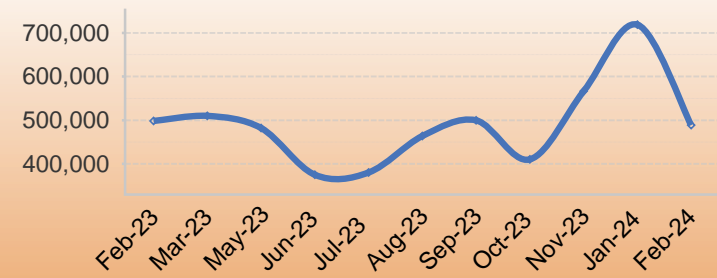


Market Activity Summary:

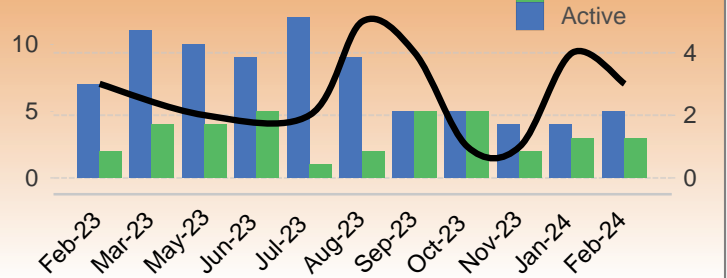
- Inventory: 5 units were listed for sale as of the last day of February - approximately 2.5 months of inventory.
- Sales Activity: 3 units were sold during February,
- Median Sales Price: \$489,000 during February
- Average price per sq.ft. in February was \$421
- Average Days-on-Market (DOM) is approximately 108 days
- Sold over Asking: On average, buyers paid 98% 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	5	3	3	2.5	\$582,349	\$489,000	\$572,666	108	\$401	\$421	98%
Jan-24	4	4	3	2.4	\$699,385	\$719,278	\$683,092	89	\$385	\$402	98%
Nov-23	4	1	2	1.0	\$567,349	\$566,350	\$566,349	32	\$384	\$360	100%
Oct-23	5	1	5	1.3	\$433,400	\$410,000	\$435,437	16	\$397	\$352	100%
Sep-23	5	4	5	2.3	\$546,153	\$500,000	\$540,283	165	\$379	\$370	99%
Aug-23	9	5	2	3.4	\$455,000	\$464,000	\$464,000	6	\$367	\$481	102%
Jul-23	12	2	1	3.6	\$399,000	\$380,000	\$380,000	96	\$391	\$253	95%
Jun-23	9	0	5	3.0	\$419,599	\$375,000	\$422,000	38	\$387	\$319	100%
May-23	10	2	4	3.8	\$459,750	\$482,500	\$453,750	59	\$390	\$380	99%
Mar-23	11	0	4	3.7	\$508,125	\$509,750	\$510,500	47	\$363	\$433	100%
Feb-23	7	3	2	3.0	\$504,950	\$498,050	\$498,050	44	\$367	\$369	98%

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	3	50%	\$518,000	11.9%	\$489,000	-1.82%	\$572,666	15%	108	145%	98%
Feb-23	2	-33.3%	\$462,916	-10.1%	\$498,050	40.3%	\$498,050	19.1%	44	340%	98%
Feb-22	3	-25%	\$514,747	19%	\$355,000	-15%	\$418,333	3.61%	10	42.9%	100%

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	2	2	2	5	6
\$500-599K	1	2	4	0	0
\$600-699K	0	0	0	0	0
\$700-799K	2	1	0	0	0
\$800-899K	1	0	0	0	0
\$900-999K	0	0	0	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	6	5	6	5	6

Presented by:

Includes Brentwood, Bethel Island, Byron, Discovery Bay, Knightsen, and Oakley

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