

## Market Activity Summary:

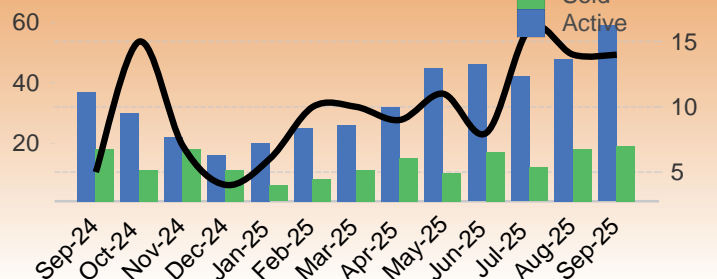
- Inventory: 59 units were listed for sale as of the last day of September - approximately 3.7 months of inventory.
- Sales Activity: 19 units were sold during September,
- Median Sales Price: \$800,000 during September
- Average price per sq.ft. in September was \$569
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 101% of list price in September



### 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
Sep-25	59	14	19	3.7	\$720,230	\$800,000	\$723,947	22	\$570	\$569	101%
Aug-25	48	14	18	3.1	\$824,933	\$870,500	\$840,654	36	\$585	\$586	102%
Jul-25	42	16	12	3.2	\$862,583	\$827,500	\$887,833	21	\$585	\$631	104%
Jun-25	46	8	17	3.3	\$794,647	\$850,000	\$807,604	24	\$593	\$636	102%
May-25	45	11	10	3.8	\$726,800	\$847,500	\$763,280	18	\$599	\$579	104%
Apr-25	32	9	15	2.8	\$894,663	\$910,000	\$955,512	16	\$614	\$675	105%
Mar-25	26	10	11	3.4	\$761,900	\$775,000	\$760,854	38	\$613	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	19	5.56%	\$783,833	6.43%	\$800,000	-6.43%	\$723,947	-10.9%	22	-4.35%	101%
Sep-24	18	-10%	\$736,469	-12.2%	\$855,000	10.5%	\$812,583	-1.69%	23	-11.5%	104%
Sep-23	20	17.6%	\$839,174	8.92%	\$773,475	-11.6%	\$826,512	0.514%	26	-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	20	16	10	10	18
\$500-599K	6	8	8	13	9
\$600-699K	7	11	13	23	19
\$700-799K	15	18	20	7	9
\$800-899K	32	21	17	14	28
\$900-999K	14	25	20	23	20
\$1-1.299M	18	33	20	41	26
\$1.3-1.699M	2	8	3	14	4
\$1.7-1.999M	1	0	0	0	1
\$2-2.999M	1	0	0	1	0
>3M	0	0	0	0	0
Total	116	140	111	146	134

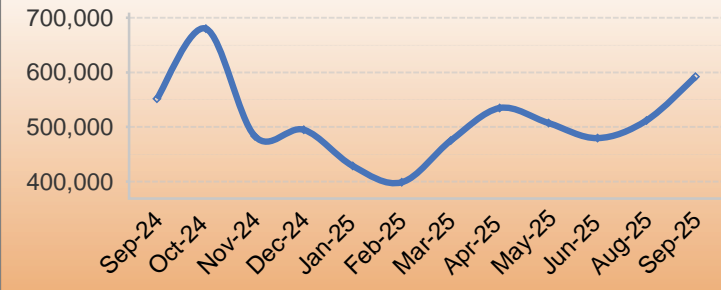
## Presented by:

## Market Activity Summary:

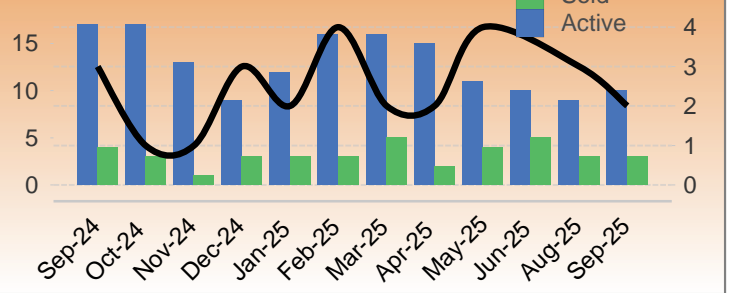
- Inventory: 10 units were listed for sale as of the last day of September - approximately 5.0 months of inventory.
- Sales Activity: 3 units were sold during September,
- Median Sales Price: \$592,000 during September
- Average price per sq.ft. in September was \$605
- Average Days-on-Market (DOM) is approximately 48 days
- Sold over Asking: On average, buyers paid 107% of list price in September



### 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
Sep-25	10	2	3	5.0	\$676,333	\$592,000	\$731,666	48	\$613	\$605	107%
Aug-25	9	3	3	3.4	\$596,629	\$512,000	\$610,666	51	\$544	\$536	101%
Jun-25	10	0	5	2.7	\$542,633	\$480,000	\$600,193	25	\$533	\$539	106%
May-25	11	4	4	3.0	\$628,222	\$507,000	\$604,375	89	\$524	\$519	97%
Apr-25	15	2	2	4.5	\$552,000	\$535,000	\$535,000	49	\$509	\$633	98%
Mar-25	16	2	5	4.4	\$502,400	\$475,000	\$506,900	48	\$516	\$479	101%
Feb-25	16	4	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	3	-25%	\$599,200	1.82%	\$592,000	7.25%	\$731,666	31.2%	48	243%	107%
Sep-24	4	33.3%	\$588,514	5.7%	\$552,000	-18.2%	\$557,750	-10.4%	14	-46.2%	100%
Sep-23	3	0%	\$556,762	-4.74%	\$675,000	68.8%	\$622,400	45.8%	26	-39.5%	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	15	10	3	11	14
\$500-599K	4	11	13	11	7
\$600-699K	5	7	8	9	11
\$700-799K	0	1	2	1	2
\$800-899K	0	0	2	0	3
\$900-999K	1	1	0	0	3
\$1-1.299M	3	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	28	31	31	38	41

## Presented by:

## Market Activity Summary:

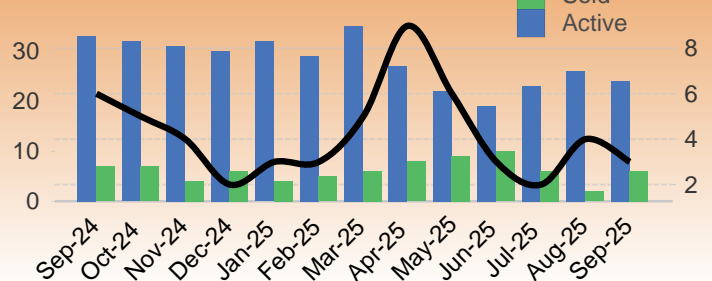
- Inventory: 24 units were listed for sale as of the last day of September - approximately 5.4 months of inventory.
- Sales Activity: 6 units were sold during September,
- Median Sales Price: \$221,250 during September
- Average price per sq.ft. in September was \$248
- Average Days-on-Market (DOM) is approximately 51 days
- Sold over Asking: On average, buyers paid 98% of list price in September



### 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
Sep-25	24	3	6	5.4	\$240,783	\$221,250	\$239,083	51	\$270	\$248	98%
Aug-25	26	4	2	4.7	\$217,500	\$212,500	\$212,500	25	\$281	\$225	96%
Jul-25	23	2	6	2.9	\$336,833	\$365,000	\$334,500	27	\$281	\$334	99%
Jun-25	19	3	10	2.2	\$292,279	\$334,000	\$285,950	67	\$268	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	6	-14.3%	\$273,683	-11.7%	\$221,250	-29.8%	\$239,083	-27.2%	51	-16.4%	98%
Sep-24	7	40%	\$309,977	-13.4%	\$315,000	-13.7%	\$328,357	-9.49%	61	144%	96%
Sep-23	5	-37.5%	\$357,943	13.3%	\$365,000	-0.748%	\$362,800	-4.21%	25	-32.4%	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	56	51	61	61	60
\$500-599K	0	3	4	6	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	56	54	65	67	62

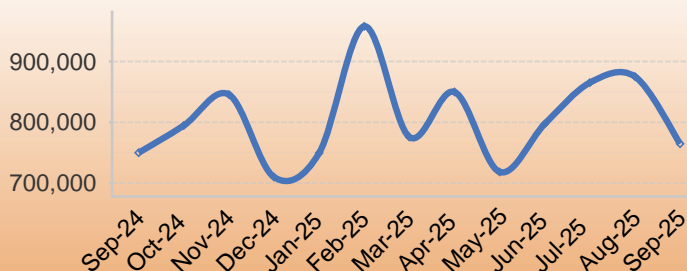
## Presented by:

## Market Activity Summary:



- Inventory: 25 units were listed for sale as of the last day of September - approximately 3.1 months of inventory.
- Sales Activity: 5 units were sold during September,
- Median Sales Price: \$765,000 during September
- Average price per sq.ft. in September was \$787
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 106% of list price in September

### 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
Sep-25	25	7	5	3.1	\$813,400	\$765,000	\$876,600	29	\$793	\$787	106%
Aug-25	30	4	11	2.9	\$884,909	\$875,000	\$940,181	42	\$804	\$683	105%
Jul-25	23	8	8	2.2	\$802,750	\$865,000	\$881,750	26	\$804	\$920	108%
Jun-25	33	6	12	2.8	\$823,166	\$797,500	\$856,250	33	\$795	\$827	104%
May-25	32	11	12	3.2	\$781,990	\$718,444	\$832,407	29	\$806	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	5	-28.6%	\$692,172	-20%	\$765,000	2%	\$876,600	19.4%	29	-25.6%	106%
Sep-24	7	16.7%	\$865,000	11.2%	\$750,000	-18.6%	\$734,332	-20.9%	39	200%	104%
Sep-23	6	-40%	\$778,000	-2.24%	\$921,000	8.67%	\$928,666	1.5%	13	-45.8%	114%

## 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	2
\$500-599K	8	7	6	6	9
\$600-699K	9	13	8	7	16
\$700-799K	15	8	16	8	18
\$800-899K	8	9	7	15	23
\$900-999K	7	7	14	14	6
\$1-1.299M	13	5	9	13	15
\$1.3-1.699M	9	3	4	14	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	75	56	73	86	92

## Presented by:

Includes Berkeley and Kensington

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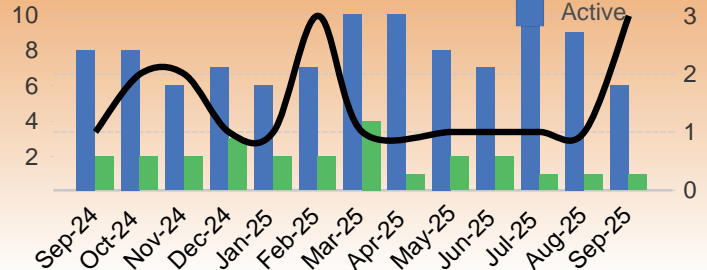
- Inventory: 6 units were listed for sale as of the last day of September - approximately 6.0 months of inventory.
- Sales Activity: 1 units were sold during September,
- Median Sales Price: \$445,000 during September
- Average price per sq.ft. in September was \$462
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### 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
Sep-25	6	3	1	6.0	\$449,000	\$445,000	\$445,000	30	\$401	\$462	99%
Aug-25	9	1	1	6.8	\$492,500	\$492,500	\$492,500	40	\$424	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	1	-50%	\$479,200	-18.3%	\$445,000	-21.9%	\$445,000	-21.9%	30	650%	99%
Sep-24	2	-60%	\$586,268	26.7%	\$570,000	14%	\$570,000	5.5%	4	-97.6%	101%
Sep-23	5	25%	\$462,722	-6.48%	\$500,000	-3.15%	\$540,283	3.53%	165	768%	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	12	14	10	27
\$500-599K	8	4	10	13	6
\$600-699K	1	1	0	1	0
\$700-799K	0	4	2	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	16	22	26	24	33

## Presented by:

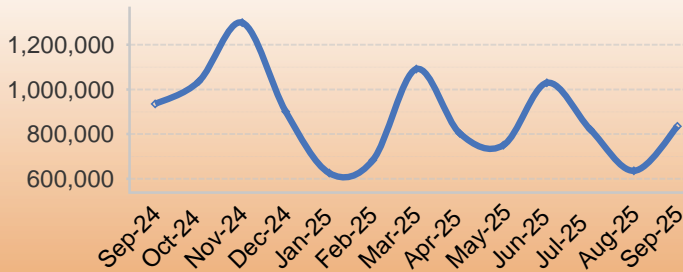


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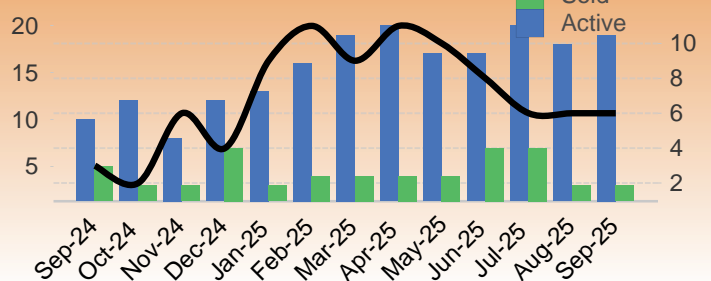
- Inventory: 19 units were listed for sale as of the last day of September - approximately 4.4 months of inventory.
- Sales Activity: 3 units were sold during September,
- Median Sales Price: \$835,000 during September
- Average price per sq.ft. in September was \$620
- Average Days-on-Market (DOM) is approximately 53 days
- Sold over Asking: On average, buyers paid 110% of list price in September



### 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
Sep-25	19	6	3	4.4	\$897,996	\$835,000	\$949,629	53	\$554	\$620	110%
Aug-25	18	6	3	3.2	\$641,666	\$635,000	\$616,666	29	\$564	\$550	96%
Jul-25	20	6	7	3.3	\$896,000	\$820,000	\$871,571	53	\$562	\$563	97%
Jun-25	17	8	7	3.6	\$994,262	\$1,030,098	\$991,761	67	\$578	\$656	99%
May-25	17	10	4	4.3	\$819,447	\$750,000	\$781,250	48	\$588	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	3	-40%	\$843,740	-16.3%	\$835,000	-10.7%	\$949,629	15.1%	53	-26.4%	110%
Sep-24	5	400%	\$1,007,790	-18.2%	\$935,000	123%	\$824,800	96.4%	72	46.9%	99%
Sep-23	1	-83.3%	\$1,232,666	70.8%	\$420,000	-53.8%	\$420,000	-49.1%	49	88.5%	96%

## 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	1	1	3
\$500-599K	6	6	5	7	8
\$600-699K	3	6	6	10	11
\$700-799K	5	7	4	8	9
\$800-899K	9	3	4	10	11
\$900-999K	2	6	1	8	5
\$1-1.299M	9	5	6	12	5
\$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	39	38	30	63	52

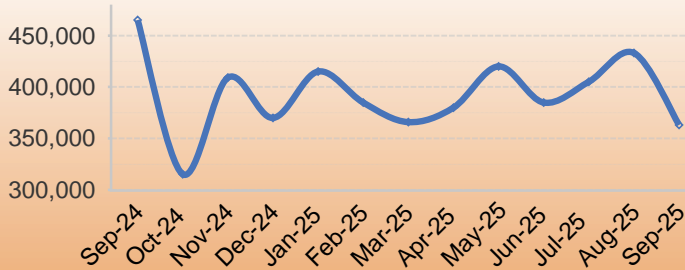
## Presented by:

## Market Activity Summary:

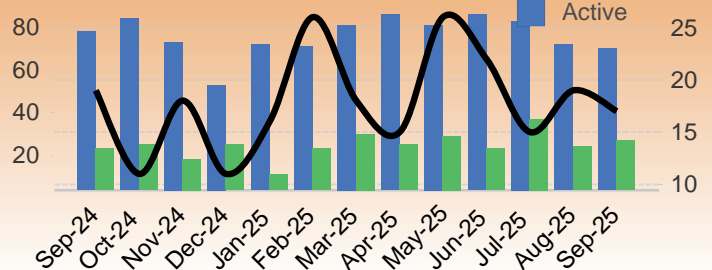
- Inventory: 70 units were listed for sale as of the last day of September - approximately 2.5 months of inventory.
- Sales Activity: 27 units were sold during September,
- Median Sales Price: \$363,000 during September
- Average price per sq.ft. in September was \$385
- Average Days-on-Market (DOM) is approximately 55 days
- Sold over Asking: On average, buyers paid 98% of list price in September



### 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
Sep-25	70	17	27	2.5	\$391,366	\$363,000	\$383,066	55	\$418	\$385	98%
Aug-25	72	19	24	2.6	\$475,999	\$433,000	\$473,393	40	\$407	\$401	99%
Jul-25	83	15	37	2.8	\$444,969	\$405,000	\$440,079	36	\$411	\$392	99%
Jun-25	86	22	23	3.4	\$403,749	\$385,000	\$401,212	34	\$400	\$418	99%
May-25	81	26	29	2.9	\$475,481	\$420,000	\$472,035	30	\$397	\$403	99%
Apr-25	86	15	25	3.3	\$435,891	\$380,000	\$436,336	35	\$407	\$395	101%
Mar-25	81	18	30	4.0	\$413,109	\$365,750	\$413,088	28	\$414	\$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	\$407	\$371	98%
Dec-24	53	11	25	2.3	\$380,713	\$370,000	\$374,516	41	\$406	\$394	98%
Nov-24	73	18	18	3.3	\$494,585	\$409,000	\$481,963	53	\$409	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	27	17.4%	\$418,381	-4.65%	\$363,000	-21.9%	\$383,066	-24.4%	55	77.4%	98%
Sep-24	23	35.3%	\$438,793	1.85%	\$465,000	6.9%	\$506,659	19.5%	31	29.2%	99%
Sep-23	17	-50%	\$430,804	1.7%	\$435,000	4.19%	\$423,852	-3.13%	24	9.09%	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	171	140	146	241	280
\$500-599K	17	24	23	34	35
\$600-699K	13	11	16	20	34
\$700-799K	22	15	12	21	21
\$800-899K	6	12	5	10	3
\$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	229	202	202	327	373

## Presented by:

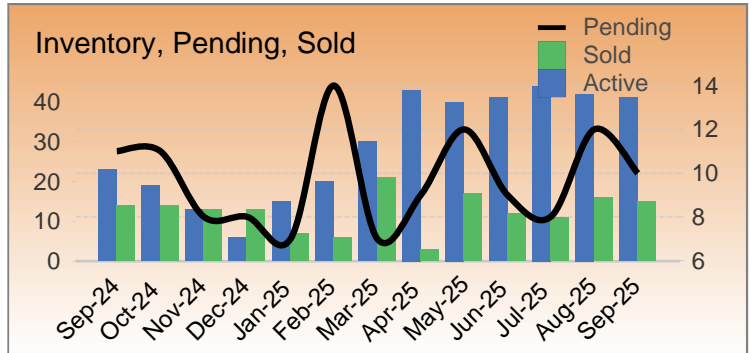
Includes Concord and Clayton

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## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of September - approximately 2.9 months of inventory.
- Sales Activity: 15 units were sold during September,
- Median Sales Price: \$1,035,000 during September
- Average price per sq.ft. in September was \$705
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 100% of list price in September



## 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
Sep-25	41	10	15	2.9	\$1,101,733	\$1,035,000	\$1,105,455	42	\$836	\$705	100%
Aug-25	42	12	16	3.2	\$1,046,674	\$982,500	\$1,041,625	19	\$841	\$769	99%
Jul-25	44	8	11	3.4	\$1,139,171	\$1,150,000	\$1,119,000	29	\$841	\$707	98%
Jun-25	41	9	12	3.8	\$1,131,833	\$1,024,500	\$1,135,916	17	\$870	\$818	100%
May-25	40	12	17	2.9	\$1,260,922	\$1,165,000	\$1,270,994	21	\$871	\$898	101%
Apr-25	43	9	3	4.3	\$1,207,666	\$1,360,000	\$1,221,666	6	\$875	\$709	101%
Mar-25	30	7	21	2.6	\$1,065,078	\$1,100,000	\$1,061,791	18	\$906	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	15	7.14%	\$1,136,411	13.3%	\$1,035,000	11.4%	\$1,105,455	10.1%	42	40%	100%
Sep-24	14	40%	\$1,002,649	-13%	\$929,500	-21.4%	\$1,004,064	-9.52%	30	114%	99%
Sep-23	10	25%	\$1,152,680	6.24%	\$1,182,000	23.3%	\$1,109,700	16.2%	14	-12.5%	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	0	0	1	0	0
\$500-599K	2	2	2	3	8
\$600-699K	10	7	3	8	16
\$700-799K	5	9	9	9	17
\$800-899K	10	5	8	12	31
\$900-999K	15	12	19	7	27
\$1-1.299M	40	33	41	49	56
\$1.3-1.699M	21	31	16	28	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	108	100	99	116	161

## Presented by:

Includes Danville, Diablo, and Alamo

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## Market Activity Summary:

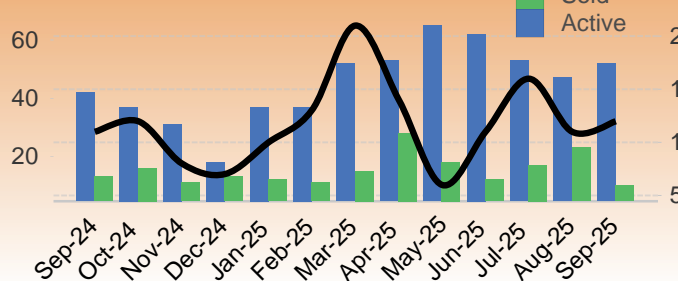
- Inventory: 52 units were listed for sale as of the last day of September - approximately 3.2 months of inventory.
- Sales Activity: 10 units were sold during September,
- Median Sales Price: \$967,500 during September
- Average price per sq.ft. in September was \$568
- Average Days-on-Market (DOM) is approximately 60 days
- Sold over Asking: On average, buyers paid 100% of list price in September



### 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
Sep-25	52	12	10	3.2	\$976,064	\$967,500	\$970,800	60	\$605	\$568	100%
Aug-25	47	11	23	2.7	\$881,794	\$860,000	\$872,866	50	\$600	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	10	-23.1%	\$959,121	-1.27%	\$967,500	5.16%	\$970,800	-1.45%	60	161%	100%
Sep-24	13	-27.8%	\$971,461	1.27%	\$920,000	2.51%	\$985,092	4.35%	23	53.3%	100%
Sep-23	18	-40%	\$959,289	-1.68%	\$897,500	6.53%	\$944,000	5.49%	15	-55.9%	102%

## Sales Activity and Price Trends

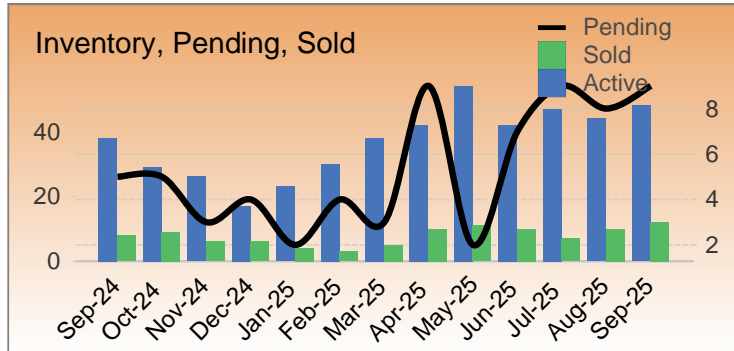
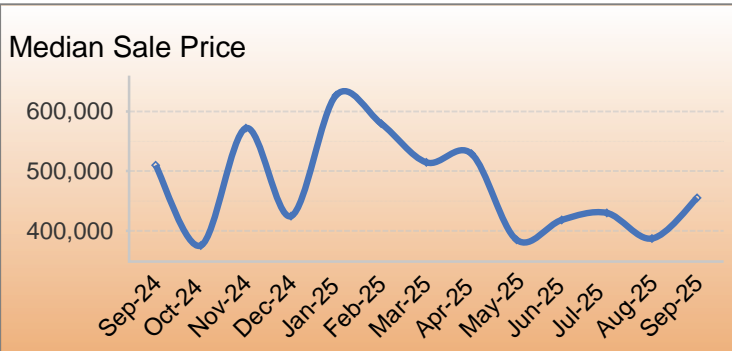
Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	10	7	2	2	15
\$500-599K	5	5	6	7	18
\$600-699K	15	12	9	16	38
\$700-799K	18	21	31	31	77
\$800-899K	27	24	31	43	62
\$900-999K	9	24	24	36	49
\$1-1.299M	45	57	59	85	72
\$1.3-1.699M	17	14	8	38	11
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	146	164	170	258	342

## Presented by:

## Market Activity Summary:



- Inventory: 48 units were listed for sale as of the last day of September - approximately 5.1 months of inventory.
- Sales Activity: 12 units were sold during September,
- Median Sales Price: \$455,000 during September
- Average price per sq.ft. in September was \$525
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 97% of list price in September



## 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
Sep-25	48	9	12	5.1	\$477,333	\$455,000	\$468,541	29	\$580	\$525	97%
Aug-25	44	8	10	5.0	\$419,498	\$387,000	\$409,163	45	\$576	\$515	98%
Jul-25	47	9	7	5.0	\$461,142	\$430,000	\$448,500	41	\$584	\$586	98%
Jun-25	42	7	10	4.1	\$485,099	\$418,000	\$472,000	55	\$582	\$556	97%
May-25	54	2	11	6.2	\$425,109	\$385,000	\$415,563	41	\$578	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	12	50%	\$470,553	-1.64%	\$455,000	-10.8%	\$468,541	-10.9%	29	-49.1%	97%
Sep-24	8	-42.9%	\$478,382	-8.74%	\$510,000	-8.52%	\$525,625	-7.08%	57	58.3%	100%
Sep-23	14	40%	\$524,212	4.19%	\$557,500	15.7%	\$565,662	4.91%	36	-26.5%	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	42	30	45	52	45
\$500-599K	18	11	13	14	36
\$600-699K	4	11	16	16	24
\$700-799K	4	7	14	10	14
\$800-899K	2	3	3	12	11
\$900-999K	1	4	4	4	3
\$1-1.299M	0	1	4	6	2
\$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	72	67	99	114	135

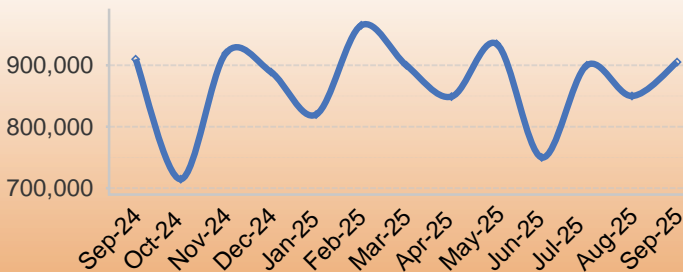
## Presented by:

## Market Activity Summary:

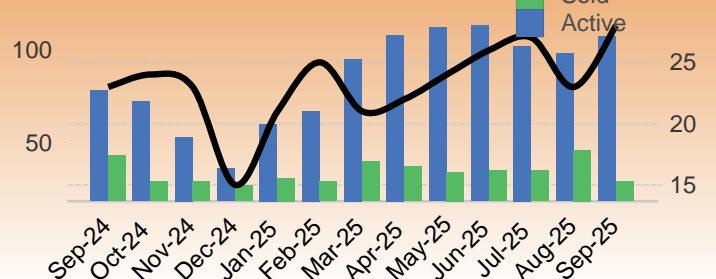
- Inventory: 107 units were listed for sale as of the last day of September - approximately 3.1 months of inventory.
- Sales Activity: 29 units were sold during September,
- Median Sales Price: \$905,000 during September
- Average price per sq.ft. in September was \$698
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 100% of list price in September



### 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
Sep-25	107	28	29	3.1	\$893,256	\$905,000	\$891,781	41	\$692	\$698	100%
Aug-25	98	23	46	2.6	\$878,381	\$850,000	\$863,612	38	\$684	\$683	99%
Jul-25	102	27	35	3.2	\$932,327	\$900,000	\$920,215	34	\$701	\$677	99%
Jun-25	113	26	35	3.4	\$837,701	\$750,000	\$826,790	50	\$702	\$679	98%
May-25	112	24	34	3.1	\$946,962	\$935,000	\$939,661	27	\$698	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	29	-32.6%	\$940,407	10.4%	\$905,000	-0.549%	\$891,781	-10.2%	41	86.4%	100%
Sep-24	43	13.2%	\$851,841	6.15%	\$910,000	2.54%	\$993,552	0.0853%	22	0%	102%
Sep-23	38	-28.3%	\$802,493	-13.5%	\$887,500	10.9%	\$992,705	20.9%	22	-4.35%	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	26	35	30	40	75
\$500-599K	38	29	29	41	64
\$600-699K	41	44	51	59	104
\$700-799K	34	45	37	79	92
\$800-899K	25	33	43	43	61
\$900-999K	30	23	24	42	58
\$1-1.299M	70	86	66	111	117
\$1.3-1.699M	50	91	55	71	33
\$1.7-1.999M	2	8	4	5	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	316	394	339	491	604

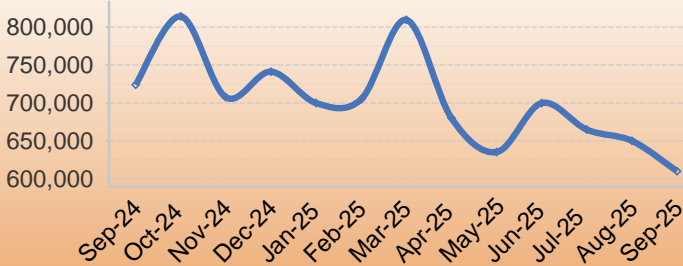
## Presented by:

## Market Activity Summary:

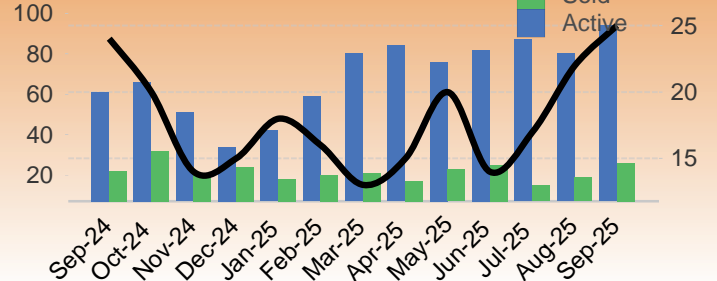
- Inventory: 94 units were listed for sale as of the last day of September - approximately 5.1 months of inventory.
- Sales Activity: 26 units were sold during September,
- Median Sales Price: \$610,000 during September
- Average price per sq.ft. in September was \$467
- Average Days-on-Market (DOM) is approximately 49 days
- Sold over Asking: On average, buyers paid 98% of list price in September



### 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
Sep-25	94	25	26	5.1	\$646,912	\$610,000	\$637,442	49	\$491	\$467	98%
Aug-25	80	22	19	4.5	\$652,619	\$650,000	\$644,839	45	\$492	\$506	98%
Jul-25	87	17	15	4.3	\$656,525	\$665,000	\$650,666	32	\$494	\$488	99%
Jun-25	82	14	25	3.9	\$682,295	\$700,000	\$676,552	38	\$489	\$509	99%
May-25	76	20	23	4.2	\$604,705	\$635,000	\$610,080	31	\$500	\$488	101%
Apr-25	84	15	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	26	18.2%	\$634,576	-7.71%	\$610,000	-15.7%	\$637,442	-11.2%	49	44.1%	98%
Sep-24	22	-15.4%	\$687,618	5.5%	\$724,000	-0.481%	\$717,634	-0.626%	34	-5.56%	101%
Sep-23	26	-13.3%	\$651,742	3.96%	\$727,500	22.3%	\$722,153	15.6%	36	44%	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	41	27	28	41	71
\$500-599K	26	27	42	61	68
\$600-699K	30	30	43	66	49
\$700-799K	28	23	41	45	57
\$800-899K	33	47	26	53	31
\$900-999K	19	15	11	26	19
\$1-1.299M	7	13	2	10	1
\$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	184	182	193	302	296

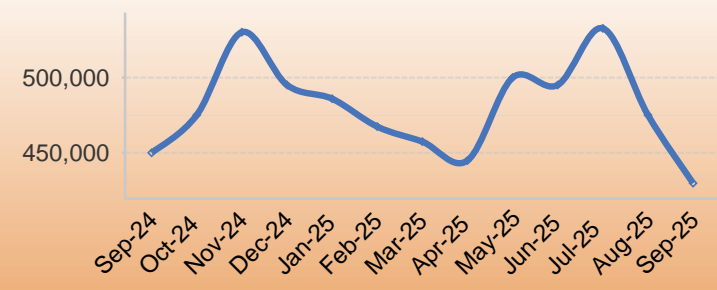
## Presented by:

## Market Activity Summary:

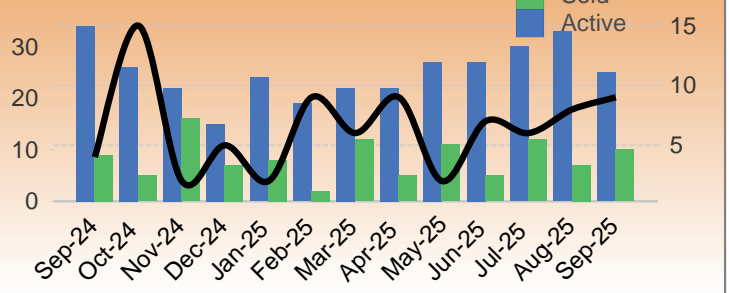
- Inventory: 25 units were listed for sale as of the last day of September - approximately 2.8 months of inventory.
- Sales Activity: 10 units were sold during September,
- Median Sales Price: \$430,000 during September
- Average price per sq.ft. in September was \$394
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 100% of list price in September



### 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
Sep-25	25	9	10	2.8	\$444,088	\$430,000	\$445,300	38	\$423	\$394	100%
Aug-25	33	8	7	4.3	\$481,714	\$475,000	\$479,142	32	\$418	\$436	99%
Jul-25	30	6	12	3.3	\$483,666	\$532,500	\$494,666	48	\$424	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	10	11.1%	\$477,357	4.77%	\$430,000	-4.44%	\$445,300	-4.05%	38	15.2%	100%
Sep-24	9	80%	\$455,610	-5.3%	\$450,000	-10%	\$464,111	-9.32%	33	3.13%	98%
Sep-23	5	-44.4%	\$481,125	-11.4%	\$500,000	-2.91%	\$511,800	1.18%	32	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	40	46	30	50	96
\$500-599K	21	21	13	23	28
\$600-699K	8	17	13	20	24
\$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	72	89	56	99	150

## Presented by:

Includes Hercules, El Sobrante, Pinole, and Rodeo

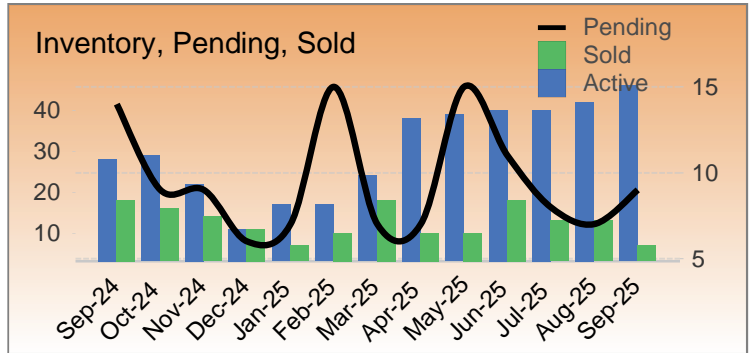
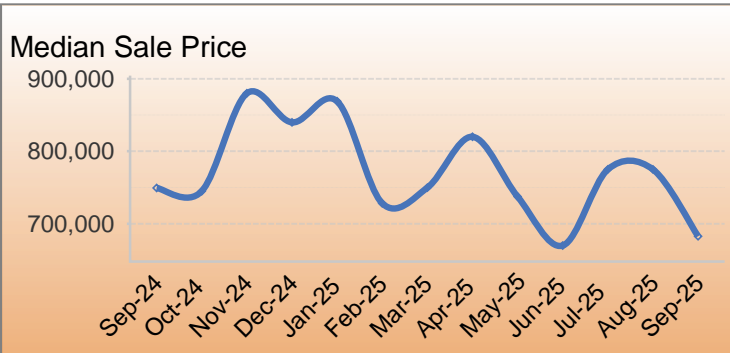
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Deemed reliable but not guaranteed



## Market Activity Summary:

- Inventory: 46 units were listed for sale as of the last day of September - approximately 4.3 months of inventory.
- Sales Activity: 7 units were sold during September,
- Median Sales Price: \$683,000 during September
- Average price per sq.ft. in September was \$548
- Average Days-on-Market (DOM) is approximately 82 days
- Sold over Asking: On average, buyers paid 98% of list price in September



## 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
Sep-25	46	9	7	4.3	\$755,197	\$683,000	\$743,285	82	\$553	\$548	98%
Aug-25	42	7	13	2.9	\$752,958	\$775,000	\$738,453	44	\$549	\$545	98%
Jul-25	40	8	13	2.9	\$805,125	\$775,000	\$787,992	35	\$559	\$524	98%
Jun-25	40	11	18	3.2	\$664,919	\$670,000	\$647,022	37	\$563	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	7	-61.1%	\$782,560	-0.507%	\$683,000	-8.88%	\$743,285	1.19%	82	204%	98%
Sep-24	18	80%	\$786,547	2%	\$749,550	-22.2%	\$734,538	-17.4%	27	35%	100%
Sep-23	10	-56.5%	\$771,111	18.6%	\$964,000	33.9%	\$889,433	22.5%	20	11.1%	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	23	16	12	19	28
\$500-599K	5	6	7	11	9
\$600-699K	13	21	17	22	40
\$700-799K	21	18	20	25	49
\$800-899K	21	22	27	31	41
\$900-999K	11	20	15	44	32
\$1-1.299M	12	17	17	31	4
\$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	106	120	115	184	203

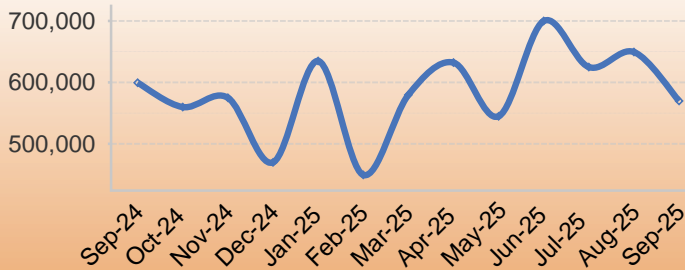
## Presented by:

## Market Activity Summary:

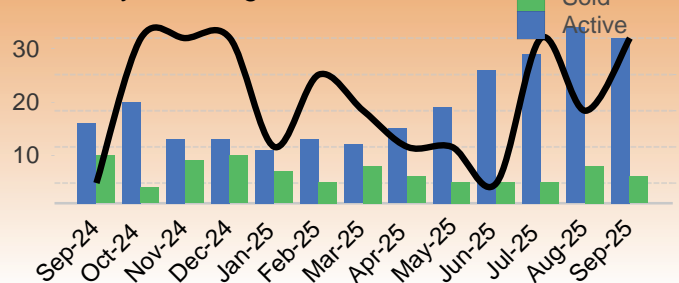
- Inventory: 32 units were listed for sale as of the last day of September - approximately 5.2 months of inventory.
- Sales Activity: 6 units were sold during September,
- Median Sales Price: \$570,000 during September
- Average price per sq.ft. in September was \$465
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 98% of list price in September



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
Sep-25	32	6	6	5.2	\$576,166	\$570,000	\$562,500	22	\$430	\$465	98%
Aug-25	34	4	8	5.8	\$615,500	\$649,500	\$620,736	37	\$441	\$437	101%
Jul-25	29	6	5	5.8	\$572,399	\$625,000	\$569,800	45	\$448	\$494	99%
Jun-25	26	2	5	4.9	\$644,177	\$700,000	\$634,000	31	\$444	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	6	-40%	\$476,421	-24.4%	\$570,000	-4.92%	\$562,500	-2.51%	22	-37.1%	98%
Sep-24	10	42.9%	\$630,137	19.1%	\$599,500	1.61%	\$577,000	-2.79%	35	84.2%	100%
Sep-23	7	-12.5%	\$529,100	-10.4%	\$590,000	7.27%	\$593,571	-2.31%	19	-64.8%	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	14	26	17	17	53
\$500-599K	15	13	20	27	21
\$600-699K	17	21	14	21	31
\$700-799K	9	10	10	17	16
\$800-899K	0	5	4	8	3
\$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	55	75	65	91	124

## Presented by:

Includes Martinez, Crockett, Port Costa

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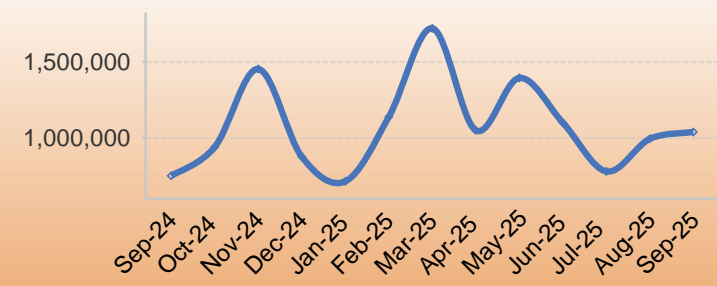
Deemed reliable but not guaranteed

## Market Activity Summary:

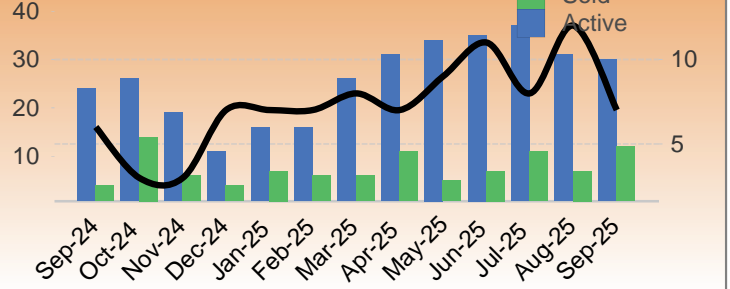
- Inventory: 30 units were listed for sale as of the last day of September - approximately 3.1 months of inventory.
- Sales Activity: 12 units were sold during September,
- Median Sales Price: \$1,040,000 during September
- Average price per sq.ft. in September was \$631
- Average Days-on-Market (DOM) is approximately 43 days
- Sold over Asking: On average, buyers paid 98% of list price in September



### 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
Sep-25	30	7	12	3.1	\$1,134,416	\$1,040,000	\$1,105,666	43	\$740	\$631	98%
Aug-25	31	12	7	3.7	\$1,156,142	\$995,000	\$1,169,285	45	\$757	\$708	102%
Jul-25	37	8	11	4.8	\$804,718	\$780,000	\$798,636	33	\$749	\$611	99%
Jun-25	35	11	7	4.6	\$1,067,142	\$1,100,000	\$1,060,000	19	\$772	\$683	99%
May-25	34	9	5	4.6	\$1,248,800	\$1,395,000	\$1,237,000	22	\$779	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	12	200%	\$933,545	-18.5%	\$1,040,000	38.7%	\$1,105,666	25.2%	43	-63.9%	98%
Sep-24	4	-55.6%	\$1,145,916	-7.1%	\$750,000	-31.8%	\$883,250	-25.1%	119	310%	98%
Sep-23	9	125%	\$1,233,482	-0.256%	\$1,100,000	5.01%	\$1,179,185	-10.6%	29	-6.45%	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	6	4	3	7	9
\$500-599K	5	3	6	8	20
\$600-699K	4	7	8	9	11
\$700-799K	8	4	7	4	15
\$800-899K	11	3	8	13	12
\$900-999K	5	4	6	10	11
\$1-1.299M	9	10	12	25	31
\$1.3-1.699M	17	20	11	11	17
\$1.7-1.999M	5	1	3	5	3
\$2-2.999M	2	0	4	6	0
>3M	0	0	0	0	0
Total	72	56	68	98	129

## Presented by:

Includes Moraga, Lafayette, Orinda

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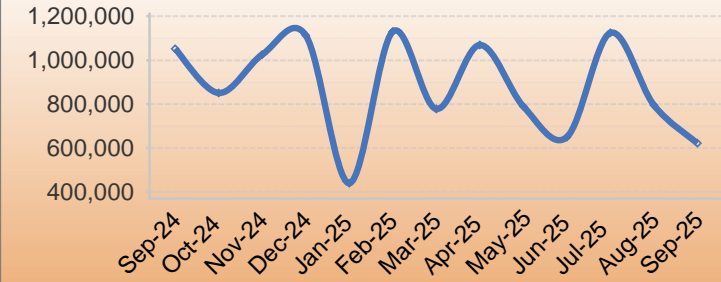
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## Market Activity Summary:

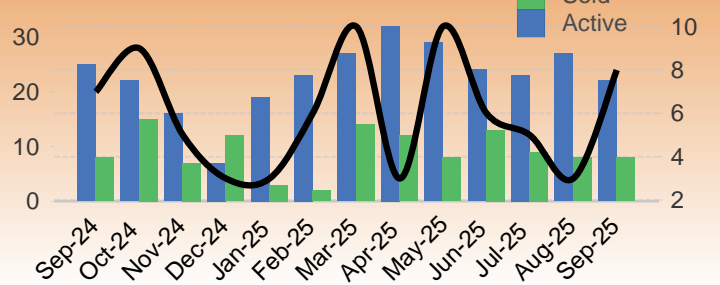
- Inventory: 22 units were listed for sale as of the last day of September - approximately 3.0 months of inventory.
- Sales Activity: 8 units were sold during September,
- Median Sales Price: \$621,875 during September
- Average price per sq.ft. in September was \$537
- Average Days-on-Market (DOM) is approximately 66 days
- Sold over Asking: On average, buyers paid 98% of list price in September



### 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
Sep-25	22	8	8	3.0	\$727,493	\$621,875	\$717,343	66	\$625	\$537	98%
Aug-25	27	3	8	2.9	\$820,493	\$795,000	\$822,625	35	\$598	\$562	100%
Jul-25	23	5	9	2.6	\$931,987	\$1,125,000	\$941,833	53	\$591	\$606	101%
Jun-25	24	6	13	2.4	\$761,305	\$650,000	\$770,580	43	\$608	\$581	101%
May-25	29	10	8	2.7	\$850,987	\$790,000	\$880,362	32	\$603	\$619	103%
Apr-25	32	3	12	3.9	\$947,745	\$1,070,000	\$991,083	22	\$598	\$629	104%
Mar-25	27	10	14	4.4	\$822,560	\$777,500	\$834,785	20	\$591	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	8	0%	\$843,353	0.957%	\$621,875	-40.9%	\$717,343	-27.6%	66	164%	98%
Sep-24	8	-38.5%	\$835,358	-7.52%	\$1,052,500	58.3%	\$990,625	31%	25	213%	101%
Sep-23	13	0%	\$903,244	-1.71%	\$665,000	-2.49%	\$755,948	-1.92%	8	-73.3%	105%

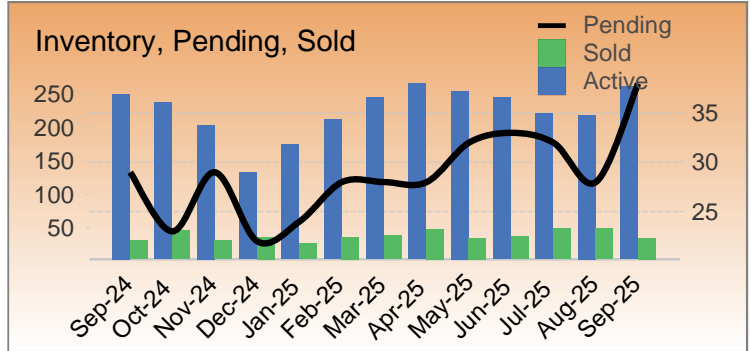
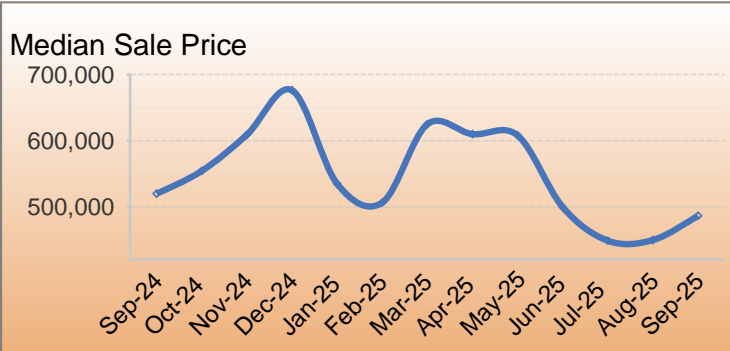
## Sales Activity and Price Trends

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	3	6	8
\$500-599K	15	2	10	13	25
\$600-699K	15	11	19	30	25
\$700-799K	5	4	7	13	17
\$800-899K	6	6	8	12	16
\$900-999K	2	3	5	7	27
\$1-1.299M	23	36	16	41	21
\$1.3-1.699M	6	9	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	77	74	69	134	139

## Presented by:

## Market Activity Summary:

- Inventory: 261 units were listed for sale as of the last day of September - approximately 6.0 months of inventory.
- Sales Activity: 35 units were sold during September,
- Median Sales Price: \$487,000 during September
- Average price per sq.ft. in September was \$517
- Average Days-on-Market (DOM) is approximately 73 days
- Sold over Asking: On average, buyers paid 100% of list price in September



## 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
Sep-25	261	38	35	6.0	\$590,307	\$487,000	\$591,466	73	\$516	\$517	100%
Aug-25	219	28	49	5.0	\$515,446	\$450,000	\$517,247	56	\$502	\$488	100%
Jul-25	221	32	49	5.6	\$512,732	\$449,000	\$513,465	55	\$505	\$474	100%
Jun-25	245	33	37	6.2	\$569,833	\$500,000	\$563,488	53	\$510	\$520	99%
May-25	255	32	35	6.3	\$602,368	\$608,000	\$602,627	46	\$508	\$531	100%
Apr-25	266	28	48	6.5	\$612,429	\$610,000	\$619,164	43	\$522	\$541	101%
Mar-25	245	28	39	7.4	\$619,520	\$625,000	\$631,956	50	\$523	\$532	102%
Feb-25	212	28	36	6.5	\$524,885	\$506,500	\$530,660	67	\$519	\$488	101%
Jan-25	175	24	27	5.6	\$615,403	\$535,000	\$602,014	63	\$508	\$530	97%
Dec-24	133	22	36	3.6	\$717,649	\$676,500	\$715,837	67	\$517	\$552	99%
Nov-24	204	29	31	5.8	\$604,538	\$609,000	\$606,322	62	\$537	\$531	100%
Oct-24	237	23	46	6.0	\$594,954	\$554,500	\$603,769	47	\$537	\$582	101%
Sep-24	250	29	31	6.6	\$514,470	\$520,000	\$515,664	46	\$530	\$560	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
Sep-25	35	12.9%	\$599,259	-2.18%	\$487,000	-6.35%	\$591,466	14.7%	73	58.7%	100%
Sep-24	31	3.33%	\$612,617	-4.4%	\$520,000	-2.8%	\$515,664	-11.5%	46	12.2%	101%
Sep-23	30	-47.4%	\$640,792	-3.49%	\$535,000	-18.3%	\$582,666	-16%	41	28.1%	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	171	115	105	129	145
\$500-599K	48	55	71	114	131
\$600-699K	44	56	70	118	146
\$700-799K	40	48	44	109	130
\$800-899K	16	12	30	63	59
\$900-999K	11	13	16	46	37
\$1-1.299M	17	18	14	46	45
\$1.3-1.699M	8	11	9	22	21
\$1.7-1.999M	0	1	2	8	1
\$2-2.999M	0	0	1	0	0
>3M	0	0	0	0	0
Total	355	329	362	655	715

## Presented by:

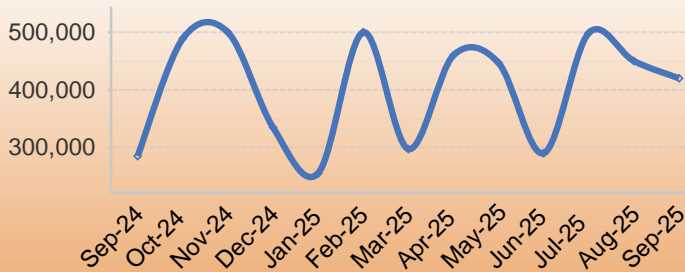


## Market Activity Summary:

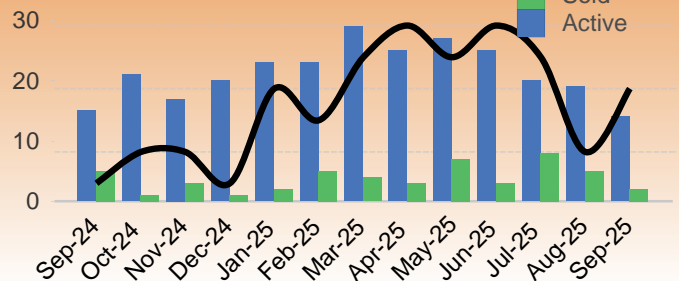
- Inventory: 14 units were listed for sale as of the last day of September - approximately 3.0 months of inventory.
- Sales Activity: 2 units were sold during September,
- Median Sales Price: \$420,000 during September
- Average price per sq.ft. in September was \$277
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 108% of list price in September



### 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
Sep-25	14	4	2	3.0	\$400,000	\$420,000	\$420,000	22	\$353	\$277	108%
Aug-25	19	2	5	3.6	\$423,760	\$450,000	\$421,000	76	\$356	\$365	100%
Jul-25	20	5	8	3.3	\$420,812	\$499,000	\$415,250	59	\$354	\$364	98%
Jun-25	25	6	3	5.8	\$331,316	\$290,000	\$306,666	31	\$358	\$376	91%
May-25	27	5	7	5.8	\$459,842	\$447,000	\$456,285	46	\$355	\$360	100%
Apr-25	25	6	3	6.3	\$447,962	\$460,000	\$453,000	15	\$356	\$385	101%
Mar-25	29	5	4	7.9	\$308,500	\$297,500	\$300,000	29	\$362	\$271	95%
Feb-25	23	3	5	8.6	\$424,780	\$500,000	\$428,000	70	\$359	\$331	99%
Jan-25	23	4	2	12.0	\$264,975	\$255,000	\$255,000	90	\$347	\$255	97%
Dec-24	20	1	1	12.0	\$335,000	\$335,000	\$335,000	24	\$350	\$378	100%
Nov-24	17	2	3	5.7	\$474,666	\$500,000	\$478,333	40	\$360	\$391	101%
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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	2	-60%	\$256,972	-39.5%	\$420,000	47.4%	\$420,000	27.3%	22	29.4%	108%
Sep-24	5	66.7%	\$424,688	-4.99%	\$285,000	-43.6%	\$330,000	-32.2%	17	-46.9%	95%
Sep-23	3	-50%	\$446,982	2.14%	\$505,000	22%	\$487,000	12.7%	32	33.3%	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	26	34	20	32	35
\$500-599K	10	10	9	14	13
\$600-699K	3	3	3	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	39	47	32	54	50

## Presented by:

Includes Pittsburg and Bay Point

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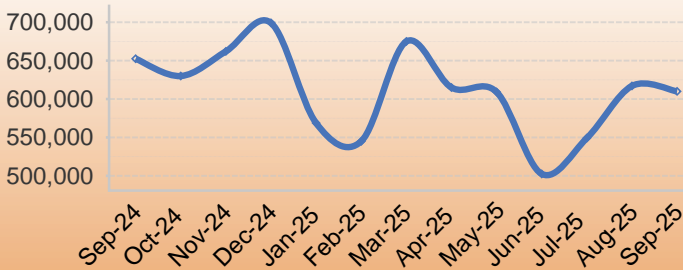
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## Market Activity Summary:

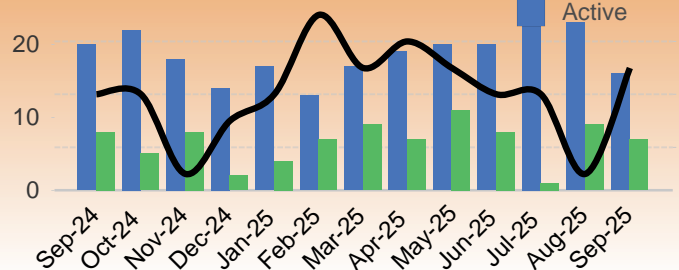
- Inventory: 16 units were listed for sale as of the last day of September - approximately 2.8 months of inventory.
- Sales Activity: 7 units were sold during September,
- Median Sales Price: \$610,000 during September
- Average price per sq.ft. in September was \$446
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### 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
Sep-25	16	5	7	2.8	\$584,857	\$610,000	\$580,357	36	\$465	\$446	99%
Aug-25	23	1	9	4.0	\$600,516	\$617,000	\$594,888	19	\$479	\$494	99%
Jul-25	24	4	1	3.8	\$549,000	\$549,000	\$549,000	19	\$483	\$458	100%
Jun-25	20	4	8	2.3	\$500,224	\$502,500	\$500,499	29	\$480	\$473	100%
May-25	20	5	11	2.2	\$561,645	\$609,000	\$562,000	44	\$486	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	7	-12.5%	\$521,333	-9.48%	\$610,000	-6.51%	\$580,357	-6.3%	36	0%	99%
Sep-24	8	0%	\$575,912	-10.2%	\$652,500	9.86%	\$619,375	6.45%	36	20%	97%
Sep-23	8	-33.3%	\$641,416	3.41%	\$593,950	-2.27%	\$581,862	-2.45%	30	-16.7%	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	22	13	16	19	27
\$500-599K	11	4	7	22	25
\$600-699K	13	11	19	23	25
\$700-799K	12	13	8	14	13
\$800-899K	5	7	13	18	14
\$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	63	50	64	105	108

## Presented by:

Includes Pleasant Hill and Pacheco

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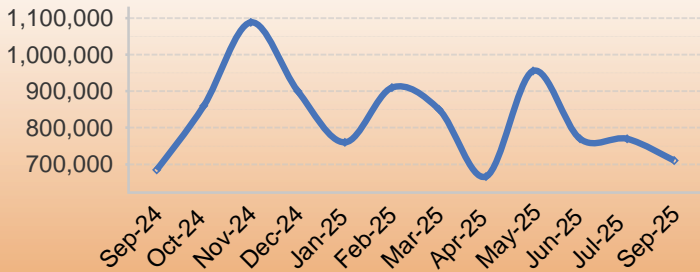
Deemed reliable but not guaranteed

## Market Activity Summary:

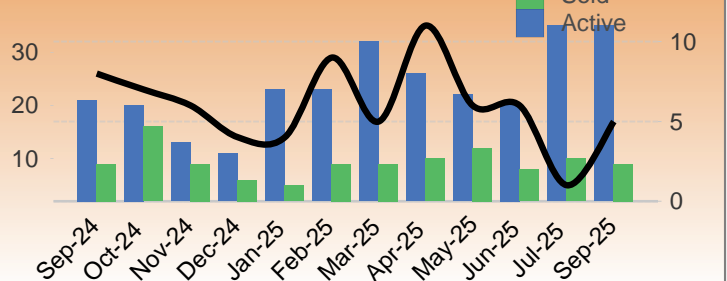
- Inventory: 35 units were listed for sale as of the last day of September - approximately 5.7 months of inventory.
- Sales Activity: 9 units were sold during September,
- Median Sales Price: \$710,000 during September
- Average price per sq.ft. in September was \$600
- Average Days-on-Market (DOM) is approximately 59 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### 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
Sep-25	35	5	9	5.7	\$693,550	\$710,000	\$685,555	59	\$598	\$600	99%
Jul-25	35	1	10	3.5	\$798,668	\$770,000	\$793,200	31	\$604	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	9	0%	\$769,956	-10.9%	\$710,000	3.65%	\$685,555	-1.55%	59	247%	99%
Sep-24	9	0%	\$864,059	14.3%	\$685,000	-9.28%	\$696,333	-7.17%	17	143%	100%
Sep-23	9	-18.2%	\$755,815	-2.74%	\$755,051	-7.92%	\$750,116	-9.14%	7	-80.6%	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	3	4	5	2	10
\$500-599K	12	9	14	9	25
\$600-699K	14	13	10	15	21
\$700-799K	12	15	22	23	18
\$800-899K	4	7	15	22	14
\$900-999K	12	9	16	12	17
\$1-1.299M	15	21	19	14	26
\$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	72	79	101	108	132

## Presented by:

Includes Pleasanton and Sunol

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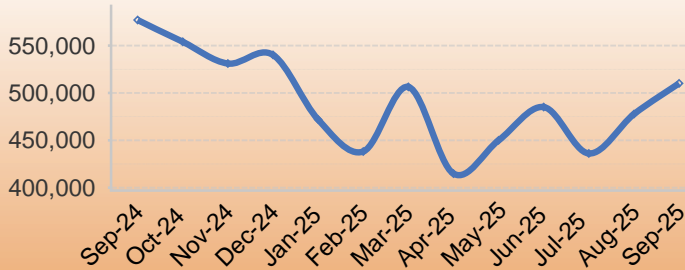
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## Market Activity Summary:

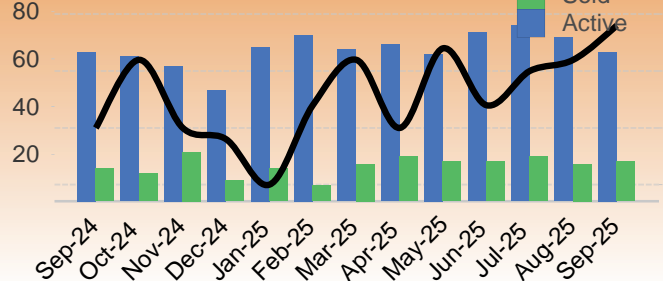
- Inventory: 63 units were listed for sale as of the last day of September - approximately 3.8 months of inventory.
- Sales Activity: 17 units were sold during September,
- Median Sales Price: \$510,000 during September
- Average price per sq.ft. in September was \$433
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### 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
Sep-25	63	19	17	3.8	\$492,051	\$510,000	\$485,881	39	\$425	\$433	99%
Aug-25	69	16	16	4.0	\$483,121	\$477,500	\$478,653	33	\$429	\$444	99%
Jul-25	74	15	19	4.3	\$458,842	\$436,000	\$458,873	43	\$434	\$386	100%
Jun-25	71	12	17	4.1	\$485,910	\$485,000	\$495,384	33	\$432	\$447	102%
May-25	62	17	17	3.8	\$590,193	\$450,000	\$599,670	73	\$430	\$463	101%
Apr-25	66	10	19	4.9	\$433,173	\$415,000	\$429,842	54	\$415	\$443	99%
Mar-25	64	16	16	5.3	\$539,593	\$506,500	\$543,236	45	\$410	\$468	101%
Feb-25	70	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	\$431	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	17	21.4%	\$567,784	-0.696%	\$510,000	-11.6%	\$485,881	-21.8%	39	44.4%	99%
Sep-24	14	16.7%	\$571,762	-2.68%	\$576,750	15.9%	\$621,502	25.7%	27	-34.1%	101%
Sep-23	12	-25%	\$587,518	9.36%	\$497,500	-14.6%	\$494,312	-17%	41	36.7%	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	83	57	48	64	95
\$500-599K	26	22	36	60	54
\$600-699K	16	29	22	43	40
\$700-799K	8	16	20	17	32
\$800-899K	3	8	3	21	14
\$900-999K	1	2	0	5	11
\$1-1.299M	2	6	3	3	4
\$1.3-1.699M	2	0	2	1	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	142	142	134	214	251

**Presented by:**

Includes Richmond, El Cerrito, San Pablo

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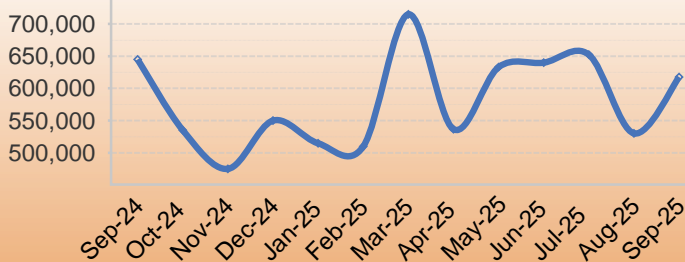
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## Market Activity Summary:

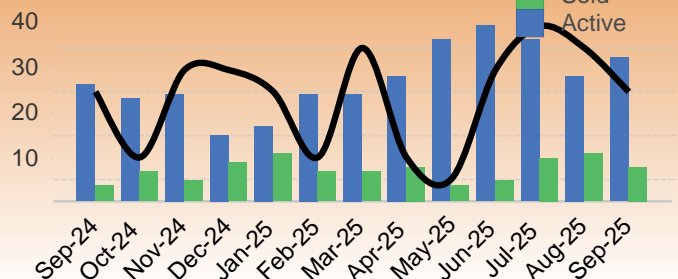
- Inventory: 32 units were listed for sale as of the last day of September - approximately 3.3 months of inventory.
- Sales Activity: 8 units were sold during September,
- Median Sales Price: \$617,444 during September
- Average price per sq.ft. in September was \$472
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### 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
Sep-25	32	6	8	3.3	\$633,861	\$617,444	\$630,986	37	\$446	\$472	99%
Aug-25	28	8	11	3.5	\$543,716	\$530,000	\$565,181	55	\$443	\$476	103%
Jul-25	36	9	10	5.8	\$607,700	\$652,500	\$615,900	42	\$462	\$480	102%
Jun-25	39	7	5	7.1	\$627,200	\$640,000	\$617,500	47	\$474	\$456	98%
May-25	36	2	4	5.7	\$642,000	\$633,000	\$649,000	40	\$456	\$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	\$449	\$468	102%
Feb-25	24	3	7	2.7	\$575,428	\$510,000	\$584,682	37	\$450	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	8	100%	\$588,126	3%	\$617,444	-4.27%	\$630,986	-1.22%	37	270%	99%
Sep-24	4	-20%	\$570,989	6.33%	\$645,000	-11%	\$638,775	-2.83%	10	-28.6%	105%
Sep-23	5	-64.3%	\$536,993	-9.4%	\$725,000	28.9%	\$657,400	11%	14	-48.1%	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	25	24	21	26	46
\$500-599K	15	28	28	41	32
\$600-699K	8	18	16	22	19
\$700-799K	15	10	12	13	10
\$800-899K	3	2	3	8	5
\$900-999K	4	2	3	5	3
\$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	71	84	83	116	115

## Presented by:

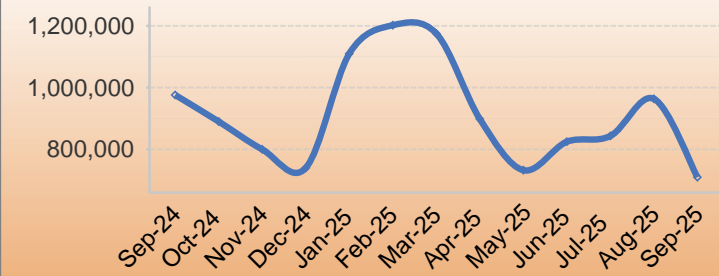


## Market Activity Summary:

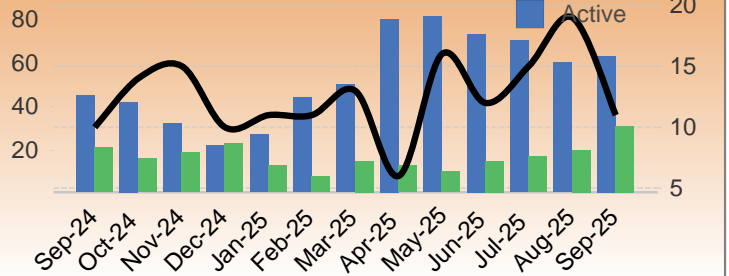
- Inventory: 63 units were listed for sale as of the last day of September - approximately 3.0 months of inventory.
- Sales Activity: 31 units were sold during September,
- Median Sales Price: \$710,000 during September
- Average price per sq.ft. in September was \$622
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 98% of list price in September



### 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
Sep-25	63	11	31	3.0	\$857,836	\$710,000	\$848,883	42	\$636	\$622	98%
Aug-25	60	19	20	3.6	\$962,897	\$964,000	\$940,984	45	\$634	\$612	98%
Jul-25	70	15	17	5.1	\$941,517	\$843,000	\$913,076	44	\$636	\$642	97%
Jun-25	73	12	15	5.8	\$929,786	\$825,000	\$921,853	28	\$631	\$635	100%
May-25	81	16	10	6.4	\$870,800	\$732,500	\$869,550	41	\$643	\$609	99%
Apr-25	80	6	13	6.8	\$914,756	\$898,000	\$920,961	22	\$649	\$648	101%
Mar-25	50	13	15	4.2	\$1,044,461	\$1,175,000	\$1,041,360	19	\$649	\$653	100%
Feb-25	44	11	8	3.0	\$1,070,624	\$1,202,500	\$1,080,375	22	\$658	\$588	101%
Jan-25	27	11	13	1.5	\$1,011,760	\$1,110,000	\$993,236	27	\$662	\$672	98%
Dec-24	22	10	23	1.1	\$850,997	\$740,000	\$836,546	32	\$698	\$647	98%
Nov-24	32	15	19	1.8	\$892,894	\$800,000	\$896,000	36	\$676	\$648	100%
Oct-24	42	14	16	2.4	\$978,310	\$890,000	\$974,227	27	\$664	\$645	100%
Sep-24	45	10	21	2.4	\$1,015,489	\$976,656	\$995,939	27	\$665	\$653	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
Sep-25	31	47.6%	\$862,210	-6.38%	\$710,000	-27.3%	\$848,883	-14.8%	42	55.6%	98%
Sep-24	21	10.5%	\$921,013	0.287%	\$976,656	29.4%	\$995,939	9.85%	27	28.6%	98%
Sep-23	19	-13.6%	\$918,381	-0.419%	\$755,000	-25.2%	\$906,602	-1.01%	21	-38.2%	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	13	10	6	17	47
\$500-599K	14	13	22	26	41
\$600-699K	20	22	18	25	52
\$700-799K	14	21	19	18	26
\$800-899K	9	20	7	22	19
\$900-999K	4	10	10	13	24
\$1-1.299M	46	60	31	42	85
\$1.3-1.699M	22	34	9	39	9
\$1.7-1.999M	0	2	3	1	0
\$2-2.999M	0	1	1	0	0
>3M	0	0	0	0	0
Total	142	193	126	203	303

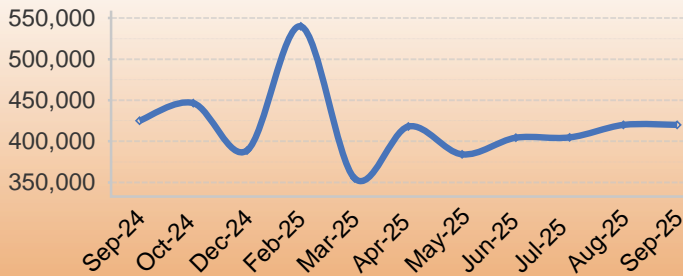
## Presented by:

## Market Activity Summary:

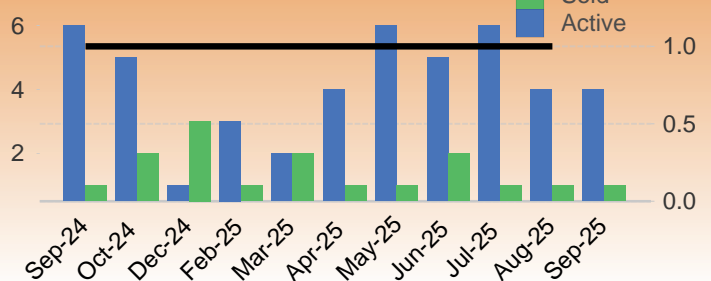
- Inventory: 4 units were listed for sale as of the last day of September - approximately 4.0 months of inventory.
- Sales Activity: 1 units were sold during September,
- Median Sales Price: \$420,000 during September
- Average price per sq.ft. in September was \$307
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### 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
Sep-25	4	0	1	4.0	\$424,900	\$420,000	\$420,000	44	\$306	\$307	99%
Aug-25	4	1	1	3.0	\$429,900	\$420,000	\$420,000	6	\$296	\$307	98%
Jul-25	6	1	1	4.5	\$409,999	\$405,000	\$405,000	65	\$299	\$372	99%
Jun-25	5	0	2	3.8	\$397,000	\$404,500	\$404,500	59	\$315	\$328	102%
May-25	6	1	1	4.5	\$375,000	\$384,000	\$384,000	10	\$314	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	1	0%	\$417,500	-24.1%	\$420,000	-1.18%	\$420,000	-1.18%	44	175%	99%
Sep-24	1	0%	\$549,900	-	\$425,000	-13.3%	\$425,000	-13.3%	16	220%	100%
Sep-23	1	0%	-	-	\$490,000	22.5%	\$490,000	22.5%	5	-83.3%	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	9	6	12	10	18
\$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	10	8	13	12	18

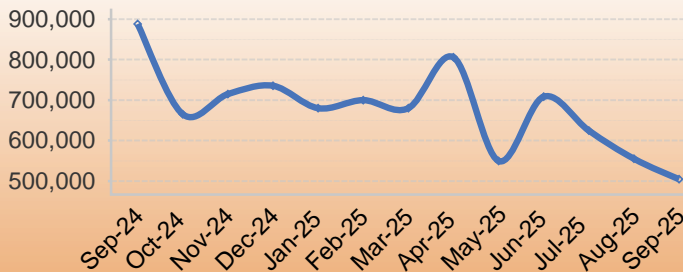
## Presented by:

## Market Activity Summary:

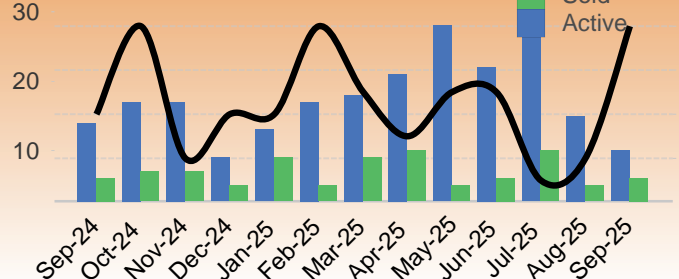
- Inventory: 10 units were listed for sale as of the last day of September - approximately 1.6 months of inventory.
- Sales Activity: 6 units were sold during September,
- Median Sales Price: \$505,000 during September
- Average price per sq.ft. in September was \$559
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### 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
Sep-25	10	8	6	1.6	\$566,454	\$505,000	\$562,150	36	\$601	\$559	99%
Aug-25	15	2	5	2.6	\$623,000	\$555,000	\$608,400	28	\$615	\$561	98%
Jul-25	28	1	10	4.0	\$674,738	\$625,000	\$663,150	27	\$612	\$558	98%
Jun-25	22	5	6	3.4	\$686,379	\$708,500	\$722,833	33	\$621	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-25	6	0%	\$638,527	-14.7%	\$505,000	-43.1%	\$562,150	-34.9%	36	56.5%	99%
Sep-24	6	-33.3%	\$748,600	-3.74%	\$887,500	28.6%	\$863,148	27%	23	76.9%	100%
Sep-23	9	28.6%	\$777,683	19.7%	\$690,000	7.81%	\$679,731	-2.57%	13	-43.5%	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	12	4	7	12	21
\$500-599K	16	13	14	18	23
\$600-699K	7	5	15	29	19
\$700-799K	8	8	13	10	18
\$800-899K	13	7	8	11	31
\$900-999K	1	8	3	10	10
\$1-1.299M	8	4	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	65	50	64	102	125

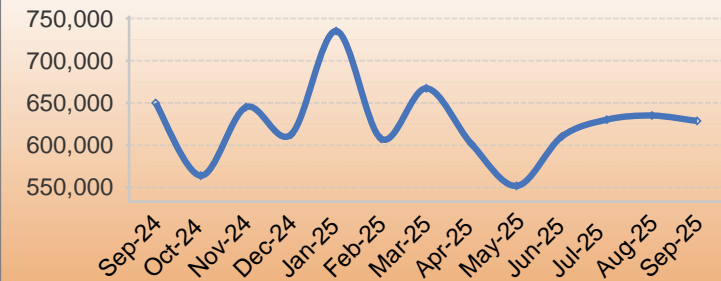
## Presented by:

## Market Activity Summary:

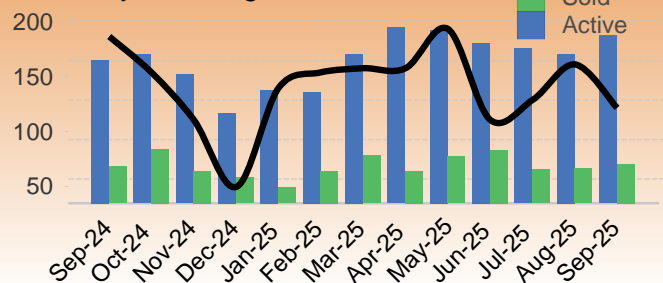
- Inventory: 188 units were listed for sale as of the last day of September - approximately 2.9 months of inventory.
- Sales Activity: 70 units were sold during September,
- Median Sales Price: \$628,500 during September
- Average price per sq.ft. in September was \$520
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 100% of list price in September



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
Sep-25	188	48	70	2.9	\$673,591	\$628,500	\$677,123	38	\$529	\$520	100%
Aug-25	171	59	66	2.5	\$703,678	\$635,000	\$703,494	33	\$523	\$521	100%
Jul-25	176	50	65	2.4	\$718,523	\$630,000	\$719,346	37	\$530	\$534	99%
Jun-25	181	45	83	2.5	\$677,132	\$610,000	\$681,632	35	\$524	\$504	100%
May-25	193	68	77	2.7	\$662,175	\$551,555	\$664,950	33	\$523	\$526	100%
Apr-25	195	58	64	2.9	\$648,925	\$601,500	\$655,680	28	\$507	\$511	100%
Mar-25	171	58	78	2.7	\$709,763	\$667,450	\$717,181	33	\$506	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	% Change	Average DOM	% Change	Sale Price / List Price
Sep-25	70	2.94%	\$754,777	8.4%	\$628,500	-3.31%	\$677,123	-2.49%	38	11.8%	100%
Sep-24	68	0%	\$696,316	8.63%	\$650,000	0%	\$694,394	1.05%	34	47.8%	100%
Sep-23	68	4.62%	\$640,979	-10.6%	\$650,000	4.84%	\$687,164	2.51%	23	-11.5%	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	220	200	188	256	378
\$500-599K	64	76	99	114	127
\$600-699K	76	65	83	102	132
\$700-799K	69	60	89	71	94
\$800-899K	50	62	48	68	77
\$900-999K	40	39	42	51	54
\$1-1.299M	60	51	59	86	54
\$1.3-1.699M	21	24	20	42	18
\$1.7-1.999M	6	10	7	5	8
\$2-2.999M	10	5	3	7	4
>3M	0	0	0	0	0
Total	616	592	638	802	946

## Presented by:

Includes Walnut Creek and Rossmore

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