.5	2442	\$999,888	\$1,050,000	↑5.01%	9/9/2025
1068 Central Blvd	3	2	1708	\$998,888	\$1,050,000	↑5.12%	9/3/2025
24288 Stacey Ln	3	2.5	2072	\$1,199,900	\$1,050,000	Full Price	8/25/2025
2230 D St	3	2	2023	\$988,000	\$1,080,000	↑9.31%	9/12/2025
3474 Bridle Dr	4	3	2341	\$1,199,000	\$1,100,000	↓8.26%	10/3/2025
3740 Oakes Dr	3	2.5	2096	\$1,050,000	\$1,101,000	↑4.86%	10/7/2025
3457 Hackamore Dr	4	3	2317	\$1,199,000	\$1,130,000	↓5.75%	9/5/2025
28061 Thorup Ln	3	3	1845	\$1,150,000	\$1,140,000	↓0.87%	8/18/2025
3495 Skyline Dr	3	2.5	1808	\$1,324,999	\$1,250,000	↓5.66%	8/11/2025
25321 Morse Ct	4	4	3226	\$1,299,000	\$1,270,000	↓2.23%	8/15/2025
3218 Oakes Dr	5	3.5	3122	\$1,350,000	\$1,290,000	↓4.44%	8/13/2025
2775 Hansen Rd	3	3	2330	\$1,299,000	\$1,299,500	↑0.04%	10/2/2025
27786 Pleasant Hill Ct	4	2.5	2726	\$1,320,000	\$1,335,000	↑1.14%	8/18/2025
27880 Pebble Ct	4	3	2186	\$1,299,999	\$1,405,000	↑8.08%	8/8/2025
252 Benmore Dr	4	3	2278	\$1,590,000	\$1,480,000	↓6.92%	9/19/2025
57 Carrick Dr	4	2.5	3075	\$1,698,000	\$1,560,000	↓8.13%	9/30/2025
4315 Sundew Ct	4	3	3045	\$1,799,000	\$1,849,997	↑2.83%	8/25/2025
3879 Blackstone Ct	6	4.5	3848	\$2,169,000	\$2,000,000	↓7.79%	8/19/2025
3244 Ridgeview PL	5	3.5	3937	\$1,899,000	\$2,100,000	↑10.58%	8/13/2025
25389 Old Fairview Ave	5	3	2772	\$1,999,950	\$2,100,000	↑5.00%	8/13/2025
28835 Bay Heights Rd	5	3	3489	\$2,000,000	\$2,173,000	↑8.65%	10/7/2025
50 Stirling Way	4	4.5	4117	\$2,498,000	\$2,325,000	↓6.93%	9/30/2025
7 Stonebrae Rd	4	4	3927	\$2,748,800	\$2,500,000	↓9.05%	8/12/2025
3291 D St	6	5.5	3767	\$2,775,000	\$2,700,000	↓2.70%	9/12/2025
Average				\$1,263,629	\$1,242,334	↓1.69%	
Median				\$1,100,000	\$1,090,000	↓0.91%	
Lowest Sale				\$559,000	\$550,000	Full Price	
Highest Sale				\$2,775,000	\$2,700,000	↓2.70%	

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

CITY HOMES / CONDOS & TOWNHOUSES (TH)	CURRENT AVERAGE PRICE AUGUST 31, 2025	PREVIOUS HIGHEST AVERAGE PRICE	MONTH/YEAR THAT OCCURRED	DIFFERENCE \$ (↑/↓)	DIFFERENCE % (↑/↓)
Hayward Homes	\$1,115,309	\$1,207,191	(May 2022)	↓\$91,882	↓7.61%
Hayward Condos/TH	\$644,839	\$785,695	(March 2025)	↓\$140,856	↓17.93%
San Leandro Homes	\$915,395	\$1,104,992	(April 2022)	↓\$189,597	↓17.16%
San Leandro Condos/TH	\$565,181	\$662,857	(March 2025)	↓\$97,676	↓14.74%

HAVE YOU HEARD OF FIT BODY BOOTCAMP?

I'm sold!!! Just over 6 months ago I joined Fit Body Boot Camp in Castro Valley, even though I have a fully outfitted home gym. Why? Because I've discovered I just can't put the same energy into my own workouts that I can when I go to a group setting. Positive peer pressure makes a world of difference. At Fit Body I get 30 minute, high intensity interval training HIIT Boot Camp workouts, specifically designed for rapid fat loss and improved fitness.

I think my home gym misses me, but the motivation to work out hard that I get from the members and AMAZING trainers/coaches at Fit Body has captured my heart.

The studio is owned by Trevon Croom, a true fitness professional with nearly 20 years of training experience. Every session I attend is led by happy, motivated (and motivating) certified trainers who provide us with expert guidance, real-time feedback, and personalized modifications for all fitness levels. It's awesome.

Trevon opened his operation in November 2020. He has an extensive background in personal and athletic training as well as a degree in kinesiology and athletic training from California State University, Long Beach. As a matter of fact, in less than 5 years, he has built his business up to the point that he is now moving to a much larger facility, and you know exactly where it's at ... right across from the Safeway Store on Redwood Road, near Castro Valley Blvd. (Talk about convenient).

Each workout session lasts EXACTLY 30 minutes and incorporates HIIT with active rest segments. Concise, results driven workouts are designed to burn calories for up to 36 hours post session, making them time efficient and effective. Go on Google and ask it, "what is the difference between working out at a normal gym, versus going to a Boot Camp environment. Impressive difference.

Make no mistake about it, going to Fit Body Boot Camp is miles away from going to a regular gym. It's even miles beyond having an expensive personal trainer I speak from experience. And regardless of age, current condition, or time constraints, I find this to be the best health decision I've made in years. I may not live longer, but I sure live better. Also, a big shout out to all of the members I see each day, who collectively push me, and each other to "give it our all".

When I asked Trevon if he would mind me writing an article (not an advertisement) for his business, he not only agreed, but he also provided me with the QR code you see below. You owe it to yourself to at least look at what they are doing there, and when you make a decision to take your health to another level, this QR code will offer you a discount.

I hope I see you there, you won't regret getting fit!



Scan for a discount!
Try out a class today!



RIDDLE: I am taken before I'm given, kept only when I'm broken, and lost the moment I'm kept. What am I?

ANSWER IS ON THE BACK PAGE

HOMES PROUDLY REPRESENTED BY FOHL REALTY

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LISTED FOR \$1,799,999



PROMINENCE

4520 RIDING CLUB CT, HAYWARD

4 BEDROOMS | 3 BATHROOMS

3,045 SQ FT HOUSE | 9,626 SQ FT LOT

LISTED FOR \$499,000



UPPER B STREET

1641 B ST, HAYWARD

2 BEDROOMS | 1 BATHROOM

928 SQ FT HOUSE | 10,000 SQ FT LOT

LISTED FOR \$900,000



FAIRVIEW

22633 MOSSY ROCK DR, HAYWARD

3 BEDROOMS | 2 BATHROOMS

1,280 SQ FT HOUSE | 5,206 SQ FT LOT

LISTED FOR \$899,999



FAIRVIEW

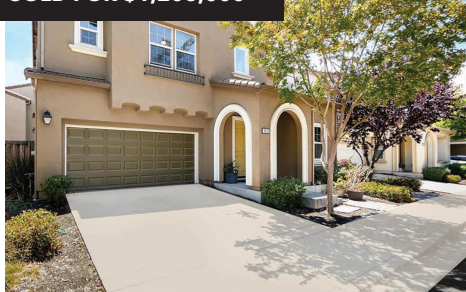
3246 SADDLE DR, HAYWARD

4 BEDROOMS | 2.5 BATHROOMS

1,854 SQ FT HOUSE | 0.38 ACRE LOT

**THIS SPACE
RESERVED
FOR YOUR
PROPERTY**

SOLD FOR \$1,205,000



MOUNT EDEN

1572 GLENN ST, HAYWARD

4 BEDROOMS | 3 BATHROOMS

2,244 SQ FT HOUSE | 3,000 SQ FT LOT

SOLD FOR \$835,000



WINTON GROVE

804 BLUEFIELD LN, HAYWARD

3 BEDROOMS | 2 BATHROOMS

1,560 SQ FT HOUSE | 5,830 SQ FT LOT

SOLD FOR \$929,900



HAYWARD HILLSIDE

1076 CENTRAL BLVD, HAYWARD

3 BEDROOMS | 2.5 BATHROOMS

2,176 SQ FT HOUSE | 6,205 SQ FT LOT

SOLD FOR \$810,000



SOUTHGATE

2156 SLEEPY HOLLOW AVE, HAYWARD

3 BEDROOMS | 2 BATHROOMS

1,501 SQ FT HOUSE | 5,445 SQ FT LOT

Plus, you only get one shot, once you've used SB 9, you can't split that same property again!

Still, I think this is an exciting opportunity for Hayward homeowners. Our city has a lot of generous sized parcels that could be put to better use, whether that's building homes for your family or creating rental income. It won't be the right move for everyone, but for the right lot, it could be a game changer.

So here's my advice ... if you've ever wondered

whether your property might qualify, let's take a closer look. Sometimes it's just a matter of running the numbers and sketching out what a 60/40 split would look like on your land. And even if SB 9 doesn't fit, there are other options, like building an ADU that might make more sense.

At the end of the day, the land you already own could hold more potential than you realize. And the 60/40 rule might just be the key to unlocking it! Give me a call (510) 728.8610 so we can discuss your options.

KITCHEN & DESIGN TRENDS TO WATCH IN 2026

If you're thinking about refreshing your home in 2026, the kitchen is where the biggest changes are happening. After years of stark white spaces, homeowners are leaning into warmth and natural finishes. Creamy cabinet colors like Benjamin Moore Simply White and Sherwin Williams Accessible Beige are leading the way they feel timeless but softer than bright white, and painting your cabinets is still the easiest way to update on a budget. For a high end look, mid tone wood cabinetry is back in style. Even just adding a wood island can transform a space.

Designers are also embracing countertop hutches, a stylish mix of open and closed storage that doubles as an appliance garage. On the surfaces side, bold veining on counters and backsplashes remains a favorite, while Zellige tile has replaced subway tile with its handcrafted, organic feel. Floors are trending toward waterproof mid tone wood and LVP, making it easy to carry the same look throughout the main level.

Color trends continue to lean toward calm, nature inspired hues. From soft sage greens to smoky jade, these shades are the "new neutrals." Paint companies are in agreement, whether it's Behr's- Hidden Gem, Valspar's- Warm Eucalyptus, or Dutch Boy's- Melodious Ivory. And if you're looking for a soft white that always works, my favorite is still Sherwin Williams - Alabaster! It's warm, inviting, and never harsh.

The overall vibe for 2026 is cozy elegance. Creamy tones, natural wood, and classic details like arch doorways and dark wood islands that make kitchens feel both current and timeless.

Thinking about a remodel before selling or just curious which upgrades matter most to buyers in our current market? Let's connect and talk about what makes sense for your home.



2026 GOOD NEIGHBOR YARD CARE PROGRAM



We all know how much pride our neighborhoods take in keeping our streets looking beautiful. But sometimes life happens, health challenges, financial strain, or simply not having the time or ability to keep up with yard work. That's where we want to step in and help.

In 2026 we're launching our "Good Neighbor Yard Care Program", we want to give back to those in our community who need a little extra support. Every quarter, we'll select one homeowner who could use help cleaning up their front yard. Our real estate team will personally roll up our sleeves and get the work done, pulling weeds, trimming, and making sure the space feels cared for again.

But we don't want this to be just a one time cleanup. We're also inviting neighbors to step in and commit to small, ongoing acts of upkeep like mowing the lawn every other month or pulling weeds when needed, so that the yard continues to thrive.

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Please mail by November 8, 2025

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How It Works:

Nominate a Neighbor: Send us the name and address of a neighbor you feel could use the support, and tell us why?

Quarterly Selection: Each quarter, one home will be chosen to receive a full yard cleanup from our team. No charge, just a good deed.

Community Support: We'll connect with nearby neighbors to see if anyone can help with simple upkeep after the initial cleanup.

To nominate a neighbor, scan the QR code below to fill out the form. If you have any issues with the QR code, please call our office at (510) 728-8610 and we can add the information for you.



SCAN ME TO
NOMINATE
A NEIGHBOR!

RIDDLE ANSWER: A Promise

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IN THE NEXT 3-6
MONTHS?**

**CALL OR EMAIL ME TO
SCHEDULE
AN APPOINTMENT
TODAY!**