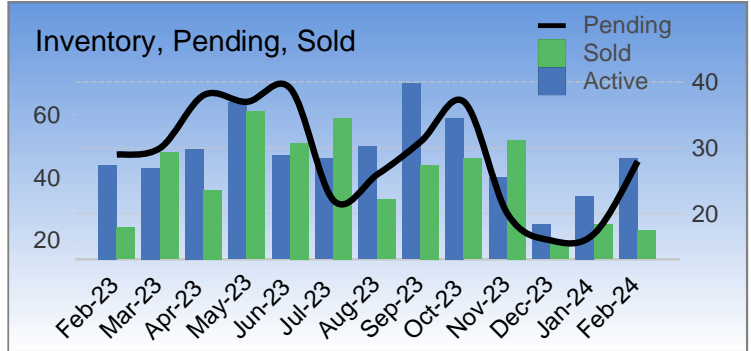


Berkeley: Detached Single-Family Homes

February 2024

Market Activity Summary:

- Inventory: 46 units were listed for sale as of the last day of February - approximately 2.1 months of inventory.
- Sales Activity: 23 units were sold during February,
- Median Sales Price: \$1,300,000 during February
- Average price per sq.ft. in February was \$909
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 120% 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	46	28	23	2.1	\$1,256,347	\$1,300,000	\$1,461,843	20	\$820	\$909	120%
Jan-24	34	17	25	1.1	\$1,451,559	\$1,250,001	\$1,529,980	32	\$783	\$785	109%
Dec-23	25	16	19	0.6	\$1,289,842	\$1,350,000	\$1,451,842	24	\$850	\$753	114%
Nov-23	40	20	52	0.8	\$1,375,134	\$1,472,500	\$1,620,055	19	\$802	\$906	118%
Oct-23	59	37	46	1.5	\$1,298,975	\$1,448,500	\$1,517,391	20	\$808	\$917	120%
Sep-23	70	31	44	1.6	\$1,404,068	\$1,555,000	\$1,682,148	19	\$837	\$954	122%
Aug-23	50	26	33	1.0	\$1,367,475	\$1,430,000	\$1,584,963	21	\$810	\$960	117%
Jul-23	46	22	59	0.8	\$1,313,423	\$1,490,000	\$1,496,126	29	\$841	\$884	115%
Jun-23	47	39	51	1.0	\$1,393,534	\$1,600,000	\$1,698,301	17	\$838	\$963	123%
May-23	64	37	61	1.3	\$1,410,686	\$1,640,000	\$1,688,973	17	\$829	\$951	120%
Apr-23	49	38	36	1.4	\$1,478,638	\$1,605,500	\$1,739,194	17	\$839	\$948	118%
Mar-23	43	30	48	1.4	\$1,396,600	\$1,505,000	\$1,610,697	25	\$839	\$933	116%
Feb-23	44	29	24	1.8	\$1,507,041	\$1,545,000	\$1,729,625	29	\$857	\$895	115%

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	23	-4.17%	\$1,651,495	11.6%	\$1,300,000	-15.9%	\$1,461,843	-15.5%	20	-31%	120%
Feb-23	24	-35.1%	\$1,479,509	-6.53%	\$1,545,000	-9.12%	\$1,729,625	-18.7%	29	3.57%	115%
Feb-22	37	-17.8%	\$1,582,901	6.48%	\$1,700,000	7.47%	\$2,128,139	34%	28	7.69%	130%

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	0	0
\$500-599K	0	1	0	0	1
\$600-699K	0	0	0	0	0
\$700-799K	1	2	1	0	2
\$800-899K	5	4	1	6	5
\$900-999K	4	3	4	8	5
\$1-1.299M	13	6	10	7	13
\$1.3-1.699M	10	15	17	36	15
\$1.7-1.999M	5	7	9	15	3
\$2-2.999M	9	5	15	8	3
>3M	1	3	8	1	1
Total	48	46	65	81	48

Presented by:

Includes Berkeley and Kensington

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