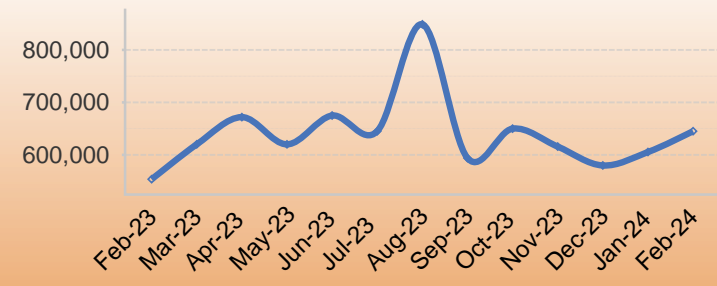


Market Activity Summary:

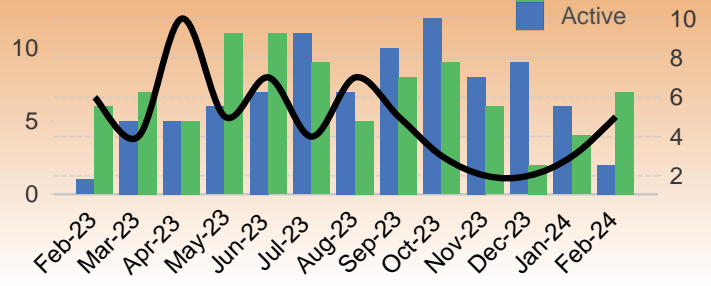
- Inventory: 2 units were listed for sale as of the last day of February - approximately 0.5 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$645,000 during February
- Average price per sq.ft. in February was \$522
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 99% of list price in February



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
Feb-24	2	5	7	0.5	\$690,269	\$645,000	\$680,126	36	\$534	\$522	99%
Jan-24	6	3	4	1.8	\$594,000	\$605,500	\$622,750	28	\$509	\$511	105%
Dec-23	9	2	2	1.6	\$587,000	\$580,000	\$580,000	30	\$503	\$536	99%
Nov-23	8	2	6	1.0	\$615,833	\$616,000	\$605,166	19	\$494	\$490	98%
Oct-23	12	3	9	1.6	\$606,222	\$650,000	\$625,222	25	\$513	\$498	103%
Sep-23	10	5	8	1.4	\$582,975	\$593,950	\$581,862	30	\$500	\$516	100%
Aug-23	7	7	5	0.8	\$765,200	\$849,000	\$767,100	17	\$474	\$512	100%
Jul-23	11	4	9	1.1	\$582,766	\$645,000	\$593,888	23	\$499	\$510	102%
Jun-23	7	7	11	0.9	\$637,440	\$675,000	\$648,071	13	\$479	\$509	102%
May-23	6	5	11	0.9	\$624,127	\$620,000	\$637,863	12	\$475	\$526	102%
Apr-23	5	10	5	0.8	\$653,570	\$672,000	\$689,424	11	\$487	\$517	105%
Mar-23	5	4	7	1.0	\$563,142	\$620,000	\$574,142	34	\$499	\$461	102%
Feb-23	1	6	6	0.5	\$558,333	\$553,750	\$544,750	45	\$472	\$477	97%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	7	16.7%	\$695,694	18%	\$645,000	16.5%	\$680,126	24.9%	36	-20%	99%
Feb-23	6	-25%	\$589,570	-11.9%	\$553,750	-31.5%	\$544,750	-27.7%	45	650%	97%
Feb-22	8	0%	\$669,208	11.5%	\$808,500	48.3%	\$753,472	37.8%	6	-86.4%	111%

Sales Activity and Price Trends

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

Presented by:

Includes Pleasant Hill and Pacheco

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