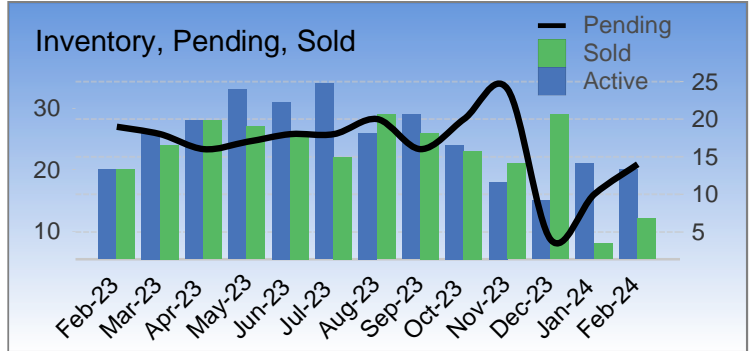


## Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of February - approximately 1.2 months of inventory.
- Sales Activity: 12 units were sold during February,
- Median Sales Price: \$1,571,500 during February
- Average price per sq.ft. in February was \$703
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 110% of list price in February



## 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
Feb-24	20	14	12	1.2	\$1,540,916	\$1,571,500	\$1,618,916	20	\$659	\$703	110%
Jan-24	21	10	8	1.1	\$1,029,624	\$1,102,500	\$1,098,125	64	\$657	\$835	104%
Dec-23	15	4	29	0.7	\$1,227,203	\$1,305,000	\$1,336,456	24	\$677	\$741	110%
Nov-23	18	24	21	0.8	\$1,236,005	\$1,300,000	\$1,377,434	15	\$642	\$857	114%
Oct-23	24	20	23	0.9	\$1,227,078	\$1,400,000	\$1,397,130	20	\$618	\$815	115%
Sep-23	29	16	26	1.1	\$1,207,423	\$1,281,750	\$1,331,758	21	\$684	\$822	112%
Aug-23	26	20	29	1.1	\$1,194,965	\$1,355,000	\$1,340,260	18	\$670	\$842	114%
Jul-23	34	18	22	1.4	\$1,259,999	\$1,387,500	\$1,460,763	12	\$704	\$821	117%
Jun-23	31	18	26	1.1	\$1,304,803	\$1,505,500	\$1,500,211	16	\$700	\$833	116%
May-23	33	17	27	1.3	\$1,248,703	\$1,300,000	\$1,388,037	22	\$768	\$826	113%
Apr-23	28	16	28	1.2	\$1,213,071	\$1,350,000	\$1,312,535	18	\$743	\$804	110%
Mar-23	26	18	24	1.5	\$1,162,539	\$1,300,000	\$1,332,112	14	\$709	\$850	116%
Feb-23	20	19	20	1.3	\$1,057,219	\$1,163,500	\$1,177,650	25	\$682	\$845	112%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	12	-40%	\$1,332,083	13.3%	\$1,571,500	35.1%	\$1,618,916	37.5%	20	-20%	110%
Feb-23	20	100%	\$1,175,520	-7.83%	\$1,163,500	-21.1%	\$1,177,650	-28.7%	25	178%	112%
Feb-22	10	-61.5%	\$1,275,409	6.21%	\$1,475,000	12.2%	\$1,652,000	23.8%	9	-75%	122%

## Sales Activity and Price Trends

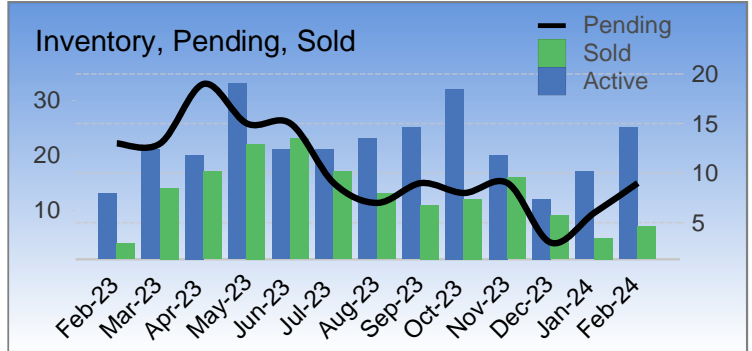
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	0	0	0	0
\$500-599K	0	0	0	0	1
\$600-699K	0	0	0	1	1
\$700-799K	0	2	0	4	1
\$800-899K	1	2	2	2	4
\$900-999K	1	4	1	4	0
\$1-1.299M	4	13	4	15	10
\$1.3-1.699M	10	6	13	17	3
\$1.7-1.999M	2	1	1	2	0
\$2-2.999M	0	0	7	5	1
>3M	1	0	0	0	0
Total	20	28	28	50	21

## Presented by:



## Market Activity Summary:

- Inventory: 25 units were listed for sale as of the last day of February - approximately 3.6 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$2,000,000 during February
- Average price per sq.ft. in February was \$875
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 103% of list price in February



## 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
Feb-24	25	9	7	3.6	\$2,241,000	\$2,000,000	\$2,292,571	30	\$902	\$875	103%
Jan-24	17	6	5	1.7	\$2,199,800	\$2,225,000	\$2,155,000	55	\$930	\$744	98%
Dec-23	12	3	9	1.1	\$2,661,811	\$2,650,000	\$2,584,333	25	\$898	\$795	97%
Nov-23	20	9	16	1.5	\$2,662,375	\$2,025,000	\$2,623,750	28	\$904	\$745	100%
Oct-23	32	8	12	2.7	\$2,377,899	\$2,325,000	\$2,456,611	13	\$877	\$810	107%
Sep-23	25	9	11	1.8	\$2,217,722	\$2,170,000	\$2,225,727	13	\$896	\$839	101%
Aug-23	23	7	13	1.3	\$2,470,615	\$2,610,000	\$2,484,615	20	\$851	\$849	101%
Jul-23	21	9	17	1.0	\$2,690,994	\$2,575,000	\$2,739,000	21	\$917	\$856	103%
Jun-23	21	15	23	1.0	\$3,131,000	\$3,025,000	\$3,100,347	15	\$924	\$860	101%
May-23	33	15	22	1.9	\$2,871,813	\$2,464,000	\$2,895,775	28	\$917	\$823	104%
Apr-23	20	19	17	1.8	\$3,092,452	\$3,069,000	\$3,052,699	29	\$989	\$789	99%
Mar-23	21	13	14	2.6	\$2,643,485	\$2,329,400	\$2,612,878	11	\$886	\$803	99%
Feb-23	13	13	4	2.1	\$2,548,250	\$2,470,500	\$2,597,750	18	\$831	\$867	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
Feb-24	7	75%	\$3,180,847	-0.83%	\$2,000,000	-19%	\$2,292,571	-11.7%	30	66.7%	103%
Feb-23	4	-69.2%	\$3,207,453	6.68%	\$2,470,500	-17.7%	\$2,597,750	-12.8%	18	-30.8%	102%
Feb-22	13	-7.14%	\$3,006,562	10.9%	\$3,000,000	28.4%	\$2,979,218	11.5%	26	85.7%	109%

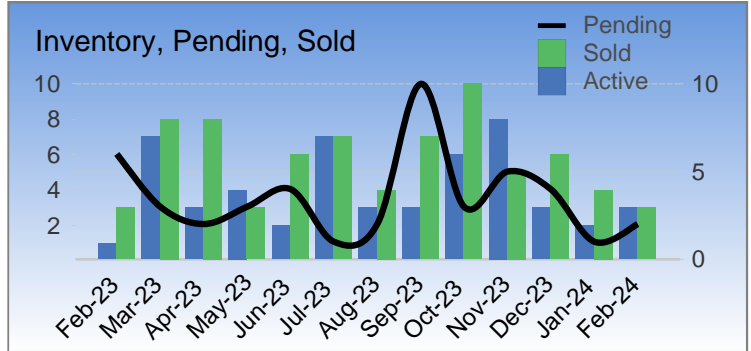
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$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	1	2
\$1.3-1.699M	0	1	0	1	4
\$1.7-1.999M	5	1	2	3	4
\$2-2.999M	6	4	8	15	4
>3M	1	4	12	5	4
Total	12	10	22	25	18

## Presented by:

## Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 3 units were sold during February,
- Median Sales Price: \$1,400,000 during February
- Average price per sq.ft. in February was \$958
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 119% of list price in February



## 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
Feb-24	3	2	3	0.9	\$1,381,666	\$1,400,000	\$1,633,333	29	\$915	\$958	119%
Jan-24	2	1	4	0.4	\$1,067,972	\$1,242,500	\$1,235,000	19	\$636	\$981	118%
Dec-23	3	4	6	0.4	\$1,090,000	\$1,074,500	\$1,103,833	23	\$824	\$905	102%
Nov-23	8	5	5	1.1	\$1,243,200	\$1,490,000	\$1,525,800	12	\$865	\$1,091	121%
Oct-23	6	3	10	0.9	\$1,279,100	\$1,435,000	\$1,665,500	11	\$825	\$1,075	129%
Sep-23	3	10	7	0.5	\$1,220,285	\$1,450,000	\$1,476,142	10	\$784	\$1,076	121%
Aug-23	3	2	4	0.7	\$1,320,000	\$1,676,500	\$1,700,750	12	\$767	\$1,126	129%
Jul-23	7	1	7	1.3	\$1,010,285	\$1,200,000	\$1,285,714	10	\$856	\$1,082	126%
Jun-23	2	4	6	0.4	\$1,146,000	\$1,300,500	\$1,483,500	10	\$870	\$1,179	130%
May-23	4	3	3	0.6	\$783,000	\$1,110,000	\$1,080,000	13	\$904	\$1,061	138%
Apr-23	3	2	8	0.5	\$1,191,375	\$1,325,000	\$1,478,875	21	\$857	\$1,047	123%
Mar-23	7	3	8	1.9	\$1,061,875	\$1,450,000	\$1,451,250	9	\$733	\$1,040	138%
Feb-23	1	6	3	0.4	\$1,420,000	\$1,270,000	\$1,460,000	7	\$881	\$842	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
Feb-24	3	0%	\$1,448,000	42.6%	\$1,400,000	10.2%	\$1,633,333	11.9%	29	314%	119%
Feb-23	3	-25%	\$1,015,500	-6.93%	\$1,270,000	-9.29%	\$1,460,000	-9.25%	7	-36.4%	102%
Feb-22	4	-33.3%	\$1,091,148	1.96%	\$1,400,000	2.75%	\$1,608,750	18.8%	11	-60.7%	133%

## Sales Activity and Price Trends

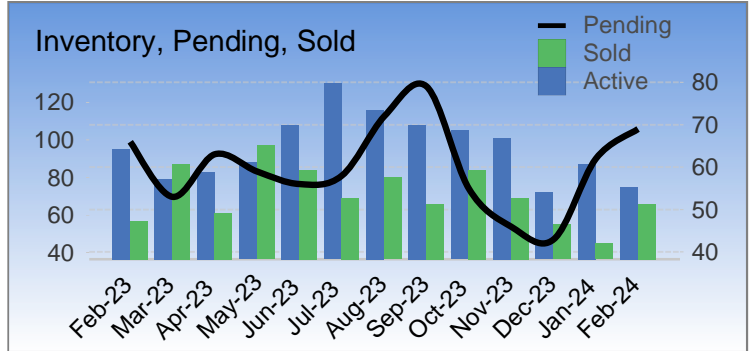
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	1	0
\$900-999K	1	0	0	2	2
\$1-1.299M	1	2	4	2	0
\$1.3-1.699M	4	0	4	5	4
\$1.7-1.999M	0	0	1	1	0
\$2-2.999M	1	1	1	0	0
>3M	0	0	0	0	0
Total	7	3	10	11	6

## Presented by:



## Market Activity Summary:

- Inventory: 79 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 66 units were sold during February,
- Median Sales Price: \$636,000 during February
- Average price per sq.ft. in February was \$332
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 103% of list price in February



## 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
Feb-24	75	69	66	1.4	\$619,785	\$636,000	\$633,607	22	\$353	\$332	103%
Jan-24	87	62	45	1.6	\$616,316	\$625,000	\$621,384	32	\$353	\$344	101%
Dec-23	72	43	55	1.1	\$628,814	\$630,000	\$630,117	27	\$334	\$336	101%
Nov-23	101	46	69	1.4	\$635,338	\$642,000	\$646,397	32	\$330	\$333	102%
Oct-23	105	55	84	1.4	\$619,645	\$635,000	\$630,111	27	\$331	\$351	102%
Sep-23	108	79	66	1.5	\$568,661	\$586,500	\$583,053	20	\$331	\$359	103%
Aug-23	116	72	80	1.5	\$635,675	\$650,000	\$647,562	27	\$333	\$329	102%
Jul-23	130	58	69	1.6	\$634,289	\$637,000	\$647,547	16	\$330	\$338	103%
Jun-23	108	56	84	1.4	\$624,810	\$650,000	\$639,961	21	\$320	\$336	103%
May-23	88	59	97	1.1	\$623,518	\$645,000	\$632,737	27	\$323	\$348	102%
Apr-23	83	63	61	1.3	\$616,765	\$660,000	\$624,851	33	\$315	\$323	102%
Mar-23	79	53	87	1.2	\$601,468	\$605,000	\$603,717	41	\$322	\$340	101%
Feb-23	95	66	57	1.3	\$627,486	\$610,000	\$622,804	51	\$321	\$311	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
Feb-24	66	15.8%	\$644,059	3.43%	\$636,000	4.26%	\$633,607	1.73%	22	-56.9%	103%
Feb-23	57	-34.5%	\$622,689	-9.05%	\$610,000	-14.7%	\$622,804	-12.4%	51	183%	99%
Feb-22	87	33.8%	\$684,676	29.6%	\$715,000	32.4%	\$710,878	24.2%	18	0%	105%

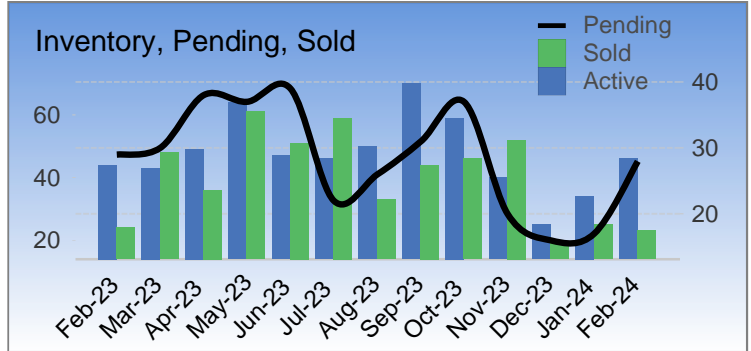
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	11	20	17	34	107
\$500-599K	32	28	23	48	44
\$600-699K	38	46	59	35	8
\$700-799K	24	16	50	13	2
\$800-899K	5	5	19	7	0
\$900-999K	1	0	7	0	0
\$1-1.299M	0	1	3	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	111	116	178	137	161

## Presented by:

## Market Activity Summary:

- Inventory: 46 units were listed for sale as of the last day of February - approximately 2.1 months of inventory.
- Sales Activity: 23 units were sold during February,
- Median Sales Price: \$1,300,000 during February
- Average price per sq.ft. in February was \$909
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 120% of list price in February



## 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
Feb-24	46	28	23	2.1	\$1,256,347	\$1,300,000	\$1,461,843	20	\$820	\$909	120%
Jan-24	34	17	25	1.1	\$1,451,559	\$1,250,001	\$1,529,980	32	\$783	\$785	109%
Dec-23	25	16	19	0.6	\$1,289,842	\$1,350,000	\$1,451,842	24	\$850	\$753	114%
Nov-23	40	20	52	0.8	\$1,375,134	\$1,472,500	\$1,620,055	19	\$802	\$906	118%
Oct-23	59	37	46	1.5	\$1,298,975	\$1,448,500	\$1,517,391	20	\$808	\$917	120%
Sep-23	70	31	44	1.6	\$1,404,068	\$1,555,000	\$1,682,148	19	\$837	\$954	122%
Aug-23	50	26	33	1.0	\$1,367,475	\$1,430,000	\$1,584,963	21	\$810	\$960	117%
Jul-23	46	22	59	0.8	\$1,313,423	\$1,490,000	\$1,496,126	29	\$841	\$884	115%
Jun-23	47	39	51	1.0	\$1,393,534	\$1,600,000	\$1,698,301	17	\$838	\$963	123%
May-23	64	37	61	1.3	\$1,410,686	\$1,640,000	\$1,688,973	17	\$829	\$951	120%
Apr-23	49	38	36	1.4	\$1,478,638	\$1,605,500	\$1,739,194	17	\$839	\$948	118%
Mar-23	43	30	48	1.4	\$1,396,600	\$1,505,000	\$1,610,697	25	\$839	\$933	116%
Feb-23	44	29	24	1.8	\$1,507,041	\$1,545,000	\$1,729,625	29	\$857	\$895	115%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	23	-4.17%	\$1,651,495	11.6%	\$1,300,000	-15.9%	\$1,461,843	-15.5%	20	-31%	120%
Feb-23	24	-35.1%	\$1,479,509	-6.53%	\$1,545,000	-9.12%	\$1,729,625	-18.7%	29	3.57%	115%
Feb-22	37	-17.8%	\$1,582,901	6.48%	\$1,700,000	7.47%	\$2,128,139	34%	28	7.69%	130%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	1	0	0	1
\$600-699K	0	0	0	0	0
\$700-799K	1	2	1	0	2
\$800-899K	5	4	1	6	5
\$900-999K	4	3	4	8	5
\$1-1.299M	13	6	10	7	13
\$1.3-1.699M	10	15	17	36	15
\$1.7-1.999M	5	7	9	15	3
\$2-2.999M	9	5	15	8	3
>3M	1	3	8	1	1
Total	48	46	65	81	48

## Presented by:



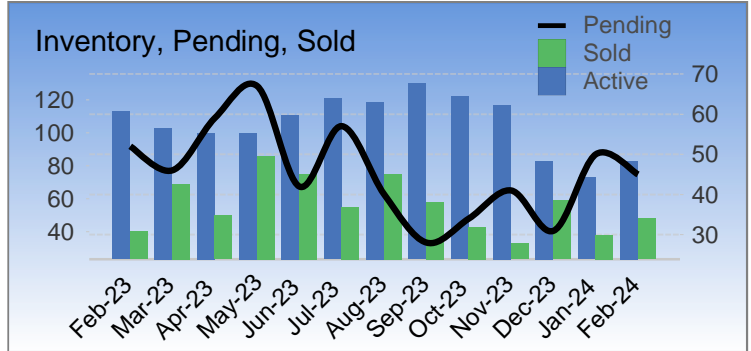
Includes Berkeley and Kensington

© 2024, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 85 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 48 units were sold during February,
- Median Sales Price: \$860,000 during February
- Average price per sq.ft. in February was \$389
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 100% of list price in February



## 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
Feb-24	83	45	48	1.8	\$867,674	\$860,000	\$871,486	37	\$482	\$389	100%
Jan-24	73	50	38	1.8	\$776,110	\$741,500	\$766,065	42	\$482	\$381	99%
Dec-23	83	31	59	1.9	\$899,117	\$780,000	\$881,322	45	\$468	\$390	99%
Nov-23	117	41	33	2.6	\$845,930	\$825,000	\$850,161	37	\$445	\$402	101%
Oct-23	122	34	43	2.1	\$827,833	\$750,000	\$829,942	33	\$439	\$400	100%
Sep-23	130	28	58	2.1	\$827,972	\$770,325	\$833,553	24	\$427	\$375	101%
Aug-23	119	40	75	1.8	\$804,647	\$770,000	\$804,066	25	\$428	\$395	100%
Jul-23	121	57	55	1.7	\$893,265	\$870,000	\$892,123	28	\$439	\$368	100%
Jun-23	111	42	75	1.6	\$831,786	\$805,000	\$841,514	34	\$434	\$378	101%
May-23	100	67	86	1.5	\$886,510	\$818,500	\$872,799	33	\$432	\$383	99%
Apr-23	100	59	50	1.9	\$980,130	\$890,000	\$951,771	48	\$436	\$369	98%
Mar-23	103	46	69	2.3	\$820,473	\$746,000	\$804,598	34	\$463	\$362	99%
Feb-23	113	52	40	2.7	\$823,487	\$760,000	\$817,825	43	\$478	\$356	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
Feb-24	48	20%	\$885,414	7.22%	\$860,000	13.2%	\$871,486	6.56%	37	-14%	100%
Feb-23	40	-37.5%	\$825,797	-9.34%	\$760,000	-15.8%	\$817,825	-20.1%	43	207%	100%
Feb-22	64	-16.9%	\$910,831	9.6%	\$902,400	26.2%	\$1,023,329	33.5%	14	-36.4%	104%

## Sales Activity and Price Trends

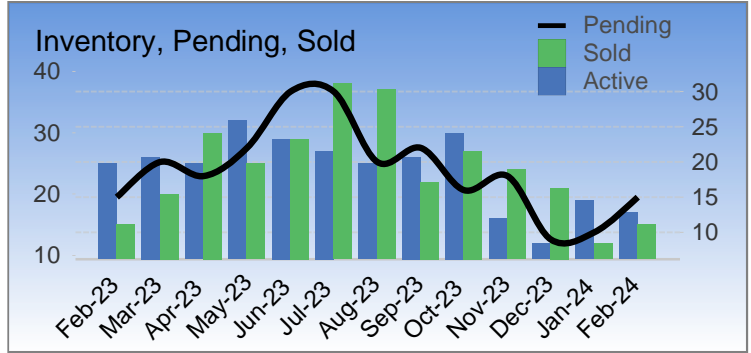
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	5	2	11	21
\$500-599K	10	5	9	23	32
\$600-699K	16	14	8	35	30
\$700-799K	19	18	24	25	19
\$800-899K	14	11	20	20	10
\$900-999K	11	4	23	12	2
\$1-1.299M	13	10	23	14	4
\$1.3-1.699M	1	4	8	7	0
\$1.7-1.999M	1	0	2	0	0
\$2-2.999M	0	0	1	0	1
>3M	0	0	2	0	0
Total	86	71	122	147	119

## Presented by:

Includes Brentwood, Bethel Island, Byron, and Knightsen  
 © 2024, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist  
 and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS)  
 and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

## Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of February - approximately 1.1 months of inventory.
- Sales Activity: 15 units were sold during February,
- Median Sales Price: \$1,240,000 during February
- Average price per sq.ft. in February was \$719
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 104% of list price in February



## 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
Feb-24	17	15	15	1.1	\$1,260,524	\$1,240,000	\$1,307,512	11	\$721	\$719	104%
Jan-24	19	10	12	1.1	\$1,099,790	\$1,026,800	\$1,114,632	25	\$661	\$704	101%
Dec-23	12	9	21	0.5	\$1,145,357	\$1,200,000	\$1,172,435	25	\$630	\$698	103%
Nov-23	16	18	24	0.7	\$1,133,907	\$1,100,000	\$1,147,282	13	\$662	\$710	102%
Oct-23	30	16	27	1.1	\$1,247,327	\$1,230,000	\$1,304,844	21	\$775	\$682	106%
Sep-23	26	22	22	0.8	\$1,130,619	\$1,180,000	\$1,191,409	16	\$738	\$719	106%
Aug-23	25	20	37	0.7	\$1,218,637	\$1,230,000	\$1,254,339	32	\$758	\$691	105%
Jul-23	27	30	38	0.9	\$1,186,079	\$1,227,000	\$1,266,623	11	\$739	\$679	107%
Jun-23	29	30	29	1.0	\$1,274,745	\$1,290,000	\$1,331,741	28	\$742	\$691	105%
May-23	32	22	25	1.3	\$1,266,880	\$1,220,000	\$1,303,720	24	\$696	\$632	104%
Apr-23	25	18	30	1.2	\$1,248,010	\$1,295,000	\$1,294,653	24	\$743	\$655	105%
Mar-23	26	20	20	1.3	\$1,228,333	\$1,191,000	\$1,276,900	20	\$687	\$623	105%
Feb-23	25	15	15	1.0	\$1,116,733	\$1,075,000	\$1,121,366	36	\$746	\$690	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
Feb-24	15	0%	\$1,270,270	5.12%	\$1,240,000	15.3%	\$1,307,512	16.6%	11	-69.4%	104%
Feb-23	15	-48.3%	\$1,208,343	-16.8%	\$1,075,000	-22.7%	\$1,121,366	-17%	36	350%	101%
Feb-22	29	61.1%	\$1,452,728	42.8%	\$1,390,000	44%	\$1,350,585	13%	8	-68%	118%

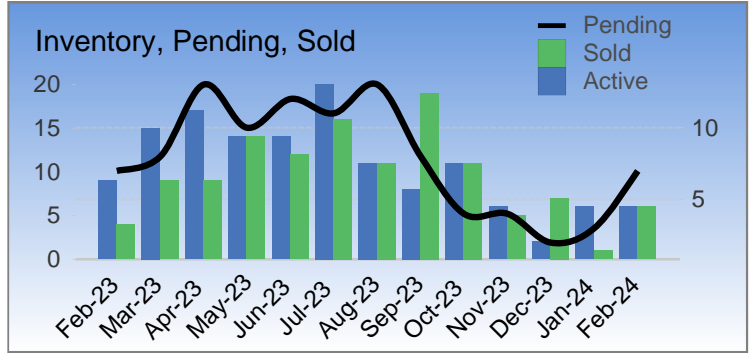
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	1	0	2	6
\$700-799K	0	2	2	7	6
\$800-899K	1	6	4	9	16
\$900-999K	4	11	3	6	12
\$1-1.299M	12	9	15	19	15
\$1.3-1.699M	8	10	25	12	5
\$1.7-1.999M	2	4	2	0	0
\$2-2.999M	0	0	1	1	0
>3M	0	0	0	1	0
Total	27	43	52	57	60

## Presented by:

## Market Activity Summary:

- Inventory: 6 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 6 units were sold during February,
- Median Sales Price: \$1,180,000 during February
- Average price per sq.ft. in February was \$498
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 100% of list price in February



## 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
Feb-24	6	7	6	1.3	\$1,311,500	\$1,180,000	\$1,309,333	7	\$516	\$498	100%
Jan-24	6	3	1	1.4	\$999,950	\$975,000	\$975,000	17	\$552	\$536	98%
Dec-23	2	2	7	0.3	\$1,207,142	\$1,118,000	\$1,187,571	24	\$541	\$474	99%
Nov-23	6	4	5	0.6	\$1,041,500	\$934,000	\$1,071,800	13	\$508	\$511	103%
Oct-23	11	4	11	0.8	\$1,145,909	\$1,050,000	\$1,118,090	30	\$494	\$462	98%
Sep-23	8	8	19	0.6	\$1,084,283	\$1,040,000	\$1,094,704	17	\$528	\$502	101%
Aug-23	11	13	11	0.8	\$1,090,090	\$1,120,000	\$1,139,363	17	\$451	\$533	104%
Jul-23	20	11	16	1.4	\$1,352,850	\$1,337,793	\$1,332,955	37	\$505	\$513	99%
Jun-23	14	12	12	1.2	\$1,280,574	\$1,270,000	\$1,300,241	20	\$515	\$548	102%
May-23	14	10	14	1.7	\$1,044,050	\$1,062,500	\$1,101,135	20	\$518	\$580	106%
Apr-23	17	13	9	2.3	\$1,069,200	\$1,215,000	\$1,177,021	16	\$540	\$569	111%
Mar-23	15	8	9	2.4	\$1,149,211	\$1,221,000	\$1,175,444	19	\$513	\$528	103%
Feb-23	9	7	4	1.8	\$1,082,000	\$1,200,050	\$1,147,525	79	\$528	\$573	106%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	6	50%	\$1,165,679	-3.14%	\$1,180,000	-1.67%	\$1,309,333	14.1%	7	-91.1%	100%
Feb-23	4	-60%	\$1,203,414	3.23%	\$1,200,050	-4.76%	\$1,147,525	-5.13%	79	1.88e+03%	106%
Feb-22	10	-9.09%	\$1,165,723	29.1%	\$1,260,000	52.7%	\$1,209,600	28.5%	4	-66.7%	106%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	1	2
\$700-799K	0	0	1	7	3
\$800-899K	1	2	2	3	3
\$900-999K	1	0	2	3	3
\$1-1.299M	3	5	7	5	2
\$1.3-1.699M	1	3	5	3	2
\$1.7-1.999M	0	0	2	0	0
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	7	10	19	22	15

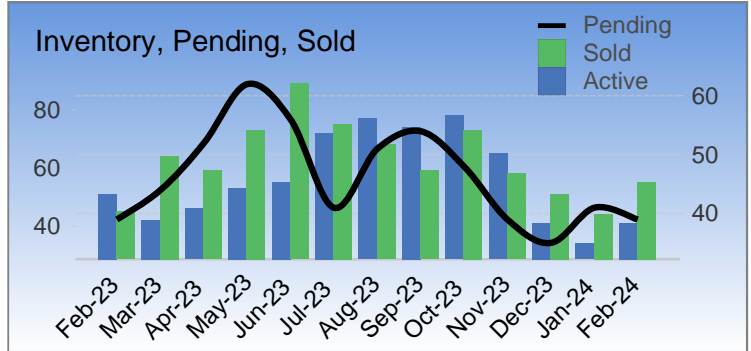
Presented by:





## Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 55 units were sold during February,
- Median Sales Price: \$853,000 during February
- Average price per sq.ft. in February was \$537
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 103% of list price in February



## 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
Feb-24	41	39	55	0.9	\$875,147	\$853,000	\$900,396	25	\$561	\$537	103%
Jan-24	34	41	44	0.7	\$789,920	\$794,000	\$806,884	29	\$534	\$544	103%
Dec-23	41	35	51	0.7	\$853,882	\$810,000	\$857,615	29	\$529	\$527	101%
Nov-23	65	39	58	1.0	\$792,668	\$772,500	\$814,444	17	\$520	\$530	103%
Oct-23	78	48	73	1.2	\$855,840	\$801,000	\$869,857	23	\$513	\$516	103%
Sep-23	74	54	59	1.1	\$870,482	\$815,000	\$891,059	14	\$522	\$562	102%
Aug-23	77	51	68	1.0	\$817,626	\$814,500	\$839,660	15	\$531	\$534	103%
Jul-23	72	41	75	0.9	\$830,625	\$835,000	\$845,147	15	\$518	\$532	102%
Jun-23	55	56	89	0.8	\$836,108	\$840,000	\$865,809	14	\$500	\$541	104%
May-23	53	62	73	0.8	\$839,208	\$840,000	\$873,339	13	\$517	\$527	104%
Apr-23	46	52	59	0.9	\$812,836	\$775,000	\$840,317	14	\$504	\$551	104%
Mar-23	42	44	64	1.0	\$804,007	\$792,500	\$822,976	22	\$508	\$554	102%
Feb-23	51	39	45	1.2	\$819,629	\$810,000	\$820,856	42	\$548	\$515	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
Feb-24	55	22.2%	\$847,258	3.95%	\$853,000	5.31%	\$900,396	9.69%	25	-40.5%	103%
Feb-23	45	-25%	\$815,075	-8.63%	\$810,000	-2.7%	\$820,856	-8.67%	42	250%	100%
Feb-22	60	-29.4%	\$892,057	17.1%	\$832,500	9.54%	\$898,822	16.7%	12	-36.8%	110%

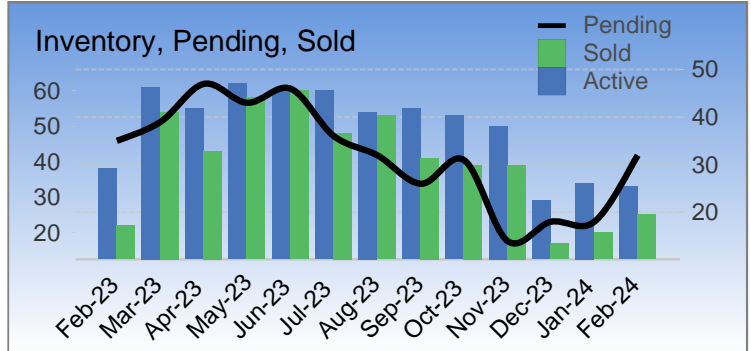
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	2	2	2	6	13
\$500-599K	5	5	3	12	38
\$600-699K	14	9	12	41	28
\$700-799K	24	22	29	34	20
\$800-899K	21	17	23	34	13
\$900-999K	13	17	17	12	3
\$1-1.299M	14	4	17	9	4
\$1.3-1.699M	5	2	8	3	1
\$1.7-1.999M	1	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	99	78	111	151	120

## Presented by:

## Market Activity Summary:

- Inventory: 34 units were listed for sale as of the last day of February - approximately 1.6 months of inventory.
- Sales Activity: 25 units were sold during February,
- Median Sales Price: \$2,100,000 during February
- Average price per sq.ft. in February was \$815
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 103% of list price in February



## 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
Feb-24	33	32	25	1.6	\$2,108,895	\$2,100,000	\$2,161,318	25	\$852	\$815	103%
Jan-24	34	18	20	1.3	\$2,105,669	\$1,913,000	\$2,112,650	30	\$885	\$779	102%
Dec-23	29	18	17	0.9	\$2,595,708	\$2,200,000	\$2,580,182	36	\$954	\$755	100%
Nov-23	50	14	39	1.3	\$2,015,053	\$2,000,000	\$2,000,515	22	\$822	\$782	100%
Oct-23	53	31	39	1.2	\$2,270,220	\$2,025,000	\$2,270,760	24	\$811	\$796	100%
Sep-23	55	26	41	1.2	\$2,087,833	\$2,075,000	\$2,128,000	15	\$819	\$804	102%
Aug-23	54	32	53	1.0	\$2,191,870	\$1,995,000	\$2,189,937	19	\$809	\$788	100%
Jul-23	60	36	48	1.1	\$2,125,654	\$2,120,000	\$2,155,854	12	\$817	\$789	102%
Jun-23	60	46	60	1.1	\$2,365,374	\$2,080,000	\$2,348,896	16	\$797	\$796	100%
May-23	62	43	58	1.2	\$2,132,796	\$2,003,750	\$2,141,256	17	\$784	\$768	101%
Apr-23	55	47	43	1.4	\$2,072,441	\$1,900,000	\$2,078,381	16	\$800	\$767	101%
Mar-23	61	39	54	2.0	\$2,121,594	\$2,015,000	\$2,093,356	30	\$797	\$754	99%
Feb-23	38	35	22	1.7	\$1,905,397	\$1,894,000	\$1,876,547	30	\$819	\$738	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
Feb-24	25	13.6%	\$2,548,632	3.82%	\$2,100,000	10.9%	\$2,161,318	15.2%	25	-16.7%	103%
Feb-23	22	-43.6%	\$2,454,783	10.2%	\$1,894,000	-20.4%	\$1,876,547	-24.9%	30	329%	99%
Feb-22	39	-37.1%	\$2,227,583	22.5%	\$2,380,000	40.6%	\$2,497,260	28.2%	7	-68.2%	116%

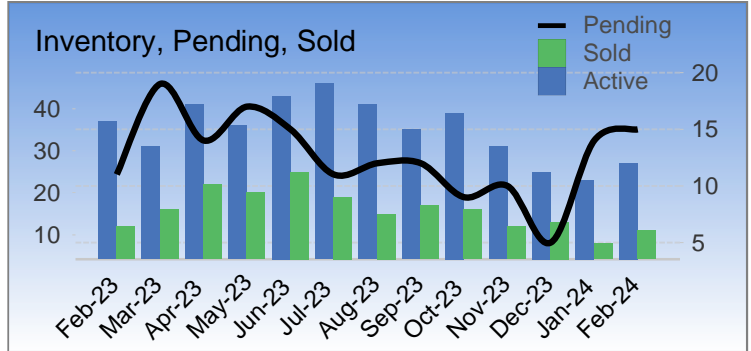
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	2
\$800-899K	0	0	0	3	2
\$900-999K	0	1	0	5	7
\$1-1.299M	3	5	3	13	20
\$1.3-1.699M	9	11	11	39	21
\$1.7-1.999M	8	8	13	19	5
\$2-2.999M	20	10	31	21	5
>3M	5	3	19	14	3
Total	45	38	77	114	65

## Presented by:

## Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of February - approximately 2.6 months of inventory.
- Sales Activity: 11 units were sold during February,
- Median Sales Price: \$820,000 during February
- Average price per sq.ft. in February was \$392
- Average Days-on-Market (DOM) is approximately 69 days
- Sold over Asking: On average, buyers paid 99% of list price in February



## 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
Feb-24	27	15	11	2.6	\$1,024,172	\$820,000	\$1,009,318	69	\$409	\$392	99%
Jan-24	23	14	8	2.2	\$790,118	\$778,500	\$783,125	50	\$407	\$289	99%
Dec-23	25	5	13	1.8	\$879,068	\$835,000	\$869,461	30	\$394	\$360	99%
Nov-23	31	10	12	2.1	\$835,139	\$781,250	\$828,958	49	\$375	\$360	99%
Oct-23	39	9	16	2.4	\$1,021,468	\$867,500	\$980,170	71	\$362	\$363	97%
Sep-23	35	12	17	2.1	\$992,917	\$827,000	\$961,323	41	\$373	\$372	98%
Aug-23	41	12	15	2.2	\$918,933	\$815,000	\$909,466	24	\$389	\$377	100%
Jul-23	46	11	19	2.3	\$1,063,204	\$900,000	\$1,064,578	25	\$400	\$376	100%
Jun-23	43	15	25	1.9	\$870,839	\$785,000	\$869,220	21	\$413	\$366	100%
May-23	36	17	20	1.9	\$1,004,181	\$876,750	\$979,463	26	\$428	\$380	99%
Apr-23	41	14	22	2.5	\$907,879	\$844,000	\$892,242	39	\$433	\$364	99%
Mar-23	31	19	16	2.4	\$1,055,314	\$800,000	\$962,625	54	\$460	\$341	96%
Feb-23	37	11	12	2.6	\$1,004,165	\$730,000	\$949,916	68	\$446	\$286	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
Feb-24	11	-8.33%	\$1,110,549	0.406%	\$820,000	12.3%	\$1,009,318	6.25%	69	1.47%	99%
Feb-23	12	-42.9%	\$1,106,056	-5.46%	\$730,000	-7.83%	\$949,916	18.9%	68	25.9%	98%
Feb-22	21	-30%	\$1,169,993	48.4%	\$792,000	6.38%	\$798,619	-4.15%	54	108%	100%

## Sales Activity and Price Trends

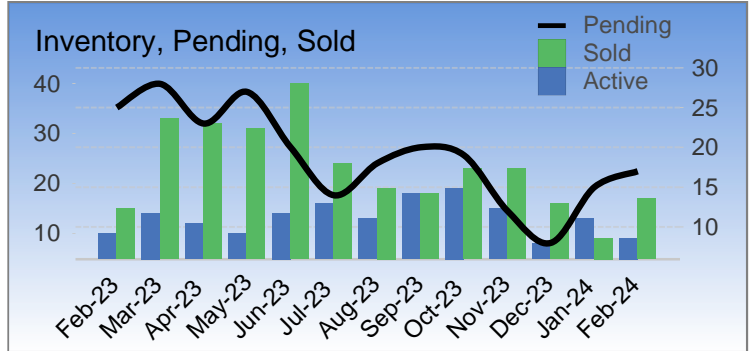
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	1	2	7
\$500-599K	0	0	1	8	15
\$600-699K	0	7	10	17	9
\$700-799K	11	11	12	17	4
\$800-899K	2	2	10	7	2
\$900-999K	1	0	7	6	1
\$1-1.299M	3	2	2	5	1
\$1.3-1.699M	2	0	2	3	0
\$1.7-1.999M	0	0	0	1	0
\$2-2.999M	0	0	1	0	0
>3M	0	2	0	0	0
Total	19	24	46	66	39

## Presented by:



## Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of February - approximately 0.6 months of inventory.
- Sales Activity: 17 units were sold during February,
- Median Sales Price: \$1,630,000 during February
- Average price per sq.ft. in February was \$762
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 105% of list price in February



## 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
Feb-24	9	17	17	0.6	\$1,608,451	\$1,630,000	\$1,680,683	11	\$786	\$762	105%
Jan-24	13	15	9	0.8	\$1,351,765	\$1,428,628	\$1,372,347	25	\$785	\$790	102%
Dec-23	8	8	16	0.4	\$1,719,742	\$1,650,000	\$1,738,493	16	\$736	\$769	101%
Nov-23	15	12	23	0.7	\$1,791,321	\$1,730,000	\$1,808,918	19	\$743	\$698	101%
Oct-23	19	19	23	1.0	\$1,728,405	\$1,600,000	\$1,756,573	14	\$752	\$757	102%
Sep-23	18	20	18	0.9	\$1,843,604	\$1,752,500	\$1,867,583	13	\$708	\$778	103%
Aug-23	13	18	19	0.5	\$2,032,281	\$2,100,000	\$2,093,888	10	\$693	\$802	104%
Jul-23	16	14	24	0.5	\$1,612,539	\$1,517,500	\$1,728,666	10	\$737	\$822	108%
Jun-23	14	20	40	0.4	\$1,659,738	\$1,690,003	\$1,756,750	8	\$727	\$756	107%
May-23	10	27	31	0.3	\$1,609,478	\$1,540,000	\$1,677,828	8	\$756	\$764	105%
Apr-23	12	23	32	0.5	\$1,613,371	\$1,535,000	\$1,636,809	14	\$740	\$741	103%
Mar-23	14	28	33	0.8	\$1,654,982	\$1,457,000	\$1,653,130	29	\$728	\$720	102%
Feb-23	10	25	15	0.7	\$1,513,501	\$1,420,000	\$1,552,042	18	\$703	\$727	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
Feb-24	17	13.3%	\$1,746,866	12.1%	\$1,630,000	14.8%	\$1,680,683	8.29%	11	-38.9%	105%
Feb-23	15	-46.4%	\$1,558,304	0.716%	\$1,420,000	-16.9%	\$1,552,042	-10.9%	18	125%	104%
Feb-22	28	-15.2%	\$1,547,227	19.4%	\$1,709,125	23.4%	\$1,741,951	18.3%	8	14.3%	116%

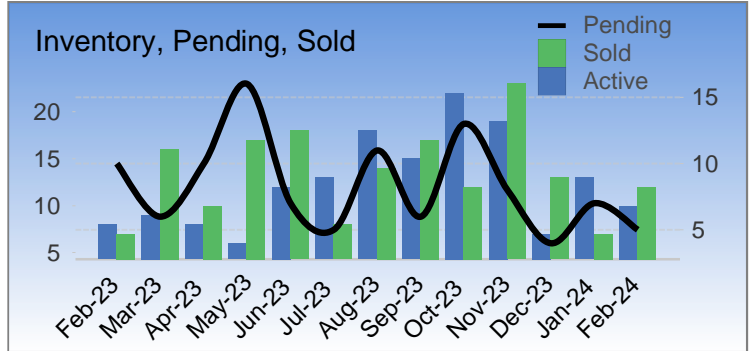
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	2
\$800-899K	0	0	0	2	4
\$900-999K	0	1	1	6	9
\$1-1.299M	6	6	5	25	8
\$1.3-1.699M	13	13	18	21	10
\$1.7-1.999M	3	1	16	10	0
\$2-2.999M	4	5	9	4	2
>3M	0	0	1	0	0
Total	26	26	50	68	35

## Presented by:

## Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 12 units were sold during February,
- Median Sales Price: \$1,364,000 during February
- Average price per sq.ft. in February was \$798
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 122% of list price in February



## 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
Feb-24	10	5	12	0.9	\$1,195,574	\$1,364,000	\$1,479,750	18	\$672	\$798	122%
Jan-24	13	7	7	1.0	\$1,043,857	\$1,078,000	\$1,078,285	47	\$683	\$602	105%
Dec-23	7	4	13	0.4	\$1,101,299	\$1,184,000	\$1,208,769	25	\$664	\$736	111%
Nov-23	19	8	23	1.1	\$1,079,386	\$1,105,000	\$1,207,977	17	\$643	\$773	115%
Oct-23	22	13	12	1.5	\$962,333	\$1,087,500	\$1,131,666	22	\$633	\$880	119%
Sep-23	15	6	17	1.2	\$937,526	\$941,500	\$1,119,529	21	\$604	\$835	121%
Aug-23	18	11	14	1.4	\$999,667	\$910,000	\$1,101,829	26	\$665	\$818	109%
Jul-23	13	5	8	0.9	\$1,075,375	\$1,392,500	\$1,324,250	11	\$731	\$782	125%
Jun-23	12	7	18	0.8	\$1,066,497	\$1,237,500	\$1,243,555	13	\$767	\$815	118%
May-23	6	16	17	0.5	\$1,096,529	\$1,210,000	\$1,269,382	19	\$566	\$786	117%
Apr-23	8	10	10	0.7	\$996,789	\$1,100,000	\$1,113,500	22	\$599	\$843	113%
Mar-23	9	6	16	0.9	\$1,098,212	\$1,155,000	\$1,198,750	29	\$596	\$739	110%
Feb-23	8	10	7	0.8	\$1,240,714	\$1,400,000	\$1,387,857	11	\$643	\$762	112%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	12	71.4%	\$1,219,700	5.93%	\$1,364,000	-2.57%	\$1,479,750	6.62%	18	63.6%	122%
Feb-23	7	-53.3%	\$1,151,431	6.91%	\$1,400,000	12%	\$1,387,857	3.71%	11	-35.3%	112%
Feb-22	15	114%	\$1,077,000	15.6%	\$1,250,000	0%	\$1,338,192	8.37%	17	113%	127%

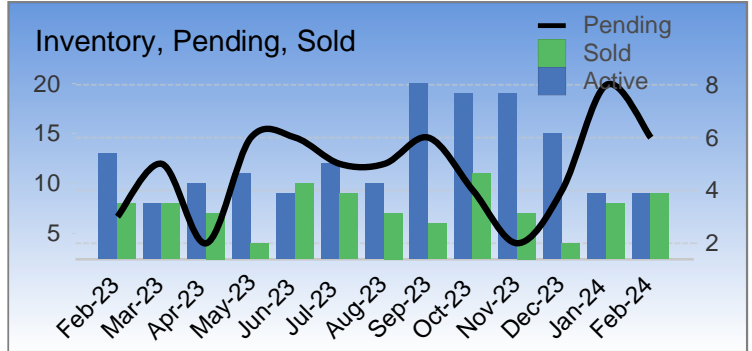
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	2	0	0	1
\$700-799K	0	1	1	1	3
\$800-899K	3	3	1	2	4
\$900-999K	4	3	1	1	6
\$1-1.299M	4	3	9	7	2
\$1.3-1.699M	5	6	5	5	2
\$1.7-1.999M	0	2	4	0	0
\$2-2.999M	2	0	3	0	0
>3M	1	0	0	0	0
Total	19	20	24	16	18

## Presented by:

## Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 9 units were sold during February,
- Median Sales Price: \$755,000 during February
- Average price per sq.ft. in February was \$444
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 101% of list price in February



## 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
Feb-24	9	6	9	1.4	\$721,988	\$755,000	\$732,890	29	\$581	\$444	101%
Jan-24	9	8	8	1.4	\$693,274	\$707,500	\$711,375	27	\$525	\$394	102%
Dec-23	15	4	4	2.3	\$857,250	\$712,500	\$870,000	54	\$543	\$559	104%
Nov-23	19	2	7	2.4	\$745,142	\$716,000	\$806,428	28	\$553	\$504	108%
Oct-23	19	4	11	2.5	\$759,090	\$749,000	\$800,454	24	\$533	\$521	105%
Sep-23	20	6	6	2.9	\$723,973	\$735,000	\$745,083	36	\$508	\$555	103%
Aug-23	10	5	7	1.2	\$750,128	\$740,000	\$775,714	24	\$501	\$578	103%
Jul-23	12	5	9	1.6	\$719,315	\$750,000	\$718,111	43	\$544	\$478	100%
Jun-23	9	6	10	1.3	\$840,684	\$894,000	\$883,488	27	\$468	\$470	105%
May-23	11	6	4	2.1	\$740,747	\$840,000	\$765,750	18	\$465	\$429	103%
Apr-23	10	2	7	1.3	\$655,000	\$610,000	\$682,285	37	\$439	\$462	106%
Mar-23	8	5	8	1.5	\$825,611	\$837,500	\$811,875	45	\$422	\$416	99%
Feb-23	13	3	8	2.8	\$733,227	\$707,109	\$729,422	40	\$439	\$499	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
Feb-24	9	12.5%	\$841,500	27%	\$755,000	6.77%	\$732,890	0.475%	29	-27.5%	101%
Feb-23	8	33.3%	\$662,690	-10.1%	\$707,109	-22.3%	\$729,422	-23.9%	40	300%	100%
Feb-22	6	0%	\$736,991	-6.02%	\$910,000	32.4%	\$958,333	31.2%	10	-9.09%	116%

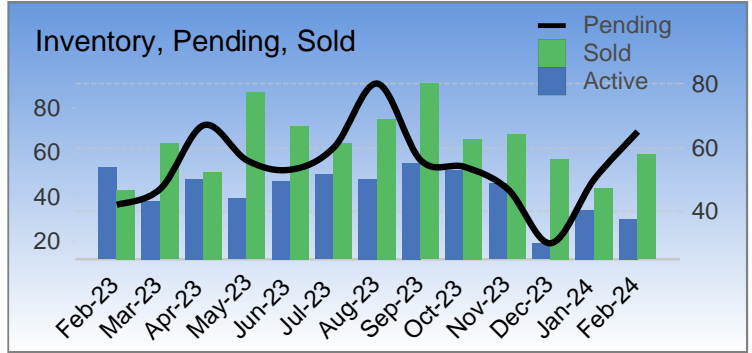
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	0	1	0	5
\$500-599K	3	2	0	1	4
\$600-699K	4	3	6	6	5
\$700-799K	5	2	0	3	3
\$800-899K	2	2	5	1	0
\$900-999K	0	1	2	2	0
\$1-1.299M	2	0	1	1	0
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	1	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	17	10	17	14	17

## Presented by:

## Market Activity Summary:

- Inventory: 31 units were listed for sale as of the last day of February - approximately 0.6 months of inventory.
- Sales Activity: 59 units were sold during February,
- Median Sales Price: \$1,725,000 during February
- Average price per sq.ft. in February was \$1,069
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 109% of list price in February



## 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
Feb-24	30	65	59	0.6	\$1,704,415	\$1,725,000	\$1,840,093	10	\$929	\$1,069	109%
Jan-24	34	50	44	0.6	\$1,714,332	\$1,560,000	\$1,804,452	22	\$1,018	\$993	106%
Dec-23	19	30	57	0.3	\$1,541,234	\$1,511,562	\$1,608,546	15	\$946	\$999	105%
Nov-23	46	47	68	0.6	\$1,645,158	\$1,520,000	\$1,697,108	15	\$947	\$997	104%
Oct-23	52	54	66	0.7	\$1,770,692	\$1,710,000	\$1,868,206	14	\$941	\$1,002	106%
Sep-23	55	56	91	0.8	\$1,750,465	\$1,675,000	\$1,856,582	12	\$1,007	\$977	107%
Aug-23	48	80	75	0.7	\$1,603,435	\$1,611,700	\$1,713,447	15	\$996	\$992	108%
Jul-23	50	60	64	0.7	\$1,653,920	\$1,623,000	\$1,755,139	12	\$979	\$997	106%
Jun-23	47	53	72	0.7	\$1,803,696	\$1,640,500	\$1,901,673	13	\$1,055	\$998	107%
May-23	39	56	87	0.6	\$1,625,425	\$1,601,000	\$1,735,716	13	\$1,091	\$996	108%
Apr-23	48	67	51	0.9	\$1,499,249	\$1,480,000	\$1,571,180	13	\$969	\$950	106%
Mar-23	38	47	64	0.8	\$1,618,379	\$1,510,000	\$1,661,382	19	\$914	\$944	104%
Feb-23	53	42	43	1.2	\$1,479,241	\$1,460,000	\$1,488,967	31	\$914	\$903	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
Feb-24	59	37.2%	\$1,780,992	10.8%	\$1,725,000	18.2%	\$1,840,093	23.6%	10	-67.7%	109%
Feb-23	43	-33.8%	\$1,607,679	-10.7%	\$1,460,000	-16.8%	\$1,488,967	-25.7%	31	182%	101%
Feb-22	65	-8.45%	\$1,800,046	30.9%	\$1,755,000	32%	\$2,003,357	30.6%	11	-31.3%	118%

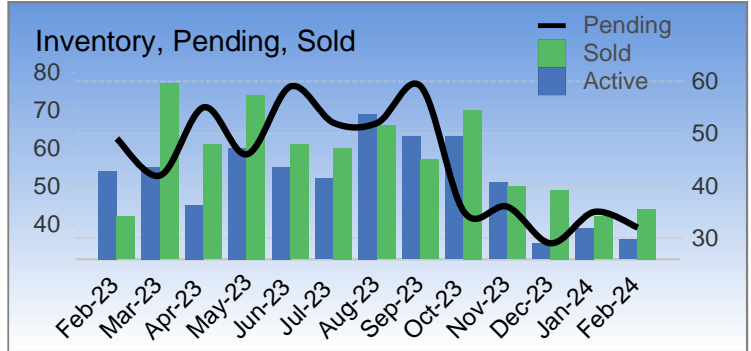
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	1	0
\$700-799K	0	1	0	0	7
\$800-899K	0	5	1	4	5
\$900-999K	0	7	2	8	11
\$1-1.299M	8	17	9	63	50
\$1.3-1.699M	44	35	46	45	23
\$1.7-1.999M	26	8	36	15	6
\$2-2.999M	18	8	24	21	9
>3M	7	3	11	7	2
Total	103	84	129	164	113

Presented by:

## Market Activity Summary:

- Inventory: 38 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 44 units were sold during February,
- Median Sales Price: \$1,037,500 during February
- Average price per sq.ft. in February was \$662
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 105% of list price in February



## 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
Feb-24	36	32	44	0.8	\$1,066,693	\$1,037,500	\$1,110,125	21	\$695	\$662	105%
Jan-24	39	35	42	0.9	\$1,007,243	\$895,500	\$1,030,846	36	\$634	\$644	103%
Dec-23	35	29	49	0.6	\$1,070,692	\$960,000	\$1,081,883	18	\$662	\$630	101%
Nov-23	51	36	50	0.9	\$1,016,454	\$897,500	\$1,035,537	18	\$672	\$623	103%
Oct-23	63	35	70	1.0	\$966,195	\$922,500	\$996,181	19	\$650	\$636	103%
Sep-23	63	59	57	1.1	\$1,015,075	\$970,000	\$1,069,673	13	\$633	\$642	107%
Aug-23	69	52	66	1.1	\$988,745	\$917,500	\$1,030,689	16	\$635	\$654	105%
Jul-23	52	52	60	0.8	\$996,103	\$910,000	\$1,041,481	20	\$652	\$640	106%
Jun-23	55	59	61	0.9	\$960,155	\$920,000	\$1,014,491	16	\$636	\$656	107%
May-23	60	46	74	0.9	\$998,291	\$905,000	\$1,046,190	18	\$636	\$628	105%
Apr-23	45	55	61	0.8	\$909,897	\$835,000	\$948,325	22	\$626	\$649	104%
Mar-23	55	42	77	1.2	\$976,940	\$875,000	\$998,734	30	\$674	\$605	103%
Feb-23	54	49	42	1.4	\$943,435	\$872,500	\$955,893	27	\$667	\$611	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
Feb-24	44	4.76%	\$984,635	2.31%	\$1,037,500	18.9%	\$1,110,125	16.1%	21	-22.2%	105%
Feb-23	42	-35.4%	\$962,419	-3.08%	\$872,500	-14.5%	\$955,893	-12.7%	27	68.8%	101%
Feb-22	65	16.1%	\$993,024	13.6%	\$1,020,000	17.9%	\$1,095,455	16.4%	16	45.5%	115%

## Sales Activity and Price Trends

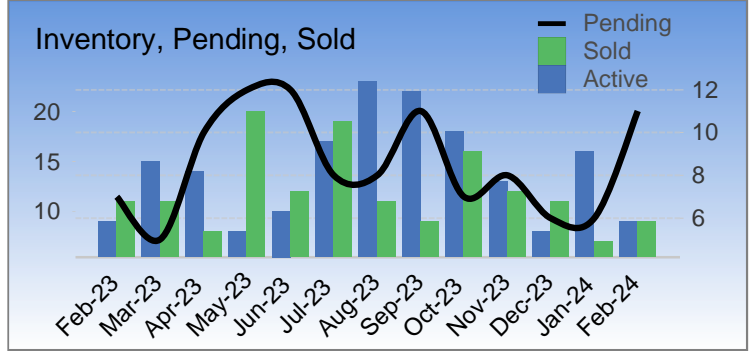
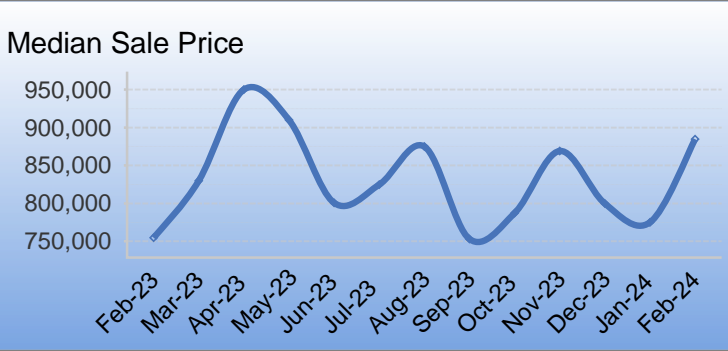
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	1	0	4
\$500-599K	0	1	1	1	11
\$600-699K	4	7	7	17	37
\$700-799K	9	13	11	30	19
\$800-899K	19	27	22	28	9
\$900-999K	16	9	19	16	7
\$1-1.299M	21	14	32	12	12
\$1.3-1.699M	10	4	19	10	1
\$1.7-1.999M	5	1	3	7	0
\$2-2.999M	2	0	3	1	0
>3M	0	0	0	0	0
Total	86	76	118	122	100

## Presented by:



## Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of February - approximately 1.0 months of inventory.
- Sales Activity: 9 units were sold during February,
- Median Sales Price: \$885,000 during February
- Average price per sq.ft. in February was \$440
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 102% of list price in February



## 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
Feb-24	9	11	9	1.0	\$842,494	\$885,000	\$856,111	17	\$496	\$440	102%
Jan-24	16	6	7	1.6	\$831,669	\$775,000	\$823,914	46	\$462	\$427	99%
Dec-23	8	6	11	0.6	\$811,671	\$800,000	\$855,004	21	\$476	\$437	106%
Nov-23	13	8	12	1.1	\$851,729	\$869,033	\$844,838	37	\$457	\$438	100%
Oct-23	18	7	16	1.7	\$739,687	\$787,500	\$764,312	33	\$464	\$437	105%
Sep-23	22	11	9	1.9	\$753,411	\$753,000	\$768,977	23	\$422	\$467	102%
Aug-23	23	8	11	1.6	\$926,717	\$875,000	\$953,545	28	\$437	\$456	103%
Jul-23	17	8	19	1.1	\$753,736	\$825,000	\$793,894	15	\$454	\$460	106%
Jun-23	10	12	12	1.1	\$793,329	\$801,000	\$805,141	16	\$429	\$462	102%
May-23	8	12	20	0.8	\$817,444	\$910,000	\$838,100	25	\$418	\$425	102%
Apr-23	14	10	8	1.8	\$926,875	\$950,000	\$937,492	44	\$430	\$416	102%
Mar-23	15	5	11	1.4	\$831,615	\$830,000	\$853,409	25	\$439	\$463	102%
Feb-23	9	7	11	1.0	\$742,626	\$755,000	\$751,454	46	\$447	\$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
Feb-24	9	-18.2%	\$846,805	5.72%	\$885,000	17.2%	\$856,111	13.9%	17	-63%	102%
Feb-23	11	10%	\$800,983	-13.2%	\$755,000	-20.5%	\$751,454	-22.9%	46	156%	101%
Feb-22	10	-28.6%	\$922,542	4.73%	\$950,000	29.3%	\$975,000	23.8%	18	0%	108%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	2	1	3	7
\$500-599K	0	2	1	2	5
\$600-699K	1	4	2	4	10
\$700-799K	5	7	6	9	6
\$800-899K	4	2	2	7	4
\$900-999K	4	4	7	4	0
\$1-1.299M	0	1	5	4	0
\$1.3-1.699M	1	0	1	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	25	33	32

## Presented by:



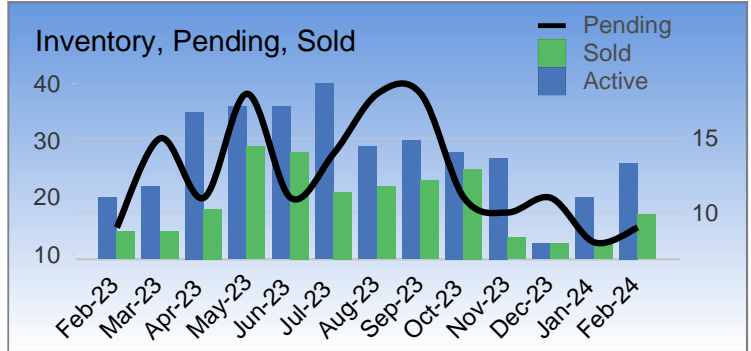
Includes Hercules and Rodeo

© 2024, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of February - approximately 1.9 months of inventory.
- Sales Activity: 17 units were sold during February,
- Median Sales Price: \$2,480,000 during February
- Average price per sq.ft. in February was \$846
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 103% of list price in February



## 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
Feb-24	26	9	17	1.9	\$2,624,464	\$2,480,000	\$2,667,718	12	\$886	\$846	103%
Jan-24	20	8	12	1.6	\$1,498,500	\$1,325,000	\$1,497,136	38	\$843	\$730	101%
Dec-23	12	11	12	0.7	\$2,019,250	\$1,607,500	\$2,004,285	32	\$863	\$725	102%
Nov-23	27	10	13	1.4	\$2,063,076	\$1,820,000	\$2,037,538	28	\$865	\$787	100%
Oct-23	28	11	25	1.2	\$2,014,440	\$1,750,000	\$2,006,900	27	\$847	\$809	101%
Sep-23	30	18	23	1.4	\$1,922,217	\$1,785,000	\$1,952,304	33	\$850	\$785	103%
Aug-23	29	18	22	1.2	\$2,522,318	\$1,735,500	\$2,569,845	22	\$804	\$874	103%
Jul-23	40	14	21	1.5	\$2,023,995	\$1,745,000	\$2,077,884	25	\$809	\$850	103%
Jun-23	36	11	28	1.4	\$2,558,357	\$1,967,500	\$2,547,107	26	\$845	\$834	100%
May-23	36	18	29	1.8	\$2,343,793	\$2,300,000	\$2,314,317	21	\$863	\$881	100%
Apr-23	35	11	18	2.3	\$2,557,261	\$2,475,000	\$2,653,500	7	\$839	\$907	106%
Mar-23	22	15	14	1.9	\$1,977,785	\$1,780,758	\$1,983,512	22	\$799	\$869	102%
Feb-23	20	9	14	1.5	\$2,325,920	\$1,880,000	\$2,335,000	16	\$821	\$818	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
Feb-24	17	21.4%	\$2,702,185	0.0856%	\$2,480,000	31.9%	\$2,667,718	14.2%	12	-25%	103%
Feb-23	14	-44%	\$2,699,875	-1.58%	\$1,880,000	-34%	\$2,335,000	-20.5%	16	0%	100%
Feb-22	25	-7.41%	\$2,743,097	48.4%	\$2,850,000	59.7%	\$2,938,616	43.8%	16	-48.4%	109%

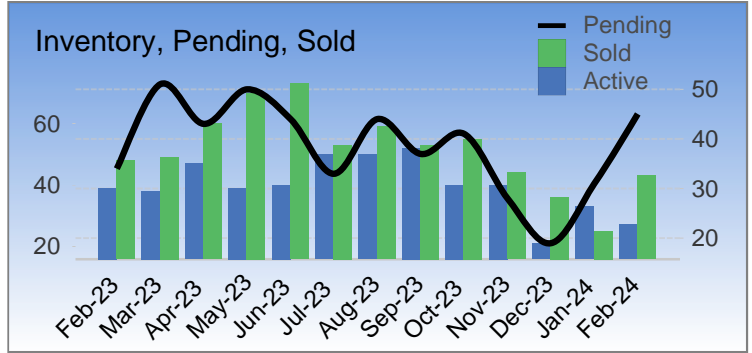
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	1	1	0	2
\$1-1.299M	6	4	0	7	1
\$1.3-1.699M	4	5	6	16	8
\$1.7-1.999M	5	3	8	6	4
\$2-2.999M	7	4	11	12	6
>3M	6	4	12	7	2
Total	29	21	38	48	23

## Presented by:

## Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 43 units were sold during February,
- Median Sales Price: \$1,310,000 during February
- Average price per sq.ft. in February was \$752
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 105% of list price in February



## 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
Feb-24	27	45	43	0.8	\$1,408,281	\$1,310,000	\$1,465,534	22	\$836	\$752	105%
Jan-24	33	31	25	0.9	\$1,226,864	\$1,250,000	\$1,236,079	23	\$781	\$695	101%
Dec-23	21	19	36	0.5	\$1,165,503	\$1,148,750	\$1,190,937	15	\$821	\$697	103%
Nov-23	40	28	44	0.8	\$1,263,508	\$1,125,000	\$1,269,235	21	\$745	\$670	101%
Oct-23	40	41	55	0.7	\$1,216,837	\$1,200,000	\$1,273,772	13	\$761	\$701	105%
Sep-23	52	37	53	0.9	\$1,283,917	\$1,241,000	\$1,330,868	13	\$747	\$708	104%
Aug-23	50	44	59	0.8	\$1,390,497	\$1,335,000	\$1,460,703	13	\$728	\$712	106%
Jul-23	50	33	53	0.8	\$1,209,204	\$1,126,000	\$1,272,937	11	\$741	\$735	106%
Jun-23	40	44	73	0.6	\$1,289,640	\$1,200,000	\$1,346,999	10	\$835	\$715	105%
May-23	39	50	70	0.7	\$1,267,218	\$1,152,500	\$1,313,971	14	\$811	\$689	105%
Apr-23	47	43	60	0.9	\$1,226,456	\$1,229,500	\$1,269,671	16	\$673	\$647	104%
Mar-23	38	51	49	0.8	\$1,198,200	\$1,110,101	\$1,227,920	17	\$653	\$697	103%
Feb-23	39	34	48	0.8	\$1,159,238	\$1,037,500	\$1,166,360	21	\$702	\$657	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
Feb-24	43	-10.4%	\$1,356,622	6.74%	\$1,310,000	26.3%	\$1,465,534	25.7%	22	4.76%	105%
Feb-23	48	-31.4%	\$1,270,957	6.23%	\$1,037,500	-13.5%	\$1,166,360	-9.11%	21	163%	101%
Feb-22	70	14.8%	\$1,196,399	11.6%	\$1,200,000	23.1%	\$1,283,328	15.1%	8	14.3%	116%

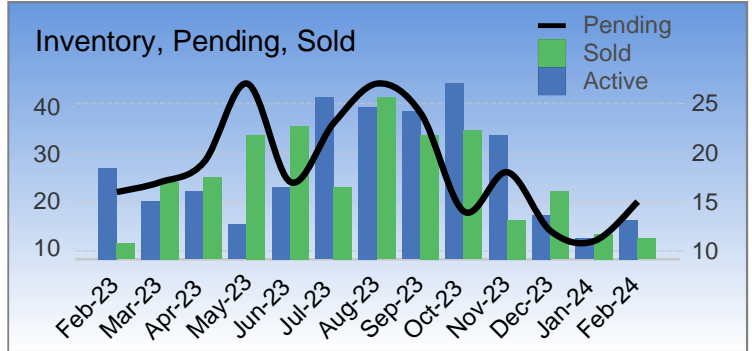
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	1	0	0	0
\$500-599K	0	0	0	1	3
\$600-699K	0	2	1	7	15
\$700-799K	2	6	4	6	21
\$800-899K	3	11	8	26	21
\$900-999K	8	19	11	22	16
\$1-1.299M	24	29	48	26	16
\$1.3-1.699M	14	14	30	24	6
\$1.7-1.999M	9	2	12	4	2
\$2-2.999M	8	4	5	4	2
>3M	0	1	1	0	0
Total	68	89	120	120	102

## Presented by:

## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of February.
- 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
Feb-24	16	15	12	1.0	\$890,115	\$853,000	\$898,115	21	\$509	\$504	101%
Jan-24	12	11	13	0.7	\$843,307	\$835,000	\$851,676	32	\$553	\$470	102%
Dec-23	17	12	22	0.8	\$819,709	\$810,000	\$824,201	31	\$499	\$496	101%
Nov-23	34	18	16	1.2	\$850,796	\$821,500	\$857,937	23	\$465	\$498	101%
Oct-23	45	14	35	1.2	\$903,180	\$802,500	\$903,144	28	\$473	\$529	100%
Sep-23	39	24	34	1.2	\$789,717	\$790,000	\$812,824	14	\$464	\$525	104%
Aug-23	40	27	42	1.2	\$826,987	\$872,500	\$845,756	13	\$485	\$523	101%
Jul-23	42	23	23	1.4	\$913,334	\$779,000	\$906,840	33	\$489	\$496	101%
Jun-23	23	17	36	0.8	\$868,431	\$815,500	\$899,907	19	\$492	\$547	104%
May-23	15	27	34	0.6	\$830,874	\$850,000	\$863,833	20	\$473	\$530	104%
Apr-23	22	19	25	1.2	\$849,560	\$765,250	\$848,357	21	\$544	\$510	100%
Mar-23	20	17	24	1.2	\$720,775	\$760,000	\$751,537	17	\$521	\$508	104%
Feb-23	27	16	11	1.9	\$825,697	\$807,000	\$839,058	27	\$539	\$437	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	12	9.09%	\$872,455	23.7%	\$853,000	5.7%	\$898,115	7.04%	21	-22.2%	101%
Feb-23	11	-35.3%	\$705,061	-22.1%	\$807,000	-5.5%	\$839,058	-7.94%	27	58.8%	103%
Feb-22	17	-37%	\$904,927	4.16%	\$853,990	8.44%	\$911,470	12%	17	13.3%	108%

## Sales Activity and Price Trends

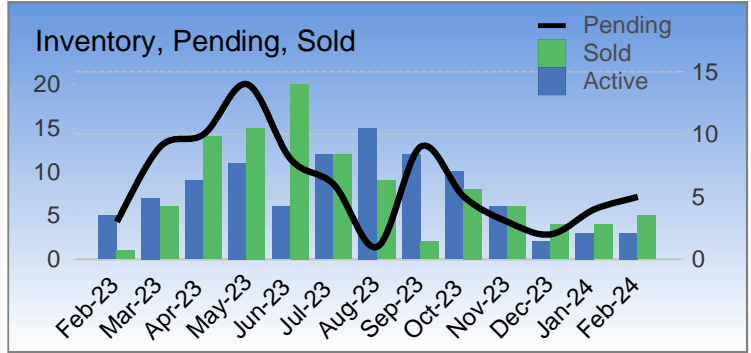
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	3	1	6	5
\$500-599K	1	4	5	7	13
\$600-699K	2	7	7	9	10
\$700-799K	7	3	8	15	8
\$800-899K	4	9	11	11	7
\$900-999K	5	1	9	5	1
\$1-1.299M	5	2	8	7	0
\$1.3-1.699M	1	2	3	1	1
\$1.7-1.999M	0	0	1	1	1
\$2-2.999M	0	1	0	1	0
>3M	0	0	0	0	0
Total	26	32	53	63	46

## Presented by:



## Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of February - approximately 0.7 months of inventory.
- Sales Activity: 5 units were sold during February,
- Median Sales Price: \$1,728,000 during February
- Average price per sq.ft. in February was \$773
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 102% of list price in February



## 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
Feb-24	3	5	5	0.7	\$1,953,000	\$1,728,000	\$1,983,600	9	\$741	\$773	102%
Jan-24	3	4	4	0.6	\$1,709,700	\$1,675,000	\$1,749,950	15	\$676	\$792	104%
Dec-23	2	2	4	0.3	\$2,005,222	\$1,917,500	\$1,927,475	51	\$706	\$721	96%
Nov-23	6	3	6	1.1	\$1,675,980	\$1,648,000	\$1,717,666	36	\$763	\$847	103%
Oct-23	10	5	8	1.6	\$1,852,875	\$1,685,000	\$1,863,125	20	\$796	\$764	100%
Sep-23	12	9	2	1.6	\$2,922,500	\$2,925,000	\$2,925,000	20	\$803	\$848	101%
Aug-23	15	1	9	1.1	\$2,067,333	\$2,105,000	\$2,096,111	21	\$771	\$843	101%
Jul-23	12	6	12	0.8	\$1,828,666	\$1,760,000	\$1,878,083	12	\$825	\$780	103%
Jun-23	6	8	20	0.4	\$2,046,644	\$2,103,000	\$2,149,336	10	\$775	\$868	106%
May-23	11	14	15	0.9	\$1,781,600	\$1,735,000	\$1,854,366	17	\$763	\$879	104%
Apr-23	9	10	14	1.3	\$2,082,440	\$1,952,500	\$2,153,761	9	\$792	\$854	105%
Mar-23	7	9	6	1.8	\$2,014,166	\$2,062,500	\$2,165,000	25	\$788	\$897	107%
Feb-23	5	3	1	1.1	\$2,525,000	\$2,625,000	\$2,625,000	4	\$808	\$845	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
Feb-24	5	400%	\$1,976,166	-18.3%	\$1,728,000	-34.2%	\$1,983,600	-24.4%	9	125%	102%
Feb-23	1	-88.9%	\$2,419,000	26.2%	\$2,625,000	23.5%	\$2,625,000	29.4%	4	-20%	104%
Feb-22	9	-30.8%	\$1,917,245	4.85%	\$2,125,000	31.2%	\$2,029,111	16.4%	5	-16.7%	113%

## Sales Activity and Price Trends

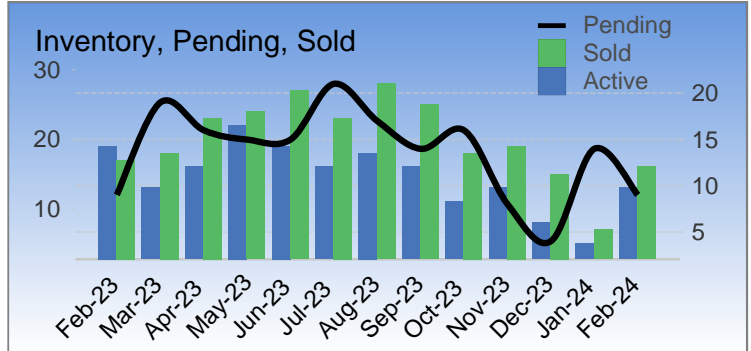
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	1	0	0	2	4
\$1.3-1.699M	4	2	4	13	9
\$1.7-1.999M	1	4	3	6	2
\$2-2.999M	3	1	6	6	3
>3M	0	0	1	0	0
Total	9	7	14	27	18

## Presented by:



## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of February - approximately 1.0 months of inventory.
- Sales Activity: 16 units were sold during February,
- Median Sales Price: \$1,400,404 during February
- Average price per sq.ft. in February was \$917
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 109% of list price in February



## 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
Feb-24	13	9	16	1.0	\$1,250,423	\$1,400,404	\$1,371,059	15	\$784	\$917	109%
Jan-24	5	14	7	0.4	\$1,639,119	\$1,720,000	\$1,665,857	23	\$717	\$768	102%
Dec-23	8	4	15	0.5	\$1,274,399	\$1,280,000	\$1,271,459	13	\$817	\$808	101%
Nov-23	13	8	19	0.7	\$1,226,245	\$1,288,000	\$1,244,116	19	\$747	\$848	101%
Oct-23	11	16	18	0.6	\$1,380,229	\$1,412,775	\$1,411,308	8	\$824	\$775	102%
Sep-23	16	14	25	0.7	\$1,287,657	\$1,310,004	\$1,343,084	16	\$785	\$843	105%
Aug-23	18	17	28	0.7	\$1,243,238	\$1,337,500	\$1,326,964	11	\$757	\$822	107%
Jul-23	16	21	23	0.6	\$1,210,979	\$1,200,000	\$1,275,304	13	\$778	\$810	106%
Jun-23	19	15	27	0.8	\$1,257,832	\$1,360,000	\$1,347,370	19	\$786	\$849	108%
May-23	22	15	24	1.1	\$1,264,768	\$1,300,500	\$1,342,070	11	\$772	\$826	107%
Apr-23	16	16	23	0.9	\$1,173,203	\$1,205,000	\$1,227,821	12	\$791	\$785	105%
Mar-23	13	19	18	0.9	\$1,208,318	\$1,142,500	\$1,207,277	19	\$814	\$780	100%
Feb-23	19	9	17	1.2	\$1,158,836	\$1,155,000	\$1,186,058	19	\$795	\$789	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
Feb-24	16	-5.88%	\$1,333,651	9.44%	\$1,400,404	21.2%	\$1,371,059	15.6%	15	-21.1%	109%
Feb-23	17	30.8%	\$1,218,601	-13.8%	\$1,155,000	-16.6%	\$1,186,058	-15.4%	19	111%	102%
Feb-22	13	-43.5%	\$1,414,105	29.5%	\$1,385,000	20.4%	\$1,401,384	24.6%	9	-10%	118%

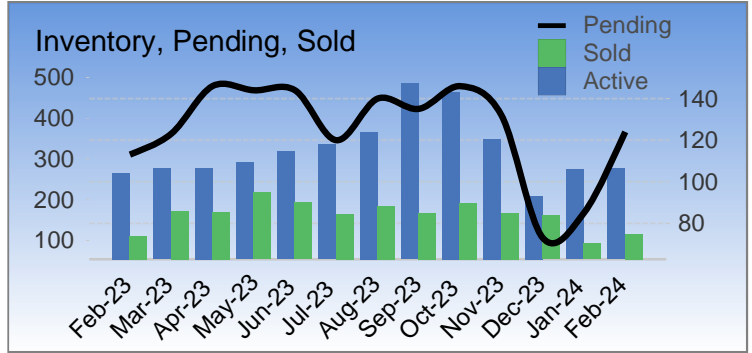
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	1	0	1	7
\$800-899K	0	4	0	5	5
\$900-999K	2	9	1	7	7
\$1-1.299M	6	8	8	24	7
\$1.3-1.699M	10	7	23	10	2
\$1.7-1.999M	4	0	1	1	0
\$2-2.999M	1	1	1	0	0
>3M	0	0	0	0	1
Total	23	30	34	48	29

Presented by:

## Market Activity Summary:

- Inventory: 280 units were listed for sale as of the last day of February - approximately 2.3 months of inventory.
- Sales Activity: 116 units were sold during February,
- Median Sales Price: \$927,500 during February
- Average price per sq.ft. in February was \$636
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 110% of list price in February



## 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
Feb-24	276	124	116	2.3	\$1,053,386	\$927,500	\$1,169,712	32	\$590	\$636	110%
Jan-24	274	85	93	2.0	\$808,435	\$725,000	\$845,610	47	\$574	\$550	103%
Dec-23	209	73	161	1.2	\$1,097,708	\$955,000	\$1,144,322	31	\$567	\$631	106%
Nov-23	349	132	167	2.0	\$1,059,489	\$1,050,000	\$1,168,034	28	\$557	\$634	110%
Oct-23	464	146	192	2.6	\$1,085,350	\$1,129,000	\$1,221,594	23	\$583	\$712	112%
Sep-23	485	135	167	2.9	\$1,097,026	\$1,125,000	\$1,242,376	28	\$583	\$709	112%
Aug-23	366	140	185	2.1	\$1,031,237	\$975,000	\$1,133,867	28	\$575	\$654	110%
Jul-23	336	120	165	1.8	\$1,073,888	\$1,020,000	\$1,193,431	22	\$577	\$682	112%
Jun-23	318	144	193	1.7	\$1,146,646	\$1,075,000	\$1,294,574	21	\$605	\$706	113%
May-23	292	144	217	1.6	\$1,109,388	\$1,050,000	\$1,240,767	29	\$610	\$704	112%
Apr-23	278	146	169	1.9	\$1,044,711	\$950,000	\$1,181,505	29	\$602	\$658	112%
Mar-23	276	123	172	2.3	\$1,114,569	\$1,050,000	\$1,235,865	31	\$602	\$692	111%
Feb-23	265	113	110	2.4	\$1,003,737	\$845,000	\$1,095,526	38	\$586	\$680	108%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	116	5.45%	\$1,249,065	10.6%	\$927,500	9.76%	\$1,169,712	6.77%	32	-15.8%	110%
Feb-23	110	-29.9%	\$1,128,853	8.8%	\$845,000	-15.9%	\$1,095,526	-11.8%	38	72.7%	108%
Feb-22	157	-21.9%	\$1,037,563	3.08%	\$1,005,000	10.7%	\$1,241,501	18%	22	4.76%	121%

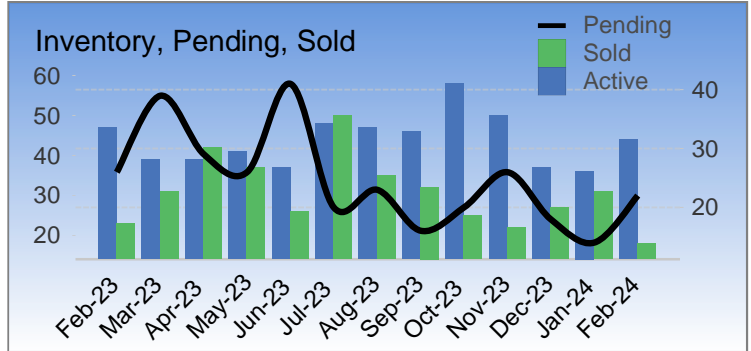
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	34	27	14	44	46
\$500-599K	30	30	34	45	43
\$600-699K	20	24	31	36	24
\$700-799K	21	18	25	42	22
\$800-899K	13	17	22	40	24
\$900-999K	10	7	26	33	15
\$1-1.299M	29	28	43	62	29
\$1.3-1.699M	22	20	47	59	22
\$1.7-1.999M	12	13	20	19	5
\$2-2.999M	15	12	19	21	7
>3M	3	4	11	7	3
Total	209	200	292	408	240

## Presented by:

## Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 18 units were sold during February,
- Median Sales Price: \$657,000 during February
- Average price per sq.ft. in February was \$356
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 100% of list price in February



## 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
Feb-24	44	22	18	1.8	\$697,996	\$657,000	\$694,333	23	\$411	\$356	100%
Jan-24	36	14	31	1.4	\$740,790	\$740,000	\$739,895	50	\$417	\$338	100%
Dec-23	37	18	27	1.6	\$669,084	\$660,000	\$672,094	56	\$387	\$361	100%
Nov-23	50	26	22	1.9	\$664,593	\$640,500	\$664,010	25	\$358	\$373	100%
Oct-23	58	20	25	1.9	\$700,492	\$689,000	\$700,997	26	\$358	\$339	100%
Sep-23	46	16	32	1.2	\$681,015	\$672,500	\$685,310	24	\$352	\$349	101%
Aug-23	47	23	35	1.3	\$715,227	\$695,000	\$717,985	20	\$362	\$340	101%
Jul-23	48	20	50	1.3	\$708,811	\$683,000	\$716,132	23	\$366	\$337	101%
Jun-23	37	41	26	1.1	\$746,611	\$722,500	\$766,534	15	\$380	\$377	103%
May-23	41	26	37	1.1	\$691,522	\$700,000	\$706,553	23	\$334	\$344	103%
Apr-23	39	29	42	1.3	\$676,770	\$686,147	\$680,563	36	\$327	\$331	101%
Mar-23	39	39	31	1.4	\$667,856	\$674,990	\$663,161	40	\$369	\$328	99%
Feb-23	47	26	23	1.7	\$652,772	\$640,000	\$646,194	30	\$311	\$341	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
Feb-24	18	-21.7%	\$742,125	5.6%	\$657,000	2.66%	\$694,333	7.45%	23	-23.3%	100%
Feb-23	23	-25.8%	\$702,798	-9.97%	\$640,000	-8.57%	\$646,194	-13.7%	30	57.9%	99%
Feb-22	31	-18.4%	\$780,628	14.3%	\$700,000	12%	\$748,972	13.3%	19	58.3%	102%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	2	6	3	9	24
\$500-599K	6	15	11	32	30
\$600-699K	15	19	23	30	10
\$700-799K	12	11	22	15	2
\$800-899K	7	3	12	2	1
\$900-999K	4	0	8	0	2
\$1-1.299M	3	1	3	2	0
\$1.3-1.699M	0	0	1	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	49	55	83	91	69

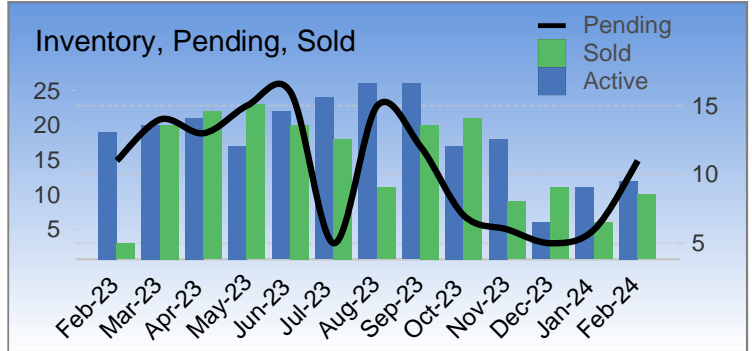
## Presented by:





## Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 10 units were sold during February,
- Median Sales Price: \$2,237,500 during February
- Average price per sq.ft. in February was \$904
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 103% of list price in February



## 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
Feb-24	12	11	10	1.3	\$2,566,200	\$2,237,500	\$2,621,500	41	\$965	\$904	103%
Jan-24	11	6	6	1.3	\$1,960,000	\$2,000,000	\$2,012,500	33	\$862	\$750	108%
Dec-23	6	5	11	0.4	\$1,854,727	\$1,600,000	\$1,805,454	20	\$856	\$774	98%
Nov-23	18	6	9	1.1	\$1,733,000	\$2,011,000	\$1,787,250	24	\$822	\$742	105%
Oct-23	17	7	21	1.0	\$2,110,809	\$2,000,000	\$2,092,904	26	\$799	\$773	101%
Sep-23	26	12	20	1.6	\$2,115,800	\$2,002,500	\$2,142,000	19	\$817	\$812	103%
Aug-23	26	15	11	1.6	\$2,161,817	\$2,200,000	\$2,201,363	19	\$802	\$790	103%
Jul-23	24	5	18	1.2	\$2,394,777	\$2,550,000	\$2,442,333	24	\$739	\$849	103%
Jun-23	22	16	20	1.0	\$1,909,300	\$1,925,000	\$2,046,150	14	\$793	\$880	107%
May-23	17	15	23	0.8	\$2,177,347	\$2,030,000	\$2,265,510	20	\$794	\$836	104%
Apr-23	21	13	22	1.4	\$2,004,681	\$1,990,000	\$2,052,954	24	\$755	\$803	103%
Mar-23	20	14	20	2.1	\$2,086,600	\$1,887,500	\$2,076,525	39	\$809	\$812	99%
Feb-23	19	11	3	2.5	\$1,216,000	\$1,210,000	\$1,300,000	30	\$796	\$657	107%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	10	233%	\$2,577,731	5.99%	\$2,237,500	84.9%	\$2,621,500	102%	41	36.7%	103%
Feb-23	3	-50%	\$2,432,076	-6.18%	\$1,210,000	-49.2%	\$1,300,000	-48.5%	30	500%	107%
Feb-22	6	-45.5%	\$2,592,312	43.2%	\$2,382,500	28%	\$2,523,626	23.7%	5	-83.9%	107%

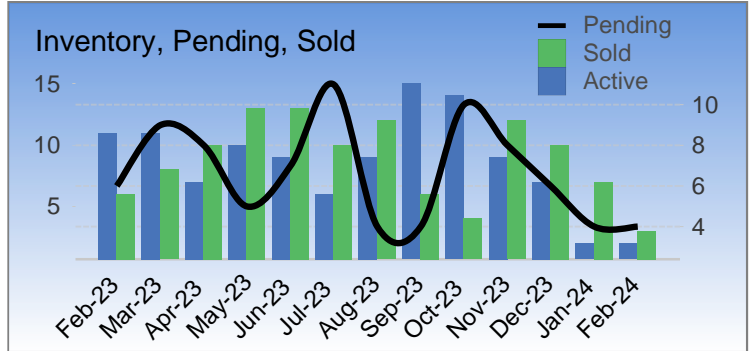
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$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	2
\$1-1.299M	2	3	0	0	4
\$1.3-1.699M	1	4	2	8	10
\$1.7-1.999M	1	0	6	7	6
\$2-2.999M	8	1	3	7	3
>3M	4	0	3	2	1
Total	16	8	14	24	26

## Presented by:

## Market Activity Summary:

- Inventory: 2 units were listed for sale as of the last day of February - approximately 0.3 months of inventory.
- Sales Activity: 3 units were sold during February,
- Median Sales Price: \$700,000 during February
- Average price per sq.ft. in February was \$461
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 101% of list price in February



## 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
Feb-24	2	4	3	0.3	\$701,333	\$700,000	\$711,666	7	\$421	\$461	101%
Jan-24	2	4	7	0.2	\$787,414	\$800,000	\$777,142	41	\$439	\$451	99%
Dec-23	7	6	10	0.8	\$755,494	\$763,500	\$763,100	36	\$443	\$424	101%
Nov-23	9	8	12	1.2	\$755,666	\$797,500	\$783,190	21	\$433	\$537	104%
Oct-23	14	10	4	1.9	\$803,474	\$790,000	\$843,972	16	\$456	\$501	105%
Sep-23	15	4	6	1.6	\$894,563	\$873,000	\$935,500	15	\$496	\$512	104%
Aug-23	9	4	12	0.8	\$726,570	\$765,500	\$747,729	17	\$474	\$504	103%
Jul-23	6	11	10	0.5	\$694,877	\$730,000	\$735,630	21	\$493	\$483	106%
Jun-23	9	7	13	0.8	\$800,299	\$760,000	\$791,615	33	\$477	\$477	99%
May-23	10	5	13	1.1	\$773,518	\$795,000	\$808,307	31	\$480	\$476	105%
Apr-23	7	8	10	1.1	\$745,290	\$745,000	\$751,340	36	\$531	\$526	101%
Mar-23	11	9	8	1.8	\$749,867	\$743,000	\$763,500	21	\$465	\$451	102%
Feb-23	11	6	6	1.7	\$690,483	\$678,943	\$682,147	28	\$467	\$498	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
Feb-24	3	-50%	\$898,200	23.3%	\$700,000	3.1%	\$711,666	4.33%	7	-75%	101%
Feb-23	6	-25%	\$728,648	-2.67%	\$678,943	-15.2%	\$682,147	-15.9%	28	-15.2%	99%
Feb-22	8	-33.3%	\$748,658	7.97%	\$801,000	9.65%	\$811,000	17.8%	33	175%	108%

## Sales Activity and Price Trends

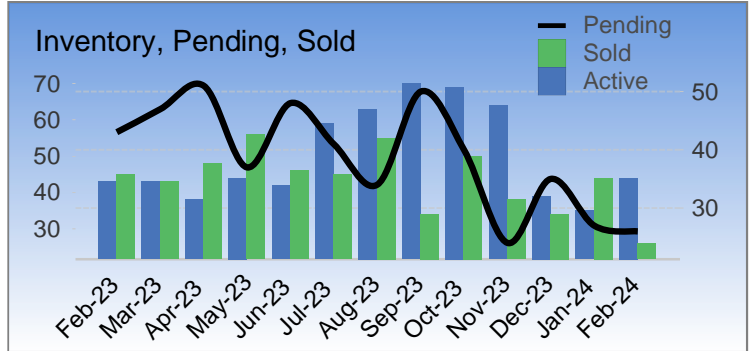
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	1	0	2	2
\$500-599K	0	1	0	3	10
\$600-699K	2	3	1	7	4
\$700-799K	3	5	9	11	0
\$800-899K	5	0	4	3	0
\$900-999K	0	0	2	0	0
\$1-1.299M	0	0	0	1	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	10	10	16	27	16

## Presented by:



## Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 26 units were sold during February,
- Median Sales Price: \$626,000 during February
- Average price per sq.ft. in February was \$387
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 102% of list price in February



## 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
Feb-24	44	26	26	1.3	\$618,599	\$626,000	\$630,947	26	\$369	\$387	102%
Jan-24	35	27	44	0.9	\$649,105	\$629,863	\$649,048	50	\$384	\$362	100%
Dec-23	39	35	34	1.1	\$589,840	\$575,000	\$596,682	18	\$369	\$376	102%
Nov-23	64	24	38	1.6	\$655,588	\$704,495	\$663,201	30	\$356	\$356	101%
Oct-23	69	40	50	1.5	\$577,951	\$604,000	\$587,012	20	\$354	\$389	102%
Sep-23	70	50	34	1.6	\$602,839	\$592,500	\$609,088	19	\$358	\$378	101%
Aug-23	63	34	55	1.3	\$611,002	\$629,000	\$623,207	19	\$354	\$380	102%
Jul-23	59	41	45	1.3	\$626,738	\$625,000	\$642,811	17	\$367	\$380	103%
Jun-23	42	48	46	0.9	\$606,592	\$613,500	\$620,449	11	\$353	\$373	103%
May-23	44	37	56	1.0	\$590,077	\$615,000	\$607,219	18	\$358	\$385	103%
Apr-23	38	51	48	0.9	\$611,246	\$612,500	\$624,324	30	\$368	\$383	102%
Mar-23	43	47	43	1.1	\$610,892	\$580,000	\$614,907	41	\$369	\$372	101%
Feb-23	43	43	45	1.1	\$596,435	\$540,000	\$596,978	42	\$367	\$353	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
Feb-24	26	-42.2%	\$591,861	-2.43%	\$626,000	15.9%	\$630,947	5.69%	26	-38.1%	102%
Feb-23	45	-10%	\$606,582	-5.88%	\$540,000	-19.1%	\$596,978	-8.58%	42	82.6%	100%
Feb-22	50	22%	\$644,495	12.7%	\$667,500	23.6%	\$652,982	13.9%	23	64.3%	104%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	9	27	11	25	58
\$500-599K	21	23	26	30	15
\$600-699K	21	17	36	16	11
\$700-799K	9	5	18	7	2
\$800-899K	8	4	10	4	0
\$900-999K	0	6	6	0	0
\$1-1.299M	2	0	3	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	70	82	110	82	86

Presented by:

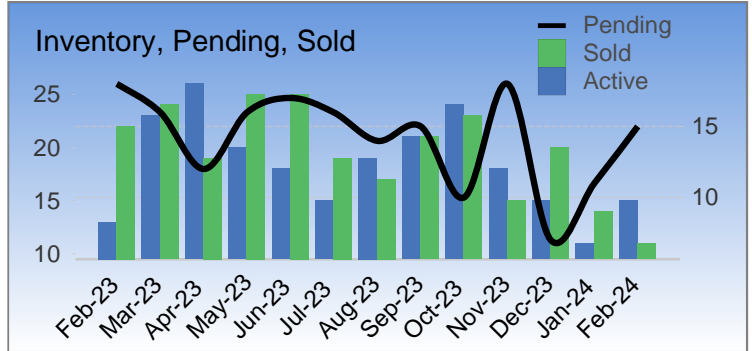
Includes Pittsburg and Bay Point

© 2024, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of February - approximately 1.0 months of inventory.
- Sales Activity: 11 units were sold during February,
- Median Sales Price: \$1,003,500 during February
- Average price per sq.ft. in February was \$633
- Average Days-on-Market (DOM) is approximately 40 days
- Sold over Asking: On average, buyers paid 102% of list price in February



## 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
Feb-24	15	15	11	1.0	\$1,052,763	\$1,003,500	\$1,078,227	40	\$623	\$633	102%
Jan-24	11	11	14	0.7	\$1,203,957	\$1,187,500	\$1,186,144	38	\$619	\$604	99%
Dec-23	15	7	20	0.8	\$1,084,295	\$958,500	\$1,076,600	26	\$571	\$614	100%
Nov-23	18	18	15	0.9	\$958,550	\$940,000	\$980,933	18	\$579	\$609	103%
Oct-23	24	10	23	1.2	\$1,164,430	\$1,145,000	\$1,172,426	22	\$617	\$622	101%
Sep-23	21	15	21	1.2	\$1,176,310	\$1,125,000	\$1,197,366	14	\$562	\$644	102%
Aug-23	19	14	17	1.0	\$1,232,823	\$1,325,000	\$1,272,411	17	\$570	\$597	103%
Jul-23	15	16	19	0.7	\$1,144,657	\$1,200,000	\$1,177,599	15	\$611	\$665	103%
Jun-23	18	17	25	0.9	\$1,102,694	\$1,105,000	\$1,154,860	10	\$581	\$695	105%
May-23	20	16	25	0.9	\$1,017,568	\$1,084,000	\$1,082,024	18	\$584	\$702	106%
Apr-23	26	12	19	1.2	\$1,187,684	\$1,220,200	\$1,236,905	13	\$627	\$693	105%
Mar-23	23	16	24	1.2	\$979,283	\$935,000	\$993,566	13	\$623	\$626	101%
Feb-23	13	18	22	0.8	\$1,029,939	\$1,057,000	\$1,028,631	34	\$622	\$615	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
Feb-24	11	-50%	\$1,169,549	13.6%	\$1,003,500	-5.06%	\$1,078,227	4.82%	40	17.6%	102%
Feb-23	22	175%	\$1,029,704	-0.854%	\$1,057,000	4.4%	\$1,028,631	-2.17%	34	467%	100%
Feb-22	8	-61.9%	\$1,038,571	11.3%	\$1,012,500	14%	\$1,051,500	10.4%	6	-80%	111%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	1	1
\$500-599K	0	0	0	1	2
\$600-699K	2	4	0	3	8
\$700-799K	4	2	3	13	4
\$800-899K	3	6	4	8	1
\$900-999K	1	3	3	6	5
\$1-1.299M	7	14	7	17	1
\$1.3-1.699M	6	3	5	5	1
\$1.7-1.999M	1	0	1	0	0
\$2-2.999M	1	1	0	0	0
>3M	0	0	0	0	0
Total	25	33	23	54	23

Presented by:

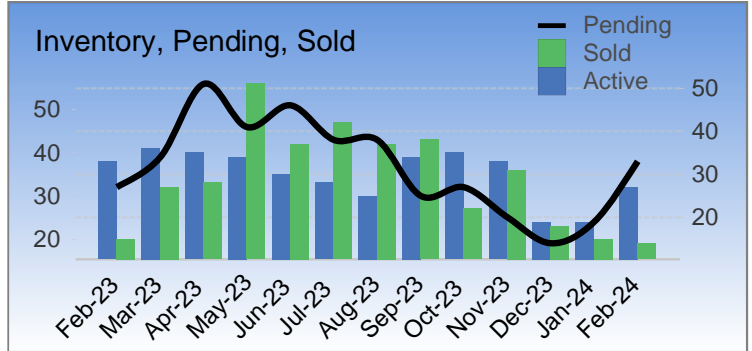
Includes Pleasant Hill and Pacheco

© 2024, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 32 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 19 units were sold during February,
- Median Sales Price: \$1,825,000 during February
- Average price per sq.ft. in February was \$893
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 103% of list price in February



## 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
Feb-24	32	33	19	1.5	\$1,876,923	\$1,825,000	\$1,920,973	20	\$859	\$893	103%
Jan-24	24	19	20	0.9	\$2,489,241	\$1,725,000	\$2,458,081	31	\$827	\$856	100%
Dec-23	24	14	23	0.9	\$1,701,516	\$1,501,000	\$1,739,647	14	\$841	\$847	104%
Nov-23	38	20	36	1.1	\$1,842,494	\$1,706,000	\$1,872,159	12	\$841	\$811	102%
Oct-23	40	27	27	1.2	\$2,040,654	\$1,735,000	\$2,064,753	14	\$851	\$816	102%
Sep-23	39	25	43	0.9	\$1,971,236	\$1,725,000	\$1,993,600	11	\$836	\$848	102%
Aug-23	30	38	42	0.7	\$2,090,983	\$1,855,000	\$2,085,044	16	\$844	\$856	100%
Jul-23	33	38	47	0.7	\$1,953,506	\$1,825,000	\$2,020,170	12	\$827	\$877	105%
Jun-23	35	46	42	0.8	\$1,859,515	\$1,690,000	\$1,930,478	13	\$864	\$858	105%
May-23	39	41	56	1.0	\$1,815,542	\$1,797,500	\$1,870,794	13	\$886	\$859	104%
Apr-23	40	51	33	1.4	\$1,840,535	\$1,750,000	\$1,897,272	9	\$869	\$853	104%
Mar-23	41	34	32	1.7	\$2,072,874	\$1,848,500	\$2,048,625	18	\$868	\$793	100%
Feb-23	38	27	20	2.0	\$1,743,289	\$1,491,000	\$1,701,425	36	\$850	\$768	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
Feb-24	19	-5%	\$2,339,972	-5.21%	\$1,825,000	22.4%	\$1,920,973	12.9%	20	-44.4%	103%
Feb-23	20	-39.4%	\$2,468,715	21.3%	\$1,491,000	-15.5%	\$1,701,425	-19.5%	36	200%	99%
Feb-22	33	-31.3%	\$2,035,923	23.3%	\$1,765,000	24%	\$2,113,845	37.4%	12	-7.69%	113%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	2
\$600-699K	0	0	0	1	0
\$700-799K	0	0	0	3	1
\$800-899K	0	0	0	0	2
\$900-999K	0	0	0	6	8
\$1-1.299M	5	8	2	26	19
\$1.3-1.699M	13	21	19	36	6
\$1.7-1.999M	5	5	16	6	5
\$2-2.999M	9	2	14	17	5
>3M	7	3	6	3	1
Total	39	39	57	98	49

## Presented by:

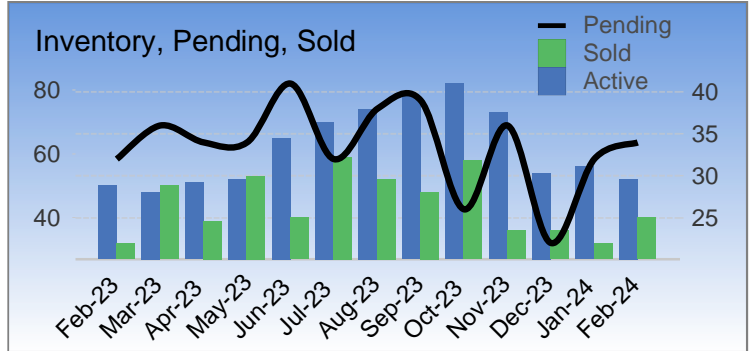
Includes Pleasanton and Sunol

© 2024, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 53 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 40 units were sold during February,
- Median Sales Price: \$725,500 during February
- Average price per sq.ft. in February was \$530
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 105% of list price in February



## 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
Feb-24	52	34	40	1.5	\$738,088	\$725,500	\$767,438	26	\$547	\$530	105%
Jan-24	56	32	32	1.7	\$562,904	\$585,000	\$581,148	32	\$528	\$538	103%
Dec-23	54	22	36	1.3	\$625,700	\$558,000	\$632,650	27	\$541	\$495	102%
Nov-23	73	36	36	1.6	\$691,933	\$680,000	\$730,775	18	\$544	\$483	106%
Oct-23	82	26	58	1.6	\$636,370	\$625,000	\$659,452	19	\$525	\$503	104%
Sep-23	78	39	48	1.5	\$745,809	\$692,800	\$789,714	19	\$518	\$557	106%
Aug-23	74	38	52	1.5	\$736,872	\$712,500	\$776,307	22	\$500	\$567	106%
Jul-23	70	32	59	1.5	\$670,579	\$705,000	\$718,408	21	\$498	\$552	107%
Jun-23	65	41	40	1.6	\$726,850	\$735,000	\$778,004	22	\$498	\$526	108%
May-23	52	34	53	1.1	\$624,966	\$618,888	\$668,878	32	\$512	\$532	107%
Apr-23	51	34	39	1.3	\$722,126	\$680,000	\$758,868	31	\$485	\$491	105%
Mar-23	48	36	50	1.6	\$661,397	\$637,500	\$674,370	35	\$490	\$479	102%
Feb-23	50	32	32	1.8	\$692,354	\$660,000	\$699,968	45	\$463	\$482	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
Feb-24	40	25%	\$776,038	7.55%	\$725,500	9.92%	\$767,438	9.64%	26	-42.2%	105%
Feb-23	32	-17.9%	\$721,572	-1.66%	\$660,000	-13.7%	\$699,968	-7.76%	45	105%	101%
Feb-22	39	-15.2%	\$733,728	16.7%	\$765,000	29.7%	\$758,894	22.7%	22	4.76%	112%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	12	6	4	23	35
\$500-599K	17	10	17	29	30
\$600-699K	14	13	15	19	11
\$700-799K	10	7	18	9	7
\$800-899K	10	5	12	8	8
\$900-999K	3	2	7	7	5
\$1-1.299M	5	5	7	0	0
\$1.3-1.699M	1	1	0	1	3
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	1	0
>3M	0	0	0	0	0
Total	72	49	80	97	99

## Presented by:



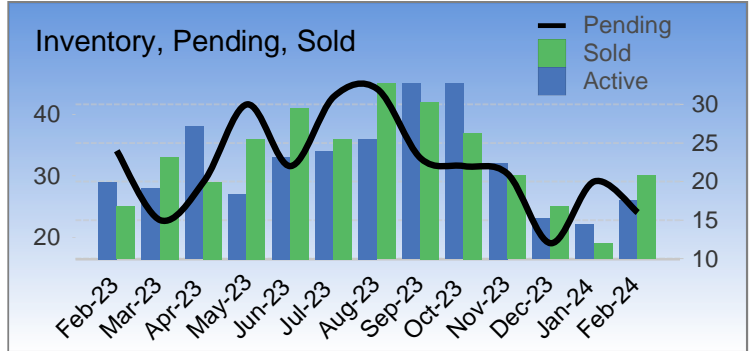
Includes Richmond, North Richmond and Point Richmond

© 2024, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 27 units were listed for sale as of the last day of February - approximately 1.1 months of inventory.
- Sales Activity: 30 units were sold during February,
- Median Sales Price: \$872,500 during February
- Average price per sq.ft. in February was \$663
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 104% of list price in February



## 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
Feb-24	26	16	30	1.1	\$862,853	\$872,500	\$896,342	23	\$654	\$663	104%
Jan-24	22	20	19	0.9	\$820,205	\$805,000	\$859,726	23	\$662	\$602	105%
Dec-23	23	12	25	0.8	\$860,957	\$800,000	\$866,045	25	\$645	\$643	101%
Nov-23	32	21	30	0.9	\$847,689	\$844,000	\$871,216	16	\$673	\$604	103%
Oct-23	45	22	37	1.1	\$886,290	\$850,000	\$938,351	18	\$646	\$642	105%
Sep-23	45	23	42	1.1	\$795,704	\$840,000	\$857,533	12	\$667	\$683	108%
Aug-23	36	32	45	0.9	\$887,027	\$900,000	\$952,151	15	\$650	\$610	107%
Jul-23	34	31	36	0.9	\$879,627	\$837,500	\$936,131	18	\$663	\$627	108%
Jun-23	33	22	41	1.0	\$857,557	\$865,000	\$919,914	10	\$651	\$666	108%
May-23	27	30	36	0.8	\$929,850	\$937,500	\$999,475	22	\$679	\$582	107%
Apr-23	38	20	29	1.3	\$845,922	\$838,000	\$887,340	18	\$637	\$613	105%
Mar-23	28	15	33	1.2	\$832,284	\$840,000	\$861,272	19	\$645	\$638	104%
Feb-23	29	24	25	1.1	\$785,950	\$778,000	\$812,120	38	\$643	\$641	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	30	20%	\$863,210	1.96%	\$872,500	12.1%	\$896,342	10.4%	23	-39.5%	104%
Feb-23	25	-21.9%	\$846,638	-3.81%	\$778,000	-22.1%	\$812,120	-25.2%	38	322%	103%
Feb-22	32	10.3%	\$880,167	10.2%	\$999,000	16.2%	\$1,085,906	18.7%	9	-40%	120%

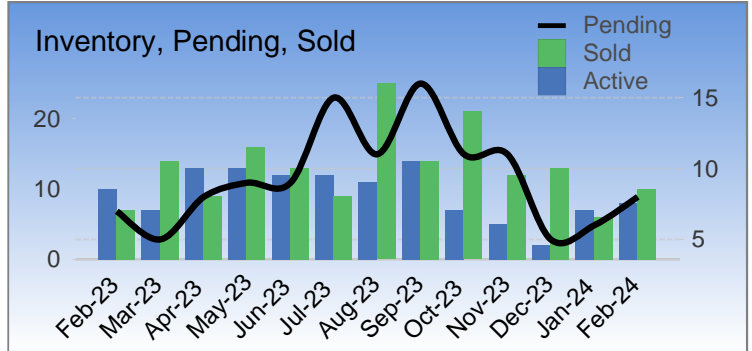
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	2	0	0	1
\$500-599K	0	2	0	1	4
\$600-699K	5	2	1	5	17
\$700-799K	11	22	10	23	10
\$800-899K	15	15	11	20	4
\$900-999K	8	4	21	9	6
\$1-1.299M	8	4	16	10	1
\$1.3-1.699M	2	1	9	1	1
\$1.7-1.999M	0	0	2	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	49	52	70	69	44

## Presented by:

## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 10 units were sold during February,
- Median Sales Price: \$874,000 during February
- Average price per sq.ft. in February was \$729
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 111% of list price in February



## 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
Feb-24	8	8	10	0.8	\$801,878	\$874,000	\$884,195	11	\$738	\$729	111%
Jan-24	7	6	6	0.7	\$740,166	\$779,444	\$762,148	19	\$712	\$673	103%
Dec-23	2	5	13	0.2	\$808,692	\$856,000	\$860,769	15	\$539	\$694	107%
Nov-23	5	11	12	0.3	\$778,240	\$795,000	\$800,437	17	\$608	\$638	104%
Oct-23	7	11	21	0.4	\$770,408	\$810,000	\$822,852	12	\$651	\$652	107%
Sep-23	14	16	14	0.9	\$788,134	\$844,250	\$818,964	13	\$607	\$692	104%
Aug-23	11	11	25	0.7	\$839,260	\$870,000	\$877,868	17	\$599	\$642	105%
Jul-23	12	15	9	1.0	\$768,222	\$818,000	\$791,444	17	\$644	\$764	103%
Jun-23	12	9	13	1.0	\$780,598	\$850,000	\$829,138	10	\$629	\$646	106%
May-23	13	9	16	1.0	\$803,162	\$829,400	\$837,425	14	\$624	\$574	104%
Apr-23	13	8	9	1.3	\$832,320	\$840,000	\$884,444	13	\$644	\$578	106%
Mar-23	7	5	14	0.7	\$797,559	\$820,000	\$817,642	17	\$539	\$635	103%
Feb-23	10	7	7	1.2	\$779,414	\$770,000	\$804,285	13	\$616	\$611	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
Feb-24	10	42.9%	\$804,808	2.11%	\$874,000	13.5%	\$884,195	9.94%	11	-15.4%	111%
Feb-23	7	-56.3%	\$788,149	-6.2%	\$770,000	-14.4%	\$804,285	-12.4%	13	30%	104%
Feb-22	16	-5.88%	\$840,200	8.04%	\$900,000	12.5%	\$918,187	18.5%	10	-16.7%	109%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	1
\$500-599K	0	1	1	0	0
\$600-699K	1	3	1	8	12
\$700-799K	6	7	2	14	11
\$800-899K	5	2	10	17	0
\$900-999K	2	2	9	1	0
\$1-1.299M	2	1	5	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	16	28	40	24

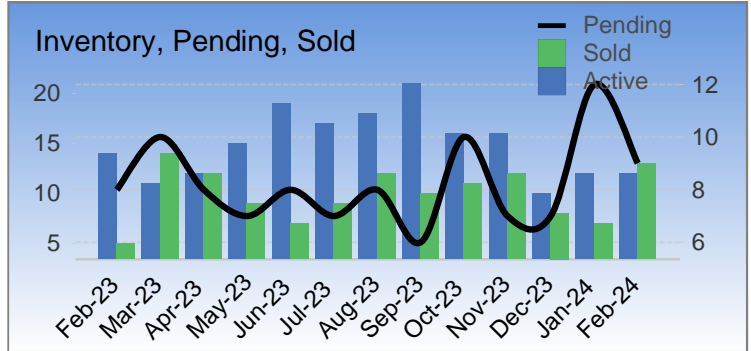
## Presented by:





## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 13 units were sold during February,
- Median Sales Price: \$620,000 during February
- Average price per sq.ft. in February was \$513
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 105% of list price in February



## 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
Feb-24	12	9	13	1.4	\$598,275	\$620,000	\$624,992	37	\$531	\$513	105%
Jan-24	12	12	7	1.4	\$524,828	\$550,000	\$555,428	22	\$530	\$478	108%
Dec-23	10	7	8	1.0	\$547,647	\$540,000	\$555,085	21	\$476	\$524	102%
Nov-23	16	7	12	1.5	\$545,316	\$575,000	\$559,500	18	\$467	\$475	105%
Oct-23	16	10	11	1.5	\$614,272	\$650,000	\$642,000	30	\$503	\$508	104%
Sep-23	21	6	10	2.1	\$578,599	\$611,000	\$594,900	18	\$486	\$530	102%
Aug-23	18	8	12	2.0	\$598,241	\$590,000	\$605,083	31	\$514	\$506	101%
Jul-23	17	7	9	2.0	\$653,419	\$685,000	\$682,829	32	\$527	\$554	104%
Jun-23	19	8	7	2.0	\$572,500	\$640,000	\$604,285	16	\$529	\$519	105%
May-23	15	7	9	1.3	\$627,416	\$700,000	\$665,666	34	\$554	\$584	107%
Apr-23	12	8	12	1.2	\$628,074	\$697,500	\$660,500	20	\$509	\$512	106%
Mar-23	11	10	14	1.1	\$586,267	\$564,950	\$588,850	39	\$507	\$518	100%
Feb-23	14	8	5	1.8	\$509,280	\$525,000	\$513,275	39	\$531	\$412	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
Feb-24	13	160%	\$652,866	1.15%	\$620,000	18.1%	\$624,992	21.8%	37	-5.13%	105%
Feb-23	5	-50%	\$645,435	-1.39%	\$525,000	-28.6%	\$513,275	-26.5%	39	-26.4%	102%
Feb-22	10	-28.6%	\$654,534	9.86%	\$735,000	19.7%	\$698,800	18.5%	53	82.8%	105%

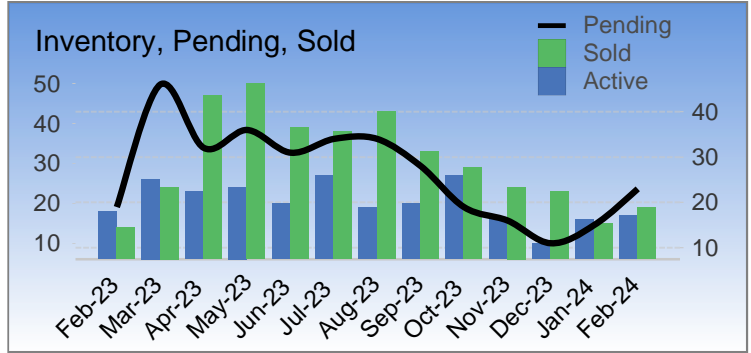
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	5	4	2	6	13
\$500-599K	4	6	6	9	11
\$600-699K	6	3	3	5	3
\$700-799K	4	2	6	3	0
\$800-899K	1	0	1	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	1	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	20	15	19	23	27

Presented by:

## Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 19 units were sold during February,
- Median Sales Price: \$1,850,000 during February
- Average price per sq.ft. in February was \$869
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 106% of list price in February



## 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
Feb-24	17	23	19	0.9	\$1,706,620	\$1,850,000	\$1,800,000	18	\$765	\$869	106%
Jan-24	16	15	15	0.8	\$1,749,103	\$1,680,000	\$1,779,600	31	\$808	\$793	102%
Dec-23	10	11	23	0.4	\$1,647,616	\$1,550,000	\$1,650,519	17	\$789	\$816	100%
Nov-23	16	16	24	0.6	\$1,887,270	\$1,699,000	\$1,899,229	19	\$776	\$744	101%
Oct-23	27	19	29	0.8	\$1,914,749	\$1,839,001	\$1,929,739	13	\$764	\$758	101%
Sep-23	20	28	33	0.5	\$1,800,338	\$1,770,000	\$1,833,322	14	\$737	\$754	102%
Aug-23	19	34	43	0.5	\$1,739,802	\$1,680,000	\$1,791,255	12	\$689	\$819	104%
Jul-23	27	34	38	0.6	\$1,930,453	\$1,862,500	\$1,962,009	14	\$729	\$764	103%
Jun-23	20	31	39	0.4	\$1,832,038	\$1,850,000	\$1,898,074	11	\$704	\$783	104%
May-23	24	36	50	0.6	\$1,775,885	\$1,760,000	\$1,848,258	10	\$704	\$774	104%
Apr-23	23	32	47	0.8	\$1,775,521	\$1,715,000	\$1,832,489	22	\$724	\$774	105%
Mar-23	26	46	24	1.6	\$1,826,306	\$1,793,500	\$1,866,970	15	\$750	\$771	103%
Feb-23	18	19	14	1.2	\$1,645,928	\$1,607,500	\$1,613,196	51	\$727	\$728	98%

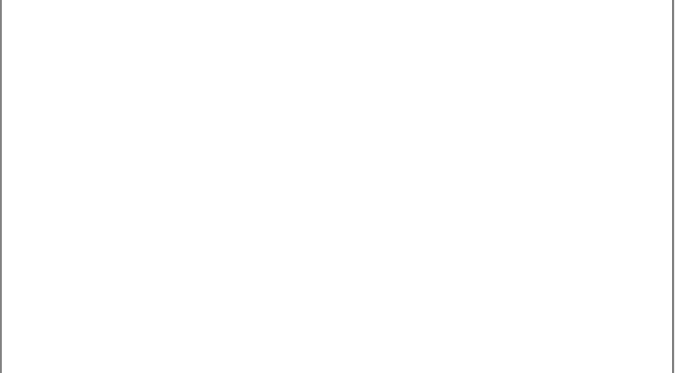
## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	19	35.7%	\$1,931,393	7.36%	\$1,850,000	15.1%	\$1,800,000	11.6%	18	-64.7%	106%
Feb-23	14	-58.8%	\$1,799,062	-7.25%	\$1,607,500	-15.8%	\$1,613,196	-19.9%	51	410%	98%
Feb-22	34	-5.56%	\$1,939,768	23.8%	\$1,910,000	34.7%	\$2,015,161	36.2%	10	66.7%	116%

## Sales Activity and Price Trends

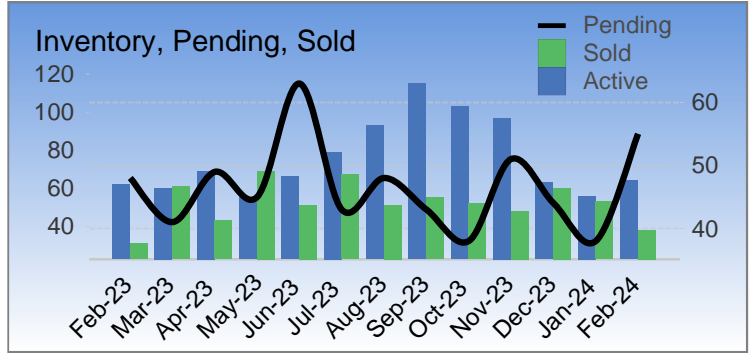
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	1	1
\$700-799K	1	0	0	1	3
\$800-899K	0	0	0	1	7
\$900-999K	0	0	0	0	6
\$1-1.299M	1	4	3	22	19
\$1.3-1.699M	14	12	10	34	14
\$1.7-1.999M	10	6	21	7	1
\$2-2.999M	8	3	25	5	3
>3M	0	1	4	1	0
Total	34	26	63	72	54

## Presented by:



## Market Activity Summary:

- Inventory: 67 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 38 units were sold during February,
- Median Sales Price: \$742,500 during February
- Average price per sq.ft. in February was \$397
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 100% of list price in February



## 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
Feb-24	64	55	38	1.3	\$784,956	\$742,500	\$783,182	31	\$513	\$397	100%
Jan-24	56	38	53	1.1	\$707,221	\$686,500	\$702,114	49	\$518	\$371	99%
Dec-23	63	44	60	1.2	\$752,206	\$703,500	\$739,738	25	\$514	\$367	99%
Nov-23	97	51	48	1.9	\$753,931	\$700,000	\$752,138	26	\$452	\$384	100%
Oct-23	103	38	52	2.1	\$732,928	\$680,000	\$730,461	20	\$406	\$383	100%
Sep-23	115	43	55	2.0	\$799,522	\$749,000	\$798,298	22	\$435	\$364	100%
Aug-23	93	48	51	1.7	\$755,608	\$714,020	\$749,759	24	\$444	\$363	100%
Jul-23	79	43	67	1.3	\$748,973	\$710,000	\$756,777	15	\$417	\$376	102%
Jun-23	66	63	51	1.3	\$715,244	\$699,950	\$718,491	21	\$426	\$366	101%
May-23	55	45	69	1.0	\$710,135	\$700,000	\$704,398	22	\$427	\$349	100%
Apr-23	69	49	43	1.7	\$727,334	\$725,000	\$716,058	32	\$402	\$361	99%
Mar-23	60	41	61	1.5	\$725,286	\$705,000	\$720,445	44	\$406	\$346	100%
Feb-23	62	48	31	1.6	\$718,409	\$650,000	\$700,101	49	\$403	\$339	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
Feb-24	38	22.6%	\$847,624	4.4%	\$742,500	14.2%	\$783,182	11.9%	31	-36.7%	100%
Feb-23	31	-50.8%	\$811,866	3.67%	\$650,000	-11.6%	\$700,101	-9.72%	49	308%	98%
Feb-22	63	26%	\$783,121	31.5%	\$735,000	17.1%	\$775,506	19.2%	12	0%	105%

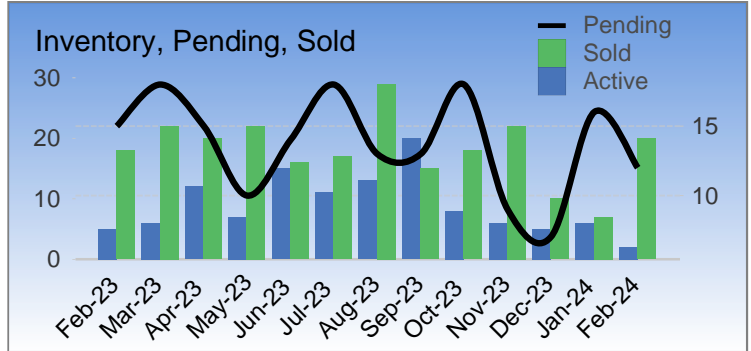
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	7	6	8	22	66
\$500-599K	17	15	14	29	62
\$600-699K	20	17	29	19	13
\$700-799K	19	9	30	15	3
\$800-899K	16	8	26	8	1
\$900-999K	6	3	10	5	1
\$1-1.299M	5	5	14	3	4
\$1.3-1.699M	0	0	1	3	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	1	0	1	0	0
>3M	0	0	0	0	0
Total	91	63	133	104	151

## Presented by:

## Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of February - approximately 0.2 months of inventory.
- Sales Activity: 20 units were sold during February,
- Median Sales Price: \$1,465,000 during February
- Average price per sq.ft. in February was \$855
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 108% of list price in February



## 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
Feb-24	2	12	20	0.2	\$1,327,527	\$1,465,000	\$1,426,850	11	\$842	\$855	108%
Jan-24	6	16	7	0.5	\$1,130,992	\$1,250,000	\$1,119,285	21	\$772	\$765	99%
Dec-23	5	7	10	0.3	\$1,147,172	\$1,142,500	\$1,215,900	10	\$745	\$767	106%
Nov-23	6	9	22	0.3	\$1,312,618	\$1,290,000	\$1,335,631	20	\$763	\$767	102%
Oct-23	8	18	18	0.4	\$1,262,148	\$1,229,000	\$1,333,916	15	\$757	\$813	106%
Sep-23	20	13	15	1.0	\$1,386,845	\$1,450,000	\$1,460,555	14	\$786	\$844	106%
Aug-23	13	13	29	0.6	\$1,337,603	\$1,325,000	\$1,390,344	15	\$797	\$790	104%
Jul-23	11	18	17	0.6	\$1,341,210	\$1,425,000	\$1,433,058	9	\$758	\$825	108%
Jun-23	15	14	16	0.8	\$1,222,104	\$1,352,500	\$1,291,437	9	\$770	\$795	105%
May-23	7	10	22	0.4	\$1,345,662	\$1,375,000	\$1,415,156	8	\$748	\$790	106%
Apr-23	12	15	20	0.7	\$1,239,886	\$1,288,000	\$1,298,949	8	\$755	\$792	105%
Mar-23	6	18	22	0.4	\$1,229,225	\$1,290,000	\$1,293,818	24	\$663	\$785	106%
Feb-23	5	15	18	0.3	\$1,318,476	\$1,340,000	\$1,328,272	14	\$657	\$758	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
Feb-24	20	11.1%	\$1,397,602	10.9%	\$1,465,000	9.33%	\$1,426,850	7.42%	11	-21.4%	108%
Feb-23	18	-18.2%	\$1,260,563	-5.45%	\$1,340,000	-19.5%	\$1,328,272	-18.1%	14	133%	101%
Feb-22	22	69.2%	\$1,333,206	34.8%	\$1,663,650	58.4%	\$1,622,195	45.3%	6	-40%	118%

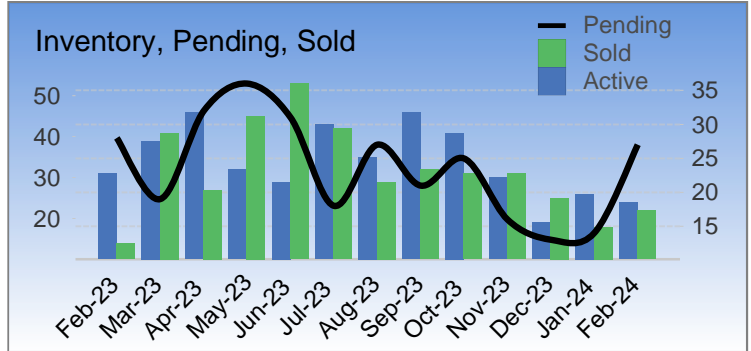
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	1	3
\$700-799K	1	0	1	2	6
\$800-899K	1	4	0	3	8
\$900-999K	2	2	4	8	6
\$1-1.299M	5	6	7	13	5
\$1.3-1.699M	17	13	17	6	2
\$1.7-1.999M	0	0	10	1	0
\$2-2.999M	1	2	6	0	0
>3M	0	0	0	0	0
Total	27	27	45	34	30

Presented by:

## Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of February - approximately 1.2 months of inventory.
- Sales Activity: 22 units were sold during February,
- Median Sales Price: \$1,450,000 during February
- Average price per sq.ft. in February was \$802
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 106% of list price in February



## 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
Feb-24	24	27	22	1.2	\$1,475,850	\$1,450,000	\$1,551,363	16	\$787	\$802	106%
Jan-24	26	14	18	1.1	\$1,471,550	\$1,462,500	\$1,476,330	31	\$771	\$683	101%
Dec-23	19	13	25	0.7	\$1,406,631	\$1,400,000	\$1,424,908	21	\$803	\$715	102%
Nov-23	30	16	31	1.0	\$1,597,193	\$1,420,000	\$1,600,580	17	\$737	\$718	101%
Oct-23	41	25	31	1.4	\$1,510,864	\$1,511,250	\$1,526,294	17	\$780	\$756	102%
Sep-23	46	21	32	1.4	\$1,652,668	\$1,465,000	\$1,689,765	22	\$754	\$768	104%
Aug-23	35	27	29	0.8	\$1,448,618	\$1,400,000	\$1,484,896	18	\$775	\$760	103%
Jul-23	43	18	42	0.9	\$1,666,356	\$1,505,000	\$1,729,309	16	\$792	\$753	105%
Jun-23	29	31	53	0.7	\$1,590,820	\$1,527,000	\$1,649,294	24	\$769	\$746	104%
May-23	32	36	45	0.9	\$1,720,608	\$1,615,000	\$1,793,666	19	\$744	\$731	106%
Apr-23	46	32	27	1.7	\$1,509,621	\$1,425,000	\$1,532,888	18	\$723	\$793	101%
Mar-23	39	19	41	1.9	\$1,553,619	\$1,515,000	\$1,576,325	20	\$757	\$729	102%
Feb-23	31	28	14	2.2	\$1,642,777	\$1,480,000	\$1,644,744	23	\$735	\$687	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
Feb-24	22	57.1%	\$1,603,377	-11.9%	\$1,450,000	-2.03%	\$1,551,363	-5.68%	16	-30.4%	106%
Feb-23	14	-48.1%	\$1,819,711	15.6%	\$1,480,000	-12.4%	\$1,644,744	-8.96%	23	188%	104%
Feb-22	27	-30.8%	\$1,574,255	14.7%	\$1,690,000	30.5%	\$1,806,574	29.7%	8	-27.3%	116%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	1	0	2	0
\$700-799K	0	0	0	2	3
\$800-899K	1	0	1	2	3
\$900-999K	0	1	2	10	14
\$1-1.299M	9	6	6	27	19
\$1.3-1.699M	19	5	24	24	17
\$1.7-1.999M	5	3	17	8	4
\$2-2.999M	5	1	9	5	0
>3M	0	3	2	1	0
Total	40	20	61	81	60

## Presented by: