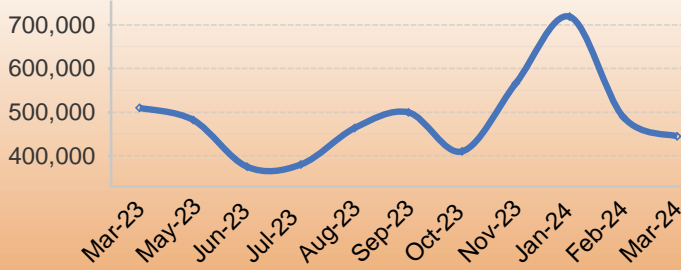


Market Activity Summary:

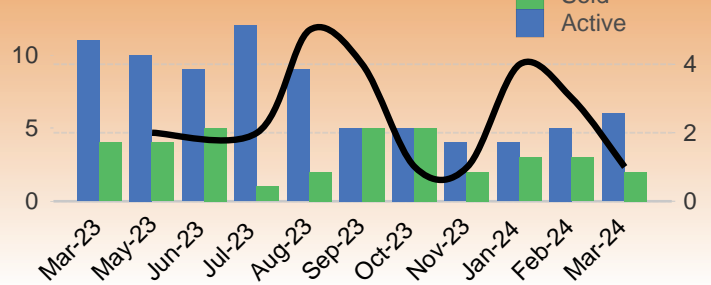
- Inventory: 6 units were listed for sale as of the last day of March - approximately 2.3 months of inventory.
- Sales Activity: 2 units were sold during March,
- Median Sales Price: \$445,000 during March
- Average price per sq.ft. in March was \$360
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 97% of list price in March



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
Mar-24	6	1	2	2.3	\$459,444	\$445,000	\$445,000	25	\$419	\$360	97%
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	\$384	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Mar-24	2	-50%	\$432,225	-22.6%	\$445,000	-12.7%	\$445,000	-12.8%	25	-46.8%	97%
Mar-23	4	100%	\$558,555	13.2%	\$509,750	-1.02%	\$510,500	-0.874%	47	422%	100%
Mar-22	2	-75%	\$493,474	19.8%	\$515,000	27.2%	\$515,000	29.2%	9	-35.7%	103%

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	3	4	3	11	9
\$500-599K	2	4	5	1	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	8	9	8	12	9

Presented by:

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

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