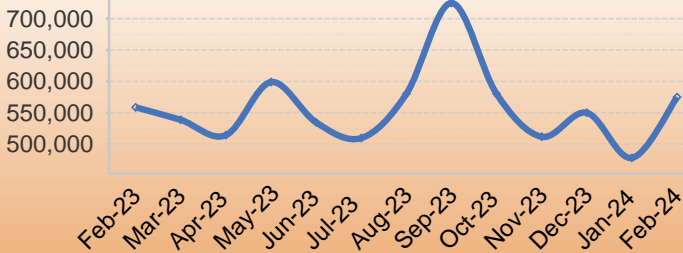


## Market Activity Summary:

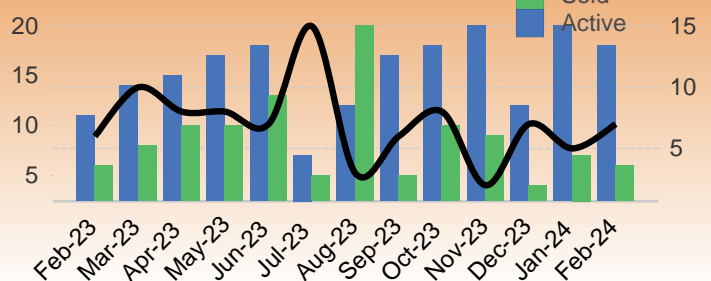
- Inventory: 20 units were listed for sale as of the last day of February - approximately 3.5 months of inventory.
- Sales Activity: 6 units were sold during February,
- Median Sales Price: \$575,000 during February
- Average price per sq.ft. in February was \$506
- Average Days-on-Market (DOM) is approximately 6 days
- Sold over Asking: On average, buyers paid 104% 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	18	7	6	3.5	\$523,666	\$575,000	\$544,166	6	\$467	\$506	104%
Jan-24	20	5	7	3.0	\$510,269	\$478,000	\$501,428	33	\$460	\$499	98%
Dec-23	12	7	4	1.6	\$554,750	\$550,000	\$547,500	32	\$466	\$546	99%
Nov-23	20	2	9	2.8	\$507,877	\$512,000	\$517,000	16	\$490	\$512	103%
Oct-23	18	8	10	1.6	\$571,583	\$580,000	\$583,588	23	\$475	\$501	102%
Sep-23	17	6	5	1.8	\$637,390	\$725,000	\$657,400	14	\$477	\$466	103%
Aug-23	12	3	20	0.9	\$562,848	\$580,250	\$574,525	24	\$474	\$482	103%
Jul-23	7	15	5	0.9	\$553,600	\$510,000	\$577,800	23	\$485	\$511	104%
Jun-23	18	7	13	1.7	\$615,726	\$535,000	\$620,461	20	\$510	\$550	101%
May-23	17	8	10	2.0	\$599,600	\$599,000	\$613,100	20	\$506	\$491	102%
Apr-23	15	8	10	1.9	\$489,058	\$514,500	\$504,200	19	\$525	\$524	103%
Mar-23	14	10	8	2.1	\$535,611	\$539,004	\$541,976	15	\$492	\$510	101%
Feb-23	11	6	6	1.2	\$576,166	\$559,000	\$582,166	24	\$491	\$466	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
Feb-24	6	0%	\$539,466	-8.14%	\$575,000	2.86%	\$544,166	-6.53%	6	-75%	104%
Feb-23	6	-57.1%	\$587,251	-9.52%	\$559,000	1.87%	\$582,166	0.333%	24	-17.2%	101%
Feb-22	14	75%	\$649,053	24.6%	\$548,750	2.86%	\$580,232	15.7%	29	-6.45%	106%

## 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	6	2	6	8	10
\$500-599K	4	6	9	9	8
\$600-699K	2	0	0	1	1
\$700-799K	1	3	2	2	5
\$800-899K	0	1	2	0	0
\$900-999K	0	0	2	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	13	12	21	20	24

## Presented by:



Includes San Leandro and San Lorenzo

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