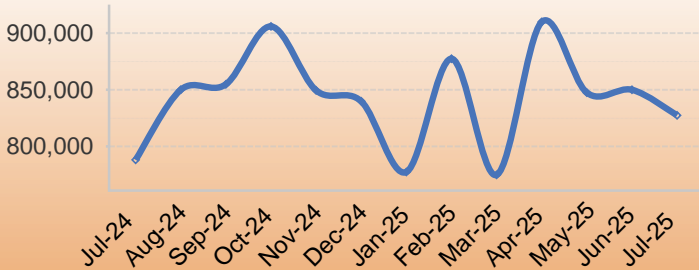


## Market Activity Summary:

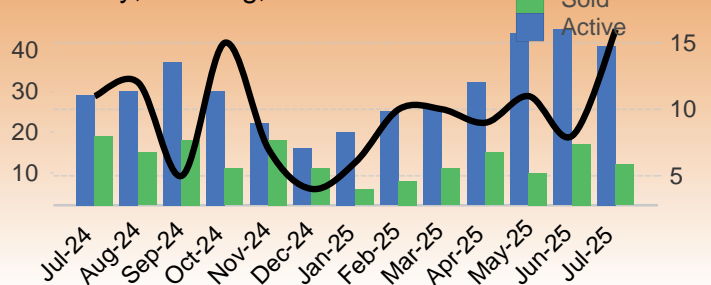
- Inventory: 41 units were listed for sale as of the last day of July - approximately 3.2 months of inventory.
- Sales Activity: 12 units were sold during July,
- Median Sales Price: \$827,500 during July
- Average price per sq.ft. in July was \$631
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 104% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	41	16	12	3.2	\$862,583	\$827,500	\$887,833	21	\$594	\$631	104%
Jun-25	45	8	17	3.3	\$794,647	\$850,000	\$807,604	24	\$597	\$636	102%
May-25	44	11	10	3.8	\$726,800	\$847,500	\$763,280	18	\$604	\$579	104%
Apr-25	32	9	15	2.8	\$894,663	\$910,000	\$955,512	16	\$616	\$675	105%
Mar-25	26	10	11	3.4	\$761,900	\$775,000	\$760,854	38	\$615	\$563	99%
Feb-25	25	10	8	3.0	\$892,111	\$877,500	\$940,500	8	\$606	\$632	104%
Jan-25	20	6	6	1.7	\$713,000	\$777,500	\$702,333	72	\$587	\$592	99%
Dec-24	16	4	11	1.2	\$925,996	\$840,000	\$925,266	46	\$586	\$592	100%
Nov-24	22	7	18	1.4	\$862,889	\$849,482	\$882,768	33	\$586	\$620	102%
Oct-24	30	15	11	2.0	\$820,818	\$906,000	\$841,545	37	\$593	\$656	103%
Sep-24	37	5	18	2.3	\$777,388	\$855,000	\$812,583	23	\$613	\$681	104%
Aug-24	30	12	15	1.9	\$845,053	\$850,000	\$879,225	38	\$616	\$627	104%
Jul-24	29	11	19	1.7	\$802,942	\$788,338	\$827,863	33	\$616	\$640	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	12	-36.8%	\$809,990	6.83%	\$827,500	4.97%	\$887,833	7.24%	21	-36.4%	104%
Jul-24	19	90%	\$758,199	-9.63%	\$788,338	-5.02%	\$827,863	1.11%	33	57.1%	103%
Jul-23	10	-16.7%	\$838,975	-1.25%	\$830,000	-8.79%	\$818,780	-16.9%	21	50%	102%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	14	13	8	7	14
\$500-599K	3	6	3	11	8
\$600-699K	4	9	13	16	12
\$700-799K	12	12	14	4	7
\$800-899K	19	16	14	11	23
\$900-999K	11	19	13	17	14
\$1-1.299M	12	24	11	32	18
\$1.3-1.699M	2	8	1	12	2
\$1.7-1.999M	1	0	0	0	1
\$2-2.999M	1	0	0	1	0
>3M	0	0	0	0	0
Total	79	107	77	111	99

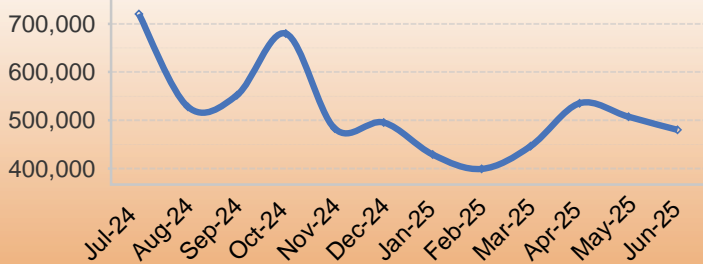
## Presented by:

## Market Activity Summary:

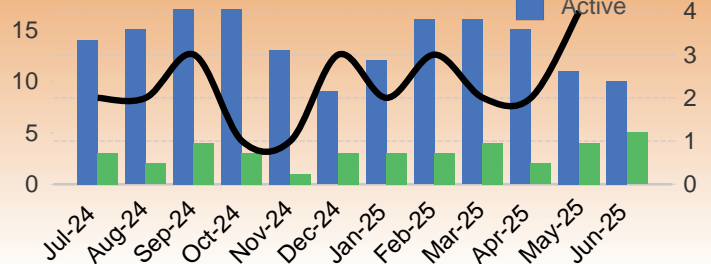
- Inventory: 9 units were listed for sale as of the last day of July.
- Sales Activity: there were no units sold during this period.



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jun-25	10	0	5	2.7	\$542,633	\$480,000	\$600,193	25	\$538	\$539	106%
May-25	11	4	4	3.3	\$628,222	\$507,000	\$604,375	89	\$525	\$519	97%
Apr-25	15	2	2	5.0	\$552,000	\$535,000	\$535,000	49	\$509	\$633	98%
Mar-25	16	2	4	4.8	\$463,000	\$446,500	\$469,875	58	\$516	\$459	101%
Feb-25	16	3	3	5.3	\$465,600	\$399,000	\$453,000	60	\$543	\$456	97%
Jan-25	12	2	3	5.1	\$454,000	\$429,000	\$430,708	76	\$517	\$469	95%
Dec-24	9	3	3	3.9	\$559,592	\$495,000	\$521,333	74	\$522	\$458	93%
Nov-24	13	1	1	4.9	\$499,000	\$483,000	\$483,000	65	\$518	\$464	97%
Oct-24	17	1	3	5.7	\$638,000	\$680,000	\$623,333	48	\$519	\$569	98%
Sep-24	17	3	4	5.7	\$559,250	\$552,000	\$557,750	14	\$518	\$476	100%
Aug-24	15	2	2	5.0	\$539,000	\$527,625	\$527,625	52	\$500	\$519	98%
Jul-24	14	2	3	3.2	\$704,333	\$720,000	\$713,000	25	\$525	\$613	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-24	3	0%	\$572,666	-0.356%	\$720,000	12.5%	\$713,000	17.1%	25	13.6%	102%
Jul-23	3	0%	\$574,714	7.13%	\$640,000	24.3%	\$608,666	-22.1%	22	15.8%	102%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	14	8	2	8	12
\$500-599K	1	8	9	7	4
\$600-699K	4	6	6	8	4
\$700-799K	0	1	1	1	1
\$800-899K	0	0	2	0	2
\$900-999K	0	1	0	0	1
\$1-1.299M	2	0	2	1	1
\$1.3-1.699M	0	1	1	5	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	21	25	23	30	25

**Presented by:**

## Market Activity Summary:

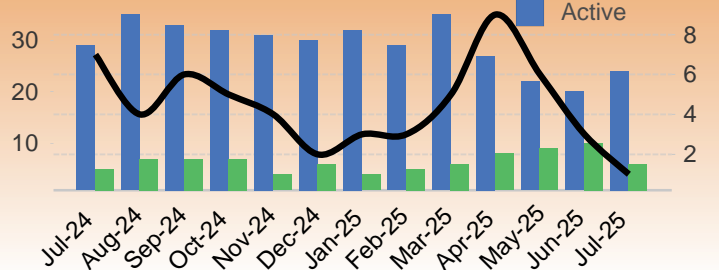
- Inventory: 24 units were listed for sale as of the last day of July - approximately 3.0 months of inventory.
- Sales Activity: 6 units were sold during July,
- Median Sales Price: \$365,000 during July
- Average price per sq.ft. in July was \$334
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 99% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	24	1	6	3.0	\$336,833	\$365,000	\$334,500	27	\$280	\$334	99%
Jun-25	20	3	10	2.2	\$292,279	\$334,000	\$285,950	67	\$265	\$286	97%
May-25	22	6	9	3.0	\$353,805	\$335,000	\$357,444	28	\$274	\$329	101%
Apr-25	27	9	8	4.3	\$330,610	\$342,500	\$332,187	57	\$296	\$288	100%
Mar-25	35	5	6	7.2	\$275,233	\$288,000	\$268,483	64	\$301	\$260	98%
Feb-25	29	3	5	5.8	\$328,400	\$333,000	\$327,000	49	\$290	\$320	100%
Jan-25	32	3	4	6.9	\$256,000	\$177,500	\$252,375	69	\$278	\$244	97%
Dec-24	30	2	6	5.3	\$326,332	\$340,000	\$330,999	71	\$278	\$306	102%
Nov-24	31	4	4	5.3	\$321,950	\$333,500	\$311,750	42	\$284	\$284	95%
Oct-24	32	5	7	4.6	\$334,270	\$360,000	\$334,857	59	\$280	\$311	100%
Sep-24	33	6	7	5.2	\$338,557	\$315,000	\$328,357	61	\$289	\$308	96%
Aug-24	35	4	7	6.2	\$355,985	\$370,000	\$355,285	48	\$288	\$331	100%
Jul-24	29	7	5	4.8	\$258,759	\$245,000	\$254,080	39	\$284	\$284	98%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	6	20%	\$286,333	-16.3%	\$365,000	49%	\$334,500	31.7%	27	-30.8%	99%
Jul-24	5	-37.5%	\$342,207	12%	\$245,000	-29%	\$254,080	-23.6%	39	200%	98%
Jul-23	8	167%	\$305,495	-12.2%	\$345,000	-13.7%	\$332,687	-16.8%	13	44.4%	101%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	48	39	50	51	47
\$500-599K	0	1	4	5	2
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	48	40	54	56	49

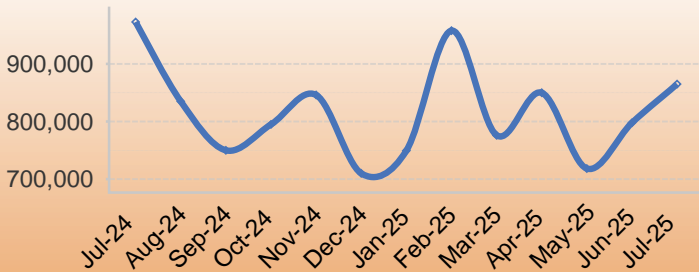
## Presented by:

## Market Activity Summary:

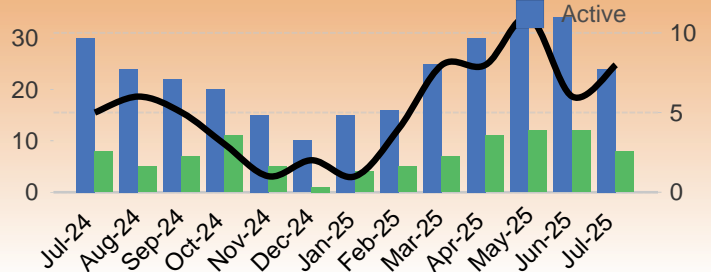
- Inventory: 24 units were listed for sale as of the last day of July - approximately 2.3 months of inventory.
- Sales Activity: 8 units were sold during July,
- Median Sales Price: \$865,000 during July
- Average price per sq.ft. in July was \$920
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 108% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	24	8	8	2.3	\$802,750	\$865,000	\$881,750	26	\$825	\$920	108%
Jun-25	34	6	12	2.9	\$823,166	\$797,500	\$856,250	33	\$808	\$827	104%
May-25	32	11	12	3.2	\$781,990	\$718,444	\$832,407	29	\$814	\$859	106%
Apr-25	30	8	11	3.9	\$757,772	\$850,000	\$818,602	28	\$792	\$819	108%
Mar-25	25	8	7	4.9	\$761,769	\$776,000	\$816,214	21	\$826	\$879	106%
Feb-25	16	4	5	4.8	\$909,600	\$958,000	\$950,600	66	\$769	\$862	105%
Jan-25	15	1	4	4.5	\$734,500	\$749,500	\$718,750	59	\$753	\$761	98%
Dec-24	10	2	1	1.8	\$699,000	\$710,000	\$710,000	17	\$762	\$816	102%
Nov-24	15	1	5	2.0	\$763,400	\$846,000	\$850,400	15	\$804	\$846	110%
Oct-24	20	3	11	2.6	\$804,081	\$795,000	\$872,636	34	\$804	\$793	109%
Sep-24	22	5	7	3.3	\$709,982	\$750,000	\$734,332	39	\$747	\$920	104%
Aug-24	24	6	5	4.2	\$741,600	\$835,000	\$796,000	30	\$770	\$687	111%
Jul-24	30	5	8	4.4	\$890,125	\$972,500	\$924,625	34	\$835	\$620	104%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	8	0%	\$708,187	-6.28%	\$865,000	-11.1%	\$881,750	-4.64%	26	-23.5%	108%
Jul-24	8	14.3%	\$755,640	-3.94%	\$972,500	-2.75%	\$924,625	-23.6%	34	-40.4%	104%
Jul-23	7	16.7%	\$786,666	-7.74%	\$1,000,000	35.2%	\$1,210,000	53.4%	57	200%	113%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	6	4	7	6	0
\$500-599K	4	6	4	3	9
\$600-699K	7	10	5	5	11
\$700-799K	12	5	12	7	12
\$800-899K	7	5	5	10	18
\$900-999K	7	5	10	10	4
\$1-1.299M	11	5	6	11	12
\$1.3-1.699M	5	3	3	11	2
\$1.7-1.999M	0	0	1	1	0
\$2-2.999M	0	0	1	0	0
>3M	0	0	0	0	0
Total	59	43	54	64	68

## Presented by:

Includes Berkeley and Kensington

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## Market Activity Summary:

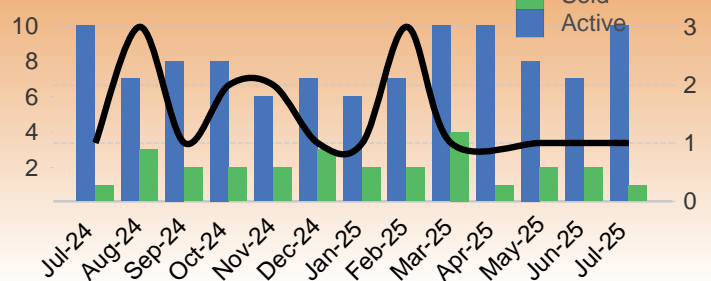
- Inventory: 10 units were listed for sale as of the last day of July - approximately 6.0 months of inventory.
- Sales Activity: 1 units were sold during July,
- Median Sales Price: \$532,950 during July
- Average price per sq.ft. in July was \$413
- Average Days-on-Market (DOM) is approximately 107 days
- Sold over Asking: On average, buyers paid 100% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	10	1	1	6.0	\$532,950	\$532,950	\$532,950	107	\$384	\$413	100%
Jun-25	7	1	2	4.2	\$449,975	\$445,000	\$445,000	61	\$381	\$379	99%
May-25	8	1	2	3.4	\$557,000	\$557,500	\$557,500	64	\$398	\$404	100%
Apr-25	10	0	1	4.3	\$529,000	\$510,000	\$510,000	43	\$376	\$395	96%
Mar-25	10	1	4	3.8	\$500,725	\$514,500	\$500,000	27	\$369	\$387	100%
Feb-25	7	3	2	3.0	\$512,000	\$507,000	\$507,000	73	\$373	\$427	99%
Jan-25	6	1	2	2.6	\$459,999	\$465,000	\$464,999	7	\$378	\$318	101%
Dec-24	7	1	3	3.0	\$694,421	\$723,959	\$651,071	102	\$396	\$396	95%
Nov-24	6	2	2	3.0	\$520,450	\$522,950	\$522,950	5	\$409	\$435	100%
Oct-24	8	2	2	3.4	\$549,900	\$552,000	\$552,000	45	\$406	\$388	100%
Sep-24	8	1	2	4.0	\$564,500	\$570,000	\$570,000	4	\$435	\$389	101%
Aug-24	7	3	3	2.6	\$607,962	\$530,000	\$583,333	71	\$423	\$343	96%
Jul-24	10	1	1	4.3	\$465,300	\$465,500	\$465,500	15	\$405	\$313	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	1	0%	\$516,000	5.09%	\$532,950	14.5%	\$532,950	14.5%	107	613%	100%
Jul-24	1	0%	\$491,000	-7.08%	\$465,500	22.5%	\$465,500	22.5%	15	-84.4%	100%
Jul-23	1	-66.7%	\$528,413	-11.8%	\$380,000	-22.4%	\$380,000	-17.7%	96	540%	95%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	5	11	10	7	23
\$500-599K	8	2	8	7	3
\$600-699K	1	0	0	1	0
\$700-799K	0	3	1	0	0
\$800-899K	0	1	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	14	17	19	15	26

## Presented by:

Includes Brentwood, Bethel Island, Byron, Discovery Bay, Knightsen, and Oakley

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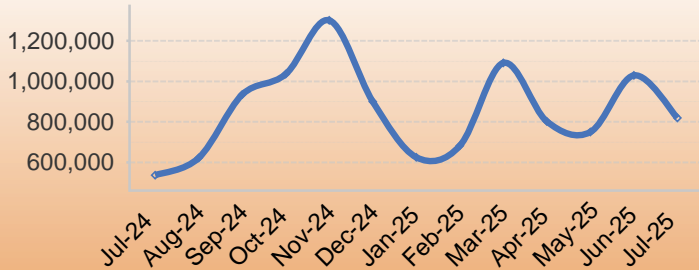
Deemed reliable but not guaranteed

## Market Activity Summary:

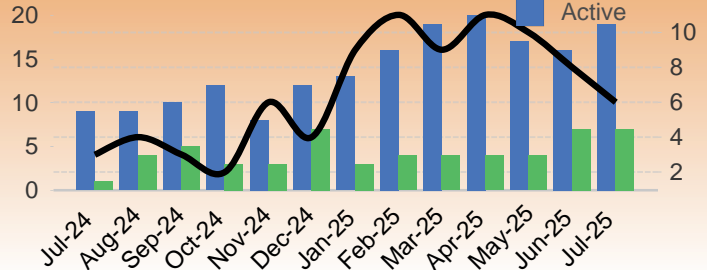
- Inventory: 19 units were listed for sale as of the last day of July - approximately 3.3 months of inventory.
- Sales Activity: 7 units were sold during July,
- Median Sales Price: \$820,000 during July
- Average price per sq.ft. in July was \$563
- Average Days-on-Market (DOM) is approximately 53 days
- Sold over Asking: On average, buyers paid 97% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	19	6	7	3.3	\$896,000	\$820,000	\$871,571	53	\$573	\$563	97%
Jun-25	16	8	7	3.6	\$994,262	\$1,030,098	\$991,761	67	\$589	\$656	99%
May-25	17	10	4	4.3	\$819,447	\$750,000	\$781,250	48	\$589	\$612	95%
Apr-25	20	11	4	5.0	\$769,725	\$802,500	\$791,250	13	\$601	\$514	103%
Mar-25	19	9	4	5.2	\$1,031,500	\$1,091,250	\$1,013,125	48	\$612	\$648	98%
Feb-25	16	11	4	3.4	\$839,750	\$682,500	\$853,750	54	\$600	\$518	101%
Jan-25	13	9	3	3.0	\$684,666	\$626,000	\$668,333	36	\$643	\$536	98%
Dec-24	12	4	7	2.8	\$883,521	\$900,000	\$876,428	29	\$605	\$629	99%
Nov-24	8	6	3	2.5	\$1,137,999	\$1,300,000	\$1,171,000	28	\$590	\$645	103%
Oct-24	12	2	3	3.0	\$1,064,983	\$1,035,000	\$1,053,333	9	\$559	\$583	98%
Sep-24	10	3	5	3.0	\$836,200	\$935,000	\$824,800	72	\$575	\$553	99%
Aug-24	9	4	4	2.7	\$619,237	\$622,500	\$621,250	19	\$579	\$501	101%
Jul-24	9	3	1	2.1	\$548,000	\$538,000	\$538,000	52	\$568	\$428	98%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	7	600%	\$718,781	4.22%	\$820,000	52.4%	\$871,571	62%	53	1.92%	97%
Jul-24	1	-87.5%	\$689,649	-34.3%	\$538,000	-51.9%	\$538,000	-45.1%	52	126%	98%
Jul-23	8	100%	\$1,050,000	31.7%	\$1,119,000	28.7%	\$980,750	13.3%	23	35.3%	104%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	2	0	0	1	3
\$500-599K	6	4	5	4	6
\$600-699K	2	6	6	8	9
\$700-799K	4	4	4	7	7
\$800-899K	7	3	4	7	9
\$900-999K	2	3	1	5	3
\$1-1.299M	8	5	6	8	3
\$1.3-1.699M	2	4	3	7	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	33	29	29	47	40

## Presented by:



## Market Activity Summary:

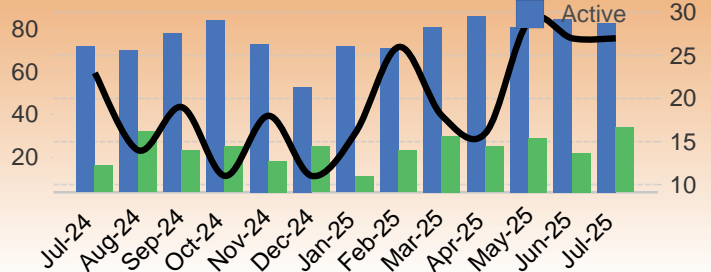
- Inventory: 83 units were listed for sale as of the last day of July - approximately 3.0 months of inventory.
- Sales Activity: 34 units were sold during July,
- Median Sales Price: \$407,500 during July
- Average price per sq.ft. in July was \$394
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 99% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	83	27	34	3.0	\$445,144	\$407,500	\$440,424	34	\$421	\$394	99%
Jun-25	85	27	22	3.4	\$406,651	\$394,000	\$404,676	30	\$403	\$423	99%
May-25	81	29	29	2.9	\$475,481	\$420,000	\$472,035	30	\$399	\$403	99%
Apr-25	86	16	25	3.3	\$435,891	\$380,000	\$436,336	35	\$408	\$395	101%
Mar-25	81	18	30	4.0	\$413,109	\$365,750	\$413,088	28	\$415	\$419	100%
Feb-25	71	26	23	3.7	\$420,575	\$385,000	\$420,363	32	\$406	\$408	100%
Jan-25	72	16	11	4.1	\$444,945	\$415,000	\$436,454	38	\$408	\$371	98%
Dec-24	53	11	25	2.3	\$380,713	\$370,000	\$374,516	41	\$407	\$394	98%
Nov-24	73	18	18	3.3	\$494,585	\$409,000	\$481,963	53	\$410	\$401	97%
Oct-24	84	11	25	3.2	\$393,933	\$315,000	\$388,875	41	\$413	\$395	99%
Sep-24	78	19	23	3.3	\$510,196	\$465,000	\$506,659	31	\$412	\$416	99%
Aug-24	70	14	32	3.0	\$446,578	\$439,000	\$445,359	44	\$411	\$398	100%
Jul-24	72	23	16	2.7	\$476,737	\$437,500	\$479,406	35	\$417	\$434	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	34	113%	\$489,313	19.1%	\$407,500	-6.86%	\$440,424	-8.13%	34	-2.86%	99%
Jul-24	16	-42.9%	\$410,990	-3.63%	\$437,500	-2.34%	\$479,406	-2.62%	35	169%	100%
Jul-23	28	-9.68%	\$426,449	-8.4%	\$448,000	9.27%	\$492,303	14.9%	13	-40.9%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	130	101	117	185	223
\$500-599K	15	18	16	26	23
\$600-699K	8	7	15	19	24
\$700-799K	16	12	10	14	13
\$800-899K	5	9	4	10	2
\$900-999K	0	0	0	1	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	174	147	162	255	285

## Presented by:

Includes Concord and Clayton

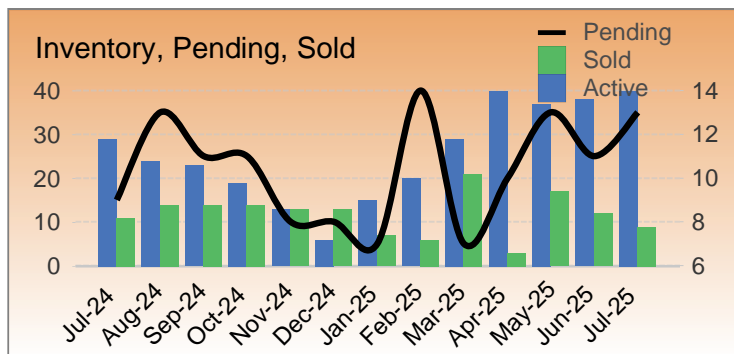
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Deemed reliable but not guaranteed

## Market Activity Summary:



- Inventory: 40 units were listed for sale as of the last day of July - approximately 3.4 months of inventory.
- Sales Activity: 9 units were sold during July,
- Median Sales Price: \$1,150,000 during July
- Average price per sq.ft. in July was \$693
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 99% of list price in July



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	40	13	9	3.4	\$1,128,666	\$1,150,000	\$1,111,555	34	\$854	\$693	99%
Jun-25	38	11	12	3.7	\$1,131,833	\$1,024,500	\$1,135,916	17	\$871	\$818	100%
May-25	37	13	17	2.8	\$1,260,922	\$1,165,000	\$1,270,994	21	\$871	\$898	101%
Apr-25	40	10	3	4.1	\$1,207,666	\$1,360,000	\$1,221,666	6	\$875	\$709	101%
Mar-25	29	7	21	2.6	\$1,065,078	\$1,100,000	\$1,061,791	18	\$919	\$710	99%
Feb-25	20	14	6	2.3	\$1,147,500	\$1,252,000	\$1,162,333	15	\$697	\$782	101%
Jan-25	15	7	7	1.4	\$974,671	\$890,000	\$983,571	44	\$750	\$636	100%
Dec-24	6	8	13	0.5	\$1,039,899	\$1,050,000	\$1,028,846	28	\$778	\$673	99%
Nov-24	13	8	13	1.0	\$1,080,513	\$1,170,000	\$1,066,765	25	\$707	\$698	99%
Oct-24	19	11	14	1.4	\$1,020,483	\$1,075,000	\$1,015,515	43	\$731	\$666	100%
Sep-24	23	11	14	1.8	\$1,013,104	\$929,500	\$1,004,064	30	\$708	\$677	99%
Aug-24	24	13	14	1.9	\$1,072,142	\$1,090,000	\$1,062,699	24	\$714	\$747	99%
Jul-24	29	9	11	2.4	\$1,155,227	\$1,174,000	\$1,147,181	29	\$692	\$664	99%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	9	-18.2%	\$1,020,119	-5.83%	\$1,150,000	-2.04%	\$1,111,555	-3.11%	34	17.2%	99%
Jul-24	11	-15.4%	\$1,083,281	-5.47%	\$1,174,000	-6.08%	\$1,147,181	0.123%	29	123%	99%
Jul-23	13	0%	\$1,146,000	20.8%	\$1,250,000	15.2%	\$1,145,769	5.44%	13	-7.14%	102%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	1	0	0
\$500-599K	1	1	2	3	8
\$600-699K	4	5	3	3	15
\$700-799K	5	6	5	6	14
\$800-899K	6	3	7	11	24
\$900-999K	11	5	16	4	20
\$1-1.299M	31	27	33	40	43
\$1.3-1.699M	14	24	13	25	6
\$1.7-1.999M	2	1	0	0	0
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	75	72	80	92	130

**Presented by:**

Includes Danville, Diablo, and Alamo

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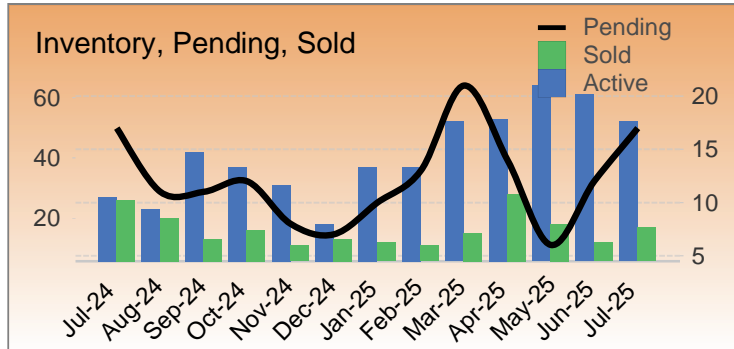
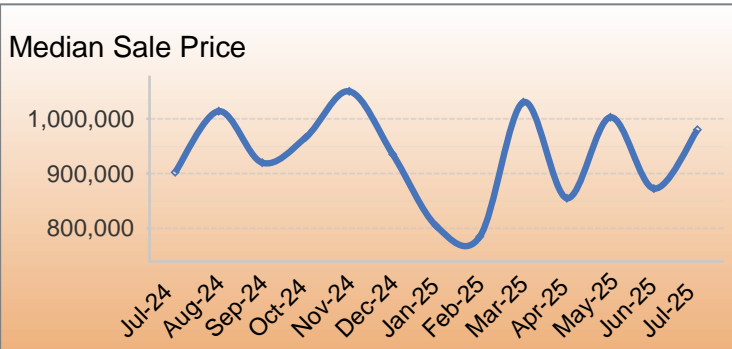
Deemed reliable but not guaranteed



## Market Activity Summary:



- Inventory: 52 units were listed for sale as of the last day of July - approximately 3.6 months of inventory.
- Sales Activity: 17 units were sold during July,
- Median Sales Price: \$980,000 during July
- Average price per sq.ft. in July was \$589
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 100% of list price in July



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	52	17	17	3.6	\$1,043,850	\$980,000	\$1,032,597	27	\$600	\$589	100%
Jun-25	61	12	12	3.4	\$981,819	\$872,500	\$968,166	35	\$586	\$579	99%
May-25	64	6	18	3.3	\$973,135	\$1,002,500	\$972,045	13	\$577	\$631	100%
Apr-25	53	14	28	3.0	\$884,659	\$855,157	\$885,860	30	\$588	\$603	100%
Mar-25	52	21	15	4.3	\$1,022,424	\$1,030,000	\$1,019,082	30	\$586	\$605	99%
Feb-25	37	13	11	3.3	\$876,147	\$785,000	\$881,525	40	\$601	\$626	100%
Jan-25	37	10	12	3.2	\$797,006	\$804,500	\$806,241	42	\$603	\$557	101%
Dec-24	18	7	13	1.6	\$948,088	\$935,000	\$942,529	20	\$632	\$617	100%
Nov-24	31	8	11	2.5	\$1,059,617	\$1,050,000	\$1,065,262	35	\$599	\$582	101%
Oct-24	37	12	16	2.4	\$987,598	\$966,000	\$979,302	23	\$604	\$604	99%
Sep-24	42	11	13	2.2	\$982,121	\$920,000	\$985,092	23	\$603	\$623	100%
Aug-24	23	11	20	1.2	\$944,706	\$1,014,000	\$940,420	25	\$606	\$643	100%
Jul-24	27	17	26	1.4	\$915,531	\$902,500	\$920,807	20	\$620	\$649	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	17	-34.6%	\$931,111	-5.68%	\$980,000	8.59%	\$1,032,597	12.1%	27	35%	100%
Jul-24	26	73.3%	\$987,207	4.27%	\$902,500	-0.276%	\$920,807	0.406%	20	42.9%	100%
Jul-23	15	-34.8%	\$946,735	-5.23%	\$905,000	0.667%	\$917,085	-0.988%	14	-12.5%	103%

## Sales Activity and Price Trends

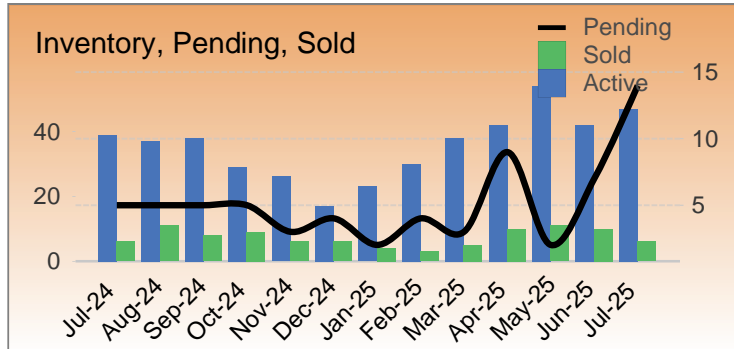
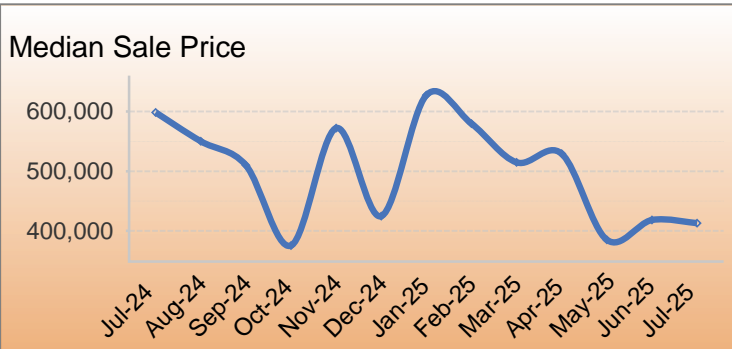
Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	8	6	2	2	6
\$500-599K	4	4	5	5	16
\$600-699K	9	9	8	11	25
\$700-799K	14	15	21	22	56
\$800-899K	21	22	22	32	46
\$900-999K	8	20	21	27	39
\$1-1.299M	34	44	40	65	51
\$1.3-1.699M	15	11	8	37	7
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	113	131	127	201	246

## Presented by:

## Market Activity Summary:



- Inventory: 47 units were listed for sale as of the last day of July - approximately 5.2 months of inventory.
- Sales Activity: 6 units were sold during July,
- Median Sales Price: \$413,000 during July
- Average price per sq.ft. in July was \$578
- Average Days-on-Market (DOM) is approximately 48 days
- Sold over Asking: On average, buyers paid 97% of list price in July



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	47	14	6	5.2	\$463,166	\$413,000	\$448,416	48	\$593	\$578	97%
Jun-25	42	7	10	4.1	\$485,099	\$418,000	\$472,000	55	\$587	\$556	97%
May-25	54	2	11	6.2	\$425,109	\$385,000	\$415,563	41	\$580	\$514	98%
Apr-25	42	9	10	7.2	\$536,876	\$529,500	\$529,565	38	\$582	\$590	98%
Mar-25	38	3	5	10.3	\$538,000	\$515,000	\$531,000	36	\$596	\$602	99%
Feb-25	30	4	3	6.9	\$835,666	\$580,000	\$771,666	77	\$582	\$484	95%
Jan-25	23	2	4	4.3	\$623,000	\$627,500	\$619,750	62	\$597	\$553	99%
Dec-24	17	4	6	2.4	\$426,650	\$424,500	\$430,483	46	\$592	\$535	101%
Nov-24	26	3	6	3.4	\$550,666	\$572,500	\$554,666	64	\$602	\$570	101%
Oct-24	29	5	9	3.1	\$409,183	\$375,000	\$403,188	40	\$586	\$605	98%
Sep-24	38	5	8	4.7	\$524,625	\$510,000	\$525,625	57	\$586	\$592	100%
Aug-24	37	5	11	4.4	\$527,718	\$550,000	\$530,900	32	\$599	\$574	100%
Jul-24	39	5	6	4.9	\$550,499	\$598,500	\$551,583	31	\$592	\$633	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	6	0%	\$480,329	-0.434%	\$413,000	-31%	\$448,416	-18.7%	48	54.8%	97%
Jul-24	6	-33.3%	\$482,423	-29.6%	\$598,500	-5%	\$551,583	-14%	31	19.2%	100%
Jul-23	9	0%	\$685,661	11%	\$630,000	-2.93%	\$641,333	-10.8%	26	100%	101%

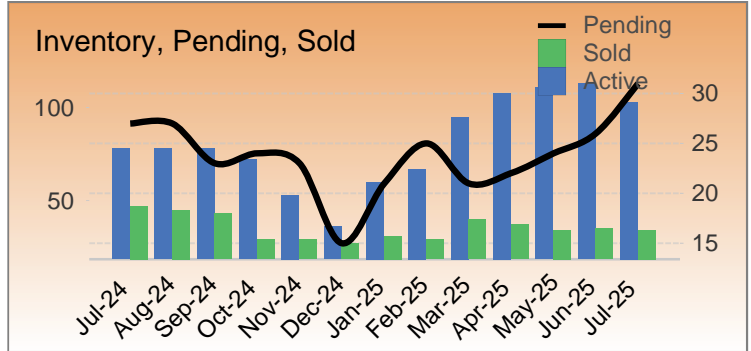
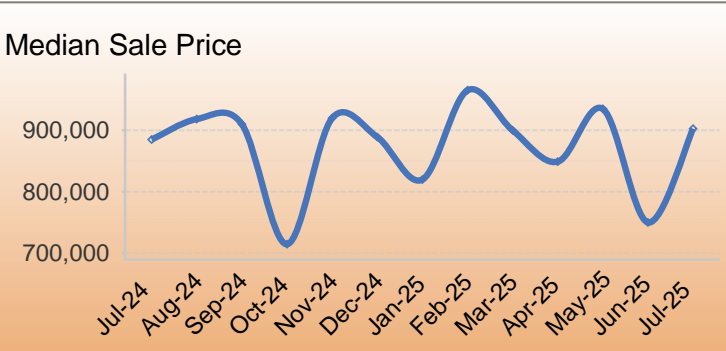
## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	27	21	34	40	37
\$500-599K	11	8	9	12	29
\$600-699K	4	7	13	15	17
\$700-799K	4	7	13	8	10
\$800-899K	2	1	2	10	9
\$900-999K	0	3	2	4	0
\$1-1.299M	0	1	3	6	0
\$1.3-1.699M	1	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	49	48	76	95	102

**Presented by:**

## Market Activity Summary:

- Inventory: 103 units were listed for sale as of the last day of July - approximately 3.2 months of inventory.
- Sales Activity: 34 units were sold during July,
- Median Sales Price: \$902,500 during July
- Average price per sq.ft. in July was \$681
- Average Days-on-Market (DOM) is approximately 35 days
- Sold over Asking: On average, buyers paid 99% of list price in July



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	103	31	34	3.2	\$942,398	\$902,500	\$930,045	35	\$705	\$681	99%
Jun-25	113	26	35	3.4	\$837,701	\$750,000	\$826,790	50	\$705	\$679	98%
May-25	111	24	34	3.1	\$946,962	\$935,000	\$939,661	27	\$701	\$714	99%
Apr-25	108	22	37	3.3	\$959,456	\$849,000	\$964,751	36	\$702	\$722	100%
Mar-25	95	21	40	3.1	\$977,577	\$900,000	\$997,721	21	\$708	\$735	102%
Feb-25	67	25	29	2.5	\$940,962	\$965,000	\$964,659	23	\$694	\$731	102%
Jan-25	60	21	31	2.2	\$907,941	\$820,000	\$912,145	30	\$691	\$708	100%
Dec-24	36	15	27	1.4	\$914,462	\$889,000	\$909,770	45	\$685	\$715	99%
Nov-24	53	23	29	1.7	\$870,401	\$920,000	\$874,588	26	\$707	\$698	100%
Oct-24	72	24	29	1.9	\$798,010	\$715,000	\$822,587	20	\$700	\$698	103%
Sep-24	78	23	43	1.8	\$971,185	\$910,000	\$993,552	22	\$706	\$726	102%
Aug-24	78	27	45	1.7	\$979,153	\$918,000	\$980,749	20	\$710	\$713	100%
Jul-24	78	27	47	1.5	\$946,688	\$885,000	\$956,849	20	\$702	\$730	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	34	-27.7%	\$999,270	12.6%	\$902,500	1.98%	\$930,045	-2.8%	35	75%	99%
Jul-24	47	9.3%	\$887,719	3.85%	\$885,000	12%	\$956,849	13.7%	20	42.9%	101%
Jul-23	43	-8.51%	\$854,847	1.68%	\$790,000	9.72%	\$841,661	5.81%	14	-12.5%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	18	26	27	30	58
\$500-599K	28	22	20	32	52
\$600-699K	32	36	42	52	83
\$700-799K	28	32	27	59	71
\$800-899K	19	29	33	28	48
\$900-999K	18	19	17	29	49
\$1-1.299M	53	64	49	94	87
\$1.3-1.699M	42	74	39	62	24
\$1.7-1.999M	2	4	3	5	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	240	306	257	391	472

## Presented by:

## Market Activity Summary:

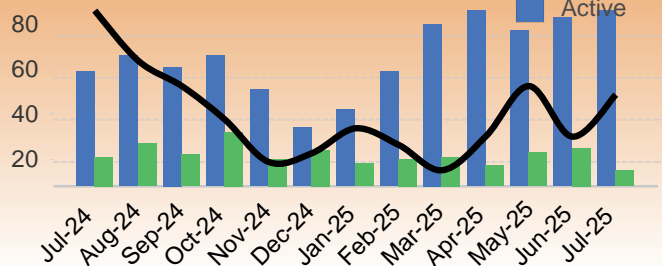
- Inventory: 86 units were listed for sale as of the last day of July - approximately 4.2 months of inventory.
- Sales Activity: 15 units were sold during July,
- Median Sales Price: \$665,000 during July
- Average price per sq.ft. in July was \$488
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 99% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	86	23	15	4.2	\$656,525	\$665,000	\$650,666	32	\$499	\$488	99%
Jun-25	83	18	25	3.9	\$682,295	\$700,000	\$676,552	38	\$491	\$509	99%
May-25	77	24	23	4.2	\$604,705	\$635,000	\$610,080	31	\$500	\$488	101%
Apr-25	86	18	17	4.7	\$690,052	\$680,000	\$709,117	29	\$509	\$529	103%
Mar-25	80	14	21	4.4	\$766,734	\$810,000	\$785,695	12	\$512	\$529	102%
Feb-25	59	17	20	3.0	\$688,481	\$705,000	\$703,025	49	\$529	\$509	103%
Jan-25	42	19	18	2.2	\$685,549	\$700,000	\$682,133	64	\$526	\$529	99%
Dec-24	34	16	24	1.4	\$737,850	\$741,500	\$741,294	46	\$509	\$516	100%
Nov-24	51	15	20	2.4	\$707,636	\$707,500	\$723,316	26	\$521	\$530	102%
Oct-24	66	20	32	2.7	\$758,347	\$814,628	\$762,340	37	\$532	\$507	100%
Sep-24	61	24	22	2.9	\$713,116	\$724,000	\$717,634	34	\$533	\$522	101%
Aug-24	66	27	27	3.2	\$692,936	\$700,000	\$700,222	31	\$529	\$530	101%
Jul-24	59	33	21	3.2	\$687,564	\$680,000	\$700,485	28	\$531	\$540	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	15	-28.6%	\$678,682	-5.09%	\$665,000	-2.21%	\$650,666	-7.11%	32	14.3%	99%
Jul-24	21	-12.5%	\$715,085	5.02%	\$680,000	-0.366%	\$700,485	5.74%	28	75%	102%
Jul-23	24	-36.8%	\$680,926	1.15%	\$682,500	0.738%	\$662,479	-0.633%	16	-20%	104%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	25	19	23	31	55
\$500-599K	21	21	30	42	53
\$600-699K	25	20	32	58	40
\$700-799K	22	18	31	38	46
\$800-899K	27	34	18	48	23
\$900-999K	13	10	9	22	11
\$1-1.299M	6	11	1	10	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	139	133	144	249	228

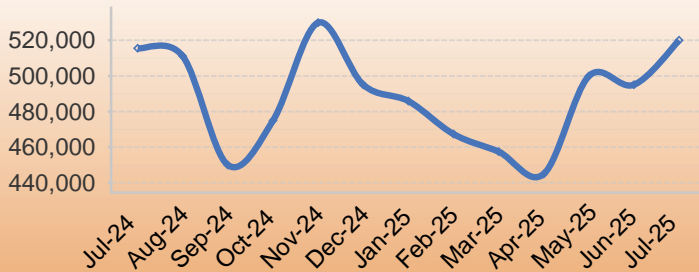
## Presented by:

## Market Activity Summary:

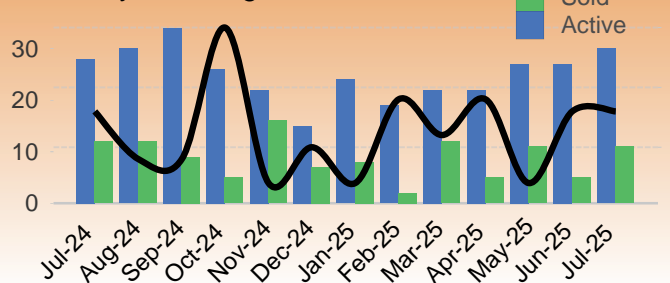
- Inventory: 30 units were listed for sale as of the last day of July - approximately 3.4 months of inventory.
- Sales Activity: 11 units were sold during July,
- Median Sales Price: \$520,000 during July
- Average price per sq.ft. in July was \$411
- Average Days-on-Market (DOM) is approximately 50 days
- Sold over Asking: On average, buyers paid 102% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	30	8	11	3.4	\$478,090	\$520,000	\$490,090	50	\$432	\$411	102%
Jun-25	27	8	5	3.9	\$461,800	\$495,000	\$459,000	33	\$422	\$354	99%
May-25	27	2	11	2.9	\$478,904	\$500,000	\$490,818	34	\$409	\$430	102%
Apr-25	22	9	5	3.5	\$423,599	\$445,000	\$432,600	34	\$426	\$403	102%
Mar-25	22	6	12	3.0	\$448,245	\$457,500	\$450,375	35	\$442	\$443	100%
Feb-25	19	9	2	3.4	\$449,950	\$467,450	\$467,450	9	\$437	\$418	104%
Jan-25	24	2	8	2.3	\$511,499	\$486,000	\$525,375	51	\$431	\$426	102%
Dec-24	15	5	7	1.6	\$514,700	\$495,000	\$521,214	32	\$457	\$412	101%
Nov-24	22	2	16	2.2	\$524,226	\$530,000	\$534,500	40	\$436	\$434	102%
Oct-24	26	15	5	3.1	\$488,400	\$475,000	\$479,000	34	\$424	\$395	97%
Sep-24	34	4	9	3.1	\$470,766	\$450,000	\$464,111	33	\$423	\$453	98%
Aug-24	30	4	12	2.6	\$504,075	\$511,000	\$507,166	24	\$422	\$423	101%
Jul-24	28	8	12	3.0	\$499,395	\$515,500	\$528,500	27	\$439	\$437	106%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	11	-8.33%	\$437,942	-11.5%	\$520,000	0.873%	\$490,090	-7.27%	50	85.2%	102%
Jul-24	12	50%	\$494,663	8.54%	\$515,500	1.58%	\$528,500	3.37%	27	35%	106%
Jul-23	8	33.3%	\$455,758	-10.3%	\$507,500	16.3%	\$511,250	13.3%	20	17.6%	106%

## Sales Activity and Price Trends

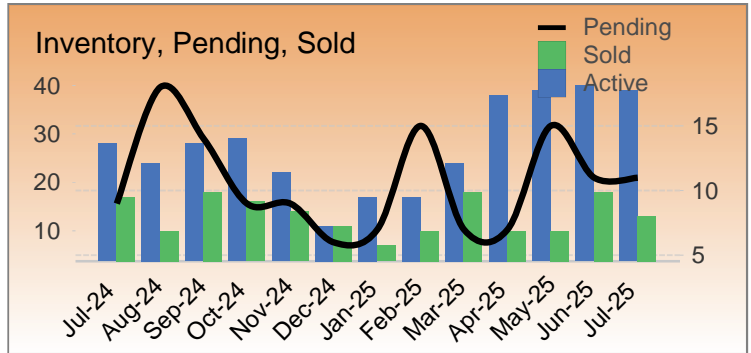
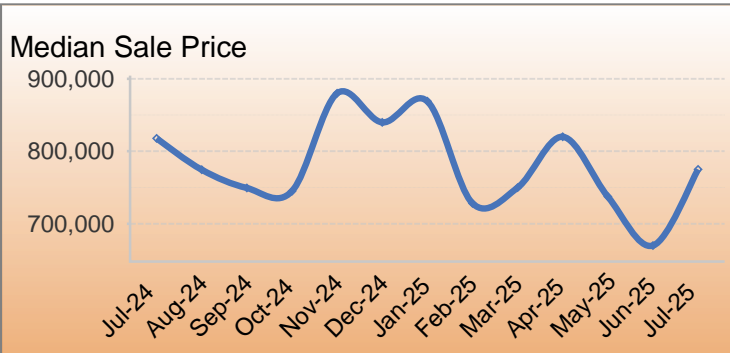
Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	30	34	19	39	75
\$500-599K	15	19	11	18	20
\$600-699K	6	10	9	14	19
\$700-799K	3	5	0	6	2
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	54	68	39	77	116

## Presented by:



## Market Activity Summary:

- Inventory: 39 units were listed for sale as of the last day of July - approximately 2.9 months of inventory.
- Sales Activity: 13 units were sold during July,
- Median Sales Price: \$775,000 during July
- Average price per sq.ft. in July was \$524
- Average Days-on-Market (DOM) is approximately 35 days
- Sold over Asking: On average, buyers paid 98% of list price in July



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	39	11	13	2.9	\$805,125	\$775,000	\$787,992	35	\$560	\$524	98%
Jun-25	40	11	18	3.2	\$664,919	\$670,000	\$647,022	37	\$564	\$522	98%
May-25	39	15	10	3.2	\$757,454	\$737,500	\$763,200	17	\$547	\$574	100%
Apr-25	38	7	10	3.2	\$717,149	\$820,000	\$717,510	22	\$544	\$565	100%
Mar-25	24	7	18	2.1	\$730,365	\$750,000	\$733,388	11	\$544	\$591	100%
Feb-25	17	15	10	1.8	\$724,790	\$728,500	\$720,000	38	\$536	\$560	99%
Jan-25	17	7	7	1.8	\$768,421	\$869,000	\$747,714	81	\$546	\$530	96%
Dec-24	11	6	11	1.0	\$793,904	\$840,000	\$788,081	34	\$490	\$599	100%
Nov-24	22	9	14	1.4	\$812,988	\$880,000	\$802,285	30	\$541	\$533	98%
Oct-24	29	9	16	2.1	\$751,618	\$745,000	\$749,465	25	\$542	\$575	100%
Sep-24	28	14	18	1.9	\$731,023	\$749,550	\$734,538	27	\$560	\$583	100%
Aug-24	24	18	10	1.8	\$745,885	\$774,500	\$748,133	22	\$524	\$590	100%
Jul-24	28	9	17	1.7	\$753,814	\$818,000	\$754,529	25	\$528	\$593	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	13	-23.5%	\$830,898	22.7%	\$775,000	-5.26%	\$787,992	4.43%	35	40%	98%
Jul-24	17	-15%	\$677,405	-9.13%	\$818,000	-3.37%	\$754,529	-3.16%	25	150%	100%
Jul-23	20	5.26%	\$745,486	-7.36%	\$846,500	8.8%	\$779,181	-0.828%	10	-23.1%	101%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	20	12	10	14	25
\$500-599K	3	5	6	6	8
\$600-699K	10	13	15	15	33
\$700-799K	18	16	16	17	38
\$800-899K	15	16	24	26	36
\$900-999K	10	14	10	36	22
\$1-1.299M	10	16	10	27	1
\$1.3-1.699M	0	0	0	1	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	86	92	91	142	163

## Presented by:

## Market Activity Summary:

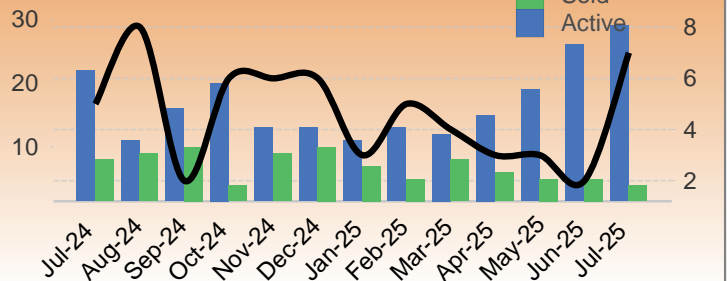
- Inventory: 29 units were listed for sale as of the last day of July - approximately 6.2 months of inventory.
- Sales Activity: 4 units were sold during July,
- Median Sales Price: \$585,000 during July
- Average price per sq.ft. in July was \$508
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 99% of list price in July



Median Sale Price



Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	29	7	4	6.2	\$555,749	\$585,000	\$552,500	24	\$455	\$508	99%
Jun-25	26	2	5	4.9	\$644,177	\$700,000	\$634,000	31	\$448	\$445	99%
May-25	19	3	5	3.0	\$543,800	\$545,000	\$549,320	65	\$450	\$446	101%
Apr-25	15	3	6	2.4	\$606,980	\$632,500	\$636,000	9	\$439	\$467	106%
Mar-25	12	4	8	1.8	\$587,237	\$580,000	\$598,321	41	\$464	\$483	102%
Feb-25	13	5	5	1.8	\$466,999	\$450,000	\$468,200	27	\$480	\$469	100%
Jan-25	11	3	7	1.3	\$587,692	\$635,000	\$582,928	49	\$493	\$458	99%
Dec-24	13	6	10	1.7	\$492,968	\$470,000	\$482,600	27	\$496	\$432	98%
Nov-24	13	6	9	1.7	\$624,333	\$575,000	\$604,666	42	\$448	\$483	97%
Oct-24	20	6	4	2.6	\$524,500	\$560,000	\$524,500	41	\$477	\$438	100%
Sep-24	16	2	10	1.8	\$574,288	\$599,500	\$577,000	35	\$477	\$462	100%
Aug-24	11	8	9	1.3	\$503,488	\$469,900	\$506,211	44	\$457	\$437	100%
Jul-24	22	5	8	2.9	\$535,862	\$476,900	\$537,725	36	\$479	\$446	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	4	-50%	\$592,684	20.4%	\$585,000	22.7%	\$552,500	2.75%	24	-33.3%	99%
Jul-24	8	167%	\$492,137	-16.3%	\$476,900	-10%	\$537,725	4.08%	36	100%	100%
Jul-23	3	-72.7%	\$588,287	9.45%	\$530,000	-7.02%	\$516,666	-9.56%	18	63.6%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	12	17	14	13	42
\$500-599K	11	10	13	20	15
\$600-699K	9	17	9	19	28
\$700-799K	8	7	9	14	11
\$800-899K	0	5	4	7	1
\$900-999K	0	0	0	1	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	40	56	49	74	97

## Presented by:

Includes Martinez, Crockett, Port Costa

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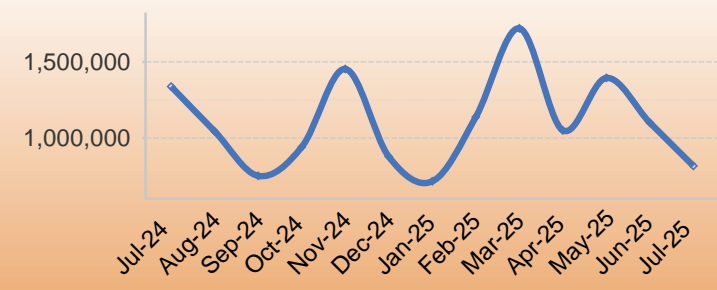
Deemed reliable but not guaranteed

## Market Activity Summary:

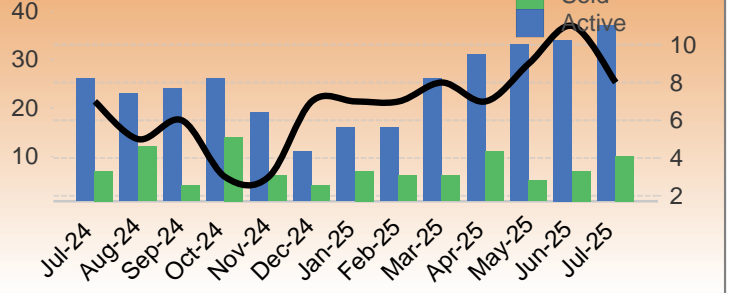
- Inventory: 37 units were listed for sale as of the last day of July - approximately 5.2 months of inventory.
- Sales Activity: 10 units were sold during July,
- Median Sales Price: \$816,000 during July
- Average price per sq.ft. in July was \$623
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 99% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	37	8	10	5.2	\$825,290	\$816,000	\$819,000	34	\$758	\$623	99%
Jun-25	34	11	7	4.6	\$1,067,142	\$1,100,000	\$1,060,000	19	\$783	\$683	99%
May-25	33	9	5	4.6	\$1,248,800	\$1,395,000	\$1,237,000	22	\$788	\$655	100%
Apr-25	31	7	11	4.0	\$1,083,136	\$1,050,000	\$1,071,250	43	\$831	\$698	99%
Mar-25	26	8	6	4.3	\$1,616,056	\$1,721,500	\$1,628,500	50	\$879	\$858	101%
Feb-25	16	7	6	2.8	\$1,122,000	\$1,137,500	\$1,121,666	36	\$607	\$637	100%
Jan-25	16	7	7	2.8	\$690,269	\$715,000	\$689,857	32	\$662	\$552	99%
Dec-24	11	7	4	1.4	\$962,500	\$877,500	\$962,500	33	\$616	\$672	100%
Nov-24	19	3	6	2.4	\$1,497,333	\$1,454,000	\$1,507,741	25	\$666	\$770	101%
Oct-24	26	3	14	2.6	\$1,228,071	\$940,000	\$1,226,285	33	\$630	\$668	100%
Sep-24	24	6	4	3.1	\$899,000	\$750,000	\$883,250	119	\$650	\$662	98%
Aug-24	23	5	12	2.9	\$1,021,014	\$1,042,500	\$1,005,692	42	\$681	\$597	99%
Jul-24	26	7	7	3.3	\$1,306,142	\$1,338,000	\$1,329,714	19	\$668	\$708	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	10	42.9%	\$1,042,409	-4.76%	\$816,000	-39%	\$819,000	-38.4%	34	78.9%	99%
Jul-24	7	-12.5%	\$1,094,466	8.15%	\$1,338,000	5.77%	\$1,329,714	16.5%	19	-9.52%	102%
Jul-23	8	-33.3%	\$1,011,957	-4.01%	\$1,265,000	40.6%	\$1,141,209	3.28%	21	133%	105%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	6	3	3	7	8
\$500-599K	4	1	4	8	14
\$600-699K	3	5	5	8	6
\$700-799K	5	2	6	3	14
\$800-899K	9	2	6	9	9
\$900-999K	1	4	3	8	8
\$1-1.299M	7	6	8	22	20
\$1.3-1.699M	11	16	8	10	16
\$1.7-1.999M	4	1	2	5	2
\$2-2.999M	2	0	3	5	0
>3M	0	0	0	0	0
Total	52	40	48	85	97

## Presented by:

Includes Moraga, Lafayette, Orinda

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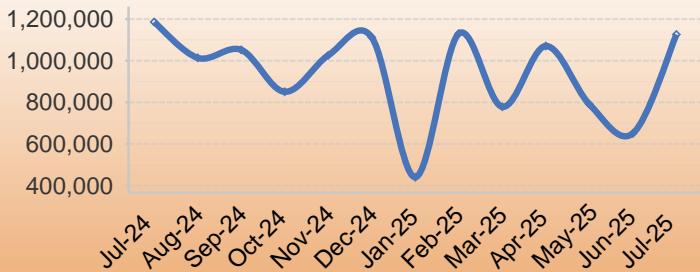
Deemed reliable but not guaranteed

## Market Activity Summary:

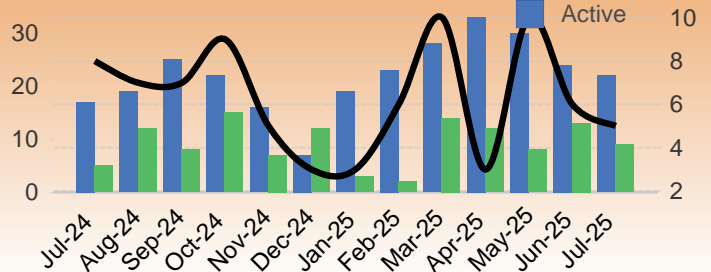


- Inventory: 22 units were listed for sale as of the last day of July - approximately 2.5 months of inventory.
- Sales Activity: 9 units were sold during July,
- Median Sales Price: \$1,125,000 during July
- Average price per sq.ft. in July was \$606
- Average Days-on-Market (DOM) is approximately 53 days
- Sold over Asking: On average, buyers paid 101% of list price in July

### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	22	5	9	2.5	\$931,987	\$1,125,000	\$941,833	53	\$606	\$606	101%
Jun-25	24	6	13	2.4	\$761,305	\$650,000	\$770,580	43	\$612	\$581	101%
May-25	30	10	8	2.7	\$850,987	\$790,000	\$880,362	32	\$603	\$619	103%
Apr-25	33	3	12	3.9	\$947,745	\$1,070,000	\$991,083	22	\$597	\$629	104%
Mar-25	28	10	14	4.4	\$822,560	\$777,500	\$834,785	20	\$590	\$629	101%
Feb-25	23	6	2	4.8	\$1,099,499	\$1,130,000	\$1,130,000	8	\$593	\$727	103%
Jan-25	19	3	3	2.7	\$565,966	\$440,000	\$551,666	50	\$591	\$569	97%
Dec-24	7	3	12	0.6	\$1,007,574	\$1,112,500	\$1,023,166	25	\$595	\$657	102%
Nov-24	16	5	7	1.6	\$924,812	\$1,025,000	\$971,428	12	\$619	\$645	105%
Oct-24	22	9	15	1.9	\$883,703	\$850,000	\$897,933	23	\$631	\$625	101%
Sep-24	25	7	8	3.1	\$972,749	\$1,052,500	\$990,625	25	\$621	\$648	101%
Aug-24	19	7	12	2.2	\$890,311	\$1,014,000	\$914,407	19	\$635	\$684	103%
Jul-24	17	8	5	2.8	\$1,061,577	\$1,185,000	\$1,086,460	20	\$657	\$686	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	9	80%	\$931,059	2.57%	\$1,125,000	-5.06%	\$941,833	-13.3%	53	165%	101%
Jul-24	5	-37.5%	\$907,768	19.6%	\$1,185,000	52.8%	\$1,086,460	32.8%	20	150%	102%
Jul-23	8	-27.3%	\$758,760	-12.5%	\$775,500	4.09%	\$818,111	-4.53%	8	-33.3%	104%

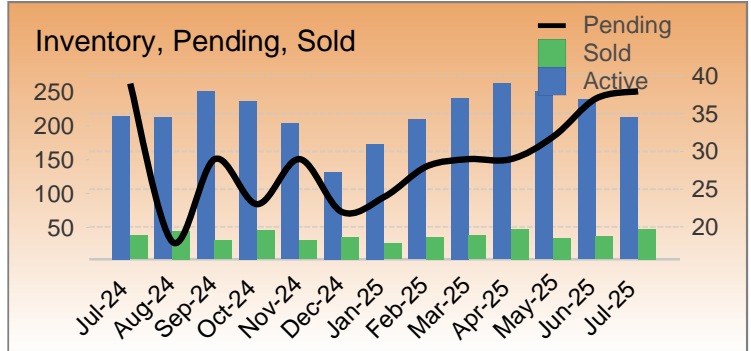
## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	5	2	2	4	7
\$500-599K	11	0	6	8	23
\$600-699K	10	8	11	21	20
\$700-799K	4	4	6	12	10
\$800-899K	3	4	5	10	11
\$900-999K	2	2	4	6	20
\$1-1.299M	21	26	11	31	16
\$1.3-1.699M	5	8	1	12	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	61	54	46	104	107

## Presented by:

## Market Activity Summary:

- Inventory: 212 units were listed for sale as of the last day of July - approximately 5.5 months of inventory.
- Sales Activity: 48 units were sold during July,
- Median Sales Price: \$444,500 during July
- Average price per sq.ft. in July was \$476
- Average Days-on-Market (DOM) is approximately 55 days
- Sold over Asking: On average, buyers paid 100% of list price in July



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	212	38	48	5.5	\$509,352	\$444,500	\$510,100	55	\$514	\$476	100%
Jun-25	239	37	37	6.2	\$569,833	\$500,000	\$563,488	53	\$518	\$520	99%
May-25	250	32	35	6.3	\$602,368	\$608,000	\$602,627	46	\$515	\$531	100%
Apr-25	262	29	48	6.5	\$612,429	\$610,000	\$619,164	43	\$526	\$541	101%
Mar-25	241	29	39	7.3	\$619,520	\$625,000	\$631,956	50	\$526	\$532	102%
Feb-25	209	28	36	6.4	\$524,885	\$506,500	\$530,660	67	\$521	\$488	101%
Jan-25	173	24	27	5.6	\$615,403	\$535,000	\$602,014	63	\$509	\$530	97%
Dec-24	132	22	36	3.6	\$717,649	\$676,500	\$715,837	67	\$518	\$552	99%
Nov-24	203	29	31	5.8	\$604,538	\$609,000	\$606,322	62	\$538	\$531	100%
Oct-24	236	23	46	6.0	\$594,954	\$554,500	\$603,769	47	\$538	\$582	101%
Sep-24	250	29	31	6.6	\$514,470	\$520,000	\$515,664	46	\$530	\$560	101%
Aug-24	212	18	45	5.3	\$531,162	\$525,000	\$530,470	52	\$527	\$517	100%
Jul-24	214	39	39	6.0	\$614,087	\$544,000	\$622,502	36	\$539	\$542	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	48	23.1%	\$515,606	-4.84%	\$444,500	-18.3%	\$510,100	-18.1%	55	52.8%	100%
Jul-24	39	11.4%	\$541,859	-15%	\$544,000	-10.8%	\$622,502	-0.766%	36	9.09%	101%
Jul-23	35	-44.4%	\$637,509	1.9%	\$610,000	-4.69%	\$627,308	-6.84%	33	32%	102%

## Sales Activity and Price Trends

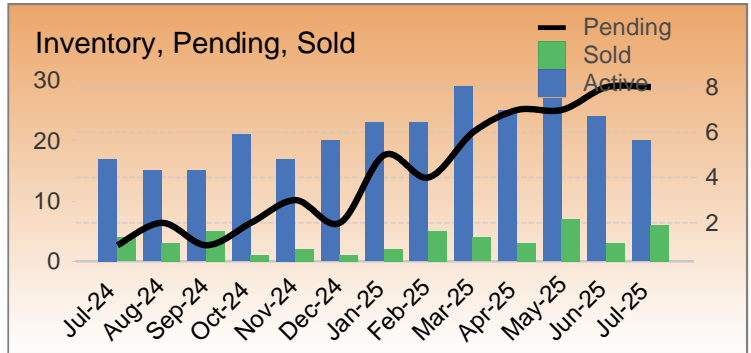
Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	125	80	81	104	119
\$500-599K	34	36	54	89	105
\$600-699K	36	46	59	101	109
\$700-799K	35	39	35	81	106
\$800-899K	14	9	26	53	42
\$900-999K	7	13	11	41	29
\$1-1.299M	12	18	13	41	36
\$1.3-1.699M	7	11	7	18	17
\$1.7-1.999M	0	1	2	8	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	270	253	288	536	564

## Presented by:



## Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of July - approximately 3.9 months of inventory.
- Sales Activity: 6 units were sold during July,
- Median Sales Price: \$499,000 during July
- Average price per sq.ft. in July was \$332
- Average Days-on-Market (DOM) is approximately 73 days
- Sold over Asking: On average, buyers paid 98% of list price in July



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	20	8	6	3.9	\$424,583	\$499,000	\$419,500	73	\$364	\$332	98%
Jun-25	24	8	3	5.8	\$331,316	\$290,000	\$306,666	31	\$367	\$376	91%
May-25	27	7	7	5.8	\$459,842	\$447,000	\$456,285	46	\$360	\$360	100%
Apr-25	25	7	3	6.3	\$447,962	\$460,000	\$453,000	15	\$357	\$385	101%
Mar-25	29	6	4	7.9	\$308,500	\$297,500	\$300,000	29	\$363	\$271	95%
Feb-25	23	4	5	8.6	\$424,780	\$500,000	\$428,000	70	\$360	\$331	99%
Jan-25	23	5	2	14.4	\$264,975	\$255,000	\$255,000	90	\$348	\$255	97%
Dec-24	20	2	1	15.0	\$335,000	\$335,000	\$335,000	24	\$351	\$378	100%
Nov-24	17	3	2	6.4	\$462,499	\$467,500	\$467,500	41	\$360	\$412	102%
Oct-24	21	2	1	7.3	\$535,000	\$489,000	\$489,000	52	\$374	\$268	91%
Sep-24	15	1	5	3.8	\$340,980	\$285,000	\$330,000	17	\$383	\$371	95%
Aug-24	15	2	3	5.0	\$370,962	\$309,000	\$364,666	70	\$370	\$366	98%
Jul-24	17	1	4	3.4	\$439,737	\$475,000	\$444,987	35	\$383	\$334	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	6	50%	\$463,375	29.5%	\$499,000	5.05%	\$419,500	-5.73%	73	109%	98%
Jul-24	4	-33.3%	\$357,800	-22.4%	\$475,000	18%	\$444,987	7.01%	35	106%	101%
Jul-23	6	100%	\$460,988	-5.56%	\$402,500	4.55%	\$415,825	-1.77%	17	13.3%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	21	26	16	27	29
\$500-599K	6	10	6	10	9
\$600-699K	3	3	2	8	2
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	30	39	24	45	40

## Presented by:

Includes Pittsburg and Bay Point

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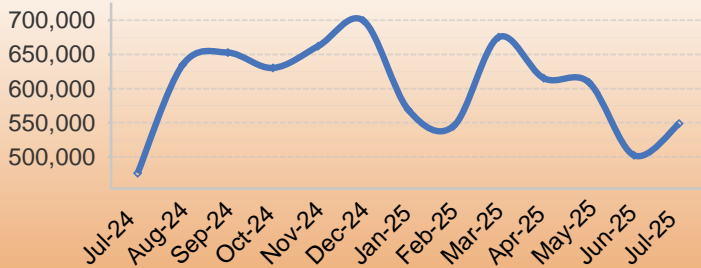
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## Market Activity Summary:

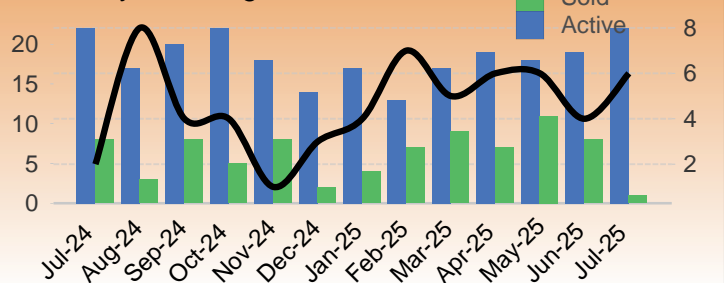
- Inventory: 22 units were listed for sale as of the last day of July - approximately 3.6 months of inventory.
- Sales Activity: 1 units were sold during July,
- Median Sales Price: \$549,000 during July
- Average price per sq.ft. in July was \$458
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 100% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	22	6	1	3.6	\$549,000	\$549,000	\$549,000	19	\$495	\$458	100%
Jun-25	19	4	8	2.3	\$500,224	\$502,500	\$500,499	29	\$486	\$473	100%
May-25	18	6	11	2.1	\$561,645	\$609,000	\$562,000	44	\$488	\$461	100%
Apr-25	19	6	7	2.6	\$628,671	\$615,000	\$624,342	19	\$497	\$514	99%
Mar-25	17	5	9	2.6	\$643,333	\$675,000	\$646,472	36	\$501	\$478	101%
Feb-25	13	7	7	3.2	\$567,335	\$545,000	\$566,635	87	\$494	\$468	100%
Jan-25	17	4	4	3.6	\$561,000	\$568,750	\$557,875	29	\$472	\$395	100%
Dec-24	14	3	2	2.8	\$724,000	\$699,500	\$699,500	40	\$473	\$464	97%
Nov-24	18	1	8	2.6	\$714,668	\$662,000	\$710,750	37	\$479	\$496	100%
Oct-24	22	4	5	4.3	\$646,799	\$630,000	\$638,800	31	\$491	\$475	99%
Sep-24	20	4	8	3.3	\$637,100	\$652,500	\$619,375	36	\$488	\$451	97%
Aug-24	17	8	3	3.6	\$689,326	\$635,000	\$681,333	31	\$497	\$431	99%
Jul-24	22	2	8	3.7	\$524,475	\$476,500	\$516,550	37	\$491	\$500	98%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	1	-87.5%	\$532,961	-9.44%	\$549,000	15.2%	\$549,000	6.28%	19	-48.6%	100%
Jul-24	8	-11.1%	\$588,500	-20.2%	\$476,500	-26.1%	\$516,550	-13%	37	60.9%	98%
Jul-23	9	12.5%	\$737,490	25.4%	\$645,000	19.6%	\$593,888	-2.02%	23	21.1%	102%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	17	11	13	13	20
\$500-599K	9	4	5	15	20
\$600-699K	10	6	16	17	14
\$700-799K	6	9	7	9	9
\$800-899K	5	7	9	15	7
\$900-999K	0	1	1	4	4
\$1-1.299M	0	1	0	5	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	47	39	51	78	74

## Presented by:

Includes Pleasant Hill and Pacheco

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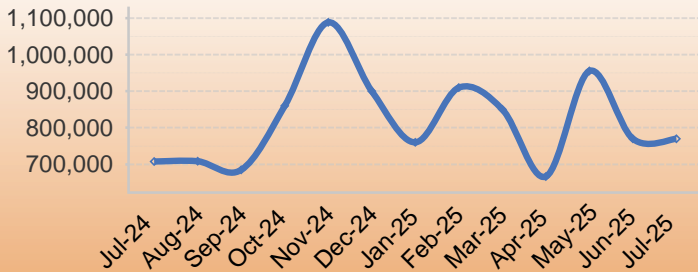
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## Market Activity Summary:

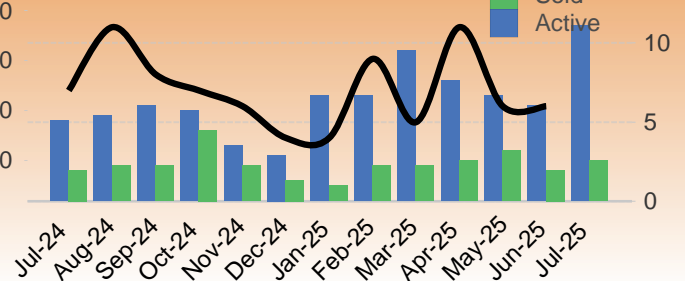
- Inventory: 37 units were listed for sale as of the last day of July - approximately 3.7 months of inventory.
- Sales Activity: 10 units were sold during July,
- Median Sales Price: \$770,000 during July
- Average price per sq.ft. in July was \$624
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 99% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



### Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	37	0	10	3.7	\$798,668	\$770,000	\$793,200	31	\$625	\$624	99%
Jun-25	21	6	8	2.2	\$841,618	\$770,000	\$839,812	26	\$639	\$623	99%
May-25	23	6	12	2.2	\$955,579	\$955,500	\$944,666	20	\$632	\$679	99%
Apr-25	26	11	10	2.8	\$703,068	\$666,250	\$677,400	32	\$651	\$572	96%
Mar-25	32	5	9	4.2	\$780,320	\$850,000	\$809,888	34	\$644	\$686	103%
Feb-25	23	9	9	3.5	\$819,220	\$910,000	\$828,888	28	\$633	\$652	101%
Jan-25	23	4	5	3.5	\$793,740	\$760,000	\$796,400	27	\$634	\$624	100%
Dec-24	11	4	6	1.1	\$905,991	\$900,000	\$918,166	50	\$620	\$674	101%
Nov-24	13	6	9	1.1	\$936,211	\$1,089,000	\$958,444	16	\$625	\$707	102%
Oct-24	20	7	16	1.9	\$818,409	\$860,000	\$815,906	28	\$637	\$687	100%
Sep-24	21	8	9	2.5	\$697,216	\$685,000	\$696,333	17	\$649	\$630	100%
Aug-24	19	11	9	2.1	\$759,544	\$708,000	\$780,888	25	\$662	\$666	102%
Jul-24	18	7	8	1.7	\$815,125	\$707,500	\$833,875	12	\$662	\$623	101%

### Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	10	25%	\$784,889	-1.09%	\$770,000	8.83%	\$793,200	-4.88%	31	158%	99%
Jul-24	8	-38.5%	\$793,561	3.89%	\$707,500	-6.54%	\$833,875	9.53%	12	-7.69%	101%
Jul-23	13	160%	\$763,874	-16.3%	\$757,000	-9.34%	\$761,307	-2.58%	13	44.4%	102%

### Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	1	4	3	1	9
\$500-599K	11	5	11	6	22
\$600-699K	13	9	9	9	14
\$700-799K	9	10	16	20	12
\$800-899K	4	4	11	19	9
\$900-999K	11	9	12	10	11
\$1-1.299M	14	19	15	9	19
\$1.3-1.699M	0	1	0	11	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	63	61	77	85	97

**Presented by:**

Includes Pleasanton and Sunol

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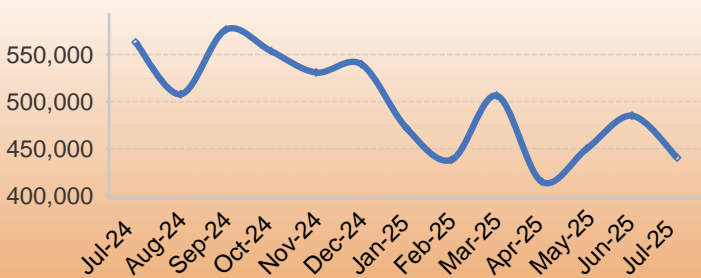
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## Market Activity Summary:

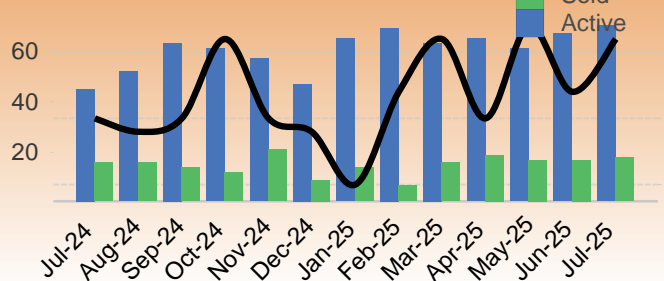


- Inventory: 70 units were listed for sale as of the last day of July - approximately 4.4 months of inventory.
- Sales Activity: 18 units were sold during July,
- Median Sales Price: \$440,500 during July
- Average price per sq.ft. in July was \$389
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 100% of list price in July

### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	70	16	18	4.4	\$463,499	\$440,500	\$463,255	44	\$439	\$389	100%
Jun-25	67	12	17	4.0	\$485,910	\$485,000	\$495,384	33	\$432	\$447	102%
May-25	61	17	17	3.8	\$590,193	\$450,000	\$599,670	73	\$433	\$463	101%
Apr-25	65	10	19	4.9	\$433,173	\$415,000	\$429,842	54	\$416	\$443	99%
Mar-25	63	16	16	5.3	\$539,593	\$506,500	\$543,236	45	\$411	\$468	101%
Feb-25	69	12	7	7.4	\$540,500	\$438,000	\$570,714	84	\$417	\$450	101%
Jan-25	65	5	14	4.6	\$574,356	\$472,000	\$594,571	60	\$432	\$433	101%
Dec-24	47	9	9	3.4	\$562,988	\$540,000	\$556,888	37	\$417	\$450	98%
Nov-24	57	10	21	3.7	\$565,280	\$531,000	\$556,833	51	\$435	\$441	98%
Oct-24	61	16	12	4.5	\$568,405	\$553,961	\$567,160	32	\$436	\$463	100%
Sep-24	63	10	14	4.2	\$618,314	\$576,750	\$621,502	27	\$437	\$534	101%
Aug-24	52	9	16	3.6	\$549,249	\$507,888	\$551,110	50	\$431	\$496	100%
Jul-24	45	10	16	2.8	\$649,549	\$563,000	\$653,031	33	\$419	\$544	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	18	12.5%	\$549,328	4.88%	\$440,500	-21.8%	\$463,255	-29.1%	44	33.3%	100%
Jul-24	16	33.3%	\$523,779	0.767%	\$563,000	3.4%	\$653,031	14.3%	33	10%	101%
Jul-23	12	-45.5%	\$519,793	-0.00654%	\$544,500	-6.12%	\$571,211	-3.81%	30	57.9%	100%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	65	46	38	48	74
\$500-599K	16	14	28	50	44
\$600-699K	12	23	19	38	29
\$700-799K	7	14	17	15	23
\$800-899K	3	6	2	18	12
\$900-999K	1	2	0	5	9
\$1-1.299M	1	5	3	3	3
\$1.3-1.699M	2	0	1	0	1
\$1.7-1.999M	1	2	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	108	112	108	177	195

## Presented by:

Includes Richmond, El Cerrito, San Pablo

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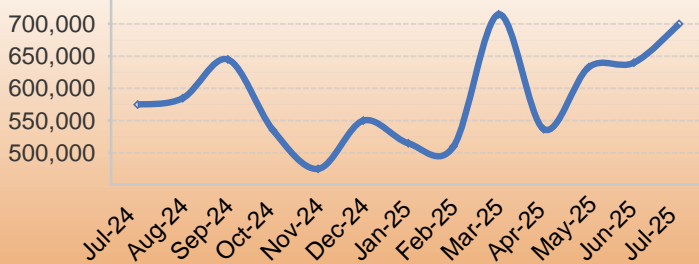
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## Market Activity Summary:

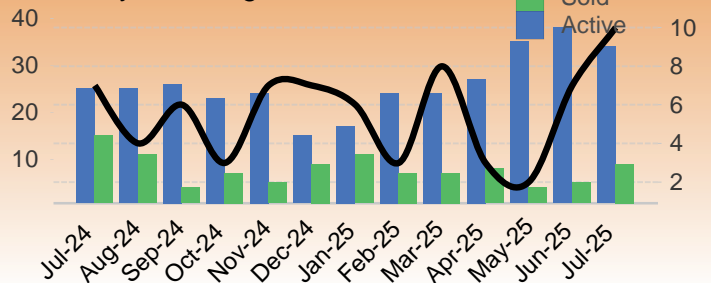
- Inventory: 34 units were listed for sale as of the last day of July - approximately 6.0 months of inventory.
- Sales Activity: 9 units were sold during July,
- Median Sales Price: \$700,000 during July
- Average price per sq.ft. in July was \$493
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 102% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	34	10	9	6.0	\$611,333	\$700,000	\$617,111	39	\$468	\$493	102%
Jun-25	38	7	5	7.1	\$627,200	\$640,000	\$617,500	47	\$482	\$456	98%
May-25	35	2	4	5.7	\$642,000	\$633,000	\$649,000	40	\$459	\$478	102%
Apr-25	27	3	8	3.8	\$521,468	\$536,500	\$530,185	34	\$450	\$476	101%
Mar-25	24	8	7	2.9	\$650,999	\$715,000	\$662,857	31	\$451	\$468	102%
Feb-25	24	3	7	2.7	\$575,428	\$510,000	\$584,682	37	\$451	\$503	102%
Jan-25	17	6	11	2.0	\$557,844	\$515,000	\$552,545	74	\$455	\$509	99%
Dec-24	15	7	9	2.3	\$580,550	\$550,000	\$582,833	30	\$458	\$463	101%
Nov-24	24	7	5	4.5	\$469,177	\$475,000	\$455,400	50	\$481	\$485	97%
Oct-24	23	3	7	3.3	\$563,255	\$535,000	\$564,642	53	\$499	\$477	100%
Sep-24	26	6	4	2.7	\$609,987	\$645,000	\$638,775	10	\$476	\$505	105%
Aug-24	25	4	11	2.4	\$600,763	\$585,000	\$600,272	32	\$475	\$502	100%
Jul-24	25	7	15	2.3	\$565,514	\$575,000	\$562,660	34	\$488	\$456	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	9	-40%	\$471,574	-27%	\$700,000	21.7%	\$617,111	9.68%	39	14.7%	102%
Jul-24	15	200%	\$646,162	-0.713%	\$575,000	12.7%	\$562,660	-2.62%	34	47.8%	100%
Jul-23	5	-58.3%	\$650,802	13.9%	\$510,000	-6.42%	\$577,800	3.73%	23	91.7%	104%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	19	22	13	20	37
\$500-599K	8	23	23	27	30
\$600-699K	6	12	10	20	11
\$700-799K	12	8	7	10	6
\$800-899K	3	2	3	8	4
\$900-999K	2	2	2	4	0
\$1-1.299M	1	0	0	1	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	51	69	58	90	88

## Presented by:

Includes San Leandro and San Lorenzo

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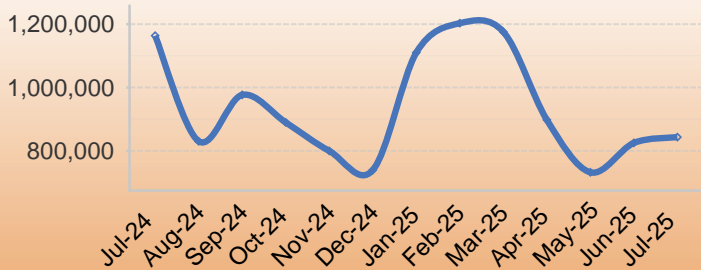


## Market Activity Summary:

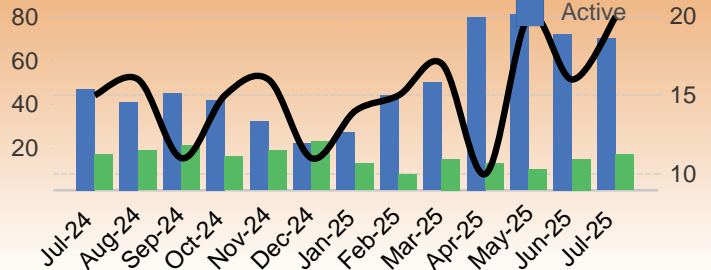
- Inventory: 70 units were listed for sale as of the last day of July - approximately 5.1 months of inventory.
- Sales Activity: 17 units were sold during July,
- Median Sales Price: \$843,000 during July
- Average price per sq.ft. in July was \$642
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 97% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	70	20	17	5.1	\$941,517	\$843,000	\$913,076	44	\$644	\$642	97%
Jun-25	72	16	15	5.8	\$929,786	\$825,000	\$921,853	28	\$634	\$635	100%
May-25	81	20	10	6.4	\$870,800	\$732,500	\$869,550	41	\$644	\$609	99%
Apr-25	80	10	13	6.8	\$914,756	\$898,000	\$920,961	22	\$649	\$648	101%
Mar-25	50	17	15	4.2	\$1,044,461	\$1,175,000	\$1,041,360	19	\$649	\$653	100%
Feb-25	44	15	8	3.0	\$1,070,624	\$1,202,500	\$1,080,375	22	\$658	\$588	101%
Jan-25	27	14	13	1.5	\$1,011,760	\$1,110,000	\$993,236	27	\$662	\$672	98%
Dec-24	22	11	23	1.1	\$850,997	\$740,000	\$836,546	32	\$698	\$647	98%
Nov-24	32	16	19	1.8	\$892,894	\$800,000	\$896,000	36	\$676	\$648	100%
Oct-24	42	15	16	2.4	\$978,310	\$890,000	\$974,227	27	\$664	\$645	100%
Sep-24	45	11	21	2.4	\$1,015,489	\$976,656	\$995,939	27	\$665	\$653	98%
Aug-24	41	16	19	2.0	\$918,795	\$830,000	\$913,123	23	\$663	\$670	100%
Jul-24	47	15	17	2.0	\$1,077,863	\$1,163,000	\$1,086,264	23	\$662	\$661	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	17	0%	\$843,214	-12.2%	\$843,000	-27.5%	\$913,076	-15.9%	44	91.3%	97%
Jul-24	17	41.7%	\$960,697	-2.44%	\$1,163,000	72.3%	\$1,086,264	52.1%	23	109%	101%
Jul-23	12	-57.1%	\$984,712	1.5%	\$675,000	-26.4%	\$714,258	-19.5%	11	-35.3%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	5	6	5	14	40
\$500-599K	7	11	17	16	38
\$600-699K	13	19	12	18	42
\$700-799K	10	17	13	15	22
\$800-899K	8	15	5	18	14
\$900-999K	2	6	7	9	18
\$1-1.299M	32	48	23	26	64
\$1.3-1.699M	14	28	7	36	8
\$1.7-1.999M	0	2	0	1	0
\$2-2.999M	0	1	1	0	0
>3M	0	0	0	0	0
Total	91	153	90	153	246

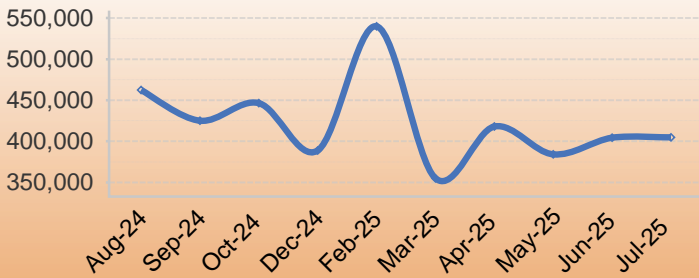
## Presented by:

## Market Activity Summary:

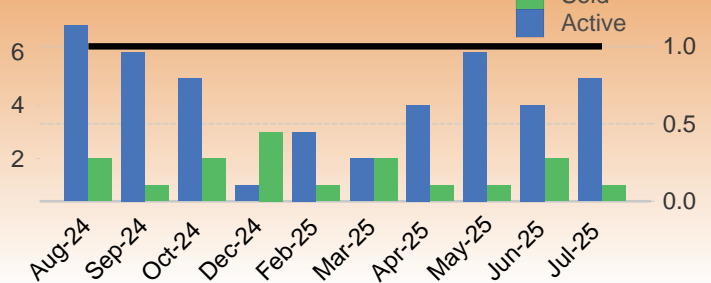
- Inventory: 5 units were listed for sale as of the last day of July - approximately 4.5 months of inventory.
- Sales Activity: 1 units were sold during July,
- Median Sales Price: \$405,000 during July
- Average price per sq.ft. in July was \$372
- Average Days-on-Market (DOM) is approximately 65 days
- Sold over Asking: On average, buyers paid 99% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	5	1	1	4.5	\$409,999	\$405,000	\$405,000	65	\$304	\$372	99%
Jun-25	4	0	2	3.8	\$397,000	\$404,500	\$404,500	59	\$320	\$328	102%
May-25	6	1	1	4.5	\$375,000	\$384,000	\$384,000	10	\$306	\$295	102%
Apr-25	4	0	1	3.0	\$415,000	\$418,000	\$418,000	60	\$298	\$322	101%
Mar-25	2	1	2	2.0	\$355,000	\$355,000	\$355,000	19	\$303	\$371	100%
Feb-25	3	1	1	2.3	\$498,000	\$540,000	\$540,000	64	\$356	\$371	108%
Dec-24	1	0	3	0.6	\$379,000	\$389,000	\$375,333	119	\$342	\$319	99%
Oct-24	5	1	2	3.0	\$449,925	\$446,425	\$446,425	20	\$350	\$398	99%
Sep-24	6	1	1	6.0	\$425,000	\$425,000	\$425,000	16	\$358	\$393	100%
Aug-24	7	1	2	10.5	\$472,499	\$462,500	\$462,500	13	\$345	\$348	98%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	1	-66.7%	\$441,600	9.31%	\$405,000	-1.22%	\$405,000	-3.95%	65	54.8%	99%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	7	3	10	9	16
\$500-599K	1	0	1	2	0
\$600-699K	0	2	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	8	5	11	11	16

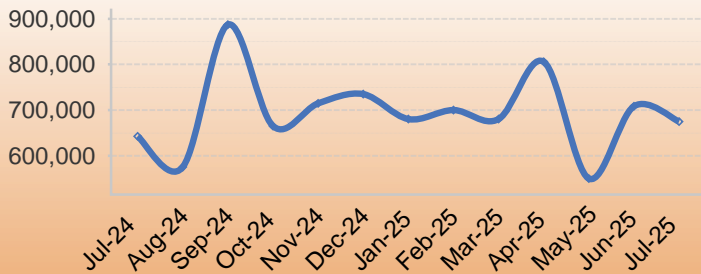
**Presented by:**

## Market Activity Summary:

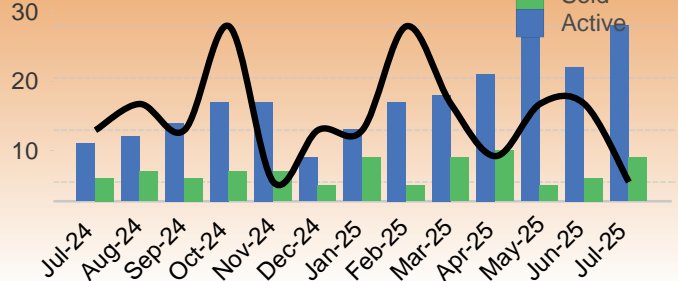
- Inventory: 28 units were listed for sale as of the last day of July - approximately 4.2 months of inventory.
- Sales Activity: 9 units were sold during July,
- Median Sales Price: \$675,000 during July
- Average price per sq.ft. in July was \$570
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 99% of list price in July



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	28	2	9	4.2	\$691,942	\$675,000	\$680,722	30	\$619	\$570	99%
Jun-25	22	5	6	3.4	\$686,379	\$708,500	\$722,833	33	\$625	\$613	105%
May-25	28	5	5	3.6	\$684,800	\$550,000	\$697,000	31	\$623	\$647	101%
Apr-25	21	3	10	2.6	\$748,788	\$805,500	\$762,800	26	\$613	\$645	101%
Mar-25	18	5	9	2.5	\$706,877	\$680,000	\$738,211	30	\$615	\$678	104%
Feb-25	17	8	5	2.7	\$774,200	\$700,000	\$794,800	13	\$609	\$666	103%
Jan-25	13	4	9	2.1	\$728,397	\$680,000	\$726,166	34	\$649	\$658	100%
Dec-24	9	4	5	1.7	\$714,177	\$735,000	\$717,200	37	\$638	\$622	100%
Nov-24	17	2	7	2.6	\$701,828	\$715,000	\$704,525	44	\$651	\$640	100%
Oct-24	17	8	7	2.7	\$669,541	\$665,000	\$653,714	15	\$645	\$643	98%
Sep-24	14	4	6	2.4	\$860,148	\$887,500	\$863,148	23	\$637	\$651	100%
Aug-24	12	5	7	1.7	\$640,964	\$575,000	\$643,414	54	\$638	\$613	100%
Jul-24	11	4	6	2.0	\$629,331	\$642,500	\$644,833	23	\$660	\$680	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	9	50%	\$637,770	-10.1%	\$675,000	5.06%	\$680,722	5.57%	30	30.4%	99%
Jul-24	6	-40%	\$709,437	18.8%	\$642,500	-10.8%	\$644,833	-12.7%	23	130%	103%
Jul-23	10	100%	\$597,389	-22.9%	\$720,000	38.5%	\$738,477	15.6%	10	-74.4%	106%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	9	1	6	9	17
\$500-599K	11	11	9	16	16
\$600-699K	6	5	12	24	14
\$700-799K	6	6	11	8	11
\$800-899K	12	5	5	9	26
\$900-999K	1	6	2	10	9
\$1-1.299M	8	2	3	6	3
\$1.3-1.699M	0	1	1	4	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	53	37	49	86	96

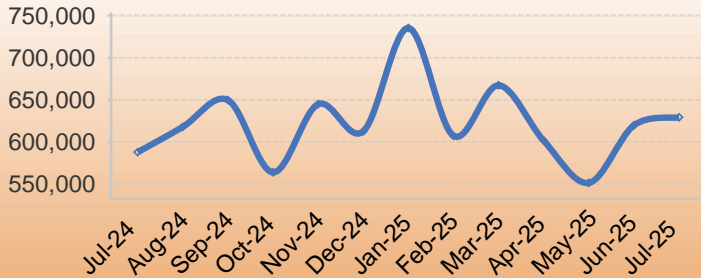
## Presented by:

## Market Activity Summary:

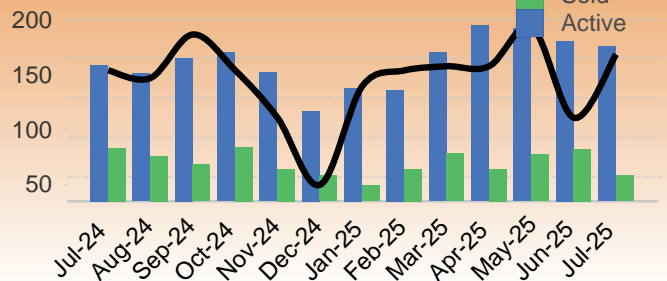
- Inventory: 176 units were listed for sale as of the last day of July - approximately 2.5 months of inventory.
- Sales Activity: 58 units were sold during July,
- Median Sales Price: \$629,500 during July
- Average price per sq.ft. in July was \$530
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 99% of list price in July



Median Sale Price



Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jul-25	176	61	58	2.5	\$726,034	\$629,500	\$722,500	37	\$539	\$530	99%
Jun-25	181	45	82	2.5	\$681,731	\$620,000	\$686,225	35	\$529	\$504	100%
May-25	192	68	77	2.7	\$662,175	\$551,555	\$664,950	33	\$529	\$526	100%
Apr-25	195	58	64	2.9	\$648,925	\$601,500	\$655,680	28	\$510	\$511	100%
Mar-25	170	58	78	2.7	\$709,763	\$667,450	\$717,181	33	\$508	\$551	100%
Feb-25	136	57	64	2.4	\$649,071	\$607,500	\$649,863	35	\$508	\$511	100%
Jan-25	138	53	49	2.4	\$854,405	\$735,000	\$874,636	34	\$507	\$580	101%
Dec-24	117	28	58	1.7	\$661,881	\$612,500	\$654,861	40	\$513	\$508	98%
Nov-24	152	45	64	2.1	\$710,753	\$645,000	\$709,083	36	\$529	\$539	100%
Oct-24	170	57	84	2.3	\$683,485	\$564,000	\$689,331	30	\$530	\$542	100%
Sep-24	165	66	68	2.2	\$691,242	\$650,000	\$694,394	34	\$523	\$550	100%
Aug-24	151	55	76	2.0	\$661,442	\$618,000	\$666,396	39	\$507	\$549	100%
Jul-24	159	57	83	2.2	\$665,718	\$588,000	\$666,509	36	\$517	\$533	99%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-25	58	-30.1%	\$695,938	9.96%	\$629,500	7.06%	\$722,500	8.4%	37	2.78%	99%
Jul-24	83	-2.35%	\$632,905	-15.3%	\$588,000	-4.39%	\$666,509	-1.92%	36	38.5%	99%
Jul-23	85	39.3%	\$747,133	6.96%	\$615,000	0%	\$679,580	1.21%	26	62.5%	101%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	170	153	150	192	311
\$500-599K	51	58	73	100	103
\$600-699K	53	45	62	73	100
\$700-799K	56	43	63	54	72
\$800-899K	36	46	39	52	61
\$900-999K	29	30	33	38	38
\$1-1.299M	48	38	47	74	43
\$1.3-1.699M	15	22	12	34	10
\$1.7-1.999M	6	9	5	4	6
\$2-2.999M	8	4	2	5	3
>3M	0	0	0	0	0
Total	472	448	486	626	747

## Presented by:

Includes Walnut Creek and Rossmore

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