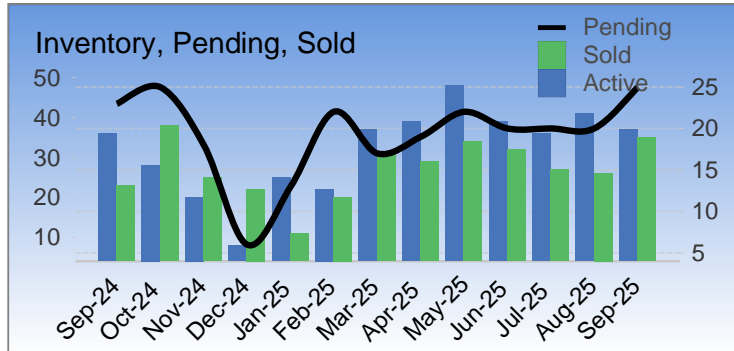


## Market Activity Summary:



- Inventory: 37 units were listed for sale as of the last day of September - approximately 1.3 months of inventory.
- Sales Activity: 35 units were sold during September,
- Median Sales Price: \$1,350,000 during September
- Average price per sq.ft. in September was \$745
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 115% of list price in September



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 37     | 25      | 35   | 1.3           | \$1,162,842    | \$1,350,000    | \$1,326,528    | 26          | \$715              | \$745            | 115%                    |
| Aug-25 | 41     | 20      | 26   | 1.5           | \$1,126,915    | \$1,159,000    | \$1,200,615    | 24          | \$719              | \$777            | 108%                    |
| Jul-25 | 36     | 20      | 27   | 1.2           | \$1,248,259    | \$1,375,000    | \$1,384,938    | 27          | \$747              | \$816            | 111%                    |
| Jun-25 | 39     | 20      | 32   | 1.3           | \$1,427,853    | \$1,360,004    | \$1,561,789    | 16          | \$755              | \$848            | 111%                    |
| May-25 | 48     | 22      | 34   | 1.5           | \$1,311,111    | \$1,442,500    | \$1,484,553    | 16          | \$776              | \$858            | 115%                    |
| Apr-25 | 39     | 19      | 29   | 1.6           | \$1,201,379    | \$1,300,000    | \$1,357,120    | 16          | \$740              | \$821            | 113%                    |
| Mar-25 | 37     | 17      | 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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 35   | 52.2%    | \$1,241,521    | -9.89%   | \$1,350,000    | 3.45%    | \$1,326,528    | -2.28%  | 26          | 23.8%    | 115%                    |
| Sep-24 | 23   | -11.5%   | \$1,377,830    | 13.6%    | \$1,305,000    | 1.81%    | \$1,357,429    | 1.93%   | 21          | 0%       | 108%                    |
| Sep-23 | 26   | -21.2%   | \$1,212,718    | -8.56%   | \$1,281,750    | -6.78%   | \$1,331,758    | -3.94%  | 21          | -40%     | 112%                    |

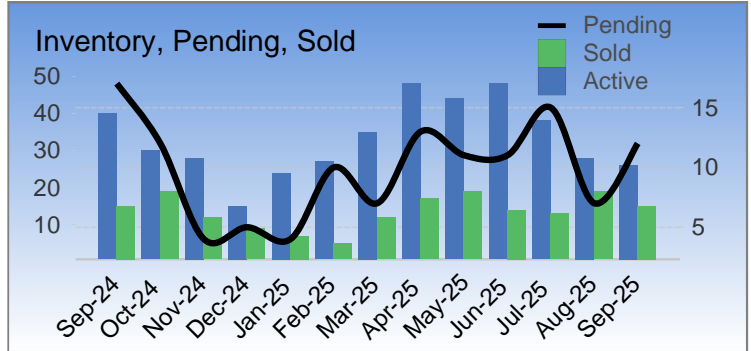
## Sales Activity and Price Trends

| 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                   | 1                   | 1                   | 1                   |
| \$500-599K   | 0                   | 1                   | 0                   | 1                   | 1                   |
| \$600-699K   | 7                   | 2                   | 2                   | 6                   | 2                   |
| \$700-799K   | 8                   | 5                   | 8                   | 5                   | 6                   |
| \$800-899K   | 15                  | 8                   | 7                   | 9                   | 7                   |
| \$900-999K   | 8                   | 8                   | 22                  | 7                   | 11                  |
| \$1-1.299M   | 65                  | 54                  | 60                  | 59                  | 63                  |
| \$1.3-1.699M | 95                  | 84                  | 74                  | 114                 | 108                 |
| \$1.7-1.999M | 32                  | 31                  | 23                  | 40                  | 22                  |
| \$2-2.999M   | 13                  | 14                  | 13                  | 47                  | 15                  |
| >3M          | 2                   | 2                   | 0                   | 3                   | 1                   |
| Total        | 245                 | 210                 | 210                 | 292                 | 237                 |

## Presented by:

## Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of September - approximately 1.9 months of inventory.
- Sales Activity: 15 units were sold during September,
- Median Sales Price: \$2,349,000 during September
- Average price per sq.ft. in September was \$873
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 103% of list price in September



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 26     | 12      | 15   | 1.9           | \$2,724,400    | \$2,349,000    | \$2,823,533    | 25          | \$875              | \$873            | 103%                    |
| Aug-25 | 28     | 7       | 19   | 2.0           | \$2,556,357    | \$2,425,000    | \$2,538,184    | 26          | \$871              | \$782            | 100%                    |
| Jul-25 | 38     | 15      | 13   | 2.6           | \$2,902,076    | \$3,150,000    | \$2,911,233    | 28          | \$861              | \$840            | 101%                    |
| Jun-25 | 48     | 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%                     |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 15   | 0%       | \$2,608,042    | -30.1%   | \$2,349,000    | -25.6%   | \$2,823,533    | -4.02%  | 25          | -3.85%   | 103%                    |
| Sep-24 | 15   | 36.4%    | \$3,728,564    | 42.4%    | \$3,156,000    | 45.4%    | \$2,941,716    | 32.2%   | 26          | 100%     | 98%                     |
| Sep-23 | 11   | -8.33%   | \$2,617,531    | -23.8%   | \$2,170,000    | -24.9%   | \$2,225,727    | -38.1%  | 13          | -67.5%   | 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                   | 1                   | 0                   |
| \$900-999K   | 1                   | 0                   | 0                   | 0                   | 0                   |
| \$1-1.299M   | 1                   | 0                   | 1                   | 0                   | 1                   |
| \$1.3-1.699M | 10                  | 3                   | 14                  | 5                   | 15                  |
| \$1.7-1.999M | 12                  | 12                  | 15                  | 9                   | 25                  |
| \$2-2.999M   | 59                  | 60                  | 50                  | 52                  | 129                 |
| >3M          | 38                  | 45                  | 47                  | 63                  | 69                  |
| Total        | 121                 | 120                 | 127                 | 130                 | 239                 |

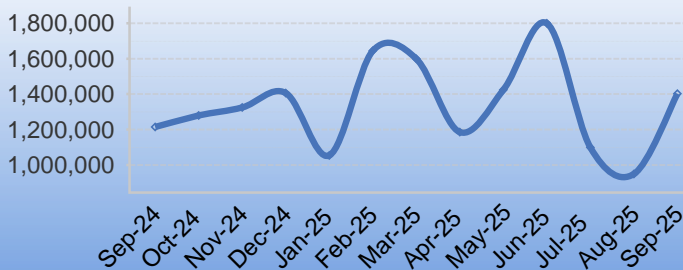
**Presented by:**

## Market Activity Summary:

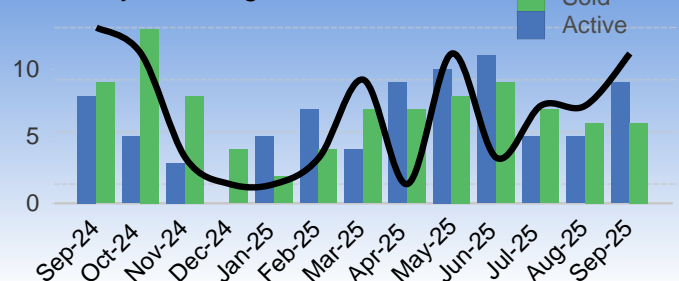
- Inventory: 9 units were listed for sale as of the last day of September - approximately 1.6 months of inventory.
- Sales Activity: 6 units were sold during September,
- Median Sales Price: \$1,403,000 during September
- Average price per sq.ft. in September was \$1,056
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 129% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 9      | 7       | 6    | 1.6           | \$1,164,333    | \$1,403,000    | \$1,512,666    | 15          | \$797              | \$1,056          | 129%                    |
| Aug-25 | 5      | 5       | 6    | 0.7           | \$960,333      | \$950,000      | \$1,136,666    | 24          | \$833              | \$854            | 117%                    |
| Jul-25 | 5      | 5       | 7    | 0.6           | \$1,083,285    | \$1,100,000    | \$1,373,428    | 13          | \$780              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 6    | -33.3%   | \$1,210,769    | 4.84%    | \$1,403,000    | 15.5%    | \$1,512,666    | 6.4%    | 15          | -55.9%   | 129%                    |
| Sep-24 | 9    | 28.6%    | \$1,154,928    | -7.26%   | \$1,215,000    | -16.2%   | \$1,421,666    | -3.69%  | 34          | 240%     | 115%                    |
| Sep-23 | 7    | 16.7%    | \$1,245,285    | 31.4%    | \$1,450,000    | 30.7%    | \$1,476,142    | 30.1%   | 10          | -68.8%   | 121%                    |

## 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                   | 2                   | 3                   | 2                   | 3                   |
| \$900-999K   | 6                   | 5                   | 4                   | 3                   | 6                   |
| \$1-1.299M   | 17                  | 14                  | 12                  | 16                  | 20                  |
| \$1.3-1.699M | 13                  | 15                  | 16                  | 31                  | 22                  |
| \$1.7-1.999M | 9                   | 5                   | 2                   | 11                  | 11                  |
| \$2-2.999M   | 7                   | 10                  | 9                   | 6                   | 8                   |
| >3M          | 1                   | 0                   | 0                   | 0                   | 0                   |
| Total        | 56                  | 54                  | 46                  | 70                  | 71                  |

## Presented by:

## Market Activity Summary:

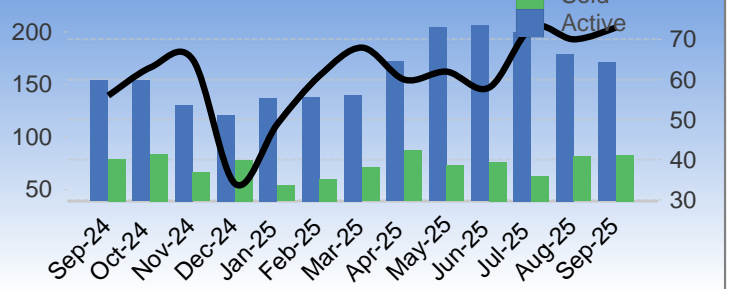
- Inventory: 171 units were listed for sale as of the last day of September - approximately 2.4 months of inventory.
- Sales Activity: 83 units were sold during September,
- Median Sales Price: \$595,000 during September
- Average price per sq.ft. in September was \$324
- Average Days-on-Market (DOM) is approximately 43 days
- Sold over Asking: On average, buyers paid 100% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



### Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 171    | 73      | 83   | 2.4           | \$607,691      | \$595,000      | \$606,162      | 43          | \$337              | \$324            | 100%                    |
| Aug-25 | 179    | 70      | 81   | 2.6           | \$598,299      | \$610,000      | \$603,730      | 36          | \$331              | \$338            | 101%                    |
| Jul-25 | 200    | 73      | 63   | 2.9           | \$579,249      | \$575,000      | \$585,563      | 24          | \$326              | \$360            | 102%                    |
| Jun-25 | 206    | 58      | 76   | 2.7           | \$598,734      | \$590,000      | \$604,550      | 27          | \$335              | \$347            | 101%                    |
| May-25 | 204    | 62      | 73   | 2.7           | \$619,728      | \$610,000      | \$622,585      | 33          | \$337              | \$344            | 101%                    |
| Apr-25 | 172    | 60      | 87   | 2.4           | \$643,559      | \$636,000      | \$647,017      | 30          | \$336              | \$340            | 101%                    |
| Mar-25 | 140    | 68      | 71   | 2.3           | \$610,854      | \$610,000      | \$614,417      | 36          | \$332              | \$341            | 101%                    |
| Feb-25 | 138    | 61      | 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          | \$336              | \$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%                    |

### Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 83   | 5.06%    | \$637,754      | 1.95%    | \$595,000      | -5.56%   | \$606,162      | -4.38%  | 43          | 65.4%    | 100%                    |
| Sep-24 | 79   | 19.7%    | \$625,577      | -0.971%  | \$630,000      | 7.42%    | \$633,929      | 8.73%   | 26          | 30%      | 102%                    |
| Sep-23 | 66   | -19.5%   | \$631,713      | -4.08%   | \$586,500      | -6.53%   | \$583,053      | -10.3%  | 20          | -42.9%   | 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        | 112                 | 76                  | 109                 | 76                  | 167                 |
| \$500-599K   | 192                 | 187                 | 151                 | 176                 | 267                 |
| \$600-699K   | 194                 | 202                 | 227                 | 277                 | 222                 |
| \$700-799K   | 94                  | 144                 | 119                 | 211                 | 128                 |
| \$800-899K   | 38                  | 56                  | 40                  | 141                 | 70                  |
| \$900-999K   | 14                  | 15                  | 9                   | 47                  | 13                  |
| \$1-1.299M   | 4                   | 1                   | 5                   | 18                  | 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        | 648                 | 681                 | 660                 | 947                 | 869                 |

**Presented by:**

## Market Activity Summary:

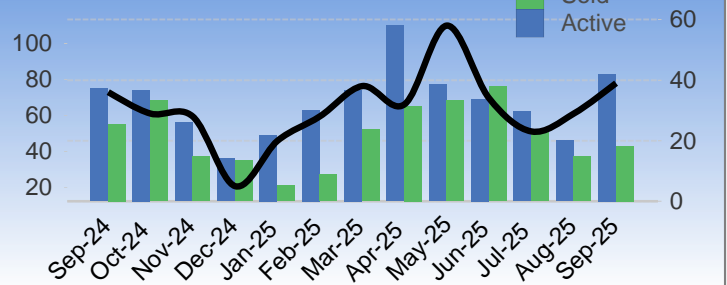
- Inventory: 83 units were listed for sale as of the last day of September - approximately 1.9 months of inventory.
- Sales Activity: 43 units were sold during September,
- Median Sales Price: \$1,600,000 during September
- Average price per sq.ft. in September was \$901
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 127% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 83     | 39      | 43   | 1.9           | \$1,445,465    | \$1,600,000    | \$1,804,816    | 17          | \$769              | \$901            | 127%                    |
| Aug-25 | 46     | 29      | 37   | 0.8           | \$1,320,081    | \$1,425,000    | \$1,614,162    | 27          | \$726              | \$930            | 124%                    |
| Jul-25 | 62     | 23      | 52   | 0.9           | \$1,553,824    | \$1,499,000    | \$1,821,442    | 22          | \$753              | \$911            | 121%                    |
| Jun-25 | 69     | 34      | 76   | 1.0           | \$1,389,802    | \$1,437,500    | \$1,596,177    | 22          | \$766              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 43   | -21.8%   | \$1,540,607    | 9.53%    | \$1,600,000    | 0%       | \$1,804,816    | 7.71%   | 17          | -22.7%   | 127%                    |
| Sep-24 | 55   | 25%      | \$1,406,505    | -1.66%   | \$1,600,000    | 2.89%    | \$1,675,626    | -0.388% | 22          | 15.8%    | 120%                    |
| Sep-23 | 44   | -18.5%   | \$1,430,239    | -2.14%   | \$1,555,000    | -5.76%   | \$1,682,148    | 0.324%  | 19          | -5%      | 122%                    |

## 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                   | 1                   | 0                   | 0                   | 0                   |
| \$500-599K   | 1                   | 2                   | 2                   | 0                   | 0                   |
| \$600-699K   | 3                   | 3                   | 3                   | 0                   | 0                   |
| \$700-799K   | 10                  | 9                   | 10                  | 2                   | 3                   |
| \$800-899K   | 13                  | 14                  | 12                  | 6                   | 12                  |
| \$900-999K   | 22                  | 20                  | 20                  | 11                  | 20                  |
| \$1-1.299M   | 71                  | 80                  | 74                  | 69                  | 75                  |
| \$1.3-1.699M | 131                 | 131                 | 108                 | 161                 | 162                 |
| \$1.7-1.999M | 69                  | 52                  | 67                  | 102                 | 69                  |
| \$2-2.999M   | 88                  | 86                  | 68                  | 132                 | 66                  |
| >3M          | 32                  | 19                  | 14                  | 51                  | 19                  |
| Total        | 441                 | 417                 | 378                 | 534                 | 426                 |

**Presented by:**

Includes Berkeley and Kensington

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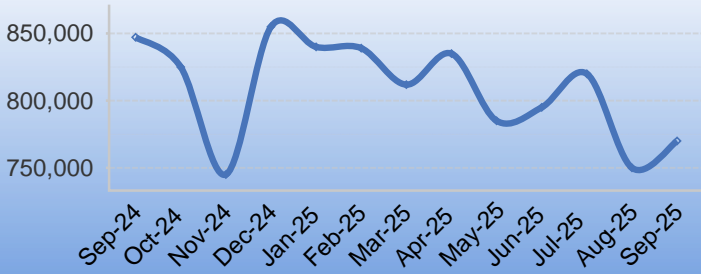


## Market Activity Summary:

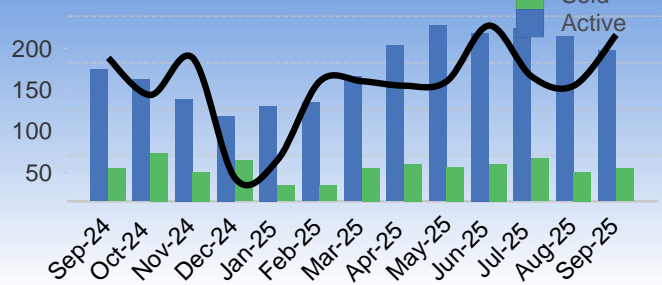
- Inventory: 198 units were listed for sale as of the last day of September - approximately 3.6 months of inventory.
- Sales Activity: 55 units were sold during September,
- Median Sales Price: \$770,000 during September
- Average price per sq.ft. in September was \$369
- Average Days-on-Market (DOM) is approximately 56 days
- Sold over Asking: On average, buyers paid 98% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 198    | 56      | 55   | 3.6           | \$890,860      | \$770,000      | \$866,781      | 56          | \$436              | \$369            | 98%                     |
| Aug-25 | 215    | 45      | 51   | 3.7           | \$831,957      | \$750,000      | \$811,692      | 45          | \$431              | \$376            | 98%                     |
| Jul-25 | 224    | 47      | 67   | 3.7           | \$859,430      | \$820,000      | \$848,513      | 50          | \$423              | \$376            | 99%                     |
| Jun-25 | 219    | 58      | 61   | 3.7           | \$906,666      | \$795,000      | \$894,727      | 30          | \$423              | \$387            | 99%                     |
| May-25 | 228    | 46      | 57   | 4.0           | \$885,100      | \$785,000      | \$871,373      | 41          | \$427              | \$411            | 99%                     |
| Apr-25 | 204    | 45      | 61   | 4.0           | \$868,965      | \$835,000      | \$861,781      | 28          | \$436              | \$401            | 99%                     |
| Mar-25 | 166    | 46      | 56   | 4.0           | \$854,849      | \$812,000      | \$848,241      | 42          | \$461              | \$402            | 100%                    |
| Feb-25 | 135    | 46      | 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          | \$500              | \$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%                     |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 55   | 0%       | \$956,232      | 1.65%    | \$770,000      | -9.09%   | \$866,781      | -3.25%  | 56          | 43.6%    | 98%                     |
| Sep-24 | 55   | -5.17%   | \$940,665      | 3.26%    | \$847,000      | 9.95%    | \$895,883      | 7.48%   | 39          | 62.5%    | 99%                     |
| Sep-23 | 58   | -9.38%   | \$910,960      | 0.848%   | \$770,325      | -2.06%   | \$833,553      | 5.44%   | 24          | -36.8%   | 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        | 11                  | 10                  | 14                  | 11                  | 32                  |
| \$500-599K   | 43                  | 35                  | 41                  | 49                  | 94                  |
| \$600-699K   | 78                  | 73                  | 104                 | 78                  | 152                 |
| \$700-799K   | 101                 | 117                 | 107                 | 146                 | 186                 |
| \$800-899K   | 79                  | 103                 | 100                 | 138                 | 166                 |
| \$900-999K   | 70                  | 77                  | 60                  | 116                 | 137                 |
| \$1-1.299M   | 61                  | 87                  | 78                  | 162                 | 102                 |
| \$1.3-1.699M | 25                  | 33                  | 30                  | 55                  | 27                  |
| \$1.7-1.999M | 5                   | 4                   | 4                   | 6                   | 3                   |
| \$2-2.999M   | 5                   | 6                   | 1                   | 3                   | 4                   |
| >3M          | 0                   | 0                   | 0                   | 2                   | 1                   |
| Total        | 478                 | 545                 | 539                 | 766                 | 904                 |

**Presented by:**

Includes Brentwood, Bethel Island, Byron, and Knightsen

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## Market Activity Summary:

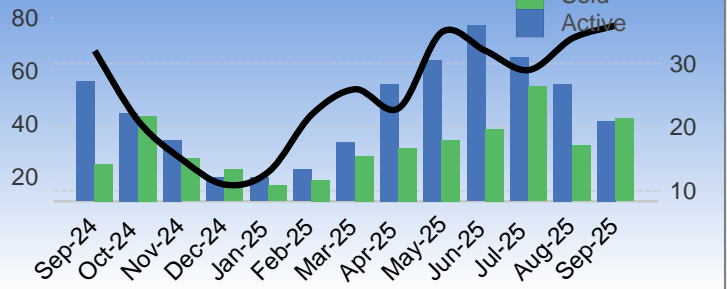
- Inventory: 41 units were listed for sale as of the last day of September - approximately 1.1 months of inventory.
- Sales Activity: 42 units were sold during September,
- Median Sales Price: \$1,175,250 during September
- Average price per sq.ft. in September was \$673
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 100% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 41     | 36      | 42   | 1.1           | \$1,283,014    | \$1,175,250    | \$1,267,371    | 32          | \$695              | \$673            | 100%                    |
| Aug-25 | 55     | 34      | 32   | 1.4           | \$1,262,679    | \$1,282,500    | \$1,250,727    | 37          | \$694              | \$663            | 99%                     |
| Jul-25 | 65     | 29      | 54   | 1.6           | \$1,217,245    | \$1,185,000    | \$1,198,730    | 23          | \$690              | \$677            | 99%                     |
| Jun-25 | 77     | 32      | 38   | 2.3           | \$1,217,986    | \$1,242,500    | \$1,241,839    | 27          | \$702              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 42   | 68%      | \$1,212,628    | -4.42%   | \$1,175,250    | -0.823%  | \$1,267,371    | 2.33%   | 32          | 60%      | 100%                    |
| Sep-24 | 25   | 13.6%    | \$1,268,664    | 7.04%    | \$1,185,000    | 0.424%   | \$1,238,547    | 3.96%   | 20          | 25%      | 104%                    |
| Sep-23 | 22   | -46.3%   | \$1,185,270    | -6.21%   | \$1,180,000    | 15.7%    | \$1,191,409    | 0.564%  | 16          | -42.9%   | 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                   | 0                   | 0                   |
| \$500-599K   | 0                   | 0                   | 0                   | 0                   | 0                   |
| \$600-699K   | 1                   | 0                   | 3                   | 4                   | 2                   |
| \$700-799K   | 12                  | 8                   | 8                   | 10                  | 21                  |
| \$800-899K   | 29                  | 14                  | 22                  | 28                  | 37                  |
| \$900-999K   | 41                  | 26                  | 42                  | 34                  | 38                  |
| \$1-1.299M   | 80                  | 81                  | 66                  | 98                  | 109                 |
| \$1.3-1.699M | 97                  | 71                  | 76                  | 121                 | 116                 |
| \$1.7-1.999M | 22                  | 18                  | 18                  | 34                  | 20                  |
| \$2-2.999M   | 11                  | 5                   | 6                   | 20                  | 9                   |
| >3M          | 2                   | 1                   | 2                   | 0                   | 1                   |
| Total        | 295                 | 224                 | 244                 | 349                 | 353                 |

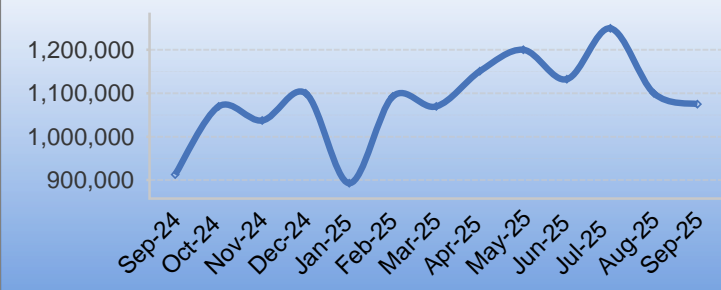
## Presented by:

## Market Activity Summary:

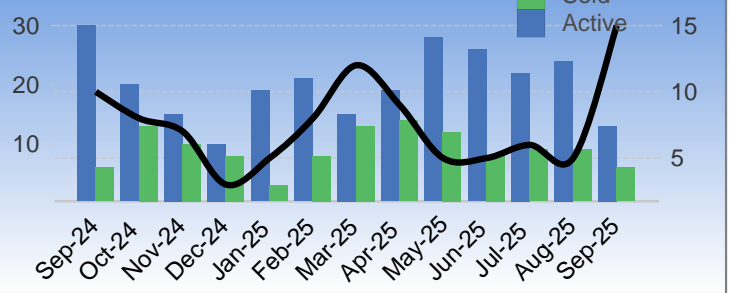
- Inventory: 13 units were listed for sale as of the last day of September - approximately 1.6 months of inventory.
- Sales Activity: 6 units were sold during September,
- Median Sales Price: \$1,075,000 during September
- Average price per sq.ft. in September was \$448
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 100% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 13     | 15      | 6    | 1.6           | \$1,092,500    | \$1,075,000    | \$1,089,000    | 42          | \$533              | \$448            | 100%                    |
| Aug-25 | 24     | 5       | 9    | 2.8           | \$1,109,876    | \$1,100,000    | \$1,081,000    | 45          | \$495              | \$479            | 97%                     |
| Jul-25 | 22     | 6       | 9    | 2.4           | \$1,259,877    | \$1,250,000    | \$1,242,777    | 16          | \$509              | \$506            | 98%                     |
| Jun-25 | 26     | 5       | 8    | 2.3           | \$1,215,112    | \$1,132,500    | \$1,190,375    | 32          | \$520              | \$528            | 98%                     |
| May-25 | 28     | 5       | 12   | 2.2           | \$1,256,729    | \$1,200,000    | \$1,291,666    | 9           | \$497              | \$543            | 104%                    |
| Apr-25 | 19     | 9       | 14   | 1.6           | \$1,255,778    | \$1,150,900    | \$1,253,244    | 30          | \$499              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 6    | 0%       | \$1,281,333    | 13.8%    | \$1,075,000    | 17.8%    | \$1,089,000    | 10.1%   | 42          | 110%     | 100%                    |
| Sep-24 | 6    | -68.4%   | \$1,125,990    | 5.57%    | \$912,500      | -12.3%   | \$989,500      | -9.61%  | 20          | 17.6%    | 102%                    |
| Sep-23 | 19   | 72.7%    | \$1,066,575    | -15.4%   | \$1,040,000    | -3.26%   | \$1,094,704    | 0.869%  | 17          | -5.56%   | 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   | 1                   | 0                   | 0                   | 0                   | 3                   |
| \$700-799K   | 3                   | 2                   | 3                   | 5                   | 8                   |
| \$800-899K   | 12                  | 6                   | 8                   | 9                   | 13                  |
| \$900-999K   | 11                  | 11                  | 14                  | 16                  | 24                  |
| \$1-1.299M   | 34                  | 17                  | 40                  | 37                  | 57                  |
| \$1.3-1.699M | 16                  | 20                  | 33                  | 48                  | 29                  |
| \$1.7-1.999M | 2                   | 4                   | 2                   | 6                   | 0                   |
| \$2-2.999M   | 3                   | 2                   | 0                   | 1                   | 0                   |
| >3M          | 0                   | 0                   | 0                   | 0                   | 0                   |
| Total        | 82                  | 62                  | 100                 | 122                 | 134                 |

**Presented by:**

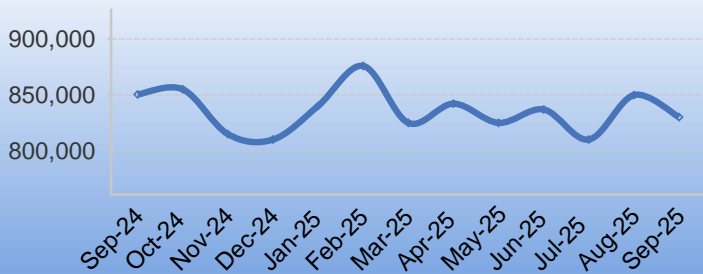


## Market Activity Summary:

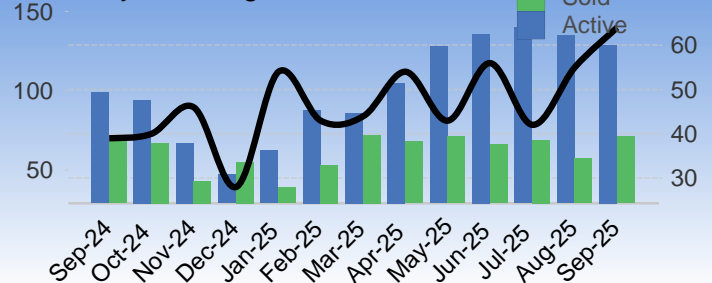
- Inventory: 129 units were listed for sale as of the last day of September - approximately 2.0 months of inventory.
- Sales Activity: 71 units were sold during September,
- Median Sales Price: \$830,000 during September
- Average price per sq.ft. in September was \$514
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 101% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 129    | 64      | 71   | 2.0           | \$836,645      | \$830,000      | \$846,892      | 25          | \$536              | \$514            | 101%                    |
| Aug-25 | 135    | 55      | 57   | 2.1           | \$893,484      | \$850,000      | \$899,260      | 29          | \$532              | \$535            | 101%                    |
| Jul-25 | 140    | 42      | 69   | 2.1           | \$859,703      | \$810,000      | \$861,231      | 23          | \$530              | \$515            | 100%                    |
| Jun-25 | 136    | 56      | 66   | 2.0           | \$868,895      | \$837,000      | \$876,754      | 26          | \$527              | \$564            | 101%                    |
| May-25 | 128    | 43      | 71   | 1.8           | \$850,711      | \$825,000      | \$857,411      | 20          | \$535              | \$549            | 101%                    |
| Apr-25 | 105    | 54      | 68   | 1.7           | \$857,385      | \$842,250      | \$869,571      | 20          | \$540              | \$542            | 101%                    |
| Mar-25 | 86     | 44      | 72   | 1.6           | \$863,283      | \$825,000      | \$889,166      | 15          | \$525              | \$554            | 103%                    |
| Feb-25 | 88     | 43      | 53   | 1.8           | \$920,076      | \$876,000      | \$953,726      | 21          | \$548              | \$552            | 103%                    |
| Jan-25 | 62     | 54      | 39   | 1.4           | \$838,391      | \$840,000      | \$850,016      | 34          | \$519              | \$532            | 102%                    |
| Dec-24 | 47     | 28      | 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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 71   | 1.43%    | \$867,176      | -0.97%   | \$830,000      | -2.41%   | \$846,892      | -4.14%  | 25          | -3.85%   | 101%                    |
| Sep-24 | 70   | 18.6%    | \$875,669      | 4.05%    | \$850,500      | 4.36%    | \$883,500      | -0.848% | 26          | 85.7%    | 102%                    |
| Sep-23 | 59   | -30.6%   | \$841,593      | 6.05%    | \$815,000      | 1.24%    | \$891,059      | 5.01%   | 14          | -51.7%   | 102%                    |

## Sales Activity and Price Trends

| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 9                   | 6                   | 10                  | 8                   | 9                   |
| \$500-599K   | 26                  | 20                  | 36                  | 30                  | 44                  |
| \$600-699K   | 82                  | 96                  | 71                  | 101                 | 175                 |
| \$700-799K   | 122                 | 140                 | 136                 | 156                 | 204                 |
| \$800-899K   | 112                 | 116                 | 129                 | 184                 | 226                 |
| \$900-999K   | 85                  | 77                  | 82                  | 120                 | 131                 |
| \$1-1.299M   | 93                  | 102                 | 76                  | 151                 | 136                 |
| \$1.3-1.699M | 35                  | 45                  | 23                  | 79                  | 40                  |
| \$1.7-1.999M | 2                   | 3                   | 0                   | 12                  | 0                   |
| \$2-2.999M   | 0                   | 0                   | 2                   | 0                   | 0                   |
| >3M          | 0                   | 0                   | 0                   | 1                   | 1                   |
| Total        | 566                 | 605                 | 565                 | 842                 | 966                 |

**Presented by:**

## Market Activity Summary:

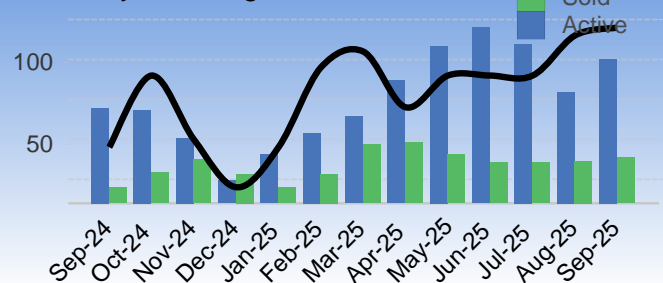
- Inventory: 102 units were listed for sale as of the last day of September - approximately 2.6 months of inventory.
- Sales Activity: 42 units were sold during September,
- Median Sales Price: \$2,071,500 during September
- Average price per sq.ft. in September was \$736
- Average Days-on-Market (DOM) is approximately 40 days
- Sold over Asking: On average, buyers paid 98% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 102    | 39      | 42   | 2.6           | \$2,242,226    | \$2,071,500    | \$2,186,573    | 40          | \$828              | \$736            | 98%                     |
| Aug-25 | 82     | 38      | 40   | 2.1           | \$2,301,095    | \$2,090,913    | \$2,268,675    | 22          | \$816              | \$766            | 99%                     |
| Jul-25 | 111    | 33      | 39   | 2.7           | \$2,170,401    | \$2,125,000    | \$2,118,991    | 20          | \$804              | \$772            | 97%                     |
| Jun-25 | 121    | 33      | 39   | 2.7           | \$2,269,556    | \$2,050,000    | \$2,258,405    | 16          | \$821              | \$815            | 100%                    |
| May-25 | 110    | 33      | 44   | 2.3           | \$2,367,505    | \$2,200,000    | \$2,356,239    | 17          | \$842              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 42   | 75%      | \$2,427,536    | -14.2%   | \$2,071,500    | -1.71%   | \$2,186,573    | -2.95%  | 40          | 42.9%    | 98%                     |
| Sep-24 | 24   | -41.5%   | \$2,830,649    | 23.5%    | \$2,107,500    | 1.57%    | \$2,253,070    | 5.88%   | 28          | 86.7%    | 100%                    |
| Sep-23 | 41   | -12.8%   | \$2,291,691    | 3.33%    | \$2,075,000    | 0.242%   | \$2,128,000    | 1.45%   | 15          | -44.4%   | 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        | 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   | 3                   | 0                   | 2                   | 1                   | 7                   |
| \$1-1.299M   | 14                  | 11                  | 19                  | 15                  | 54                  |
| \$1.3-1.699M | 42                  | 61                  | 68                  | 61                  | 207                 |
| \$1.7-1.999M | 77                  | 73                  | 105                 | 75                  | 177                 |
| \$2-2.999M   | 176                 | 190                 | 161                 | 242                 | 262                 |
| >3M          | 49                  | 64                  | 40                  | 95                  | 67                  |
| Total        | 361                 | 400                 | 395                 | 489                 | 777                 |

## Presented by:

## Market Activity Summary:

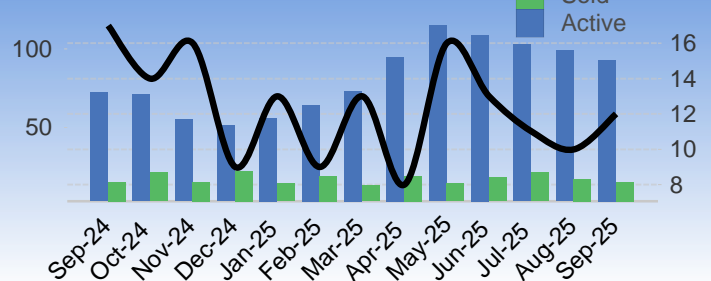
- Inventory: 93 units were listed for sale as of the last day of September - approximately 5.4 months of inventory.
- Sales Activity: 15 units were sold during September,
- Median Sales Price: \$775,000 during September
- Average price per sq.ft. in September was \$378
- Average Days-on-Market (DOM) is approximately 92 days
- Sold over Asking: On average, buyers paid 97% of list price in September



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 93     | 12      | 15   | 5.4           | \$818,130      | \$775,000      | \$796,266      | 92          | \$377              | \$378            | 97%                     |
| Aug-25 | 99     | 10      | 17   | 5.4           | \$891,934      | \$775,000      | \$884,504      | 60          | \$380              | \$337            | 99%                     |
| Jul-25 | 103    | 11      | 21   | 5.9           | \$892,621      | \$880,000      | \$874,464      | 45          | \$382              | \$352            | 98%                     |
| Jun-25 | 109    | 13      | 18   | 6.6           | \$899,482      | \$834,000      | \$872,055      | 55          | \$386              | \$356            | 97%                     |
| May-25 | 115    | 16      | 14   | 7.7           | \$1,123,893    | \$882,500      | \$1,059,126    | 35          | \$380              | \$357            | 95%                     |
| Apr-25 | 95     | 8       | 19   | 5.8           | \$945,998      | \$850,000      | \$947,547      | 39          | \$396              | \$429            | 100%                    |
| Mar-25 | 73     | 13      | 13   | 4.8           | \$1,000,753    | \$950,000      | \$981,923      | 75          | \$395              | \$340            | 99%                     |
| Feb-25 | 64     | 9       | 19   | 3.6           | \$917,217      | \$780,000      | \$908,620      | 40          | \$405              | \$381            | 99%                     |
| Jan-25 | 56     | 13      | 14   | 3.4           | \$847,142      | \$739,000      | \$819,892      | 66          | \$388              | \$341            | 98%                     |
| Dec-24 | 51     | 9       | 22   | 2.6           | \$887,443      | \$790,000      | \$869,409      | 57          | \$373              | \$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%                     |

Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | % Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|----------|-------------|----------|-------------------------|
| Sep-25 | 15   | 0%       | \$955,044      | 6.76%    | \$775,000      | -9.36%   | \$796,266      | -11.2%   | 92          | 70.4%    | 97%                     |
| Sep-24 | 15   | -11.8%   | \$894,584      | 0.139%   | \$855,000      | 3.39%    | \$896,653      | -6.73%   | 54          | 31.7%    | 98%                     |
| Sep-23 | 17   | -19%     | \$893,343      | -12.6%   | \$827,000      | -9.12%   | \$961,323      | 7.42%    | 41          | 10.8%    | 98%                     |

Sales Activity and Price Trends

| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 0                   | 0                   | 0                   | 1                   | 5                   |
| \$500-599K   | 2                   | 4                   | 1                   | 5                   | 23                  |
| \$600-699K   | 30                  | 17                  | 25                  | 24                  | 52                  |
| \$700-799K   | 37                  | 43                  | 44                  | 65                  | 78                  |
| \$800-899K   | 33                  | 28                  | 35                  | 52                  | 60                  |
| \$900-999K   | 13                  | 16                  | 12                  | 24                  | 23                  |
| \$1-1.299M   | 15                  | 20                  | 25                  | 30                  | 36                  |
| \$1.3-1.699M | 15                  | 24                  | 6                   | 19                  | 17                  |
| \$1.7-1.999M | 5                   | 3                   | 4                   | 4                   | 1                   |
| \$2-2.999M   | 0                   | 0                   | 4                   | 3                   | 2                   |
| >3M          | 0                   | 0                   | 2                   | 1                   | 0                   |
| Total        | 150                 | 155                 | 158                 | 228                 | 297                 |

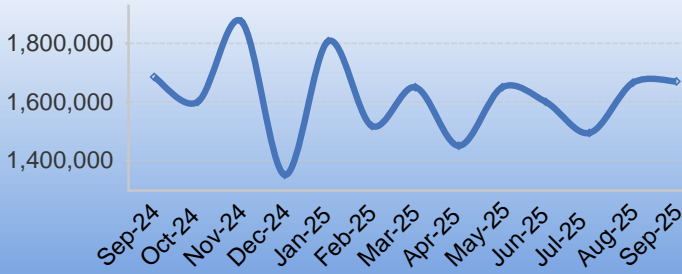
Presented by:

## Market Activity Summary:

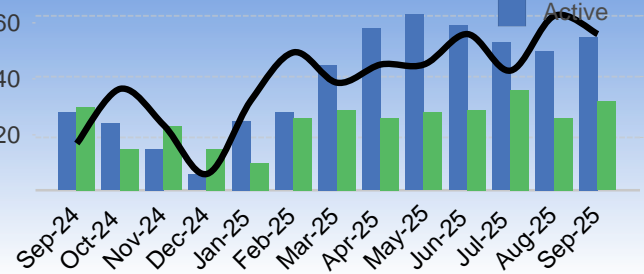
- Inventory: 55 units were listed for sale as of the last day of September - approximately 1.8 months of inventory.
- Sales Activity: 32 units were sold during September,
- Median Sales Price: \$1,670,000 during September
- Average price per sq.ft. in September was \$749
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 98% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 55     | 27      | 32   | 1.8           | \$1,802,101    | \$1,670,000    | \$1,755,250    | 24          | \$728              | \$749            | 98%                     |
| Aug-25 | 50     | 30      | 26   | 1.6           | \$1,741,806    | \$1,664,975    | \$1,718,436    | 20          | \$747              | \$755            | 99%                     |
| Jul-25 | 53     | 21      | 36   | 1.7           | \$1,672,431    | \$1,493,750    | \$1,679,322    | 15          | \$742              | \$807            | 101%                    |
| Jun-25 | 59     | 27      | 29   | 2.1           | \$1,753,866    | \$1,600,000    | \$1,739,361    | 17          | \$772              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 32   | 6.67%    | \$1,841,498    | 7.04%    | \$1,670,000    | -0.861%  | \$1,755,250    | -5.34%  | 24          | 41.2%    | 98%                     |
| Sep-24 | 30   | 66.7%    | \$1,720,379    | -1.23%   | \$1,684,500    | -3.88%   | \$1,854,313    | -0.711% | 17          | 30.8%    | 102%                    |
| Sep-23 | 18   | -52.6%   | \$1,741,730    | 10.1%    | \$1,752,500    | 14.9%    | \$1,867,583    | 18.4%   | 13          | -50%     | 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                   | 1                   | 0                   |
| \$800-899K   | 1                   | 0                   | 0                   | 2                   | 7                   |
| \$900-999K   | 5                   | 3                   | 3                   | 6                   | 15                  |
| \$1-1.299M   | 44                  | 30                  | 40                  | 40                  | 105                 |
| \$1.3-1.699M | 89                  | 103                 | 82                  | 119                 | 152                 |
| \$1.7-1.999M | 39                  | 38                  | 35                  | 70                  | 75                  |
| \$2-2.999M   | 58                  | 68                  | 59                  | 77                  | 63                  |
| >3M          | 6                   | 6                   | 4                   | 10                  | 2                   |
| Total        | 242                 | 248                 | 223                 | 325                 | 419                 |

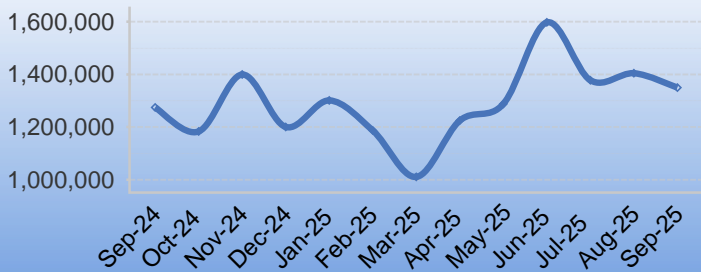
## Presented by:

## Market Activity Summary:

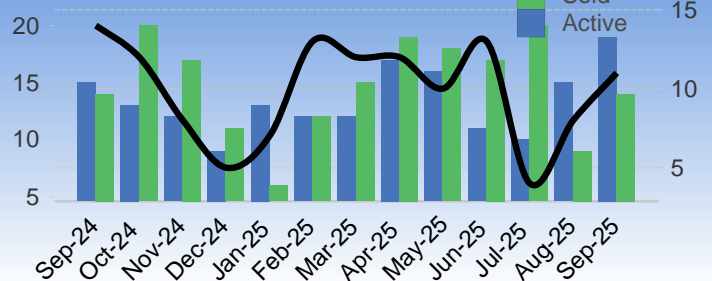
- Inventory: 19 units were listed for sale as of the last day of September - approximately 1.5 months of inventory.
- Sales Activity: 14 units were sold during September,
- Median Sales Price: \$1,350,000 during September
- Average price per sq.ft. in September was \$873
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 133% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 19     | 11      | 14   | 1.5           | \$972,857      | \$1,350,000    | \$1,300,500    | 13          | \$749              | \$873            | 133%                    |
| Aug-25 | 15     | 8       | 9    | 1.0           | \$1,117,320    | \$1,405,000    | \$1,329,631    | 23          | \$766              | \$708            | 119%                    |
| Jul-25 | 10     | 4       | 20   | 0.6           | \$1,264,397    | \$1,377,500    | \$1,452,535    | 27          | \$789              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 14   | 0%       | \$972,292      | -13.5%   | \$1,350,000    | 5.88%    | \$1,300,500    | -0.251% | 13          | -27.8%   | 133%                    |
| Sep-24 | 14   | -17.6%   | \$1,124,047    | 5.24%    | \$1,275,000    | 35.4%    | \$1,303,769    | 16.5%   | 18          | -14.3%   | 121%                    |
| Sep-23 | 17   | 6.25%    | \$1,068,076    | -18.5%   | \$941,500      | -26.9%   | \$1,119,529    | -20.7%  | 21          | 23.5%    | 121%                    |

## Sales Activity and Price Trends

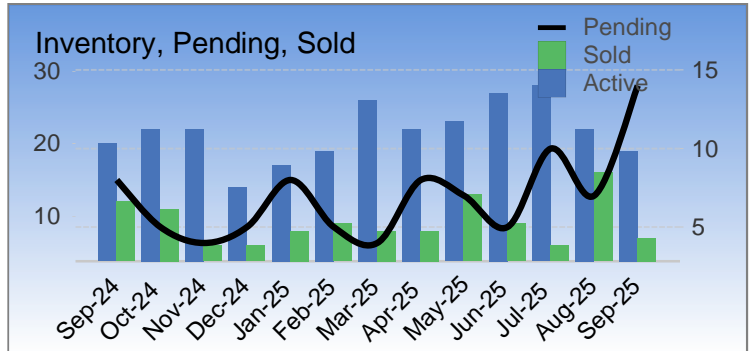
| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 0                   | 0                   | 0                   | 0                   | 0                   |
| \$500-599K   | 2                   | 1                   | 1                   | 0                   | 1                   |
| \$600-699K   | 2                   | 2                   | 2                   | 1                   | 1                   |
| \$700-799K   | 6                   | 6                   | 10                  | 3                   | 5                   |
| \$800-899K   | 13                  | 13                  | 15                  | 9                   | 11                  |
| \$900-999K   | 13                  | 21                  | 17                  | 12                  | 9                   |
| \$1-1.299M   | 29                  | 44                  | 29                  | 41                  | 41                  |
| \$1.3-1.699M | 42                  | 30                  | 39                  | 53                  | 47                  |
| \$1.7-1.999M | 17                  | 9                   | 5                   | 23                  | 12                  |
| \$2-2.999M   | 6                   | 7                   | 1                   | 9                   | 3                   |
| >3M          | 0                   | 1                   | 1                   | 2                   | 0                   |
| Total        | 130                 | 134                 | 120                 | 153                 | 130                 |

**Presented by:**



## Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of September - approximately 2.1 months of inventory.
- Sales Activity: 7 units were sold during September,
- Median Sales Price: \$730,000 during September
- Average price per sq.ft. in September was \$439
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 102% of list price in September



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 19     | 14      | 7    | 2.1           | \$757,142      | \$730,000      | \$756,714      | 38          | \$512              | \$439            | 102%                    |
| Aug-25 | 22     | 7       | 16   | 2.1           | \$725,796      | \$697,450      | \$750,649      | 31          | \$461              | \$478            | 104%                    |
| Jul-25 | 28     | 10      | 6    | 3.3           | \$767,000      | \$695,000      | \$755,000      | 40          | \$462              | \$448            | 99%                     |
| Jun-25 | 27     | 5       | 9    | 2.8           | \$587,088      | \$640,000      | \$616,666      | 28          | \$446              | \$488            | 105%                    |
| May-25 | 23     | 7       | 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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 7    | -41.7%   | \$725,707      | 6.5%     | \$730,000      | 1.74%    | \$756,714      | -7.38%  | 38          | 22.6%    | 102%                    |
| Sep-24 | 12   | 100%     | \$681,421      | -21.2%   | \$717,500      | -2.38%   | \$817,000      | 9.65%   | 31          | -13.9%   | 105%                    |
| Sep-23 | 6    | -25%     | \$864,722      | 0.608%   | \$735,000      | -15.1%   | \$745,083      | -9.01%  | 36          | 38.5%    | 103%                    |

## Sales Activity and Price Trends

| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 3                   | 7                   | 3                   | 4                   | 4                   |
| \$500-599K   | 14                  | 6                   | 8                   | 1                   | 5                   |
| \$600-699K   | 26                  | 23                  | 11                  | 21                  | 23                  |
| \$700-799K   | 13                  | 24                  | 13                  | 17                  | 23                  |
| \$800-899K   | 11                  | 6                   | 11                  | 22                  | 18                  |
| \$900-999K   | 5                   | 5                   | 10                  | 17                  | 9                   |
| \$1-1.299M   | 11                  | 14                  | 5                   | 5                   | 11                  |
| \$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        | 84                  | 86                  | 61                  | 90                  | 93                  |

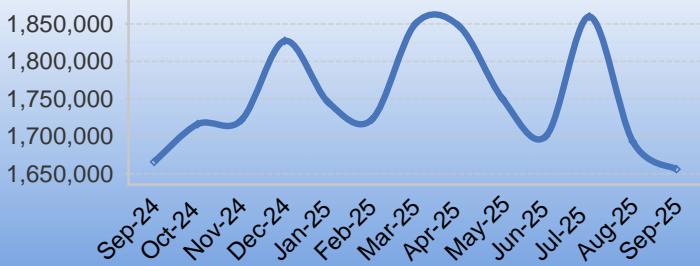
**Presented by:**

## Market Activity Summary:

- Inventory: 105 units were listed for sale as of the last day of September - approximately 1.3 months of inventory.
- Sales Activity: 81 units were sold during September,
- Median Sales Price: \$1,656,000 during September
- Average price per sq.ft. in September was \$1,028
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 101% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 105    | 49      | 81   | 1.3           | \$1,777,748    | \$1,656,000    | \$1,796,258    | 27          | \$1,038            | \$1,028          | 101%                    |
| Aug-25 | 100    | 65      | 98   | 1.2           | \$1,830,480    | \$1,692,500    | \$1,869,743    | 19          | \$1,026            | \$1,048          | 102%                    |
| Jul-25 | 127    | 80      | 74   | 1.5           | \$2,018,910    | \$1,860,000    | \$2,057,669    | 19          | \$1,022            | \$1,062          | 102%                    |
| Jun-25 | 130    | 49      | 95   | 1.5           | \$1,827,890    | \$1,700,000    | \$1,874,525    | 26          | \$1,042            | \$1,052          | 102%                    |
| May-25 | 125    | 87      | 92   | 1.6           | \$1,884,736    | \$1,750,500    | \$1,962,037    | 14          | \$1,039            | \$1,121          | 105%                    |
| Apr-25 | 125    | 57      | 76   | 1.9           | \$1,807,498    | \$1,847,564    | \$1,917,672    | 11          | \$1,033            | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 81   | 3.85%    | \$1,960,192    | 0.553%   | \$1,656,000    | -0.57%   | \$1,796,258    | -2.05%  | 27          | 68.8%    | 101%                    |
| Sep-24 | 78   | -14.3%   | \$1,949,406    | 8.79%    | \$1,665,501    | -0.567%  | \$1,833,853    | -1.22%  | 16          | 33.3%    | 104%                    |
| Sep-23 | 91   | -7.14%   | \$1,791,952    | 6.74%    | \$1,675,000    | 10.9%    | \$1,856,582    | 13.7%   | 12          | -50%     | 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        | 0                   | 0                   | 0                   | 0                   | 0                   |
| \$500-599K   | 0                   | 0                   | 0                   | 0                   | 0                   |
| \$600-699K   | 0                   | 1                   | 1                   | 0                   | 3                   |
| \$700-799K   | 2                   | 0                   | 1                   | 0                   | 2                   |
| \$800-899K   | 1                   | 2                   | 8                   | 6                   | 8                   |
| \$900-999K   | 5                   | 2                   | 19                  | 10                  | 35                  |
| \$1-1.299M   | 58                  | 56                  | 95                  | 93                  | 284                 |
| \$1.3-1.699M | 229                 | 242                 | 239                 | 345                 | 466                 |
| \$1.7-1.999M | 148                 | 169                 | 95                  | 196                 | 124                 |
| \$2-2.999M   | 185                 | 188                 | 102                 | 172                 | 144                 |
| >3M          | 40                  | 62                  | 28                  | 54                  | 37                  |
| Total        | 668                 | 722                 | 588                 | 876                 | 1103                |

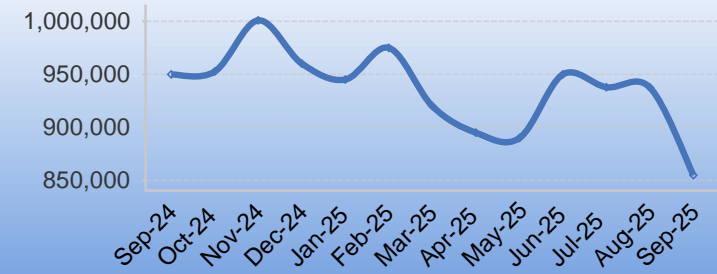
**Presented by:**

## Market Activity Summary:

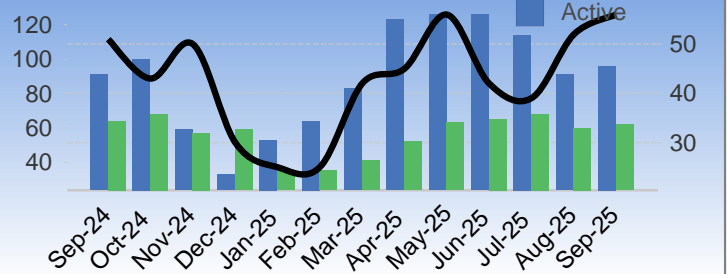
- Inventory: 96 units were listed for sale as of the last day of September - approximately 1.7 months of inventory.
- Sales Activity: 62 units were sold during September,
- Median Sales Price: \$855,000 during September
- Average price per sq.ft. in September was \$625
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 101% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 96     | 56      | 62   | 1.7           | \$1,005,914    | \$855,000      | \$1,006,981    | 37          | \$625              | \$625            | 101%                    |
| Aug-25 | 91     | 52      | 60   | 1.6           | \$1,091,601    | \$937,500      | \$1,090,616    | 25          | \$634              | \$621            | 101%                    |
| Jul-25 | 114    | 39      | 68   | 1.9           | \$1,013,758    | \$937,750      | \$1,034,077    | 21          | \$649              | \$620            | 102%                    |
| Jun-25 | 126    | 42      | 65   | 2.2           | \$1,073,574    | \$950,000      | \$1,082,551    | 23          | \$655              | \$623            | 101%                    |
| May-25 | 126    | 56      | 63   | 2.5           | \$960,296      | \$890,000      | \$971,769      | 22          | \$668              | \$656            | 102%                    |
| Apr-25 | 123    | 45      | 52   | 2.9           | \$985,029      | \$895,000      | \$1,010,235    | 19          | \$653              | \$663            | 103%                    |
| Mar-25 | 83     | 42      | 41   | 2.4           | \$957,506      | \$920,000      | \$1,009,947    | 15          | \$662              | \$639            | 105%                    |
| Feb-25 | 64     | 25      | 35   | 1.7           | \$1,019,519    | \$975,000      | \$1,064,738    | 27          | \$664              | \$689            | 105%                    |
| Jan-25 | 53     | 25      | 35   | 1.1           | \$973,229      | \$945,000      | \$1,002,228    | 32          | \$703              | \$685            | 103%                    |
| Dec-24 | 33     | 30      | 59   | 0.6           | \$998,221      | \$960,000      | \$1,024,058    | 27          | \$684              | \$641            | 103%                    |
| Nov-24 | 59     | 50      | 57   | 1.0           | \$1,016,353    | \$1,001,000    | \$1,053,833    | 17          | \$685              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 62   | -3.13%   | \$1,065,460    | 1.56%    | \$855,000      | -10%     | \$1,006,981    | -6.75%  | 37          | 76.2%    | 101%                    |
| Sep-24 | 64   | 12.3%    | \$1,049,044    | 6.56%    | \$950,000      | -2.06%   | \$1,079,863    | 0.953%  | 21          | 61.5%    | 103%                    |
| Sep-23 | 57   | -39.4%   | \$984,453      | -7.48%   | \$970,000      | 11.5%    | \$1,069,673    | 12.4%   | 13          | -51.9%   | 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        | 4                   | 1                   | 1                   | 3                   | 2                   |
| \$500-599K   | 9                   | 4                   | 12                  | 4                   | 7                   |
| \$600-699K   | 30                  | 19                  | 26                  | 31                  | 51                  |
| \$700-799K   | 77                  | 68                  | 84                  | 77                  | 120                 |
| \$800-899K   | 103                 | 114                 | 142                 | 130                 | 145                 |
| \$900-999K   | 82                  | 78                  | 87                  | 100                 | 110                 |
| \$1-1.299M   | 96                  | 130                 | 104                 | 180                 | 121                 |
| \$1.3-1.699M | 39                  | 63                  | 45                  | 107                 | 69                  |
| \$1.7-1.999M | 25                  | 24                  | 16                  | 23                  | 20                  |
| \$2-2.999M   | 15                  | 14                  | 14                  | 20                  | 11                  |
| >3M          | 1                   | 1                   | 0                   | 0                   | 0                   |
| Total        | 481                 | 516                 | 531                 | 675                 | 656                 |

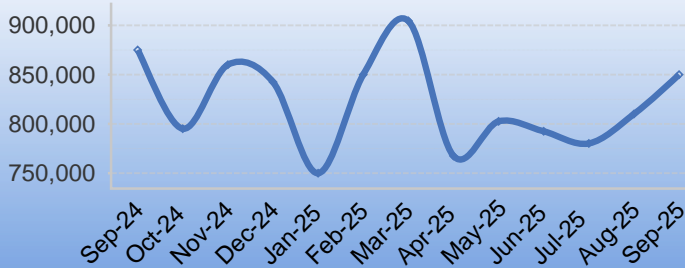
## Presented by:

## Market Activity Summary:

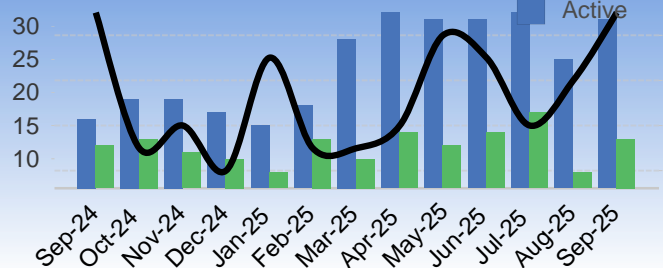
- Inventory: 31 units were listed for sale as of the last day of September - approximately 2.4 months of inventory.
- Sales Activity: 13 units were sold during September,
- Median Sales Price: \$850,000 during September
- Average price per sq.ft. in September was \$387
- Average Days-on-Market (DOM) is approximately 50 days
- Sold over Asking: On average, buyers paid 97% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 31     | 13      | 13   | 2.4           | \$803,606      | \$850,000      | \$789,865      | 50          | \$462              | \$387            | 97%                     |
| Aug-25 | 25     | 10      | 8    | 2.0           | \$789,368      | \$810,000      | \$801,750      | 28          | \$460              | \$397            | 101%                    |
| Jul-25 | 32     | 8       | 17   | 2.2           | \$825,219      | \$780,000      | \$828,382      | 36          | \$446              | \$455            | 101%                    |
| Jun-25 | 31     | 11      | 14   | 2.3           | \$756,039      | \$792,500      | \$765,849      | 30          | \$450              | \$447            | 102%                    |
| May-25 | 31     | 12      | 12   | 2.8           | \$806,666      | \$802,500      | \$835,116      | 27          | \$458              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 13   | 8.33%    | \$791,530      | 5.94%    | \$850,000      | -2.86%   | \$789,865      | -8.98%  | 50          | 117%     | 97%                     |
| Sep-24 | 12   | 33.3%    | \$747,146      | -4.14%   | \$875,000      | 16.2%    | \$867,806      | 12.9%   | 23          | 0%       | 103%                    |
| Sep-23 | 9    | -47.1%   | \$779,407      | -6.99%   | \$753,000      | -9.28%   | \$768,977      | -5.61%  | 23          | 15%      | 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        | 5                   | 2                   | 8                   | 5                   | 9                   |
| \$500-599K   | 8                   | 4                   | 9                   | 5                   | 12                  |
| \$600-699K   | 9                   | 14                  | 8                   | 14                  | 16                  |
| \$700-799K   | 29                  | 22                  | 26                  | 24                  | 45                  |
| \$800-899K   | 33                  | 23                  | 17                  | 28                  | 42                  |
| \$900-999K   | 13                  | 30                  | 30                  | 36                  | 32                  |
| \$1-1.299M   | 11                  | 10                  | 13                  | 34                  | 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        | 109                 | 109                 | 112                 | 150                 | 189                 |

**Presented by:**

Includes Hercules and Rodeo

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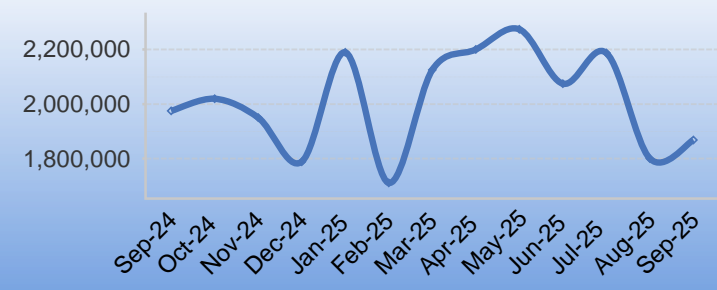
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## Market Activity Summary:

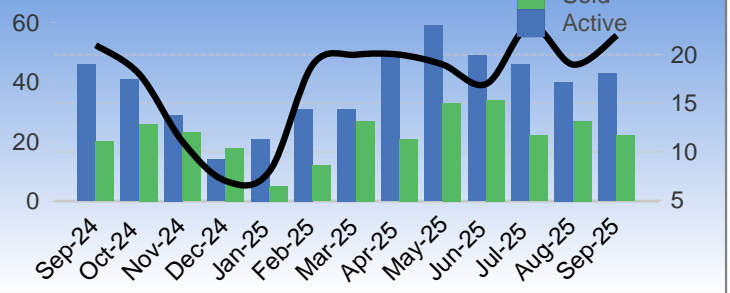
- Inventory: 43 units were listed for sale as of the last day of September - approximately 1.9 months of inventory.
- Sales Activity: 22 units were sold during September,
- Median Sales Price: \$1,867,500 during September
- Average price per sq.ft. in September was \$863
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 102% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 43     | 22      | 22   | 1.9           | \$2,304,863    | \$1,867,500    | \$2,323,796    | 25          | \$785              | \$863            | 102%                    |
| Aug-25 | 40     | 19      | 27   | 1.5           | \$1,942,737    | \$1,800,000    | \$1,948,966    | 35          | \$843              | \$795            | 102%                    |
| Jul-25 | 46     | 23      | 22   | 1.6           | \$2,392,818    | \$2,187,500    | \$2,443,709    | 20          | \$855              | \$907            | 101%                    |
| Jun-25 | 49     | 17      | 34   | 1.7           | \$2,203,970    | \$2,075,000    | \$2,198,354    | 22          | \$820              | \$798            | 101%                    |
| May-25 | 59     | 19      | 33   | 2.2           | \$2,503,878    | \$2,275,000    | \$2,549,901    | 17          | \$826              | \$898            | 102%                    |
| Apr-25 | 49     | 20      | 21   | 2.5           | \$3,167,666    | \$2,200,000    | \$3,185,952    | 16          | \$805              | \$966            | 105%                    |
| Mar-25 | 31     | 20      | 27   | 2.2           | \$2,169,259    | \$2,125,000    | \$2,227,926    | 15          | \$780              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 22   | 10%      | \$2,701,491    | -14.1%   | \$1,867,500    | -5.44%   | \$2,323,796    | -7.81%  | 25          | -39%     | 102%                    |
| Sep-24 | 20   | -13%     | \$3,144,429    | 36.3%    | \$1,975,000    | 10.6%    | \$2,520,750    | 29.1%   | 41          | 24.2%    | 103%                    |
| Sep-23 | 23   | 0%       | \$2,306,551    | 8.8%     | \$1,785,000    | -5%      | \$1,952,304    | -16.7%  | 33          | 94.1%    | 103%                    |

## Sales Activity and Price Trends

| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 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                   | 1                   | 1                   | 0                   | 1                   |
| \$900-999K   | 2                   | 2                   | 2                   | 2                   | 4                   |
| \$1-1.299M   | 17                  | 20                  | 17                  | 10                  | 27                  |
| \$1.3-1.699M | 42                  | 48                  | 40                  | 45                  | 79                  |
| \$1.7-1.999M | 35                  | 32                  | 33                  | 53                  | 77                  |
| \$2-2.999M   | 71                  | 55                  | 55                  | 84                  | 103                 |
| >3M          | 35                  | 48                  | 28                  | 73                  | 42                  |
| Total        | 203                 | 208                 | 176                 | 268                 | 333                 |

## Presented by:

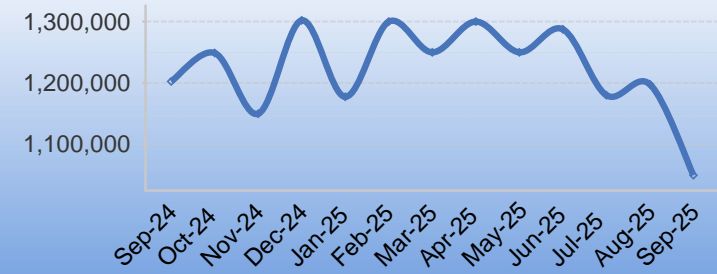


## Market Activity Summary:

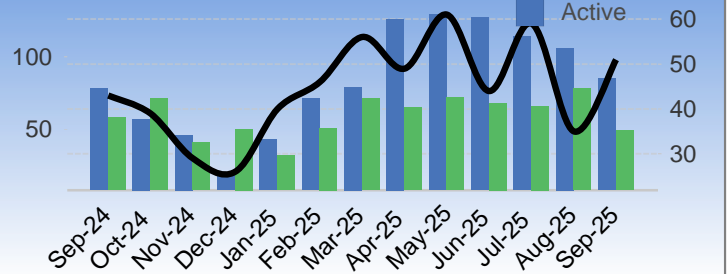
- Inventory: 85 units were listed for sale as of the last day of September - approximately 1.4 months of inventory.
- Sales Activity: 49 units were sold during September,
- Median Sales Price: \$1,050,000 during September
- Average price per sq.ft. in September was \$681
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 85     | 51      | 49   | 1.4           | \$1,188,967    | \$1,050,000    | \$1,176,717    | 34          | \$782              | \$681            | 99%                     |
| Aug-25 | 106    | 35      | 78   | 1.6           | \$1,383,860    | \$1,198,000    | \$1,374,057    | 28          | \$763              | \$697            | 99%                     |
| Jul-25 | 114    | 59      | 66   | 1.7           | \$1,484,578    | \$1,180,000    | \$1,455,723    | 21          | \$745              | \$709            | 99%                     |
| Jun-25 | 127    | 44      | 68   | 1.9           | \$1,376,365    | \$1,287,500    | \$1,383,426    | 21          | \$749              | \$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          | \$796              | \$731            | 102%                    |
| Mar-25 | 79     | 56      | 71   | 1.6           | \$1,314,021    | \$1,250,000    | \$1,348,187    | 10          | \$804              | \$748            | 103%                    |
| Feb-25 | 71     | 46      | 51   | 1.6           | \$1,414,047    | \$1,300,000    | \$1,471,290    | 14          | \$744              | \$763            | 105%                    |
| Jan-25 | 43     | 40      | 32   | 1.0           | \$1,254,518    | \$1,177,500    | \$1,270,937    | 27          | \$763              | \$754            | 102%                    |
| Dec-24 | 19     | 26      | 50   | 0.4           | \$1,371,393    | \$1,302,501    | \$1,390,290    | 20          | \$792              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 49   | -15.5%   | \$1,377,572    | 0.431%   | \$1,050,000    | -12.7%   | \$1,176,717    | -8.01%  | 34          | 78.9%    | 99%                     |
| Sep-24 | 58   | 9.43%    | \$1,371,656    | 12.4%    | \$1,202,500    | -3.1%    | \$1,279,173    | -3.88%  | 19          | 46.2%    | 102%                    |
| Sep-23 | 53   | -31.2%   | \$1,220,700    | -9.89%   | \$1,241,000    | 4.46%    | \$1,330,868    | -0.728% | 13          | -64.9%   | 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                   | 1                   | 1                   | 0                   |
| \$500-599K   | 1                   | 0                   | 0                   | 0                   | 2                   |
| \$600-699K   | 4                   | 1                   | 5                   | 1                   | 13                  |
| \$700-799K   | 12                  | 9                   | 16                  | 20                  | 38                  |
| \$800-899K   | 35                  | 25                  | 34                  | 37                  | 105                 |
| \$900-999K   | 58                  | 60                  | 70                  | 84                  | 174                 |
| \$1-1.299M   | 199                 | 193                 | 183                 | 265                 | 285                 |
| \$1.3-1.699M | 137                 | 143                 | 119                 | 208                 | 177                 |
| \$1.7-1.999M | 42                  | 54                  | 36                  | 60                  | 50                  |
| \$2-2.999M   | 60                  | 62                  | 39                  | 74                  | 40                  |
| >3M          | 4                   | 4                   | 3                   | 7                   | 1                   |
| Total        | 552                 | 551                 | 506                 | 757                 | 885                 |

## Presented by:

## Market Activity Summary:

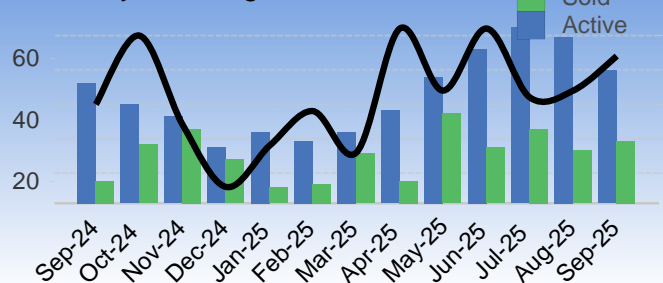
- Inventory: units were listed for sale as of the last day of September.
- Sales Activity: there were no units sold during this period.



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 |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 56     | 27      | 33   | 1.8           | \$915,438      | \$830,000      | \$913,862      | 36          | \$530              | \$488            | 100%                    |
| Aug-25 | 67     | 22      | 30   | 2.1           | \$966,972      | \$790,000      | \$957,558      | 25          | \$502              | \$533            | 100%                    |
| Jul-25 | 70     | 21      | 37   | 1.9           | \$746,996      | \$720,000      | \$760,558      | 23          | \$498              | \$522            | 102%                    |
| Jun-25 | 63     | 31      | 31   | 2.1           | \$893,601      | \$825,000      | \$897,947      | 24          | \$516              | \$533            | 101%                    |
| May-25 | 54     | 22      | 42   | 1.8           | \$888,182      | \$827,500      | \$918,116      | 17          | \$526              | \$541            | 103%                    |
| Apr-25 | 43     | 31      | 20   | 1.9           | \$814,458      | \$785,000      | \$820,304      | 17          | \$500              | \$530            | 101%                    |
| Mar-25 | 36     | 13      | 29   | 1.6           | \$839,903      | \$755,000      | \$848,764      | 28          | \$485              | \$521            | 102%                    |
| Feb-25 | 33     | 19      | 19   | 1.6           | \$818,784      | \$800,000      | \$831,789      | 27          | \$488              | \$515            | 101%                    |
| Jan-25 | 36     | 14      | 18   | 1.4           | \$774,735      | \$785,000      | \$776,447      | 29          | \$489              | \$488            | 100%                    |
| Dec-24 | 31     | 8       | 27   | 1.0           | \$888,591      | \$894,000      | \$900,183      | 35          | \$475              | \$530            | 101%                    |
| Nov-24 | 41     | 17      | 37   | 1.4           | \$871,682      | \$822,500      | \$876,137      | 29          | \$473              | \$523            | 100%                    |
| Oct-24 | 45     | 30      | 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%                    |

Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 33   | 65%      | \$904,548      | -2.46%   | \$830,000      | 11.5%    | \$913,862      | 17.4%   | 36          | 33.3%    | 100%                    |
| Sep-24 | 20   | -42.9%   | \$927,345      | -0.17%   | \$744,250      | -6.38%   | \$778,125      | -4.85%  | 27          | 92.9%    | 100%                    |
| Sep-23 | 35   | 0%       | \$928,921      | 3.49%    | \$795,000      | 8.35%    | \$817,750      | -0.252% | 14          | -60%     | 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        | 16                  | 8                   | 19                  | 6                   | 11                  |
| \$500-599K   | 27                  | 32                  | 22                  | 21                  | 34                  |
| \$600-699K   | 42                  | 38                  | 39                  | 48                  | 55                  |
| \$700-799K   | 55                  | 56                  | 49                  | 61                  | 86                  |
| \$800-899K   | 47                  | 42                  | 51                  | 72                  | 78                  |
| \$900-999K   | 34                  | 28                  | 39                  | 51                  | 53                  |
| \$1-1.299M   | 44                  | 41                  | 34                  | 67                  | 60                  |
| \$1.3-1.699M | 9                   | 8                   | 10                  | 32                  | 21                  |
| \$1.7-1.999M | 2                   | 3                   | 2                   | 7                   | 2                   |
| \$2-2.999M   | 8                   | 1                   | 4                   | 4                   | 5                   |
| >3M          | 0                   | 0                   | 0                   | 0                   | 0                   |
| Total        | 284                 | 257                 | 269                 | 369                 | 405                 |

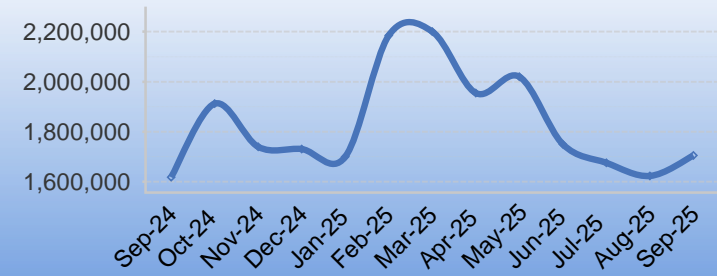
Presented by:

## Market Activity Summary:

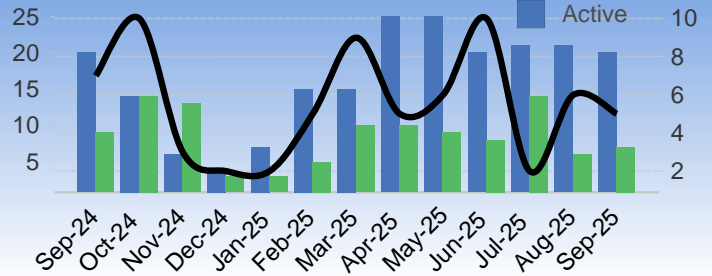
- Inventory: 20 units were listed for sale as of the last day of September - approximately 2.3 months of inventory.
- Sales Activity: 7 units were sold during September,
- Median Sales Price: \$1,705,024 during September
- Average price per sq.ft. in September was \$791
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 20     | 5       | 7    | 2.3           | \$1,769,412    | \$1,705,024    | \$1,754,217    | 23          | \$787              | \$791            | 99%                     |
| Aug-25 | 21     | 6       | 6    | 2.5           | \$1,632,166    | \$1,622,500    | \$1,620,333    | 47          | \$774              | \$839            | 99%                     |
| Jul-25 | 21     | 2       | 14   | 2.0           | \$1,899,428    | \$1,675,000    | \$1,882,366    | 49          | \$759              | \$762            | 99%                     |
| Jun-25 | 20     | 10      | 8    | 2.2           | \$1,972,750    | \$1,750,000    | \$2,002,000    | 26          | \$733              | \$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          | \$730              | \$833            | 101%                    |
| Mar-25 | 15     | 9       | 10   | 2.4           | \$2,263,888    | \$2,200,000    | \$2,311,800    | 10          | \$731              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 7    | -22.2%   | \$2,250,375    | 12.6%    | \$1,705,024    | 5.35%    | \$1,754,217    | 10.7%   | 23          | 9.52%    | 99%                     |
| Sep-24 | 9    | 350%     | \$1,998,437    | 2.66%    | \$1,618,500    | -44.7%   | \$1,585,216    | -45.8%  | 21          | 5%       | 103%                    |
| Sep-23 | 2    | -71.4%   | \$1,946,642    | 0.202%   | \$2,925,000    | 63.5%    | \$2,925,000    | 53.2%   | 20          | -31%     | 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                   | 5                   | 1                   | 0                   | 10                  |
| \$1.3-1.699M | 23                  | 23                  | 19                  | 21                  | 44                  |
| \$1.7-1.999M | 19                  | 25                  | 23                  | 15                  | 40                  |
| \$2-2.999M   | 25                  | 31                  | 37                  | 48                  | 51                  |
| >3M          | 4                   | 1                   | 4                   | 11                  | 5                   |
| Total        | 73                  | 85                  | 85                  | 95                  | 150                 |

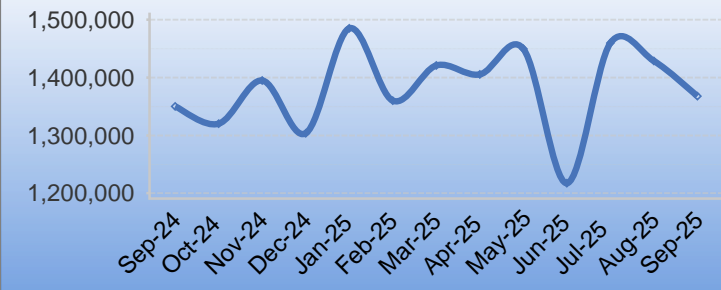
## Presented by:

## Market Activity Summary:

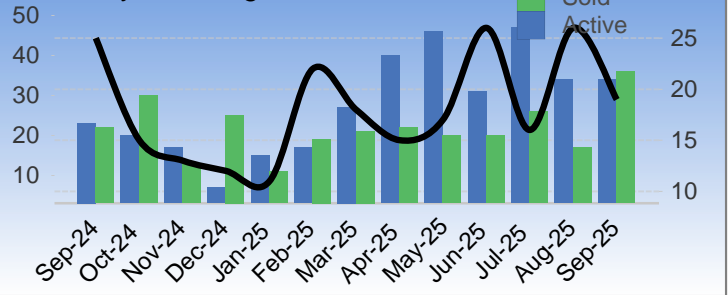
- Inventory: 34 units were listed for sale as of the last day of September - approximately 1.4 months of inventory.
- Sales Activity: 36 units were sold during September,
- Median Sales Price: \$1,368,000 during September
- Average price per sq.ft. in September was \$801
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 103% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 34     | 19      | 36   | 1.4           | \$1,341,159    | \$1,368,000    | \$1,362,830    | 21          | \$829              | \$801            | 103%                    |
| Aug-25 | 34     | 26      | 17   | 1.7           | \$1,509,559    | \$1,429,000    | \$1,545,857    | 18          | \$804              | \$861            | 102%                    |
| Jul-25 | 47     | 16      | 26   | 2.2           | \$1,412,393    | \$1,460,000    | \$1,411,903    | 27          | \$800              | \$863            | 100%                    |
| Jun-25 | 31     | 26      | 20   | 1.5           | \$1,307,243    | \$1,217,500    | \$1,304,600    | 38          | \$821              | \$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          | \$825              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 36   | 63.6%    | \$1,406,963    | -3.38%   | \$1,368,000    | 1.33%    | \$1,362,830    | -4.01%  | 21          | 0%       | 103%                    |
| Sep-24 | 22   | -12%     | \$1,456,234    | 12.4%    | \$1,350,000    | 3.05%    | \$1,419,818    | 5.71%   | 21          | 31.3%    | 103%                    |
| Sep-23 | 25   | -24.2%   | \$1,295,694    | 3.82%    | \$1,310,004    | 4.13%    | \$1,343,084    | 3.23%   | 16          | -50%     | 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        | 1                   | 0                   | 0                   | 0                   | 0                   |
| \$500-599K   | 0                   | 0                   | 0                   | 0                   | 1                   |
| \$600-699K   | 0                   | 1                   | 0                   | 0                   | 0                   |
| \$700-799K   | 2                   | 0                   | 5                   | 1                   | 1                   |
| \$800-899K   | 6                   | 1                   | 8                   | 3                   | 16                  |
| \$900-999K   | 8                   | 6                   | 22                  | 11                  | 37                  |
| \$1-1.299M   | 51                  | 46                  | 76                  | 78                  | 136                 |
| \$1.3-1.699M | 98                  | 97                  | 72                  | 111                 | 99                  |
| \$1.7-1.999M | 15                  | 22                  | 9                   | 13                  | 16                  |
| \$2-2.999M   | 11                  | 22                  | 6                   | 33                  | 1                   |
| >3M          | 0                   | 0                   | 0                   | 1                   | 0                   |
| Total        | 192                 | 195                 | 198                 | 251                 | 307                 |

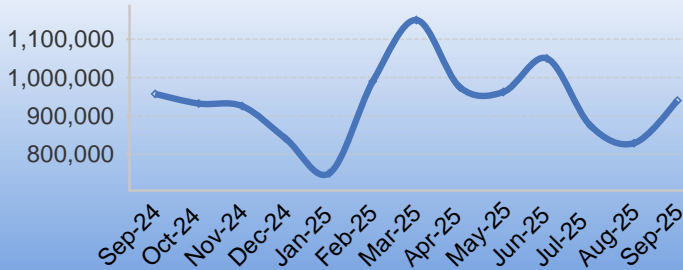
## Presented by:

## Market Activity Summary:

- Inventory: 494 units were listed for sale as of the last day of September - approximately 2.8 months of inventory.
- Sales Activity: 175 units were sold during September,
- Median Sales Price: \$940,000 during September
- Average price per sq.ft. in September was \$627
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 110% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



### Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 494    | 188     | 175  | 2.8           | \$959,957      | \$940,000      | \$1,082,840    | 36          | \$557              | \$627            | 110%                    |
| Aug-25 | 428    | 144     | 180  | 2.4           | \$911,049      | \$828,500      | \$1,003,118    | 37          | \$540              | \$595            | 109%                    |
| Jul-25 | 484    | 138     | 177  | 2.7           | \$1,071,379    | \$875,000      | \$1,154,697    | 39          | \$529              | \$602            | 108%                    |
| Jun-25 | 535    | 129     | 189  | 2.8           | \$1,101,564    | \$1,050,000    | \$1,223,102    | 28          | \$532              | \$653            | 110%                    |
| May-25 | 524    | 143     | 192  | 2.7           | \$1,052,290    | \$962,500      | \$1,183,923    | 30          | \$536              | \$638            | 111%                    |
| Apr-25 | 503    | 136     | 205  | 2.9           | \$1,048,444    | \$975,000      | \$1,169,964    | 28          | \$532              | \$623            | 110%                    |
| Mar-25 | 475    | 132     | 198  | 3.3           | \$1,082,121    | \$1,150,000    | \$1,236,786    | 23          | \$535              | \$666            | 113%                    |
| Feb-25 | 443    | 122     | 135  | 3.1           | \$1,013,945    | \$990,000      | \$1,134,572    | 36          | \$537              | \$624            | 109%                    |
| Jan-25 | 360    | 90      | 113  | 2.2           | \$1,053,337    | \$750,000      | \$1,061,516    | 50          | \$528              | \$563            | 103%                    |
| Dec-24 | 267    | 78      | 195  | 1.3           | \$910,422      | \$840,000      | \$991,374      | 46          | \$521              | \$592            | 108%                    |
| Nov-24 | 413    | 152     | 189  | 2.1           | \$1,115,018    | \$926,000      | \$1,178,234    | 37          | \$542              | \$608            | 106%                    |
| Oct-24 | 578    | 169     | 234  | 2.9           | \$992,083      | \$932,500      | \$1,095,987    | 29          | \$544              | \$639            | 109%                    |
| Sep-24 | 638    | 161     | 168  | 3.4           | \$974,910      | \$957,500      | \$1,089,463    | 38          | \$545              | \$627            | 111%                    |

### Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 175  | 4.17%    | \$1,050,538    | -5.93%   | \$940,000      | -1.83%   | \$1,082,840    | -0.608% | 36          | -5.26%   | 110%                    |
| Sep-24 | 168  | 0%       | \$1,116,804    | -1.14%   | \$957,500      | -14.9%   | \$1,089,463    | -12%    | 38          | 35.7%    | 111%                    |
| Sep-23 | 168  | -20.8%   | \$1,129,719    | -28.9%   | \$1,125,000    | 11.4%    | \$1,238,374    | 1.7%    | 28          | 7.69%    | 112%                    |

### 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        | 201                 | 144                 | 129                 | 88                  | 151                 |
| \$500-599K   | 163                 | 151                 | 147                 | 161                 | 194                 |
| \$600-699K   | 132                 | 141                 | 142                 | 197                 | 192                 |
| \$700-799K   | 121                 | 114                 | 120                 | 138                 | 179                 |
| \$800-899K   | 116                 | 123                 | 94                  | 139                 | 175                 |
| \$900-999K   | 88                  | 99                  | 99                  | 150                 | 151                 |
| \$1-1.299M   | 251                 | 232                 | 218                 | 330                 | 324                 |
| \$1.3-1.699M | 263                 | 241                 | 242                 | 358                 | 408                 |
| \$1.7-1.999M | 70                  | 104                 | 123                 | 199                 | 165                 |
| \$2-2.999M   | 110                 | 122                 | 108                 | 194                 | 166                 |
| >3M          | 49                  | 36                  | 47                  | 85                  | 55                  |
| Total        | 1564                | 1507                | 1469                | 2039                | 2160                |

**Presented by:**

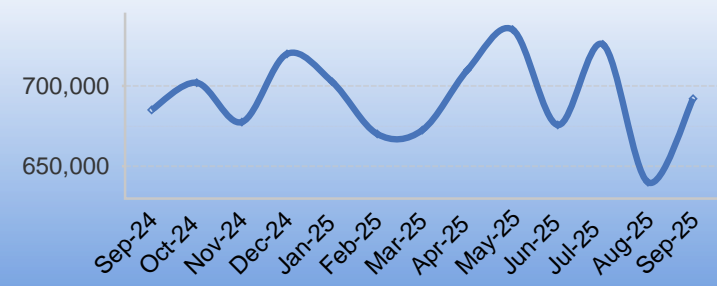


## Market Activity Summary:

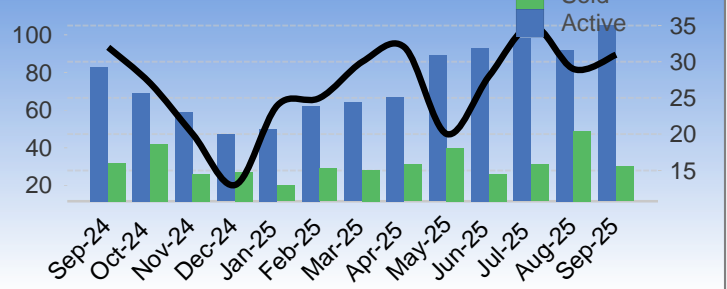
- Inventory: 105 units were listed for sale as of the last day of September - approximately 3.0 months of inventory.
- Sales Activity: 30 units were sold during September,
- Median Sales Price: \$692,000 during September
- Average price per sq.ft. in September was \$359
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 100% of list price in September



Median Sale Price



Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 105    | 31      | 30   | 3.0           | \$743,289      | \$692,000      | \$744,162      | 28          | \$345              | \$359            | 100%                    |
| Aug-25 | 92     | 29      | 49   | 2.7           | \$656,709      | \$640,000      | \$661,971      | 39          | \$351              | \$348            | 101%                    |
| Jul-25 | 98     | 35      | 31   | 3.2           | \$751,193      | \$726,000      | \$759,559      | 37          | \$349              | \$349            | 100%                    |
| Jun-25 | 93     | 28      | 26   | 3.0           | \$664,943      | \$675,750      | \$679,698      | 35          | \$363              | \$351            | 104%                    |
| May-25 | 89     | 20      | 40   | 2.7           | \$737,097      | \$735,000      | \$739,793      | 28          | \$359              | \$363            | 101%                    |
| Apr-25 | 67     | 32      | 31   | 2.3           | \$716,374      | \$709,990      | \$719,240      | 26          | \$376              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 30   | -6.25%   | \$707,167      | -2.35%   | \$692,000      | 1.02%    | \$744,162      | 5.54%   | 28          | -20%     | 100%                    |
| Sep-24 | 32   | 0%       | \$724,195      | 2.71%    | \$685,000      | 1.86%    | \$705,107      | 2.89%   | 35          | 45.8%    | 101%                    |
| Sep-23 | 32   | -23.8%   | \$705,096      | 3.51%    | \$672,500      | 3.46%    | \$685,310      | 1.05%   | 24          | -17.2%   | 101%                    |

## Sales Activity and Price Trends

| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 10                  | 14                  | 10                  | 14                  | 29                  |
| \$500-599K   | 49                  | 39                  | 52                  | 43                  | 111                 |
| \$600-699K   | 91                  | 98                  | 114                 | 120                 | 123                 |
| \$700-799K   | 82                  | 86                  | 83                  | 103                 | 85                  |
| \$800-899K   | 23                  | 25                  | 32                  | 62                  | 50                  |
| \$900-999K   | 13                  | 16                  | 11                  | 39                  | 16                  |
| \$1-1.299M   | 9                   | 13                  | 4                   | 17                  | 13                  |
| \$1.3-1.699M | 6                   | 6                   | 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        | 284                 | 297                 | 308                 | 402                 | 427                 |

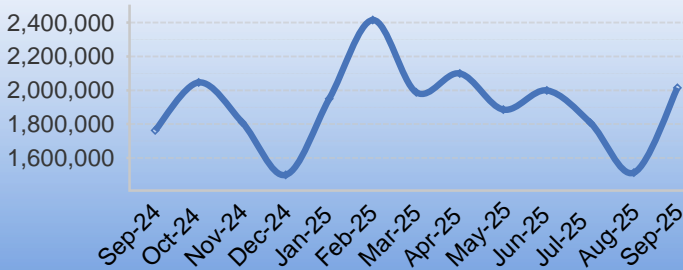
## Presented by:

## Market Activity Summary:

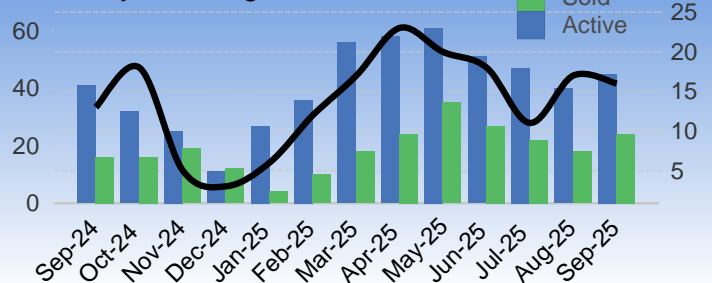
- Inventory: 45 units were listed for sale as of the last day of September - approximately 2.1 months of inventory.
- Sales Activity: 24 units were sold during September,
- Median Sales Price: \$2,014,000 during September
- Average price per sq.ft. in September was \$743
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 100% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 45     | 16      | 24   | 2.1           | \$2,225,229    | \$2,014,000    | \$2,227,729    | 39          | \$778              | \$743            | 100%                    |
| Aug-25 | 40     | 17      | 18   | 1.8           | \$1,868,160    | \$1,512,500    | \$1,854,955    | 39          | \$780              | \$755            | 98%                     |
| Jul-25 | 47     | 11      | 22   | 1.7           | \$1,998,136    | \$1,807,500    | \$1,962,181    | 23          | \$756              | \$769            | 99%                     |
| Jun-25 | 51     | 18      | 27   | 1.8           | \$2,267,703    | \$2,000,000    | \$2,264,148    | 26          | \$754              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change  | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|----------|-------------|----------|-------------------------|
| Sep-25 | 24   | 50%      | \$2,144,857    | -23.7%   | \$2,014,000    | 14.3%    | \$2,227,729    | 4.07%    | 39          | 5.41%    | 100%                    |
| Sep-24 | 16   | -20%     | \$2,809,571    | 30.6%    | \$1,762,500    | -12%     | \$2,140,625    | -0.0642% | 37          | 94.7%    | 103%                    |
| Sep-23 | 20   | 25%      | \$2,150,533    | -11.1%   | \$2,002,500    | -3.49%   | \$2,142,000    | -0.626%  | 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   | 11                  | 10                  | 11                  | 6                   | 14                  |
| \$1.3-1.699M | 48                  | 34                  | 34                  | 32                  | 58                  |
| \$1.7-1.999M | 37                  | 24                  | 24                  | 38                  | 80                  |
| \$2-2.999M   | 53                  | 65                  | 52                  | 71                  | 102                 |
| >3M          | 32                  | 23                  | 20                  | 39                  | 40                  |
| Total        | 182                 | 158                 | 142                 | 188                 | 295                 |

## Presented by:

## Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of September - approximately 2.0 months of inventory.
- Sales Activity: 13 units were sold during September,
- Median Sales Price: \$735,000 during September
- Average price per sq.ft. in September was \$502
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 101% of list price in September



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 20     | 10      | 13   | 2.0           | \$724,652      | \$735,000      | \$731,130      | 26          | \$480              | \$502            | 101%                    |
| Aug-25 | 16     | 10      | 10   | 1.7           | \$755,897      | \$670,000      | \$749,000      | 36          | \$450              | \$470            | 99%                     |
| Jul-25 | 22     | 12      | 9    | 2.3           | \$668,766      | \$710,000      | \$692,666      | 41          | \$474              | \$479            | 104%                    |
| Jun-25 | 22     | 6       | 11   | 1.8           | \$712,960      | \$730,000      | \$733,353      | 22          | \$467              | \$510            | 103%                    |
| May-25 | 25     | 6       | 9    | 2.4           | \$790,777      | \$805,000      | \$796,388      | 22          | \$483              | \$497            | 101%                    |
| Apr-25 | 20     | 6       | 16   | 1.8           | \$722,431      | \$737,000      | \$732,125      | 19          | \$457              | \$516            | 101%                    |
| Mar-25 | 13     | 12      | 6    | 1.8           | \$735,966      | \$762,500      | \$721,666      | 26          | \$482              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 13   | 85.7%    | \$785,154      | 12.9%    | \$735,000      | -4.55%   | \$731,130      | -8.21%  | 26          | 160%     | 101%                    |
| Sep-24 | 7    | 16.7%    | \$695,489      | -7.65%   | \$770,000      | -11.8%   | \$796,500      | -14.9%  | 10          | -33.3%   | 106%                    |
| Sep-23 | 6    | 0%       | \$753,142      | 2.17%    | \$873,000      | 4.24%    | \$935,500      | 8.8%    | 15          | -46.4%   | 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        | 3                   | 0                   | 1                   | 1                   | 3                   |
| \$500-599K   | 8                   | 1                   | 4                   | 2                   | 8                   |
| \$600-699K   | 21                  | 16                  | 17                  | 6                   | 23                  |
| \$700-799K   | 28                  | 21                  | 31                  | 37                  | 50                  |
| \$800-899K   | 20                  | 25                  | 20                  | 35                  | 24                  |
| \$900-999K   | 7                   | 3                   | 5                   | 19                  | 15                  |
| \$1-1.299M   | 3                   | 2                   | 3                   | 6                   | 8                   |
| \$1.3-1.699M | 1                   | 0                   | 1                   | 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        | 91                  | 69                  | 82                  | 107                 | 131                 |

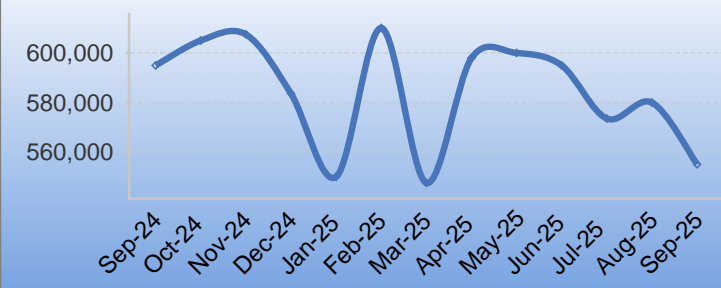
**Presented by:**

## Market Activity Summary:

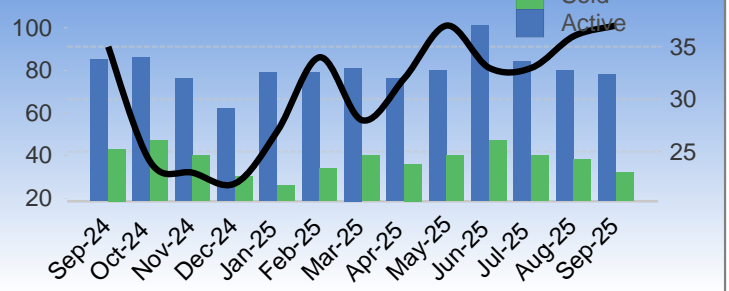
- Inventory: 78 units were listed for sale as of the last day of September - approximately 2.3 months of inventory.
- Sales Activity: 32 units were sold during September,
- Median Sales Price: \$555,000 during September
- Average price per sq.ft. in September was \$378
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 101% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 78     | 37      | 32   | 2.3           | \$588,011      | \$555,000      | \$588,710      | 30          | \$405              | \$378            | 101%                    |
| Aug-25 | 80     | 36      | 38   | 2.0           | \$604,124      | \$580,000      | \$603,902      | 27          | \$413              | \$416            | 100%                    |
| Jul-25 | 84     | 33      | 40   | 2.1           | \$575,265      | \$573,500      | \$581,025      | 27          | \$419              | \$369            | 101%                    |
| Jun-25 | 101    | 33      | 47   | 2.5           | \$622,167      | \$595,000      | \$626,938      | 40          | \$388              | \$390            | 101%                    |
| May-25 | 80     | 37      | 40   | 2.1           | \$618,680      | \$600,000      | \$621,661      | 40          | \$372              | \$395            | 101%                    |
| Apr-25 | 76     | 32      | 36   | 2.2           | \$609,880      | \$597,944      | \$618,966      | 28          | \$367              | \$397            | 102%                    |
| Mar-25 | 81     | 28      | 40   | 2.6           | \$569,596      | \$547,500      | \$575,708      | 28          | \$408              | \$386            | 101%                    |
| Feb-25 | 79     | 34      | 34   | 2.8           | \$625,909      | \$610,000      | \$631,216      | 39          | \$414              | \$375            | 101%                    |
| Jan-25 | 79     | 27      | 26   | 2.5           | \$530,324      | \$550,000      | \$529,887      | 34          | \$420              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 32   | -25.6%   | \$616,406      | -0.303%  | \$555,000      | -6.72%   | \$588,710      | -2.22%  | 30          | 11.1%    | 101%                    |
| Sep-24 | 43   | 26.5%    | \$618,281      | -1.69%   | \$595,000      | 0.422%   | \$602,069      | -1.15%  | 27          | 42.1%    | 101%                    |
| Sep-23 | 34   | -35.8%   | \$628,879      | -0.86%   | \$592,500      | -3.66%   | \$609,088      | -0.686% | 19          | -32.1%   | 101%                    |

## Sales Activity and Price Trends

| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 60                  | 66                  | 93                  | 78                  | 103                 |
| \$500-599K   | 123                 | 93                  | 109                 | 132                 | 125                 |
| \$600-699K   | 83                  | 105                 | 113                 | 181                 | 132                 |
| \$700-799K   | 36                  | 43                  | 43                  | 85                  | 53                  |
| \$800-899K   | 19                  | 18                  | 20                  | 53                  | 42                  |
| \$900-999K   | 9                   | 3                   | 17                  | 20                  | 16                  |
| \$1-1.299M   | 3                   | 6                   | 13                  | 19                  | 4                   |
| \$1.3-1.699M | 0                   | 1                   | 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        | 333                 | 335                 | 408                 | 569                 | 475                 |

**Presented by:**

Includes Pittsburg and Bay Point

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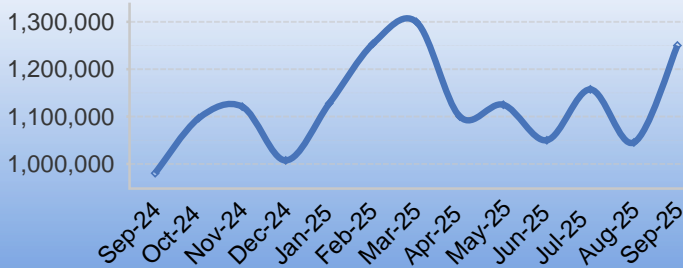
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## Market Activity Summary:

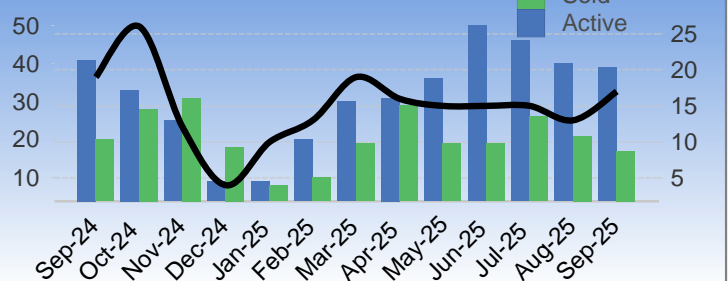
- Inventory: 39 units were listed for sale as of the last day of September - approximately 1.9 months of inventory.
- Sales Activity: 17 units were sold during September,
- Median Sales Price: \$1,250,000 during September
- Average price per sq.ft. in September was \$644
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 100% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 39     | 17      | 17   | 1.9           | \$1,129,058    | \$1,250,000    | \$1,136,741    | 26          | \$611              | \$644            | 100%                    |
| Aug-25 | 40     | 13      | 21   | 1.9           | \$1,081,708    | \$1,045,000    | \$1,066,100    | 35          | \$632              | \$651            | 98%                     |
| Jul-25 | 46     | 15      | 26   | 2.2           | \$1,115,446    | \$1,157,500    | \$1,118,019    | 24          | \$630              | \$644            | 101%                    |
| Jun-25 | 50     | 15      | 19   | 2.2           | \$985,678      | \$1,050,000    | \$1,007,763    | 22          | \$634              | \$680            | 103%                    |
| May-25 | 36     | 15      | 19   | 1.6           | \$1,073,668    | \$1,125,000    | \$1,089,063    | 23          | \$605              | \$646            | 101%                    |
| Apr-25 | 31     | 16      | 29   | 1.6           | \$1,104,106    | \$1,100,000    | \$1,127,248    | 20          | \$622              | \$706            | 103%                    |
| Mar-25 | 30     | 19      | 19   | 2.5           | \$1,195,881    | \$1,300,000    | \$1,232,801    | 16          | \$630              | \$717            | 103%                    |
| Feb-25 | 20     | 13      | 10   | 1.7           | \$1,181,579    | \$1,253,000    | \$1,198,600    | 32          | \$646              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 17   | -15%     | \$1,212,840    | 5.54%    | \$1,250,000    | 27.5%    | \$1,136,741    | 6.48%   | 26          | 4%       | 100%                    |
| Sep-24 | 20   | -4.76%   | \$1,149,147    | -1.73%   | \$980,750      | -12.8%   | \$1,067,572    | -10.8%  | 25          | 78.6%    | 100%                    |
| Sep-23 | 21   | -43.2%   | \$1,169,409    | 16.3%    | \$1,125,000    | 5.63%    | \$1,197,366    | 10.4%   | 14          | -50%     | 102%                    |

## Sales Activity and Price Trends

| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 0                   | 0                   | 0                   | 0                   | 2                   |
| \$500-599K   | 3                   | 0                   | 1                   | 0                   | 1                   |
| \$600-699K   | 8                   | 4                   | 9                   | 9                   | 13                  |
| \$700-799K   | 11                  | 22                  | 16                  | 18                  | 36                  |
| \$800-899K   | 25                  | 26                  | 22                  | 31                  | 40                  |
| \$900-999K   | 19                  | 26                  | 20                  | 28                  | 60                  |
| \$1-1.299M   | 48                  | 46                  | 61                  | 87                  | 120                 |
| \$1.3-1.699M | 50                  | 50                  | 44                  | 70                  | 53                  |
| \$1.7-1.999M | 2                   | 13                  | 8                   | 16                  | 6                   |
| \$2-2.999M   | 2                   | 6                   | 2                   | 1                   | 0                   |
| >3M          | 0                   | 0                   | 0                   | 0                   | 0                   |
| Total        | 168                 | 193                 | 183                 | 260                 | 331                 |

## Presented by:

Includes Pleasant Hill and Pacheco

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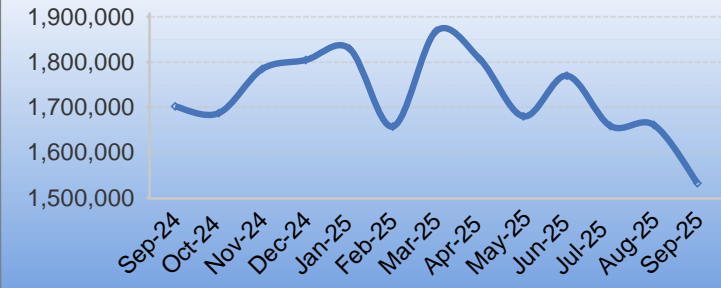


## Market Activity Summary:

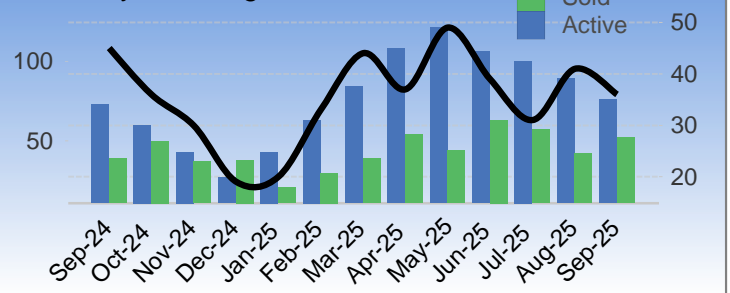
- Inventory: 76 units were listed for sale as of the last day of September - approximately 1.5 months of inventory.
- Sales Activity: 52 units were sold during September,
- Median Sales Price: \$1,532,500 during September
- Average price per sq.ft. in September was \$813
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 99% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 76     | 36      | 52   | 1.5           | \$1,987,912    | \$1,532,500    | \$1,971,634    | 27          | \$850              | \$813            | 99%                     |
| Aug-25 | 89     | 41      | 42   | 1.7           | \$1,957,216    | \$1,661,000    | \$1,891,705    | 29          | \$865              | \$827            | 97%                     |
| Jul-25 | 100    | 31      | 57   | 1.8           | \$2,056,022    | \$1,658,888    | \$1,991,643    | 31          | \$859              | \$799            | 98%                     |
| Jun-25 | 106    | 39      | 63   | 2.0           | \$1,991,951    | \$1,770,000    | \$1,976,300    | 26          | \$880              | \$849            | 99%                     |
| May-25 | 121    | 49      | 44   | 2.7           | \$1,994,203    | \$1,680,000    | \$1,971,347    | 32          | \$845              | \$867            | 99%                     |
| Apr-25 | 108    | 37      | 54   | 2.7           | \$1,992,355    | \$1,806,500    | \$2,002,196    | 17          | \$864              | \$885            | 101%                    |
| Mar-25 | 84     | 44      | 39   | 2.8           | \$2,020,641    | \$1,869,000    | \$2,036,367    | 15          | \$837              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 52   | 33.3%    | \$2,120,941    | 10.7%    | \$1,532,500    | -9.96%   | \$1,971,634    | 3.63%   | 27          | 17.4%    | 99%                     |
| Sep-24 | 39   | -9.3%    | \$1,916,493    | 2.73%    | \$1,702,000    | -1.33%   | \$1,902,540    | -4.57%  | 23          | 109%     | 100%                    |
| Sep-23 | 43   | -10.4%   | \$1,865,641    | -9.01%   | \$1,725,000    | 7.81%    | \$1,993,600    | 8.91%   | 11          | -64.5%   | 102%                    |

## Sales Activity and Price Trends

| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 0                   | 0                   | 0                   | 0                   | 1                   |
| \$500-599K   | 0                   | 0                   | 0                   | 0                   | 0                   |
| \$600-699K   | 2                   | 0                   | 1                   | 0                   | 3                   |
| \$700-799K   | 0                   | 0                   | 0                   | 0                   | 5                   |
| \$800-899K   | 0                   | 2                   | 2                   | 3                   | 0                   |
| \$900-999K   | 6                   | 0                   | 1                   | 2                   | 16                  |
| \$1-1.299M   | 43                  | 30                  | 37                  | 30                  | 116                 |
| \$1.3-1.699M | 142                 | 107                 | 117                 | 153                 | 223                 |
| \$1.7-1.999M | 77                  | 100                 | 81                  | 96                  | 84                  |
| \$2-2.999M   | 85                  | 96                  | 58                  | 122                 | 100                 |
| >3M          | 47                  | 54                  | 37                  | 63                  | 42                  |
| Total        | 402                 | 389                 | 334                 | 469                 | 590                 |

## Presented by:

Includes Pleasanton and Sunol

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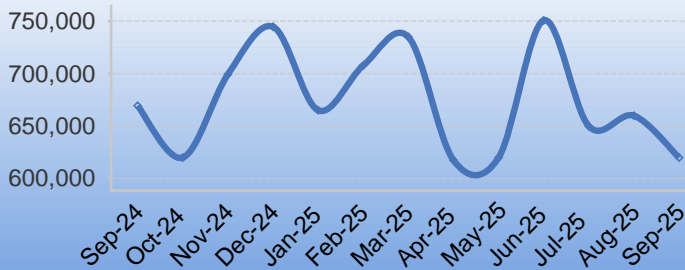
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## Market Activity Summary:

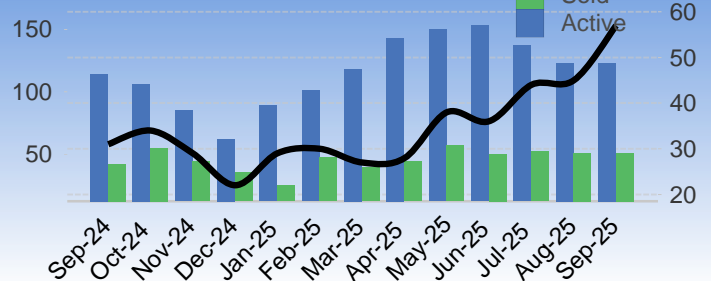
- Inventory: 123 units were listed for sale as of the last day of September - approximately 2.6 months of inventory.
- Sales Activity: 51 units were sold during September,
- Median Sales Price: \$620,000 during September
- Average price per sq.ft. in September was \$521
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 101% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 123    | 57      | 51   | 2.6           | \$638,802      | \$620,000      | \$643,692      | 38          | \$486              | \$521            | 101%                    |
| Aug-25 | 123    | 45      | 51   | 2.5           | \$684,602      | \$660,000      | \$704,211      | 36          | \$475              | \$528            | 103%                    |
| Jul-25 | 137    | 44      | 52   | 2.7           | \$676,525      | \$650,000      | \$684,044      | 40          | \$497              | \$485            | 101%                    |
| Jun-25 | 153    | 36      | 50   | 3.1           | \$793,823      | \$751,000      | \$810,320      | 38          | \$498              | \$552            | 103%                    |
| May-25 | 150    | 38      | 57   | 3.3           | \$632,532      | \$620,000      | \$648,960      | 22          | \$496              | \$496            | 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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 51   | 21.4%    | \$659,508      | -16.3%   | \$620,000      | -7.39%   | \$643,692      | -13.9%  | 38          | 22.6%    | 101%                    |
| Sep-24 | 42   | -12.5%   | \$787,995      | 9.32%    | \$669,444      | -3.37%   | \$747,806      | -5.31%  | 31          | 63.2%    | 106%                    |
| Sep-23 | 48   | -29.4%   | \$720,784      | 2.96%    | \$692,800      | 0.224%   | \$789,714      | 11.7%   | 19          | -36.7%   | 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        | 63                  | 58                  | 59                  | 54                  | 66                  |
| \$500-599K   | 93                  | 81                  | 65                  | 67                  | 115                 |
| \$600-699K   | 77                  | 98                  | 83                  | 88                  | 97                  |
| \$700-799K   | 64                  | 52                  | 69                  | 85                  | 78                  |
| \$800-899K   | 53                  | 49                  | 31                  | 61                  | 80                  |
| \$900-999K   | 24                  | 34                  | 23                  | 59                  | 42                  |
| \$1-1.299M   | 32                  | 41                  | 46                  | 77                  | 35                  |
| \$1.3-1.699M | 9                   | 6                   | 11                  | 15                  | 6                   |
| \$1.7-1.999M | 0                   | 1                   | 2                   | 4                   | 3                   |
| \$2-2.999M   | 1                   | 2                   | 1                   | 2                   | 1                   |
| >3M          | 0                   | 0                   | 0                   | 0                   | 0                   |
| Total        | 416                 | 422                 | 390                 | 512                 | 523                 |

## Presented by:

## Market Activity Summary:

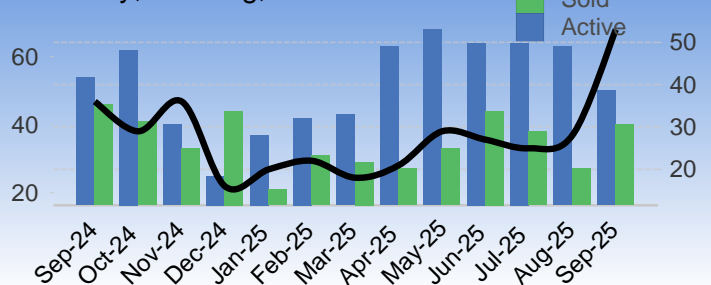
- Inventory: 50 units were listed for sale as of the last day of September - approximately 1.5 months of inventory.
- Sales Activity: 40 units were sold during September,
- Median Sales Price: \$834,000 during September
- Average price per sq.ft. in September was \$622
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 103% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 50     | 53      | 40   | 1.5           | \$873,171      | \$834,000      | \$900,140      | 24          | \$587              | \$622            | 103%                    |
| Aug-25 | 63     | 28      | 27   | 1.8           | \$896,731      | \$880,000      | \$912,565      | 32          | \$584              | \$620            | 102%                    |
| Jul-25 | 64     | 25      | 38   | 1.7           | \$844,938      | \$850,000      | \$872,657      | 27          | \$594              | \$632            | 103%                    |
| Jun-25 | 64     | 27      | 44   | 1.9           | \$838,325      | \$857,500      | \$866,040      | 26          | \$602              | \$607            | 103%                    |
| May-25 | 68     | 29      | 33   | 2.3           | \$938,085      | \$900,000      | \$977,026      | 19          | \$620              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 40   | -13%     | \$911,811      | 6.69%    | \$834,000      | -4.41%   | \$900,140      | 0.645%  | 24          | 20%      | 103%                    |
| Sep-24 | 46   | 9.52%    | \$854,660      | -7.29%   | \$872,500      | 3.87%    | \$894,369      | 4.3%    | 20          | 66.7%    | 105%                    |
| Sep-23 | 42   | -2.33%   | \$921,898      | 3.47%    | \$840,000      | 3.7%     | \$857,533      | -1.15%  | 12          | -61.3%   | 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        | 1                   | 0                   | 3                   | 0                   | 1                   |
| \$500-599K   | 7                   | 5                   | 6                   | 3                   | 8                   |
| \$600-699K   | 19                  | 32                  | 23                  | 24                  | 31                  |
| \$700-799K   | 61                  | 65                  | 75                  | 57                  | 71                  |
| \$800-899K   | 86                  | 102                 | 91                  | 80                  | 120                 |
| \$900-999K   | 58                  | 54                  | 39                  | 73                  | 83                  |
| \$1-1.299M   | 37                  | 74                  | 59                  | 99                  | 86                  |
| \$1.3-1.699M | 19                  | 25                  | 17                  | 55                  | 18                  |
| \$1.7-1.999M | 2                   | 2                   | 1                   | 5                   | 1                   |
| \$2-2.999M   | 0                   | 0                   | 0                   | 0                   | 0                   |
| >3M          | 0                   | 0                   | 0                   | 0                   | 0                   |
| Total        | 290                 | 359                 | 314                 | 396                 | 419                 |

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## Market Activity Summary:

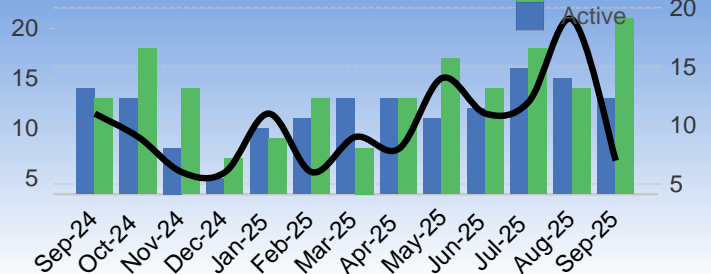
- Inventory: 13 units were listed for sale as of the last day of September - approximately 1.0 months of inventory.
- Sales Activity: 21 units were sold during September,
- Median Sales Price: \$850,000 during September
- Average price per sq.ft. in September was \$651
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 104% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 13     | 7       | 21   | 1.0           | \$822,561      | \$850,000      | \$853,414      | 16          | \$653              | \$651            | 104%                    |
| Aug-25 | 15     | 19      | 14   | 1.1           | \$788,985      | \$815,000      | \$807,928      | 24          | \$665              | \$630            | 103%                    |
| Jul-25 | 16     | 12      | 18   | 1.0           | \$821,249      | \$857,500      | \$836,506      | 20          | \$695              | \$626            | 102%                    |
| Jun-25 | 12     | 11      | 14   | 0.9           | \$840,702      | \$849,444      | \$860,420      | 16          | \$622              | \$643            | 102%                    |
| May-25 | 11     | 14      | 17   | 0.9           | \$776,411      | \$835,000      | \$806,409      | 20          | \$704              | \$674            | 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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 21   | 61.5%    | \$811,081      | -2.58%   | \$850,000      | 3.03%    | \$853,414      | 4.78%   | 16          | 45.5%    | 104%                    |
| Sep-24 | 13   | -7.14%   | \$832,562      | 4.89%    | \$825,000      | -2.28%   | \$814,500      | -0.545% | 11          | -15.4%   | 105%                    |
| Sep-23 | 14   | -12.5%   | \$793,726      | -1.27%   | \$844,250      | 11.5%    | \$818,964      | 5.75%   | 13          | -40.9%   | 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                   | 2                   | 0                   |
| \$500-599K   | 3                   | 1                   | 3                   | 2                   | 0                   |
| \$600-699K   | 3                   | 4                   | 5                   | 4                   | 8                   |
| \$700-799K   | 32                  | 22                  | 30                  | 29                  | 32                  |
| \$800-899K   | 57                  | 38                  | 48                  | 54                  | 62                  |
| \$900-999K   | 20                  | 30                  | 24                  | 37                  | 35                  |
| \$1-1.299M   | 12                  | 17                  | 6                   | 33                  | 6                   |
| \$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        | 127                 | 112                 | 116                 | 162                 | 143                 |

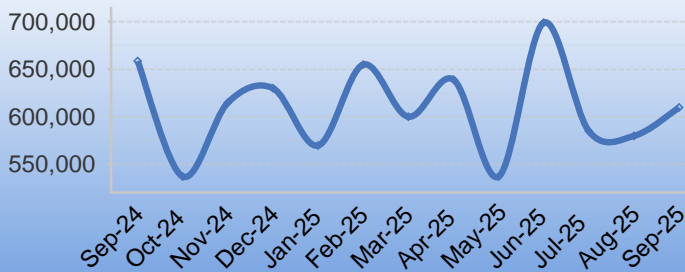
**Presented by:**

## Market Activity Summary:

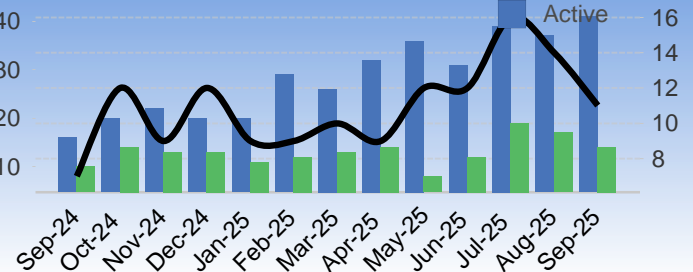
- Inventory: 41 units were listed for sale as of the last day of September - approximately 2.6 months of inventory.
- Sales Activity: 14 units were sold during September,
- Median Sales Price: \$610,000 during September
- Average price per sq.ft. in September was \$501
- Average Days-on-Market (DOM) is approximately 43 days
- Sold over Asking: On average, buyers paid 101% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 41     | 11      | 14   | 2.6           | \$594,203      | \$610,000      | \$599,400      | 43          | \$500              | \$501            | 101%                    |
| Aug-25 | 37     | 14      | 17   | 2.4           | \$562,985      | \$580,000      | \$579,117      | 25          | \$525              | \$499            | 103%                    |
| Jul-25 | 39     | 16      | 19   | 3.2           | \$578,363      | \$585,000      | \$578,894      | 36          | \$502              | \$474            | 100%                    |
| Jun-25 | 31     | 12      | 12   | 3.4           | \$657,149      | \$699,000      | \$657,250      | 52          | \$518              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 14   | 40%      | \$601,947      | 2.82%    | \$610,000      | -7.37%   | \$599,400      | -6.02%  | 43          | 26.5%    | 101%                    |
| Sep-24 | 10   | 0%       | \$585,455      | 1.03%    | \$658,500      | 7.77%    | \$637,800      | 7.21%   | 34          | 88.9%    | 101%                    |
| Sep-23 | 10   | -37.5%   | \$579,489      | -10.7%   | \$611,000      | -7.42%   | \$594,900      | -4.21%  | 18          | -25%     | 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        | 17                  | 19                  | 15                  | 15                  | 19                  |
| \$500-599K   | 42                  | 32                  | 27                  | 21                  | 56                  |
| \$600-699K   | 39                  | 40                  | 18                  | 49                  | 47                  |
| \$700-799K   | 18                  | 19                  | 23                  | 27                  | 26                  |
| \$800-899K   | 3                   | 7                   | 4                   | 11                  | 9                   |
| \$900-999K   | 1                   | 1                   | 1                   | 2                   | 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        | 120                 | 118                 | 88                  | 127                 | 160                 |

## Presented by:

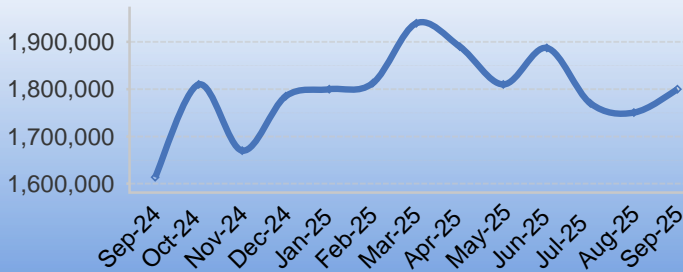


## Market Activity Summary:

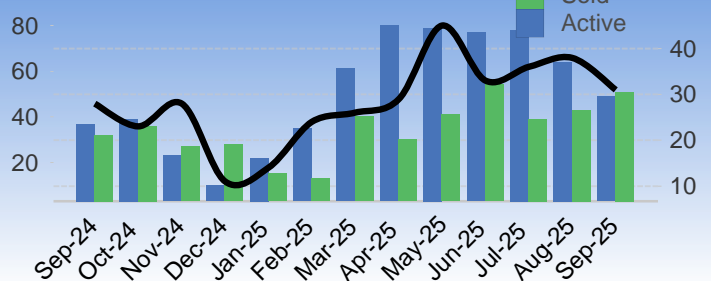
- Inventory: 49 units were listed for sale as of the last day of September - approximately 1.2 months of inventory.
- Sales Activity: 51 units were sold during September,
- Median Sales Price: \$1,800,000 during September
- Average price per sq.ft. in September was \$726
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 100% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 49     | 31      | 51   | 1.2           | \$1,825,553    | \$1,800,000    | \$1,814,114    | 21          | \$762              | \$726            | 100%                    |
| Aug-25 | 64     | 38      | 43   | 1.4           | \$1,826,226    | \$1,750,700    | \$1,802,106    | 16          | \$748              | \$736            | 99%                     |
| Jul-25 | 78     | 36      | 39   | 1.8           | \$1,876,168    | \$1,770,000    | \$1,855,238    | 22          | \$763              | \$764            | 99%                     |
| Jun-25 | 77     | 33      | 54   | 1.9           | \$2,005,195    | \$1,887,500    | \$1,980,059    | 19          | \$761              | \$764            | 99%                     |
| May-25 | 79     | 45      | 41   | 2.2           | \$1,913,373    | \$1,810,000    | \$1,914,053    | 18          | \$766              | \$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%                     |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 51   | 59.4%    | \$1,769,951    | -7.95%   | \$1,800,000    | 11.5%    | \$1,814,114    | 5%      | 21          | -36.4%   | 100%                    |
| Sep-24 | 32   | -3.03%   | \$1,922,814    | -3.47%   | \$1,614,000    | -8.81%   | \$1,727,715    | -5.7%   | 33          | 136%     | 99%                     |
| Sep-23 | 33   | -52.2%   | \$1,991,936    | 1.8%     | \$1,770,000    | 0.568%   | \$1,832,227    | 0.651%  | 14          | -54.8%   | 102%                    |

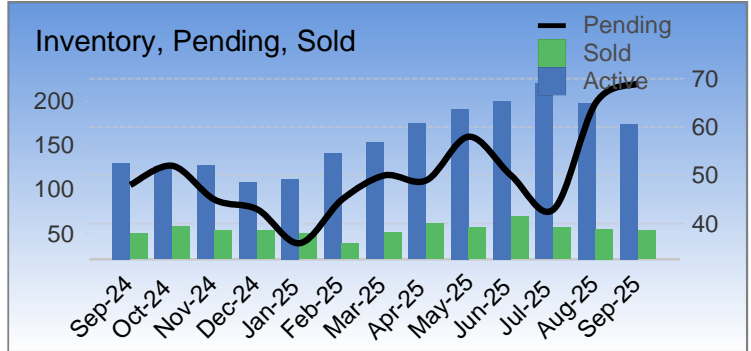
## Sales Activity and Price Trends

| Price Range  | 2025 YTD units sold | 2024 YTD units sold | 2023 YTD units sold | 2022 YTD units sold | 2021 YTD units sold |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <500K        | 0                   | 0                   | 0                   | 0                   | 0                   |
| \$500-599K   | 0                   | 0                   | 0                   | 0                   | 0                   |
| \$600-699K   | 0                   | 0                   | 0                   | 0                   | 1                   |
| \$700-799K   | 4                   | 2                   | 0                   | 0                   | 2                   |
| \$800-899K   | 3                   | 3                   | 1                   | 2                   | 2                   |
| \$900-999K   | 2                   | 1                   | 0                   | 2                   | 4                   |
| \$1-1.299M   | 20                  | 11                  | 21                  | 27                  | 80                  |
| \$1.3-1.699M | 104                 | 105                 | 111                 | 98                  | 273                 |
| \$1.7-1.999M | 67                  | 77                  | 73                  | 131                 | 129                 |
| \$2-2.999M   | 107                 | 120                 | 86                  | 200                 | 116                 |
| >3M          | 19                  | 17                  | 8                   | 36                  | 10                  |
| Total        | 326                 | 336                 | 300                 | 496                 | 617                 |

**Presented by:**

## Market Activity Summary:

- Inventory: 174 units were listed for sale as of the last day of September - approximately 3.2 months of inventory.
- Sales Activity: 53 units were sold during September,
- Median Sales Price: \$670,000 during September
- Average price per sq.ft. in September was \$344
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 98% of list price in September



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 174    | 69      | 53   | 3.2           | \$746,102      | \$670,000      | \$729,457      | 36          | \$377              | \$344            | 98%                     |
| Aug-25 | 198    | 65      | 55   | 3.3           | \$671,370      | \$637,000      | \$654,128      | 48          | \$383              | \$350            | 97%                     |
| Jul-25 | 220    | 43      | 57   | 3.7           | \$710,811      | \$657,282      | \$695,699      | 41          | \$381              | \$381            | 98%                     |
| Jun-25 | 200    | 50      | 69   | 3.2           | \$704,229      | \$677,500      | \$696,633      | 29          | \$391              | \$362            | 99%                     |
| May-25 | 191    | 58      | 57   | 3.5           | \$705,896      | \$700,000      | \$700,241      | 33          | \$398              | \$366            | 99%                     |
| Apr-25 | 175    | 49      | 61   | 3.5           | \$724,456      | \$665,000      | \$712,921      | 27          | \$411              | \$384            | 99%                     |
| Mar-25 | 153    | 50      | 51   | 3.4           | \$746,268      | \$710,000      | \$741,813      | 27          | \$403              | \$390            | 100%                    |
| Feb-25 | 141    | 45      | 39   | 3.0           | \$741,230      | \$658,000      | \$733,204      | 27          | \$396              | \$387            | 100%                    |
| Jan-25 | 112    | 36      | 50   | 2.2           | \$732,464      | \$687,500      | \$723,553      | 38          | \$408              | \$361            | 99%                     |
| Dec-24 | 108    | 43      | 53   | 2.0           | \$727,626      | \$687,495      | \$725,811      | 31          | \$408              | \$357            | 100%                    |
| Nov-24 | 127    | 45      | 53   | 2.4           | \$808,038      | \$715,000      | \$783,081      | 35          | \$390              | \$381            | 98%                     |
| Oct-24 | 126    | 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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 53   | 6%       | \$813,366      | 2.85%    | \$670,000      | -8.91%   | \$729,457      | -6.43%  | 36          | 50%      | 98%                     |
| Sep-24 | 50   | -9.09%   | \$790,850      | 3.48%    | \$735,550      | -1.8%    | \$779,580      | -2.34%  | 24          | 9.09%    | 100%                    |
| Sep-23 | 55   | -25.7%   | \$764,220      | 0.0594%  | \$749,000      | 7.77%    | \$798,298      | 10.5%   | 22          | -29%     | 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        | 49                  | 32                  | 37                  | 37                  | 86                  |
| \$500-599K   | 91                  | 71                  | 73                  | 62                  | 161                 |
| \$600-699K   | 136                 | 114                 | 105                 | 136                 | 196                 |
| \$700-799K   | 98                  | 105                 | 108                 | 146                 | 156                 |
| \$800-899K   | 54                  | 88                  | 66                  | 119                 | 105                 |
| \$900-999K   | 31                  | 44                  | 32                  | 68                  | 43                  |
| \$1-1.299M   | 23                  | 65                  | 31                  | 83                  | 36                  |
| \$1.3-1.699M | 9                   | 23                  | 3                   | 23                  | 14                  |
| \$1.7-1.999M | 0                   | 2                   | 3                   | 2                   | 3                   |
| \$2-2.999M   | 1                   | 1                   | 1                   | 3                   | 3                   |
| >3M          | 0                   | 0                   | 0                   | 0                   | 0                   |
| Total        | 492                 | 545                 | 459                 | 679                 | 803                 |

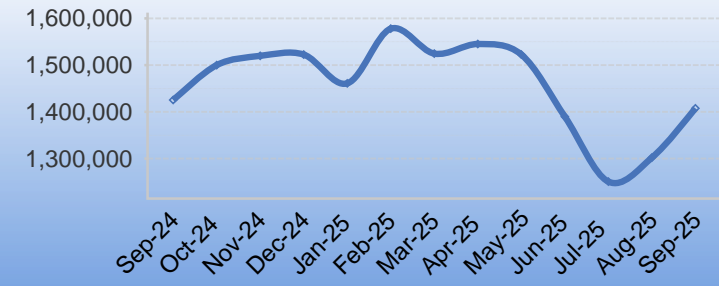
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## Market Activity Summary:

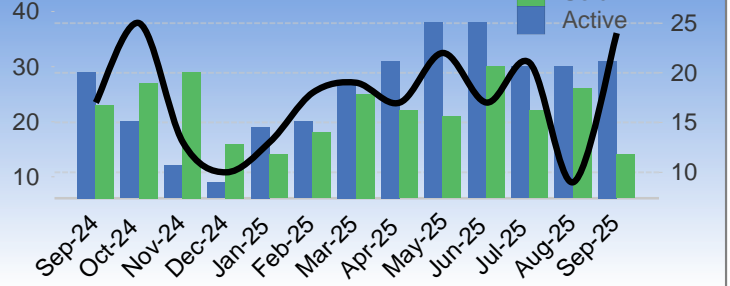
- Inventory: 31 units were listed for sale as of the last day of September - approximately 1.5 months of inventory.
- Sales Activity: 14 units were sold during September,
- Median Sales Price: \$1,407,500 during September
- Average price per sq.ft. in September was \$848
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 101% of list price in September



### Median Sale Price



### Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 31     | 24      | 14   | 1.5           | \$1,346,190    | \$1,407,500    | \$1,363,208    | 29          | \$837              | \$848            | 101%                    |
| Aug-25 | 30     | 9       | 26   | 1.2           | \$1,338,163    | \$1,302,075    | \$1,344,826    | 27          | \$811              | \$796            | 100%                    |
| Jul-25 | 30     | 21      | 22   | 1.2           | \$1,286,262    | \$1,250,555    | \$1,309,227    | 27          | \$811              | \$792            | 102%                    |
| Jun-25 | 38     | 17      | 30   | 1.6           | \$1,356,099    | \$1,390,000    | \$1,390,095    | 18          | \$792              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | %Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Sep-25 | 14   | -39.1%   | \$1,423,336    | -12.8%   | \$1,407,500    | -1.24%   | \$1,363,208    | -4.54%  | 29          | 45%      | 101%                    |
| Sep-24 | 23   | 53.3%    | \$1,631,513    | 35.5%    | \$1,425,100    | -1.72%   | \$1,428,103    | -2.22%  | 20          | 42.9%    | 103%                    |
| Sep-23 | 15   | -53.1%   | \$1,204,305    | -9.97%   | \$1,450,000    | 11.6%    | \$1,460,555    | 12.1%   | 14          | -54.8%   | 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                   | 0                   | 0                   | 0                   |
| \$500-599K   | 0                   | 0                   | 0                   | 0                   | 0                   |
| \$600-699K   | 1                   | 1                   | 0                   | 1                   | 3                   |
| \$700-799K   | 4                   | 3                   | 1                   | 3                   | 8                   |
| \$800-899K   | 4                   | 4                   | 9                   | 10                  | 16                  |
| \$900-999K   | 10                  | 8                   | 13                  | 9                   | 16                  |
| \$1-1.299M   | 42                  | 32                  | 41                  | 45                  | 88                  |
| \$1.3-1.699M | 89                  | 103                 | 86                  | 87                  | 89                  |
| \$1.7-1.999M | 25                  | 16                  | 12                  | 33                  | 14                  |
| \$2-2.999M   | 17                  | 11                  | 6                   | 17                  | 8                   |
| >3M          | 0                   | 0                   | 0                   | 1                   | 0                   |
| Total        | 192                 | 178                 | 168                 | 206                 | 242                 |

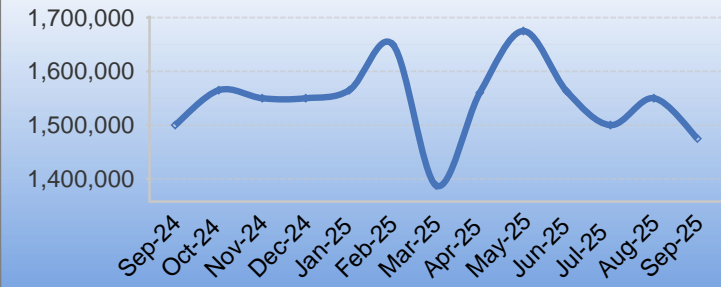
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## Market Activity Summary:

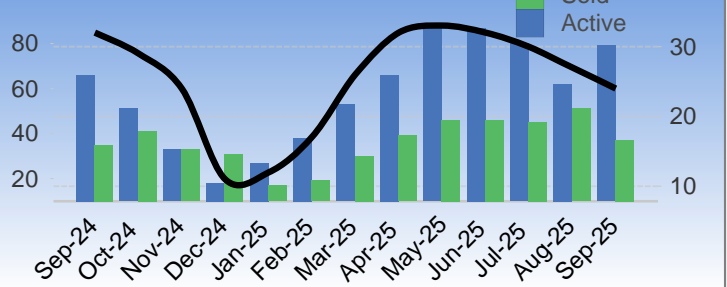
- Inventory: 79 units were listed for sale as of the last day of September - approximately 1.8 months of inventory.
- Sales Activity: 37 units were sold during September,
- Median Sales Price: \$1,475,000 during September
- Average price per sq.ft. in September was \$740
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 100% of list price in September



Median Sale Price



Inventory, Pending, Sold



## Monthly Market Activity

| Month  | Active | Pending | Sold | Months Supply | Avg List Price | Med Sale Price | Avg Sale Price | Average DOM | Avg \$ SqFt Active | Avg \$ SqFt Sold | Sale Price / List Price |
|--------|--------|---------|------|---------------|----------------|----------------|----------------|-------------|--------------------|------------------|-------------------------|
| Sep-25 | 79     | 24      | 37   | 1.8           | \$1,519,688    | \$1,475,000    | \$1,519,143    | 26          | \$792              | \$740            | 100%                    |
| Aug-25 | 62     | 27      | 51   | 1.3           | \$1,645,852    | \$1,550,000    | \$1,613,147    | 31          | \$797              | \$707            | 99%                     |
| Jul-25 | 80     | 30      | 45   | 1.8           | \$1,529,199    | \$1,500,000    | \$1,541,563    | 19          | \$780              | \$809            | 101%                    |
| Jun-25 | 87     | 32      | 46   | 2.0           | \$1,658,735    | \$1,562,500    | \$1,681,951    | 21          | \$802              | \$763            | 102%                    |
| May-25 | 88     | 33      | 46   | 2.4           | \$1,738,039    | \$1,675,000    | \$1,774,860    | 13          | \$816              | \$758            | 103%                    |
| Apr-25 | 66     | 32      | 39   | 2.3           | \$1,658,151    | \$1,560,000    | \$1,677,756    | 19          | \$810              | \$760            | 102%                    |
| Mar-25 | 53     | 26      | 30   | 2.4           | \$1,517,799    | \$1,387,500    | \$1,523,533    | 21          | \$786              | \$769            | 101%                    |
| Feb-25 | 38     | 17      | 19   | 1.7           | \$1,571,382    | \$1,650,000    | \$1,597,956    | 11          | \$773              | \$770            | 103%                    |
| Jan-25 | 27     | 12      | 17   | 1.0           | \$1,740,055    | \$1,565,000    | \$1,716,640    | 30          | \$850              | \$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%                    |

## Market Trends

| Month  | Sold | % Change | Avg List Price | % Change | Med Sale Price | % Change | Avg Sale Price | % Change | Average DOM | % Change | Sale Price / List Price |
|--------|------|----------|----------------|----------|----------------|----------|----------------|----------|-------------|----------|-------------------------|
| Sep-25 | 37   | 5.71%    | \$1,741,589    | -1.36%   | \$1,475,000    | -1.67%   | \$1,519,143    | -6.48%   | 26          | 4%       | 100%                    |
| Sep-24 | 35   | 9.38%    | \$1,765,575    | 6.76%    | \$1,500,000    | 2.39%    | \$1,624,475    | -3.86%   | 25          | 13.6%    | 102%                    |
| Sep-23 | 32   | -45.8%   | \$1,653,790    | 2.89%    | \$1,465,000    | -1.01%   | \$1,689,765    | 5.44%    | 22          | 0%       | 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                   | 1                   | 0                   | 1                   | 0                   |
| \$600-699K   | 1                   | 1                   | 1                   | 0                   | 3                   |
| \$700-799K   | 4                   | 0                   | 0                   | 1                   | 4                   |
| \$800-899K   | 3                   | 3                   | 3                   | 5                   | 10                  |
| \$900-999K   | 11                  | 12                  | 6                   | 5                   | 29                  |
| \$1-1.299M   | 62                  | 56                  | 55                  | 58                  | 140                 |
| \$1.3-1.699M | 136                 | 113                 | 122                 | 175                 | 246                 |
| \$1.7-1.999M | 58                  | 65                  | 54                  | 85                  | 105                 |
| \$2-2.999M   | 43                  | 64                  | 35                  | 92                  | 53                  |
| >3M          | 12                  | 8                   | 14                  | 18                  | 7                   |
| Total        | 330                 | 323                 | 290                 | 440                 | 597                 |

## Presented by: