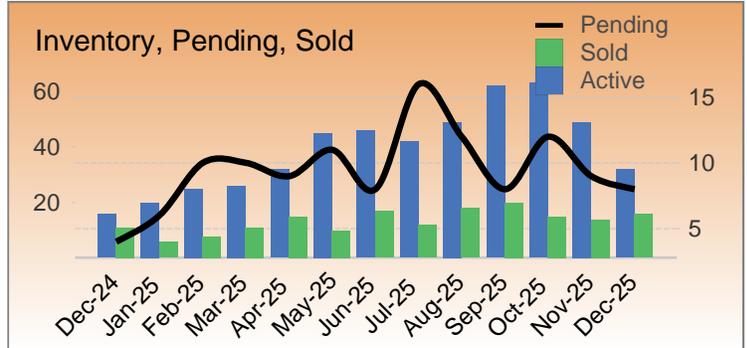
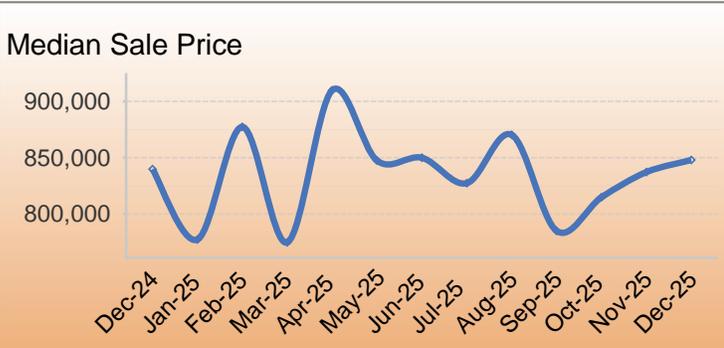


Market Activity Summary:

- Inventory: 32 units were listed for sale as of the last day of December - approximately 2.1 months of inventory.
- Sales Activity: 16 units were sold during December,
- Median Sales Price: \$848,000 during December
- Average price per sq.ft. in December was \$617
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 103% of list price in December



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
Dec-25	32	8	16	2.1	\$825,303	\$848,000	\$849,471	42	\$604	\$617	103%
Nov-25	49	9	14	3.1	\$840,071	\$837,500	\$856,642	52	\$580	\$546	101%
Oct-25	63	12	15	3.6	\$849,892	\$815,000	\$858,008	30	\$566	\$604	101%
Sep-25	62	8	20	3.7	\$707,168	\$785,000	\$710,700	21	\$551	\$568	101%
Aug-25	49	12	18	3.2	\$824,933	\$870,500	\$840,654	36	\$578	\$586	102%
Jul-25	42	16	12	3.2	\$862,583	\$827,500	\$887,833	21	\$579	\$631	104%
Jun-25	46	8	17	3.3	\$794,647	\$850,000	\$807,604	24	\$591	\$636	102%
May-25	45	11	10	3.8	\$726,800	\$847,500	\$763,280	18	\$595	\$579	104%
Apr-25	32	9	15	2.8	\$894,663	\$910,000	\$955,512	16	\$611	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	16	45.5%	\$796,502	7.56%	\$848,000	0.952%	\$849,471	-8.19%	42	-8.7%	103%
Dec-24	11	-21.4%	\$740,500	-26.7%	\$840,000	-9.16%	\$925,266	8.42%	46	84%	100%
Dec-23	14	7.69%	\$1,009,909	40.8%	\$924,750	11.4%	\$853,402	0.213%	25	-34.2%	105%

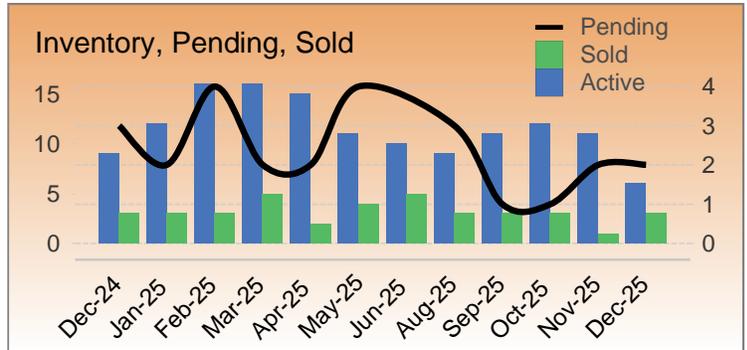
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	24	19	18	15
\$500-599K	0	8	11	14	16
\$600-699K	0	12	13	16	26
\$700-799K	0	23	26	25	11
\$800-899K	0	47	26	23	20
\$900-999K	0	15	32	30	29
\$1-1.299M	0	27	42	31	53
\$1.3-1.699M	0	3	11	3	15
\$1.7-1.999M	0	2	0	0	0
\$2-2.999M	0	1	0	0	1
>3M	0	0	0	0	0
Total	0	162	180	160	186

Presented by:

Market Activity Summary:

- Inventory: 6 units were listed for sale as of the last day of December - approximately 2.6 months of inventory.
- Sales Activity: 3 units were sold during December,
- Median Sales Price: \$520,000 during December
- Average price per sq.ft. in December was \$484
- Average Days-on-Market (DOM) is approximately 56 days
- Sold over Asking: On average, buyers paid 94% of list price in December



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
Dec-25	6	2	3	2.6	\$563,000	\$520,000	\$531,666	56	\$556	\$484	94%
Nov-25	11	2	1	5.1	\$388,000	\$380,000	\$380,000	50	\$591	\$510	98%
Oct-25	12	1	3	4.0	\$434,333	\$440,000	\$423,333	69	\$579	\$444	97%
Sep-25	11	1	3	5.5	\$676,333	\$592,000	\$731,666	48	\$595	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	3	0%	-	-	\$520,000	5.05%	\$531,666	1.98%	56	-24.3%	94%
Dec-24	3	0%	\$589,000	-	\$495,000	-31.3%	\$521,333	-35%	74	222%	93%
Dec-23	3	-25%	-	-	\$720,000	-23.4%	\$801,833	-11.8%	23	53.3%	99%

Sales Activity and Price Trends

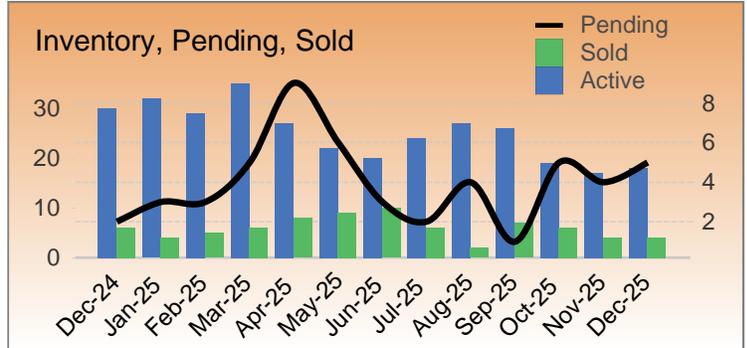
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	20	13	4	12
\$500-599K	0	5	12	16	15
\$600-699K	0	6	10	11	11
\$700-799K	0	0	1	4	1
\$800-899K	0	0	0	4	0
\$900-999K	0	1	1	0	0
\$1-1.299M	0	3	0	3	3
\$1.3-1.699M	0	0	1	1	5
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	35	38	43	47

Presented by:



Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of December - approximately 3.9 months of inventory.
- Sales Activity: 4 units were sold during December,
- Median Sales Price: \$302,500 during December
- Average price per sq.ft. in December was \$292
- Average Days-on-Market (DOM) is approximately 74 days
- Sold over Asking: On average, buyers paid 100% of list price in December



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
Dec-25	18	5	4	3.9	\$282,500	\$302,500	\$282,500	74	\$266	\$292	100%
Nov-25	17	4	4	3.0	\$218,000	\$171,500	\$208,875	80	\$263	\$241	94%
Oct-25	19	5	6	3.8	\$224,497	\$237,500	\$212,250	62	\$270	\$256	94%
Sep-25	26	1	7	5.2	\$257,100	\$265,000	\$254,928	50	\$260	\$270	98%
Aug-25	27	4	2	4.7	\$217,500	\$212,500	\$212,500	25	\$271	\$225	96%
Jul-25	24	2	6	2.9	\$336,833	\$365,000	\$334,500	27	\$274	\$334	99%
Jun-25	20	3	10	2.2	\$292,279	\$334,000	\$285,950	67	\$261	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	4	-33.3%	\$223,000	-28.3%	\$302,500	-11%	\$282,500	-14.7%	74	4.23%	100%
Dec-24	6	0%	\$311,100	-8.43%	\$340,000	48.8%	\$330,999	26%	71	16.4%	102%
Dec-23	6	-53.8%	\$339,750	-4.98%	\$228,500	-39.1%	\$262,750	-23.7%	61	110%	97%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	71	67	78	82
\$500-599K	0	0	4	5	7
\$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	0	71	71	83	89

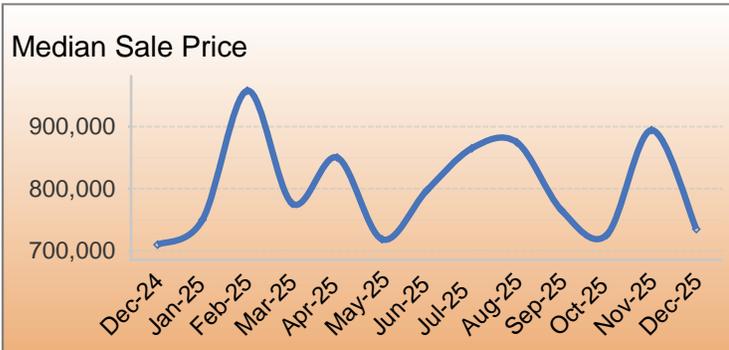
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Market Activity Summary:



- Inventory: 13 units were listed for sale as of the last day of December - approximately 1.9 months of inventory.
- Sales Activity: 7 units were sold during December,
- Median Sales Price: \$735,000 during December
- Average price per sq.ft. in December was \$812
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 101% of list price in December



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
Dec-25	13	2	7	1.9	\$912,557	\$735,000	\$911,428	44	\$822	\$812	101%
Nov-25	22	5	4	3.5	\$853,250	\$894,444	\$851,347	73	\$828	\$734	100%
Oct-25	29	5	10	3.3	\$708,300	\$725,000	\$757,520	38	\$794	\$789	106%
Sep-25	26	7	5	3.3	\$813,400	\$765,000	\$876,600	29	\$788	\$787	106%
Aug-25	30	4	11	2.9	\$884,909	\$875,000	\$940,181	42	\$799	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	7	600%	-	-	\$735,000	3.52%	\$911,428	28.4%	44	159%	101%
Dec-24	1	-85.7%	\$740,666	-12.9%	\$710,000	-25.3%	\$710,000	-24.7%	17	-58.5%	102%
Dec-23	7	133%	\$850,000	-2.86%	\$950,000	19.5%	\$942,857	15.9%	41	46.4%	111%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	8	6	9	9
\$500-599K	0	10	9	7	8
\$600-699K	0	13	13	10	9
\$700-799K	0	18	13	20	10
\$800-899K	0	12	12	8	18
\$900-999K	0	10	7	17	16
\$1-1.299M	0	14	8	14	17
\$1.3-1.699M	0	10	5	5	16
\$1.7-1.999M	0	1	0	1	1
\$2-2.999M	0	0	0	1	0
>3M	0	0	0	0	0
Total	0	96	73	92	104

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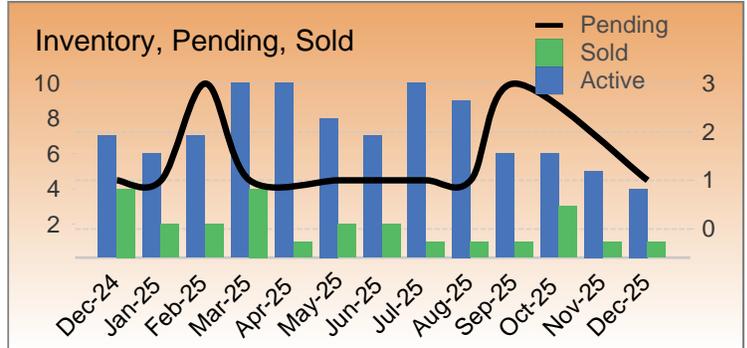
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Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of December - approximately 2.4 months of inventory.
- Sales Activity: 1 units were sold during December,
- Median Sales Price: \$370,000 during December
- Average price per sq.ft. in December was \$246
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 96% of list price in December



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
Dec-25	4	1	1	2.4	\$385,000	\$370,000	\$370,000	7	\$374	\$246	96%
Nov-25	5	0	1	3.6	\$439,000	\$420,000	\$420,000	17	\$365	\$436	96%
Oct-25	6	0	3	3.6	\$641,666	\$540,000	\$641,666	78	\$369	\$479	100%
Sep-25	6	3	1	6.0	\$449,000	\$445,000	\$445,000	30	\$388	\$462	99%
Aug-25	9	1	1	6.8	\$492,500	\$492,500	\$492,500	40	\$418	\$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	2.6	\$512,000	\$507,000	\$507,000	73	\$373	\$427	99%
Jan-25	6	1	2	2.3	\$459,999	\$465,000	\$464,999	7	\$378	\$318	101%
Dec-24	7	1	4	2.6	\$743,065	\$781,607	\$710,553	77	\$396	\$443	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
Dec-25	1	-75%	\$375,000	-14.1%	\$370,000	-52.7%	\$370,000	-47.9%	7	-90.9%	96%
Dec-24	4	100%	\$436,333	-15.7%	\$781,607	39.6%	\$710,553	26.9%	77	-8.33%	96%

Sales Activity and Price Trends

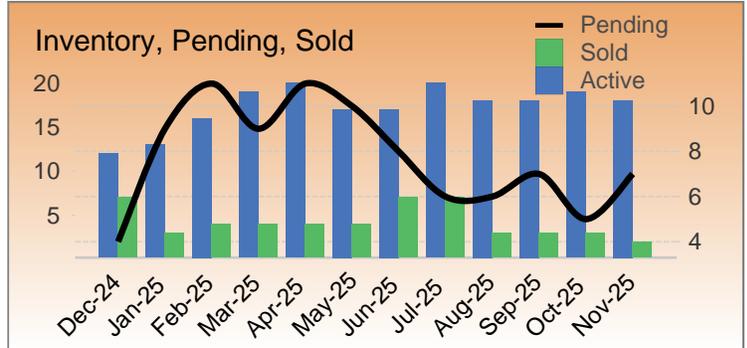
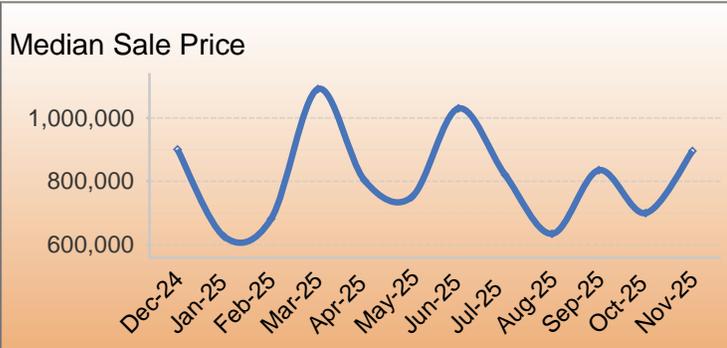
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	10	14	19	11
\$500-599K	0	9	7	11	16
\$600-699K	0	1	1	0	2
\$700-799K	0	0	5	3	0
\$800-899K	0	0	3	0	0
\$900-999K	0	1	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	21	30	33	29

Presented by:

Includes Brentwood, Bethel Island, Byron, Discovery Bay, Knightsen, and Oakley
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Market Activity Summary:

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



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
Nov-25	18	7	2	6.8	\$899,400	\$895,000	\$895,000	22	\$585	\$518	102%
Oct-25	19	5	3	6.3	\$813,004	\$700,000	\$799,333	47	\$571	\$513	98%
Sep-25	18	7	3	4.2	\$897,996	\$835,000	\$949,629	53	\$540	\$620	110%
Aug-25	18	6	3	3.2	\$641,666	\$635,000	\$616,666	29	\$561	\$550	96%
Jul-25	20	6	7	3.3	\$896,000	\$820,000	\$871,571	53	\$560	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-24	7	250%	\$1,027,076	52.2%	\$900,000	54.5%	\$876,428	50.5%	29	164%	99%
Dec-23	2	-33.3%	\$675,000	23%	\$582,500	-10.4%	\$582,500	-25%	11	-54.2%	99%

Sales Activity and Price Trends

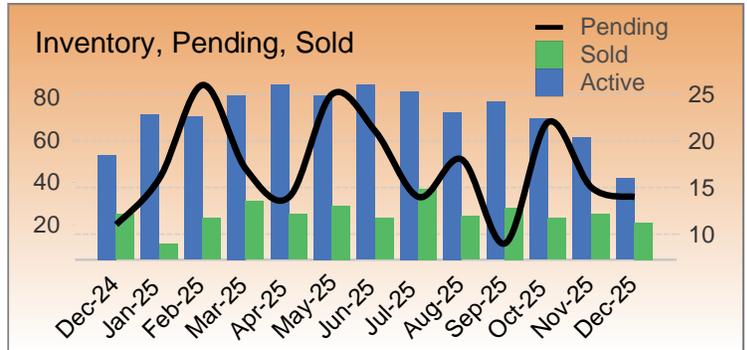
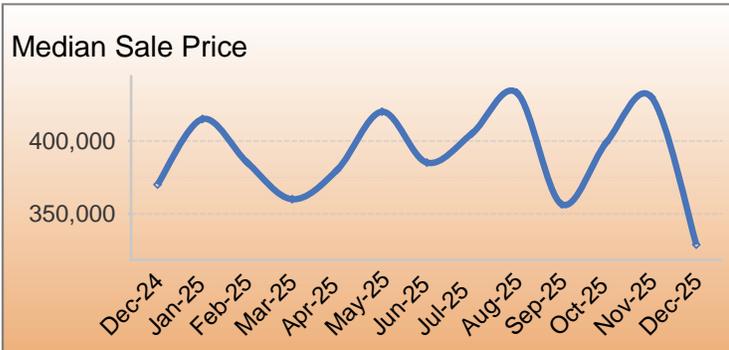
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	4	1	1	3
\$500-599K	0	7	6	6	9
\$600-699K	0	3	6	7	12
\$700-799K	0	6	11	4	9
\$800-899K	0	9	4	5	11
\$900-999K	0	2	9	2	9
\$1-1.299M	0	11	7	7	13
\$1.3-1.699M	0	2	7	5	7
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	44	51	37	73

Presented by:



Market Activity Summary:

- Inventory: 42 units were listed for sale as of the last day of December - approximately 1.8 months of inventory.
- Sales Activity: 21 units were sold during December,
- Median Sales Price: \$329,000 during December
- Average price per sq.ft. in December was \$400
- Average Days-on-Market (DOM) is approximately 65 days
- Sold over Asking: On average, buyers paid 98% of list price in December



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
Dec-25	42	14	21	1.8	\$380,025	\$329,000	\$372,664	65	\$410	\$400	98%
Nov-25	61	15	25	2.4	\$447,069	\$430,000	\$441,098	35	\$413	\$408	98%
Oct-25	70	22	23	2.8	\$402,295	\$399,000	\$404,043	50	\$422	\$404	100%
Sep-25	78	9	28	2.7	\$386,567	\$356,500	\$378,314	56	\$412	\$385	98%
Aug-25	73	18	24	2.6	\$475,999	\$433,000	\$473,393	40	\$403	\$401	99%
Jul-25	83	14	37	2.8	\$444,969	\$405,000	\$440,079	36	\$408	\$392	99%
Jun-25	86	21	23	3.4	\$403,749	\$385,000	\$401,212	34	\$398	\$418	99%
May-25	81	25	29	2.9	\$475,481	\$420,000	\$472,035	30	\$396	\$403	99%
Apr-25	86	14	25	3.3	\$435,891	\$380,000	\$436,336	35	\$407	\$395	101%
Mar-25	81	17	31	3.9	\$412,654	\$360,000	\$411,375	28	\$414	\$413	99%
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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	21	-16%	\$386,406	-0.653%	\$329,000	-11.1%	\$372,664	-0.495%	65	58.5%	98%
Dec-24	25	4.17%	\$388,946	-10.9%	\$370,000	-9.76%	\$374,516	-18.7%	41	-6.82%	98%
Dec-23	24	50%	\$436,638	11.3%	\$410,000	11.6%	\$460,839	16.6%	44	-10.2%	100%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	226	195	188	277
\$500-599K	0	23	26	30	40
\$600-699K	0	21	16	21	21
\$700-799K	0	24	19	15	22
\$800-899K	0	6	13	8	10
\$900-999K	0	0	1	1	1
\$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	0	300	270	263	371

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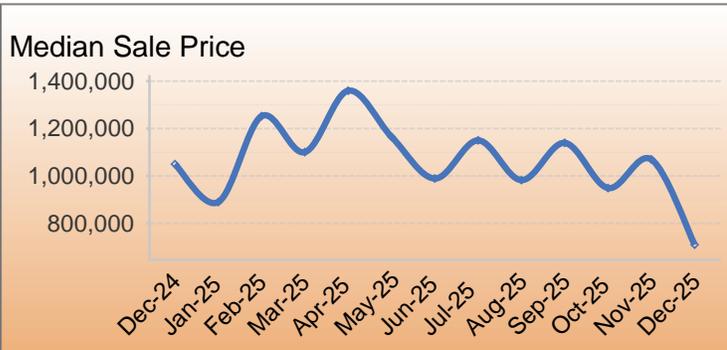
Includes Concord and Clayton

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Market Activity Summary:

- Inventory: 23 units were listed for sale as of the last day of December - approximately 2.5 months of inventory.
- Sales Activity: 5 units were sold during December,
- Median Sales Price: \$710,000 during December
- Average price per sq.ft. in December was \$625
- Average Days-on-Market (DOM) is approximately 72 days
- Sold over Asking: On average, buyers paid 97% of list price in December



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
Dec-25	23	5	5	2.5	\$805,600	\$710,000	\$777,000	72	\$976	\$625	97%
Nov-25	30	6	7	2.4	\$1,094,983	\$1,068,888	\$1,089,126	23	\$891	\$729	100%
Oct-25	33	8	16	2.2	\$1,011,692	\$948,500	\$1,015,349	53	\$850	\$729	100%
Sep-25	40	8	14	2.9	\$1,110,071	\$1,139,500	\$1,114,058	45	\$837	\$706	100%
Aug-25	41	12	16	3.1	\$1,046,674	\$982,500	\$1,041,625	19	\$846	\$769	99%
Jul-25	43	8	11	3.2	\$1,139,171	\$1,150,000	\$1,119,000	29	\$847	\$707	98%
Jun-25	40	9	13	3.6	\$1,120,538	\$989,000	\$1,124,307	16	\$877	\$808	100%
May-25	39	13	17	2.9	\$1,260,922	\$1,165,000	\$1,270,994	21	\$879	\$898	101%
Apr-25	42	9	3	4.2	\$1,207,666	\$1,360,000	\$1,221,666	6	\$883	\$709	101%
Mar-25	29	7	21	2.6	\$1,065,078	\$1,100,000	\$1,061,791	18	\$918	\$710	99%
Feb-25	20	14	6	2.3	\$1,147,500	\$1,252,000	\$1,162,333	15	\$695	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	5	-61.5%	\$1,103,716	-13.7%	\$710,000	-32.4%	\$777,000	-24.5%	72	157%	97%
Dec-24	13	225%	\$1,278,950	12.5%	\$1,050,000	-9.29%	\$1,028,846	-15.3%	28	367%	99%
Dec-23	4	-66.7%	\$1,137,000	13.6%	\$1,157,500	11.3%	\$1,215,000	24%	6	-77.8%	100%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	1	0
\$500-599K	0	4	2	2	3
\$600-699K	0	15	8	4	11
\$700-799K	0	7	13	12	10
\$800-899K	0	13	12	8	16
\$900-999K	0	17	17	22	13
\$1-1.299M	0	49	55	58	60
\$1.3-1.699M	0	25	32	19	29
\$1.7-1.999M	0	4	1	2	0
\$2-2.999M	0	2	0	0	0
>3M	0	0	0	0	0
Total	0	136	140	128	142

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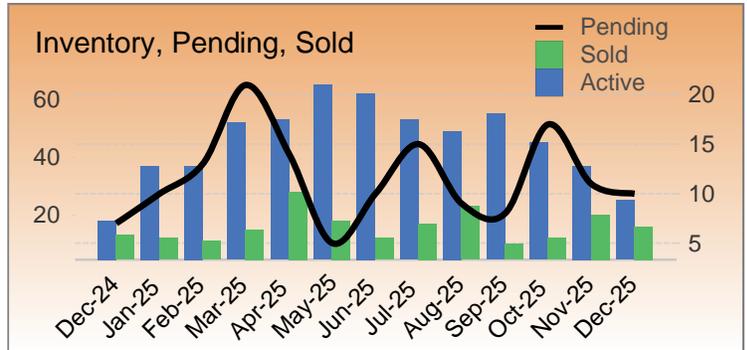
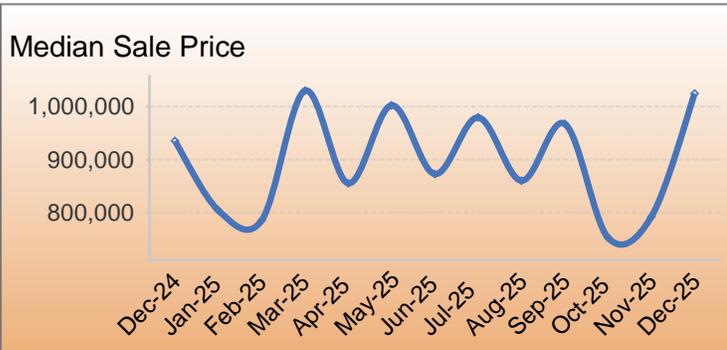
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Market Activity Summary:

- Inventory: 25 units were listed for sale as of the last day of December - approximately 1.7 months of inventory.
- Sales Activity: 16 units were sold during December,
- Median Sales Price: \$1,025,000 during December
- Average price per sq.ft. in December was \$582
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 98% of list price in December



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
Dec-25	25	10	16	1.7	\$1,032,185	\$1,025,000	\$1,011,812	31	\$577	\$582	98%
Nov-25	37	11	20	2.9	\$827,913	\$792,000	\$812,968	43	\$565	\$572	98%
Oct-25	45	17	12	3.1	\$770,336	\$752,500	\$756,837	44	\$588	\$544	99%
Sep-25	55	8	10	3.4	\$976,064	\$967,500	\$970,800	60	\$592	\$568	100%
Aug-25	49	9	23	2.8	\$881,794	\$860,000	\$872,866	50	\$593	\$543	99%
Jul-25	53	15	17	3.6	\$1,043,850	\$980,000	\$1,032,597	27	\$592	\$589	100%
Jun-25	62	10	12	3.4	\$981,819	\$872,500	\$968,166	35	\$581	\$579	99%
May-25	65	5	18	3.3	\$973,135	\$1,002,500	\$972,045	13	\$576	\$631	100%
Apr-25	53	14	28	3.0	\$884,659	\$855,157	\$885,860	30	\$587	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	16	23.1%	\$959,805	-3.29%	\$1,025,000	9.63%	\$1,011,812	7.35%	31	55%	98%
Dec-24	13	18.2%	\$992,469	20.1%	\$935,000	12.7%	\$942,529	9.05%	20	25%	100%
Dec-23	11	-26.7%	\$826,689	-9.92%	\$830,000	-11.6%	\$864,273	-4.27%	16	-44.8%	100%

Sales Activity and Price Trends

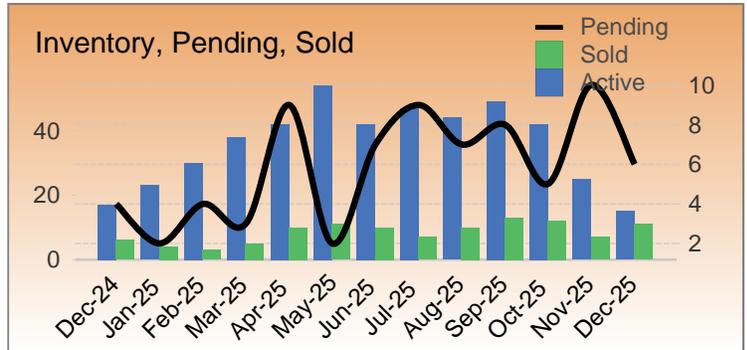
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	15	7	4	4
\$500-599K	0	7	8	7	10
\$600-699K	0	22	15	9	23
\$700-799K	0	23	23	36	38
\$800-899K	0	34	32	42	51
\$900-999K	0	14	29	33	43
\$1-1.299M	0	59	70	68	98
\$1.3-1.699M	0	20	20	10	38
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	194	204	209	305

Presented by:



Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of December - approximately 1.6 months of inventory.
- Sales Activity: 11 units were sold during December,
- Median Sales Price: \$467,000 during December
- Average price per sq.ft. in December was \$555
- Average Days-on-Market (DOM) is approximately 49 days
- Sold over Asking: On average, buyers paid 98% of list price in December



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
Dec-25	15	6	11	1.6	\$527,272	\$467,000	\$526,363	49	\$508	\$555	98%
Nov-25	25	10	7	2.5	\$490,000	\$400,000	\$489,142	47	\$517	\$484	100%
Oct-25	42	5	12	3.7	\$359,157	\$335,750	\$359,812	43	\$557	\$521	100%
Sep-25	49	8	13	5.0	\$471,230	\$411,000	\$462,884	30	\$564	\$519	98%
Aug-25	44	7	10	5.0	\$419,498	\$387,000	\$409,163	45	\$568	\$515	98%
Jul-25	47	9	7	5.0	\$461,142	\$430,000	\$448,500	41	\$577	\$586	98%
Jun-25	42	7	10	4.1	\$485,099	\$418,000	\$472,000	55	\$578	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	11	83.3%	\$403,200	-24.5%	\$467,000	10%	\$526,363	22.3%	49	6.52%	98%
Dec-24	6	-25%	\$534,000	36.2%	\$424,500	-14.2%	\$430,483	-20.2%	46	-29.2%	101%
Dec-23	8	-11.1%	\$391,980	-24.9%	\$495,000	8.79%	\$539,375	-2.52%	65	58.5%	96%

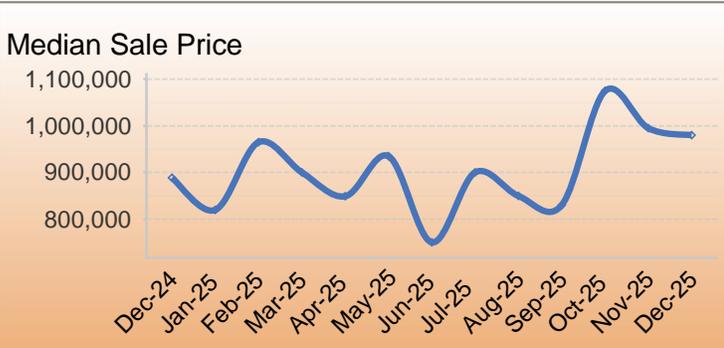
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	64	44	54	64
\$500-599K	0	20	15	19	20
\$600-699K	0	7	14	19	18
\$700-799K	0	6	7	15	12
\$800-899K	0	3	3	5	13
\$900-999K	0	1	4	4	5
\$1-1.299M	0	1	1	4	8
\$1.3-1.699M	0	1	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	0	103	88	120	140

Presented by:

Market Activity Summary:

- Inventory: 36 units were listed for sale as of the last day of December - approximately 1.2 months of inventory.
- Sales Activity: 27 units were sold during December,
- Median Sales Price: \$980,000 during December
- Average price per sq.ft. in December was \$676
- Average Days-on-Market (DOM) is approximately 51 days
- Sold over Asking: On average, buyers paid 100% of list price in December



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
Dec-25	36	25	27	1.2	\$961,607	\$980,000	\$962,921	51	\$664	\$676	100%
Nov-25	69	22	32	2.4	\$984,085	\$995,000	\$972,496	50	\$706	\$689	99%
Oct-25	92	17	33	2.7	\$1,064,744	\$1,075,000	\$1,057,558	30	\$689	\$695	99%
Sep-25	107	24	31	3.0	\$875,266	\$830,000	\$873,859	42	\$683	\$693	100%
Aug-25	98	21	46	2.6	\$878,381	\$850,000	\$863,612	38	\$677	\$683	99%
Jul-25	104	27	35	3.2	\$932,327	\$900,000	\$920,215	34	\$698	\$677	99%
Jun-25	114	26	35	3.4	\$837,701	\$750,000	\$826,790	50	\$700	\$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	\$700	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	27	0%	\$833,697	-5.24%	\$980,000	10.2%	\$962,921	5.84%	51	13.3%	100%
Dec-24	27	-12.9%	\$879,791	-13.9%	\$889,000	25.2%	\$909,770	9.57%	45	40.6%	99%
Dec-23	31	-39.2%	\$1,021,774	-6.49%	\$710,000	-39.6%	\$830,298	-21.1%	32	6.67%	101%

Sales Activity and Price Trends

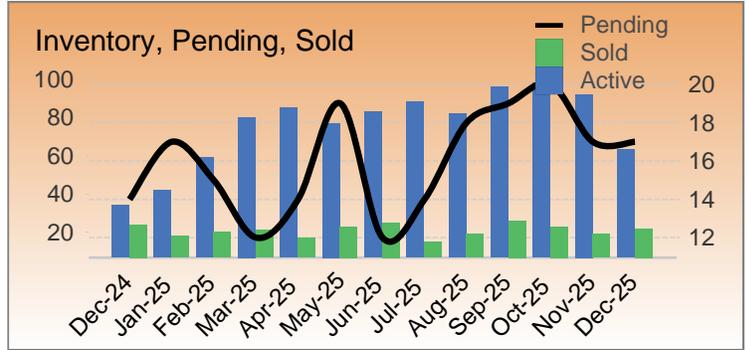
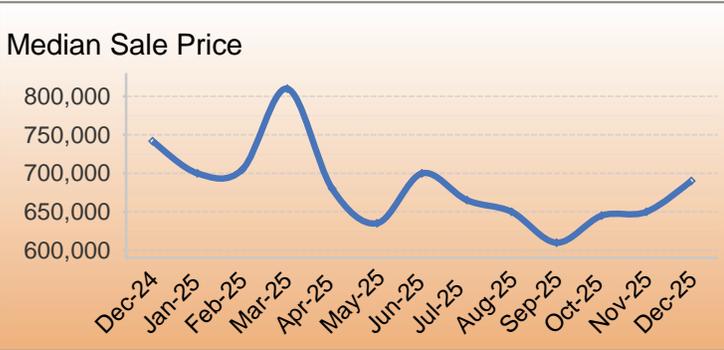
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	35	43	39	52
\$500-599K	0	44	40	40	54
\$600-699K	0	50	56	67	70
\$700-799K	0	43	57	44	91
\$800-899K	0	30	39	55	51
\$900-999K	0	41	30	27	52
\$1-1.299M	0	96	106	90	151
\$1.3-1.699M	0	67	98	61	88
\$1.7-1.999M	0	4	10	4	5
\$2-2.999M	0	0	0	0	1
>3M	0	0	0	0	0
Total	0	410	479	427	615

Presented by:



Market Activity Summary:

- Inventory: 63 units were listed for sale as of the last day of December - approximately 3.0 months of inventory.
- Sales Activity: 22 units were sold during December,
- Median Sales Price: \$690,000 during December
- Average price per sq.ft. in December was \$480
- Average Days-on-Market (DOM) is approximately 56 days
- Sold over Asking: On average, buyers paid 99% of list price in December



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
Dec-25	63	17	22	3.0	\$675,338	\$690,000	\$669,204	56	\$497	\$480	99%
Nov-25	92	17	19	4.4	\$661,751	\$650,000	\$661,947	44	\$492	\$503	100%
Oct-25	98	20	23	4.6	\$651,134	\$645,000	\$653,842	40	\$488	\$506	100%
Sep-25	96	19	26	5.0	\$646,912	\$610,000	\$637,442	49	\$481	\$467	98%
Aug-25	82	18	19	4.5	\$652,619	\$650,000	\$644,839	45	\$486	\$506	98%
Jul-25	88	14	15	4.3	\$656,525	\$665,000	\$650,666	32	\$491	\$488	99%
Jun-25	83	12	25	3.9	\$682,295	\$700,000	\$676,552	38	\$487	\$509	99%
May-25	77	19	23	4.2	\$604,705	\$635,000	\$610,080	31	\$498	\$488	101%
Apr-25	85	14	17	4.7	\$690,052	\$680,000	\$709,117	29	\$509	\$529	103%
Mar-25	80	12	21	4.4	\$766,734	\$810,000	\$785,695	12	\$512	\$529	102%
Feb-25	59	15	20	3.0	\$688,481	\$705,000	\$703,025	49	\$529	\$509	103%
Jan-25	42	17	18	2.2	\$685,549	\$700,000	\$682,133	64	\$526	\$529	99%
Dec-24	34	14	24	1.4	\$737,850	\$741,500	\$741,294	46	\$509	\$516	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
Dec-25	22	-8.33%	\$717,548	1.54%	\$690,000	-6.95%	\$669,204	-9.72%	56	21.7%	99%
Dec-24	24	71.4%	\$706,657	5.77%	\$741,500	43.6%	\$741,294	33.8%	46	43.8%	100%
Dec-23	14	-12.5%	\$668,088	-3.8%	\$516,250	-14.7%	\$553,966	-6.63%	32	-13.5%	100%

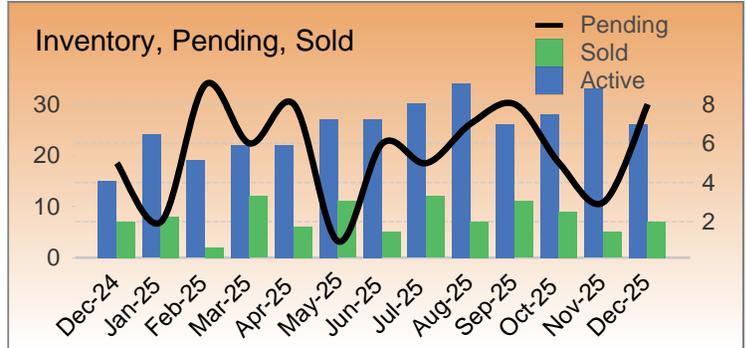
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	57	34	41	59
\$500-599K	0	34	38	52	77
\$600-699K	0	43	41	55	78
\$700-799K	0	37	36	50	56
\$800-899K	0	46	66	32	61
\$900-999K	0	21	25	13	29
\$1-1.299M	0	10	19	2	11
\$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	0	248	259	245	371

Presented by:

Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of December - approximately 3.7 months of inventory.
- Sales Activity: 7 units were sold during December,
- Median Sales Price: \$405,000 during December
- Average price per sq.ft. in December was \$372
- Average Days-on-Market (DOM) is approximately 53 days
- Sold over Asking: On average, buyers paid 97% of list price in December



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
Dec-25	26	8	7	3.7	\$467,412	\$405,000	\$457,000	53	\$417	\$372	97%
Nov-25	33	3	5	4.4	\$463,488	\$470,000	\$470,910	37	\$420	\$435	102%
Oct-25	28	5	9	3.3	\$431,888	\$475,000	\$431,888	40	\$412	\$400	100%
Sep-25	26	8	11	2.7	\$439,989	\$425,000	\$441,181	34	\$418	\$394	100%
Aug-25	34	7	7	4.3	\$481,714	\$475,000	\$479,142	32	\$416	\$436	99%
Jul-25	30	5	12	3.3	\$483,666	\$532,500	\$494,666	48	\$422	\$412	102%
Jun-25	27	6	5	3.7	\$461,800	\$495,000	\$459,000	33	\$419	\$354	99%
May-25	27	1	11	2.8	\$478,904	\$500,000	\$490,818	34	\$406	\$430	102%
Apr-25	22	8	6	3.3	\$402,999	\$362,500	\$407,166	57	\$422	\$386	101%
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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	7	0%	\$472,400	24.8%	\$405,000	-18.2%	\$457,000	-12.3%	53	65.6%	97%
Dec-24	7	0%	\$378,666	-8.42%	\$495,000	7.84%	\$521,214	12.6%	32	-8.57%	101%
Dec-23	7	250%	\$413,500	-13.2%	\$459,000	-16.9%	\$462,707	-16.3%	35	133%	100%

Sales Activity and Price Trends

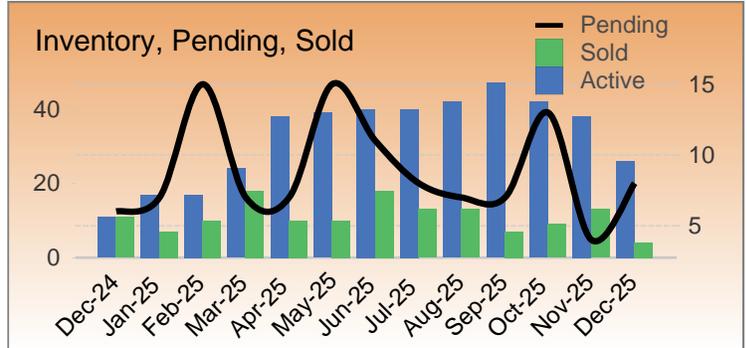
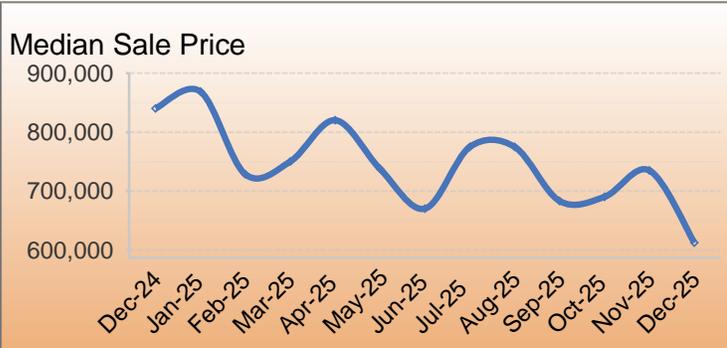
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	59	58	47	60
\$500-599K	0	23	29	16	27
\$600-699K	0	10	25	17	23
\$700-799K	0	3	5	0	6
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	95	117	80	116

Presented by:

Market Activity Summary:



- Inventory: 26 units were listed for sale as of the last day of December - approximately 3.1 months of inventory.
- Sales Activity: 4 units were sold during December,
- Median Sales Price: \$612,500 during December
- Average price per sq.ft. in December was \$590
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 100% of list price in December



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
Dec-25	26	8	4	3.1	\$579,750	\$612,500	\$577,500	26	\$547	\$590	100%
Nov-25	38	4	13	3.9	\$735,219	\$735,000	\$729,558	32	\$552	\$520	99%
Oct-25	42	13	9	4.3	\$715,644	\$690,000	\$700,444	25	\$546	\$536	98%
Sep-25	47	7	7	4.4	\$755,197	\$683,000	\$743,285	82	\$548	\$548	98%
Aug-25	42	7	13	2.9	\$752,958	\$775,000	\$738,453	44	\$547	\$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	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	4	-63.6%	\$802,446	4.51%	\$612,500	-27.1%	\$577,500	-26.7%	26	-23.5%	100%
Dec-24	11	-8.33%	\$767,814	8.94%	\$840,000	13.5%	\$788,081	3.2%	34	61.9%	100%
Dec-23	12	71.4%	\$704,800	-18.7%	\$740,000	2.35%	\$763,666	6.02%	21	-58.8%	100%

Sales Activity and Price Trends

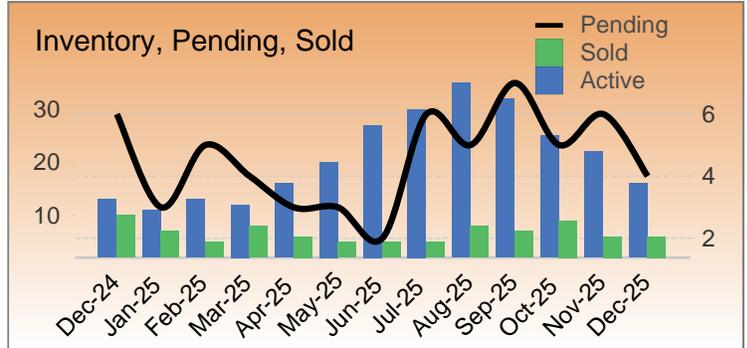
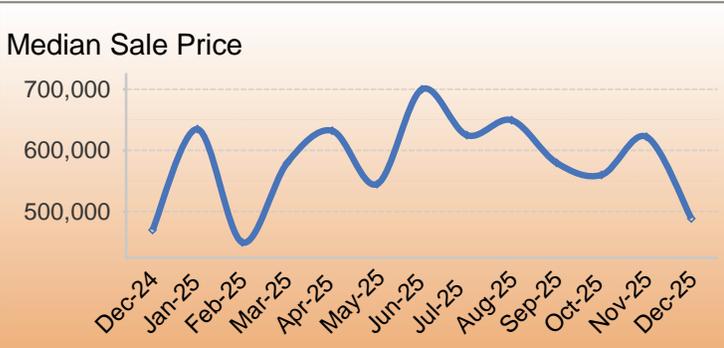
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	27	22	14	22
\$500-599K	0	9	7	8	14
\$600-699K	0	20	28	22	25
\$700-799K	0	25	24	26	27
\$800-899K	0	24	29	33	39
\$900-999K	0	12	27	19	45
\$1-1.299M	0	15	24	23	33
\$1.3-1.699M	0	0	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	132	161	145	206

Presented by:



Market Activity Summary:

- Inventory: 16 units were listed for sale as of the last day of December - approximately 2.4 months of inventory.
- Sales Activity: 6 units were sold during December,
- Median Sales Price: \$488,750 during December
- Average price per sq.ft. in December was \$397
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 99% of list price in December



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
Dec-25	16	4	6	2.4	\$509,000	\$488,750	\$506,416	28	\$420	\$397	99%
Nov-25	22	6	6	3.1	\$628,633	\$622,500	\$612,466	83	\$425	\$401	97%
Oct-25	25	5	9	3.1	\$548,660	\$560,000	\$539,166	43	\$421	\$415	98%
Sep-25	32	7	7	4.8	\$604,571	\$580,000	\$592,857	38	\$422	\$468	98%
Aug-25	35	5	8	5.8	\$615,500	\$649,500	\$620,736	37	\$436	\$437	101%
Jul-25	30	6	5	6.0	\$572,399	\$625,000	\$569,800	45	\$445	\$494	99%
Jun-25	27	2	5	5.1	\$644,177	\$700,000	\$634,000	31	\$443	\$445	99%
May-25	20	3	5	3.2	\$543,800	\$545,000	\$549,320	65	\$448	\$446	101%
Apr-25	16	3	6	2.5	\$606,980	\$632,500	\$636,000	9	\$440	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	6	-40%	\$534,200	-15.5%	\$488,750	3.99%	\$506,416	4.93%	28	3.7%	99%
Dec-24	10	0%	\$632,250	1.25%	\$470,000	-26.6%	\$482,600	-20.9%	27	28.6%	98%
Dec-23	10	150%	\$624,428	29.9%	\$640,000	1.91%	\$610,150	0.193%	21	-70.8%	102%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	21	36	25	27
\$500-599K	0	20	19	26	34
\$600-699K	0	21	25	23	26
\$700-799K	0	15	11	10	18
\$800-899K	0	0	6	4	8
\$900-999K	0	0	0	0	1
\$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	0	77	97	88	114

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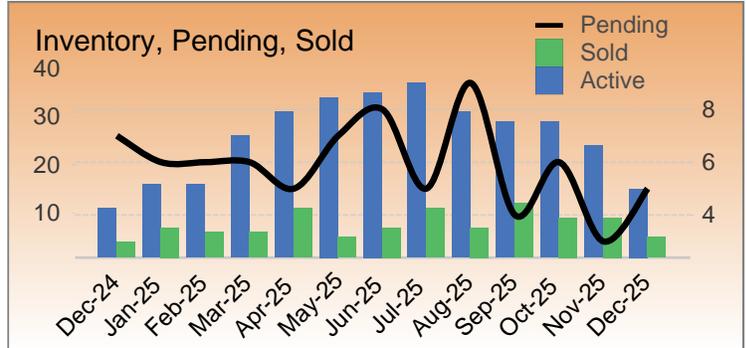
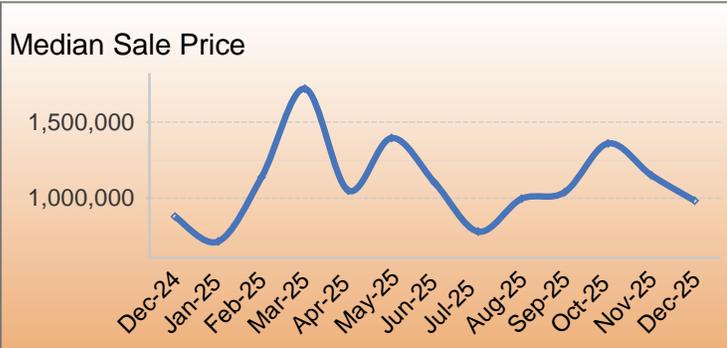
Includes Martinez, Crockett, Port Costa

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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of December - approximately 2.1 months of inventory.
- Sales Activity: 5 units were sold during December,
- Median Sales Price: \$982,000 during December
- Average price per sq.ft. in December was \$648
- Average Days-on-Market (DOM) is approximately 77 days
- Sold over Asking: On average, buyers paid 98% of list price in December



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
Dec-25	15	5	5	2.1	\$1,078,209	\$982,000	\$1,055,009	77	\$823	\$648	98%
Nov-25	24	3	9	2.5	\$1,166,555	\$1,150,000	\$1,155,111	25	\$712	\$643	99%
Oct-25	29	6	9	3.2	\$1,507,816	\$1,360,000	\$1,497,631	39	\$707	\$717	99%
Sep-25	29	4	12	3.0	\$1,134,416	\$1,040,000	\$1,105,666	43	\$739	\$631	98%
Aug-25	31	9	7	3.7	\$1,156,142	\$995,000	\$1,169,285	45	\$754	\$708	102%
Jul-25	37	5	11	4.8	\$804,718	\$780,000	\$798,636	33	\$747	\$611	99%
Jun-25	35	8	7	4.6	\$1,067,142	\$1,100,000	\$1,060,000	19	\$771	\$683	99%
May-25	34	7	5	4.6	\$1,248,800	\$1,395,000	\$1,237,000	22	\$779	\$655	100%
Apr-25	31	5	11	4.0	\$1,083,136	\$1,050,000	\$1,071,250	43	\$831	\$698	99%
Mar-25	26	6	6	4.3	\$1,616,056	\$1,721,500	\$1,628,500	50	\$879	\$858	101%
Feb-25	16	6	6	2.8	\$1,122,000	\$1,137,500	\$1,121,666	36	\$607	\$637	100%
Jan-25	16	6	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	5	25%	\$851,666	42.1%	\$982,000	11.9%	\$1,055,009	9.61%	77	133%	98%
Dec-24	4	-33.3%	\$599,548	-41.8%	\$877,500	6.36%	\$962,500	6.65%	33	37.5%	100%
Dec-23	6	-33.3%	\$1,030,250	50.5%	\$825,000	41%	\$902,500	-3.68%	24	-52%	100%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	8	4	4	9
\$500-599K	0	5	5	7	14
\$600-699K	0	5	7	8	11
\$700-799K	0	8	6	7	6
\$800-899K	0	13	6	13	16
\$900-999K	0	9	8	10	11
\$1-1.299M	0	14	14	17	29
\$1.3-1.699M	0	22	25	14	15
\$1.7-1.999M	0	7	2	3	8
\$2-2.999M	0	4	3	5	12
>3M	0	0	0	0	0
Total	0	95	80	88	131

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Includes Moraga, Lafayette, Orinda

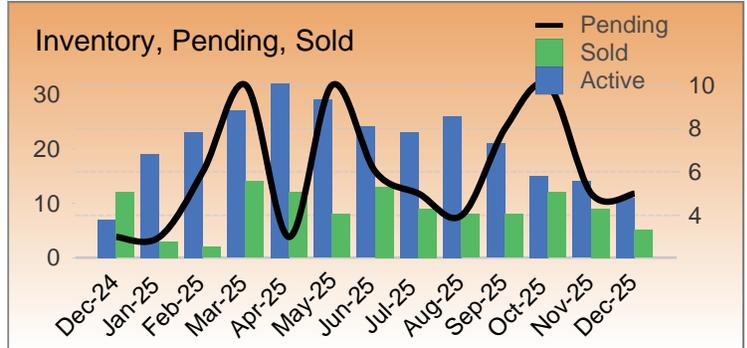
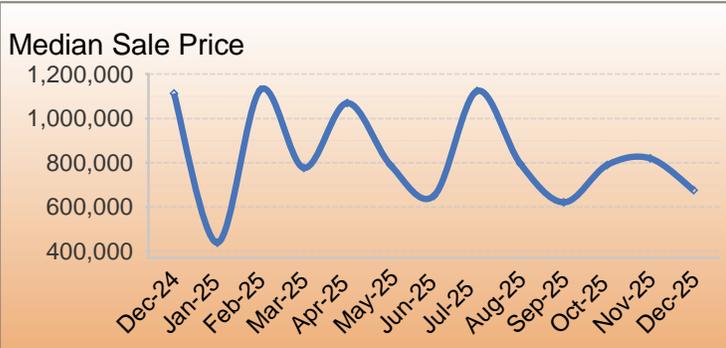
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Deemed reliable but not guaranteed

Market Activity Summary:



- Inventory: 11 units were listed for sale as of the last day of December - approximately 1.6 months of inventory.
- Sales Activity: 5 units were sold during December,
- Median Sales Price: \$676,000 during December
- Average price per sq.ft. in December was \$552
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 99% of list price in December



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
Dec-25	11	5	5	1.6	\$679,177	\$676,000	\$669,400	33	\$640	\$552	99%
Nov-25	14	5	9	1.6	\$786,432	\$820,000	\$787,555	41	\$627	\$571	100%
Oct-25	15	10	12	1.7	\$866,156	\$790,000	\$879,555	31	\$623	\$584	101%
Sep-25	21	8	8	2.9	\$727,493	\$621,875	\$717,343	66	\$617	\$537	98%
Aug-25	26	4	8	2.8	\$820,493	\$795,000	\$822,625	35	\$595	\$562	100%
Jul-25	23	5	9	2.6	\$931,987	\$1,125,000	\$941,833	53	\$590	\$606	101%
Jun-25	24	6	13	2.4	\$761,305	\$650,000	\$770,580	43	\$606	\$581	101%
May-25	29	10	8	2.7	\$850,987	\$790,000	\$880,362	32	\$602	\$619	103%
Apr-25	32	3	12	3.9	\$947,745	\$1,070,000	\$991,083	22	\$597	\$629	104%
Mar-25	27	10	14	4.4	\$822,560	\$777,500	\$834,785	20	\$590	\$629	101%
Feb-25	23	6	2	4.8	\$1,099,499	\$1,130,000	\$1,130,000	8	\$593	\$727	103%
Jan-25	19	3	3	2.7	\$565,966	\$440,000	\$551,666	50	\$591	\$569	97%
Dec-24	7	3	12	0.6	\$1,007,574	\$1,112,500	\$1,023,166	25	\$595	\$657	102%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	5	-58.3%	\$839,230	43.5%	\$676,000	-39.2%	\$669,400	-34.6%	33	32%	99%
Dec-24	12	300%	\$584,724	-17.9%	\$1,112,500	0.679%	\$1,023,166	4.4%	25	108%	102%
Dec-23	3	0%	\$712,250	1.68%	\$1,105,000	14.9%	\$980,000	1.24%	12	-67.6%	105%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	7	4	3	7
\$500-599K	0	16	4	11	17
\$600-699K	0	23	17	24	31
\$700-799K	0	7	8	8	17
\$800-899K	0	12	9	9	12
\$900-999K	0	4	3	8	9
\$1-1.299M	0	28	51	24	46
\$1.3-1.699M	0	6	12	1	12
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	103	108	88	151

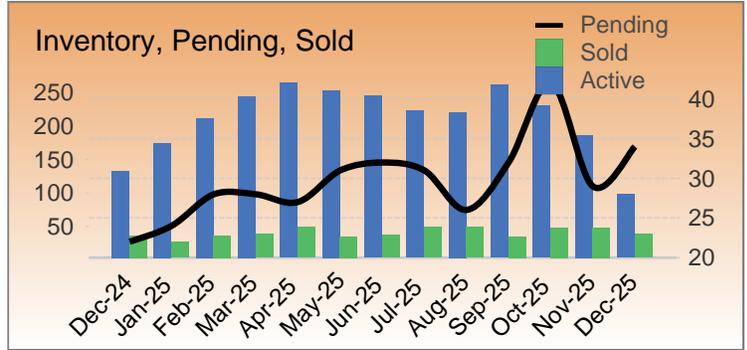
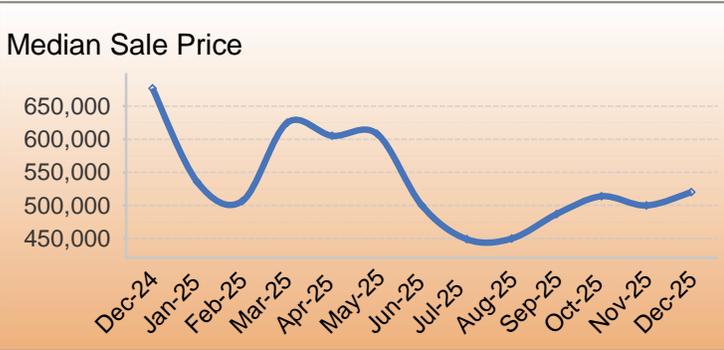
Presented by:



Market Activity Summary:



- Inventory: 98 units were listed for sale as of the last day of December - approximately 2.3 months of inventory.
- Sales Activity: 39 units were sold during December,
- Median Sales Price: \$520,000 during December
- Average price per sq.ft. in December was \$475
- Average Days-on-Market (DOM) is approximately 67 days
- Sold over Asking: On average, buyers paid 98% of list price in December



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
Dec-25	98	34	39	2.3	\$549,548	\$520,000	\$538,256	67	\$496	\$475	98%
Nov-25	187	29	48	4.4	\$560,477	\$500,000	\$567,367	55	\$495	\$508	100%
Oct-25	231	42	48	5.3	\$574,245	\$514,000	\$589,873	50	\$494	\$522	101%
Sep-25	262	32	35	6.0	\$590,307	\$487,000	\$591,466	73	\$501	\$517	100%
Aug-25	221	26	49	5.0	\$515,446	\$450,000	\$517,247	56	\$495	\$488	100%
Jul-25	223	31	49	5.6	\$512,732	\$449,000	\$513,465	55	\$499	\$474	100%
Jun-25	246	32	37	6.2	\$569,833	\$500,000	\$563,488	53	\$506	\$520	99%
May-25	254	31	35	6.3	\$602,368	\$608,000	\$602,627	46	\$507	\$531	100%
Apr-25	265	27	49	6.5	\$606,564	\$605,000	\$613,263	43	\$521	\$538	101%
Mar-25	245	28	39	7.4	\$619,520	\$625,000	\$631,956	50	\$522	\$532	102%
Feb-25	212	28	36	6.5	\$524,885	\$506,500	\$530,660	67	\$518	\$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	\$516	\$552	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
Dec-25	39	8.33%	\$564,795	6.17%	\$520,000	-23.1%	\$538,256	-24.8%	67	0%	98%
Dec-24	36	-20%	\$531,962	-16.1%	\$676,500	30.1%	\$715,837	13.9%	67	15.5%	99%
Dec-23	45	9.76%	\$633,999	0.25%	\$520,000	-7.14%	\$628,542	-3.69%	58	9.43%	100%

Sales Activity and Price Trends

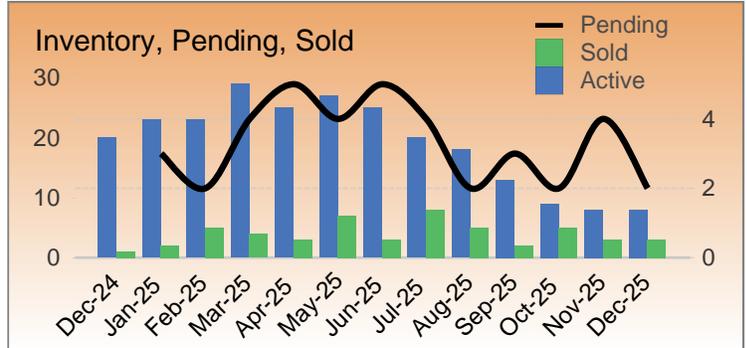
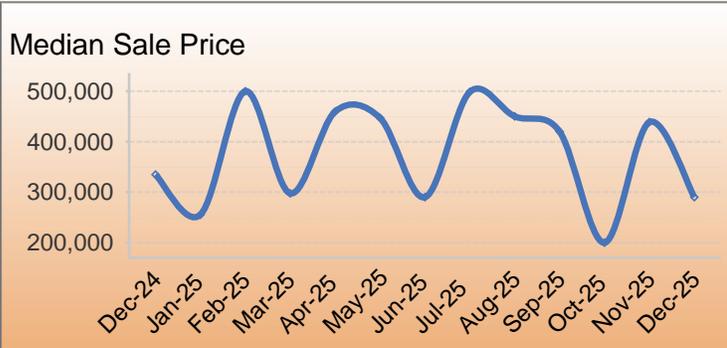
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	236	155	155	173
\$500-599K	0	69	69	100	139
\$600-699K	0	67	73	82	134
\$700-799K	0	51	60	49	131
\$800-899K	0	19	22	36	73
\$900-999K	0	15	21	21	47
\$1-1.299M	0	21	24	18	51
\$1.3-1.699M	0	12	16	15	25
\$1.7-1.999M	0	1	1	3	10
\$2-2.999M	0	0	0	1	0
>3M	0	0	0	0	0
Total	0	491	441	480	783

Presented by:

Custom geography for Oakland CND/TWN includes Oakland & Piedmont
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Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of December - approximately 2.2 months of inventory.
- Sales Activity: 3 units were sold during December,
- Median Sales Price: \$290,000 during December
- Average price per sq.ft. in December was \$328
- Average Days-on-Market (DOM) is approximately 69 days
- Sold over Asking: On average, buyers paid 100% of list price in December



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
Dec-25	8	2	3	2.2	\$324,462	\$290,000	\$322,333	69	\$343	\$328	100%
Nov-25	8	4	3	2.4	\$422,666	\$439,000	\$421,333	112	\$330	\$360	99%
Oct-25	9	2	5	2.5	\$301,800	\$200,000	\$295,800	90	\$351	\$336	99%
Sep-25	13	3	2	2.8	\$400,000	\$420,000	\$420,000	22	\$358	\$277	108%
Aug-25	18	2	5	3.4	\$423,760	\$450,000	\$421,000	76	\$360	\$365	100%
Jul-25	20	4	8	3.3	\$420,812	\$499,000	\$415,250	59	\$354	\$364	98%
Jun-25	25	5	3	5.8	\$331,316	\$290,000	\$306,666	31	\$357	\$376	91%
May-25	27	4	7	5.8	\$459,842	\$447,000	\$456,285	46	\$355	\$360	100%
Apr-25	25	5	3	6.3	\$447,962	\$460,000	\$453,000	15	\$356	\$385	101%
Mar-25	29	4	4	7.9	\$308,500	\$297,500	\$300,000	29	\$362	\$271	95%
Feb-25	23	2	5	8.6	\$424,780	\$500,000	\$428,000	70	\$359	\$331	99%
Jan-25	23	3	2	12.0	\$264,975	\$255,000	\$255,000	90	\$347	\$255	97%
Dec-24	20	0	1	12.0	\$335,000	\$335,000	\$335,000	24	\$350	\$378	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
Dec-25	3	200%	\$284,666	-18.9%	\$290,000	-13.4%	\$322,333	-3.78%	69	188%	100%
Dec-24	1	-88.9%	\$350,833	29.9%	\$335,000	-27%	\$335,000	-26.5%	24	-52%	100%
Dec-23	9	50%	\$270,000	-21.7%	\$459,000	38%	\$455,611	21.3%	50	-3.85%	100%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	36	37	32	43
\$500-599K	0	11	11	12	17
\$600-699K	0	3	4	5	9
\$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	0	50	52	49	69

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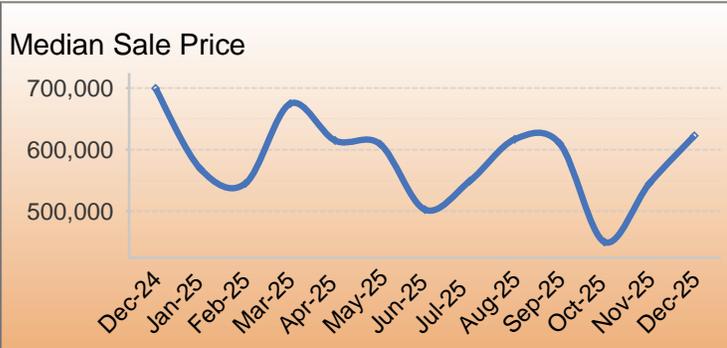
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Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of December - approximately 1.1 months of inventory.
- Sales Activity: 6 units were sold during December,
- Median Sales Price: \$622,500 during December
- Average price per sq.ft. in December was \$488
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 101% of list price in December



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
Dec-25	8	5	6	1.1	\$538,500	\$622,500	\$539,666	18	\$502	\$488	101%
Nov-25	16	3	6	2.2	\$519,166	\$545,000	\$514,500	54	\$487	\$450	99%
Oct-25	14	3	9	1.8	\$483,277	\$450,000	\$486,555	36	\$472	\$493	100%
Sep-25	16	5	7	2.8	\$584,857	\$610,000	\$580,357	36	\$462	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	6	200%	\$549,316	-7.58%	\$622,500	-11%	\$539,666	-22.8%	18	-55%	101%
Dec-24	2	0%	\$594,390	9.42%	\$699,500	20.6%	\$699,500	20.6%	40	33.3%	97%
Dec-23	2	-33.3%	\$543,222	-7.26%	\$580,000	-22.7%	\$580,000	-13.7%	30	-3.23%	99%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	32	14	21	21
\$500-599K	0	15	6	10	25
\$600-699K	0	19	17	22	27
\$700-799K	0	13	16	11	19
\$800-899K	0	5	9	16	18
\$900-999K	0	0	2	1	4
\$1-1.299M	0	0	1	0	5
\$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	0	84	65	81	119

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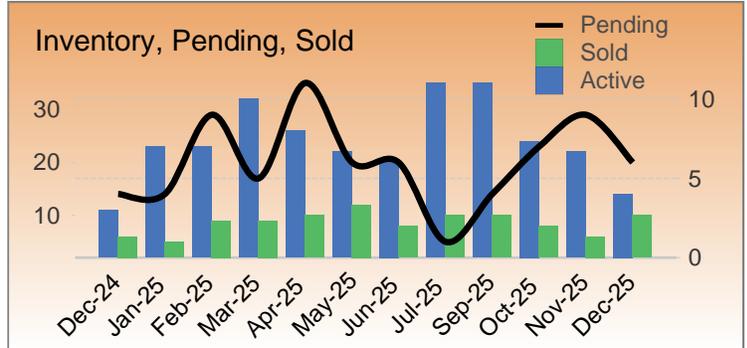
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Market Activity Summary:

- Inventory: 14 units were listed for sale as of the last day of December - approximately 1.8 months of inventory.
- Sales Activity: 10 units were sold during December,
- Median Sales Price: \$750,000 during December
- Average price per sq.ft. in December was \$612
- Average Days-on-Market (DOM) is approximately 48 days
- Sold over Asking: On average, buyers paid 99% of list price in December



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
Dec-25	14	6	10	1.8	\$767,189	\$750,000	\$762,800	48	\$622	\$612	99%
Nov-25	22	9	6	2.8	\$791,624	\$820,000	\$776,166	39	\$608	\$550	98%
Oct-25	24	7	8	4.2	\$802,217	\$826,000	\$801,500	32	\$595	\$620	100%
Sep-25	35	4	10	5.3	\$741,695	\$737,500	\$730,000	57	\$592	\$597	99%
Jul-25	35	1	10	3.5	\$798,668	\$770,000	\$793,200	31	\$602	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	10	66.7%	\$796,398	30.1%	\$750,000	-16.7%	\$762,800	-16.9%	48	-4%	99%
Dec-24	6	50%	\$612,197	-44.3%	\$900,000	-5.01%	\$918,166	3.02%	50	100%	101%
Dec-23	4	-33.3%	\$1,099,000	14.6%	\$947,500	26.2%	\$891,250	20%	25	-49%	101%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	8	4	6	2
\$500-599K	0	12	11	17	15
\$600-699K	0	17	16	10	19
\$700-799K	0	14	20	24	26
\$800-899K	0	11	15	18	27
\$900-999K	0	13	12	20	18
\$1-1.299M	0	22	31	21	18
\$1.3-1.699M	0	0	1	0	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	0	97	110	116	136

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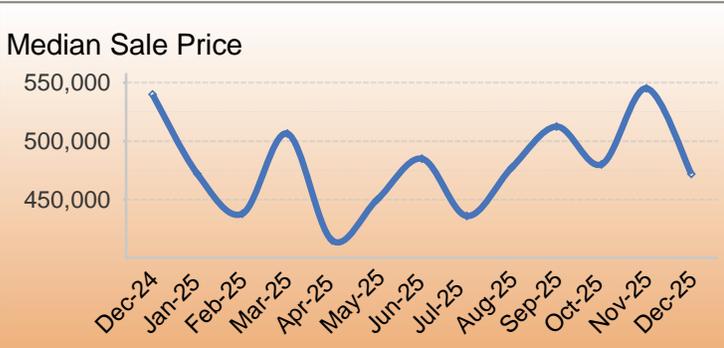
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Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of December - approximately 3.0 months of inventory.
- Sales Activity: 12 units were sold during December,
- Median Sales Price: \$472,000 during December
- Average price per sq.ft. in December was \$436
- Average Days-on-Market (DOM) is approximately 52 days
- Sold over Asking: On average, buyers paid 99% of list price in December



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Dec-25	45	14	12	3.0	\$482,874	\$472,000	\$478,249	52	\$421	\$436	99%
Nov-25	59	15	13	3.6	\$556,722	\$545,000	\$564,683	21	\$426	\$457	101%
Oct-25	66	16	21	3.7	\$528,814	\$480,000	\$517,714	69	\$421	\$431	97%
Sep-25	64	12	18	3.7	\$497,993	\$512,500	\$491,555	40	\$421	\$434	99%
Aug-25	68	15	16	3.9	\$483,121	\$477,500	\$478,653	33	\$424	\$444	99%
Jul-25	73	15	19	4.2	\$458,842	\$436,000	\$458,873	43	\$431	\$386	100%
Jun-25	70	12	17	4.0	\$485,910	\$485,000	\$495,384	33	\$431	\$447	102%
May-25	61	18	17	3.8	\$590,193	\$450,000	\$599,670	73	\$428	\$463	101%
Apr-25	66	10	19	4.9	\$433,173	\$415,000	\$429,842	54	\$414	\$443	99%
Mar-25	64	16	16	5.3	\$539,593	\$506,500	\$543,236	45	\$409	\$468	101%
Feb-25	70	12	7	7.4	\$540,500	\$438,000	\$570,714	84	\$416	\$450	101%
Jan-25	65	5	14	4.6	\$574,356	\$472,000	\$594,571	60	\$430	\$433	101%
Dec-24	47	9	9	3.4	\$562,988	\$540,000	\$556,888	37	\$417	\$450	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
Dec-25	12	33.3%	\$483,000	2.82%	\$472,000	-12.6%	\$478,249	-14.1%	52	40.5%	99%
Dec-24	9	-52.6%	\$469,756	-24%	\$540,000	-6.9%	\$556,888	-2.44%	37	-7.5%	98%
Dec-23	19	58.3%	\$617,722	23.1%	\$580,000	23.5%	\$570,796	22.5%	40	-23.1%	100%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	105	73	67	90
\$500-599K	0	39	31	49	67
\$600-699K	0	21	38	29	49
\$700-799K	0	12	22	24	22
\$800-899K	0	4	8	7	24
\$900-999K	0	2	3	0	5
\$1-1.299M	0	3	6	4	3
\$1.3-1.699M	0	2	1	2	1
\$1.7-1.999M	0	1	2	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	189	184	182	261

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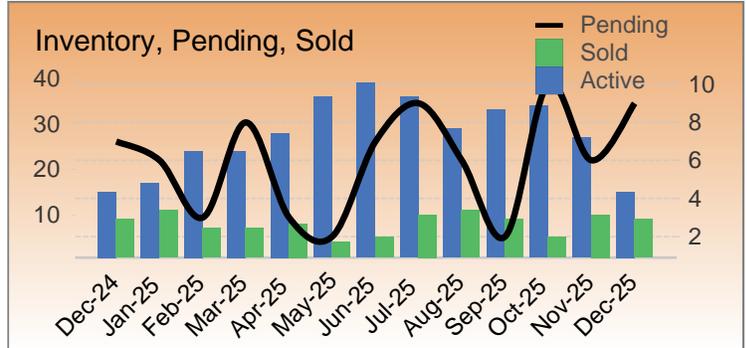
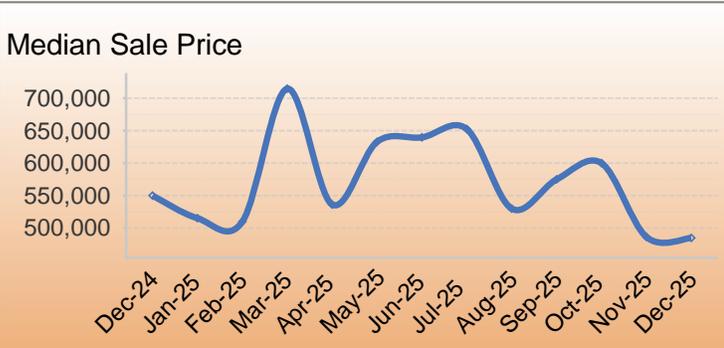
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Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of December - approximately 2.1 months of inventory.
- Sales Activity: 9 units were sold during December,
- Median Sales Price: \$485,000 during December
- Average price per sq.ft. in December was \$435
- Average Days-on-Market (DOM) is approximately 62 days
- Sold over Asking: On average, buyers paid 100% of list price in December



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
Dec-25	15	9	9	2.1	\$490,888	\$485,000	\$488,666	62	\$456	\$435	100%
Nov-25	27	6	10	3.4	\$495,700	\$486,500	\$499,500	30	\$432	\$449	100%
Oct-25	34	10	5	4.1	\$511,290	\$600,000	\$517,600	14	\$433	\$431	100%
Sep-25	33	2	9	3.3	\$599,987	\$574,888	\$597,987	39	\$435	\$465	100%
Aug-25	29	6	11	3.6	\$543,716	\$530,000	\$565,181	55	\$438	\$476	103%
Jul-25	36	9	10	5.8	\$607,700	\$652,500	\$615,900	42	\$458	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	9	0%	\$538,833	-8.56%	\$485,000	-11.8%	\$488,666	-16.2%	62	107%	100%
Dec-24	9	125%	\$589,255	43.1%	\$550,000	0%	\$582,833	6.45%	30	-6.25%	101%
Dec-23	4	-75%	\$411,750	-17.1%	\$550,000	-5.17%	\$547,500	-9.48%	32	-28.9%	99%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	40	33	29	37
\$500-599K	0	19	35	34	56
\$600-699K	0	12	19	23	29
\$700-799K	0	16	13	13	14
\$800-899K	0	4	2	3	11
\$900-999K	0	4	3	4	6
\$1-1.299M	0	1	0	0	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	0	96	105	106	154

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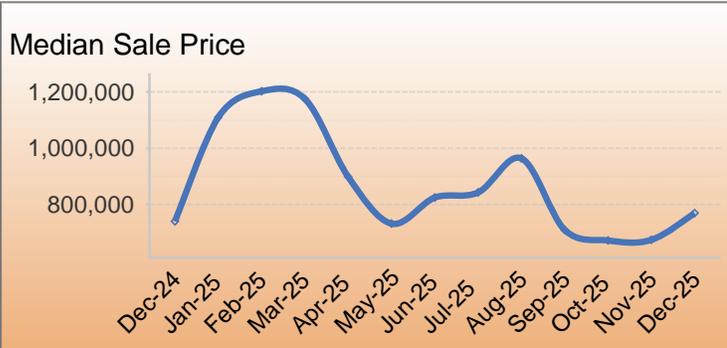
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Market Activity Summary:

- Inventory: 32 units were listed for sale as of the last day of December - approximately 2.0 months of inventory.
- Sales Activity: 15 units were sold during December,
- Median Sales Price: \$770,000 during December
- Average price per sq.ft. in December was \$582
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 98% of list price in December



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
Dec-25	32	12	15	2.0	\$800,797	\$770,000	\$789,367	33	\$600	\$582	98%
Nov-25	50	10	12	2.4	\$779,983	\$674,500	\$773,500	68	\$617	\$602	99%
Oct-25	55	11	20	2.5	\$791,176	\$672,500	\$775,987	58	\$620	\$600	98%
Sep-25	64	10	31	3.0	\$857,836	\$710,000	\$848,883	42	\$628	\$622	98%
Aug-25	61	19	20	3.6	\$962,897	\$964,000	\$940,984	45	\$630	\$612	98%
Jul-25	71	15	17	5.1	\$941,517	\$843,000	\$913,076	44	\$634	\$642	97%
Jun-25	73	12	15	5.8	\$929,786	\$825,000	\$921,853	28	\$629	\$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	\$648	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	15	-34.8%	\$807,542	-19.2%	\$770,000	4.05%	\$789,367	-5.64%	33	3.13%	98%
Dec-24	23	64.3%	\$999,044	-2.48%	\$740,000	-4.21%	\$836,546	-6.03%	32	52.4%	98%
Dec-23	14	250%	\$1,024,483	37.8%	\$772,500	-27.8%	\$890,183	-9.92%	21	-54.3%	99%

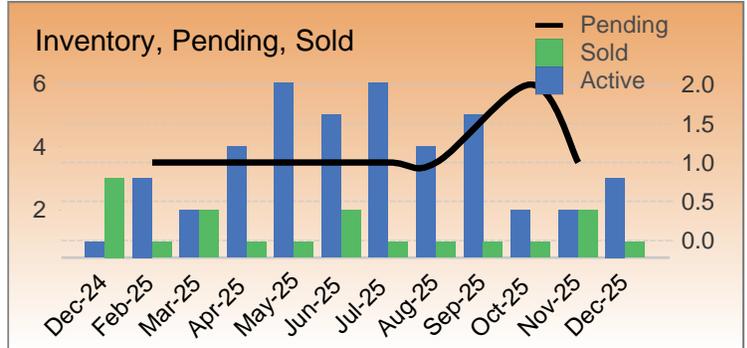
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	21	14	8	20
\$500-599K	0	18	21	29	29
\$600-699K	0	31	28	20	31
\$700-799K	0	20	29	28	24
\$800-899K	0	12	27	11	23
\$900-999K	0	6	11	11	17
\$1-1.299M	0	58	79	44	56
\$1.3-1.699M	0	23	39	13	42
\$1.7-1.999M	0	0	2	3	1
\$2-2.999M	0	0	1	1	0
>3M	0	0	0	0	0
Total	0	189	251	168	243

Presented by:

Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of December - approximately 2.3 months of inventory.
- Sales Activity: 1 units were sold during December,
- Median Sales Price: \$400,000 during December
- Average price per sq.ft. in December was \$248
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 94% of list price in December



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
Dec-25	3	0	1	2.3	\$424,950	\$400,000	\$400,000	23	\$322	\$248	94%
Nov-25	2	1	2	1.5	\$414,499	\$405,000	\$405,000	53	\$323	\$288	98%
Oct-25	2	2	1	2.0	\$420,000	\$420,000	\$420,000	5	\$298	\$307	100%
Sep-25	5	0	1	5.0	\$424,900	\$420,000	\$420,000	44	\$295	\$307	99%
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	\$298	\$372	99%
Jun-25	5	0	2	3.8	\$397,000	\$404,500	\$404,500	59	\$313	\$328	102%
May-25	6	1	1	4.5	\$375,000	\$384,000	\$384,000	10	\$313	\$295	102%
Apr-25	4	0	1	3.0	\$415,000	\$418,000	\$418,000	60	\$296	\$322	101%
Mar-25	2	1	2	2.0	\$355,000	\$355,000	\$355,000	19	\$299	\$371	100%
Feb-25	3	1	1	2.3	\$498,000	\$540,000	\$540,000	64	\$353	\$371	108%
Dec-24	1	0	3	0.6	\$379,000	\$389,000	\$375,333	119	\$342	\$319	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
Dec-25	1	-66.7%	\$404,000	-	\$400,000	2.83%	\$400,000	6.57%	23	-80.7%	94%
Dec-24	3	200%	-	-	\$389,000	-8.47%	\$375,333	-11.7%	119	561%	99%
Dec-23	1	0%	-	-	\$425,000	-7.61%	\$425,000	-7.61%	18	12.5%	102%

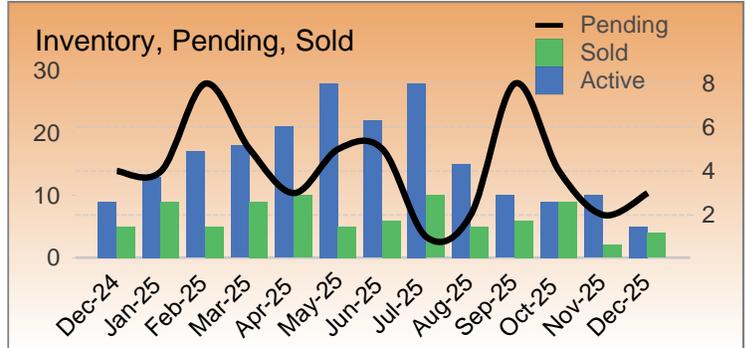
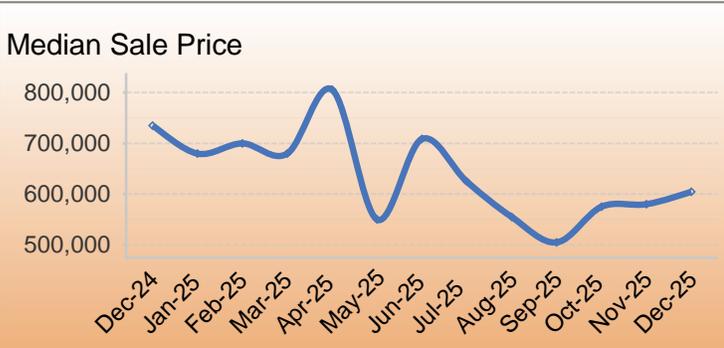
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	13	10	13	13
\$500-599K	0	1	1	2	3
\$600-699K	0	0	2	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	0	14	13	15	16

Presented by:

Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of December - approximately 1.0 months of inventory.
- Sales Activity: 4 units were sold during December,
- Median Sales Price: \$605,000 during December
- Average price per sq.ft. in December was \$593
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 98% of list price in December



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
Dec-25	5	3	4	1.0	\$706,697	\$605,000	\$690,450	28	\$620	\$593	98%
Nov-25	10	2	2	1.8	\$594,974	\$579,975	\$579,975	36	\$633	\$557	97%
Oct-25	9	4	9	1.4	\$653,999	\$575,000	\$647,000	59	\$622	\$595	99%
Sep-25	10	8	6	1.6	\$566,454	\$505,000	\$562,150	36	\$624	\$559	99%
Aug-25	15	2	5	2.6	\$623,000	\$555,000	\$608,400	28	\$614	\$561	98%
Jul-25	28	1	10	4.0	\$674,738	\$625,000	\$663,150	27	\$611	\$558	98%
Jun-25	22	5	6	3.4	\$686,379	\$708,500	\$722,833	33	\$620	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	4	-20%	\$722,629	26.6%	\$605,000	-17.7%	\$690,450	-3.73%	28	-24.3%	98%
Dec-24	5	-37.5%	\$570,972	-2.4%	\$735,000	36.1%	\$717,200	25.1%	37	37%	100%
Dec-23	8	-11.1%	\$585,000	14%	\$540,000	-1.82%	\$573,500	-1.42%	27	-32.5%	101%

Sales Activity and Price Trends

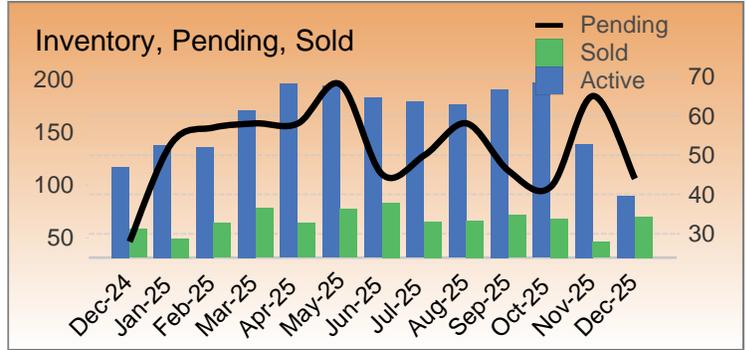
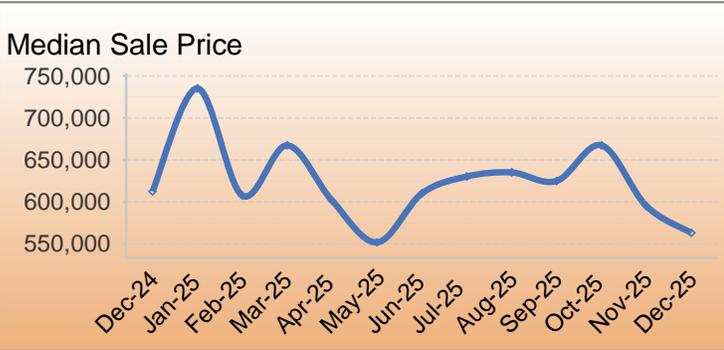
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	16	8	10	16
\$500-599K	0	20	15	19	25
\$600-699K	0	9	9	17	31
\$700-799K	0	10	11	18	14
\$800-899K	0	14	10	11	13
\$900-999K	0	1	11	6	10
\$1-1.299M	0	10	4	4	8
\$1.3-1.699M	0	0	1	1	4
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	80	69	86	121

Presented by:



Market Activity Summary:

- Inventory: 90 units were listed for sale as of the last day of December - approximately 1.5 months of inventory.
- Sales Activity: 70 units were sold during December,
- Median Sales Price: \$563,000 during December
- Average price per sq.ft. in December was \$495
- Average Days-on-Market (DOM) is approximately 51 days
- Sold over Asking: On average, buyers paid 98% of list price in December



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
Dec-25	90	44	70	1.5	\$648,264	\$563,000	\$636,093	51	\$503	\$495	98%
Nov-25	139	65	46	2.3	\$679,406	\$595,000	\$671,522	41	\$501	\$510	98%
Oct-25	197	42	68	2.9	\$730,937	\$667,500	\$728,214	44	\$501	\$537	99%
Sep-25	191	46	71	2.9	\$669,034	\$625,000	\$672,515	38	\$516	\$519	100%
Aug-25	176	58	66	2.5	\$703,678	\$635,000	\$703,494	33	\$514	\$521	100%
Jul-25	179	50	65	2.4	\$718,523	\$630,000	\$719,346	37	\$525	\$534	99%
Jun-25	183	45	83	2.5	\$677,132	\$610,000	\$681,632	35	\$520	\$504	100%
May-25	194	68	77	2.7	\$662,175	\$551,555	\$664,950	33	\$523	\$526	100%
Apr-25	196	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	70	20.7%	\$770,290	7.88%	\$563,000	-8.08%	\$636,093	-2.87%	51	27.5%	98%
Dec-24	58	11.5%	\$713,997	-1.96%	\$612,500	-7.2%	\$654,861	-8.45%	40	37.9%	98%
Dec-23	52	-17.5%	\$728,291	19.7%	\$660,000	8.2%	\$715,286	3.26%	29	-25.6%	100%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	290	278	249	323
\$500-599K	0	89	102	119	144
\$600-699K	0	94	84	100	123
\$700-799K	0	82	82	102	92
\$800-899K	0	69	77	65	91
\$900-999K	0	51	52	56	61
\$1-1.299M	0	82	71	70	110
\$1.3-1.699M	0	25	32	31	47
\$1.7-1.999M	0	7	13	8	9
\$2-2.999M	0	12	7	6	7
>3M	0	0	0	0	0
Total	0	801	798	806	1007

Presented by:

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