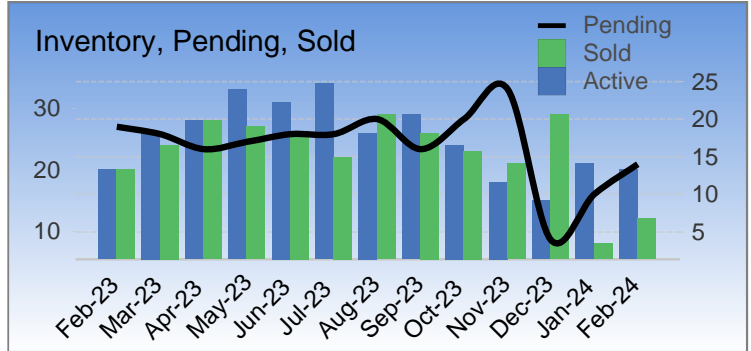


Alameda: Detached Single-Family Homes

February 2024

Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of February - approximately 1.2 months of inventory.
- Sales Activity: 12 units were sold during February,
- Median Sales Price: \$1,571,500 during February
- Average price per sq.ft. in February was \$703
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 110% of list price in February



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	20	14	12	1.2	\$1,540,916	\$1,571,500	\$1,618,916	20	\$659	\$703	110%
Jan-24	21	10	8	1.1	\$1,029,624	\$1,102,500	\$1,098,125	64	\$657	\$835	104%
Dec-23	15	4	29	0.7	\$1,227,203	\$1,305,000	\$1,336,456	24	\$677	\$741	110%
Nov-23	18	24	21	0.8	\$1,236,005	\$1,300,000	\$1,377,434	15	\$642	\$857	114%
Oct-23	24	20	23	0.9	\$1,227,078	\$1,400,000	\$1,397,130	20	\$618	\$815	115%
Sep-23	29	16	26	1.1	\$1,207,423	\$1,281,750	\$1,331,758	21	\$684	\$822	112%
Aug-23	26	20	29	1.1	\$1,194,965	\$1,355,000	\$1,340,260	18	\$670	\$842	114%
Jul-23	34	18	22	1.4	\$1,259,999	\$1,387,500	\$1,460,763	12	\$704	\$821	117%
Jun-23	31	18	26	1.1	\$1,304,803	\$1,505,500	\$1,500,211	16	\$700	\$833	116%
May-23	33	17	27	1.3	\$1,248,703	\$1,300,000	\$1,388,037	22	\$768	\$826	113%
Apr-23	28	16	28	1.2	\$1,213,071	\$1,350,000	\$1,312,535	18	\$743	\$804	110%
Mar-23	26	18	24	1.5	\$1,162,539	\$1,300,000	\$1,332,112	14	\$709	\$850	116%
Feb-23	20	19	20	1.3	\$1,057,219	\$1,163,500	\$1,177,650	25	\$682	\$845	112%

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	12	-40%	\$1,332,083	13.3%	\$1,571,500	35.1%	\$1,618,916	37.5%	20	-20%	110%
Feb-23	20	100%	\$1,175,520	-7.83%	\$1,163,500	-21.1%	\$1,177,650	-28.7%	25	178%	112%
Feb-22	10	-61.5%	\$1,275,409	6.21%	\$1,475,000	12.2%	\$1,652,000	23.8%	9	-75%	122%

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	1	0	0	0	0
\$500-599K	0	0	0	0	1
\$600-699K	0	0	0	1	1
\$700-799K	0	2	0	4	1
\$800-899K	1	2	2	2	4
\$900-999K	1	4	1	4	0
\$1-1.299M	4	13	4	15	10
\$1.3-1.699M	10	6	13	17	3
\$1.7-1.999M	2	1	1	2	0
\$2-2.999M	0	0	7	5	1
>3M	1	0	0	0	0
Total	20	28	28	50	21

Presented by: