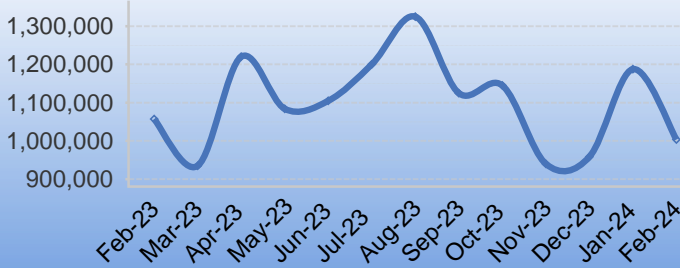


Market Activity Summary:

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



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

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	11	-50%	\$1,169,549	13.6%	\$1,003,500	-5.06%	\$1,078,227	4.82%	40	17.6%	102%
Feb-23	22	175%	\$1,029,704	-0.854%	\$1,057,000	4.4%	\$1,028,631	-2.17%	34	467%	100%
Feb-22	8	-61.9%	\$1,038,571	11.3%	\$1,012,500	14%	\$1,051,500	10.4%	6	-80%	111%

Sales Activity and Price Trends

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

Presented by:

Includes Pleasant Hill and Pacheco

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