

Market Activity Summary:

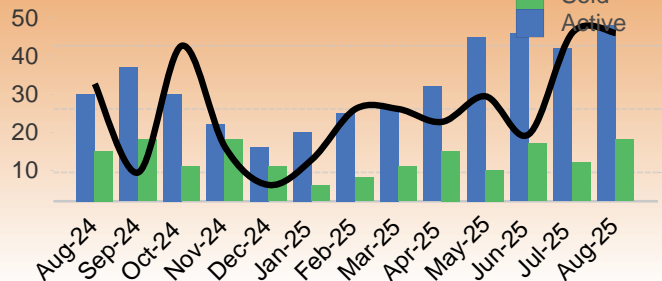
- Inventory: 48 units were listed for sale as of the last day of August - approximately 3.1 months of inventory.
- Sales Activity: 18 units were sold during August,
- Median Sales Price: \$870,500 during August
- Average price per sq.ft. in August was \$586
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 102% of list price in August



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
Aug-25	48	16	18	3.1	\$824,933	\$870,500	\$840,654	36	\$589	\$586	102%
Jul-25	42	16	12	3.2	\$862,583	\$827,500	\$887,833	21	\$588	\$631	104%
Jun-25	46	8	17	3.3	\$794,647	\$850,000	\$807,604	24	\$594	\$636	102%
May-25	45	11	10	3.8	\$726,800	\$847,500	\$763,280	18	\$600	\$579	104%
Apr-25	32	9	15	2.8	\$894,663	\$910,000	\$955,512	16	\$615	\$675	105%
Mar-25	26	10	11	3.4	\$761,900	\$775,000	\$760,854	38	\$614	\$563	99%
Feb-25	25	10	8	3.0	\$892,111	\$877,500	\$940,500	8	\$605	\$632	104%
Jan-25	20	6	6	1.7	\$713,000	\$777,500	\$702,333	72	\$585	\$592	99%
Dec-24	16	4	11	1.2	\$925,996	\$840,000	\$925,266	46	\$584	\$592	100%
Nov-24	22	7	18	1.4	\$862,889	\$849,482	\$882,768	33	\$584	\$620	102%
Oct-24	30	15	11	2.0	\$820,818	\$906,000	\$841,545	37	\$592	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	18	20%	\$856,923	10.1%	\$870,500	2.41%	\$840,654	-4.39%	36	-5.26%	102%
Aug-24	15	7.14%	\$778,478	-4.2%	\$850,000	-9.09%	\$879,225	-8.87%	38	-15.6%	104%
Aug-23	14	-22.2%	\$812,612	-3.91%	\$935,000	4.59%	\$964,852	6.97%	45	165%	106%

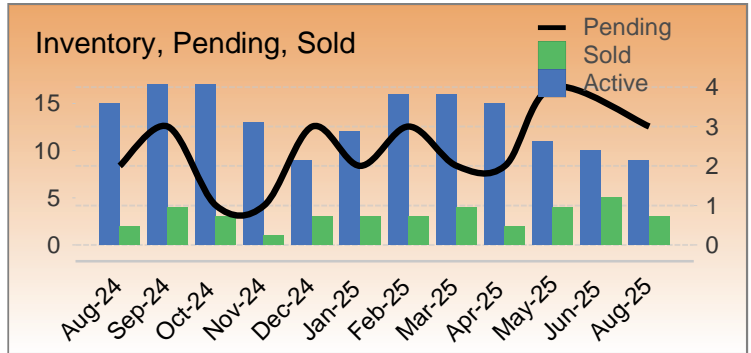
Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	16	13	9	9	16
\$500-599K	5	7	3	12	8
\$600-699K	6	10	13	18	15
\$700-799K	12	16	15	7	8
\$800-899K	24	18	17	12	26
\$900-999K	13	21	16	18	17
\$1-1.299M	17	29	16	38	21
\$1.3-1.699M	2	8	2	14	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	97	122	91	129	114

Presented by:

Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of August - approximately 3.4 months of inventory.
- Sales Activity: 3 units were sold during August,
- Median Sales Price: \$512,000 during August
- Average price per sq.ft. in August was \$536
- Average Days-on-Market (DOM) is approximately 51 days
- Sold over Asking: On average, buyers paid 101% of list price in August



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
Aug-25	9	3	3	3.4	\$596,629	\$512,000	\$610,666	51	\$549	\$536	101%
Jun-25	10	0	5	2.7	\$542,633	\$480,000	\$600,193	25	\$537	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	3	50%	\$658,000	19.1%	\$512,000	-2.96%	\$610,666	15.7%	51	-1.92%	101%
Aug-24	2	-60%	\$552,461	-6.24%	\$527,625	-0.26%	\$527,625	-5.61%	52	52.9%	98%
Aug-23	5	0%	\$589,214	-5%	\$529,000	-2.04%	\$559,000	1.53%	34	41.7%	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	15	9	3	9	12
\$500-599K	2	9	12	10	4
\$600-699K	4	6	6	9	7
\$700-799K	0	1	2	1	2
\$800-899K	0	0	2	0	2
\$900-999K	1	1	0	0	2
\$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	24	27	28	35	30

Presented by:

Market Activity Summary:

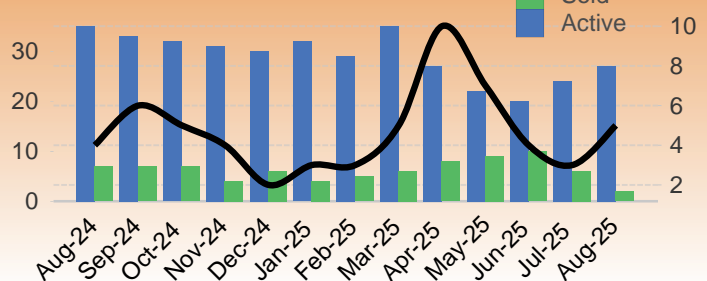
- Inventory: 27 units were listed for sale as of the last day of August - approximately 4.7 months of inventory.
- Sales Activity: 2 units were sold during August,
- Median Sales Price: \$212,500 during August
- Average price per sq.ft. in August was \$225
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 96% of list price in August



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
Aug-25	27	5	2	4.7	\$217,500	\$212,500	\$212,500	25	\$278	\$225	96%
Jul-25	24	3	6	2.9	\$336,833	\$365,000	\$334,500	27	\$278	\$334	99%
Jun-25	20	4	10	2.2	\$292,279	\$334,000	\$285,950	67	\$264	\$286	97%
May-25	22	7	9	3.0	\$353,805	\$335,000	\$357,444	28	\$274	\$329	101%
Apr-25	27	10	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	2	-71.4%	\$260,862	-11.6%	\$212,500	-42.6%	\$212,500	-40.2%	25	-47.9%	96%
Aug-24	7	16.7%	\$295,053	5.25%	\$370,000	10.4%	\$355,285	6.85%	48	29.7%	100%
Aug-23	6	100%	\$280,326	-20.4%	\$335,000	39.6%	\$332,500	26.3%	37	8.82%	97%

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	50	45	56	54	54
\$500-599K	0	2	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	50	47	60	59	56

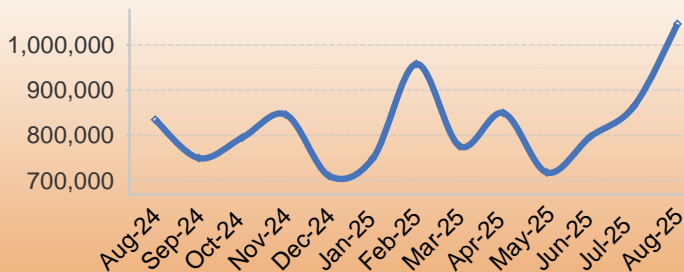
Presented by:

Market Activity Summary:



- Inventory: 30 units were listed for sale as of the last day of August - approximately 3.0 months of inventory.
- Sales Activity: 10 units were sold during August,
- Median Sales Price: \$1,046,500 during August
- Average price per sq.ft. in August was \$671
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 106% of list price in August

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
Aug-25	30	5	10	3.0	\$913,900	\$1,046,500	\$976,300	44	\$819	\$671	106%
Jul-25	23	8	8	2.2	\$802,750	\$865,000	\$881,750	26	\$822	\$920	108%
Jun-25	33	6	12	2.8	\$823,166	\$797,500	\$856,250	33	\$797	\$827	104%
May-25	32	11	12	3.2	\$781,990	\$718,444	\$832,407	29	\$812	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	10	100%	\$738,111	-6.36%	\$1,046,500	25.3%	\$976,300	22.7%	44	46.7%	106%
Aug-24	5	-61.5%	\$788,270	-1.55%	\$835,000	15.8%	\$796,000	-1.16%	30	20%	111%
Aug-23	13	8.33%	\$800,687	16.3%	\$721,000	-15.6%	\$805,307	-2.14%	25	0%	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	6	4	7	8	0
\$500-599K	6	6	6	4	9
\$600-699K	9	11	7	7	14
\$700-799K	12	6	16	7	14
\$800-899K	8	7	7	12	22
\$900-999K	7	6	10	13	6
\$1-1.299M	13	5	8	12	15
\$1.3-1.699M	8	3	4	12	3
\$1.7-1.999M	0	0	1	1	0
\$2-2.999M	0	0	1	0	0
>3M	0	0	0	0	0
Total	69	48	67	76	83

Presented by:

Includes Berkeley and Kensington

© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

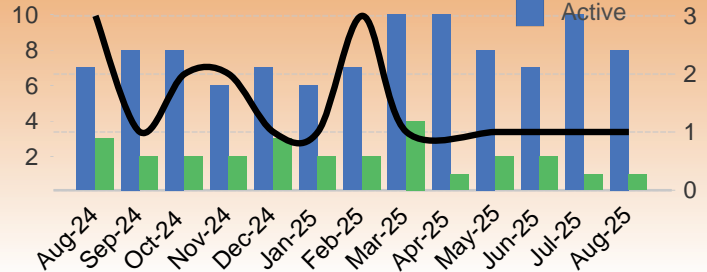
- Inventory: 8 units were listed for sale as of the last day of August - approximately 6.0 months of inventory.
- Sales Activity: 1 units were sold during August,
- Median Sales Price: \$492,500 during August
- Average price per sq.ft. in August was \$382
- Average Days-on-Market (DOM) is approximately 40 days
- Sold over Asking: On average, buyers paid 100% of list price in August



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
Aug-25	8	1	1	6.0	\$492,500	\$492,500	\$492,500	40	\$422	\$382	100%
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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	1	-66.7%	\$523,850	-5.27%	\$492,500	-7.08%	\$492,500	-15.6%	40	-43.7%	100%
Aug-24	3	50%	\$552,966	10.2%	\$530,000	14.2%	\$583,333	25.7%	71	1.08e+03%	96%
Aug-23	2	-60%	\$501,674	-5.34%	\$464,000	-9.02%	\$464,000	-4.29%	6	-86.7%	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	6	12	12	9	25
\$500-599K	8	3	8	10	6
\$600-699K	1	0	0	1	0
\$700-799K	0	4	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	15	20	21	20	31

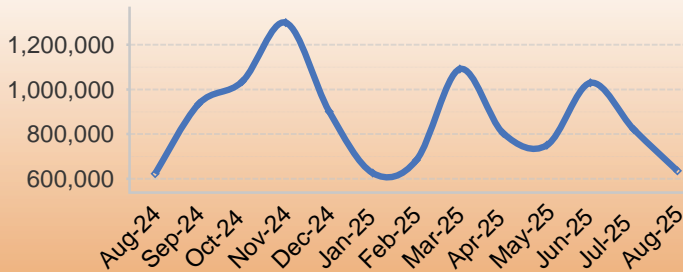
Presented by:

Market Activity Summary:

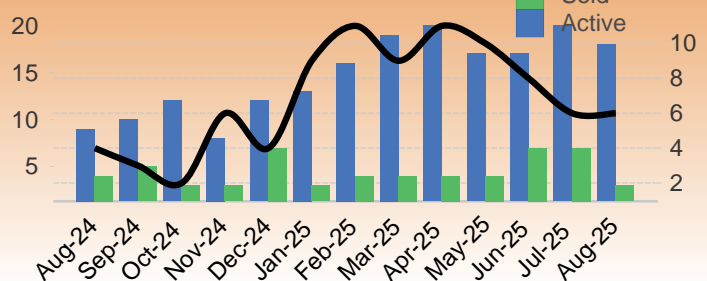
- Inventory: 18 units were listed for sale as of the last day of August - approximately 3.2 months of inventory.
- Sales Activity: 3 units were sold during August,
- Median Sales Price: \$635,000 during August
- Average price per sq.ft. in August was \$550
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 96% of list price in August



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
Aug-25	18	6	3	3.2	\$641,666	\$635,000	\$616,666	29	\$566	\$550	96%
Jul-25	20	6	7	3.3	\$896,000	\$820,000	\$871,571	53	\$564	\$563	97%
Jun-25	17	8	7	3.6	\$994,262	\$1,030,098	\$991,761	67	\$579	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	3	-25%	\$775,753	-2.63%	\$635,000	2.01%	\$616,666	-0.738%	29	52.6%	96%
Aug-24	4	-60%	\$796,700	3.22%	\$622,500	-29.1%	\$621,250	-27.2%	19	-29.6%	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	3	1	0	1	3
\$500-599K	6	5	5	6	6
\$600-699K	3	6	6	9	11
\$700-799K	5	6	4	8	8
\$800-899K	7	3	4	9	10
\$900-999K	2	3	1	6	5
\$1-1.299M	8	5	6	11	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	36	33	29	57	46

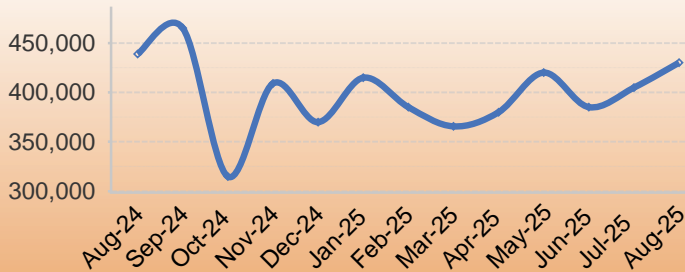
Presented by:

Market Activity Summary:

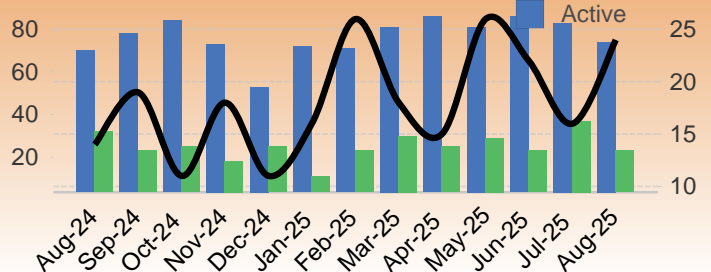
- Inventory: 74 units were listed for sale as of the last day of August - approximately 2.7 months of inventory.
- Sales Activity: 23 units were sold during August,
- Median Sales Price: \$430,000 during August
- Average price per sq.ft. in August was \$400
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 99% of list price in August



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
Aug-25	74	24	23	2.7	\$474,960	\$430,000	\$471,845	41	\$415	\$400	99%
Jul-25	83	16	37	2.8	\$444,969	\$405,000	\$440,079	36	\$415	\$392	99%
Jun-25	86	22	23	3.4	\$403,749	\$385,000	\$401,212	34	\$402	\$418	99%
May-25	81	26	29	2.9	\$475,481	\$420,000	\$472,035	30	\$398	\$403	99%
Apr-25	86	15	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	23	-28.1%	\$408,877	5.17%	\$430,000	-2.05%	\$471,845	5.95%	41	-6.82%	99%
Aug-24	32	39.1%	\$388,795	-16.4%	\$439,000	0.92%	\$445,359	-2.28%	44	46.7%	100%
Aug-23	23	-39.5%	\$464,811	4.65%	\$435,000	3.57%	\$455,740	-0.698%	30	87.5%	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	148	127	134	213	252
\$500-599K	15	20	19	31	28
\$600-699K	10	10	16	20	27
\$700-799K	22	13	11	18	17
\$800-899K	6	9	5	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	201	179	185	293	326

Presented by:

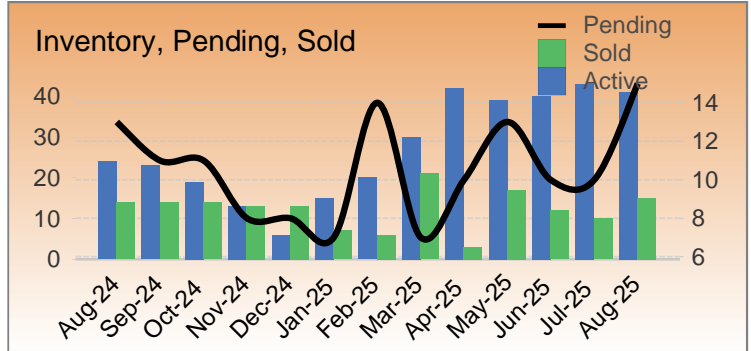
Includes Concord and Clayton

© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of August - approximately 3.3 months of inventory.
- Sales Activity: 15 units were sold during August,
- Median Sales Price: \$990,000 during August
- Average price per sq.ft. in August was \$779
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 99% of list price in August



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
Aug-25	41	15	15	3.3	\$1,081,459	\$990,000	\$1,076,733	20	\$832	\$779	99%
Jul-25	43	10	10	3.4	\$1,140,300	\$1,175,000	\$1,124,900	31	\$830	\$704	99%
Jun-25	40	10	12	3.8	\$1,131,833	\$1,024,500	\$1,135,916	17	\$858	\$818	100%
May-25	39	13	17	2.9	\$1,260,922	\$1,165,000	\$1,270,994	21	\$858	\$898	101%
Apr-25	42	10	3	4.2	\$1,207,666	\$1,360,000	\$1,221,666	6	\$864	\$709	101%
Mar-25	30	7	21	2.6	\$1,065,078	\$1,100,000	\$1,061,791	18	\$907	\$710	99%
Feb-25	20	14	6	2.3	\$1,147,500	\$1,252,000	\$1,162,333	15	\$696	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	15	7.14%	\$1,162,194	5.74%	\$990,000	-9.17%	\$1,076,733	1.32%	20	-16.7%	99%
Aug-24	14	55.6%	\$1,099,138	4.33%	\$1,090,000	9.11%	\$1,062,699	2.61%	24	60%	99%
Aug-23	9	-43.8%	\$1,053,545	-0.252%	\$999,000	-4.86%	\$1,035,666	0.495%	15	-28.6%	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	8	6	3	5	15
\$700-799K	5	8	7	9	16
\$800-899K	8	3	8	11	30
\$900-999K	13	8	18	7	25
\$1-1.299M	36	32	36	46	51
\$1.3-1.699M	15	27	14	27	6
\$1.7-1.999M	4	1	0	0	0
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	91	86	89	108	151

Presented by:

Includes Danville, Diablo, and Alamo

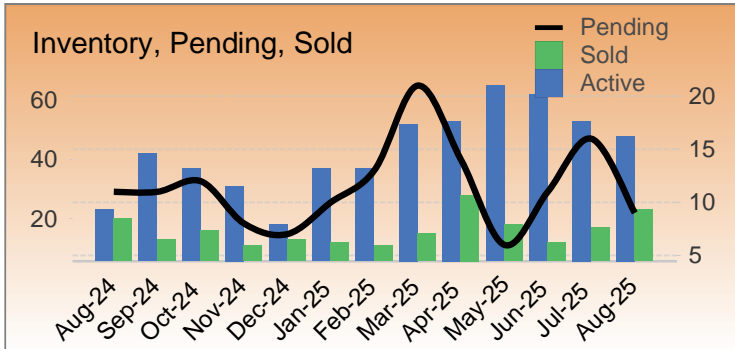
© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:



- Inventory: 48 units were listed for sale as of the last day of August - approximately 2.8 months of inventory.
- Sales Activity: 23 units were sold during August,
- Median Sales Price: \$860,000 during August
- Average price per sq.ft. in August was \$543
- Average Days-on-Market (DOM) is approximately 50 days
- Sold over Asking: On average, buyers paid 99% of list price in August



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
Aug-25	48	9	23	2.8	\$881,794	\$860,000	\$872,866	50	\$605	\$543	99%
Jul-25	53	16	17	3.6	\$1,043,850	\$980,000	\$1,032,597	27	\$595	\$589	100%
Jun-25	62	11	12	3.4	\$981,819	\$872,500	\$968,166	35	\$584	\$579	99%
May-25	65	6	18	3.3	\$973,135	\$1,002,500	\$972,045	13	\$578	\$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	\$585	\$605	99%
Feb-25	37	13	11	3.3	\$876,147	\$785,000	\$881,525	40	\$600	\$626	100%
Jan-25	37	10	12	3.2	\$797,006	\$804,500	\$806,241	42	\$602	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	23	15%	\$979,183	-1.06%	\$860,000	-15.2%	\$872,866	-7.18%	50	100%	99%
Aug-24	20	-20%	\$989,713	5.36%	\$1,014,000	-1.14%	\$940,420	-1.5%	25	178%	100%
Aug-23	25	-7.41%	\$939,334	-2.04%	\$1,025,714	7.97%	\$954,784	1.94%	9	-65.4%	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	10	7	2	2	11
\$500-599K	4	5	6	6	17
\$600-699K	14	11	9	14	28
\$700-799K	17	18	27	25	69
\$800-899K	25	23	26	36	53
\$900-999K	9	22	21	32	45
\$1-1.299M	41	53	53	75	60
\$1.3-1.699M	16	12	8	38	10
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	136	151	152	228	293

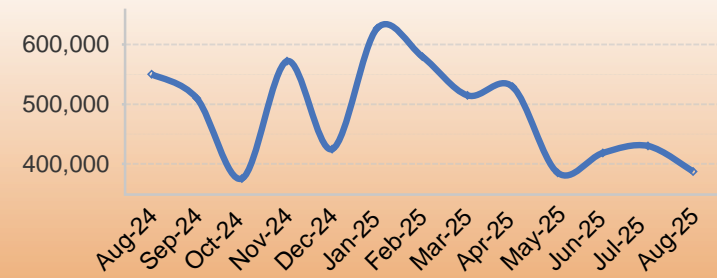
Presented by:

Market Activity Summary:

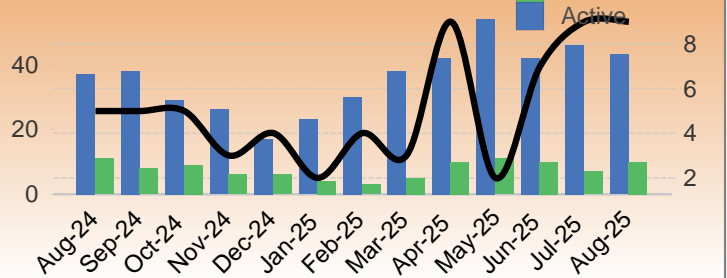
- Inventory: 43 units were listed for sale as of the last day of August - approximately 5.0 months of inventory.
- Sales Activity: 10 units were sold during August,
- Median Sales Price: \$387,000 during August
- Average price per sq.ft. in August was \$515
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 98% of list price in August



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
Aug-25	43	9	10	5.0	\$419,498	\$387,000	\$409,163	45	\$581	\$515	98%
Jul-25	46	9	7	5.0	\$461,142	\$430,000	\$448,500	41	\$587	\$586	98%
Jun-25	42	7	10	4.1	\$485,099	\$418,000	\$472,000	55	\$585	\$556	97%
May-25	54	2	11	6.2	\$425,109	\$385,000	\$415,563	41	\$579	\$514	98%
Apr-25	42	9	10	7.2	\$536,876	\$529,500	\$529,565	38	\$580	\$590	98%
Mar-25	38	3	5	10.3	\$538,000	\$515,000	\$531,000	36	\$594	\$602	99%
Feb-25	30	4	3	6.9	\$835,666	\$580,000	\$771,666	77	\$580	\$484	95%
Jan-25	23	2	4	4.3	\$623,000	\$627,500	\$619,750	62	\$594	\$553	99%
Dec-24	17	4	6	2.4	\$426,650	\$424,500	\$430,483	46	\$588	\$535	101%
Nov-24	26	3	6	3.4	\$550,666	\$572,500	\$554,666	64	\$600	\$570	101%
Oct-24	29	5	9	3.1	\$409,183	\$375,000	\$403,188	40	\$584	\$605	98%
Sep-24	38	5	8	4.7	\$524,625	\$510,000	\$525,625	57	\$584	\$592	100%
Aug-24	37	5	11	4.4	\$527,718	\$550,000	\$530,900	32	\$599	\$574	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
Aug-25	10	-9.09%	\$492,576	3.75%	\$387,000	-29.6%	\$409,163	-22.9%	45	40.6%	98%
Aug-24	11	22.2%	\$474,766	-21.1%	\$550,000	17%	\$530,900	-13.1%	32	-27.3%	100%
Aug-23	9	0%	\$601,489	3.64%	\$470,000	2.17%	\$611,111	20.7%	44	41.9%	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	35	26	39	46	42
\$500-599K	14	11	10	13	31
\$600-699K	4	8	14	16	18
\$700-799K	4	7	13	8	13
\$800-899K	2	2	2	11	11
\$900-999K	0	4	3	4	3
\$1-1.299M	0	1	4	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	60	59	85	104	118

Presented by:

Market Activity Summary:

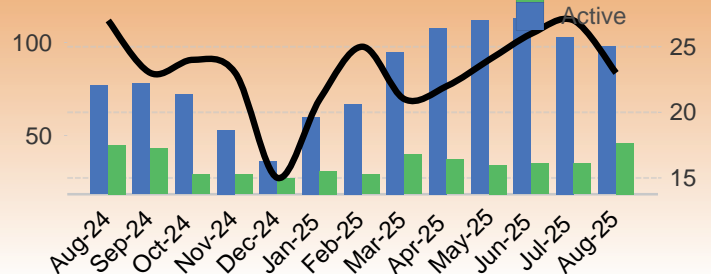
- Inventory: 98 units were listed for sale as of the last day of August - approximately 2.6 months of inventory.
- Sales Activity: 46 units were sold during August,
- Median Sales Price: \$850,000 during August
- Average price per sq.ft. in August was \$683
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 99% of list price in August



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
Aug-25	98	23	46	2.6	\$878,381	\$850,000	\$863,612	38	\$699	\$683	99%
Jul-25	103	27	35	3.2	\$932,327	\$900,000	\$920,215	34	\$704	\$677	99%
Jun-25	113	26	35	3.4	\$837,701	\$750,000	\$826,790	50	\$703	\$679	98%
May-25	112	24	34	3.1	\$946,962	\$935,000	\$939,661	27	\$700	\$714	99%
Apr-25	108	22	37	3.3	\$959,456	\$849,000	\$964,751	36	\$701	\$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	77	27	45	1.7	\$979,153	\$918,000	\$980,749	20	\$711	\$713	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
Aug-25	46	2.22%	\$902,869	2.75%	\$850,000	-7.41%	\$863,612	-11.9%	38	90%	99%
Aug-24	45	2.27%	\$878,720	-15%	\$918,000	-1.15%	\$980,749	4.09%	20	5.26%	100%
Aug-23	44	-10.2%	\$1,033,682	6.97%	\$928,706	12.8%	\$942,245	5.51%	19	-9.52%	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	22	31	29	33	68
\$500-599K	36	26	27	35	62
\$600-699K	37	40	46	57	95
\$700-799K	33	39	32	69	79
\$800-899K	22	31	36	35	55
\$900-999K	25	20	21	36	53
\$1-1.299M	64	74	61	100	105
\$1.3-1.699M	46	85	45	69	27
\$1.7-1.999M	2	5	4	5	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	287	351	301	439	544

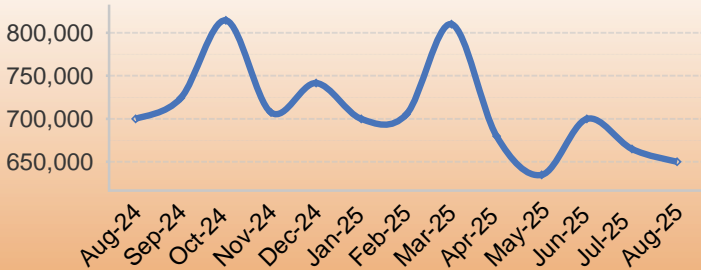
Presented by:

Market Activity Summary:

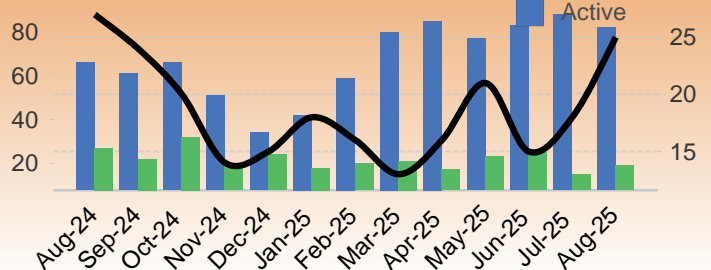
- Inventory: 82 units were listed for sale as of the last day of August - approximately 4.5 months of inventory.
- Sales Activity: 19 units were sold during August,
- Median Sales Price: \$650,000 during August
- Average price per sq.ft. in August was \$506
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 98% of list price in August



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
Aug-25	82	25	19	4.5	\$652,619	\$650,000	\$644,839	45	\$496	\$506	98%
Jul-25	88	18	15	4.3	\$656,525	\$665,000	\$650,666	32	\$496	\$488	99%
Jun-25	83	15	25	3.9	\$682,295	\$700,000	\$676,552	38	\$491	\$509	99%
May-25	77	21	23	4.2	\$604,705	\$635,000	\$610,080	31	\$500	\$488	101%
Apr-25	85	16	17	4.7	\$690,052	\$680,000	\$709,117	29	\$509	\$529	103%
Mar-25	80	13	21	4.4	\$766,734	\$810,000	\$785,695	12	\$512	\$529	102%
Feb-25	59	16	20	3.0	\$688,481	\$705,000	\$703,025	49	\$529	\$509	103%
Jan-25	42	18	18	2.2	\$685,549	\$700,000	\$682,133	64	\$526	\$529	99%
Dec-24	34	15	24	1.4	\$737,850	\$741,500	\$741,294	46	\$509	\$516	100%
Nov-24	51	14	20	2.3	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	19	-29.6%	\$668,455	-1.32%	\$650,000	-7.14%	\$644,839	-7.91%	45	45.2%	98%
Aug-24	27	17.4%	\$677,396	6.06%	\$700,000	16.7%	\$700,222	16.3%	31	55%	101%
Aug-23	23	0%	\$638,663	-3.87%	\$600,000	1.87%	\$602,001	-3%	20	5.26%	101%

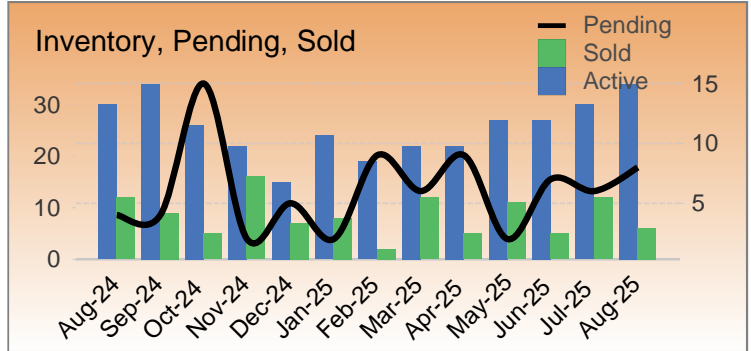
Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	33	25	26	38	61
\$500-599K	22	24	38	48	62
\$600-699K	27	24	39	59	44
\$700-799K	23	20	34	42	53
\$800-899K	31	41	20	50	24
\$900-999K	15	13	9	25	15
\$1-1.299M	7	13	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	158	160	167	272	259

Presented by:

Market Activity Summary:

- Inventory: 34 units were listed for sale as of the last day of August - approximately 4.7 months of inventory.
- Sales Activity: 6 units were sold during August,
- Median Sales Price: \$517,500 during August
- Average price per sq.ft. in August was \$443
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 99% of list price in August



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
Aug-25	34	8	6	4.7	\$512,833	\$517,500	\$509,833	36	\$422	\$443	99%
Jul-25	30	6	12	3.3	\$483,666	\$532,500	\$494,666	48	\$427	\$412	102%
Jun-25	27	7	5	3.9	\$461,800	\$495,000	\$459,000	33	\$420	\$354	99%
May-25	27	2	11	2.9	\$478,904	\$500,000	\$490,818	34	\$407	\$430	102%
Apr-25	22	9	5	3.5	\$423,599	\$445,000	\$432,600	34	\$423	\$403	102%
Mar-25	22	6	12	3.0	\$448,245	\$457,500	\$450,375	35	\$440	\$443	100%
Feb-25	19	9	2	3.4	\$449,950	\$467,450	\$467,450	9	\$435	\$418	104%
Jan-25	24	2	8	2.3	\$511,499	\$486,000	\$525,375	51	\$429	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	6	-50%	\$450,573	-6.41%	\$517,500	1.27%	\$509,833	0.526%	36	50%	99%
Aug-24	12	0%	\$481,409	10.1%	\$511,000	11.7%	\$507,166	5.56%	24	-22.6%	101%
Aug-23	12	-7.69%	\$437,302	-15.6%	\$457,500	-2.66%	\$480,449	-1.9%	31	63.2%	102%

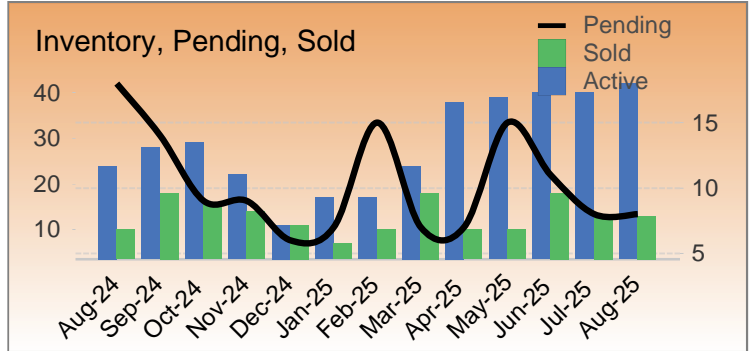
Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	33	40	28	46	86
\$500-599K	18	20	12	20	25
\$600-699K	7	15	11	18	21
\$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	61	80	51	90	134

Presented by:

Market Activity Summary:

- Inventory: 42 units were listed for sale as of the last day of August - approximately 2.9 months of inventory.
- Sales Activity: 13 units were sold during August,
- Median Sales Price: \$775,000 during August
- Average price per sq.ft. in August was \$545
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 98% of list price in August



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
Aug-25	42	8	13	2.9	\$752,958	\$775,000	\$738,453	44	\$557	\$545	98%
Jul-25	40	8	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	\$562	\$522	98%
May-25	39	15	10	3.2	\$757,454	\$737,500	\$763,200	17	\$545	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	13	30%	\$730,618	-1.28%	\$775,000	0.0646%	\$738,453	-1.29%	44	100%	98%
Aug-24	10	-28.6%	\$740,125	-6.98%	\$774,500	-11.5%	\$748,133	-10.1%	22	4.76%	100%
Aug-23	14	-26.3%	\$795,644	15.3%	\$875,000	11.5%	\$832,500	6.52%	21	10.5%	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	21	13	11	17	27
\$500-599K	5	6	7	8	8
\$600-699K	11	16	16	16	36
\$700-799K	21	16	19	21	44
\$800-899K	20	18	26	28	38
\$900-999K	11	17	13	40	28
\$1-1.299M	10	16	13	30	3
\$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	99	102	105	161	184

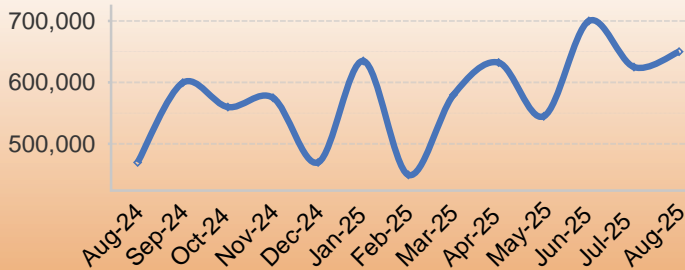
Presented by:

Market Activity Summary:

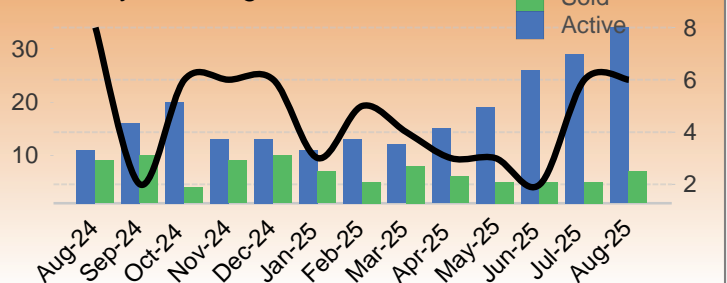
- Inventory: 34 units were listed for sale as of the last day of August - approximately 6.0 months of inventory.
- Sales Activity: 7 units were sold during August,
- Median Sales Price: \$650,000 during August
- Average price per sq.ft. in August was \$444
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 101% of list price in August



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
Aug-25	34	6	7	6.0	\$647,000	\$650,000	\$655,126	38	\$444	\$444	101%
Jul-25	29	6	5	5.8	\$572,399	\$625,000	\$569,800	45	\$450	\$494	99%
Jun-25	26	2	5	4.9	\$644,177	\$700,000	\$634,000	31	\$445	\$445	99%
May-25	19	3	5	3.0	\$543,800	\$545,000	\$549,320	65	\$447	\$446	101%
Apr-25	15	3	6	2.4	\$606,980	\$632,500	\$636,000	9	\$437	\$467	106%
Mar-25	12	4	8	1.8	\$587,237	\$580,000	\$598,321	41	\$461	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	7	-22.2%	\$561,661	-16.9%	\$650,000	38.3%	\$655,126	29.4%	38	-13.6%	101%
Aug-24	9	0%	\$676,200	25.6%	\$469,900	-8.76%	\$506,211	-8.14%	44	159%	100%
Aug-23	9	0%	\$538,198	-9.97%	\$515,000	-7.21%	\$551,044	-0.233%	17	-10.5%	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	12	22	17	14	50
\$500-599K	12	12	16	26	19
\$600-699K	15	19	11	20	31
\$700-799K	9	7	10	15	12
\$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	48	65	58	83	113

Presented by:

Includes Martinez, Crockett, Port Costa

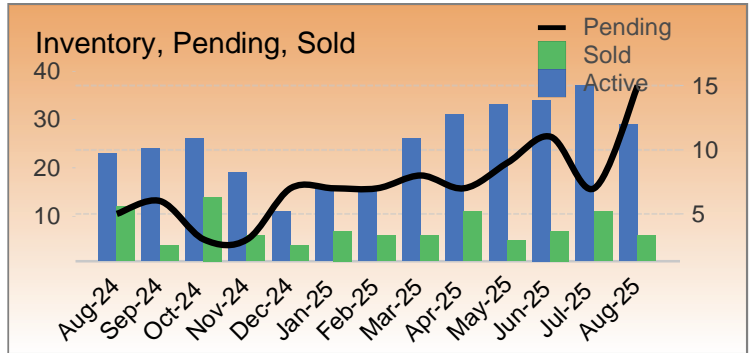
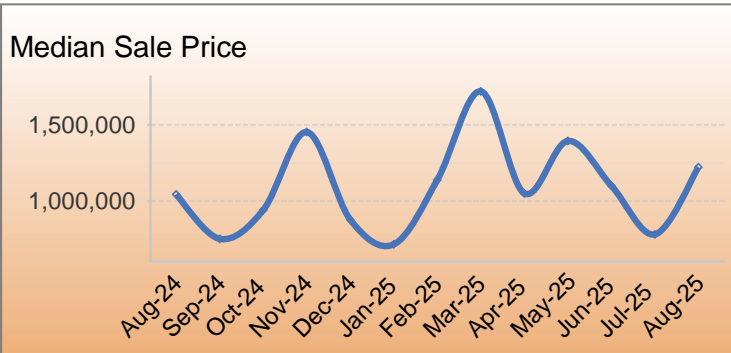
© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:



- Inventory: 29 units were listed for sale as of the last day of August - approximately 3.8 months of inventory.
- Sales Activity: 6 units were sold during August,
- Median Sales Price: \$1,222,500 during August
- Average price per sq.ft. in August was \$723
- Average Days-on-Market (DOM) is approximately 51 days
- Sold over Asking: On average, buyers paid 101% of list price in August



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
Aug-25	29	15	6	3.8	\$1,207,333	\$1,222,500	\$1,215,833	51	\$767	\$723	101%
Jul-25	37	7	11	5.0	\$804,718	\$780,000	\$798,636	33	\$752	\$611	99%
Jun-25	34	11	7	4.6	\$1,067,142	\$1,100,000	\$1,060,000	19	\$779	\$683	99%
May-25	33	9	5	4.6	\$1,248,800	\$1,395,000	\$1,237,000	22	\$785	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	6	-50%	\$1,026,777	-14.4%	\$1,222,500	17.3%	\$1,215,833	20.9%	51	21.4%	101%
Aug-24	12	9.09%	\$1,200,153	25.2%	\$1,042,500	10.8%	\$1,005,692	3.8%	42	282%	99%
Aug-23	11	22.2%	\$958,500	-4.66%	\$941,000	6.93%	\$968,889	-1.31%	11	-54.2%	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	6	4	3	7	8
\$500-599K	5	2	5	8	17
\$600-699K	3	7	7	8	7
\$700-799K	6	2	7	4	15
\$800-899K	9	3	7	13	10
\$900-999K	3	4	5	9	10
\$1-1.299M	7	10	10	24	26
\$1.3-1.699M	13	19	10	11	16
\$1.7-1.999M	5	1	2	5	3
\$2-2.999M	2	0	3	5	0
>3M	0	0	0	0	0
Total	59	52	59	94	112

Presented by:

Includes Moraga, Lafayette, Orinda

© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

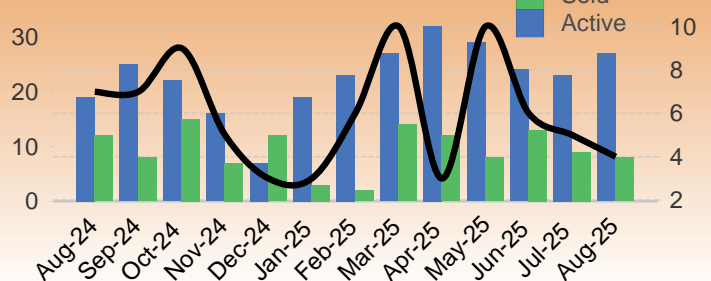
- Inventory: 27 units were listed for sale as of the last day of August - approximately 2.9 months of inventory.
- Sales Activity: 8 units were sold during August,
- Median Sales Price: \$795,000 during August
- Average price per sq.ft. in August was \$562
- Average Days-on-Market (DOM) is approximately 35 days
- Sold over Asking: On average, buyers paid 100% of list price in August



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
Aug-25	27	4	8	2.9	\$820,493	\$795,000	\$822,625	35	\$601	\$562	100%
Jul-25	23	5	9	2.6	\$931,987	\$1,125,000	\$941,833	53	\$594	\$606	101%
Jun-25	24	6	13	2.4	\$761,305	\$650,000	\$770,580	43	\$609	\$581	101%
May-25	29	10	8	2.7	\$850,987	\$790,000	\$880,362	32	\$604	\$619	103%
Apr-25	32	3	12	3.9	\$947,745	\$1,070,000	\$991,083	22	\$599	\$629	104%
Mar-25	27	10	14	4.4	\$822,560	\$777,500	\$834,785	20	\$592	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	8	-33.3%	\$866,313	0.947%	\$795,000	-21.6%	\$822,625	-10%	35	84.2%	100%
Aug-24	12	20%	\$858,185	6.89%	\$1,014,000	36.3%	\$914,407	13.9%	19	72.7%	103%
Aug-23	10	-41.2%	\$802,870	2.13%	\$744,000	-0.134%	\$802,900	-7.98%	11	-38.9%	105%

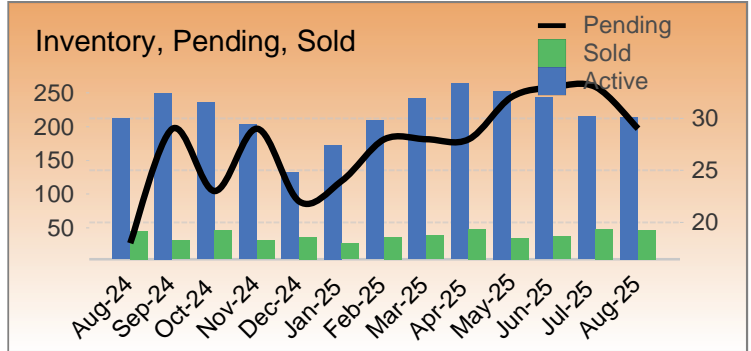
Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	5	3	2	5	8
\$500-599K	13	1	8	11	24
\$600-699K	11	10	14	25	25
\$700-799K	5	4	6	13	12
\$800-899K	5	5	8	11	13
\$900-999K	2	3	4	6	23
\$1-1.299M	22	32	13	38	16
\$1.3-1.699M	6	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	69	66	56	121	121

Presented by:

Market Activity Summary:

- Inventory: 214 units were listed for sale as of the last day of August - approximately 5.1 months of inventory.
- Sales Activity: 47 units were sold during August,
- Median Sales Price: \$449,000 during August
- Average price per sq.ft. in August was \$489
- Average Days-on-Market (DOM) is approximately 57 days
- Sold over Asking: On average, buyers paid 100% of list price in August



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
Aug-25	214	29	47	5.1	\$506,657	\$449,000	\$508,172	57	\$508	\$489	100%
Jul-25	215	33	48	5.6	\$509,352	\$444,500	\$510,100	55	\$509	\$476	100%
Jun-25	243	33	37	6.3	\$569,833	\$500,000	\$563,488	53	\$513	\$520	99%
May-25	253	32	35	6.3	\$602,368	\$608,000	\$602,627	46	\$511	\$531	100%
Apr-25	264	28	48	6.5	\$612,429	\$610,000	\$619,164	43	\$523	\$541	101%
Mar-25	242	28	39	7.3	\$619,520	\$625,000	\$631,956	50	\$525	\$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	\$510	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	47	4.44%	\$565,413	3.26%	\$449,000	-14.5%	\$508,172	-4.2%	57	9.62%	100%
Aug-24	45	2.27%	\$547,553	-6.19%	\$525,000	-10.2%	\$530,470	-20.6%	52	52.9%	100%
Aug-23	44	-32.3%	\$583,713	-11.1%	\$584,500	-10.1%	\$668,359	1.94%	34	6.25%	99%

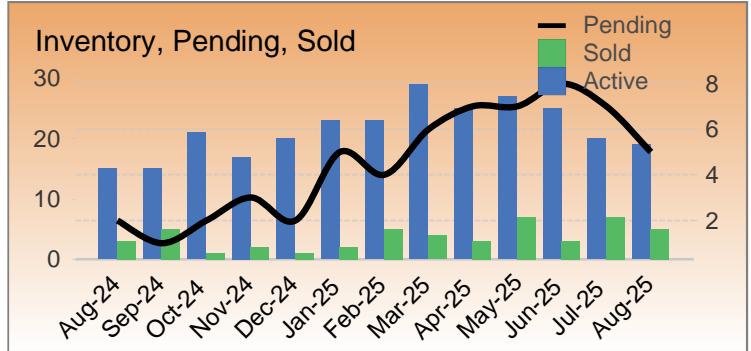
Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	152	101	94	117	136
\$500-599K	44	46	64	104	118
\$600-699K	41	53	66	111	127
\$700-799K	36	43	41	97	121
\$800-899K	15	12	27	56	48
\$900-999K	8	13	14	44	32
\$1-1.299M	13	18	14	44	42
\$1.3-1.699M	8	11	9	19	19
\$1.7-1.999M	0	1	2	8	1
\$2-2.999M	0	0	1	0	0
>3M	0	0	0	0	0
Total	317	298	332	600	644

Presented by:

Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of August - approximately 3.8 months of inventory.
- Sales Activity: 5 units were sold during August,
- Median Sales Price: \$450,000 during August
- Average price per sq.ft. in August was \$365
- Average Days-on-Market (DOM) is approximately 76 days
- Sold over Asking: On average, buyers paid 100% of list price in August



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
Aug-25	19	5	5	3.8	\$423,760	\$450,000	\$421,000	76	\$360	\$365	100%
Jul-25	20	7	7	3.5	\$438,214	\$499,000	\$435,285	63	\$357	\$366	99%
Jun-25	25	8	3	5.8	\$331,316	\$290,000	\$306,666	31	\$360	\$376	91%
May-25	27	7	7	5.8	\$459,842	\$447,000	\$456,285	46	\$355	\$360	100%
Apr-25	25	7	3	6.3	\$447,962	\$460,000	\$453,000	15	\$356	\$385	101%
Mar-25	29	6	4	7.9	\$308,500	\$297,500	\$300,000	29	\$362	\$271	95%
Feb-25	23	4	5	8.6	\$424,780	\$500,000	\$428,000	70	\$359	\$331	99%
Jan-25	23	5	2	14.4	\$264,975	\$255,000	\$255,000	90	\$347	\$255	97%
Dec-24	20	2	1	15.0	\$335,000	\$335,000	\$335,000	24	\$350	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	5	66.7%	\$345,800	-23.8%	\$450,000	45.6%	\$421,000	15.4%	76	8.57%	100%
Aug-24	3	-40%	\$454,025	-16%	\$309,000	-37.1%	\$364,666	-23.1%	70	338%	98%
Aug-23	5	66.7%	\$540,800	44.4%	\$491,000	-6.48%	\$474,200	3.16%	16	-27.3%	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	24	29	19	28	33
\$500-599K	9	10	8	12	10
\$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	36	42	29	48	45

Presented by:

Includes Pittsburg and Bay Point

© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

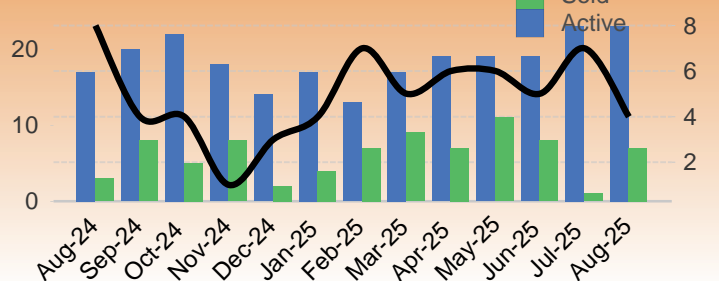
- Inventory: 23 units were listed for sale as of the last day of August - approximately 4.5 months of inventory.
- Sales Activity: 7 units were sold during August,
- Median Sales Price: \$705,000 during August
- Average price per sq.ft. in August was \$487
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 100% of list price in August



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
Aug-25	23	4	7	4.5	\$656,985	\$705,000	\$654,857	21	\$483	\$487	100%
Jul-25	23	7	1	3.6	\$549,000	\$549,000	\$549,000	19	\$487	\$458	100%
Jun-25	19	5	8	2.2	\$500,224	\$502,500	\$500,499	29	\$482	\$473	100%
May-25	19	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	7	133%	\$601,581	-3.48%	\$705,000	11%	\$654,857	-3.89%	21	-32.3%	100%
Aug-24	3	-40%	\$623,295	5.37%	\$635,000	-25.2%	\$681,333	-11.2%	31	82.4%	99%
Aug-23	5	-66.7%	\$591,555	-5.71%	\$849,000	40.8%	\$767,100	21.7%	17	-45.2%	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	18	11	13	16	24
\$500-599K	10	4	6	19	22
\$600-699K	11	8	17	19	18
\$700-799K	10	10	7	12	12
\$800-899K	5	7	12	18	13
\$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	54	42	56	93	93

Presented by:

Includes Pleasant Hill and Pacheco

© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

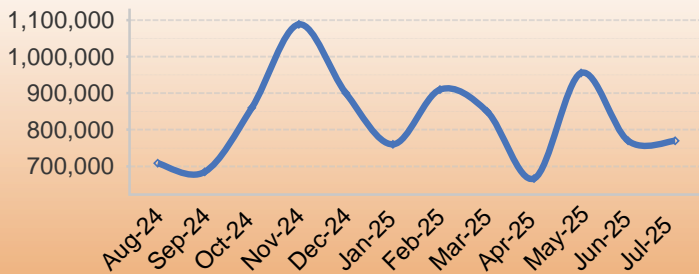
Deemed reliable but not guaranteed

Market Activity Summary:

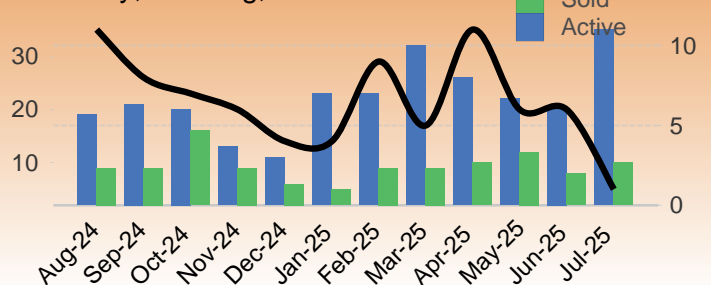
- Inventory: 35 units were listed for sale as of the last day of August.
- Sales Activity: there were no units sold during this period.



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
Jul-25	35	1	10	3.5	\$798,668	\$770,000	\$793,200	31	\$608	\$624	99%
Jun-25	20	6	8	2.1	\$841,618	\$770,000	\$839,812	26	\$623	\$623	99%
May-25	22	6	12	2.1	\$955,579	\$955,500	\$944,666	20	\$622	\$679	99%
Apr-25	26	11	10	2.8	\$703,068	\$666,250	\$677,400	32	\$650	\$572	96%
Mar-25	32	5	9	4.2	\$780,320	\$850,000	\$809,888	34	\$643	\$686	103%
Feb-25	23	9	9	3.5	\$819,220	\$910,000	\$828,888	28	\$632	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	9	-40%	\$935,216	15.4%	\$708,000	-19.1%	\$780,888	-9.13%	25	25%	102%
Aug-23	15	25%	\$810,276	13.1%	\$875,000	32.6%	\$859,333	12.4%	20	0%	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	1	4	4	2	9
\$500-599K	11	7	12	8	23
\$600-699K	13	10	10	13	16
\$700-799K	9	13	18	21	14
\$800-899K	4	5	15	20	12
\$900-999K	11	9	15	10	13
\$1-1.299M	14	21	18	12	22
\$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	70	92	97	110

Presented by:

Includes Pleasanton and Sunol

© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

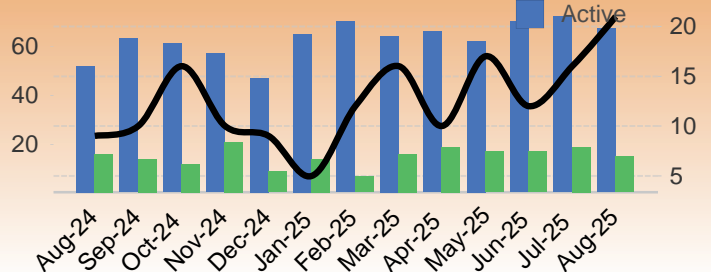
- Inventory: 67 units were listed for sale as of the last day of August - approximately 4.0 months of inventory.
- Sales Activity: 15 units were sold during August,
- Median Sales Price: \$475,000 during August
- Average price per sq.ft. in August was \$439
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 99% of list price in August



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
Aug-25	67	21	15	4.0	\$468,730	\$475,000	\$463,963	33	\$433	\$439	99%
Jul-25	72	16	19	4.2	\$458,842	\$436,000	\$458,873	43	\$437	\$386	100%
Jun-25	70	12	17	4.1	\$485,910	\$485,000	\$495,384	33	\$434	\$447	102%
May-25	62	17	17	3.8	\$590,193	\$450,000	\$599,670	73	\$432	\$463	101%
Apr-25	66	10	19	4.9	\$433,173	\$415,000	\$429,842	54	\$417	\$443	99%
Mar-25	64	16	16	5.3	\$539,593	\$506,500	\$543,236	45	\$412	\$468	101%
Feb-25	70	12	7	7.4	\$540,500	\$438,000	\$570,714	84	\$418	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	15	-6.25%	\$510,097	-6.23%	\$475,000	-6.48%	\$463,963	-15.8%	33	-34%	99%
Aug-24	16	14.3%	\$543,976	5.52%	\$507,888	-9.31%	\$551,110	-11.3%	50	35.1%	100%
Aug-23	14	-36.4%	\$515,531	-13.8%	\$560,000	5.16%	\$621,277	16.9%	37	94.7%	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	76	53	42	58	87
\$500-599K	19	18	32	56	49
\$600-699K	13	26	20	41	35
\$700-799K	7	14	20	15	28
\$800-899K	3	8	3	21	12
\$900-999K	1	2	0	5	11
\$1-1.299M	2	5	3	3	3
\$1.3-1.699M	2	0	2	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	124	128	122	199	226

Presented by:

Includes Richmond, El Cerrito, San Pablo

© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

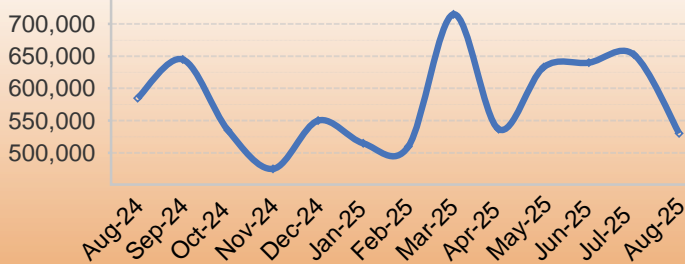
Deemed reliable but not guaranteed

Market Activity Summary:

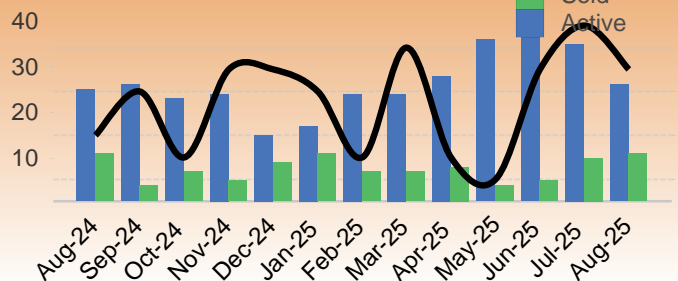
- Inventory: 26 units were listed for sale as of the last day of August - approximately 3.3 months of inventory.
- Sales Activity: 11 units were sold during August,
- Median Sales Price: \$530,000 during August
- Average price per sq.ft. in August was \$476
- Average Days-on-Market (DOM) is approximately 55 days
- Sold over Asking: On average, buyers paid 103% of list price in August



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
Aug-25	26	7	11	3.3	\$543,716	\$530,000	\$565,181	55	\$446	\$476	103%
Jul-25	35	9	10	5.7	\$607,700	\$652,500	\$615,900	42	\$463	\$480	102%
Jun-25	39	7	5	7.1	\$627,200	\$640,000	\$617,500	47	\$477	\$456	98%
May-25	36	2	4	5.7	\$642,000	\$633,000	\$649,000	40	\$457	\$478	102%
Apr-25	28	3	8	3.8	\$521,468	\$536,500	\$530,185	34	\$449	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	11	0%	\$541,029	1.82%	\$530,000	-9.4%	\$565,181	-5.85%	55	71.9%	103%
Aug-24	11	-45%	\$531,344	-8.08%	\$585,000	0.819%	\$600,272	4.48%	32	33.3%	100%
Aug-23	20	53.8%	\$578,066	-3.82%	\$580,250	14.9%	\$574,525	8.35%	24	26.3%	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	23	24	19	25	42
\$500-599K	13	27	28	33	31
\$600-699K	7	15	16	20	14
\$700-799K	13	10	9	10	9
\$800-899K	3	2	3	8	5
\$900-999K	3	2	3	5	2
\$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	63	80	78	102	103

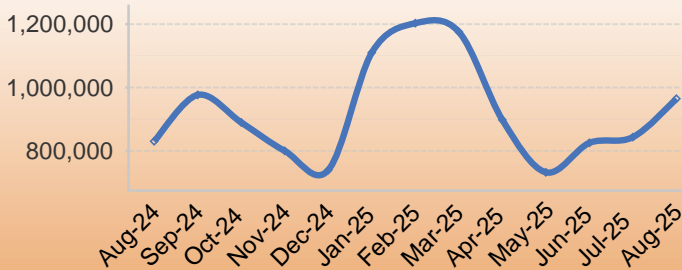
Presented by:

Market Activity Summary:

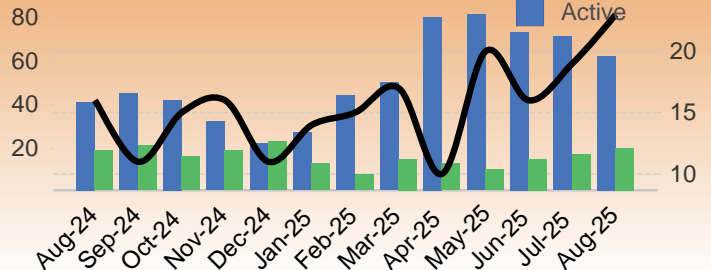
- Inventory: 62 units were listed for sale as of the last day of August - approximately 3.6 months of inventory.
- Sales Activity: 20 units were sold during August,
- Median Sales Price: \$964,000 during August
- Average price per sq.ft. in August was \$612
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 98% of list price in August



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
Aug-25	62	23	20	3.6	\$962,897	\$964,000	\$940,984	45	\$636	\$612	98%
Jul-25	71	19	17	5.1	\$941,517	\$843,000	\$913,076	44	\$639	\$642	97%
Jun-25	73	16	15	5.8	\$929,786	\$825,000	\$921,853	28	\$633	\$635	100%
May-25	81	20	10	6.4	\$870,800	\$732,500	\$869,550	41	\$643	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	20	5.26%	\$882,770	0.649%	\$964,000	16.1%	\$940,984	3.05%	45	95.7%	98%
Aug-24	19	11.8%	\$877,079	-7.54%	\$830,000	-6.74%	\$913,123	-5.63%	23	64.3%	100%
Aug-23	17	-39.3%	\$948,571	22.4%	\$890,000	13.7%	\$967,625	19%	14	-41.7%	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	7	8	6	16	44
\$500-599K	10	12	18	21	39
\$600-699K	15	22	14	23	44
\$700-799K	12	19	17	17	23
\$800-899K	8	17	6	21	17
\$900-999K	3	7	8	12	20
\$1-1.299M	37	54	27	33	79
\$1.3-1.699M	19	30	9	37	8
\$1.7-1.999M	0	2	1	1	0
\$2-2.999M	0	1	1	0	0
>3M	0	0	0	0	0
Total	111	172	107	181	274

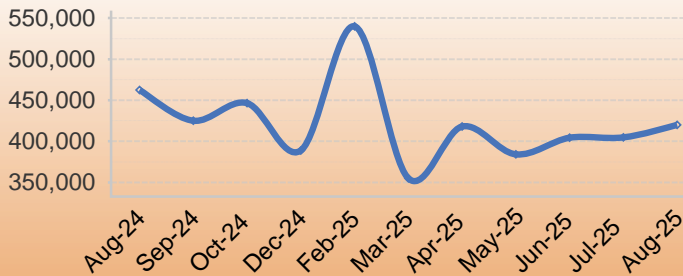
Presented by:

Market Activity Summary:

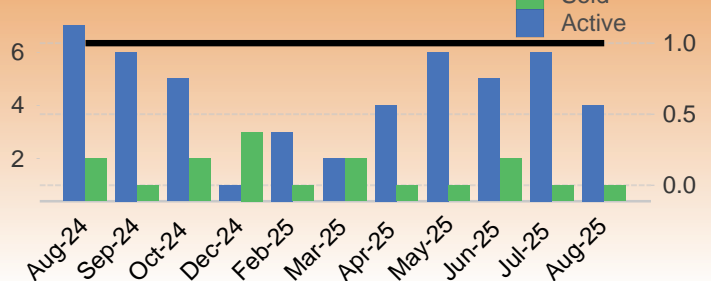
- Inventory: 4 units were listed for sale as of the last day of August - approximately 3.0 months of inventory.
- Sales Activity: 1 units were sold during August,
- Median Sales Price: \$420,000 during August
- Average price per sq.ft. in August was \$307
- Average Days-on-Market (DOM) is approximately 6 days
- Sold over Asking: On average, buyers paid 98% of list price in August



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
Aug-25	4	1	1	3.0	\$429,900	\$420,000	\$420,000	6	\$294	\$307	98%
Jul-25	6	1	1	4.5	\$409,999	\$405,000	\$405,000	65	\$297	\$372	99%
Jun-25	5	0	2	3.8	\$397,000	\$404,500	\$404,500	59	\$312	\$328	102%
May-25	6	1	1	4.5	\$375,000	\$384,000	\$384,000	10	\$311	\$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
Aug-25	1	-50%	-	-	\$420,000	-9.19%	\$420,000	-9.19%	6	-53.8%	98%
Aug-24	2	100%	\$439,324	-	\$462,500	21.7%	\$462,500	21.7%	13	-7.14%	98%
Aug-23	1	-	-	-	\$380,000	-	\$380,000	-	14	-	98%

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	5	11	9	17
\$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	9	7	12	11	17

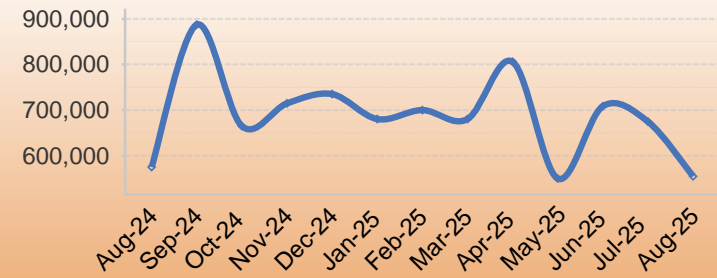
Presented by:

Market Activity Summary:

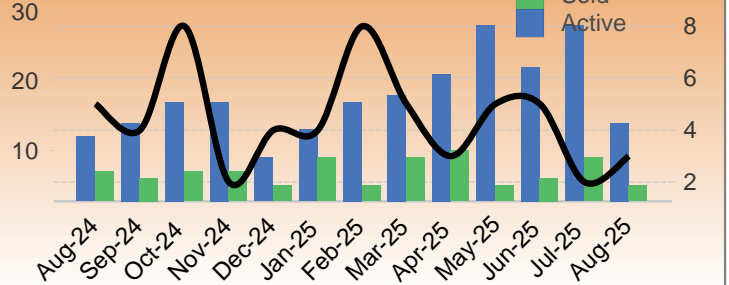
- Inventory: 14 units were listed for sale as of the last day of August - approximately 2.6 months of inventory.
- Sales Activity: 5 units were sold during August,
- Median Sales Price: \$555,000 during August
- Average price per sq.ft. in August was \$561
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 98% of list price in August



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
Aug-25	14	3	5	2.6	\$623,000	\$555,000	\$608,400	28	\$613	\$561	98%
Jul-25	28	2	9	4.2	\$691,942	\$675,000	\$680,722	30	\$612	\$570	99%
Jun-25	22	5	6	3.4	\$686,379	\$708,500	\$722,833	33	\$622	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	5	-28.6%	\$512,999	-26.8%	\$555,000	-3.48%	\$608,400	-5.44%	28	-48.1%	98%
Aug-24	7	16.7%	\$701,019	-2.72%	\$575,000	-6.12%	\$643,414	0.586%	54	315%	100%
Aug-23	6	-33.3%	\$720,603	14.6%	\$612,500	1.24%	\$639,666	-6.83%	13	-58.1%	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	10	4	6	12	19
\$500-599K	13	12	12	17	19
\$600-699K	7	5	13	26	14
\$700-799K	6	6	12	9	15
\$800-899K	13	7	6	9	30
\$900-999K	1	7	2	10	9
\$1-1.299M	8	2	3	8	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	58	44	55	95	109

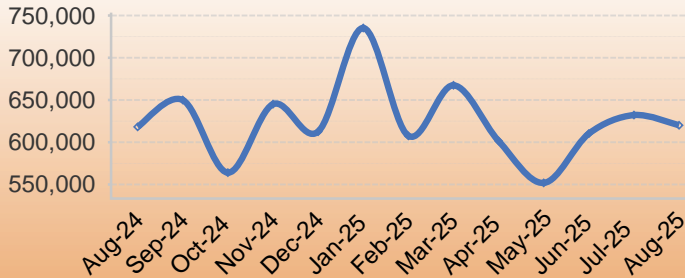
Presented by:

Market Activity Summary:

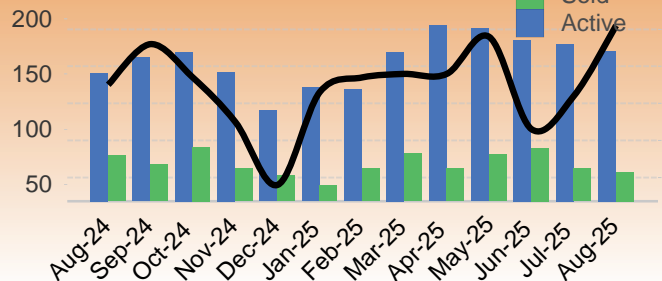
- Inventory: 171 units were listed for sale as of the last day of August - approximately 2.6 months of inventory.
- Sales Activity: 61 units were sold during August,
- Median Sales Price: \$620,000 during August
- Average price per sq.ft. in August was \$513
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 100% of list price in August



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
Aug-25	171	71	61	2.6	\$699,391	\$620,000	\$698,700	33	\$535	\$513	100%
Jul-25	177	52	64	2.4	\$721,546	\$632,000	\$722,460	38	\$535	\$535	99%
Jun-25	181	43	83	2.5	\$677,132	\$610,000	\$681,632	35	\$527	\$504	100%
May-25	191	68	77	2.7	\$662,175	\$551,555	\$664,950	33	\$526	\$526	100%
Apr-25	194	58	64	2.9	\$648,925	\$601,500	\$655,680	28	\$508	\$511	100%
Mar-25	170	58	78	2.7	\$709,763	\$667,450	\$717,181	33	\$507	\$551	100%
Feb-25	136	57	64	2.4	\$649,071	\$607,500	\$649,863	35	\$507	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	61	-19.7%	\$643,702	-8.86%	\$620,000	0.324%	\$698,700	4.85%	33	-15.4%	100%
Aug-24	76	-9.52%	\$706,258	4.26%	\$618,000	-4%	\$666,396	-11.3%	39	62.5%	100%
Aug-23	84	-24.3%	\$677,424	-3.56%	\$643,750	3.5%	\$751,187	7.13%	24	26.3%	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	195	179	171	231	342
\$500-599K	56	67	89	110	119
\$600-699K	64	55	70	89	118
\$700-799K	59	52	76	67	88
\$800-899K	44	57	43	63	68
\$900-999K	33	33	38	45	45
\$1-1.299M	54	44	57	80	48
\$1.3-1.699M	21	23	16	40	13
\$1.7-1.999M	6	10	7	5	6
\$2-2.999M	8	4	3	7	4
>3M	0	0	0	0	0
Total	540	524	570	737	851

Presented by:

Includes Walnut Creek and Rossmore

© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed