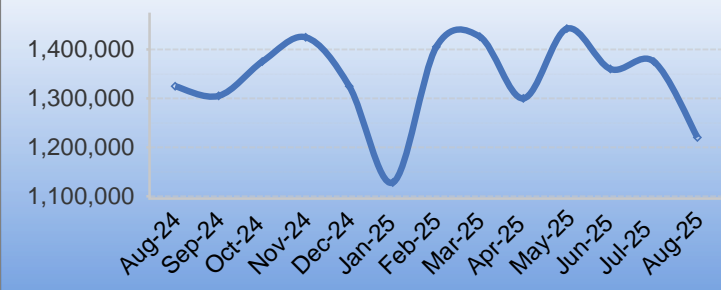


## Market Activity Summary:

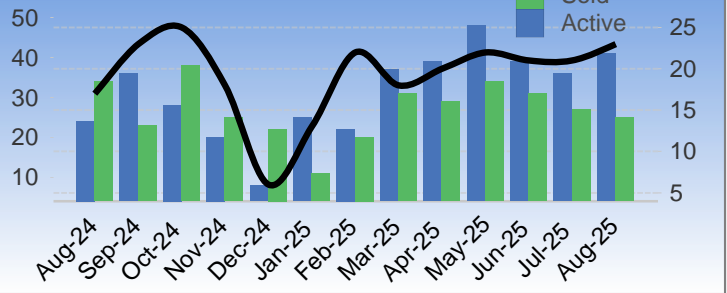
- Inventory: 41 units were listed for sale as of the last day of August - approximately 1.5 months of inventory.
- Sales Activity: 25 units were sold during August,
- Median Sales Price: \$1,220,000 during August
- Average price per sq.ft. in August was \$778
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 108% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



### Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	41	23	25	1.5	\$1,134,000	\$1,220,000	\$1,205,640	25	\$720	\$778	108%
Jul-25	36	21	27	1.2	\$1,248,259	\$1,375,000	\$1,384,938	27	\$751	\$816	111%
Jun-25	39	21	31	1.3	\$1,370,687	\$1,360,000	\$1,508,944	17	\$758	\$847	111%
May-25	48	22	34	1.5	\$1,311,111	\$1,442,500	\$1,484,553	16	\$776	\$858	115%
Apr-25	39	20	29	1.6	\$1,201,379	\$1,300,000	\$1,357,120	16	\$740	\$821	113%
Mar-25	37	18	31	1.8	\$1,261,258	\$1,426,000	\$1,426,754	19	\$724	\$838	115%
Feb-25	22	22	20	1.3	\$1,151,550	\$1,405,000	\$1,335,820	13	\$719	\$852	117%
Jan-25	25	13	11	1.3	\$1,261,330	\$1,128,000	\$1,326,340	19	\$689	\$785	108%
Dec-24	8	6	22	0.3	\$1,433,172	\$1,324,500	\$1,505,545	35	\$766	\$722	108%
Nov-24	20	18	25	0.7	\$1,295,539	\$1,425,000	\$1,444,635	24	\$794	\$796	112%
Oct-24	28	25	38	0.9	\$1,204,102	\$1,375,000	\$1,348,492	24	\$761	\$800	114%
Sep-24	36	23	23	1.3	\$1,263,995	\$1,305,000	\$1,357,429	21	\$670	\$738	108%
Aug-24	24	17	34	0.8	\$1,278,761	\$1,325,000	\$1,370,852	22	\$678	\$788	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
Aug-25	25	-26.5%	\$1,305,793	-0.117%	\$1,220,000	-7.92%	\$1,205,640	-12.1%	25	13.6%	108%
Aug-24	34	17.2%	\$1,307,317	4.05%	\$1,325,000	-2.21%	\$1,370,852	2.28%	22	22.2%	108%
Aug-23	29	-12.1%	\$1,256,399	-3.71%	\$1,355,000	-16.6%	\$1,340,260	-11.5%	18	20%	114%

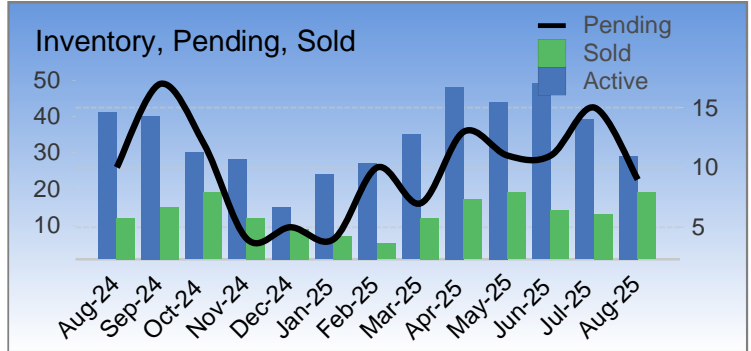
### Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	1	0	1	1
\$500-599K	0	1	0	1	0
\$600-699K	5	1	1	4	2
\$700-799K	7	4	8	2	6
\$800-899K	11	8	7	8	5
\$900-999K	8	7	18	6	10
\$1-1.299M	55	47	53	53	53
\$1.3-1.699M	82	77	66	100	95
\$1.7-1.999M	27	27	20	39	22
\$2-2.999M	12	12	11	42	14
>3M	1	2	0	3	1
Total	208	187	184	259	209

**Presented by:**

## Market Activity Summary:

- Inventory: 29 units were listed for sale as of the last day of August - approximately 2.0 months of inventory.
- Sales Activity: 19 units were sold during August,
- Median Sales Price: \$2,425,000 during August
- Average price per sq.ft. in August was \$782
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 100% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	29	9	19	2.0	\$2,556,357	\$2,425,000	\$2,538,184	26	\$875	\$782	100%
Jul-25	39	15	13	2.6	\$2,902,076	\$3,150,000	\$2,911,233	28	\$863	\$840	101%
Jun-25	49	11	14	3.0	\$2,698,628	\$2,499,000	\$2,682,000	32	\$857	\$808	99%
May-25	44	11	19	2.8	\$2,870,315	\$2,810,000	\$2,916,447	16	\$858	\$866	102%
Apr-25	48	13	17	4.2	\$2,362,411	\$2,325,000	\$2,432,823	15	\$848	\$830	104%
Mar-25	35	7	12	4.4	\$3,223,750	\$2,889,625	\$3,208,604	29	\$881	\$882	100%
Feb-25	27	10	5	3.9	\$3,019,200	\$2,563,888	\$3,027,777	56	\$880	\$801	100%
Jan-25	24	4	7	2.6	\$2,165,000	\$2,200,000	\$2,290,946	35	\$812	\$748	106%
Dec-24	15	5	9	1.1	\$3,653,666	\$2,550,000	\$3,240,555	61	\$877	\$721	93%
Nov-24	28	4	12	1.8	\$2,462,583	\$2,475,000	\$2,390,416	42	\$812	\$769	97%
Oct-24	30	12	19	2.0	\$3,007,565	\$3,100,000	\$2,934,052	26	\$836	\$828	98%
Sep-24	40	17	15	2.9	\$3,028,200	\$3,156,000	\$2,941,716	26	\$883	\$795	98%
Aug-24	41	10	12	2.8	\$2,710,333	\$2,350,000	\$2,774,083	22	\$824	\$989	104%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	19	58.3%	\$2,454,941	-17.4%	\$2,425,000	3.19%	\$2,538,184	-8.5%	26	18.2%	100%
Aug-24	12	-7.69%	\$2,970,941	14.1%	\$2,350,000	-9.96%	\$2,774,083	11.7%	22	10%	104%
Aug-23	13	-13.3%	\$2,603,814	-13.2%	\$2,610,000	17.6%	\$2,484,615	-11.7%	20	-20%	101%

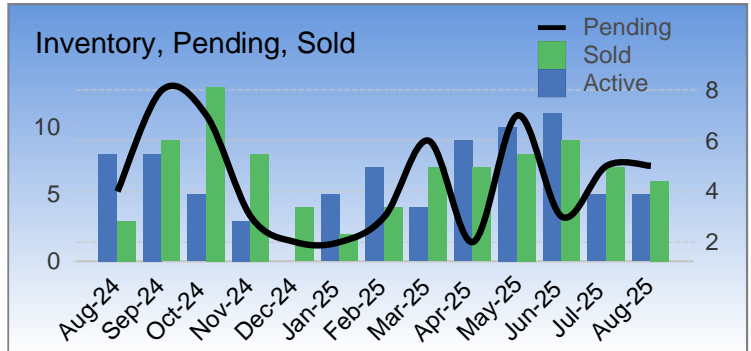
## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	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	0	0
\$1-1.299M	1	0	1	0	1
\$1.3-1.699M	7	2	10	5	13
\$1.7-1.999M	10	10	15	8	23
\$2-2.999M	54	56	46	47	119
>3M	33	37	44	58	60
Total	106	105	116	119	216

**Presented by:**

## Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of August - approximately 0.7 months of inventory.
- Sales Activity: 6 units were sold during August,
- Median Sales Price: \$950,000 during August
- Average price per sq.ft. in August was \$854
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 117% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	5	5	6	0.7	\$960,333	\$950,000	\$1,136,666	24	\$888	\$854	117%
Jul-25	5	5	7	0.6	\$1,083,285	\$1,100,000	\$1,373,428	13	\$835	\$1,083	127%
Jun-25	11	3	9	1.4	\$1,167,888	\$1,800,000	\$1,701,444	15	\$817	\$1,168	142%
May-25	10	7	8	1.4	\$1,205,250	\$1,425,000	\$1,555,000	17	\$875	\$1,184	128%
Apr-25	9	2	7	1.5	\$1,073,142	\$1,185,000	\$1,272,142	26	\$862	\$992	120%
Mar-25	4	6	7	0.9	\$1,168,428	\$1,600,000	\$1,585,028	32	\$851	\$966	136%
Feb-25	7	3	4	2.1	\$1,187,500	\$1,643,500	\$1,612,500	10	\$826	\$1,111	136%
Jan-25	5	2	2	1.1	\$924,500	\$1,055,000	\$1,055,000	80	\$878	\$1,060	114%
Dec-24	0	2	4	0.0	\$1,057,500	\$1,406,500	\$1,368,250	21	-	\$1,048	130%
Nov-24	3	3	8	0.3	\$1,088,250	\$1,325,000	\$1,411,305	11	\$972	\$1,082	129%
Oct-24	5	7	13	0.6	\$1,094,738	\$1,280,000	\$1,299,691	18	\$977	\$972	116%
Sep-24	8	8	9	1.3	\$1,242,222	\$1,215,000	\$1,421,666	34	\$879	\$929	115%
Aug-24	8	4	3	1.4	\$1,536,333	\$2,470,000	\$2,140,000	12	\$811	\$1,062	137%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	6	100%	\$1,270,750	22.8%	\$950,000	-61.5%	\$1,136,666	-46.9%	24	100%	117%
Aug-24	3	-25%	\$1,034,544	-22.3%	\$2,470,000	47.3%	\$2,140,000	25.8%	12	0%	137%
Aug-23	4	-50%	\$1,331,500	19.5%	\$1,676,500	9.93%	\$1,700,750	6.71%	12	-33.3%	129%

## Sales Activity and Price Trends

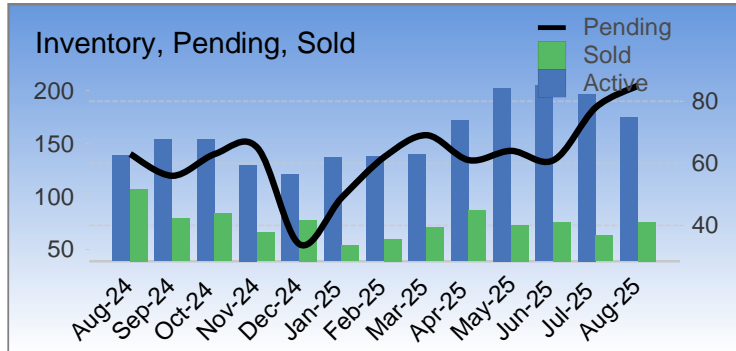
Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	1	0	0	0
\$600-699K	0	2	0	0	1
\$700-799K	0	0	0	1	0
\$800-899K	3	1	2	2	2
\$900-999K	5	5	4	1	4
\$1-1.299M	16	10	12	13	18
\$1.3-1.699M	11	13	12	30	20
\$1.7-1.999M	8	4	0	11	11
\$2-2.999M	6	9	9	6	8
>3M	1	0	0	0	0
Total	50	45	39	64	64

**Presented by:**

## Market Activity Summary:



- Inventory: 175 units were listed for sale as of the last day of August - approximately 2.6 months of inventory.
- Sales Activity: 76 units were sold during August,
- Median Sales Price: \$612,500 during August
- Average price per sq.ft. in August was \$338
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 101% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	175	85	76	2.6	\$599,096	\$612,500	\$603,983	34	\$334	\$338	101%
Jul-25	197	78	63	2.9	\$579,249	\$575,000	\$585,563	24	\$327	\$360	102%
Jun-25	205	61	76	2.7	\$598,734	\$590,000	\$604,550	27	\$335	\$347	101%
May-25	203	64	73	2.7	\$619,728	\$610,000	\$622,585	33	\$337	\$344	101%
Apr-25	172	61	87	2.4	\$643,559	\$636,000	\$647,017	30	\$336	\$340	101%
Mar-25	140	69	71	2.3	\$610,854	\$610,000	\$614,417	36	\$332	\$341	101%
Feb-25	138	62	60	2.2	\$619,219	\$600,000	\$625,329	33	\$327	\$355	102%
Jan-25	137	49	54	2.1	\$600,778	\$589,000	\$600,156	41	\$328	\$337	100%
Dec-24	121	34	78	1.6	\$619,911	\$630,000	\$627,192	33	\$335	\$331	101%
Nov-24	130	65	66	1.8	\$594,232	\$607,500	\$600,535	23	\$336	\$352	101%
Oct-24	154	63	84	1.7	\$595,717	\$620,000	\$604,086	25	\$335	\$353	102%
Sep-24	154	56	79	1.9	\$628,443	\$630,000	\$633,929	26	\$344	\$361	102%
Aug-24	139	63	107	1.6	\$633,060	\$640,000	\$636,977	24	\$347	\$349	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	76	-29%	\$5,416,427	760%	\$612,500	-4.3%	\$603,983	-5.18%	34	41.7%	101%
Aug-24	107	33.7%	\$630,130	3.33%	\$640,000	-1.54%	\$636,977	-1.63%	24	-11.1%	101%
Aug-23	80	-14%	\$609,818	-4.24%	\$650,000	1.72%	\$647,562	-0.425%	27	17.4%	102%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	92	64	96	71	154
\$500-599K	166	165	130	150	238
\$600-699K	172	183	203	255	192
\$700-799K	81	129	114	193	109
\$800-899K	33	49	38	133	66
\$900-999K	12	11	9	46	12
\$1-1.299M	4	1	4	16	2
\$1.3-1.699M	0	0	0	1	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	560	602	594	865	773

## Presented by:

## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of August - approximately 0.8 months of inventory.
- Sales Activity: 36 units were sold during August,
- Median Sales Price: \$1,429,000 during August
- Average price per sq.ft. in August was \$930
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 125% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



### Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	41	35	36	0.8	\$1,336,611	\$1,429,000	\$1,644,194	27	\$754	\$930	125%
Jul-25	61	24	52	0.9	\$1,553,824	\$1,499,000	\$1,821,442	22	\$765	\$911	121%
Jun-25	69	34	76	1.0	\$1,389,802	\$1,437,500	\$1,596,177	22	\$768	\$885	117%
May-25	77	58	68	1.3	\$1,614,332	\$1,812,500	\$1,944,919	23	\$743	\$922	124%
Apr-25	110	32	65	2.3	\$1,444,676	\$1,650,000	\$1,780,427	19	\$781	\$992	125%
Mar-25	74	38	52	2.2	\$1,452,770	\$1,525,000	\$1,776,926	16	\$760	\$930	125%
Feb-25	63	28	27	2.3	\$1,296,072	\$1,500,000	\$1,597,888	17	\$754	\$908	123%
Jan-25	49	20	21	1.6	\$1,462,857	\$1,500,000	\$1,532,835	40	\$782	\$818	106%
Dec-24	36	5	35	0.8	\$1,331,800	\$1,375,000	\$1,540,885	32	\$755	\$836	115%
Nov-24	56	28	37	1.1	\$1,334,398	\$1,460,000	\$1,590,314	26	\$810	\$890	120%
Oct-24	74	29	68	1.4	\$1,380,564	\$1,587,500	\$1,698,109	20	\$801	\$961	125%
Sep-24	75	36	55	1.6	\$1,398,123	\$1,600,000	\$1,675,626	22	\$764	\$866	120%
Aug-24	60	36	38	1.3	\$1,266,723	\$1,367,500	\$1,506,032	22	\$787	\$967	122%

### Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	36	-5.26%	\$1,341,317	-15.6%	\$1,429,000	4.5%	\$1,644,194	9.17%	27	22.7%	125%
Aug-24	38	15.2%	\$1,588,701	13.2%	\$1,367,500	-4.37%	\$1,506,032	-4.98%	22	4.76%	122%
Aug-23	33	-32.7%	\$1,403,843	-3.27%	\$1,430,000	-5.92%	\$1,584,963	-6.86%	21	5%	117%

### Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	1	0	0	0	0
\$500-599K	0	1	2	0	0
\$600-699K	3	3	3	0	0
\$700-799K	10	7	10	2	3
\$800-899K	13	13	9	5	9
\$900-999K	21	18	16	8	20
\$1-1.299M	66	75	66	60	62
\$1.3-1.699M	111	110	98	143	143
\$1.7-1.999M	64	42	58	91	59
\$2-2.999M	80	77	60	122	59
>3M	28	17	12	49	16
Total	397	363	334	480	371

**Presented by:**

Includes Berkeley and Kensington

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

Deemed reliable but not guaranteed

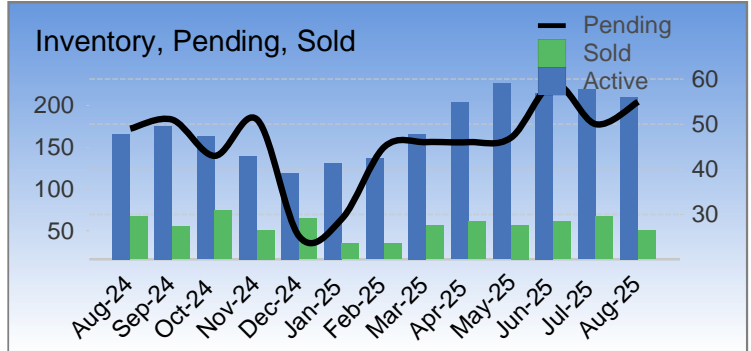


# Brentwood: Detached Single-Family Homes

August 2025

## Market Activity Summary:

- Inventory: 210 units were listed for sale as of the last day of August - approximately 3.7 months of inventory.
- Sales Activity: 50 units were sold during August,
- Median Sales Price: \$751,875 during August
- Average price per sq.ft. in August was \$377
- Average Days-on-Market (DOM) is approximately 46 days
- Sold over Asking: On average, buyers paid 98% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	210	55	50	3.7	\$833,696	\$751,875	\$813,426	46	\$435	\$377	98%
Jul-25	219	50	67	3.7	\$859,430	\$820,000	\$848,513	50	\$422	\$376	99%
Jun-25	215	59	61	3.7	\$906,666	\$795,000	\$894,727	30	\$423	\$387	99%
May-25	226	47	57	4.0	\$885,100	\$785,000	\$871,373	41	\$427	\$411	99%
Apr-25	203	46	61	4.0	\$868,965	\$835,000	\$861,781	28	\$437	\$401	99%
Mar-25	166	46	56	4.0	\$854,849	\$812,000	\$848,241	42	\$463	\$402	100%
Feb-25	136	45	35	3.0	\$908,671	\$839,000	\$908,829	28	\$487	\$407	100%
Jan-25	131	29	35	2.6	\$869,000	\$840,000	\$848,772	46	\$499	\$417	98%
Dec-24	119	25	65	1.9	\$955,811	\$855,000	\$940,077	42	\$499	\$381	99%
Nov-24	139	51	51	2.4	\$861,555	\$745,000	\$850,536	35	\$492	\$401	99%
Oct-24	163	43	74	2.5	\$908,685	\$825,000	\$901,306	39	\$477	\$389	99%
Sep-24	175	51	55	2.9	\$908,894	\$847,000	\$895,883	39	\$483	\$396	99%
Aug-24	166	49	67	2.6	\$897,465	\$815,000	\$874,072	32	\$505	\$371	98%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	50	-25.4%	\$963,826	6.11%	\$751,875	-7.75%	\$813,426	-6.94%	46	43.8%	98%
Aug-24	67	-10.7%	\$908,346	9.54%	\$815,000	5.84%	\$874,072	8.71%	32	28%	98%
Aug-23	75	-5.06%	\$829,220	-14.8%	\$770,000	-6.67%	\$804,066	-6.19%	25	-19.4%	100%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	11	8	14	9	30
\$500-599K	37	34	37	44	90
\$600-699K	68	67	91	67	138
\$700-799K	86	103	92	131	163
\$800-899K	72	90	88	124	140
\$900-999K	62	69	56	108	130
\$1-1.299M	55	83	70	154	94
\$1.3-1.699M	23	28	29	55	21
\$1.7-1.999M	4	3	3	6	2
\$2-2.999M	4	5	1	3	3
>3M	0	0	0	2	1
Total	422	490	481	703	812

**Presented by:**

Includes Brentwood, Bethel Island, Byron, and Knightsen

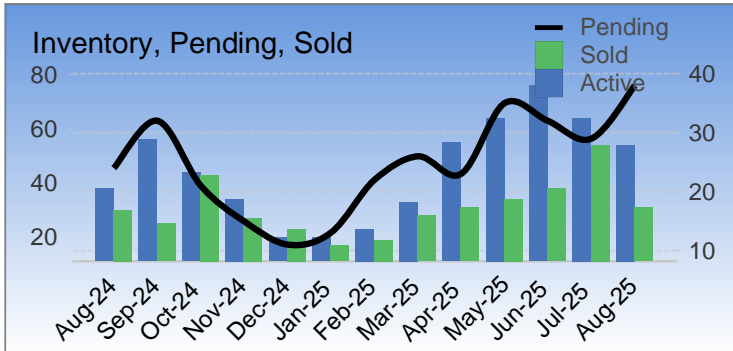
© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing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

Deemed reliable but not guaranteed

## Market Activity Summary:



- Inventory: 54 units were listed for sale as of the last day of August - approximately 1.4 months of inventory.
- Sales Activity: 31 units were sold during August,
- Median Sales Price: \$1,265,000 during August
- Average price per sq.ft. in August was \$663
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 99% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	54	38	31	1.4	\$1,263,121	\$1,265,000	\$1,245,492	38	\$708	\$663	99%
Jul-25	64	29	54	1.6	\$1,217,245	\$1,185,000	\$1,198,730	23	\$694	\$677	99%
Jun-25	76	32	38	2.3	\$1,217,986	\$1,242,500	\$1,241,839	27	\$705	\$724	102%
May-25	64	35	34	2.1	\$1,332,866	\$1,314,000	\$1,377,854	16	\$746	\$716	104%
Apr-25	55	23	31	2.1	\$1,370,467	\$1,325,000	\$1,430,991	21	\$713	\$708	105%
Mar-25	33	26	28	1.5	\$1,220,666	\$1,277,500	\$1,289,279	22	\$702	\$736	106%
Feb-25	23	22	19	1.2	\$1,249,385	\$1,250,000	\$1,277,130	30	\$741	\$710	103%
Jan-25	20	13	17	0.9	\$1,321,965	\$1,235,000	\$1,353,612	26	\$739	\$751	103%
Dec-24	20	11	23	0.6	\$1,155,898	\$1,080,000	\$1,171,817	46	\$763	\$709	102%
Nov-24	34	15	27	1.2	\$1,269,824	\$1,265,000	\$1,304,481	19	\$755	\$718	103%
Oct-24	44	21	43	1.3	\$1,192,870	\$1,200,000	\$1,252,289	17	\$736	\$705	105%
Sep-24	56	32	25	1.9	\$1,191,817	\$1,185,000	\$1,238,547	20	\$704	\$746	104%
Aug-24	38	24	30	1.2	\$1,233,966	\$1,195,000	\$1,257,484	20	\$745	\$709	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	31	3.33%	\$1,222,261	-10.2%	\$1,265,000	5.86%	\$1,245,492	-0.954%	38	90%	99%
Aug-24	30	-18.9%	\$1,361,581	5.37%	\$1,195,000	-2.85%	\$1,257,484	0.251%	20	-37.5%	102%
Aug-23	37	-33.9%	\$1,292,246	-1.86%	\$1,230,000	7.89%	\$1,254,339	4.8%	32	23.1%	105%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	1	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	0	3	3	2
\$700-799K	10	8	6	8	21
\$800-899K	22	11	20	20	33
\$900-999K	35	24	37	27	35
\$1-1.299M	70	71	60	89	94
\$1.3-1.699M	84	62	71	111	104
\$1.7-1.999M	20	18	16	31	18
\$2-2.999M	8	4	6	19	6
>3M	2	1	2	0	1
Total	252	199	222	308	314

**Presented by:**

## Market Activity Summary:

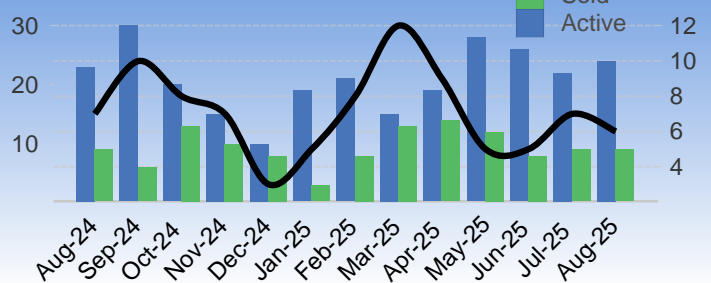
- Inventory: 24 units were listed for sale as of the last day of August - approximately 2.8 months of inventory.
- Sales Activity: 9 units were sold during August,
- Median Sales Price: \$1,100,000 during August
- Average price per sq.ft. in August was \$479
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 97% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	24	6	9	2.8	\$1,109,876	\$1,100,000	\$1,081,000	45	\$503	\$479	97%
Jul-25	22	7	9	2.4	\$1,259,877	\$1,250,000	\$1,242,777	16	\$513	\$506	98%
Jun-25	26	5	8	2.3	\$1,215,112	\$1,132,500	\$1,190,375	32	\$523	\$528	98%
May-25	28	5	12	2.2	\$1,256,729	\$1,200,000	\$1,291,666	9	\$499	\$543	104%
Apr-25	19	9	14	1.6	\$1,255,778	\$1,150,900	\$1,253,244	30	\$502	\$581	100%
Mar-25	15	12	13	1.9	\$1,119,923	\$1,070,000	\$1,141,230	20	\$505	\$526	102%
Feb-25	21	8	8	3.5	\$1,054,181	\$1,092,500	\$1,077,375	12	\$549	\$547	102%
Jan-25	19	5	3	2.7	\$899,000	\$893,000	\$893,666	57	\$511	\$527	99%
Dec-24	10	3	8	1.0	\$1,131,612	\$1,100,000	\$1,127,487	30	\$503	\$462	100%
Nov-24	15	7	10	1.6	\$1,054,289	\$1,037,500	\$1,055,399	26	\$522	\$464	100%
Oct-24	20	8	13	2.1	\$1,198,000	\$1,070,000	\$1,216,846	39	\$517	\$535	102%
Sep-24	30	10	6	4.5	\$972,166	\$912,500	\$989,500	20	\$515	\$535	102%
Aug-24	23	7	9	3.0	\$1,104,111	\$1,050,000	\$1,136,555	35	\$508	\$574	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	9	0%	\$1,239,064	3.26%	\$1,100,000	4.76%	\$1,081,000	-4.89%	45	28.6%	97%
Aug-24	9	-18.2%	\$1,199,983	15.3%	\$1,050,000	-6.25%	\$1,136,555	-0.246%	35	106%	103%
Aug-23	11	0%	\$1,040,627	-10.6%	\$1,120,000	9.27%	\$1,139,363	1.52%	17	-64.6%	104%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	0	0	0	3
\$700-799K	3	2	2	4	8
\$800-899K	11	4	5	9	13
\$900-999K	10	9	9	13	22
\$1-1.299M	31	15	34	32	47
\$1.3-1.699M	15	20	30	46	24
\$1.7-1.999M	2	4	1	6	0
\$2-2.999M	3	2	0	1	0
>3M	0	0	0	0	0
Total	76	56	81	111	117

**Presented by:**

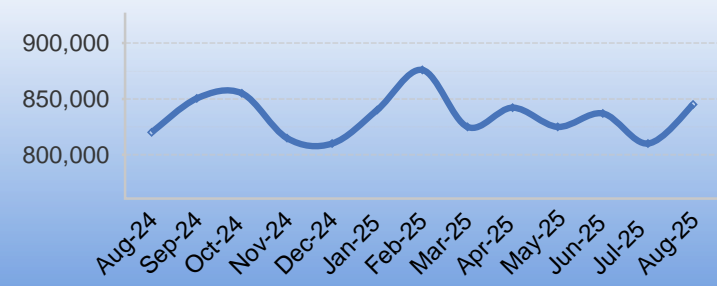


## Market Activity Summary:

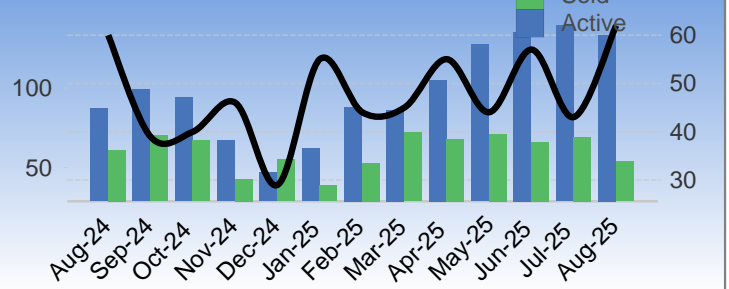
- Inventory: 133 units were listed for sale as of the last day of August - approximately 2.1 months of inventory.
- Sales Activity: 54 units were sold during August,
- Median Sales Price: \$845,000 during August
- Average price per sq.ft. in August was \$535
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 101% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	133	62	54	2.1	\$893,363	\$845,000	\$899,700	28	\$542	\$535	101%
Jul-25	139	43	69	2.1	\$859,703	\$810,000	\$861,231	23	\$534	\$515	100%
Jun-25	135	57	66	2.0	\$868,895	\$837,000	\$876,754	26	\$529	\$564	101%
May-25	127	44	71	1.8	\$850,711	\$825,000	\$857,439	20	\$537	\$549	101%
Apr-25	105	55	68	1.7	\$857,385	\$842,250	\$869,571	20	\$541	\$542	101%
Mar-25	86	45	72	1.6	\$863,283	\$825,000	\$889,166	15	\$525	\$554	103%
Feb-25	88	44	53	1.8	\$920,076	\$876,000	\$953,726	21	\$548	\$552	103%
Jan-25	62	55	39	1.4	\$838,391	\$840,000	\$850,016	34	\$519	\$532	102%
Dec-24	47	29	55	0.9	\$874,631	\$810,000	\$882,267	36	\$523	\$567	101%
Nov-24	67	46	43	1.2	\$849,989	\$814,888	\$858,711	20	\$534	\$533	101%
Oct-24	94	40	67	1.5	\$871,430	\$855,000	\$878,498	23	\$546	\$530	101%
Sep-24	99	39	70	1.5	\$870,920	\$850,500	\$883,500	26	\$538	\$546	102%
Aug-24	87	60	61	1.2	\$885,867	\$820,000	\$895,375	22	\$545	\$519	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	54	-11.5%	\$854,433	-5.11%	\$845,000	3.05%	\$899,700	0.483%	28	27.3%	101%
Aug-24	61	-10.3%	\$900,407	5.3%	\$820,000	0.675%	\$895,375	6.64%	22	46.7%	101%
Aug-23	68	-22.7%	\$855,062	0.394%	\$814,500	2.78%	\$839,660	1.8%	15	-31.8%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	7	6	9	7	8
\$500-599K	20	17	35	21	35
\$600-699K	74	84	64	90	154
\$700-799K	109	125	119	138	174
\$800-899K	93	104	112	161	201
\$900-999K	71	66	78	114	115
\$1-1.299M	85	91	68	141	117
\$1.3-1.699M	31	39	21	72	35
\$1.7-1.999M	2	3	0	12	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	1	1
Total	492	535	506	757	840

## Presented by:

# Danville: Detached Single-Family Homes

August 2025

## Market Activity Summary:

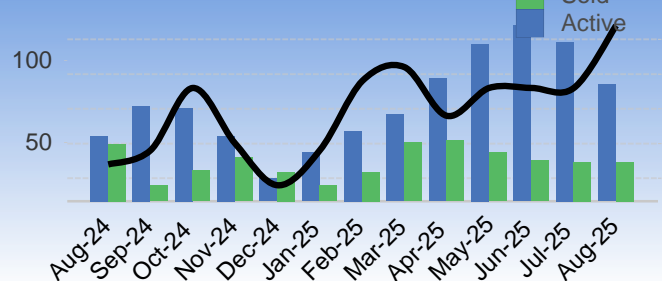
- Inventory: 85 units were listed for sale as of the last day of August - approximately 2.3 months of inventory.
- Sales Activity: 38 units were sold during August,
- Median Sales Price: \$2,152,500 during August
- Average price per sq.ft. in August was \$767
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 99% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	85	42	38	2.3	\$2,323,548	\$2,152,500	\$2,291,452	22	\$832	\$767	99%
Jul-25	111	33	38	2.8	\$2,176,202	\$2,137,500	\$2,123,438	21	\$812	\$768	97%
Jun-25	121	33	39	2.8	\$2,269,556	\$2,050,000	\$2,258,405	16	\$826	\$815	100%
May-25	110	33	44	2.3	\$2,367,505	\$2,200,000	\$2,356,239	17	\$846	\$826	100%
Apr-25	89	29	51	2.0	\$2,305,266	\$2,300,000	\$2,331,394	16	\$855	\$848	101%
Mar-25	67	36	50	1.9	\$2,299,574	\$2,142,500	\$2,319,390	8	\$866	\$831	101%
Feb-25	57	34	32	1.9	\$2,267,215	\$2,184,000	\$2,307,060	19	\$883	\$827	102%
Jan-25	44	24	24	1.4	\$2,247,653	\$1,920,000	\$2,207,562	52	\$925	\$796	99%
Dec-24	28	19	32	0.8	\$2,354,102	\$1,965,000	\$2,303,988	32	\$914	\$757	98%
Nov-24	54	25	41	1.7	\$2,147,869	\$2,000,000	\$2,117,372	22	\$887	\$772	99%
Oct-24	71	33	33	2.0	\$2,549,454	\$2,325,000	\$2,566,478	15	\$864	\$777	101%
Sep-24	72	24	24	1.7	\$2,262,828	\$2,107,500	\$2,253,070	28	\$875	\$772	100%
Aug-24	54	22	49	1.0	\$2,581,613	\$2,110,000	\$2,590,263	28	\$881	\$815	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	38	-22.4%	\$2,728,259	3.37%	\$2,152,500	2.01%	\$2,291,452	-11.5%	22	-21.4%	99%
Aug-24	49	-7.55%	\$2,639,233	-8.3%	\$2,110,000	5.76%	\$2,590,263	18.3%	28	47.4%	101%
Aug-23	53	39.5%	\$2,878,272	23.2%	\$1,995,000	-0.25%	\$2,189,937	0.376%	19	-13.6%	100%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	1	0	0	0
\$800-899K	0	0	0	0	3
\$900-999K	1	0	2	0	7
\$1-1.299M	11	11	17	10	52
\$1.3-1.699M	37	58	61	55	190
\$1.7-1.999M	70	67	95	65	160
\$2-2.999M	154	177	143	219	234
>3M	43	62	36	93	58
Total	316	376	354	442	704

**Presented by:**

## Market Activity Summary:

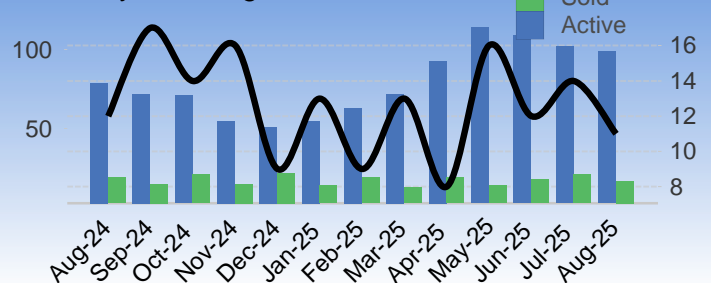
- Inventory: 99 units were listed for sale as of the last day of August - approximately 5.5 months of inventory.
- Sales Activity: 17 units were sold during August,
- Median Sales Price: \$775,000 during August
- Average price per sq.ft. in August was \$337
- Average Days-on-Market (DOM) is approximately 60 days
- Sold over Asking: On average, buyers paid 99% of list price in August



Median Sale Price



Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	99	11	17	5.5	\$891,934	\$775,000	\$884,504	60	\$386	\$337	99%
Jul-25	102	14	21	6.0	\$892,621	\$880,000	\$874,464	45	\$387	\$352	98%
Jun-25	109	12	18	6.8	\$899,482	\$834,000	\$872,055	55	\$391	\$356	97%
May-25	114	16	14	7.8	\$1,123,893	\$882,500	\$1,059,126	35	\$385	\$357	95%
Apr-25	93	8	19	5.8	\$945,998	\$850,000	\$947,547	39	\$398	\$429	100%
Mar-25	72	13	13	4.8	\$1,000,753	\$950,000	\$981,923	75	\$397	\$340	99%
Feb-25	63	9	19	3.6	\$917,217	\$780,000	\$908,620	40	\$407	\$381	99%
Jan-25	55	13	14	3.4	\$847,142	\$739,000	\$819,892	66	\$390	\$341	98%
Dec-24	51	9	22	2.6	\$887,443	\$790,000	\$869,409	57	\$374	\$354	98%
Nov-24	55	16	15	3.2	\$841,253	\$840,000	\$842,308	41	\$369	\$314	101%
Oct-24	71	14	21	3.9	\$925,589	\$800,000	\$897,980	42	\$369	\$381	98%
Sep-24	72	17	15	3.7	\$914,139	\$855,000	\$896,653	54	\$383	\$427	98%
Aug-24	79	12	19	3.8	\$922,473	\$860,000	\$886,763	42	\$395	\$378	97%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	17	-10.5%	\$997,695	2.07%	\$775,000	-9.88%	\$884,504	-0.255%	60	42.9%	99%
Aug-24	19	26.7%	\$977,429	-0.564%	\$860,000	5.52%	\$886,763	-2.5%	42	75%	97%
Aug-23	15	-31.8%	\$982,975	-2.36%	\$815,000	-2.69%	\$909,466	-4.1%	24	-7.69%	100%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	1	5
\$500-599K	1	3	1	4	23
\$600-699K	26	15	24	19	44
\$700-799K	31	40	38	62	67
\$800-899K	31	25	32	51	51
\$900-999K	13	14	9	18	19
\$1-1.299M	14	18	22	27	35
\$1.3-1.699M	14	22	6	17	16
\$1.7-1.999M	5	3	4	4	1
\$2-2.999M	0	0	3	3	2
>3M	0	0	2	1	0
Total	135	140	141	207	263

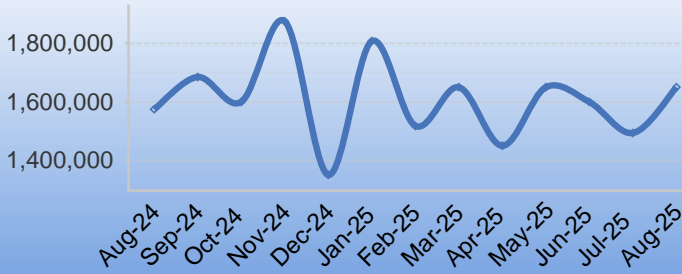
Presented by:

## Market Activity Summary:

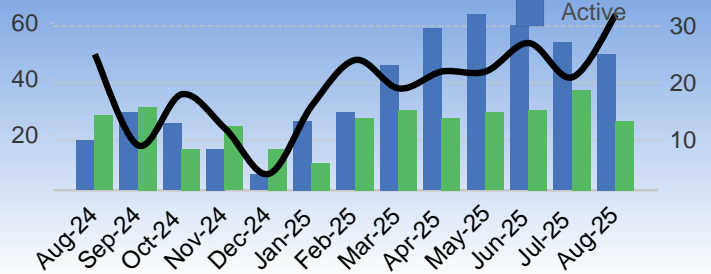
- Inventory: 49 units were listed for sale as of the last day of August - approximately 1.6 months of inventory.
- Sales Activity: 25 units were sold during August,
- Median Sales Price: \$1,649,950 during August
- Average price per sq.ft. in August was \$755
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 99% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	49	32	25	1.6	\$1,742,358	\$1,649,950	\$1,719,973	20	\$752	\$755	99%
Jul-25	53	21	36	1.7	\$1,672,431	\$1,493,750	\$1,679,322	15	\$745	\$807	101%
Jun-25	59	27	29	2.1	\$1,753,866	\$1,600,000	\$1,739,361	17	\$773	\$746	100%
May-25	63	22	28	2.3	\$1,699,781	\$1,650,000	\$1,691,577	20	\$786	\$740	100%
Apr-25	58	22	26	2.1	\$1,804,567	\$1,450,000	\$1,822,307	17	\$782	\$781	101%
Mar-25	45	19	29	2.2	\$1,838,352	\$1,650,000	\$1,930,335	13	\$758	\$796	106%
Feb-25	28	24	26	1.7	\$1,478,174	\$1,517,500	\$1,544,890	7	\$789	\$861	104%
Jan-25	25	16	10	1.6	\$1,913,868	\$1,807,500	\$1,919,375	20	\$724	\$810	101%
Dec-24	6	4	15	0.4	\$1,659,544	\$1,350,000	\$1,660,732	27	\$853	\$825	101%
Nov-24	15	12	23	0.7	\$1,909,266	\$1,875,000	\$1,953,126	20	\$842	\$747	103%
Oct-24	24	18	15	1.0	\$1,552,655	\$1,600,000	\$1,616,416	13	\$802	\$804	105%
Sep-24	28	9	30	0.9	\$1,829,158	\$1,684,500	\$1,854,313	17	\$773	\$773	102%
Aug-24	18	25	27	0.5	\$1,679,452	\$1,575,000	\$1,724,630	12	\$747	\$810	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	25	-7.41%	\$1,709,936	-10.8%	\$1,649,950	4.76%	\$1,719,973	-0.27%	20	66.7%	99%
Aug-24	27	42.1%	\$1,916,428	-0.818%	\$1,575,000	-25%	\$1,724,630	-17.6%	12	20%	103%
Aug-23	19	-44.1%	\$1,932,225	23.7%	\$2,100,000	35.3%	\$2,093,888	32.5%	10	-23.1%	104%

## Sales Activity and Price Trends

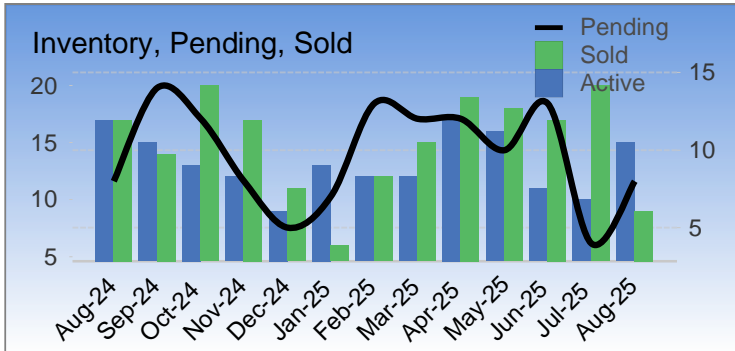
Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	1	0	0	1	7
\$900-999K	4	3	3	3	13
\$1-1.299M	38	27	38	32	96
\$1.3-1.699M	77	91	77	108	141
\$1.7-1.999M	34	34	32	64	64
\$2-2.999M	49	58	51	69	52
>3M	6	5	4	10	2
Total	209	218	205	287	375

## Presented by:

## Market Activity Summary:



- Inventory: 15 units were listed for sale as of the last day of August - approximately 1.0 months of inventory.
- Sales Activity: 9 units were sold during August,
- Median Sales Price: \$1,405,000 during August
- Average price per sq.ft. in August was \$708
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 119% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	15	8	9	1.0	\$1,117,320	\$1,405,000	\$1,329,631	23	\$765	\$708	119%
Jul-25	10	4	20	0.6	\$1,264,397	\$1,377,500	\$1,452,535	27	\$795	\$694	117%
Jun-25	11	13	17	0.7	\$1,184,529	\$1,598,000	\$1,474,470	22	\$773	\$759	126%
May-25	16	10	18	0.9	\$1,025,388	\$1,287,500	\$1,271,722	19	\$719	\$754	124%
Apr-25	17	12	19	1.2	\$980,000	\$1,225,000	\$1,269,042	14	\$669	\$811	129%
Mar-25	12	12	15	1.2	\$887,266	\$1,010,000	\$1,083,733	18	\$723	\$757	121%
Feb-25	12	13	12	1.4	\$1,075,666	\$1,187,500	\$1,249,493	29	\$754	\$680	118%
Jan-25	13	7	6	1.1	\$893,166	\$1,301,000	\$1,265,500	13	\$734	\$842	143%
Dec-24	9	5	11	0.6	\$1,025,626	\$1,200,000	\$1,166,454	21	\$777	\$666	114%
Nov-24	12	8	17	0.7	\$1,159,705	\$1,400,000	\$1,451,117	18	\$789	\$751	126%
Oct-24	13	12	20	0.8	\$1,038,925	\$1,182,906	\$1,178,302	18	\$719	\$729	115%
Sep-24	15	14	14	1.1	\$1,069,571	\$1,275,000	\$1,303,769	18	\$825	\$813	121%
Aug-24	17	8	17	1.2	\$1,040,405	\$998,000	\$1,169,265	22	\$802	\$806	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
Aug-25	9	-47.1%	\$1,092,444	3.75%	\$1,405,000	40.8%	\$1,329,631	13.7%	23	4.55%	119%
Aug-24	17	21.4%	\$1,052,940	10.2%	\$998,000	9.67%	\$1,169,265	6.12%	22	-15.4%	112%
Aug-23	14	-36.4%	\$955,878	-11.6%	\$910,000	-28.6%	\$1,101,829	-18.4%	26	30%	109%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	2	1	0	0	1
\$600-699K	2	1	2	1	0
\$700-799K	5	6	7	3	5
\$800-899K	12	12	12	8	11
\$900-999K	12	19	15	11	8
\$1-1.299M	26	41	28	35	40
\$1.3-1.699M	35	26	33	49	43
\$1.7-1.999M	16	7	4	21	11
\$2-2.999M	6	6	1	7	3
>3M	0	1	1	2	0
Total	116	120	103	137	122

## Presented by:

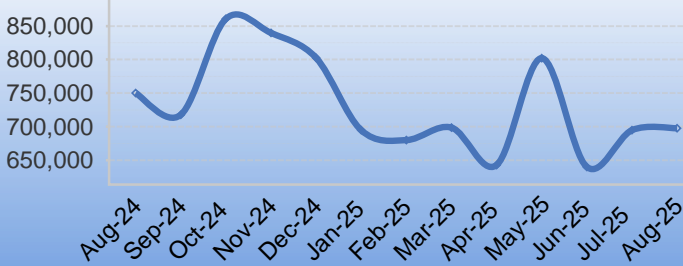


## Market Activity Summary:

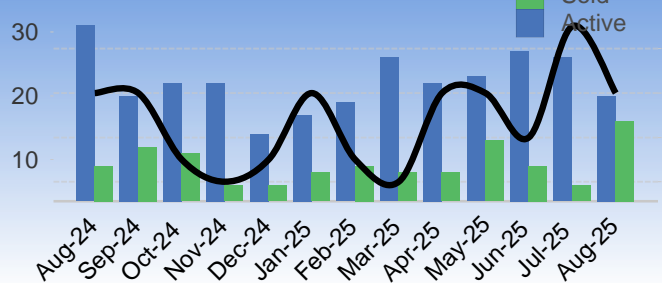
- Inventory: 20 units were listed for sale as of the last day of August - approximately 2.0 months of inventory.
- Sales Activity: 16 units were sold during August,
- Median Sales Price: \$697,450 during August
- Average price per sq.ft. in August was \$478
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 104% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	20	8	16	2.0	\$725,796	\$697,450	\$750,649	31	\$476	\$478	104%
Jul-25	26	11	6	3.2	\$767,000	\$695,000	\$755,000	40	\$473	\$448	99%
Jun-25	27	6	9	2.8	\$587,088	\$640,000	\$616,666	28	\$446	\$488	105%
May-25	23	8	13	2.4	\$803,999	\$802,000	\$822,846	61	\$442	\$484	102%
Apr-25	22	8	8	2.8	\$740,848	\$643,000	\$762,875	22	\$467	\$465	102%
Mar-25	26	4	8	3.1	\$745,750	\$698,500	\$772,500	37	\$475	\$500	105%
Feb-25	19	5	9	2.6	\$706,422	\$680,000	\$711,888	35	\$446	\$527	100%
Jan-25	17	8	8	2.7	\$788,750	\$695,000	\$755,625	49	\$468	\$447	96%
Dec-24	14	5	6	2.2	\$744,158	\$802,500	\$777,833	31	\$518	\$537	104%
Nov-24	22	4	6	2.5	\$878,000	\$840,000	\$893,166	72	\$517	\$425	102%
Oct-24	22	5	11	2.2	\$810,081	\$861,000	\$826,999	55	\$518	\$475	103%
Sep-24	20	8	12	2.0	\$782,900	\$717,500	\$817,000	31	\$517	\$528	105%
Aug-24	31	8	9	3.2	\$789,444	\$750,000	\$835,888	35	\$506	\$461	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
Aug-25	16	77.8%	\$788,500	-8.87%	\$697,450	-7.01%	\$750,649	-10.2%	31	-11.4%	104%
Aug-24	9	28.6%	\$865,245	-1.35%	\$750,000	1.35%	\$835,888	7.76%	35	45.8%	106%
Aug-23	7	-30%	\$877,054	14.7%	\$740,000	9.23%	\$775,714	14.3%	24	71.4%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	3	6	3	4	3
\$500-599K	12	6	7	1	3
\$600-699K	25	20	10	19	21
\$700-799K	12	20	11	16	20
\$800-899K	10	6	10	20	16
\$900-999K	4	4	9	14	8
\$1-1.299M	10	11	5	5	8
\$1.3-1.699M	1	1	0	1	0
\$1.7-1.999M	0	0	0	2	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	77	74	55	82	79

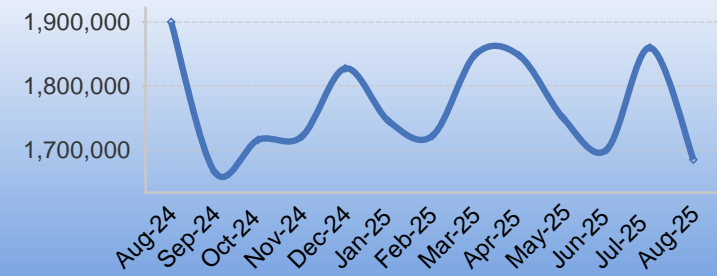
**Presented by:**

## Market Activity Summary:

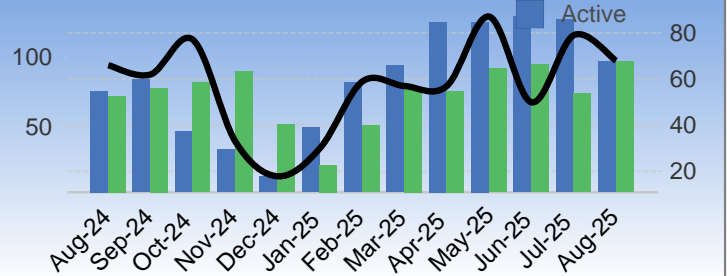
- Inventory: 97 units were listed for sale as of the last day of August - approximately 1.1 months of inventory.
- Sales Activity: 97 units were sold during August,
- Median Sales Price: \$1,685,000 during August
- Average price per sq.ft. in August was \$1,047
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 101% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	97	68	97	1.1	\$1,828,753	\$1,685,000	\$1,860,410	19	\$1,030	\$1,047	101%
Jul-25	127	79	74	1.5	\$2,018,910	\$1,860,000	\$2,057,669	19	\$1,026	\$1,062	102%
Jun-25	129	50	95	1.5	\$1,827,890	\$1,700,000	\$1,874,525	26	\$1,045	\$1,052	102%
May-25	125	87	92	1.6	\$1,884,736	\$1,750,500	\$1,962,037	14	\$1,041	\$1,121	105%
Apr-25	125	57	76	1.9	\$1,807,498	\$1,847,564	\$1,917,672	11	\$1,035	\$1,155	106%
Mar-25	94	57	78	1.9	\$1,886,822	\$1,850,000	\$2,029,897	11	\$1,059	\$1,143	108%
Feb-25	82	59	51	2.0	\$1,726,706	\$1,722,000	\$1,853,542	9	\$1,047	\$1,147	107%
Jan-25	50	30	23	0.9	\$1,692,850	\$1,745,000	\$1,832,304	14	\$1,037	\$1,097	108%
Dec-24	15	18	52	0.2	\$1,883,735	\$1,827,501	\$1,981,634	23	\$1,029	\$1,119	105%
Nov-24	34	33	90	0.4	\$1,814,864	\$1,721,300	\$1,900,827	16	\$1,007	\$1,112	105%
Oct-24	47	77	82	0.6	\$1,746,991	\$1,716,000	\$1,823,880	17	\$1,014	\$1,087	104%
Sep-24	84	62	78	1.1	\$1,759,333	\$1,665,501	\$1,833,853	16	\$1,037	\$1,085	104%
Aug-24	76	66	72	0.9	\$1,999,263	\$1,900,000	\$2,111,382	13	\$1,048	\$1,101	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
Aug-25	97	34.7%	\$1,888,194	2.23%	\$1,685,000	-11.3%	\$1,860,410	-11.9%	19	46.2%	101%
Aug-24	72	-4%	\$1,847,049	4.93%	\$1,900,000	17.9%	\$2,111,382	23.2%	13	-13.3%	106%
Aug-23	75	-24.2%	\$1,760,298	3.66%	\$1,611,700	8.31%	\$1,713,447	7.12%	15	-34.8%	108%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	1	1	0	2
\$700-799K	2	0	1	0	2
\$800-899K	1	1	8	5	8
\$900-999K	4	2	17	7	31
\$1-1.299M	44	50	83	72	254
\$1.3-1.699M	198	209	207	303	396
\$1.7-1.999M	134	153	79	183	115
\$2-2.999M	168	171	76	161	127
>3M	35	57	25	49	35
Total	586	644	497	780	970

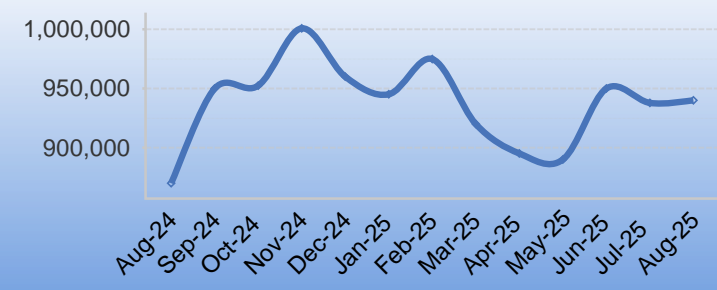
## Presented by:

## Market Activity Summary:

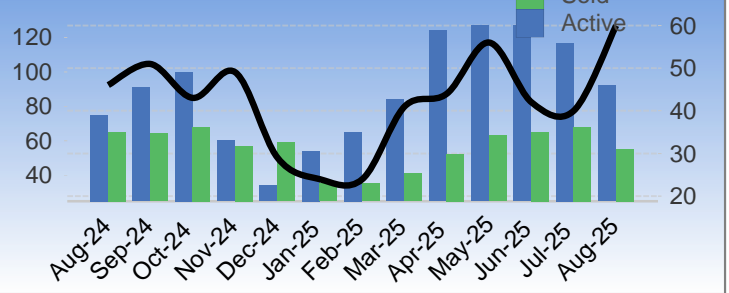
- Inventory: 92 units were listed for sale as of the last day of August - approximately 1.6 months of inventory.
- Sales Activity: 55 units were sold during August,
- Median Sales Price: \$940,000 during August
- Average price per sq.ft. in August was \$625
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 101% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	92	60	55	1.6	\$1,113,910	\$940,000	\$1,115,309	25	\$649	\$625	101%
Jul-25	117	40	68	1.9	\$1,013,758	\$937,750	\$1,034,077	21	\$654	\$620	102%
Jun-25	127	42	65	2.2	\$1,073,574	\$950,000	\$1,082,551	23	\$656	\$623	101%
May-25	127	56	63	2.5	\$960,296	\$890,000	\$971,769	22	\$669	\$656	102%
Apr-25	124	44	52	3.0	\$985,029	\$895,000	\$1,010,235	19	\$655	\$663	103%
Mar-25	84	41	41	2.4	\$957,506	\$920,000	\$1,009,947	15	\$664	\$639	105%
Feb-25	65	24	35	1.7	\$1,019,519	\$975,000	\$1,064,738	27	\$666	\$689	105%
Jan-25	54	24	35	1.1	\$973,229	\$945,000	\$1,002,228	32	\$705	\$685	103%
Dec-24	34	29	59	0.6	\$998,221	\$960,000	\$1,024,058	27	\$689	\$641	103%
Nov-24	60	49	57	1.0	\$1,016,353	\$1,001,000	\$1,053,833	17	\$687	\$661	104%
Oct-24	100	43	68	1.6	\$1,016,799	\$952,503	\$1,053,505	21	\$675	\$634	105%
Sep-24	91	51	64	1.5	\$1,056,556	\$950,000	\$1,079,863	21	\$669	\$638	103%
Aug-24	75	46	65	1.2	\$979,754	\$870,000	\$1,025,999	23	\$665	\$649	105%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	55	-15.4%	\$1,006,243	-0.0569%	\$940,000	8.05%	\$1,115,309	8.7%	25	8.7%	101%
Aug-24	65	-1.52%	\$1,006,816	-1.75%	\$870,000	-5.18%	\$1,025,999	-0.455%	23	43.8%	105%
Aug-23	66	-14.3%	\$1,024,729	-0.082%	\$917,500	1.94%	\$1,030,689	5.85%	16	-33.3%	105%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	4	1	1	3	2
\$500-599K	8	3	10	3	5
\$600-699K	28	17	26	24	47
\$700-799K	63	61	81	54	108
\$800-899K	83	101	130	111	126
\$900-999K	72	64	70	85	94
\$1-1.299M	84	115	93	161	100
\$1.3-1.699M	36	56	37	101	57
\$1.7-1.999M	22	22	14	19	17
\$2-2.999M	13	11	12	20	10
>3M	1	1	0	0	0
Total	414	452	474	581	566

## Presented by:

### Market Activity Summary:

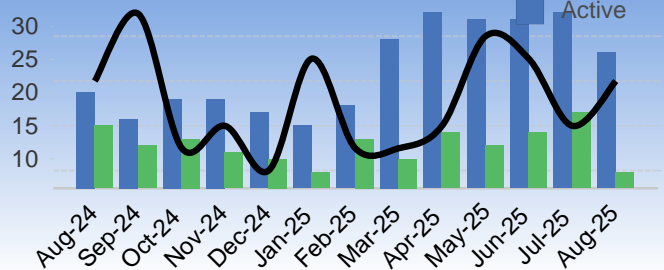
- Inventory: 26 units were listed for sale as of the last day of August - approximately 2.1 months of inventory.
- Sales Activity: 8 units were sold during August,
- Median Sales Price: \$810,000 during August
- Average price per sq.ft. in August was \$397
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 101% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



### Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	26	10	8	2.1	\$789,368	\$810,000	\$801,750	28	\$458	\$397	101%
Jul-25	32	8	17	2.2	\$825,219	\$780,000	\$828,382	36	\$447	\$455	101%
Jun-25	31	11	14	2.3	\$756,039	\$792,500	\$765,849	30	\$451	\$447	102%
May-25	31	12	12	2.8	\$806,666	\$802,500	\$835,116	27	\$459	\$435	104%
Apr-25	32	8	14	2.6	\$743,689	\$767,500	\$741,296	30	\$477	\$475	101%
Mar-25	28	7	10	2.7	\$817,600	\$904,500	\$830,500	30	\$470	\$421	103%
Feb-25	18	7	13	1.8	\$823,291	\$850,000	\$837,153	24	\$471	\$429	102%
Jan-25	15	11	8	1.6	\$744,862	\$750,000	\$755,375	55	\$460	\$488	101%
Dec-24	17	6	10	1.5	\$793,795	\$842,500	\$822,700	31	\$424	\$463	103%
Nov-24	19	8	11	1.7	\$933,363	\$860,000	\$943,262	30	\$444	\$444	101%
Oct-24	19	7	13	1.6	\$762,076	\$795,000	\$787,538	26	\$449	\$473	104%
Sep-24	16	13	12	1.2	\$849,266	\$875,000	\$867,806	23	\$437	\$447	103%
Aug-24	20	10	15	1.5	\$829,266	\$805,000	\$838,266	34	\$423	\$456	100%

### Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	8	-46.7%	\$881,352	2.29%	\$810,000	0.621%	\$801,750	-4.36%	28	-17.6%	101%
Aug-24	15	36.4%	\$861,612	8.31%	\$805,000	-8%	\$838,266	-12.1%	34	21.4%	100%
Aug-23	11	0%	\$795,503	3.03%	\$875,000	2.7%	\$953,545	12.6%	28	16.7%	103%

### Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	4	2	7	4	8
\$500-599K	8	3	9	4	12
\$600-699K	7	13	8	12	15
\$700-799K	27	21	21	21	39
\$800-899K	29	19	16	23	33
\$900-999K	10	26	29	32	26
\$1-1.299M	10	9	12	33	29
\$1.3-1.699M	1	4	1	4	4
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	96	97	103	133	166

**Presented by:**

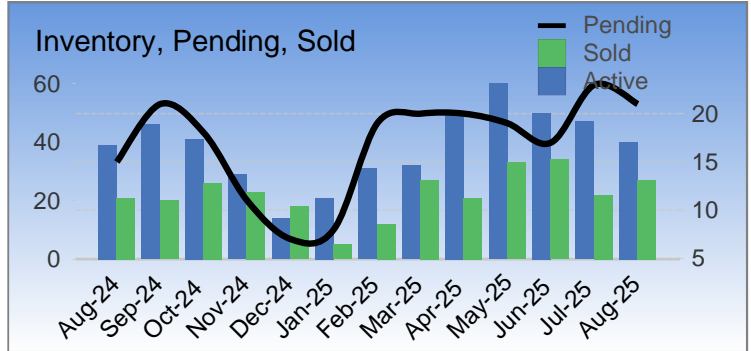
Includes Hercules and Rodeo

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

Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 40 units were listed for sale as of the last day of August - approximately 1.5 months of inventory.
- Sales Activity: 27 units were sold during August,
- Median Sales Price: \$1,800,000 during August
- Average price per sq.ft. in August was \$795
- Average Days-on-Market (DOM) is approximately 35 days
- Sold over Asking: On average, buyers paid 102% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	40	21	27	1.5	\$1,942,737	\$1,800,000	\$1,948,966	35	\$856	\$795	102%
Jul-25	47	23	22	1.6	\$2,392,818	\$2,187,500	\$2,443,709	20	\$859	\$907	101%
Jun-25	50	17	34	1.7	\$2,203,970	\$2,075,000	\$2,198,354	22	\$817	\$798	101%
May-25	60	19	33	2.2	\$2,503,878	\$2,275,000	\$2,549,901	17	\$824	\$898	102%
Apr-25	50	20	21	2.5	\$3,167,666	\$2,200,000	\$3,185,952	16	\$802	\$966	105%
Mar-25	32	20	27	2.2	\$2,169,259	\$2,125,000	\$2,227,926	15	\$773	\$870	104%
Feb-25	31	19	12	2.7	\$2,390,250	\$1,710,000	\$2,443,166	33	\$806	\$910	103%
Jan-25	21	8	5	1.4	\$2,163,177	\$2,190,000	\$2,154,000	58	\$777	\$913	102%
Dec-24	14	7	18	0.6	\$1,861,174	\$1,787,500	\$1,821,277	34	\$831	\$766	99%
Nov-24	29	11	23	1.3	\$2,173,304	\$1,950,000	\$2,185,994	24	\$885	\$884	101%
Oct-24	41	18	26	1.8	\$2,400,538	\$2,020,000	\$2,415,961	17	\$878	\$858	101%
Sep-24	46	21	20	1.9	\$2,435,500	\$1,975,000	\$2,520,750	41	\$845	\$823	103%
Aug-24	39	15	21	1.6	\$2,177,190	\$1,701,000	\$2,268,761	22	\$807	\$883	104%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	27	28.6%	\$2,368,732	7.55%	\$1,800,000	5.82%	\$1,948,966	-14.1%	35	59.1%	102%
Aug-24	21	-4.55%	\$2,202,526	12.3%	\$1,701,000	-1.99%	\$2,268,761	-11.7%	22	0%	104%
Aug-23	22	-35.3%	\$1,961,222	-10.2%	\$1,735,500	-6.82%	\$2,569,845	21.9%	22	10%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	1	0
\$700-799K	1	2	0	0	0
\$800-899K	0	0	1	0	1
\$900-999K	2	2	2	2	3
\$1-1.299M	14	19	13	10	22
\$1.3-1.699M	39	44	36	41	70
\$1.7-1.999M	29	28	26	46	67
\$2-2.999M	65	51	48	78	91
>3M	31	42	27	68	41
Total	181	188	153	246	295

## Presented by:



## Market Activity Summary:

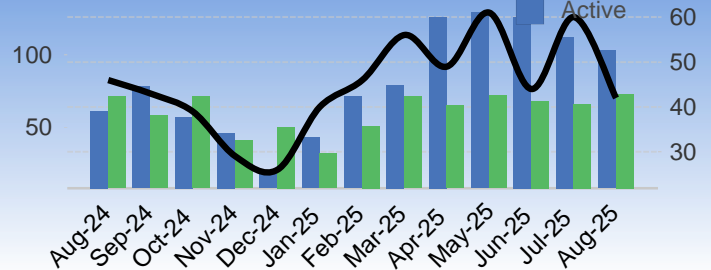
- Inventory: 103 units were listed for sale as of the last day of August - approximately 1.6 months of inventory.
- Sales Activity: 73 units were sold during August,
- Median Sales Price: \$1,196,000 during August
- Average price per sq.ft. in August was \$698
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 99% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	103	42	73	1.6	\$1,386,222	\$1,196,000	\$1,373,581	28	\$777	\$698	99%
Jul-25	112	60	66	1.7	\$1,484,578	\$1,180,000	\$1,455,723	21	\$753	\$709	99%
Jun-25	126	44	68	1.9	\$1,376,365	\$1,287,500	\$1,383,426	21	\$750	\$724	101%
May-25	129	61	72	1.9	\$1,323,592	\$1,250,000	\$1,335,597	19	\$769	\$748	101%
Apr-25	126	49	65	2.0	\$1,479,559	\$1,300,000	\$1,504,940	17	\$795	\$731	102%
Mar-25	79	56	71	1.6	\$1,314,021	\$1,250,000	\$1,348,187	10	\$803	\$748	103%
Feb-25	71	46	51	1.6	\$1,414,047	\$1,300,000	\$1,471,290	14	\$743	\$763	105%
Jan-25	43	40	32	1.0	\$1,254,518	\$1,177,500	\$1,270,937	27	\$762	\$754	102%
Dec-24	19	26	50	0.4	\$1,371,393	\$1,302,501	\$1,390,290	20	\$788	\$708	101%
Nov-24	46	29	41	0.9	\$1,247,600	\$1,150,000	\$1,256,945	23	\$725	\$757	101%
Oct-24	57	39	71	0.9	\$1,319,204	\$1,249,000	\$1,355,308	19	\$727	\$718	103%
Sep-24	78	43	58	1.2	\$1,263,350	\$1,202,500	\$1,279,173	19	\$725	\$734	102%
Aug-24	61	46	71	0.8	\$1,434,140	\$1,264,000	\$1,452,261	24	\$747	\$805	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	73	2.82%	\$1,577,110	20%	\$1,196,000	-5.38%	\$1,373,581	-5.42%	28	16.7%	99%
Aug-24	71	20.3%	\$1,313,941	4.87%	\$1,264,000	-5.32%	\$1,452,261	-0.578%	24	84.6%	102%
Aug-23	59	-22.4%	\$1,252,937	-12.4%	\$1,335,000	18.9%	\$1,460,703	17.6%	13	-50%	106%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	1	1	0
\$500-599K	1	0	0	0	2
\$600-699K	4	1	5	1	10
\$700-799K	8	7	15	17	29
\$800-899K	26	23	33	30	95
\$900-999K	47	52	63	75	155
\$1-1.299M	185	170	160	239	260
\$1.3-1.699M	128	127	108	192	156
\$1.7-1.999M	38	50	30	53	44
\$2-2.999M	57	59	35	65	36
>3M	4	4	3	7	1
Total	498	493	453	680	788

**Presented by:**

## Market Activity Summary:

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



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	65	29	25	2.2	\$992,186	\$795,000	\$981,072	22	\$512	\$539	99%
Jul-25	69	24	37	1.9	\$746,996	\$720,000	\$760,558	23	\$504	\$522	102%
Jun-25	61	33	31	2.0	\$893,601	\$825,000	\$897,947	24	\$518	\$533	101%
May-25	55	23	42	1.8	\$888,182	\$827,500	\$918,116	17	\$526	\$541	103%
Apr-25	43	32	20	1.9	\$814,458	\$785,000	\$820,304	17	\$500	\$530	101%
Mar-25	36	14	29	1.6	\$839,903	\$755,000	\$848,764	28	\$485	\$521	102%
Feb-25	33	20	19	1.6	\$818,784	\$800,000	\$831,789	27	\$488	\$515	101%
Jan-25	36	15	18	1.4	\$774,735	\$785,000	\$776,447	29	\$489	\$488	100%
Dec-24	31	9	27	1.0	\$888,591	\$894,000	\$900,183	35	\$475	\$530	101%
Nov-24	41	18	37	1.4	\$871,682	\$822,500	\$876,137	29	\$473	\$523	100%
Oct-24	45	31	32	1.6	\$857,037	\$830,000	\$867,472	28	\$484	\$519	102%
Sep-24	52	20	20	2.0	\$776,251	\$744,250	\$778,125	27	\$494	\$531	100%
Aug-24	35	18	32	1.1	\$780,984	\$740,000	\$779,700	28	\$472	\$529	100%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	25	-21.9%	\$945,333	-5.73%	\$795,000	7.43%	\$981,072	25.8%	22	-21.4%	99%
Aug-24	32	-23.8%	\$1,002,749	18.3%	\$740,000	-15.2%	\$779,700	-7.81%	28	115%	100%
Aug-23	42	7.69%	\$847,613	-3.45%	\$872,500	13.7%	\$845,756	0.378%	13	-56.7%	101%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	15	6	18	6	9
\$500-599K	22	28	19	16	29
\$600-699K	37	34	33	36	51
\$700-799K	46	50	40	56	70
\$800-899K	43	39	43	67	71
\$900-999K	27	26	35	49	47
\$1-1.299M	38	39	27	63	54
\$1.3-1.699M	6	8	10	30	18
\$1.7-1.999M	1	2	2	6	2
\$2-2.999M	7	1	4	4	4
>3M	0	0	0	0	0
Total	242	233	231	333	355

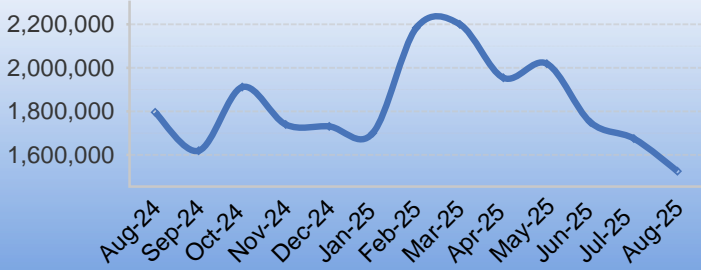
Presented by:

## Market Activity Summary:

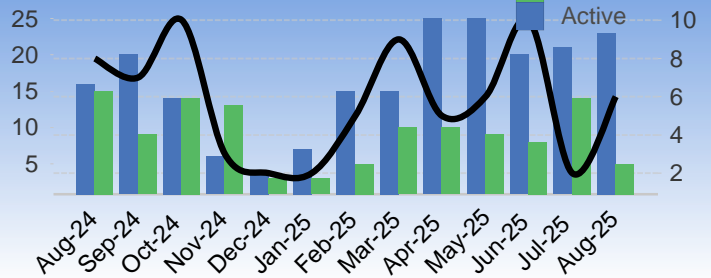
- Inventory: 23 units were listed for sale as of the last day of August - approximately 2.7 months of inventory.
- Sales Activity: 5 units were sold during August,
- Median Sales Price: \$1,525,000 during August
- Average price per sq.ft. in August was \$851
- Average Days-on-Market (DOM) is approximately 48 days
- Sold over Asking: On average, buyers paid 100% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	23	6	5	2.7	\$1,598,600	\$1,525,000	\$1,594,400	48	\$785	\$851	100%
Jul-25	21	2	14	2.0	\$1,899,428	\$1,675,000	\$1,882,366	49	\$763	\$762	99%
Jun-25	20	10	8	2.2	\$1,972,750	\$1,750,000	\$2,002,000	26	\$735	\$803	102%
May-25	25	6	9	2.5	\$1,991,111	\$2,020,000	\$2,042,222	23	\$728	\$833	102%
Apr-25	25	5	10	2.9	\$1,937,400	\$1,955,000	\$1,955,450	17	\$731	\$833	101%
Mar-25	15	9	10	2.4	\$2,263,888	\$2,200,000	\$2,311,800	10	\$732	\$798	102%
Feb-25	15	5	5	4.4	\$1,917,000	\$2,185,000	\$1,911,000	8	\$770	\$766	100%
Jan-25	7	2	3	1.1	\$1,679,600	\$1,700,000	\$1,713,000	62	\$845	\$787	102%
Dec-24	4	2	3	0.4	\$1,749,333	\$1,730,000	\$1,755,000	13	\$880	\$714	100%
Nov-24	6	3	13	0.5	\$1,918,359	\$1,740,000	\$1,916,153	48	\$851	\$749	101%
Oct-24	14	10	14	1.2	\$2,050,000	\$1,912,500	\$2,019,482	27	\$789	\$794	99%
Sep-24	20	7	9	1.8	\$1,562,200	\$1,618,500	\$1,585,216	21	\$762	\$697	103%
Aug-24	16	8	15	1.5	\$2,037,533	\$1,795,000	\$2,017,812	28	\$748	\$777	99%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	5	-66.7%	\$2,139,307	20.6%	\$1,525,000	-15%	\$1,594,400	-21%	48	71.4%	100%
Aug-24	15	66.7%	\$1,774,333	-6.31%	\$1,795,000	-14.7%	\$2,017,812	-3.74%	28	33.3%	99%
Aug-23	9	-10%	\$1,893,788	-19%	\$2,105,000	2.06%	\$2,096,111	-2.39%	21	61.5%	101%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	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	1	0	0
\$1-1.299M	2	3	1	0	9
\$1.3-1.699M	20	17	19	18	40
\$1.7-1.999M	15	25	23	13	38
\$2-2.999M	24	29	36	46	44
>3M	4	1	3	11	4
Total	65	75	83	88	135

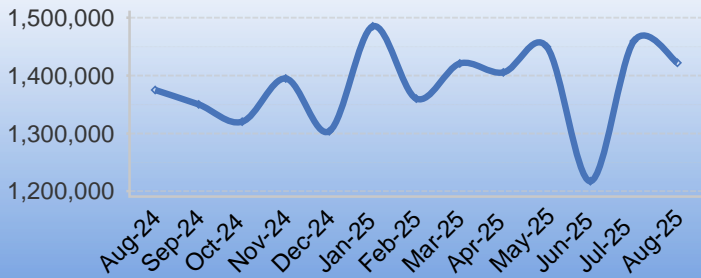
**Presented by:**

## Market Activity Summary:

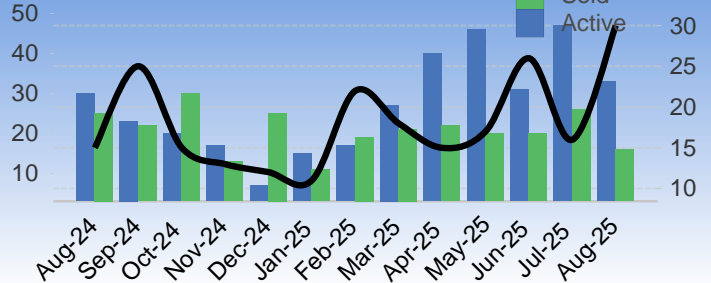
- Inventory: 33 units were listed for sale as of the last day of August - approximately 1.7 months of inventory.
- Sales Activity: 16 units were sold during August,
- Median Sales Price: \$1,422,026 during August
- Average price per sq.ft. in August was \$849
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 102% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	33	30	16	1.7	\$1,519,534	\$1,422,026	\$1,552,785	18	\$809	\$849	102%
Jul-25	47	16	26	2.2	\$1,412,393	\$1,460,000	\$1,411,903	27	\$805	\$863	100%
Jun-25	31	26	20	1.5	\$1,307,243	\$1,217,500	\$1,304,600	38	\$823	\$829	99%
May-25	46	17	20	2.3	\$1,443,930	\$1,449,500	\$1,449,097	17	\$835	\$873	100%
Apr-25	40	15	22	2.0	\$1,419,489	\$1,405,444	\$1,465,274	20	\$826	\$875	104%
Mar-25	27	18	21	1.7	\$1,391,230	\$1,421,000	\$1,468,778	17	\$872	\$918	106%
Feb-25	17	22	19	1.0	\$1,346,406	\$1,360,000	\$1,393,105	21	\$863	\$943	105%
Jan-25	15	11	11	0.9	\$1,396,622	\$1,485,000	\$1,476,386	15	\$895	\$955	106%
Dec-24	7	12	25	0.3	\$1,297,958	\$1,303,400	\$1,349,376	32	\$911	\$953	104%
Nov-24	17	13	13	0.8	\$1,341,820	\$1,395,000	\$1,387,769	14	\$854	\$838	103%
Oct-24	20	15	30	0.8	\$1,352,183	\$1,320,500	\$1,421,833	21	\$873	\$872	105%
Sep-24	23	25	22	1.1	\$1,379,099	\$1,350,000	\$1,419,818	21	\$856	\$848	103%
Aug-24	30	15	25	1.3	\$1,476,341	\$1,375,000	\$1,554,498	15	\$899	\$920	105%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	16	-36%	\$1,370,227	-1.49%	\$1,422,026	3.42%	\$1,552,785	-0.11%	18	20%	102%
Aug-24	25	-10.7%	\$1,391,017	8.93%	\$1,375,000	2.8%	\$1,554,498	17.1%	15	36.4%	105%
Aug-23	28	-9.68%	\$1,276,931	-2.83%	\$1,337,500	12.3%	\$1,326,964	3.6%	11	-56%	107%

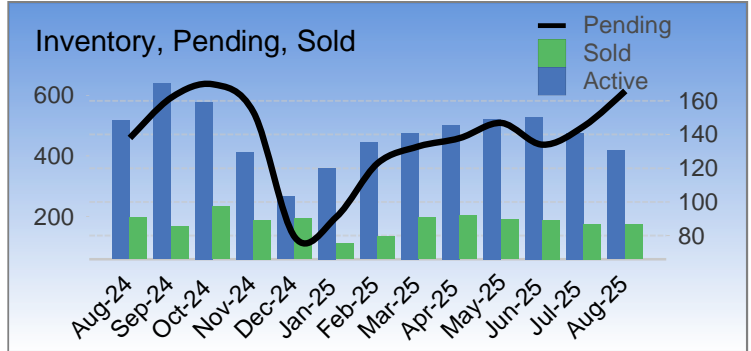
## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	1	0	0	0	0
\$500-599K	0	0	0	0	1
\$600-699K	0	1	0	0	0
\$700-799K	1	0	4	1	1
\$800-899K	5	1	8	2	15
\$900-999K	6	5	19	9	31
\$1-1.299M	40	38	69	62	124
\$1.3-1.699M	80	86	61	100	86
\$1.7-1.999M	13	21	7	13	14
\$2-2.999M	9	21	5	30	1
>3M	0	0	0	1	0
Total	155	173	173	218	273

**Presented by:**

## Market Activity Summary:

- Inventory: 417 units were listed for sale as of the last day of August - approximately 2.4 months of inventory.
- Sales Activity: 174 units were sold during August,
- Median Sales Price: \$858,500 during August
- Average price per sq.ft. in August was \$599
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 109% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	417	166	174	2.4	\$925,530	\$858,500	\$1,021,572	37	\$547	\$599	109%
Jul-25	476	145	176	2.7	\$1,071,642	\$867,500	\$1,155,320	39	\$535	\$603	108%
Jun-25	529	134	189	2.8	\$1,101,564	\$1,050,000	\$1,223,102	28	\$535	\$653	110%
May-25	521	147	192	2.7	\$1,052,290	\$962,500	\$1,183,923	30	\$538	\$638	111%
Apr-25	501	138	205	2.9	\$1,048,444	\$975,000	\$1,169,964	28	\$534	\$623	110%
Mar-25	475	133	198	3.3	\$1,082,121	\$1,150,000	\$1,236,786	23	\$536	\$666	113%
Feb-25	443	123	135	3.1	\$1,013,945	\$990,000	\$1,134,572	36	\$538	\$624	109%
Jan-25	360	91	113	2.2	\$1,053,337	\$750,000	\$1,061,516	50	\$528	\$563	103%
Dec-24	267	79	195	1.3	\$910,422	\$840,000	\$991,374	46	\$521	\$592	108%
Nov-24	413	153	189	2.1	\$1,115,018	\$926,000	\$1,178,234	37	\$542	\$608	106%
Oct-24	578	170	234	2.9	\$992,083	\$932,500	\$1,095,987	29	\$544	\$639	109%
Sep-24	638	162	168	3.4	\$974,910	\$957,500	\$1,089,463	38	\$545	\$627	111%
Aug-24	517	138	198	2.8	\$968,268	\$885,000	\$1,062,283	33	\$537	\$625	109%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	174	-12.1%	\$998,430	-8.76%	\$858,500	-2.99%	\$1,021,572	-3.83%	37	12.1%	109%
Aug-24	198	7.03%	\$1,094,284	6%	\$885,000	-9.23%	\$1,062,283	-6.31%	33	17.9%	109%
Aug-23	185	-22.9%	\$1,032,306	-8.53%	\$975,000	-11.4%	\$1,133,867	-10.1%	28	27.3%	110%

## Sales Activity and Price Trends

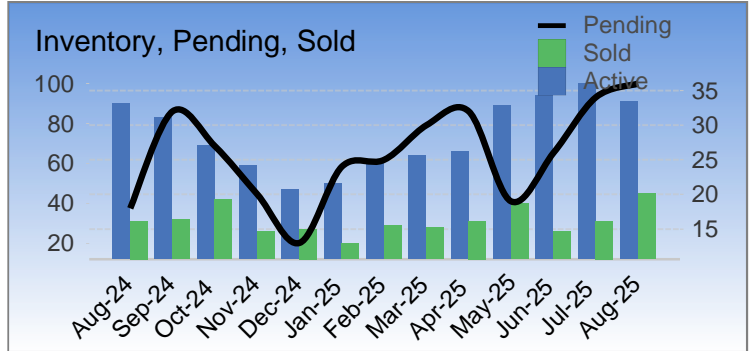
Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	180	129	117	73	137
\$500-599K	137	131	131	147	171
\$600-699K	114	121	124	170	168
\$700-799K	110	103	106	124	160
\$800-899K	103	111	88	125	150
\$900-999K	77	89	93	133	137
\$1-1.299M	216	200	189	293	297
\$1.3-1.699M	237	219	211	329	358
\$1.7-1.999M	62	91	109	185	146
\$2-2.999M	100	111	92	173	155
>3M	46	34	41	79	47
Total	1382	1339	1301	1831	1926

## Presented by:



## Market Activity Summary:

- Inventory: 91 units were listed for sale as of the last day of August - approximately 2.8 months of inventory.
- Sales Activity: 45 units were sold during August,
- Median Sales Price: \$630,000 during August
- Average price per sq.ft. in August was \$346
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 101% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	91	36	45	2.8	\$656,786	\$630,000	\$661,499	36	\$353	\$346	101%
Jul-25	100	34	31	3.2	\$751,193	\$726,000	\$759,559	37	\$351	\$349	100%
Jun-25	94	26	26	3.0	\$664,943	\$675,750	\$679,698	35	\$364	\$351	104%
May-25	89	19	40	2.8	\$737,097	\$735,000	\$739,793	28	\$359	\$363	101%
Apr-25	66	32	31	2.3	\$716,374	\$709,990	\$719,240	26	\$378	\$361	101%
Mar-25	64	30	28	2.6	\$717,881	\$672,500	\$720,875	26	\$382	\$364	100%
Feb-25	62	25	29	2.4	\$694,790	\$670,000	\$694,453	39	\$377	\$360	100%
Jan-25	50	24	20	2.1	\$743,040	\$702,500	\$741,075	58	\$380	\$340	100%
Dec-24	47	13	27	1.5	\$766,328	\$720,000	\$765,892	58	\$387	\$358	100%
Nov-24	59	20	26	1.8	\$686,970	\$677,500	\$685,097	34	\$382	\$344	100%
Oct-24	69	27	42	2.0	\$705,978	\$702,000	\$702,598	29	\$364	\$341	100%
Sep-24	83	32	32	2.4	\$700,439	\$685,000	\$705,107	35	\$365	\$354	101%
Aug-24	90	18	31	2.6	\$706,580	\$730,000	\$710,418	28	\$361	\$349	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	45	45.2%	\$768,289	1.23%	\$630,000	-13.7%	\$661,499	-6.89%	36	28.6%	101%
Aug-24	31	-11.4%	\$758,929	8.33%	\$730,000	5.04%	\$710,418	-1.05%	28	40%	101%
Aug-23	35	-25.5%	\$700,572	-2.25%	\$695,000	5.3%	\$717,985	1.46%	20	-35.5%	101%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	8	11	9	13	27
\$500-599K	41	35	47	34	99
\$600-699K	82	87	102	105	107
\$700-799K	75	75	74	92	73
\$800-899K	22	25	28	57	43
\$900-999K	10	15	10	39	13
\$1-1.299M	6	12	4	16	12
\$1.3-1.699M	5	5	1	3	0
\$1.7-1.999M	1	0	1	1	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	250	265	276	360	374

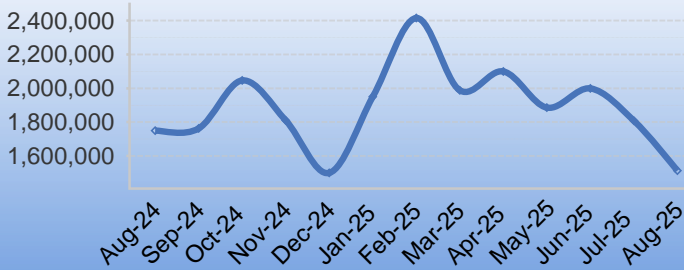
**Presented by:**

## Market Activity Summary:

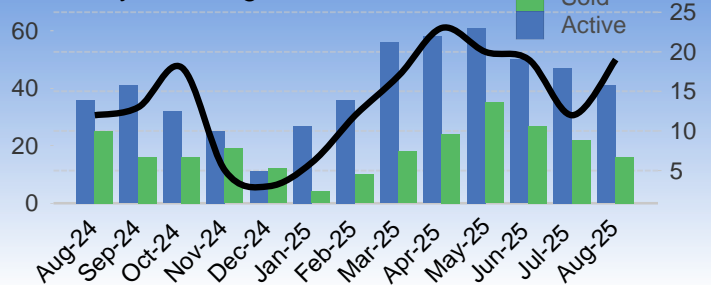
- Inventory: 41 units were listed for sale as of the last day of August - approximately 1.9 months of inventory.
- Sales Activity: 16 units were sold during August,
- Median Sales Price: \$1,512,500 during August
- Average price per sq.ft. in August was \$764
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 99% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	41	19	16	1.9	\$1,836,118	\$1,512,500	\$1,842,176	38	\$783	\$764	99%
Jul-25	47	12	22	1.7	\$1,998,136	\$1,807,500	\$1,962,181	23	\$762	\$769	99%
Jun-25	50	19	27	1.8	\$2,267,703	\$2,000,000	\$2,264,148	26	\$762	\$818	101%
May-25	61	20	35	2.4	\$2,268,742	\$1,885,000	\$2,257,071	25	\$779	\$827	100%
Apr-25	58	23	24	3.4	\$2,434,166	\$2,100,000	\$2,476,895	22	\$764	\$834	102%
Mar-25	56	17	18	5.3	\$2,430,944	\$1,987,500	\$2,517,518	21	\$784	\$805	106%
Feb-25	36	12	10	4.3	\$2,353,400	\$2,415,000	\$2,486,900	12	\$769	\$852	106%
Jan-25	27	6	4	2.3	\$1,973,500	\$1,950,000	\$1,946,250	31	\$791	\$782	99%
Dec-24	11	3	12	0.7	\$1,763,833	\$1,500,000	\$1,771,824	35	\$723	\$794	102%
Nov-24	25	5	19	1.5	\$2,244,263	\$1,810,000	\$2,193,473	38	\$835	\$801	100%
Oct-24	32	18	16	1.7	\$2,480,375	\$2,047,563	\$2,451,395	36	\$839	\$817	101%
Sep-24	41	13	16	2.0	\$2,111,750	\$1,762,500	\$2,140,625	37	\$855	\$772	103%
Aug-24	36	12	25	1.8	\$1,880,040	\$1,750,000	\$1,895,440	19	\$822	\$809	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	16	-36%	\$2,268,330	1.2%	\$1,512,500	-13.6%	\$1,842,176	-2.81%	38	100%	99%
Aug-24	25	127%	\$2,241,388	2.16%	\$1,750,000	-20.5%	\$1,895,440	-13.9%	19	0%	101%
Aug-23	11	-52.2%	\$2,194,000	-0.839%	\$2,200,000	-1.17%	\$2,201,363	-7.91%	19	-9.52%	103%

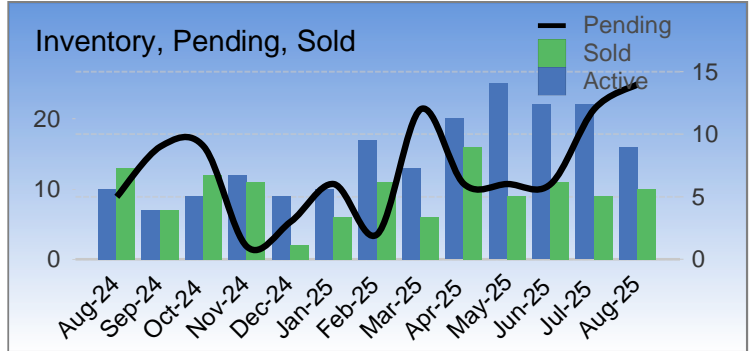
## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	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	2	1	2	0
\$900-999K	1	0	0	0	1
\$1-1.299M	10	9	11	5	13
\$1.3-1.699M	41	27	27	28	51
\$1.7-1.999M	32	23	21	37	70
\$2-2.999M	43	60	44	61	96
>3M	29	21	18	39	32
Total	156	142	122	172	263

**Presented by:**

## Market Activity Summary:

- Inventory: 16 units were listed for sale as of the last day of August - approximately 1.7 months of inventory.
- Sales Activity: 10 units were sold during August,
- Median Sales Price: \$670,000 during August
- Average price per sq.ft. in August was \$470
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 99% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	16	14	10	1.7	\$755,897	\$670,000	\$749,000	36	\$453	\$470	99%
Jul-25	22	12	9	2.3	\$668,766	\$710,000	\$692,666	41	\$476	\$479	104%
Jun-25	22	6	11	1.8	\$712,960	\$730,000	\$733,353	22	\$469	\$510	103%
May-25	25	6	9	2.4	\$790,777	\$805,000	\$796,388	22	\$484	\$497	101%
Apr-25	20	6	16	1.8	\$722,431	\$737,000	\$732,125	19	\$458	\$516	101%
Mar-25	13	12	6	1.8	\$735,966	\$762,500	\$721,666	26	\$483	\$520	98%
Feb-25	17	2	11	2.7	\$757,450	\$850,000	\$787,000	38	\$483	\$494	103%
Jan-25	10	6	6	1.9	\$883,158	\$822,500	\$882,500	46	\$485	\$507	101%
Dec-24	9	3	2	1.3	\$574,999	\$615,000	\$615,000	38	\$476	\$631	108%
Nov-24	12	1	11	1.3	\$703,081	\$749,000	\$740,727	16	\$493	\$507	106%
Oct-24	9	9	12	0.9	\$688,895	\$709,000	\$724,077	17	\$478	\$553	105%
Sep-24	7	9	7	0.7	\$747,857	\$770,000	\$796,500	10	\$533	\$499	106%
Aug-24	10	5	13	1.0	\$747,883	\$770,044	\$784,695	19	\$506	\$534	105%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	10	-23.1%	\$751,283	-7.39%	\$670,000	-13%	\$749,000	-4.55%	36	89.5%	99%
Aug-24	13	8.33%	\$811,240	-3.51%	\$770,044	0.594%	\$784,695	4.94%	19	11.8%	105%
Aug-23	12	50%	\$840,728	9.05%	\$765,500	3.8%	\$747,729	1.82%	17	13.3%	103%

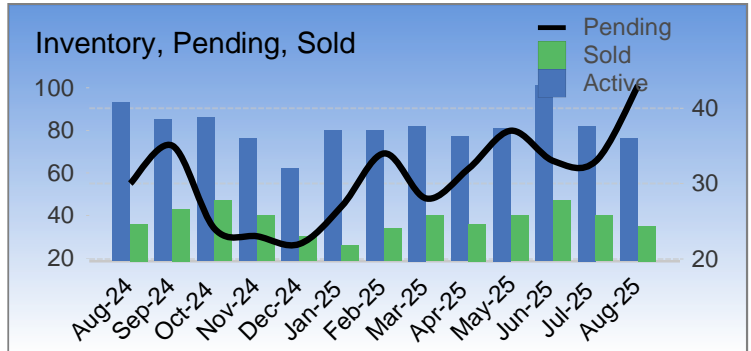
## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	3	0	1	1	3
\$500-599K	7	1	4	2	8
\$600-699K	19	14	17	6	20
\$700-799K	21	18	28	35	47
\$800-899K	17	24	20	33	20
\$900-999K	7	3	4	17	15
\$1-1.299M	3	1	2	6	8
\$1.3-1.699M	1	0	0	1	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	1	0	0	0
>3M	0	0	0	0	0
Total	78	62	76	101	121

**Presented by:**

## Market Activity Summary:

- Inventory: 76 units were listed for sale as of the last day of August - approximately 1.9 months of inventory.
- Sales Activity: 35 units were sold during August,
- Median Sales Price: \$580,000 during August
- Average price per sq.ft. in August was \$422
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 100% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	76	43	35	1.9	\$600,395	\$580,000	\$598,922	27	\$420	\$422	100%
Jul-25	82	33	40	2.1	\$575,265	\$573,500	\$581,025	27	\$424	\$369	101%
Jun-25	101	33	47	2.5	\$622,167	\$595,000	\$626,938	40	\$391	\$390	101%
May-25	81	37	40	2.1	\$618,680	\$600,000	\$621,661	40	\$374	\$395	101%
Apr-25	77	32	36	2.2	\$609,880	\$597,944	\$618,966	28	\$369	\$397	102%
Mar-25	82	28	40	2.6	\$569,596	\$547,500	\$575,708	28	\$409	\$386	101%
Feb-25	80	34	34	2.8	\$625,909	\$610,000	\$631,216	39	\$415	\$375	101%
Jan-25	80	27	26	2.5	\$530,324	\$550,000	\$529,887	34	\$421	\$379	100%
Dec-24	62	22	30	1.6	\$569,974	\$583,500	\$575,362	27	\$419	\$391	101%
Nov-24	76	23	40	1.8	\$621,182	\$607,500	\$622,850	42	\$409	\$370	101%
Oct-24	86	24	47	2.2	\$588,288	\$605,000	\$597,874	28	\$414	\$389	102%
Sep-24	85	35	43	2.4	\$596,874	\$595,000	\$602,069	27	\$410	\$383	101%
Aug-24	93	30	36	2.7	\$584,622	\$600,000	\$595,797	27	\$398	\$396	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	35	-2.78%	\$581,803	-4.28%	\$580,000	-3.33%	\$598,922	0.525%	27	0%	100%
Aug-24	36	-34.5%	\$607,804	-4.74%	\$600,000	-4.61%	\$595,797	-4.4%	27	42.1%	102%
Aug-23	55	-25.7%	\$638,027	5.12%	\$629,000	4.4%	\$623,207	0.723%	19	-26.9%	102%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	53	55	84	72	96
\$500-599K	111	82	99	118	109
\$600-699K	77	92	106	158	113
\$700-799K	27	37	38	76	45
\$800-899K	19	18	19	52	40
\$900-999K	8	3	17	20	14
\$1-1.299M	3	5	11	19	1
\$1.3-1.699M	0	0	0	1	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	298	292	374	516	418

**Presented by:**

Includes Pittsburg and Bay Point

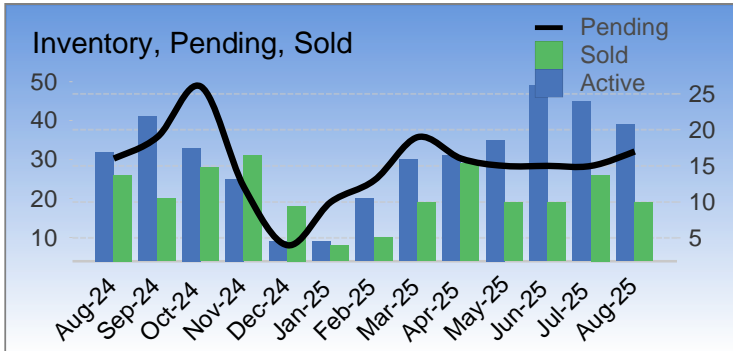
© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing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

Deemed reliable but not guaranteed

## Market Activity Summary:



- Inventory: 39 units were listed for sale as of the last day of August - approximately 1.8 months of inventory.
- Sales Activity: 19 units were sold during August,
- Median Sales Price: \$1,045,000 during August
- Average price per sq.ft. in August was \$650
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 98% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	39	17	19	1.8	\$1,081,415	\$1,045,000	\$1,067,005	29	\$651	\$650	98%
Jul-25	45	15	26	2.1	\$1,115,446	\$1,157,500	\$1,118,019	24	\$635	\$644	101%
Jun-25	49	15	19	2.2	\$985,678	\$1,050,000	\$1,007,763	22	\$636	\$680	103%
May-25	35	15	19	1.6	\$1,073,668	\$1,125,000	\$1,089,063	23	\$607	\$646	101%
Apr-25	31	16	29	1.6	\$1,104,106	\$1,100,000	\$1,127,248	20	\$624	\$706	103%
Mar-25	30	19	19	2.5	\$1,195,881	\$1,300,000	\$1,232,801	16	\$632	\$717	103%
Feb-25	20	13	10	1.7	\$1,181,579	\$1,253,000	\$1,198,600	32	\$647	\$707	102%
Jan-25	9	10	8	0.5	\$1,201,250	\$1,127,500	\$1,143,750	55	\$617	\$588	95%
Dec-24	9	4	18	0.4	\$1,064,532	\$1,007,352	\$1,082,879	34	\$677	\$648	102%
Nov-24	25	12	31	0.9	\$1,164,412	\$1,121,000	\$1,223,146	18	\$650	\$710	105%
Oct-24	33	26	28	1.3	\$1,103,245	\$1,096,500	\$1,142,214	24	\$644	\$670	104%
Sep-24	41	19	20	1.9	\$1,065,582	\$980,750	\$1,067,572	25	\$689	\$685	100%
Aug-24	32	16	26	1.3	\$1,100,419	\$1,025,000	\$1,119,642	20	\$671	\$717	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	19	-26.9%	\$1,102,255	-2.17%	\$1,045,000	1.95%	\$1,067,005	-4.7%	29	45%	98%
Aug-24	26	52.9%	\$1,126,667	-12.2%	\$1,025,000	-22.6%	\$1,119,642	-12%	20	17.6%	102%
Aug-23	17	-43.3%	\$1,282,750	22.8%	\$1,325,000	17.5%	\$1,272,411	10.9%	17	-37%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	2
\$500-599K	3	0	1	0	1
\$600-699K	7	4	9	6	12
\$700-799K	9	21	16	16	32
\$800-899K	21	21	19	26	33
\$900-999K	17	20	16	21	51
\$1-1.299M	46	41	56	75	112
\$1.3-1.699M	43	48	37	63	45
\$1.7-1.999M	1	12	7	16	5
\$2-2.999M	2	6	1	1	0
>3M	0	0	0	0	0
Total	149	173	162	224	293

## Presented by:

Includes Pleasant Hill and Pacheco

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

Deemed reliable but not guaranteed

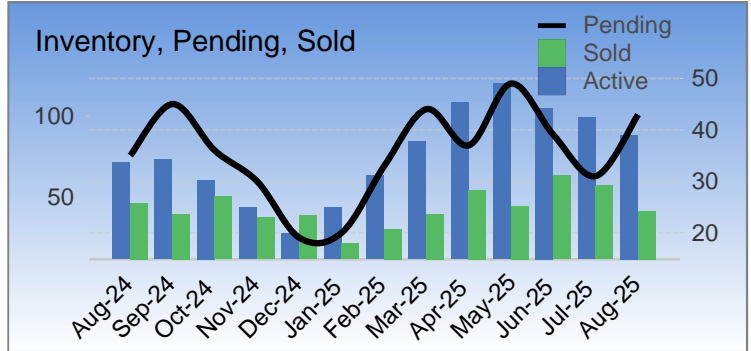


# Pleasanton: Detached Single-Family Homes

August 2025

## Market Activity Summary:

- Inventory: 88 units were listed for sale as of the last day of August - approximately 1.7 months of inventory.
- Sales Activity: 41 units were sold during August,
- Median Sales Price: \$1,665,000 during August
- Average price per sq.ft. in August was \$827
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 97% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	88	43	41	1.7	\$1,967,173	\$1,665,000	\$1,902,844	27	\$869	\$827	97%
Jul-25	99	31	57	1.8	\$2,056,022	\$1,658,888	\$1,991,643	31	\$858	\$799	98%
Jun-25	105	39	63	2.0	\$1,991,951	\$1,770,000	\$1,976,300	26	\$879	\$849	99%
May-25	120	49	44	2.7	\$1,994,203	\$1,680,000	\$1,971,347	32	\$844	\$867	99%
Apr-25	108	37	54	2.7	\$1,992,355	\$1,806,500	\$2,002,196	17	\$865	\$885	101%
Mar-25	84	44	39	2.8	\$2,020,641	\$1,869,000	\$2,036,367	15	\$838	\$913	101%
Feb-25	63	33	30	2.1	\$1,999,512	\$1,657,500	\$1,992,800	23	\$869	\$865	100%
Jan-25	43	20	21	1.4	\$2,324,402	\$1,830,000	\$2,286,871	23	\$887	\$880	100%
Dec-24	27	19	38	0.6	\$1,939,944	\$1,805,000	\$1,911,624	34	\$863	\$846	99%
Nov-24	43	30	37	1.0	\$2,129,598	\$1,785,000	\$2,103,168	33	\$866	\$836	99%
Oct-24	60	36	50	1.4	\$2,081,479	\$1,687,500	\$2,044,100	29	\$856	\$874	99%
Sep-24	73	45	39	1.6	\$1,908,331	\$1,702,000	\$1,902,540	23	\$889	\$878	100%
Aug-24	71	35	46	1.4	\$1,739,217	\$1,612,500	\$1,724,558	20	\$895	\$931	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	41	-10.9%	\$2,161,041	12.1%	\$1,665,000	3.26%	\$1,902,844	10.3%	27	35%	97%
Aug-24	46	9.52%	\$1,927,406	-10.7%	\$1,612,500	-13.1%	\$1,724,558	-17.3%	20	25%	100%
Aug-23	42	-26.3%	\$2,158,001	9.23%	\$1,855,000	17.4%	\$2,085,044	22.2%	16	-36%	100%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	1
\$500-599K	0	0	0	0	0
\$600-699K	2	0	1	0	2
\$700-799K	0	0	0	0	5
\$800-899K	0	0	2	3	0
\$900-999K	5	0	1	2	14
\$1-1.299M	32	25	35	21	103
\$1.3-1.699M	121	95	99	133	195
\$1.7-1.999M	71	91	71	91	71
\$2-2.999M	79	90	51	114	93
>3M	39	49	31	57	35
Total	349	350	291	421	519

**Presented by:**

Includes Pleasanton and Sunol

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

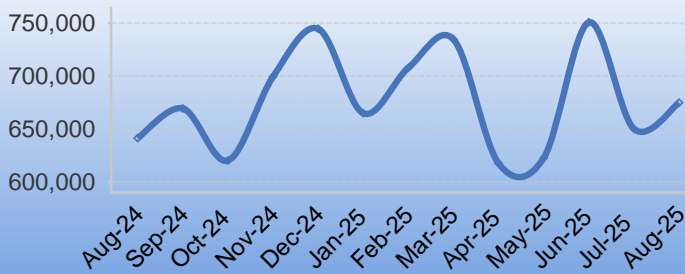
Deemed reliable but not guaranteed

## Market Activity Summary:

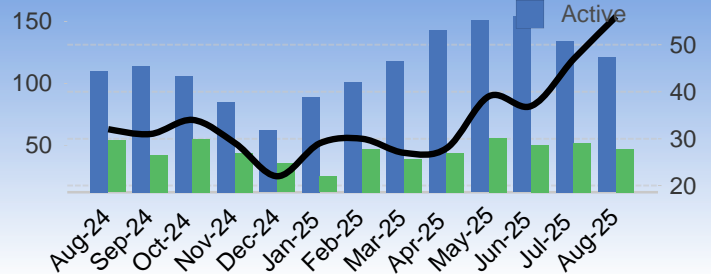
- Inventory: 121 units were listed for sale as of the last day of August - approximately 2.5 months of inventory.
- Sales Activity: 47 units were sold during August,
- Median Sales Price: \$675,000 during August
- Average price per sq.ft. in August was \$529
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 103% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	121	56	47	2.5	\$698,334	\$675,000	\$718,527	38	\$480	\$529	103%
Jul-25	134	47	52	2.6	\$676,525	\$650,000	\$684,044	40	\$500	\$485	101%
Jun-25	154	37	50	3.1	\$793,823	\$751,000	\$810,320	38	\$499	\$552	103%
May-25	151	39	56	3.3	\$634,917	\$622,500	\$651,620	22	\$496	\$495	102%
Apr-25	143	28	44	3.4	\$686,013	\$617,500	\$708,664	27	\$490	\$479	104%
Mar-25	118	27	39	3.2	\$685,266	\$735,000	\$727,051	24	\$489	\$551	105%
Feb-25	101	30	47	2.9	\$698,491	\$708,000	\$745,080	20	\$488	\$516	106%
Jan-25	89	29	25	2.7	\$631,352	\$665,000	\$639,727	34	\$495	\$534	101%
Dec-24	62	22	35	1.4	\$812,279	\$745,000	\$814,925	37	\$496	\$506	101%
Nov-24	85	29	44	1.9	\$711,273	\$699,500	\$735,321	37	\$513	\$527	104%
Oct-24	106	34	55	2.2	\$687,843	\$620,000	\$715,461	33	\$504	\$518	104%
Sep-24	114	31	42	2.4	\$721,369	\$669,444	\$747,806	31	\$508	\$535	106%
Aug-24	110	32	54	2.2	\$625,482	\$641,500	\$643,081	29	\$498	\$515	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	47	-13%	\$631,017	-18.7%	\$675,000	5.22%	\$718,527	11.7%	38	31%	103%
Aug-24	54	3.85%	\$776,085	1.93%	\$641,500	-9.96%	\$643,081	-17.2%	29	31.8%	102%
Aug-23	52	-5.45%	\$761,368	5.62%	\$712,500	-2.4%	\$776,307	-4.52%	22	4.76%	106%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	51	53	53	45	61
\$500-599K	76	74	58	55	104
\$600-699K	69	87	72	73	80
\$700-799K	56	48	64	71	66
\$800-899K	45	42	28	56	69
\$900-999K	22	31	17	52	37
\$1-1.299M	31	39	39	74	31
\$1.3-1.699M	9	4	9	13	6
\$1.7-1.999M	0	0	1	4	3
\$2-2.999M	1	2	1	2	1
>3M	0	0	0	0	0
Total	360	380	342	445	458

## Presented by:

## Market Activity Summary:

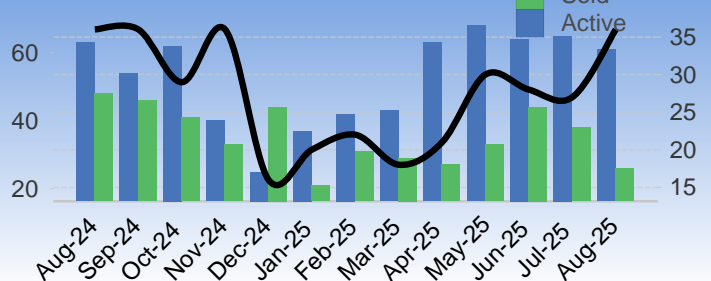
- Inventory: 61 units were listed for sale as of the last day of August - approximately 1.8 months of inventory.
- Sales Activity: 26 units were sold during August,
- Median Sales Price: \$890,000 during August
- Average price per sq.ft. in August was \$616
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 102% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	61	36	26	1.8	\$900,489	\$890,000	\$915,395	33	\$595	\$616	102%
Jul-25	65	27	38	1.7	\$844,938	\$850,000	\$872,657	27	\$597	\$632	103%
Jun-25	64	28	44	1.9	\$838,325	\$857,500	\$866,040	26	\$602	\$607	103%
May-25	68	30	33	2.3	\$938,085	\$900,000	\$977,026	19	\$621	\$650	104%
Apr-25	63	21	27	2.2	\$919,499	\$908,000	\$974,148	21	\$603	\$652	106%
Mar-25	43	18	29	1.6	\$835,244	\$875,000	\$866,185	14	\$602	\$644	104%
Feb-25	42	22	31	1.3	\$853,286	\$859,900	\$892,545	22	\$630	\$640	105%
Jan-25	37	20	21	1.1	\$836,699	\$830,000	\$825,666	40	\$633	\$612	99%
Dec-24	25	16	44	0.7	\$895,253	\$857,500	\$901,395	26	\$649	\$598	101%
Nov-24	40	36	33	1.1	\$875,061	\$878,000	\$910,933	31	\$653	\$646	105%
Oct-24	62	29	41	1.4	\$877,538	\$858,500	\$921,085	27	\$627	\$647	105%
Sep-24	54	36	46	1.1	\$855,156	\$872,500	\$894,369	20	\$628	\$658	105%
Aug-24	63	36	48	1.3	\$844,139	\$860,000	\$888,968	19	\$19,665	\$645	105%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	26	-45.8%	\$897,616	-2.31%	\$890,000	3.49%	\$915,395	2.97%	33	73.7%	102%
Aug-24	48	6.67%	\$918,832	2.53%	\$860,000	-4.44%	\$888,968	-6.64%	19	26.7%	105%
Aug-23	45	2.27%	\$896,133	4.3%	\$900,000	9.09%	\$952,151	9.51%	15	-34.8%	107%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	1	0	3	0	1
\$500-599K	5	4	5	3	7
\$600-699K	16	28	18	19	29
\$700-799K	53	58	66	42	69
\$800-899K	69	86	78	72	102
\$900-999K	54	45	33	66	71
\$1-1.299M	36	67	51	95	73
\$1.3-1.699M	13	23	17	52	14
\$1.7-1.999M	2	2	1	5	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	249	313	272	354	367

## Presented by:

## Market Activity Summary:

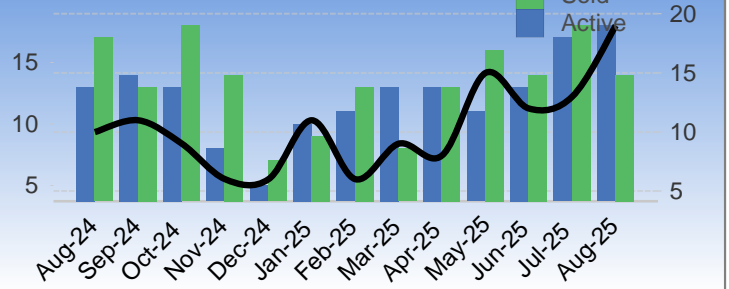
- Inventory: 18 units were listed for sale as of the last day of August - approximately 1.2 months of inventory.
- Sales Activity: 14 units were sold during August,
- Median Sales Price: \$815,000 during August
- Average price per sq.ft. in August was \$630
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 103% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



### Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	18	19	14	1.2	\$788,985	\$815,000	\$807,928	24	\$654	\$630	103%
Jul-25	17	13	18	1.1	\$821,249	\$857,500	\$836,506	20	\$691	\$626	102%
Jun-25	13	12	14	0.9	\$840,702	\$849,444	\$860,420	16	\$620	\$643	102%
May-25	11	15	16	1.0	\$782,756	\$837,500	\$814,622	18	\$712	\$670	104%
Apr-25	13	8	13	1.2	\$779,215	\$825,000	\$820,299	15	\$671	\$660	105%
Mar-25	13	9	8	1.4	\$870,197	\$895,000	\$938,875	10	\$643	\$641	107%
Feb-25	11	6	13	1.1	\$834,025	\$870,000	\$898,529	13	\$645	\$665	108%
Jan-25	10	11	9	1.0	\$852,555	\$855,000	\$885,543	15	\$694	\$672	104%
Dec-24	5	6	7	0.5	\$798,142	\$783,000	\$804,000	21	\$843	\$651	101%
Nov-24	8	6	14	0.7	\$820,587	\$850,000	\$851,714	19	\$755	\$653	104%
Oct-24	13	9	18	0.8	\$821,427	\$842,500	\$852,427	20	\$684	\$678	104%
Sep-24	14	11	13	1.0	\$774,692	\$825,000	\$814,500	11	\$732	\$670	105%
Aug-24	13	10	17	0.8	\$856,052	\$850,000	\$881,235	19	\$677	\$651	103%

### Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	14	-17.6%	\$846,613	3.41%	\$815,000	-4.12%	\$807,928	-8.32%	24	26.3%	103%
Aug-24	17	-32%	\$818,668	-3.74%	\$850,000	-2.3%	\$881,235	0.384%	19	11.8%	103%
Aug-23	25	8.7%	\$850,492	10.1%	\$870,000	4.82%	\$877,868	6.35%	17	-32%	105%

### Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	1	0
\$500-599K	3	1	3	2	0
\$600-699K	1	2	4	1	7
\$700-799K	29	21	25	24	28
\$800-899K	46	30	42	50	55
\$900-999K	17	28	22	35	29
\$1-1.299M	9	17	6	32	5
\$1.3-1.699M	0	0	0	1	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	105	99	102	146	124

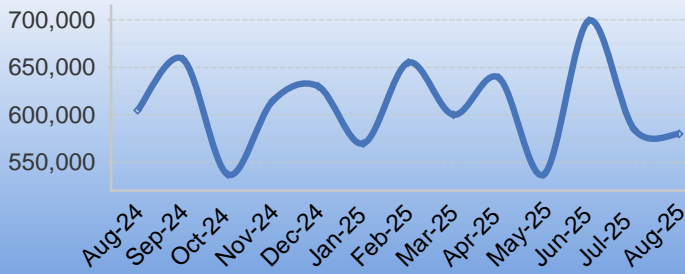
**Presented by:**

## Market Activity Summary:

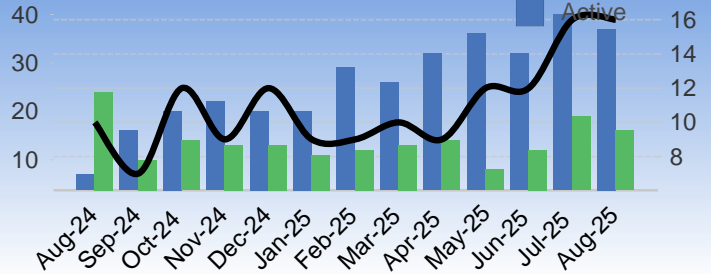
- Inventory: 37 units were listed for sale as of the last day of August - approximately 2.4 months of inventory.
- Sales Activity: 16 units were sold during August,
- Median Sales Price: \$580,000 during August
- Average price per sq.ft. in August was \$499
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 104% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	37	16	16	2.4	\$555,984	\$580,000	\$574,375	24	\$526	\$499	104%
Jul-25	40	16	19	3.2	\$578,363	\$585,000	\$578,894	36	\$502	\$474	100%
Jun-25	32	12	12	3.4	\$657,149	\$699,000	\$657,250	52	\$515	\$501	100%
May-25	36	12	8	3.3	\$541,412	\$537,500	\$534,500	49	\$496	\$463	98%
Apr-25	32	9	14	2.5	\$612,980	\$639,000	\$621,782	31	\$503	\$511	102%
Mar-25	26	10	13	2.3	\$581,150	\$600,000	\$595,250	25	\$474	\$501	102%
Feb-25	29	9	12	2.4	\$618,658	\$655,000	\$627,583	29	\$473	\$548	102%
Jan-25	20	9	11	1.6	\$598,353	\$570,000	\$608,000	21	\$480	\$528	101%
Dec-24	20	12	13	1.5	\$586,461	\$630,000	\$603,384	20	\$493	\$503	103%
Nov-24	22	9	13	1.9	\$594,752	\$615,000	\$607,500	19	\$499	\$534	102%
Oct-24	20	12	14	1.3	\$532,327	\$537,500	\$563,785	13	\$494	\$494	106%
Sep-24	16	7	10	1.0	\$633,580	\$658,500	\$637,800	34	\$515	\$519	101%
Aug-24	7	10	24	0.4	\$568,856	\$605,000	\$591,854	24	\$550	\$523	105%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	16	-33.3%	\$628,375	4.44%	\$580,000	-4.13%	\$574,375	-2.95%	24	0%	104%
Aug-24	24	100%	\$601,676	-11.9%	\$605,000	2.54%	\$591,854	-2.19%	24	-22.6%	105%
Aug-23	12	-47.8%	\$682,666	13.2%	\$590,000	-4.07%	\$605,083	-1.46%	31	24%	101%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	15	18	13	12	19
\$500-599K	37	29	24	19	47
\$600-699K	33	37	15	42	41
\$700-799K	17	17	21	25	22
\$800-899K	2	6	4	11	9
\$900-999K	1	1	1	1	2
\$1-1.299M	0	0	0	2	1
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	105	108	78	112	141

## Presented by:

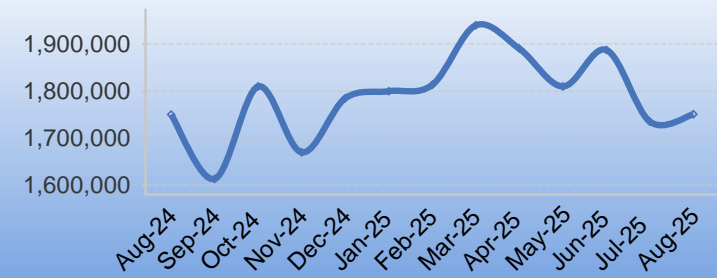


## Market Activity Summary:

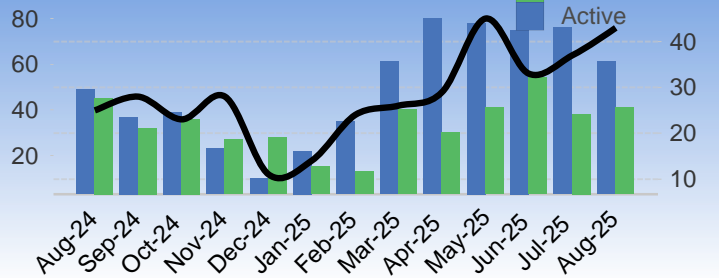
- Inventory: 61 units were listed for sale as of the last day of August - approximately 1.4 months of inventory.
- Sales Activity: 41 units were sold during August,
- Median Sales Price: \$1,750,700 during August
- Average price per sq.ft. in August was \$738
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 99% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	61	43	41	1.4	\$1,820,193	\$1,750,700	\$1,798,672	16	\$754	\$738	99%
Jul-25	76	37	38	1.8	\$1,849,225	\$1,735,000	\$1,827,744	22	\$766	\$764	99%
Jun-25	75	33	54	1.9	\$2,005,195	\$1,887,500	\$1,980,059	19	\$762	\$764	99%
May-25	78	45	41	2.2	\$1,913,373	\$1,810,000	\$1,914,053	18	\$765	\$801	100%
Apr-25	80	29	30	2.9	\$2,180,928	\$1,890,000	\$2,192,162	12	\$780	\$780	100%
Mar-25	61	26	40	2.7	\$1,994,411	\$1,939,500	\$2,020,041	14	\$787	\$773	102%
Feb-25	35	24	13	1.9	\$1,706,222	\$1,813,000	\$1,699,029	9	\$771	\$836	100%
Jan-25	22	14	15	0.9	\$1,975,680	\$1,800,000	\$1,966,800	22	\$738	\$795	100%
Dec-24	10	11	28	0.3	\$1,906,234	\$1,785,000	\$1,912,207	27	\$727	\$800	101%
Nov-24	23	28	27	0.7	\$1,698,695	\$1,670,000	\$1,717,259	17	\$778	\$796	102%
Oct-24	39	23	36	1.0	\$1,834,651	\$1,810,000	\$1,856,996	23	\$766	\$829	101%
Sep-24	37	28	32	0.9	\$1,737,138	\$1,614,000	\$1,727,715	33	\$782	\$791	99%
Aug-24	49	25	45	1.1	\$1,816,681	\$1,750,000	\$1,838,189	16	\$792	\$813	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	41	-8.89%	\$1,788,082	1.5%	\$1,750,700	0.04%	\$1,798,672	-2.15%	16	0%	99%
Aug-24	45	4.65%	\$1,761,707	-8.04%	\$1,750,000	4.17%	\$1,838,189	2.62%	16	33.3%	101%
Aug-23	43	-27.1%	\$1,915,703	3.77%	\$1,680,000	-6.67%	\$1,791,255	-2.91%	12	-57.1%	104%

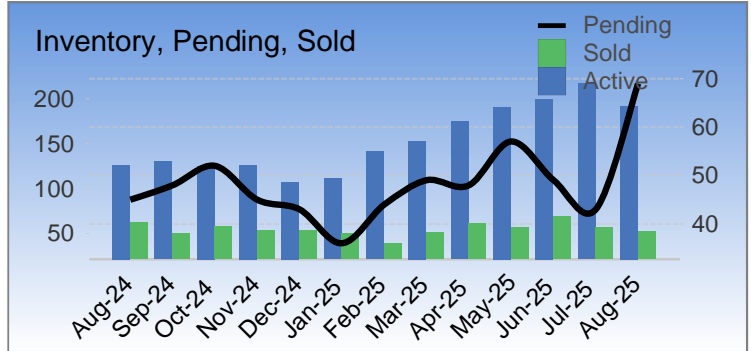
## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	1
\$700-799K	2	2	0	0	2
\$800-899K	2	2	1	2	2
\$900-999K	2	1	0	0	3
\$1-1.299M	16	9	18	17	71
\$1.3-1.699M	86	90	99	79	243
\$1.7-1.999M	58	71	64	113	118
\$2-2.999M	89	113	79	185	101
>3M	17	16	6	31	8
Total	272	304	267	427	549

## Presented by:

## Market Activity Summary:

- Inventory: 192 units were listed for sale as of the last day of August - approximately 3.3 months of inventory.
- Sales Activity: 52 units were sold during August,
- Median Sales Price: \$642,250 during August
- Average price per sq.ft. in August was \$347
- Average Days-on-Market (DOM) is approximately 48 days
- Sold over Asking: On average, buyers paid 97% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	192	69	52	3.3	\$677,238	\$642,250	\$659,308	48	\$390	\$347	97%
Jul-25	217	43	57	3.7	\$710,811	\$657,282	\$695,699	41	\$383	\$381	98%
Jun-25	200	49	69	3.2	\$704,229	\$677,500	\$696,633	29	\$392	\$362	99%
May-25	191	57	57	3.5	\$705,896	\$700,000	\$700,241	33	\$399	\$366	99%
Apr-25	175	48	61	3.5	\$724,456	\$665,000	\$712,921	27	\$411	\$384	99%
Mar-25	153	49	51	3.4	\$746,268	\$710,000	\$741,813	27	\$403	\$390	100%
Feb-25	141	44	39	3.0	\$741,230	\$658,000	\$733,204	27	\$396	\$387	100%
Jan-25	111	36	50	2.2	\$732,464	\$687,500	\$723,553	38	\$408	\$361	99%
Dec-24	107	43	53	2.0	\$727,626	\$687,495	\$725,811	31	\$408	\$357	100%
Nov-24	126	45	53	2.4	\$808,038	\$715,000	\$783,081	35	\$390	\$381	98%
Oct-24	125	52	58	2.3	\$811,545	\$749,498	\$805,996	24	\$386	\$395	99%
Sep-24	130	48	50	2.3	\$782,197	\$735,550	\$779,580	24	\$380	\$388	100%
Aug-24	126	45	62	2.0	\$823,039	\$769,750	\$815,386	26	\$389	\$370	99%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	52	-16.1%	\$759,168	-7.09%	\$642,250	-16.6%	\$659,308	-19.1%	48	84.6%	97%
Aug-24	62	21.6%	\$817,122	4.45%	\$769,750	7.81%	\$815,386	8.75%	26	8.33%	99%
Aug-23	51	-35.4%	\$782,310	0.79%	\$714,020	2%	\$749,759	-0.497%	24	-17.2%	100%

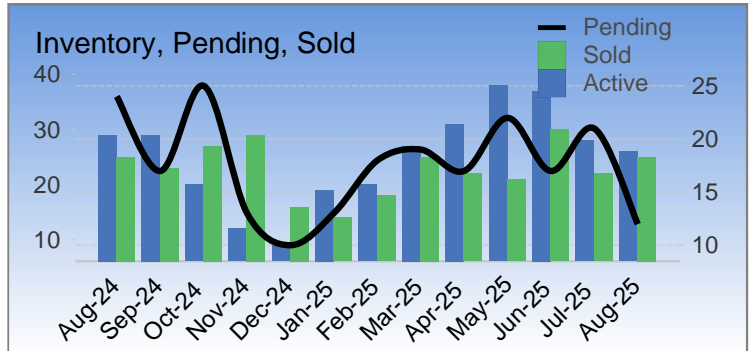
## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	42	29	35	30	74
\$500-599K	82	66	68	53	146
\$600-699K	120	104	91	113	166
\$700-799K	92	91	93	134	134
\$800-899K	47	83	61	107	93
\$900-999K	27	38	27	63	35
\$1-1.299M	16	60	24	77	28
\$1.3-1.699M	9	21	2	23	14
\$1.7-1.999M	0	2	2	2	3
\$2-2.999M	1	1	1	3	3
>3M	0	0	0	0	0
Total	436	495	404	605	696

**Presented by:**

## Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of August - approximately 1.1 months of inventory.
- Sales Activity: 25 units were sold during August,
- Median Sales Price: \$1,336,650 during August
- Average price per sq.ft. in August was \$801
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 100% of list price in August



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	26	12	25	1.1	\$1,339,691	\$1,336,650	\$1,347,919	26	\$813	\$801	100%
Jul-25	28	21	22	1.2	\$1,286,262	\$1,250,555	\$1,309,227	27	\$815	\$792	102%
Jun-25	37	17	30	1.6	\$1,356,099	\$1,390,000	\$1,390,095	18	\$795	\$801	103%
May-25	38	22	21	1.8	\$1,575,325	\$1,523,000	\$1,631,401	15	\$852	\$870	104%
Apr-25	31	17	22	1.5	\$1,438,651	\$1,545,000	\$1,526,225	13	\$857	\$902	106%
Mar-25	27	19	25	1.4	\$1,449,460	\$1,525,000	\$1,532,480	16	\$859	\$843	106%
Feb-25	20	18	18	1.4	\$1,542,864	\$1,578,000	\$1,668,870	15	\$896	\$861	113%
Jan-25	19	13	14	1.1	\$1,482,971	\$1,461,000	\$1,536,214	29	\$885	\$798	104%
Dec-24	9	10	16	0.4	\$1,496,742	\$1,522,500	\$1,526,086	20	\$1,059	\$875	102%
Nov-24	12	13	29	0.5	\$1,543,328	\$1,520,000	\$1,617,685	19	\$959	\$850	105%
Oct-24	20	25	27	0.8	\$1,484,122	\$1,500,000	\$1,522,777	17	\$912	\$847	103%
Sep-24	29	17	23	1.3	\$1,395,466	\$1,425,100	\$1,428,103	20	\$828	\$840	103%
Aug-24	29	24	25	1.4	\$1,333,003	\$1,385,000	\$1,385,784	13	\$841	\$899	104%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	25	0%	\$1,439,351	4.14%	\$1,336,650	-3.49%	\$1,347,919	-2.73%	26	100%	100%
Aug-24	25	-13.8%	\$1,382,090	-2.33%	\$1,385,000	4.53%	\$1,385,784	-0.328%	13	-13.3%	104%
Aug-23	29	16%	\$1,415,011	10.8%	\$1,325,000	0.151%	\$1,390,344	5.91%	15	-55.9%	104%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	0	0	1	3
\$700-799K	3	2	1	2	8
\$800-899K	4	4	9	8	15
\$900-999K	10	7	13	6	12
\$1-1.299M	38	27	40	35	83
\$1.3-1.699M	80	93	73	75	81
\$1.7-1.999M	24	13	11	30	12
\$2-2.999M	17	9	6	16	5
>3M	0	0	0	1	0
Total	177	155	153	174	219

**Presented by:**

## Market Activity Summary:

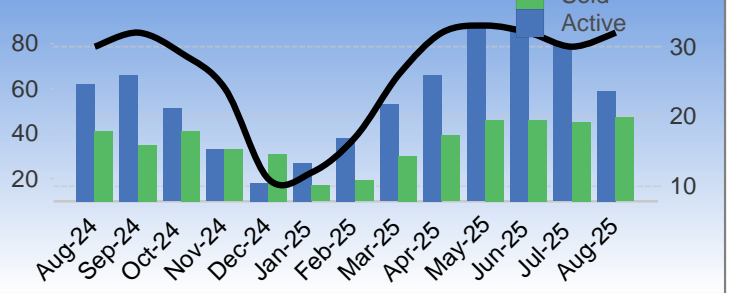
- Inventory: 59 units were listed for sale as of the last day of August - approximately 1.3 months of inventory.
- Sales Activity: 47 units were sold during August,
- Median Sales Price: \$1,550,000 during August
- Average price per sq.ft. in August was \$706
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 99% of list price in August



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Aug-25	59	32	47	1.3	\$1,664,967	\$1,550,000	\$1,625,542	29	\$800	\$706	99%
Jul-25	79	30	45	1.8	\$1,529,199	\$1,500,000	\$1,541,563	19	\$782	\$809	101%
Jun-25	86	32	46	2.0	\$1,658,735	\$1,562,500	\$1,681,951	21	\$803	\$763	102%
May-25	88	33	46	2.4	\$1,738,039	\$1,675,000	\$1,774,860	13	\$818	\$758	103%
Apr-25	66	32	39	2.3	\$1,658,151	\$1,560,000	\$1,677,756	19	\$813	\$760	102%
Mar-25	53	26	30	2.4	\$1,517,799	\$1,387,500	\$1,523,533	21	\$788	\$769	101%
Feb-25	38	17	19	1.7	\$1,571,382	\$1,650,000	\$1,597,956	11	\$776	\$770	103%
Jan-25	27	12	17	1.0	\$1,740,055	\$1,565,000	\$1,716,640	30	\$854	\$803	100%
Dec-24	18	11	31	0.5	\$1,627,417	\$1,550,000	\$1,635,284	41	\$828	\$758	100%
Nov-24	33	24	33	1.0	\$1,554,596	\$1,550,000	\$1,542,061	26	\$809	\$732	100%
Oct-24	51	29	41	1.3	\$1,623,481	\$1,565,000	\$1,649,314	25	\$786	\$733	102%
Sep-24	66	32	35	1.6	\$1,606,711	\$1,500,000	\$1,624,475	25	\$759	\$748	102%
Aug-24	62	30	41	1.4	\$1,684,695	\$1,520,000	\$1,727,068	23	\$776	\$777	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-25	47	14.6%	\$1,695,013	2.41%	\$1,550,000	1.97%	\$1,625,542	-5.88%	29	26.1%	99%
Aug-24	41	41.4%	\$1,655,072	2.62%	\$1,520,000	8.57%	\$1,727,068	16.3%	23	27.8%	103%
Aug-23	29	-37%	\$1,612,861	3.36%	\$1,400,000	-0.178%	\$1,484,896	-0.101%	18	-10%	103%

## Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	1	0
\$600-699K	1	1	1	0	3
\$700-799K	3	0	0	1	4
\$800-899K	3	3	3	4	10
\$900-999K	8	7	4	4	27
\$1-1.299M	58	50	49	43	126
\$1.3-1.699M	111	102	107	149	209
\$1.7-1.999M	53	63	50	77	101
\$2-2.999M	41	56	33	87	46
>3M	11	6	11	15	7
Total	289	288	258	381	533

## Presented by: