

San Pablo: Detached Single-Family Homes

February 2024

Market Activity Summary:

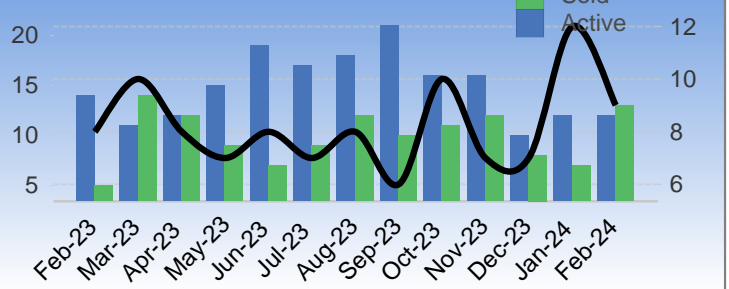
- Inventory: 13 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 13 units were sold during February,
- Median Sales Price: \$620,000 during February
- Average price per sq.ft. in February was \$513
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 105% 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	12	9	13	1.4	\$598,275	\$620,000	\$624,992	37	\$531	\$513	105%
Jan-24	12	12	7	1.4	\$524,828	\$550,000	\$555,428	22	\$530	\$478	108%
Dec-23	10	7	8	1.0	\$547,647	\$540,000	\$555,085	21	\$476	\$524	102%
Nov-23	16	7	12	1.5	\$545,316	\$575,000	\$559,500	18	\$467	\$475	105%
Oct-23	16	10	11	1.5	\$614,272	\$650,000	\$642,000	30	\$503	\$508	104%
Sep-23	21	6	10	2.1	\$578,599	\$611,000	\$594,900	18	\$486	\$530	102%
Aug-23	18	8	12	2.0	\$598,241	\$590,000	\$605,083	31	\$514	\$506	101%
Jul-23	17	7	9	2.0	\$653,419	\$685,000	\$682,829	32	\$527	\$554	104%
Jun-23	19	8	7	2.0	\$572,500	\$640,000	\$604,285	16	\$529	\$519	105%
May-23	15	7	9	1.3	\$627,416	\$700,000	\$665,666	34	\$554	\$584	107%
Apr-23	12	8	12	1.2	\$628,074	\$697,500	\$660,500	20	\$509	\$512	106%
Mar-23	11	10	14	1.1	\$586,267	\$564,950	\$588,850	39	\$507	\$518	100%
Feb-23	14	8	5	1.8	\$509,280	\$525,000	\$513,275	39	\$531	\$412	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
Feb-24	13	160%	\$652,866	1.15%	\$620,000	18.1%	\$624,992	21.8%	37	-5.13%	105%
Feb-23	5	-50%	\$645,435	-1.39%	\$525,000	-28.6%	\$513,275	-26.5%	39	-26.4%	102%
Feb-22	10	-28.6%	\$654,534	9.86%	\$735,000	19.7%	\$698,800	18.5%	53	82.8%	105%

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	5	4	2	6	13
\$500-599K	4	6	6	9	11
\$600-699K	6	3	3	5	3
\$700-799K	4	2	6	3	0
\$800-899K	1	0	1	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	1	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	20	15	19	23	27

Presented by: