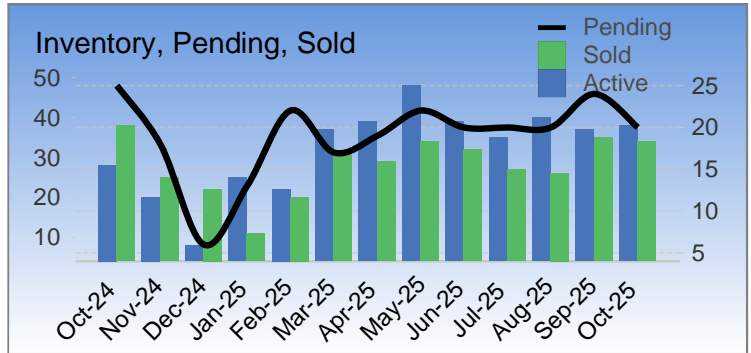


Market Activity Summary:

- Inventory: 38 units were listed for sale as of the last day of October - approximately 1.2 months of inventory.
- Sales Activity: 34 units were sold during October,
- Median Sales Price: \$1,442,500 during October
- Average price per sq.ft. in October was \$782
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 112% of list price in October



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
Oct-25	38	20	34	1.2	\$1,337,779	\$1,442,500	\$1,503,794	27	\$709	\$782	112%
Sep-25	37	24	35	1.3	\$1,162,842	\$1,350,000	\$1,326,528	26	\$703	\$745	115%
Aug-25	40	20	26	1.4	\$1,126,915	\$1,159,000	\$1,200,615	24	\$718	\$777	108%
Jul-25	35	20	27	1.2	\$1,248,259	\$1,375,000	\$1,384,938	27	\$748	\$816	111%
Jun-25	39	20	32	1.3	\$1,427,853	\$1,360,004	\$1,561,789	16	\$751	\$848	111%
May-25	48	22	34	1.5	\$1,311,111	\$1,442,500	\$1,484,553	16	\$775	\$858	115%
Apr-25	39	19	29	1.6	\$1,201,379	\$1,300,000	\$1,357,120	16	\$739	\$821	113%
Mar-25	37	17	31	1.8	\$1,261,258	\$1,426,000	\$1,426,754	19	\$723	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	34	-10.5%	\$1,221,841	2.73%	\$1,442,500	4.91%	\$1,503,794	11.5%	27	12.5%	112%
Oct-24	38	65.2%	\$1,189,384	-4.82%	\$1,375,000	-1.79%	\$1,348,492	-3.48%	24	20%	114%
Oct-23	23	-43.9%	\$1,249,678	-11.3%	\$1,400,000	2.79%	\$1,397,130	-1.63%	20	5.26%	115%

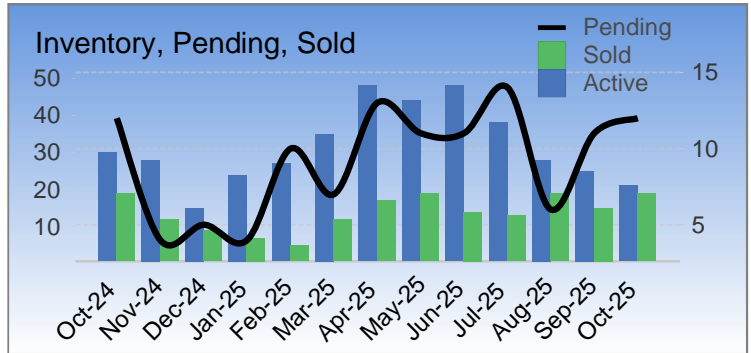
Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	2	1	1	1	1
\$500-599K	0	2	0	1	1
\$600-699K	7	2	2	6	2
\$700-799K	8	8	8	5	7
\$800-899K	18	8	7	11	8
\$900-999K	10	11	23	10	14
\$1-1.299M	71	63	69	71	70
\$1.3-1.699M	109	100	84	128	119
\$1.7-1.999M	36	36	25	45	26
\$2-2.999M	14	15	14	49	16
>3M	4	2	0	3	2
Total	279	248	233	330	266

Presented by:

Market Activity Summary:

- Inventory: 21 units were listed for sale as of the last day of October - approximately 1.4 months of inventory.
- Sales Activity: 19 units were sold during October,
- Median Sales Price: \$2,185,000 during October
- Average price per sq.ft. in October was \$774
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 103% of list price in October



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
Oct-25	21	12	19	1.4	\$2,461,830	\$2,185,000	\$2,507,573	39	\$864	\$774	103%
Sep-25	25	11	15	1.9	\$2,724,400	\$2,349,000	\$2,823,533	25	\$848	\$873	103%
Aug-25	28	6	19	2.0	\$2,556,357	\$2,425,000	\$2,538,184	26	\$858	\$782	100%
Jul-25	38	14	13	2.6	\$2,902,076	\$3,150,000	\$2,911,233	28	\$857	\$840	101%
Jun-25	48	11	14	3.0	\$2,698,628	\$2,499,000	\$2,682,000	32	\$855	\$808	99%
May-25	44	11	19	2.8	\$2,870,315	\$2,810,000	\$2,916,447	16	\$856	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	19	0%	\$2,655,096	-2.31%	\$2,185,000	-29.5%	\$2,507,573	-14.5%	39	50%	103%
Oct-24	19	58.3%	\$2,717,808	7.49%	\$3,100,000	33.3%	\$2,934,052	19.4%	26	100%	98%
Oct-23	12	20%	\$2,528,345	-19.6%	\$2,325,000	-3.61%	\$2,456,611	2.71%	13	-71.1%	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	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	2	0	1	0	2
\$1.3-1.699M	10	4	15	5	15
\$1.7-1.999M	18	15	18	11	28
\$2-2.999M	65	64	55	59	138
>3M	44	56	50	64	73
Total	140	139	139	140	256

Presented by:

Market Activity Summary:

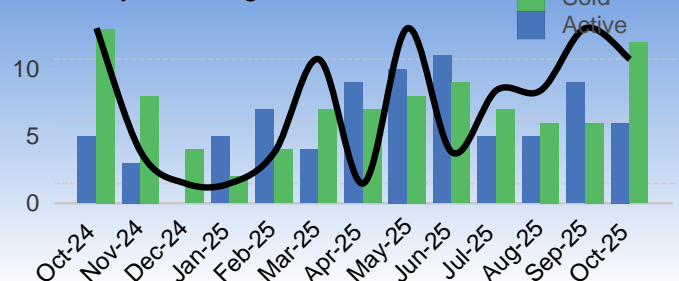
- Inventory: 6 units were listed for sale as of the last day of October - approximately 0.9 months of inventory.
- Sales Activity: 12 units were sold during October,
- Median Sales Price: \$1,595,000 during October
- Average price per sq.ft. in October was \$1,008
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 125% of list price in October



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
Oct-25	6	6	12	0.9	\$1,294,583	\$1,595,000	\$1,637,083	16	\$858	\$1,008	125%
Sep-25	9	7	6	1.6	\$1,164,333	\$1,403,000	\$1,512,666	15	\$899	\$1,056	129%
Aug-25	5	5	6	0.7	\$960,333	\$950,000	\$1,136,666	24	\$879	\$854	117%
Jul-25	5	5	7	0.6	\$1,083,285	\$1,100,000	\$1,373,428	13	\$830	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	12	-7.69%	\$999,111	-7.18%	\$1,595,000	24.6%	\$1,637,083	26%	16	-11.1%	125%
Oct-24	13	30%	\$1,076,454	-16.4%	\$1,280,000	-10.8%	\$1,299,691	-22%	18	63.6%	116%
Oct-23	10	66.7%	\$1,287,285	-0.711%	\$1,435,000	29%	\$1,665,500	42.2%	11	22.2%	129%

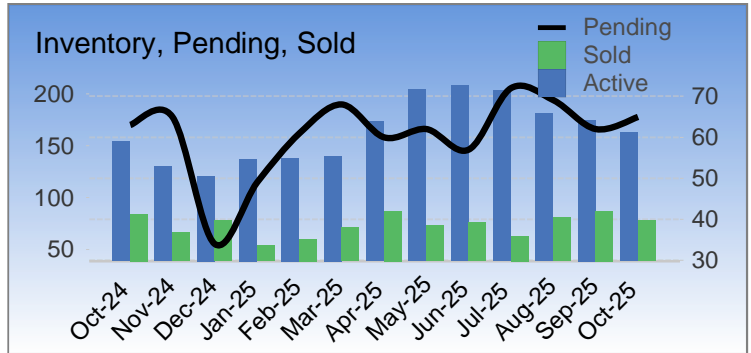
Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	2	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	4	3	3	2	3
\$900-999K	9	5	4	4	6
\$1-1.299M	17	18	15	20	21
\$1.3-1.699M	16	18	20	32	26
\$1.7-1.999M	11	6	3	11	12
\$2-2.999M	9	12	10	6	8
>3M	2	0	1	0	0
Total	68	67	56	76	77

Presented by:

Market Activity Summary:

- Inventory: 163 units were listed for sale as of the last day of October - approximately 2.1 months of inventory.
- Sales Activity: 78 units were sold during October,
- Median Sales Price: \$615,000 during October
- Average price per sq.ft. in October was \$317
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 100% of list price in October



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
Oct-25	163	65	78	2.1	\$613,649	\$615,000	\$613,697	44	\$339	\$317	100%
Sep-25	175	62	87	2.4	\$606,855	\$595,000	\$604,960	42	\$334	\$327	100%
Aug-25	181	69	81	2.6	\$598,299	\$610,000	\$603,730	36	\$330	\$338	101%
Jul-25	203	72	63	2.9	\$579,249	\$575,000	\$585,563	24	\$326	\$360	102%
Jun-25	208	57	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	173	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	78	-7.14%	\$639,816	2.56%	\$615,000	-0.806%	\$613,697	1.59%	44	76%	100%
Oct-24	84	0%	\$623,869	-1.56%	\$620,000	-2.36%	\$604,086	-4.13%	25	-7.41%	102%
Oct-23	84	9.09%	\$633,728	-3.84%	\$635,000	1.6%	\$630,111	-1.67%	27	-34.1%	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	124	92	118	85	179
\$500-599K	210	208	168	191	306
\$600-699K	230	230	264	310	256
\$700-799K	105	157	135	221	149
\$800-899K	43	62	45	147	75
\$900-999K	14	15	9	49	14
\$1-1.299M	4	1	5	19	3
\$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	730	765	744	1023	982

Presented by:

Market Activity Summary:

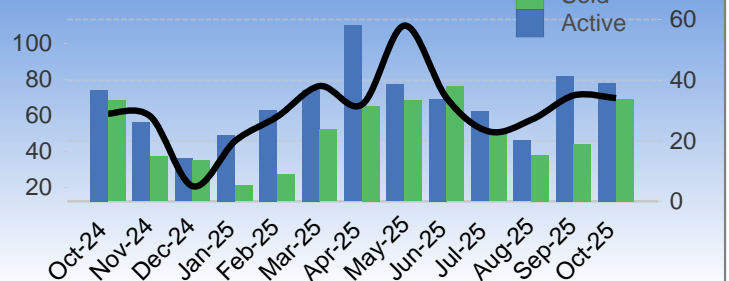
- Inventory: 78 units were listed for sale as of the last day of October - approximately 1.6 months of inventory.
- Sales Activity: 69 units were sold during October,
- Median Sales Price: \$1,640,000 during October
- Average price per sq.ft. in October was \$944
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 124% of list price in October



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
Oct-25	78	34	69	1.6	\$1,533,086	\$1,640,000	\$1,853,629	20	\$787	\$944	124%
Sep-25	82	35	44	1.9	\$1,452,840	\$1,614,000	\$1,804,025	17	\$768	\$894	126%
Aug-25	46	27	38	0.8	\$1,311,526	\$1,412,500	\$1,598,394	27	\$726	\$923	123%
Jul-25	62	23	52	0.9	\$1,553,824	\$1,499,000	\$1,821,442	22	\$751	\$911	121%
Jun-25	69	34	76	1.0	\$1,389,802	\$1,437,500	\$1,596,177	22	\$765	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	69	1.47%	\$1,443,120	-1.76%	\$1,640,000	3.31%	\$1,853,629	9.16%	20	0%	124%
Oct-24	68	47.8%	\$1,468,917	3.95%	\$1,587,500	9.6%	\$1,698,109	11.9%	20	0%	125%
Oct-23	46	-4.17%	\$1,413,034	1.44%	\$1,448,500	-2.13%	\$1,517,391	0.747%	20	-16.7%	120%

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	1
\$500-599K	1	2	2	0	0
\$600-699K	4	3	3	0	0
\$700-799K	11	10	10	4	4
\$800-899K	13	16	16	10	12
\$900-999K	23	22	22	13	22
\$1-1.299M	82	93	87	74	90
\$1.3-1.699M	154	151	122	181	174
\$1.7-1.999M	80	65	72	108	88
\$2-2.999M	103	100	75	140	75
>3M	40	22	15	51	24
Total	512	485	424	581	490

Presented by:

Includes Berkeley and Kensington

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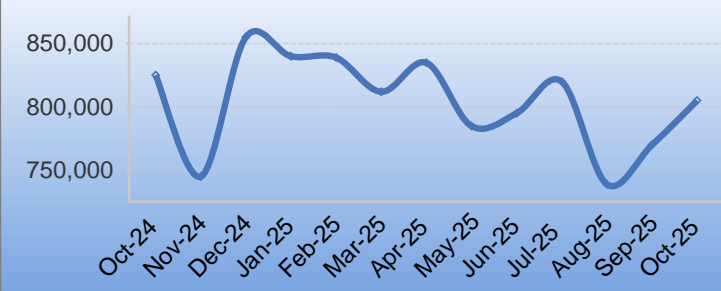
Deemed reliable but not guaranteed

Market Activity Summary:

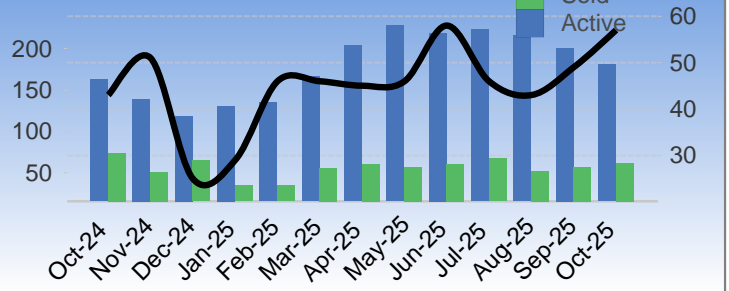
- Inventory: 181 units were listed for sale as of the last day of October - approximately 3.2 months of inventory.
- Sales Activity: 62 units were sold during October,
- Median Sales Price: \$805,000 during October
- Average price per sq.ft. in October was \$371
- Average Days-on-Market (DOM) is approximately 49 days
- Sold over Asking: On average, buyers paid 98% of list price in October



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
Oct-25	181	57	62	3.2	\$877,410	\$805,000	\$856,640	49	\$406	\$371	98%
Sep-25	201	49	57	3.5	\$888,802	\$770,000	\$865,130	56	\$402	\$371	98%
Aug-25	216	43	52	3.7	\$826,054	\$739,000	\$806,371	44	\$428	\$379	98%
Jul-25	223	46	67	3.7	\$859,430	\$820,000	\$848,513	50	\$421	\$376	99%
Jun-25	219	58	61	3.7	\$906,666	\$795,000	\$894,727	30	\$422	\$387	99%
May-25	228	46	57	4.0	\$885,100	\$785,000	\$871,373	41	\$426	\$411	99%
Apr-25	204	45	61	4.0	\$868,965	\$835,000	\$861,781	28	\$435	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	62	-16.2%	\$980,580	-4.26%	\$805,000	-2.42%	\$856,640	-4.96%	49	25.6%	98%
Oct-24	74	72.1%	\$1,024,239	-0.0681%	\$825,000	10%	\$901,306	8.6%	39	18.2%	99%
Oct-23	43	-23.2%	\$1,024,937	13.7%	\$750,000	-10.3%	\$829,942	-10.7%	33	-23.3%	100%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	13	11	17	12	33
\$500-599K	49	39	44	56	98
\$600-699K	88	84	109	86	162
\$700-799K	114	131	122	155	210
\$800-899K	91	121	104	143	184
\$900-999K	80	84	65	124	147
\$1-1.299M	71	100	82	172	119
\$1.3-1.699M	26	38	34	59	29
\$1.7-1.999M	5	4	4	8	4
\$2-2.999M	6	7	1	4	4
>3M	0	0	0	2	1
Total	543	619	582	821	991

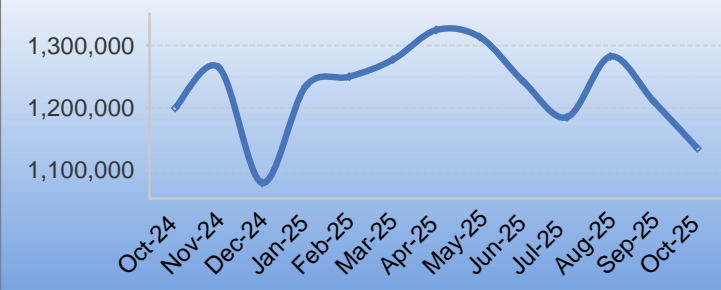
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Market Activity Summary:

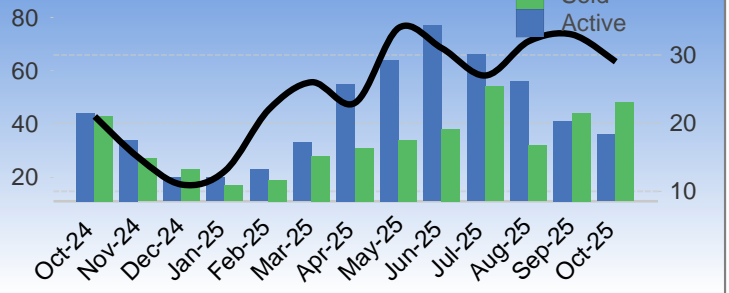
- Inventory: 36 units were listed for sale as of the last day of October - approximately 0.9 months of inventory.
- Sales Activity: 48 units were sold during October,
- Median Sales Price: \$1,135,500 during October
- Average price per sq.ft. in October was \$739
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 101% of list price in October



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
Oct-25	36	29	48	0.9	\$1,251,799	\$1,135,500	\$1,254,856	21	\$664	\$739	101%
Sep-25	41	33	44	1.0	\$1,293,557	\$1,210,444	\$1,281,013	33	\$692	\$670	100%
Aug-25	56	32	32	1.4	\$1,262,679	\$1,282,500	\$1,250,727	37	\$695	\$663	99%
Jul-25	66	27	54	1.6	\$1,217,245	\$1,185,000	\$1,198,730	23	\$691	\$677	99%
Jun-25	77	31	38	2.3	\$1,217,986	\$1,242,500	\$1,241,839	27	\$702	\$724	102%
May-25	64	34	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	48	11.6%	\$1,165,133	-11.6%	\$1,135,500	-5.37%	\$1,254,856	0.205%	21	23.5%	101%
Oct-24	43	59.3%	\$1,318,237	7.63%	\$1,200,000	-2.44%	\$1,252,289	-4.03%	17	-19%	105%
Oct-23	27	-27%	\$1,224,816	14.8%	\$1,230,000	2.5%	\$1,304,844	9.6%	21	-22.2%	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	2	0	4	6	2
\$700-799K	18	12	8	12	22
\$800-899K	30	17	23	31	39
\$900-999K	47	29	44	37	39
\$1-1.299M	99	96	77	110	122
\$1.3-1.699M	110	86	85	136	124
\$1.7-1.999M	25	21	20	34	26
\$2-2.999M	11	5	7	20	13
>3M	3	1	2	0	1
Total	345	267	271	386	388

Presented by:

Market Activity Summary:

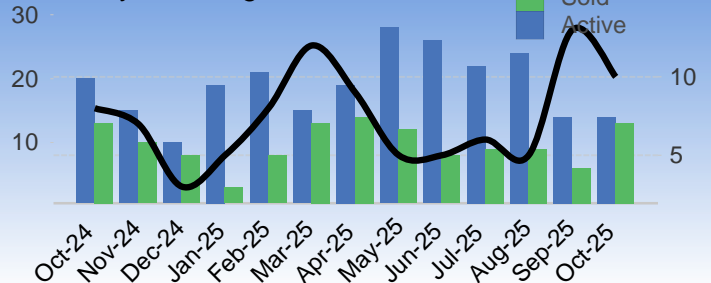
- Inventory: 14 units were listed for sale as of the last day of October - approximately 1.7 months of inventory.
- Sales Activity: 13 units were sold during October,
- Median Sales Price: \$1,200,000 during October
- Average price per sq.ft. in October was \$469
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 98% of list price in October



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
Oct-25	14	10	13	1.7	\$1,217,376	\$1,200,000	\$1,187,838	28	\$539	\$469	98%
Sep-25	14	13	6	1.9	\$1,092,500	\$1,075,000	\$1,089,000	42	\$528	\$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	\$508	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	13	0%	\$1,071,150	-0.335%	\$1,200,000	12.1%	\$1,187,838	-2.38%	28	-28.2%	98%
Oct-24	13	18.2%	\$1,074,749	-17.5%	\$1,070,000	1.9%	\$1,216,846	8.83%	39	30%	102%
Oct-23	11	-15.4%	\$1,302,291	15.3%	\$1,050,000	1.94%	\$1,118,090	8.96%	30	3.45%	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	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	1	0	0	3
\$700-799K	3	2	4	6	8
\$800-899K	13	6	8	11	14
\$900-999K	12	13	17	18	24
\$1-1.299M	41	24	45	43	65
\$1.3-1.699M	20	21	35	50	32
\$1.7-1.999M	2	5	2	6	0
\$2-2.999M	3	3	0	1	0
>3M	0	0	0	0	0
Total	95	75	111	135	146

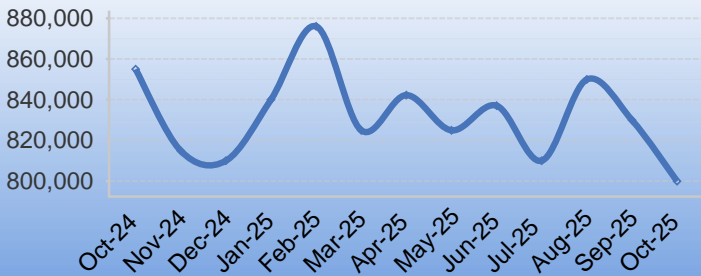
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Market Activity Summary:

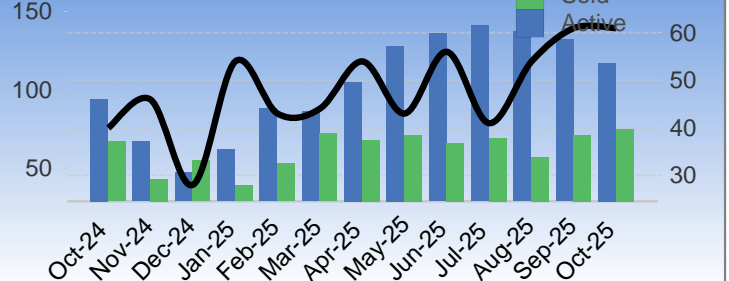
- Inventory: 117 units were listed for sale as of the last day of October - approximately 1.8 months of inventory.
- Sales Activity: 75 units were sold during October,
- Median Sales Price: \$800,000 during October
- Average price per sq.ft. in October was \$528
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 100% of list price in October



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
Oct-25	117	61	75	1.8	\$832,735	\$800,000	\$828,335	31	\$532	\$528	100%
Sep-25	132	61	71	2.0	\$836,645	\$830,000	\$846,892	25	\$530	\$514	101%
Aug-25	137	54	57	2.2	\$893,484	\$850,000	\$899,260	29	\$529	\$535	101%
Jul-25	141	41	69	2.1	\$859,703	\$810,000	\$861,231	23	\$529	\$515	100%
Jun-25	136	56	66	2.0	\$868,895	\$837,000	\$876,754	26	\$526	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	75	11.9%	\$849,750	-0.553%	\$800,000	-6.43%	\$828,335	-5.71%	31	34.8%	100%
Oct-24	67	-8.22%	\$854,474	1.94%	\$855,000	6.74%	\$878,498	0.993%	23	0%	101%
Oct-23	73	19.7%	\$838,209	-3.88%	\$801,000	7.95%	\$869,857	12.2%	23	-11.5%	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	11	8	11	10	9
\$500-599K	29	23	39	35	47
\$600-699K	97	104	85	118	189
\$700-799K	139	156	154	164	232
\$800-899K	126	127	140	197	246
\$900-999K	96	86	92	130	147
\$1-1.299M	102	116	85	156	148
\$1.3-1.699M	39	49	29	77	51
\$1.7-1.999M	2	3	1	12	0
\$2-2.999M	0	0	2	0	0
>3M	0	0	0	1	1
Total	641	672	638	900	1070

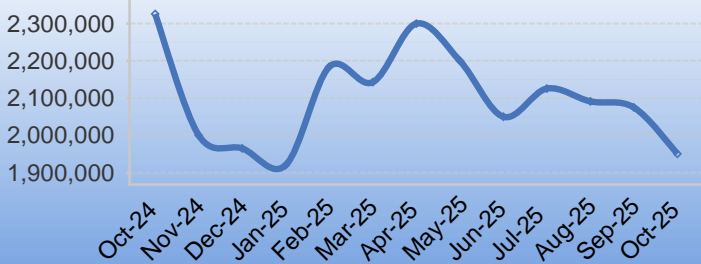
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Market Activity Summary:

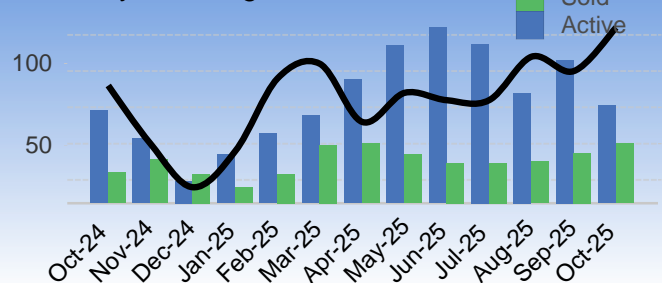
- Inventory: 74 units were listed for sale as of the last day of October - approximately 1.7 months of inventory.
- Sales Activity: 51 units were sold during October,
- Median Sales Price: \$1,950,000 during October
- Average price per sq.ft. in October was \$782
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 99% of list price in October



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
Oct-25	74	41	51	1.7	\$2,185,938	\$1,950,000	\$2,168,702	27	\$818	\$782	99%
Sep-25	102	35	45	2.5	\$2,221,477	\$2,075,000	\$2,186,357	38	\$814	\$787	99%
Aug-25	82	37	40	2.2	\$2,301,095	\$2,090,913	\$2,268,675	22	\$810	\$766	99%
Jul-25	112	31	39	2.8	\$2,170,401	\$2,125,000	\$2,118,991	20	\$806	\$772	97%
Jun-25	122	31	39	2.8	\$2,269,556	\$2,050,000	\$2,258,405	16	\$819	\$815	100%
May-25	111	32	44	2.3	\$2,367,505	\$2,200,000	\$2,356,239	17	\$840	\$826	100%
Apr-25	90	28	51	2.0	\$2,305,266	\$2,300,000	\$2,331,394	16	\$852	\$848	101%
Mar-25	68	36	50	1.9	\$2,299,574	\$2,142,500	\$2,319,390	8	\$861	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	51	54.5%	\$2,284,781	-6.06%	\$1,950,000	-16.1%	\$2,168,702	-15.5%	27	80%	99%
Oct-24	33	-15.4%	\$2,432,078	-7.68%	\$2,325,000	14.8%	\$2,566,478	13%	15	-37.5%	101%
Oct-23	39	-20.4%	\$2,634,473	16.8%	\$2,025,000	10.7%	\$2,270,760	11%	24	-25%	100%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	1	0	0	0
\$800-899K	1	0	0	1	3
\$900-999K	5	0	2	2	7
\$1-1.299M	15	11	20	15	61
\$1.3-1.699M	52	64	74	79	215
\$1.7-1.999M	90	77	115	84	200
\$2-2.999M	195	208	178	259	289
>3M	57	72	45	97	76
Total	415	433	434	537	851

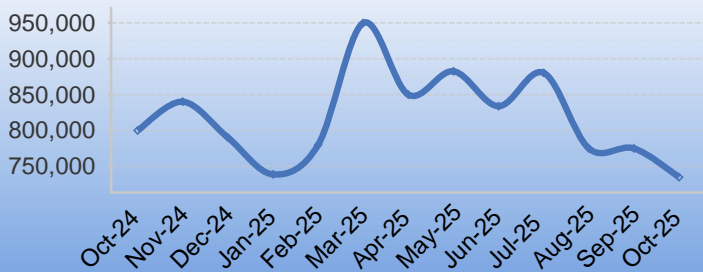
Presented by:

Market Activity Summary:

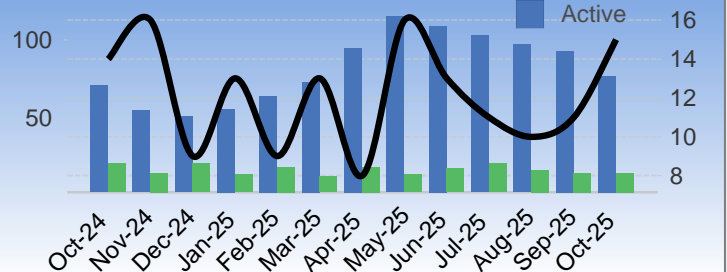
- Inventory: 77 units were listed for sale as of the last day of October - approximately 5.1 months of inventory.
- Sales Activity: 15 units were sold during October,
- Median Sales Price: \$735,000 during October
- Average price per sq.ft. in October was \$361
- Average Days-on-Market (DOM) is approximately 80 days
- Sold over Asking: On average, buyers paid 97% of list price in October



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
Oct-25	77	15	15	5.1	\$864,894	\$735,000	\$837,366	80	\$376	\$361	97%
Sep-25	93	11	15	5.4	\$818,130	\$775,000	\$796,266	92	\$373	\$378	97%
Aug-25	97	10	17	5.4	\$891,934	\$775,000	\$884,504	60	\$377	\$337	99%
Jul-25	103	11	21	5.9	\$892,621	\$880,000	\$874,464	45	\$380	\$352	98%
Jun-25	109	13	18	6.6	\$899,482	\$834,000	\$872,055	55	\$385	\$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	3.7	\$917,217	\$780,000	\$908,620	40	\$405	\$381	99%
Jan-25	56	13	14	3.5	\$847,142	\$739,000	\$819,892	66	\$388	\$341	98%
Dec-24	51	9	21	2.7	\$887,369	\$790,000	\$868,476	60	\$373	\$343	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	15	-28.6%	\$996,404	14.6%	\$735,000	-8.13%	\$837,366	-6.75%	80	90.5%	97%
Oct-24	21	31.3%	\$869,799	-3.74%	\$800,000	-7.78%	\$897,980	-8.39%	42	-40.8%	98%
Oct-23	16	-23.8%	\$903,572	-19%	\$867,500	10.5%	\$980,170	18.9%	71	44.9%	97%

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	5	2	5	23
\$600-699K	36	21	27	29	56
\$700-799K	39	48	46	73	81
\$800-899K	36	32	39	54	65
\$900-999K	14	16	13	28	26
\$1-1.299M	17	26	28	31	46
\$1.3-1.699M	16	24	8	20	18
\$1.7-1.999M	5	3	5	4	1
\$2-2.999M	0	1	4	3	3
>3M	0	0	2	1	0
Total	165	176	174	249	324

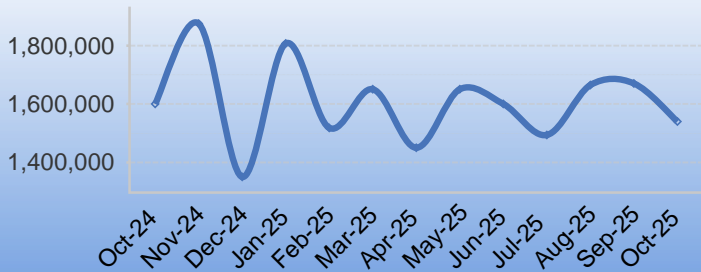
Presented by:

Market Activity Summary:

- Inventory: 42 units were listed for sale as of the last day of October - approximately 1.6 months of inventory.
- Sales Activity: 24 units were sold during October,
- Median Sales Price: \$1,540,000 during October
- Average price per sq.ft. in October was \$745
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 99% of list price in October



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
Oct-25	42	30	24	1.6	\$1,642,207	\$1,540,000	\$1,620,997	23	\$711	\$745	99%
Sep-25	56	24	32	1.8	\$1,802,101	\$1,670,000	\$1,755,250	24	\$718	\$749	98%
Aug-25	50	30	26	1.6	\$1,741,806	\$1,664,975	\$1,718,436	20	\$745	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	24	60%	\$1,680,533	-4.79%	\$1,540,000	-3.75%	\$1,620,997	0.283%	23	76.9%	99%
Oct-24	15	-34.8%	\$1,765,016	0.492%	\$1,600,000	0%	\$1,616,416	-7.98%	13	-7.14%	105%
Oct-23	23	-30.3%	\$1,756,374	6.09%	\$1,600,000	15.1%	\$1,756,573	9.77%	14	-61.1%	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	0	0	1	0
\$800-899K	2	0	0	3	7
\$900-999K	5	3	4	8	18
\$1-1.299M	51	34	46	49	117
\$1.3-1.699M	97	108	88	131	166
\$1.7-1.999M	42	41	37	71	78
\$2-2.999M	63	71	67	84	70
>3M	6	6	4	11	2
Total	266	263	246	358	458

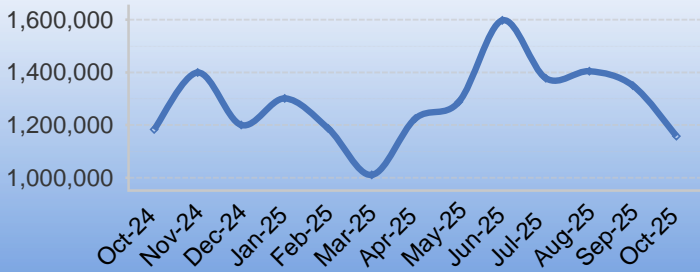
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Market Activity Summary:

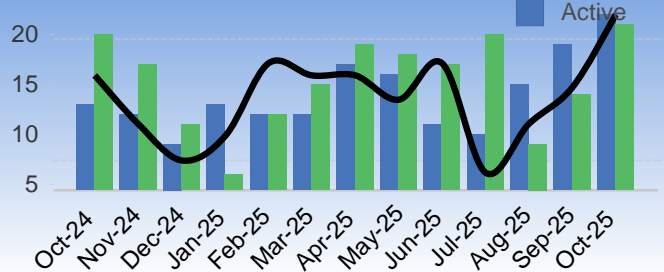
- Inventory: 22 units were listed for sale as of the last day of October - approximately 1.5 months of inventory.
- Sales Activity: 21 units were sold during October,
- Median Sales Price: \$1,158,000 during October
- Average price per sq.ft. in October was \$701
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 115% of list price in October



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
Oct-25	22	17	21	1.5	\$1,032,952	\$1,158,000	\$1,190,761	19	\$723	\$701	115%
Sep-25	19	11	14	1.5	\$972,857	\$1,350,000	\$1,300,500	13	\$766	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	21	5%	\$1,029,066	2.61%	\$1,158,000	-2.11%	\$1,190,761	1.06%	19	5.56%	115%
Oct-24	20	66.7%	\$1,002,925	-11.5%	\$1,182,906	8.77%	\$1,178,302	4.12%	18	-18.2%	115%
Oct-23	12	-36.8%	\$1,133,174	-4.13%	\$1,087,500	-9.38%	\$1,131,666	-15.2%	22	10%	119%

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	3	2	2	2	1
\$700-799K	7	6	11	3	5
\$800-899K	16	17	16	11	13
\$900-999K	16	24	17	14	10
\$1-1.299M	33	49	37	46	46
\$1.3-1.699M	49	37	40	57	52
\$1.7-1.999M	18	10	6	27	14
\$2-2.999M	7	7	1	10	3
>3M	0	1	1	2	0
Total	151	154	132	172	145

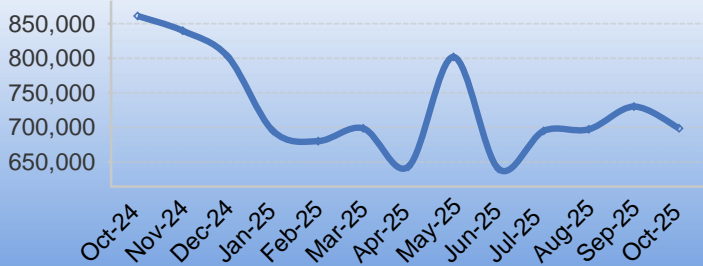
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Market Activity Summary:

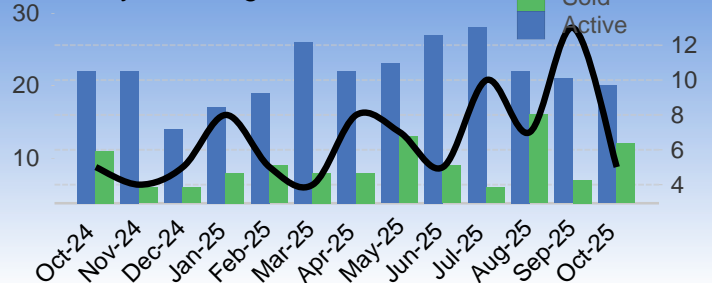
- Inventory: 20 units were listed for sale as of the last day of October - approximately 1.7 months of inventory.
- Sales Activity: 12 units were sold during October,
- Median Sales Price: \$698,750 during October
- Average price per sq.ft. in October was \$466
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 103% of list price in October



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
Oct-25	20	5	12	1.7	\$683,486	\$698,750	\$697,500	45	\$509	\$466	103%
Sep-25	21	13	7	2.2	\$757,142	\$730,000	\$756,714	38	\$497	\$439	102%
Aug-25	22	7	16	2.1	\$725,796	\$697,450	\$750,649	31	\$459	\$478	104%
Jul-25	28	10	6	3.3	\$767,000	\$695,000	\$755,000	40	\$463	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	12	9.09%	\$795,237	-15.4%	\$698,750	-18.8%	\$697,500	-15.7%	45	-18.2%	103%
Oct-24	11	0%	\$940,329	23.3%	\$861,000	15%	\$826,999	3.32%	55	129%	103%
Oct-23	11	83.3%	\$762,500	-26.8%	\$749,000	0.74%	\$800,454	13.8%	24	-17.2%	105%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	4	8	3	5	4
\$500-599K	16	6	9	1	6
\$600-699K	29	24	14	23	29
\$700-799K	15	27	16	18	24
\$800-899K	15	8	12	24	22
\$900-999K	5	6	11	16	12
\$1-1.299M	11	17	7	5	12
\$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	96	97	72	95	109

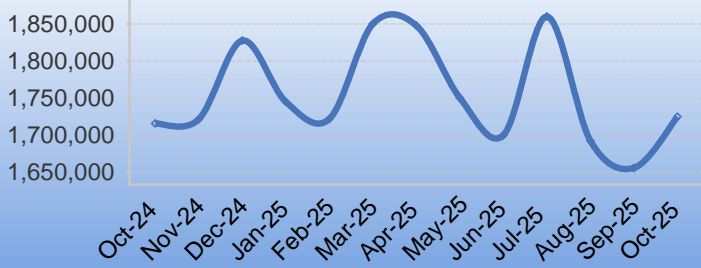
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Market Activity Summary:

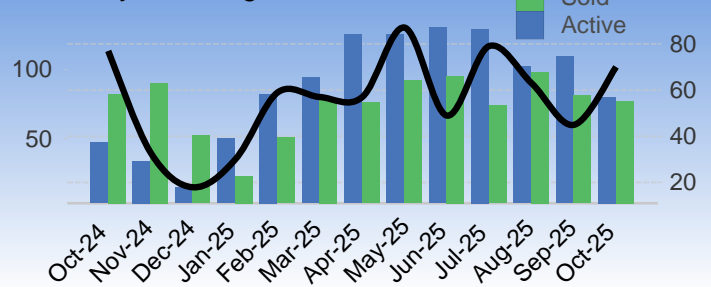
- Inventory: 80 units were listed for sale as of the last day of October - approximately 1.0 months of inventory.
- Sales Activity: 77 units were sold during October,
- Median Sales Price: \$1,725,000 during October
- Average price per sq.ft. in October was \$1,069
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 103% of list price in October



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
Oct-25	80	70	77	1.0	\$1,949,463	\$1,725,000	\$2,000,341	23	\$1,067	\$1,069	103%
Sep-25	109	45	81	1.3	\$1,777,748	\$1,656,000	\$1,796,258	27	\$1,028	\$1,028	101%
Aug-25	102	63	98	1.2	\$1,830,480	\$1,692,500	\$1,869,743	19	\$1,017	\$1,048	102%
Jul-25	129	79	74	1.5	\$2,018,910	\$1,860,000	\$2,057,669	19	\$1,018	\$1,062	102%
Jun-25	130	49	95	1.5	\$1,827,890	\$1,700,000	\$1,874,525	26	\$1,040	\$1,052	102%
May-25	125	87	92	1.6	\$1,884,736	\$1,750,500	\$1,962,037	14	\$1,037	\$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	\$1,058	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	77	-6.1%	\$1,886,050	2.29%	\$1,725,000	0.524%	\$2,000,341	9.68%	23	35.3%	103%
Oct-24	82	24.2%	\$1,843,816	10.3%	\$1,716,000	0.351%	\$1,823,880	-2.37%	17	21.4%	104%
Oct-23	66	-25%	\$1,671,782	-9.5%	\$1,710,000	19%	\$1,868,206	17.2%	14	-48.1%	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	0	1	1	0	3
\$700-799K	2	0	1	0	2
\$800-899K	1	3	9	6	9
\$900-999K	5	3	19	15	35
\$1-1.299M	67	62	100	121	306
\$1.3-1.699M	256	272	265	369	512
\$1.7-1.999M	163	193	110	208	146
\$2-2.999M	202	203	116	187	157
>3M	49	67	33	57	43
Total	745	804	654	963	1213

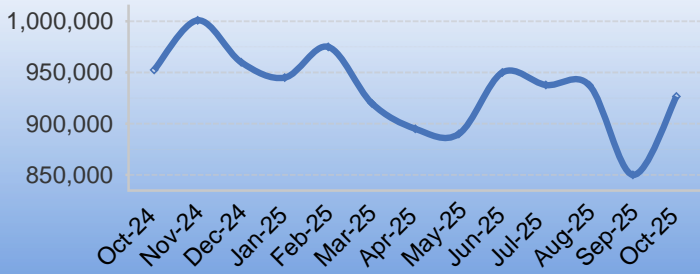
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Market Activity Summary:

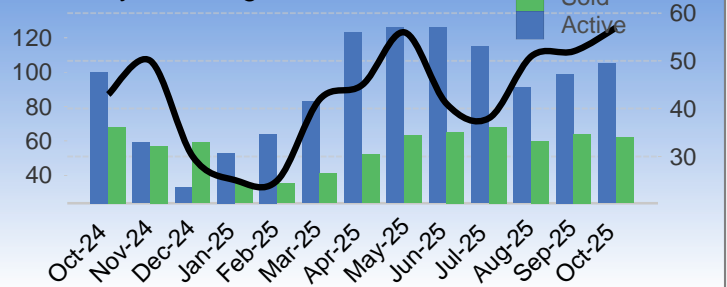
- Inventory: 105 units were listed for sale as of the last day of October - approximately 1.8 months of inventory.
- Sales Activity: 62 units were sold during October,
- Median Sales Price: \$926,500 during October
- Average price per sq.ft. in October was \$651
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 101% of list price in October



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
Oct-25	105	57	62	1.8	\$1,039,531	\$926,500	\$1,055,067	27	\$616	\$651	101%
Sep-25	99	52	64	1.7	\$996,807	\$850,000	\$997,388	36	\$617	\$625	101%
Aug-25	91	51	60	1.6	\$1,091,601	\$937,500	\$1,090,616	25	\$631	\$621	101%
Jul-25	115	38	68	1.9	\$1,013,758	\$937,750	\$1,034,077	21	\$648	\$620	102%
Jun-25	126	41	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	62	-8.82%	\$1,010,471	-3.73%	\$926,500	-2.73%	\$1,055,067	0.148%	27	28.6%	101%
Oct-24	68	-2.86%	\$1,049,605	-2.39%	\$952,503	3.25%	\$1,053,505	5.75%	21	10.5%	105%
Oct-23	70	48.9%	\$1,075,263	16.8%	\$922,500	2.5%	\$996,181	0.941%	19	-34.5%	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	4	2	1	3	3
\$500-599K	9	5	14	4	7
\$600-699K	35	22	27	32	52
\$700-799K	88	78	97	88	132
\$800-899K	118	126	157	141	171
\$900-999K	91	92	101	109	123
\$1-1.299M	110	144	121	187	149
\$1.3-1.699M	43	70	51	110	76
\$1.7-1.999M	27	29	16	24	20
\$2-2.999M	19	15	16	19	12
>3M	1	1	0	0	0
Total	545	584	601	717	745

Presented by:

Market Activity Summary:

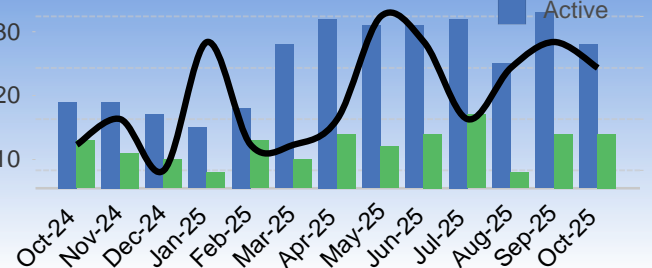
- Inventory: 28 units were listed for sale as of the last day of October - approximately 2.6 months of inventory.
- Sales Activity: 14 units were sold during October,
- Median Sales Price: \$799,000 during October
- Average price per sq.ft. in October was \$408
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 101% of list price in October



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
Oct-25	28	10	14	2.6	\$794,085	\$799,000	\$801,357	23	\$453	\$408	101%
Sep-25	33	11	14	2.5	\$810,349	\$855,000	\$795,017	51	\$451	\$386	97%
Aug-25	25	10	8	2.0	\$789,368	\$810,000	\$801,750	28	\$456	\$397	101%
Jul-25	32	8	17	2.2	\$825,219	\$780,000	\$828,382	36	\$445	\$455	101%
Jun-25	31	11	14	2.3	\$756,039	\$792,500	\$765,849	30	\$449	\$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	\$476	\$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	\$470	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	14	7.69%	\$822,492	-5.71%	\$799,000	0.503%	\$801,357	1.75%	23	-11.5%	101%
Oct-24	13	-18.8%	\$872,275	3.41%	\$795,000	0.952%	\$787,538	3.04%	26	-21.2%	104%
Oct-23	16	-11.1%	\$843,526	10.8%	\$787,500	-9.22%	\$764,312	-15%	33	32%	105%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	7	2	10	5	10
\$500-599K	8	4	12	7	18
\$600-699K	11	16	9	16	18
\$700-799K	32	27	28	26	48
\$800-899K	38	29	21	31	43
\$900-999K	14	30	31	39	37
\$1-1.299M	12	10	16	38	34
\$1.3-1.699M	2	4	1	3	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	124	122	128	165	212

Presented by:

Includes Hercules and Rodeo

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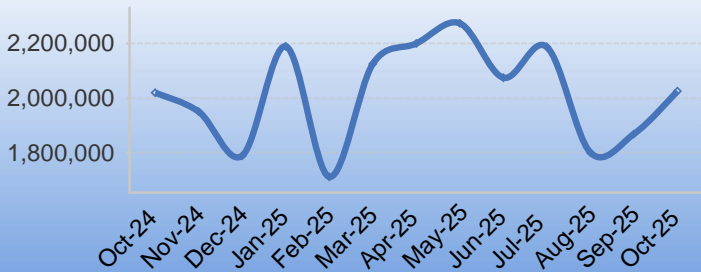
Deemed reliable but not guaranteed

Market Activity Summary:

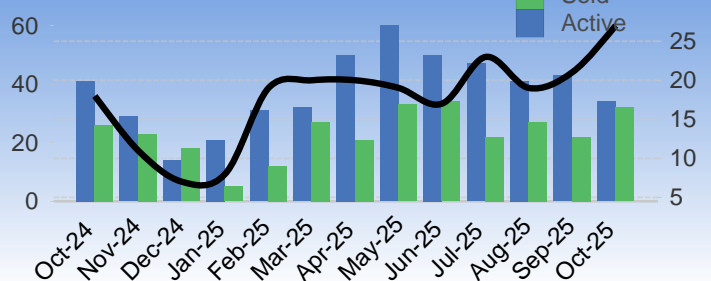
- Inventory: 34 units were listed for sale as of the last day of October - approximately 1.3 months of inventory.
- Sales Activity: 32 units were sold during October,
- Median Sales Price: \$2,025,552 during October
- Average price per sq.ft. in October was \$864
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 103% of list price in October



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
Oct-25	34	27	32	1.3	\$2,547,362	\$2,025,552	\$2,602,300	22	\$796	\$864	103%
Sep-25	43	21	22	1.9	\$2,304,863	\$1,867,500	\$2,323,796	25	\$769	\$863	102%
Aug-25	41	19	27	1.5	\$1,942,737	\$1,800,000	\$1,948,966	35	\$833	\$795	102%
Jul-25	47	23	22	1.6	\$2,392,818	\$2,187,500	\$2,443,709	20	\$846	\$907	101%
Jun-25	50	17	34	1.7	\$2,203,970	\$2,075,000	\$2,198,354	22	\$813	\$798	101%
May-25	60	19	33	2.2	\$2,503,878	\$2,275,000	\$2,549,901	17	\$821	\$898	102%
Apr-25	50	20	21	2.5	\$3,167,666	\$2,200,000	\$3,185,952	16	\$801	\$966	105%
Mar-25	32	20	27	2.2	\$2,169,259	\$2,125,000	\$2,227,926	15	\$773	\$870	104%
Feb-25	31	19	12	2.7	\$2,390,250	\$1,710,000	\$2,443,166	33	\$806	\$910	103%
Jan-25	21	8	5	1.4	\$2,163,177	\$2,190,000	\$2,154,000	58	\$777	\$913	102%
Dec-24	14	7	18	0.6	\$1,861,174	\$1,787,500	\$1,821,277	34	\$831	\$766	99%
Nov-24	29	11	23	1.3	\$2,173,304	\$1,950,000	\$2,185,994	24	\$885	\$884	101%
Oct-24	41	18	26	1.8	\$2,400,538	\$2,020,000	\$2,415,961	17	\$878	\$858	101%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	32	23.1%	\$2,461,163	-32.2%	\$2,025,552	0.275%	\$2,602,300	7.71%	22	29.4%	103%
Oct-24	26	4%	\$3,630,298	36.2%	\$2,020,000	15.4%	\$2,415,961	20.4%	17	-37%	101%
Oct-23	25	31.6%	\$2,666,358	3.34%	\$1,750,000	29.6%	\$2,006,900	8.62%	27	3.85%	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	1	0
\$700-799K	1	2	0	0	0
\$800-899K	0	1	2	1	1
\$900-999K	2	3	2	3	5
\$1-1.299M	19	22	20	13	32
\$1.3-1.699M	49	54	47	52	85
\$1.7-1.999M	41	35	37	55	80
\$2-2.999M	80	62	62	85	112
>3M	43	55	31	74	46
Total	235	234	201	284	361

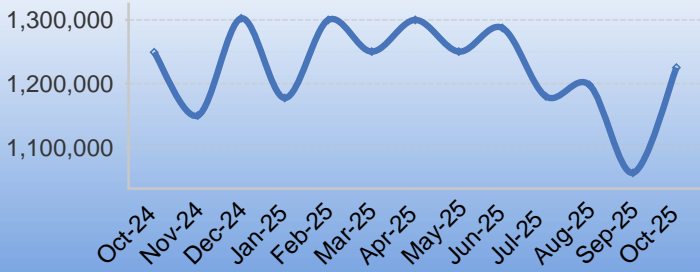
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Market Activity Summary:

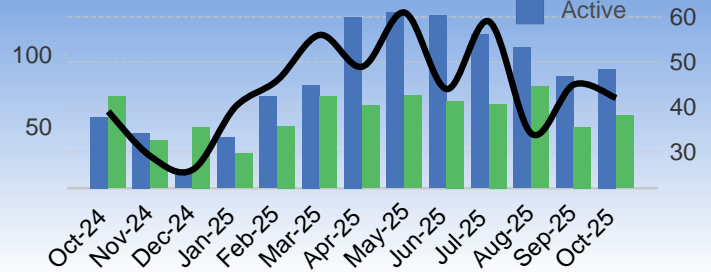
- Inventory: 90 units were listed for sale as of the last day of October - approximately 1.5 months of inventory.
- Sales Activity: 58 units were sold during October,
- Median Sales Price: \$1,225,000 during October
- Average price per sq.ft. in October was \$687
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 99% of list price in October



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
Oct-25	90	42	58	1.5	\$1,411,503	\$1,225,000	\$1,390,681	30	\$764	\$687	99%
Sep-25	85	45	50	1.4	\$1,197,588	\$1,060,000	\$1,186,482	34	\$777	\$680	99%
Aug-25	105	34	78	1.6	\$1,383,860	\$1,198,000	\$1,374,057	28	\$761	\$697	99%
Jul-25	114	59	66	1.7	\$1,484,578	\$1,180,000	\$1,455,723	21	\$744	\$709	99%
Jun-25	127	44	68	1.9	\$1,376,365	\$1,287,500	\$1,383,426	21	\$748	\$724	101%
May-25	129	61	72	1.9	\$1,323,592	\$1,250,000	\$1,335,597	19	\$768	\$748	101%
Apr-25	126	49	65	2.0	\$1,479,559	\$1,300,000	\$1,504,940	17	\$795	\$731	102%
Mar-25	79	56	71	1.6	\$1,314,021	\$1,250,000	\$1,348,187	10	\$803	\$748	103%
Feb-25	71	46	51	1.6	\$1,414,047	\$1,300,000	\$1,471,290	14	\$743	\$763	105%
Jan-25	43	40	32	1.0	\$1,254,518	\$1,177,500	\$1,270,937	27	\$761	\$754	102%
Dec-24	19	26	50	0.4	\$1,371,393	\$1,302,501	\$1,390,290	20	\$786	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	58	-18.3%	\$1,277,455	-8.83%	\$1,225,000	-1.92%	\$1,390,681	2.61%	30	57.9%	99%
Oct-24	71	29.1%	\$1,401,207	-7.03%	\$1,249,000	4.08%	\$1,355,308	6.4%	19	46.2%	103%
Oct-23	55	-20.3%	\$1,507,139	16.5%	\$1,200,000	6.67%	\$1,273,772	4.59%	13	-64.9%	105%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	1	1	0
\$500-599K	2	0	0	1	2
\$600-699K	5	1	5	2	14
\$700-799K	12	10	17	23	41
\$800-899K	39	28	36	47	116
\$900-999K	68	66	78	93	188
\$1-1.299M	217	224	206	291	316
\$1.3-1.699M	148	161	135	217	197
\$1.7-1.999M	46	61	38	66	58
\$2-2.999M	70	67	42	76	43
>3M	4	4	3	8	1
Total	611	622	561	825	976

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Market Activity Summary:

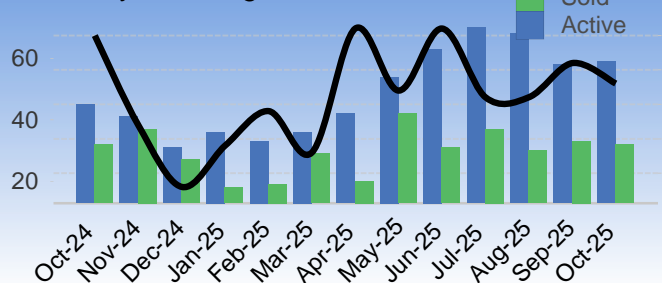
- Inventory: units were listed for sale as of the last day of October.
- Sales Activity: there were no units sold during this period.



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
Oct-25	59	23	32	1.9	\$710,682	\$710,500	\$709,671	34	\$519	\$481	100%
Sep-25	58	26	33	1.8	\$913,411	\$830,000	\$911,078	34	\$523	\$488	100%
Aug-25	68	21	30	2.1	\$966,972	\$790,000	\$957,558	25	\$500	\$533	100%
Jul-25	70	21	37	1.9	\$746,996	\$720,000	\$760,558	23	\$497	\$522	102%
Jun-25	63	31	31	2.0	\$893,601	\$825,000	\$897,947	24	\$516	\$533	101%
May-25	54	22	42	1.7	\$888,182	\$827,500	\$918,116	17	\$526	\$541	103%
Apr-25	42	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	32	0%	\$951,846	-0.0652%	\$710,500	-14.4%	\$709,671	-18.2%	34	21.4%	100%
Oct-24	32	-8.57%	\$952,467	-3.63%	\$830,000	3.43%	\$867,472	-3.95%	28	0%	102%
Oct-23	35	6.06%	\$988,328	9.04%	\$802,500	11.6%	\$903,144	21.3%	28	-9.68%	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	21	8	21	7	13
\$500-599K	31	34	22	22	39
\$600-699K	49	46	47	60	61
\$700-799K	60	63	57	69	95
\$800-899K	54	50	57	78	89
\$900-999K	37	35	44	53	63
\$1-1.299M	46	42	39	70	68
\$1.3-1.699M	9	12	13	32	24
\$1.7-1.999M	2	3	2	7	2
\$2-2.999M	8	1	4	4	5
>3M	0	0	1	0	0
Total	317	294	307	402	459

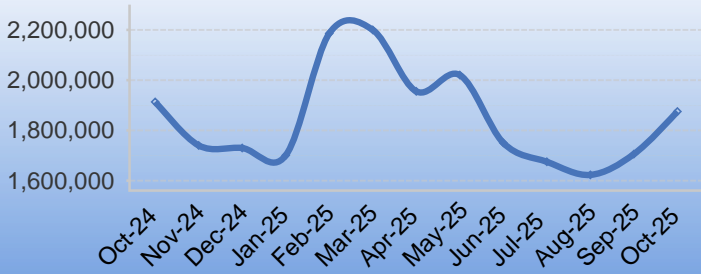
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Market Activity Summary:

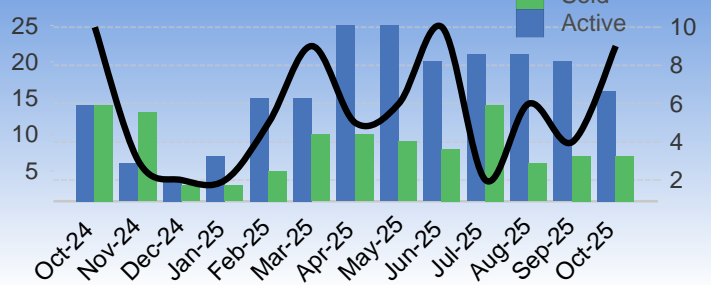
- Inventory: 16 units were listed for sale as of the last day of October - approximately 2.7 months of inventory.
- Sales Activity: 7 units were sold during October,
- Median Sales Price: \$1,875,000 during October
- Average price per sq.ft. in October was \$810
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 100% of list price in October



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
Oct-25	16	9	7	2.7	\$2,065,714	\$1,875,000	\$2,060,000	34	\$845	\$810	100%
Sep-25	20	4	7	2.3	\$1,769,412	\$1,705,024	\$1,754,217	23	\$779	\$791	99%
Aug-25	21	6	6	2.5	\$1,632,166	\$1,622,500	\$1,620,333	47	\$771	\$839	99%
Jul-25	21	2	14	2.0	\$1,899,428	\$1,675,000	\$1,882,366	49	\$758	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	7	-50%	\$1,771,977	-23.1%	\$1,875,000	-1.96%	\$2,060,000	2.01%	34	25.9%	100%
Oct-24	14	75%	\$2,305,252	15.1%	\$1,912,500	13.5%	\$2,019,482	8.39%	27	35%	99%
Oct-23	8	-20%	\$2,003,648	-0.252%	\$1,685,000	-23.9%	\$1,863,125	-17.2%	20	11.1%	100%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	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	1	11
\$1.3-1.699M	24	27	24	21	48
\$1.7-1.999M	22	29	24	18	42
\$2-2.999M	27	37	39	53	54
>3M	5	1	4	12	5
Total	80	99	93	105	160

Presented by:

Market Activity Summary:

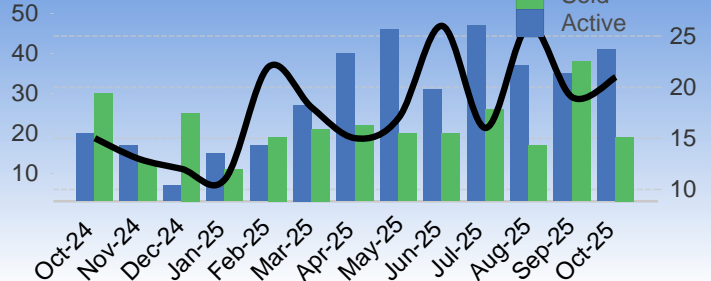
- Inventory: 41 units were listed for sale as of the last day of October - approximately 1.8 months of inventory.
- Sales Activity: 19 units were sold during October,
- Median Sales Price: \$1,360,000 during October
- Average price per sq.ft. in October was \$859
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 101% of list price in October



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
Oct-25	41	21	19	1.8	\$1,416,980	\$1,360,000	\$1,430,078	18	\$802	\$859	101%
Sep-25	35	19	38	1.3	\$1,329,625	\$1,335,500	\$1,351,863	22	\$816	\$799	103%
Aug-25	37	26	17	1.8	\$1,509,559	\$1,429,000	\$1,545,857	18	\$788	\$861	102%
Jul-25	47	16	26	2.2	\$1,412,393	\$1,460,000	\$1,411,903	27	\$795	\$863	100%
Jun-25	31	26	20	1.5	\$1,307,243	\$1,217,500	\$1,304,600	38	\$817	\$829	99%
May-25	46	17	20	2.3	\$1,443,930	\$1,449,500	\$1,449,097	17	\$833	\$873	100%
Apr-25	40	15	22	2.0	\$1,419,489	\$1,405,444	\$1,465,274	20	\$823	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	19	-36.7%	\$1,464,892	10.8%	\$1,360,000	2.99%	\$1,430,078	0.58%	18	-14.3%	101%
Oct-24	30	66.7%	\$1,322,145	5.6%	\$1,320,500	-6.53%	\$1,421,833	0.746%	21	163%	105%
Oct-23	18	50%	\$1,252,032	3.81%	\$1,412,775	30.2%	\$1,411,308	18.1%	8	-71.4%	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	1	0	0	0	0
\$500-599K	0	0	0	0	1
\$600-699K	0	1	0	0	0
\$700-799K	3	0	6	1	1
\$800-899K	7	2	8	3	16
\$900-999K	9	7	23	14	40
\$1-1.299M	58	58	81	82	145
\$1.3-1.699M	104	107	78	115	116
\$1.7-1.999M	18	26	13	13	16
\$2-2.999M	13	24	7	32	2
>3M	0	0	0	1	0
Total	213	225	216	261	337

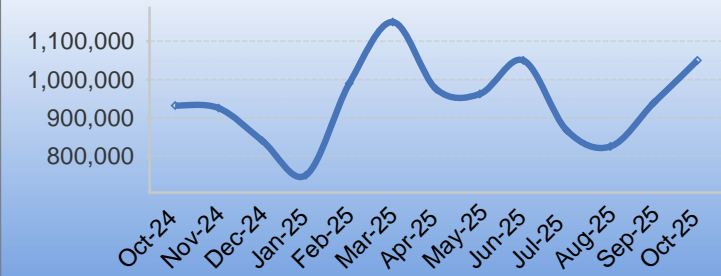
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Market Activity Summary:

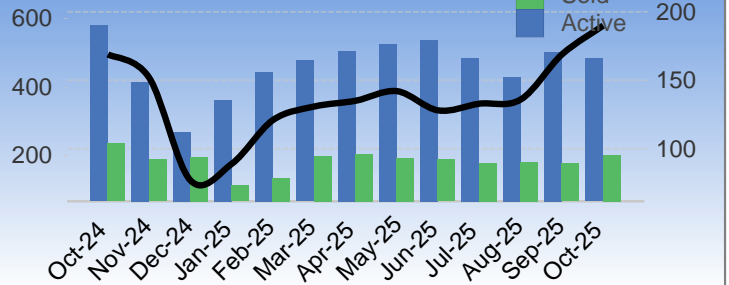
- Inventory: 483 units were listed for sale as of the last day of October - approximately 2.7 months of inventory.
- Sales Activity: 201 units were sold during October,
- Median Sales Price: \$1,050,000 during October
- Average price per sq.ft. in October was \$641
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 113% of list price in October



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
Oct-25	483	190	201	2.7	\$1,057,558	\$1,050,000	\$1,224,828	31	\$560	\$641	113%
Sep-25	501	169	177	2.8	\$957,946	\$940,000	\$1,079,983	35	\$550	\$627	110%
Aug-25	429	136	181	2.4	\$909,049	\$825,000	\$1,000,614	36	\$536	\$595	109%
Jul-25	485	133	178	2.6	\$1,068,000	\$867,500	\$1,150,457	39	\$527	\$601	108%
Jun-25	537	128	189	2.8	\$1,101,564	\$1,050,000	\$1,223,102	28	\$531	\$653	110%
May-25	525	142	192	2.7	\$1,052,290	\$962,500	\$1,183,923	30	\$535	\$638	111%
Apr-25	504	135	205	2.9	\$1,048,444	\$975,000	\$1,169,964	28	\$532	\$623	110%
Mar-25	476	131	198	3.3	\$1,082,121	\$1,150,000	\$1,236,786	23	\$535	\$666	113%
Feb-25	444	121	135	3.1	\$1,013,945	\$990,000	\$1,134,572	36	\$537	\$624	109%
Jan-25	361	89	113	2.2	\$1,053,337	\$750,000	\$1,061,516	50	\$528	\$563	103%
Dec-24	268	77	195	1.3	\$910,422	\$840,000	\$991,374	46	\$521	\$592	108%
Nov-24	414	152	189	2.1	\$1,115,018	\$926,000	\$1,178,234	37	\$541	\$608	106%
Oct-24	579	169	234	2.9	\$992,083	\$932,500	\$1,095,987	29	\$544	\$639	109%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	201	-14.1%	\$1,018,149	-1.18%	\$1,050,000	12.6%	\$1,224,828	11.8%	31	6.9%	113%
Oct-24	234	21.9%	\$1,030,307	-4.65%	\$932,500	-17.4%	\$1,095,987	-10.3%	29	26.1%	109%
Oct-23	192	1.05%	\$1,080,560	-6.72%	\$1,129,000	2.59%	\$1,221,594	-8.69%	23	-11.5%	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	227	167	141	98	169
\$500-599K	180	179	163	181	217
\$600-699K	148	160	155	210	217
\$700-799K	136	137	131	156	194
\$800-899K	129	142	110	148	184
\$900-999K	98	107	111	162	165
\$1-1.299M	287	275	256	357	359
\$1.3-1.699M	295	282	287	392	457
\$1.7-1.999M	81	114	133	209	187
\$2-2.999M	132	137	120	221	180
>3M	56	41	54	92	65
Total	1769	1741	1661	2226	2394

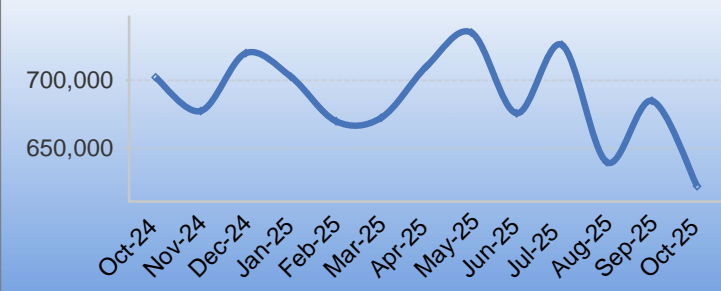
Presented by:

Market Activity Summary:

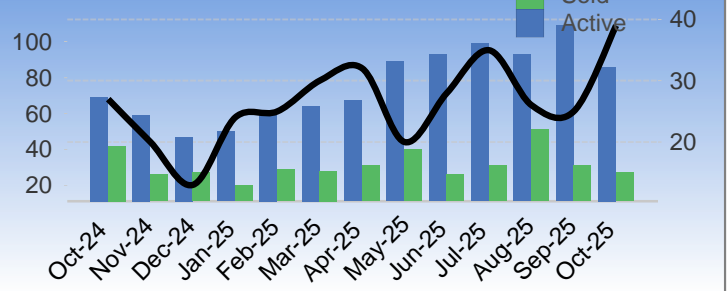
- Inventory: 86 units were listed for sale as of the last day of October - approximately 2.5 months of inventory.
- Sales Activity: 27 units were sold during October,
- Median Sales Price: \$622,500 during October
- Average price per sq.ft. in October was \$377
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 100% of list price in October



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
Oct-25	86	39	27	2.5	\$668,008	\$622,500	\$667,586	29	\$347	\$377	100%
Sep-25	109	25	31	3.0	\$740,554	\$685,000	\$740,957	29	\$344	\$358	100%
Aug-25	93	26	51	2.7	\$665,250	\$640,000	\$670,012	40	\$349	\$347	101%
Jul-25	99	35	31	3.2	\$751,193	\$726,000	\$759,559	37	\$347	\$349	100%
Jun-25	93	28	26	3.0	\$664,943	\$675,750	\$679,698	35	\$362	\$351	104%
May-25	89	20	40	2.7	\$737,097	\$735,000	\$739,793	28	\$358	\$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	\$381	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	27	-35.7%	\$712,904	-2.87%	\$622,500	-11.3%	\$667,586	-4.98%	29	0%	100%
Oct-24	42	68%	\$733,941	6.61%	\$702,000	1.89%	\$702,598	0.228%	29	11.5%	100%
Oct-23	25	-39%	\$688,457	4.02%	\$689,000	4.39%	\$700,997	4.17%	26	-25.7%	100%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	12	15	11	14	30
\$500-599K	56	46	55	55	120
\$600-699K	102	111	125	134	136
\$700-799K	86	101	88	111	92
\$800-899K	27	30	36	69	53
\$900-999K	13	16	12	39	22
\$1-1.299M	10	13	4	17	15
\$1.3-1.699M	7	7	1	3	1
\$1.7-1.999M	1	0	1	1	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	314	339	333	443	469

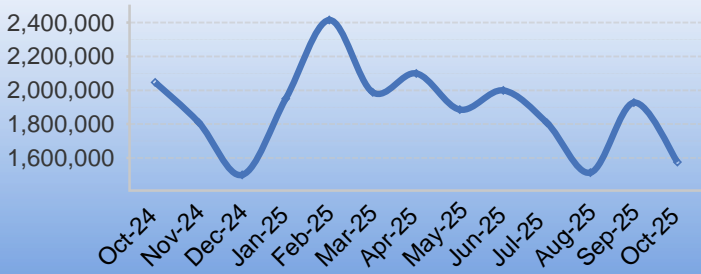
Presented by:

Market Activity Summary:

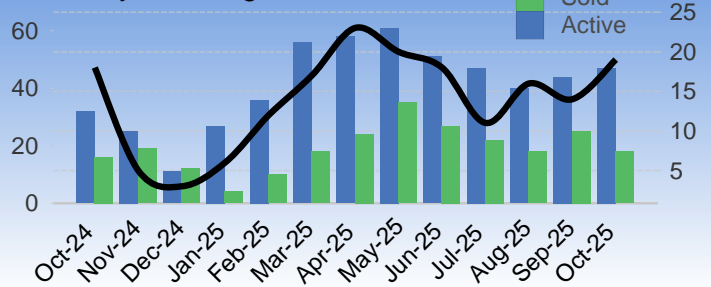
- Inventory: 47 units were listed for sale as of the last day of October - approximately 2.4 months of inventory.
- Sales Activity: 18 units were sold during October,
- Median Sales Price: \$1,574,375 during October
- Average price per sq.ft. in October was \$775
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 100% of list price in October



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
Oct-25	47	19	18	2.4	\$2,100,694	\$1,574,375	\$2,073,708	36	\$768	\$775	100%
Sep-25	44	14	25	2.1	\$2,209,380	\$1,928,000	\$2,213,620	38	\$767	\$742	100%
Aug-25	40	16	18	1.8	\$1,868,160	\$1,512,500	\$1,854,955	39	\$776	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	18	12.5%	\$2,392,137	2.81%	\$1,574,375	-23.1%	\$2,073,708	-15.4%	36	0%	100%
Oct-24	16	-23.8%	\$2,326,857	23.5%	\$2,047,563	2.38%	\$2,451,395	17.1%	36	38.5%	101%
Oct-23	21	16.7%	\$1,884,363	-19.6%	\$2,000,000	5.68%	\$2,092,904	6.63%	26	-33.3%	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	2	1	2	0
\$900-999K	1	0	0	0	1
\$1-1.299M	15	11	14	8	18
\$1.3-1.699M	54	37	38	36	63
\$1.7-1.999M	41	28	27	43	89
\$2-2.999M	55	70	60	77	111
>3M	35	26	23	40	43
Total	201	174	163	206	325

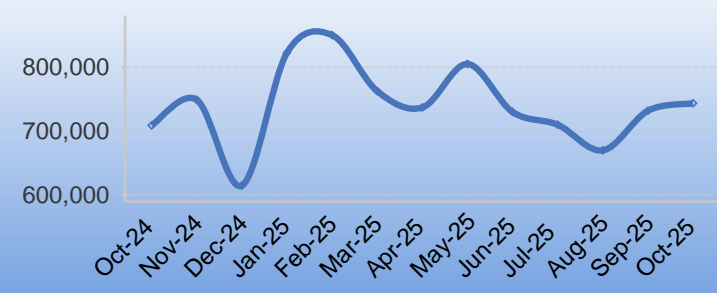
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Market Activity Summary:

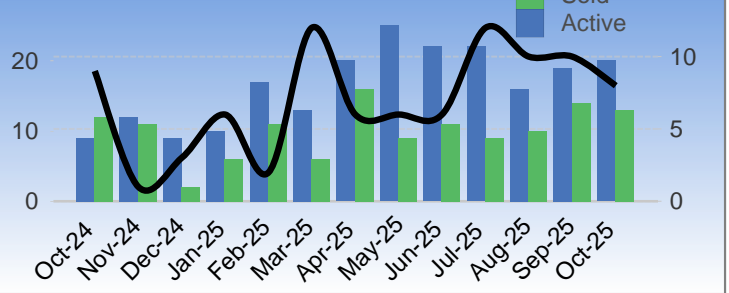
- Inventory: 20 units were listed for sale as of the last day of October - approximately 1.9 months of inventory.
- Sales Activity: 13 units were sold during October,
- Median Sales Price: \$743,500 during October
- Average price per sq.ft. in October was \$516
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 101% of list price in October



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
Oct-25	20	8	13	1.9	\$764,530	\$743,500	\$774,076	22	\$509	\$516	101%
Sep-25	19	10	14	1.8	\$712,106	\$732,000	\$722,750	26	\$470	\$497	102%
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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	13	8.33%	\$778,582	11.6%	\$743,500	4.87%	\$774,076	6.91%	22	29.4%	101%
Oct-24	12	200%	\$697,373	-8.75%	\$709,000	-10.3%	\$724,077	-14.2%	17	6.25%	105%
Oct-23	4	-60%	\$764,278	6.5%	\$790,000	9.34%	\$843,972	15.8%	16	-40.7%	105%

Sales Activity and Price Trends

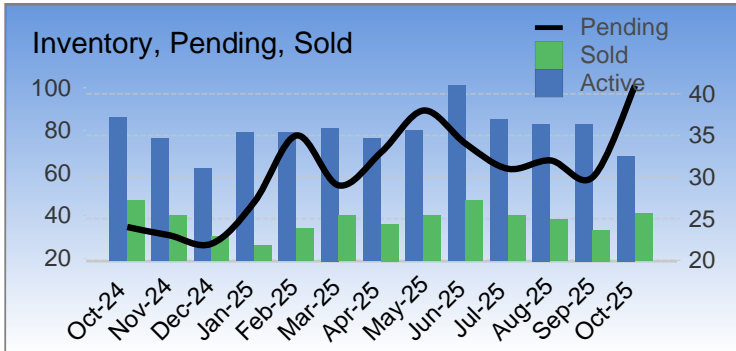
Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	3	0	1	1	3
\$500-599K	10	2	4	2	9
\$600-699K	23	20	17	9	25
\$700-799K	33	25	34	42	55
\$800-899K	22	28	20	36	25
\$900-999K	9	3	5	20	15
\$1-1.299M	4	2	4	6	11
\$1.3-1.699M	1	0	1	1	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	1	0	0	0
>3M	0	0	0	0	0
Total	105	81	86	117	143

Presented by:

Market Activity Summary:



- Inventory: 68 units were listed for sale as of the last day of October - approximately 1.9 months of inventory.
- Sales Activity: 41 units were sold during October,
- Median Sales Price: \$566,000 during October
- Average price per sq.ft. in October was \$374
- Average Days-on-Market (DOM) is approximately 43 days
- Sold over Asking: On average, buyers paid 102% of list price in October



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
Oct-25	68	41	41	1.9	\$592,690	\$566,000	\$600,282	43	\$411	\$374	102%
Sep-25	83	30	33	2.4	\$584,132	\$550,000	\$585,113	30	\$402	\$381	101%
Aug-25	83	32	38	2.0	\$604,124	\$580,000	\$603,902	27	\$414	\$416	100%
Jul-25	85	31	40	2.1	\$575,265	\$573,500	\$581,025	27	\$418	\$369	101%
Jun-25	101	34	47	2.5	\$622,167	\$595,000	\$626,938	40	\$388	\$390	101%
May-25	80	38	40	2.1	\$618,680	\$600,000	\$621,661	40	\$372	\$395	101%
Apr-25	76	33	36	2.1	\$609,880	\$597,944	\$618,966	28	\$367	\$397	102%
Mar-25	81	29	40	2.5	\$569,596	\$547,500	\$575,708	28	\$408	\$386	101%
Feb-25	79	35	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	41	-12.8%	\$601,136	7.14%	\$566,000	-6.45%	\$600,282	0.403%	43	53.6%	102%
Oct-24	47	-6%	\$561,066	-10.7%	\$605,000	0.166%	\$597,874	1.85%	28	40%	102%
Oct-23	50	13.6%	\$627,995	-3.73%	\$604,000	7.86%	\$587,012	-2.18%	20	-42.9%	102%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	73	75	104	90	116
\$500-599K	136	107	122	148	137
\$600-699K	87	123	130	186	153
\$700-799K	44	46	50	91	62
\$800-899K	22	20	22	53	44
\$900-999K	9	4	17	23	17
\$1-1.299M	4	6	13	21	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	375	382	458	613	533

Presented by:

Includes Pittsburg and Bay Point

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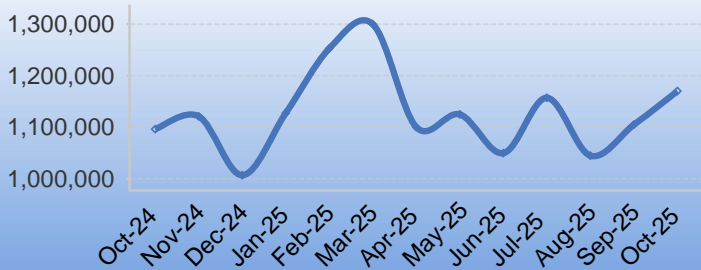
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Market Activity Summary:

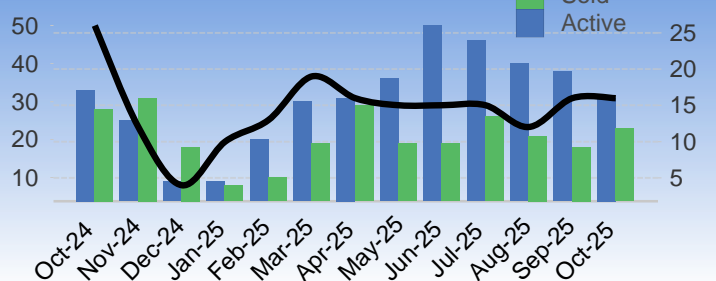
- Inventory: 31 units were listed for sale as of the last day of October - approximately 1.5 months of inventory.
- Sales Activity: 23 units were sold during October,
- Median Sales Price: \$1,170,000 during October
- Average price per sq.ft. in October was \$693
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 100% of list price in October



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
Oct-25	31	16	23	1.5	\$1,138,382	\$1,170,000	\$1,141,608	21	\$616	\$693	100%
Sep-25	38	16	18	1.8	\$1,116,327	\$1,105,000	\$1,123,583	31	\$600	\$640	100%
Aug-25	40	12	21	1.9	\$1,081,708	\$1,045,000	\$1,066,100	35	\$629	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	23	-17.9%	\$1,052,582	-9.38%	\$1,170,000	6.7%	\$1,141,608	-0.0531%	21	-12.5%	100%
Oct-24	28	21.7%	\$1,161,502	-3.08%	\$1,096,500	-4.24%	\$1,142,214	-2.58%	24	9.09%	104%
Oct-23	23	-17.9%	\$1,198,369	8.64%	\$1,145,000	23.1%	\$1,172,426	18.7%	22	-8.33%	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	3
\$500-599K	4	0	2	0	2
\$600-699K	8	5	9	10	14
\$700-799K	12	26	19	24	39
\$800-899K	29	31	23	36	48
\$900-999K	23	29	22	32	68
\$1-1.299M	53	53	71	96	133
\$1.3-1.699M	58	54	49	73	59
\$1.7-1.999M	3	15	8	16	7
\$2-2.999M	2	8	3	1	1
>3M	0	0	0	0	0
Total	192	221	206	288	374

Presented by:

Includes Pleasant Hill and Pacheco

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Market Activity Summary:

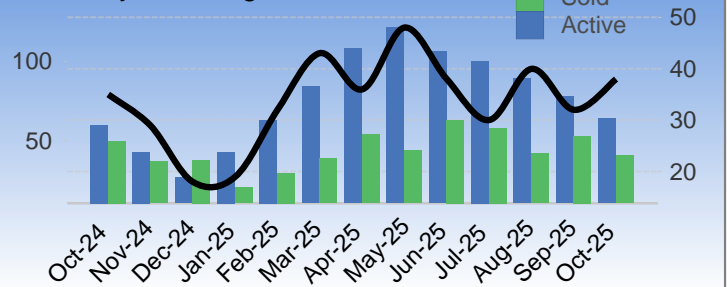
- Inventory: 64 units were listed for sale as of the last day of October - approximately 1.4 months of inventory.
- Sales Activity: 41 units were sold during October,
- Median Sales Price: \$1,750,000 during October
- Average price per sq.ft. in October was \$805
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 98% of list price in October



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
Oct-25	64	38	41	1.4	\$2,254,263	\$1,750,000	\$2,202,829	25	\$837	\$805	98%
Sep-25	78	32	53	1.5	\$1,971,159	\$1,527,000	\$1,956,754	26	\$838	\$813	99%
Aug-25	89	40	42	1.7	\$1,957,216	\$1,661,000	\$1,891,705	29	\$863	\$827	97%
Jul-25	100	30	58	1.8	\$2,089,539	\$1,679,444	\$2,027,911	31	\$859	\$803	98%
Jun-25	106	38	63	2.0	\$1,991,951	\$1,770,000	\$1,976,300	26	\$880	\$849	99%
May-25	121	48	44	2.7	\$1,994,203	\$1,680,000	\$1,971,347	32	\$845	\$867	99%
Apr-25	108	36	54	2.7	\$1,992,355	\$1,806,500	\$2,002,196	17	\$864	\$885	101%
Mar-25	84	43	39	2.8	\$2,020,641	\$1,869,000	\$2,036,367	15	\$837	\$913	101%
Feb-25	63	32	30	2.1	\$1,999,512	\$1,657,500	\$1,992,800	23	\$869	\$865	100%
Jan-25	43	19	21	1.4	\$2,324,402	\$1,830,000	\$2,286,871	23	\$887	\$880	100%
Dec-24	27	18	38	0.6	\$1,939,944	\$1,805,000	\$1,911,624	34	\$863	\$846	99%
Nov-24	43	29	37	1.0	\$2,129,598	\$1,785,000	\$2,103,168	33	\$866	\$836	99%
Oct-24	60	35	50	1.4	\$2,081,479	\$1,687,500	\$2,044,100	29	\$856	\$874	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
Oct-25	41	-18%	\$2,022,990	-6.82%	\$1,750,000	3.7%	\$2,202,829	7.77%	25	-13.8%	98%
Oct-24	50	78.6%	\$2,171,064	10.8%	\$1,687,500	-4.36%	\$2,044,100	-3.59%	29	107%	99%
Oct-23	28	-26.3%	\$1,958,925	-7.68%	\$1,764,500	10.4%	\$2,120,298	12.5%	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	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	4	0
\$900-999K	6	0	2	3	16
\$1-1.299M	48	38	38	33	126
\$1.3-1.699M	156	125	124	173	233
\$1.7-1.999M	85	108	90	100	98
\$2-2.999M	92	105	63	126	108
>3M	56	61	42	67	43
Total	445	439	362	506	633

Presented by:

Includes Pleasanton and Sunol

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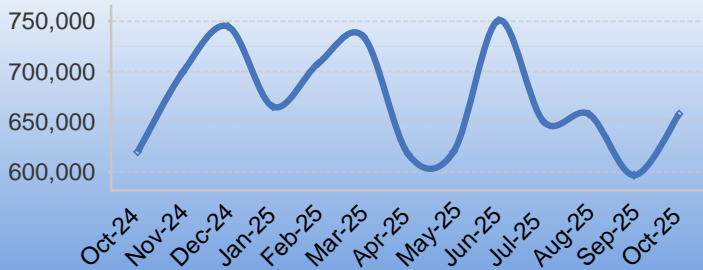
Deemed reliable but not guaranteed

Market Activity Summary:

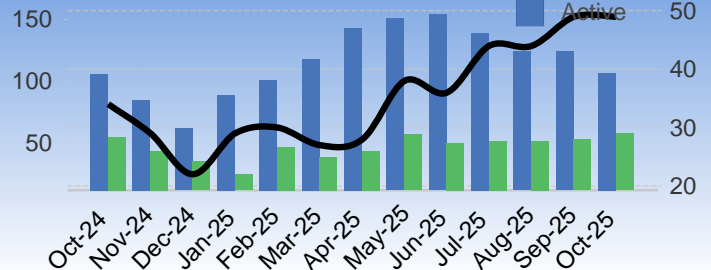
- Inventory: 107 units were listed for sale as of the last day of October - approximately 2.0 months of inventory.
- Sales Activity: 58 units were sold during October,
- Median Sales Price: \$657,500 during October
- Average price per sq.ft. in October was \$486
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 103% of list price in October



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
Oct-25	107	49	58	2.0	\$667,918	\$657,500	\$685,896	38	\$474	\$486	103%
Sep-25	124	49	53	2.5	\$632,715	\$596,811	\$637,666	38	\$476	\$518	101%
Aug-25	124	44	52	2.5	\$681,052	\$657,500	\$700,284	36	\$470	\$524	103%
Jul-25	139	44	52	2.7	\$676,525	\$650,000	\$684,044	40	\$496	\$485	101%
Jun-25	154	36	50	3.1	\$793,823	\$751,000	\$810,320	38	\$497	\$552	103%
May-25	151	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	58	5.45%	\$715,295	0.255%	\$657,500	6.05%	\$685,896	-4.13%	38	15.2%	103%
Oct-24	55	-5.17%	\$713,474	4.06%	\$620,000	-0.8%	\$715,461	8.49%	33	73.7%	104%
Oct-23	58	0%	\$685,667	-6.1%	\$625,000	-7.41%	\$659,452	-9.59%	19	-34.5%	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	72	69	68	59	74
\$500-599K	108	94	79	80	130
\$600-699K	90	106	96	100	109
\$700-799K	71	57	79	93	81
\$800-899K	59	57	37	68	89
\$900-999K	32	38	24	63	47
\$1-1.299M	35	46	51	84	39
\$1.3-1.699M	9	6	11	16	7
\$1.7-1.999M	0	1	2	4	3
\$2-2.999M	1	3	1	2	1
>3M	0	0	0	0	0
Total	477	477	448	569	580

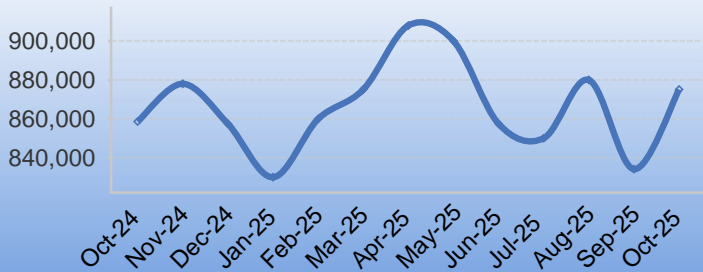
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Market Activity Summary:

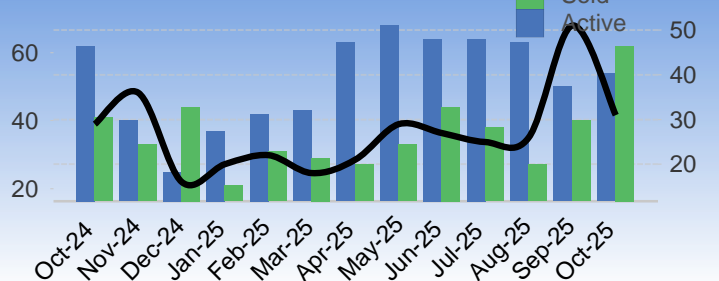
- Inventory: 54 units were listed for sale as of the last day of October - approximately 1.3 months of inventory.
- Sales Activity: 62 units were sold during October,
- Median Sales Price: \$875,000 during October
- Average price per sq.ft. in October was \$599
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 104% of list price in October



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
Oct-25	54	31	62	1.3	\$879,608	\$875,000	\$917,627	24	\$625	\$599	104%
Sep-25	50	51	40	1.5	\$873,171	\$834,000	\$900,140	24	\$580	\$622	103%
Aug-25	63	26	27	1.8	\$896,731	\$880,000	\$912,565	32	\$581	\$620	102%
Jul-25	64	25	38	1.7	\$844,938	\$850,000	\$872,657	27	\$593	\$632	103%
Jun-25	64	27	44	1.9	\$838,325	\$857,500	\$866,040	26	\$601	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	62	51.2%	\$886,047	-6.32%	\$875,000	1.92%	\$917,627	-0.375%	24	-11.1%	104%
Oct-24	41	10.8%	\$945,774	10.7%	\$858,500	1%	\$921,085	-1.84%	27	50%	105%
Oct-23	37	-26%	\$854,169	0.578%	\$850,000	-2.4%	\$938,351	4.07%	18	-52.6%	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	2	0	3	1	1
\$500-599K	8	5	6	3	9
\$600-699K	25	37	26	29	34
\$700-799K	72	72	83	69	81
\$800-899K	100	112	103	88	134
\$900-999K	73	62	42	80	93
\$1-1.299M	45	82	64	112	94
\$1.3-1.699M	24	28	23	57	22
\$1.7-1.999M	3	2	1	5	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	352	400	351	444	469

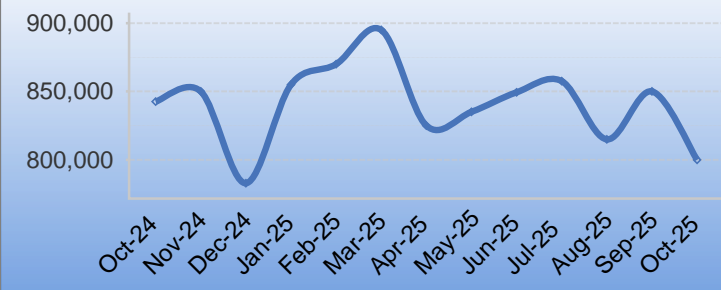
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Market Activity Summary:

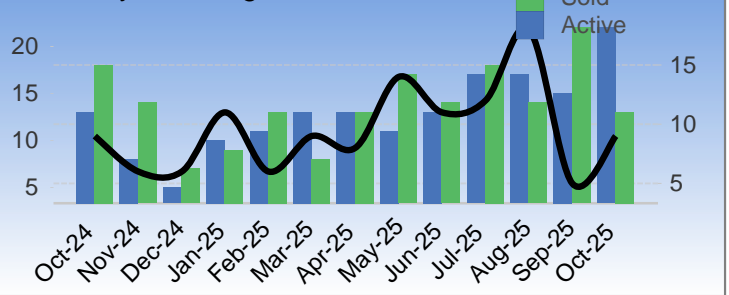
- Inventory: 22 units were listed for sale as of the last day of October - approximately 1.5 months of inventory.
- Sales Activity: 13 units were sold during October,
- Median Sales Price: \$800,000 during October
- Average price per sq.ft. in October was \$657
- Average Days-on-Market (DOM) is approximately 43 days
- Sold over Asking: On average, buyers paid 102% of list price in October



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
Oct-25	22	9	13	1.5	\$762,975	\$800,000	\$777,115	43	\$602	\$657	102%
Sep-25	15	5	22	1.0	\$822,672	\$850,000	\$852,122	17	\$629	\$650	104%
Aug-25	17	18	14	1.1	\$788,985	\$815,000	\$807,928	24	\$646	\$630	103%
Jul-25	17	12	18	1.0	\$821,249	\$857,500	\$836,506	20	\$682	\$626	102%
Jun-25	13	11	14	0.9	\$840,702	\$849,444	\$860,420	16	\$612	\$643	102%
May-25	11	14	17	0.9	\$776,411	\$835,000	\$806,409	20	\$702	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	13	-27.8%	\$824,199	-6.5%	\$800,000	-5.04%	\$777,115	-8.84%	43	115%	102%
Oct-24	18	-14.3%	\$881,464	10.3%	\$842,500	4.01%	\$852,427	3.59%	20	66.7%	104%
Oct-23	21	5%	\$798,989	9.27%	\$810,000	0.935%	\$822,852	0.403%	12	-53.8%	107%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	2	0
\$500-599K	3	1	3	2	0
\$600-699K	6	5	6	6	8
\$700-799K	35	24	38	35	44
\$800-899K	64	48	56	59	70
\$900-999K	21	34	27	43	39
\$1-1.299M	12	18	7	33	7
\$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	141	130	137	181	168

Presented by:

Market Activity Summary:

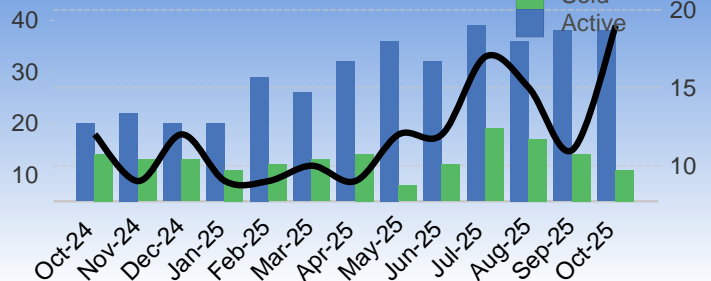
- Inventory: 38 units were listed for sale as of the last day of October - approximately 2.9 months of inventory.
- Sales Activity: 11 units were sold during October,
- Median Sales Price: \$600,000 during October
- Average price per sq.ft. in October was \$508
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 100% of list price in October



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
Oct-25	38	19	11	2.9	\$592,631	\$600,000	\$589,272	37	\$523	\$508	100%
Sep-25	38	11	14	2.6	\$594,203	\$610,000	\$599,400	43	\$491	\$501	101%
Aug-25	36	15	17	2.3	\$562,985	\$580,000	\$579,117	25	\$520	\$499	103%
Jul-25	39	17	19	3.1	\$578,363	\$585,000	\$578,894	36	\$500	\$474	100%
Jun-25	32	12	12	3.4	\$657,149	\$699,000	\$657,250	52	\$513	\$501	100%
May-25	36	12	8	3.3	\$541,412	\$537,500	\$534,500	49	\$494	\$463	98%
Apr-25	32	9	14	2.5	\$612,980	\$639,000	\$621,782	31	\$501	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	11	-21.4%	\$585,690	0.531%	\$600,000	11.6%	\$589,272	4.52%	37	185%	100%
Oct-24	14	27.3%	\$582,596	-6.77%	\$537,500	-17.3%	\$563,785	-12.2%	13	-56.7%	106%
Oct-23	11	-31.3%	\$624,870	-3.91%	\$650,000	6.56%	\$642,000	2.86%	30	-23.1%	104%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	18	23	17	16	19
\$500-599K	46	38	29	27	61
\$600-699K	44	42	21	54	55
\$700-799K	19	19	25	30	30
\$800-899K	3	9	6	11	11
\$900-999K	1	1	1	2	2
\$1-1.299M	0	0	0	2	3
\$1.3-1.699M	0	0	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	131	132	99	142	182

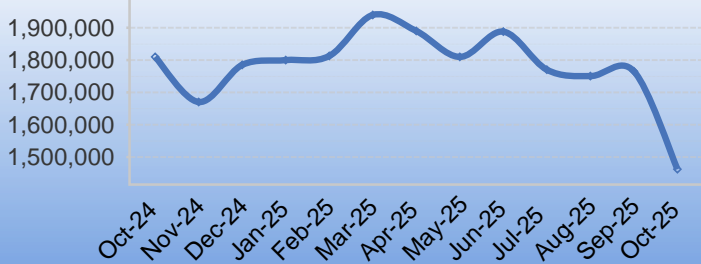
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Market Activity Summary:

- Inventory: 44 units were listed for sale as of the last day of October - approximately 1.0 months of inventory.
- Sales Activity: 42 units were sold during October,
- Median Sales Price: \$1,462,744 during October
- Average price per sq.ft. in October was \$737
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 98% of list price in October



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
Oct-25	44	25	42	1.0	\$1,667,775	\$1,462,744	\$1,636,399	34	\$765	\$737	98%
Sep-25	52	30	52	1.2	\$1,806,216	\$1,765,000	\$1,794,997	21	\$746	\$726	100%
Aug-25	65	38	43	1.4	\$1,826,226	\$1,750,700	\$1,802,106	16	\$746	\$736	99%
Jul-25	79	36	39	1.8	\$1,876,168	\$1,770,000	\$1,855,238	22	\$761	\$764	99%
Jun-25	78	33	54	1.9	\$2,005,195	\$1,887,500	\$1,980,059	19	\$760	\$764	99%
May-25	80	45	41	2.2	\$1,913,373	\$1,810,000	\$1,914,053	18	\$765	\$801	100%
Apr-25	80	29	30	2.9	\$2,180,928	\$1,890,000	\$2,192,162	12	\$780	\$780	100%
Mar-25	61	26	40	2.7	\$1,994,411	\$1,939,500	\$2,020,041	14	\$787	\$773	102%
Feb-25	35	24	13	1.9	\$1,706,222	\$1,813,000	\$1,699,029	9	\$771	\$836	100%
Jan-25	22	14	15	0.9	\$1,975,680	\$1,800,000	\$1,966,800	22	\$738	\$795	100%
Dec-24	10	11	28	0.3	\$1,906,234	\$1,785,000	\$1,912,207	27	\$727	\$800	101%
Nov-24	23	28	27	0.7	\$1,698,695	\$1,670,000	\$1,717,259	17	\$778	\$796	102%
Oct-24	39	23	36	1.0	\$1,834,651	\$1,810,000	\$1,856,996	23	\$766	\$829	101%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	42	16.7%	\$1,880,223	-1.34%	\$1,462,744	-19.2%	\$1,636,399	-11.9%	34	47.8%	98%
Oct-24	36	24.1%	\$1,905,833	3.67%	\$1,810,000	-1.58%	\$1,856,996	-3.77%	23	76.9%	101%
Oct-23	29	-25.6%	\$1,838,321	2.03%	\$1,839,001	6.92%	\$1,929,739	6.25%	13	-53.6%	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	1
\$700-799K	4	3	0	0	2
\$800-899K	5	3	2	2	2
\$900-999K	3	1	0	2	4
\$1-1.299M	26	13	23	30	91
\$1.3-1.699M	125	117	117	113	296
\$1.7-1.999M	72	87	83	138	140
\$2-2.999M	114	130	93	212	130
>3M	20	18	11	36	13
Total	369	372	329	533	679

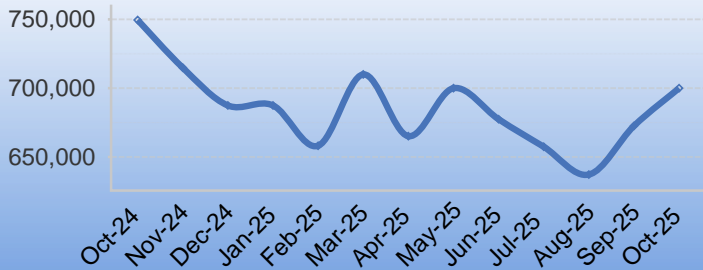
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Market Activity Summary:

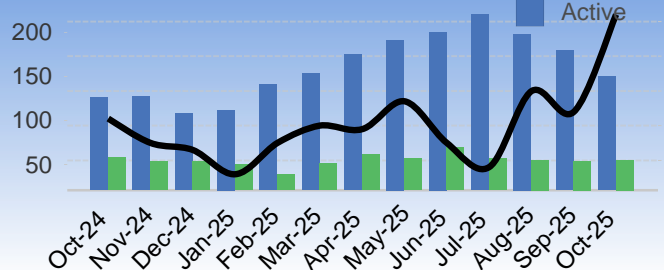
- Inventory: 150 units were listed for sale as of the last day of October - approximately 2.9 months of inventory.
- Sales Activity: 55 units were sold during October,
- Median Sales Price: \$700,000 during October
- Average price per sq.ft. in October was \$355
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 100% of list price in October



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
Oct-25	150	82	55	2.9	\$719,337	\$700,000	\$714,817	39	\$391	\$355	100%
Sep-25	179	54	54	3.3	\$748,008	\$672,500	\$731,690	36	\$379	\$343	98%
Aug-25	198	60	55	3.3	\$671,370	\$637,000	\$654,128	48	\$387	\$350	97%
Jul-25	220	38	57	3.7	\$710,811	\$657,282	\$695,699	41	\$385	\$381	98%
Jun-25	200	45	69	3.2	\$704,229	\$677,500	\$696,633	29	\$390	\$362	99%
May-25	191	57	57	3.5	\$705,896	\$700,000	\$698,487	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	55	-5.17%	\$846,472	10.2%	\$700,000	-6.6%	\$714,817	-11.3%	39	62.5%	100%
Oct-24	58	11.5%	\$768,078	3.21%	\$749,498	10.2%	\$805,996	10.3%	24	20%	99%
Oct-23	52	-18.8%	\$744,198	-4.05%	\$680,000	1.49%	\$730,461	8.15%	20	-51.2%	100%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	52	34	39	42	96
\$500-599K	100	78	85	78	178
\$600-699K	150	126	120	149	216
\$700-799K	117	122	116	162	172
\$800-899K	58	93	74	123	126
\$900-999K	36	49	34	68	45
\$1-1.299M	25	70	34	81	39
\$1.3-1.699M	9	27	5	23	14
\$1.7-1.999M	0	3	3	1	3
\$2-2.999M	1	1	1	3	3
>3M	0	0	0	0	0
Total	548	603	511	730	892

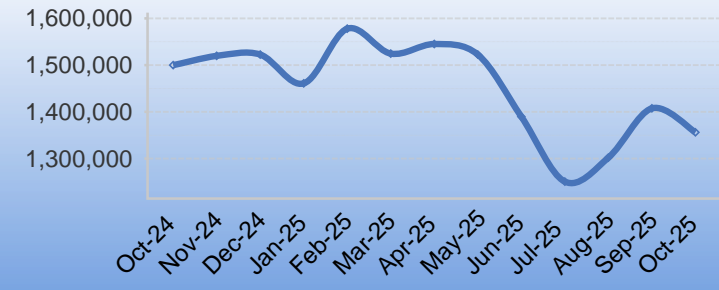
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Market Activity Summary:

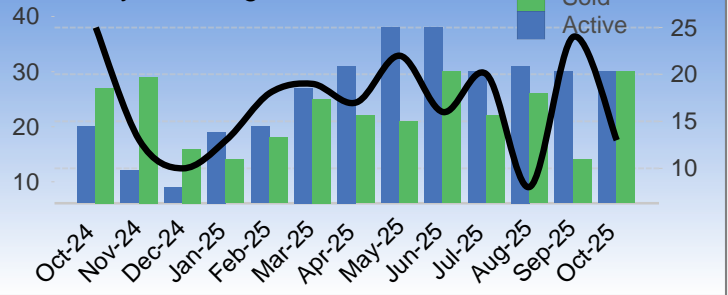
- Inventory: 30 units were listed for sale as of the last day of October - approximately 1.3 months of inventory.
- Sales Activity: 30 units were sold during October,
- Median Sales Price: \$1,356,000 during October
- Average price per sq.ft. in October was \$834
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 103% of list price in October



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
Oct-25	30	13	30	1.3	\$1,432,361	\$1,356,000	\$1,465,391	27	\$806	\$834	103%
Sep-25	30	24	14	1.5	\$1,346,190	\$1,407,500	\$1,363,208	29	\$824	\$848	101%
Aug-25	31	8	26	1.2	\$1,338,163	\$1,302,075	\$1,344,826	27	\$803	\$796	100%
Jul-25	30	20	22	1.2	\$1,286,262	\$1,250,555	\$1,309,227	27	\$805	\$792	102%
Jun-25	38	16	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-25	30	11.1%	\$1,398,453	-14.3%	\$1,356,000	-9.6%	\$1,465,391	-3.77%	27	58.8%	103%
Oct-24	27	50%	\$1,632,581	22.1%	\$1,500,000	22.1%	\$1,522,777	14.2%	17	13.3%	103%
Oct-23	18	-21.7%	\$1,337,058	3.03%	\$1,229,000	-12.8%	\$1,333,916	-1.56%	15	-42.3%	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	4
\$700-799K	4	3	1	3	9
\$800-899K	6	6	9	13	19
\$900-999K	10	8	14	12	18
\$1-1.299M	51	38	50	49	92
\$1.3-1.699M	102	112	91	97	100
\$1.7-1.999M	28	23	14	35	16
\$2-2.999M	20	14	7	18	9
>3M	0	0	0	1	0
Total	222	205	186	229	267

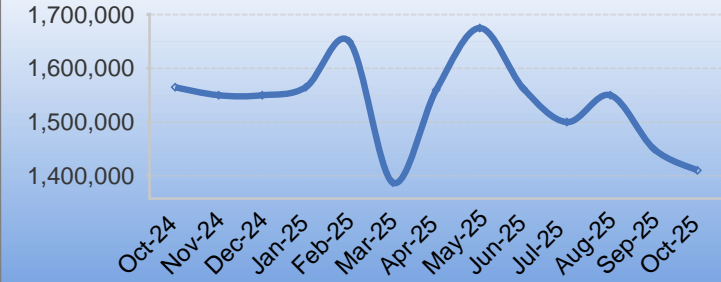
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Market Activity Summary:

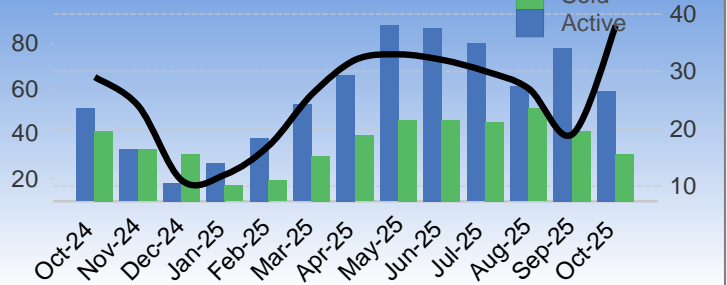
- Inventory: 59 units were listed for sale as of the last day of October - approximately 1.5 months of inventory.
- Sales Activity: 31 units were sold during October,
- Median Sales Price: \$1,410,000 during October
- Average price per sq.ft. in October was \$706
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 102% of list price in October



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
Oct-25	59	38	31	1.5	\$1,401,325	\$1,410,000	\$1,421,306	20	\$806	\$706	102%
Sep-25	78	19	41	1.8	\$1,505,133	\$1,450,000	\$1,495,958	27	\$782	\$741	99%
Aug-25	61	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	\$778	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	% Change	Average DOM	% Change	Sale Price / List Price
Oct-25	31	-24.4%	\$1,731,565	3.34%	\$1,410,000	-9.9%	\$1,421,306	-13.8%	20	-20%	102%
Oct-24	41	32.3%	\$1,675,558	-7.29%	\$1,565,000	3.56%	\$1,649,314	8.06%	25	47.1%	102%
Oct-23	31	-27.9%	\$1,807,328	18.5%	\$1,511,250	0.75%	\$1,526,294	-2.52%	17	-22.7%	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	0	0	0	0	0
\$500-599K	0	1	0	1	1
\$600-699K	1	1	1	0	3
\$700-799K	4	0	0	1	4
\$800-899K	4	4	3	5	11
\$900-999K	12	12	6	5	29
\$1-1.299M	71	65	62	71	157
\$1.3-1.699M	155	129	137	194	267
\$1.7-1.999M	61	70	61	90	115
\$2-2.999M	45	73	37	97	59
>3M	12	9	14	19	7
Total	365	364	321	483	653

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