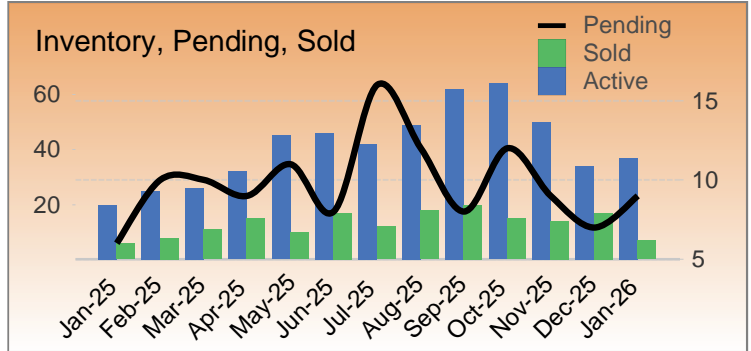


Market Activity Summary:

- Inventory: 37 units were listed for sale as of the last day of January - approximately 2.9 months of inventory.
- Sales Activity: 7 units were sold during January,
- Median Sales Price: \$845,000 during January
- Average price per sq.ft. in January was \$549
- Average Days-on-Market (DOM) is approximately 76 days
- Sold over Asking: On average, buyers paid 99% of list price in January



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Jan-26	37	9	7	2.9	\$820,428	\$845,000	\$813,357	76	\$587	\$549	99%
Dec-25	34	7	17	2.2	\$811,168	\$848,000	\$833,913	42	\$595	\$613	103%
Nov-25	50	9	14	3.2	\$840,071	\$837,500	\$856,642	52	\$576	\$546	101%
Oct-25	64	12	15	3.7	\$849,892	\$815,000	\$858,008	30	\$564	\$604	101%
Sep-25	62	8	20	3.7	\$707,168	\$785,000	\$710,700	21	\$550	\$568	101%
Aug-25	49	12	18	3.2	\$824,933	\$870,500	\$840,654	36	\$578	\$586	102%
Jul-25	42	16	12	3.2	\$862,583	\$827,500	\$887,833	21	\$578	\$631	104%
Jun-25	46	8	17	3.3	\$794,647	\$850,000	\$807,604	24	\$591	\$636	102%
May-25	45	11	10	3.8	\$726,800	\$847,500	\$763,280	18	\$595	\$579	104%
Apr-25	32	9	15	2.8	\$894,663	\$910,000	\$955,512	16	\$611	\$675	105%
Mar-25	26	10	11	3.4	\$761,900	\$775,000	\$760,854	38	\$613	\$563	99%
Feb-25	25	10	8	3.0	\$892,111	\$877,500	\$940,500	8	\$605	\$632	104%
Jan-25	20	6	6	1.7	\$713,000	\$777,500	\$702,333	72	\$585	\$592	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	7	16.7%	\$848,497	17.9%	\$845,000	8.68%	\$813,357	15.8%	76	5.56%	99%
Jan-25	6	-40%	\$719,555	-18.3%	\$777,500	-8.99%	\$702,333	-21.7%	72	26.3%	99%
Jan-24	10	150%	\$880,375	6.55%	\$854,340	-11.5%	\$896,948	-7.69%	57	217%	99%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	2	2	0	0
\$500-599K	0	0	0	0	2
\$600-699K	2	0	0	0	1
\$700-799K	0	1	2	1	1
\$800-899K	3	3	2	0	0
\$900-999K	2	0	0	2	2
\$1-1.299M	0	0	3	1	2
\$1.3-1.699M	0	0	1	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	7	6	10	4	8

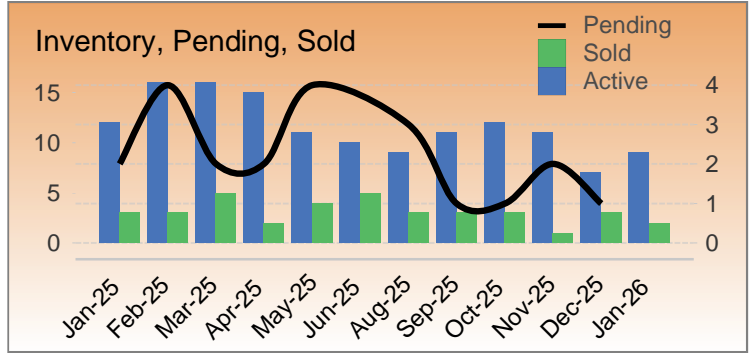
Presented by:



Market Activity Summary:



- Inventory: 9 units were listed for sale as of the last day of January - approximately 4.5 months of inventory.
- Sales Activity: 2 units were sold during January,
- Median Sales Price: \$720,000 during January
- Average price per sq.ft. in January was \$533
- Average Days-on-Market (DOM) is approximately 79 days
- Sold over Asking: On average, buyers paid 96% of list price in January



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
Jan-26	9	0	2	4.5	\$752,500	\$720,000	\$720,000	79	\$546	\$533	96%
Dec-25	7	1	3	3.0	\$563,000	\$520,000	\$531,666	56	\$570	\$484	94%
Nov-25	11	2	1	5.1	\$388,000	\$380,000	\$380,000	50	\$588	\$510	98%
Oct-25	12	1	3	4.0	\$434,333	\$440,000	\$423,333	69	\$579	\$444	97%
Sep-25	11	1	3	5.5	\$676,333	\$592,000	\$731,666	48	\$595	\$605	107%
Aug-25	9	3	3	3.4	\$596,629	\$512,000	\$610,666	51	\$544	\$536	101%
Jun-25	10	0	5	2.7	\$542,633	\$480,000	\$600,193	25	\$533	\$539	106%
May-25	11	4	4	3.0	\$628,222	\$507,000	\$604,375	89	\$524	\$519	97%
Apr-25	15	2	2	4.5	\$552,000	\$535,000	\$535,000	49	\$509	\$633	98%
Mar-25	16	2	5	4.4	\$502,400	\$475,000	\$506,900	48	\$516	\$479	101%
Feb-25	16	4	3	5.3	\$465,600	\$399,000	\$453,000	60	\$543	\$456	97%
Jan-25	12	2	3	5.1	\$454,000	\$429,000	\$430,708	76	\$517	\$469	95%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	2	-33.3%	\$516,600	-5.23%	\$720,000	67.8%	\$720,000	67.2%	79	3.95%	96%
Jan-25	3	0%	\$545,086	-4.73%	\$429,000	-14.2%	\$430,708	-9.29%	76	-35.6%	95%
Jan-24	3	200%	\$572,166	-19.2%	\$500,000	-18.7%	\$474,833	-22.8%	118	68.6%	104%

Sales Activity and Price Trends

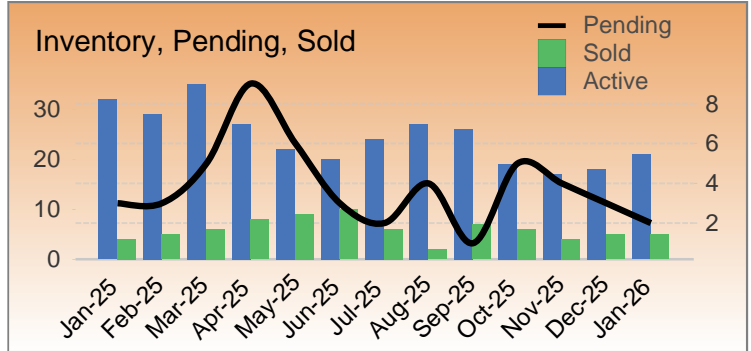
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	3	1	0	1
\$500-599K	0	0	2	0	1
\$600-699K	1	0	0	1	1
\$700-799K	0	0	0	0	0
\$800-899K	1	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	2	3	3	1	3

Presented by:

Market Activity Summary:



- Inventory: 21 units were listed for sale as of the last day of January - approximately 4.5 months of inventory.
- Sales Activity: 5 units were sold during January,
- Median Sales Price: \$260,000 during January
- Average price per sq.ft. in January was \$224
- Average Days-on-Market (DOM) is approximately 49 days
- Sold over Asking: On average, buyers paid 101% of list price in January



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Jan-26	21	2	5	4.5	\$233,797	\$260,000	\$238,000	49	\$237	\$224	101%
Dec-25	18	3	5	3.6	\$292,000	\$350,000	\$296,000	83	\$263	\$314	101%
Nov-25	17	4	4	3.0	\$218,000	\$171,500	\$208,875	80	\$260	\$241	94%
Oct-25	19	5	6	3.8	\$224,497	\$237,500	\$212,250	62	\$267	\$256	94%
Sep-25	26	1	7	5.2	\$257,100	\$265,000	\$254,928	50	\$260	\$270	98%
Aug-25	27	4	2	4.7	\$217,500	\$212,500	\$212,500	25	\$271	\$225	96%
Jul-25	24	2	6	2.9	\$336,833	\$365,000	\$334,500	27	\$274	\$334	99%
Jun-25	20	3	10	2.2	\$292,279	\$334,000	\$285,950	67	\$261	\$286	97%
May-25	22	6	9	3.0	\$353,805	\$335,000	\$357,444	28	\$274	\$329	101%
Apr-25	27	9	8	4.3	\$330,610	\$342,500	\$332,187	57	\$296	\$288	100%
Mar-25	35	5	6	7.2	\$275,233	\$288,000	\$268,483	64	\$301	\$260	98%
Feb-25	29	3	5	5.8	\$328,400	\$333,000	\$327,000	49	\$290	\$320	100%
Jan-25	32	3	4	6.9	\$256,000	\$177,500	\$252,375	69	\$278	\$244	97%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	5	25%	\$221,761	-18.7%	\$260,000	46.5%	\$238,000	-5.7%	49	-29%	101%
Jan-25	4	-20%	\$272,772	-12%	\$177,500	-48.6%	\$252,375	-29.7%	69	46.8%	97%
Jan-24	5	-50%	\$309,833	-18.8%	\$345,000	9.52%	\$359,000	7.75%	47	-9.62%	100%

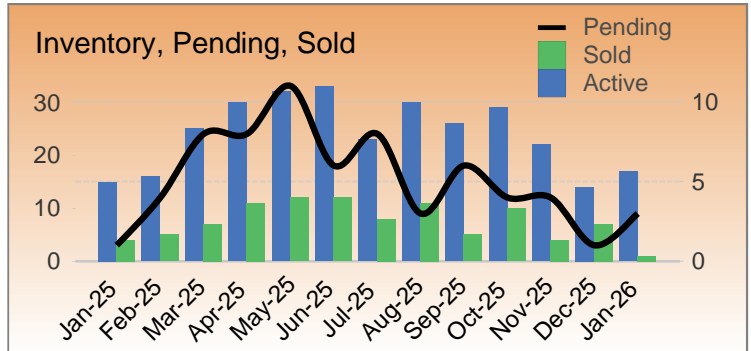
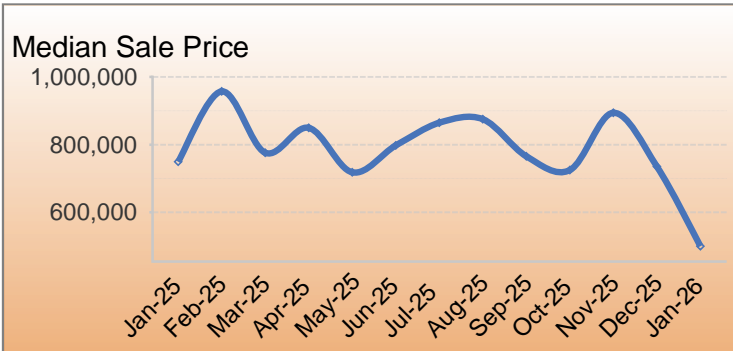
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	5	4	4	9	5
\$500-599K	0	0	1	1	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	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	5	4	5	10	5

Presented by:

Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of January - approximately 4.3 months of inventory.
- Sales Activity: 1 units were sold during January,
- Median Sales Price: \$500,000 during January
- Average price per sq.ft. in January was \$540
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 100% of list price in January



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Jan-26	17	3	1	4.3	\$499,000	\$500,000	\$500,000	11	\$863	\$540	100%
Dec-25	14	1	7	2.0	\$912,557	\$735,000	\$911,428	44	\$795	\$812	101%
Nov-25	22	4	4	3.5	\$853,250	\$894,444	\$851,347	73	\$809	\$734	100%
Oct-25	29	4	10	3.3	\$708,300	\$725,000	\$757,520	38	\$781	\$789	106%
Sep-25	26	6	5	3.3	\$813,400	\$765,000	\$876,600	29	\$788	\$787	106%
Aug-25	30	3	11	2.9	\$884,909	\$875,000	\$940,181	42	\$799	\$683	105%
Jul-25	23	8	8	2.2	\$802,750	\$865,000	\$881,750	26	\$804	\$920	108%
Jun-25	33	6	12	2.8	\$823,166	\$797,500	\$856,250	33	\$795	\$827	104%
May-25	32	11	12	3.2	\$781,990	\$718,444	\$832,407	29	\$806	\$859	106%
Apr-25	30	8	11	3.9	\$757,772	\$850,000	\$818,602	28	\$792	\$819	108%
Mar-25	25	8	7	4.9	\$761,769	\$776,000	\$816,214	21	\$826	\$879	106%
Feb-25	16	4	5	4.8	\$909,600	\$958,000	\$950,600	66	\$769	\$862	105%
Jan-25	15	1	4	4.5	\$734,500	\$749,500	\$718,750	59	\$753	\$761	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
Jan-26	1	-75%	\$651,454	-11.3%	\$500,000	-33.3%	\$500,000	-30.4%	11	-81.4%	100%
Jan-25	4	33.3%	\$734,562	-5.54%	\$749,500	22.9%	\$718,750	-14.4%	59	-41%	98%
Jan-24	3	0%	\$777,611	-1.75%	\$610,000	-9.76%	\$840,000	33.6%	100	213%	103%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	1	1
\$500-599K	1	0	1	0	0
\$600-699K	0	1	1	1	2
\$700-799K	0	3	0	0	0
\$800-899K	0	0	0	1	1
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	1
\$1.3-1.699M	0	0	1	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	1	4	3	3	5

Presented by:



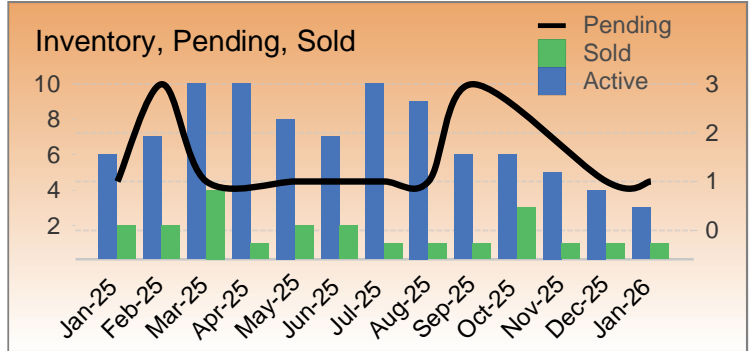
Includes Berkeley and Kensington

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Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of January - approximately 3.0 months of inventory.
- Sales Activity: 1 units were sold during January,
- Median Sales Price: \$490,000 during January
- Average price per sq.ft. in January was \$311
- Average Days-on-Market (DOM) is approximately 74 days
- Sold over Asking: On average, buyers paid 96% of list price in January



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
Jan-26	3	1	1	3.0	\$510,000	\$490,000	\$490,000	74	\$332	\$311	96%
Dec-25	4	1	1	2.4	\$385,000	\$370,000	\$370,000	7	\$374	\$246	96%
Nov-25	5	0	1	3.6	\$439,000	\$420,000	\$420,000	17	\$365	\$436	96%
Oct-25	6	0	3	3.6	\$641,666	\$540,000	\$641,666	78	\$369	\$479	100%
Sep-25	6	3	1	6.0	\$449,000	\$445,000	\$445,000	30	\$388	\$462	99%
Aug-25	9	1	1	6.8	\$492,500	\$492,500	\$492,500	40	\$418	\$382	100%
Jul-25	10	1	1	6.0	\$532,950	\$532,950	\$532,950	107	\$384	\$413	100%
Jun-25	7	1	2	4.2	\$449,975	\$445,000	\$445,000	61	\$381	\$379	99%
May-25	8	1	2	3.4	\$557,000	\$557,500	\$557,500	64	\$398	\$404	100%
Apr-25	10	0	1	4.3	\$529,000	\$510,000	\$510,000	43	\$376	\$395	96%
Mar-25	10	1	4	3.8	\$500,725	\$514,500	\$500,000	27	\$369	\$387	100%
Feb-25	7	3	2	2.6	\$512,000	\$507,000	\$507,000	73	\$373	\$427	99%
Jan-25	6	1	2	2.3	\$459,999	\$465,000	\$464,999	7	\$378	\$318	101%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	1	-50%	\$499,000	-3.98%	\$490,000	5.38%	\$490,000	5.38%	74	957%	96%
Jan-25	2	-33.3%	\$519,666	-3.95%	\$465,000	-35.4%	\$464,999	-31.9%	7	-92.1%	101%
Jan-24	3	0%	\$541,061	-5.06%	\$719,278	41%	\$683,092	27.9%	89	242%	98%

Sales Activity and Price Trends

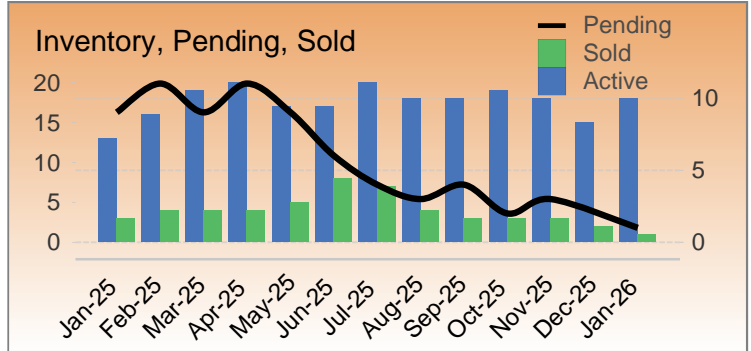
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	1	0	1	0
\$500-599K	0	1	1	1	3
\$600-699K	0	0	0	0	0
\$700-799K	0	0	1	1	0
\$800-899K	0	0	1	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	1	2	3	3	3

Presented by:

Includes Brentwood, Bethel Island, Byron, Discovery Bay, Knightsen, and Oakley
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Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of January - approximately 9.5 months of inventory.
- Sales Activity: 1 units were sold during January,
- Median Sales Price: \$699,000 during January
- Average price per sq.ft. in January was \$485
- Average Days-on-Market (DOM) is approximately 96 days
- Sold over Asking: On average, buyers paid 100% of list price in January



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
Jan-26	18	1	1	9.5	\$699,000	\$699,000	\$699,000	96	\$575	\$485	100%
Dec-25	15	0	2	5.6	\$1,229,835	\$1,224,196	\$1,224,196	59	\$589	\$699	100%
Nov-25	18	3	3	6.0	\$949,600	\$1,020,000	\$936,666	22	\$586	\$549	100%
Oct-25	19	2	3	5.7	\$813,004	\$700,000	\$799,333	47	\$571	\$513	98%
Sep-25	18	4	3	3.9	\$897,996	\$835,000	\$949,629	53	\$537	\$620	110%
Aug-25	18	3	4	2.8	\$730,849	\$687,500	\$717,883	25	\$562	\$592	98%
Jul-25	20	4	7	3.0	\$896,000	\$820,000	\$871,571	53	\$561	\$563	97%
Jun-25	17	6	8	3.2	\$1,022,379	\$1,142,570	\$1,024,671	62	\$578	\$664	100%
May-25	17	9	5	3.9	\$894,582	\$950,000	\$873,254	42	\$588	\$632	97%
Apr-25	20	11	4	5.0	\$769,725	\$802,500	\$791,250	13	\$601	\$514	103%
Mar-25	19	9	4	5.2	\$1,031,500	\$1,091,250	\$1,013,125	48	\$612	\$648	98%
Feb-25	16	11	4	3.4	\$839,750	\$682,500	\$853,750	54	\$600	\$518	101%
Jan-25	13	9	3	3.0	\$684,666	\$626,000	\$668,333	36	\$643	\$536	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
Jan-26	1	-66.7%	\$657,499	-32.7%	\$699,000	11.7%	\$699,000	4.59%	96	167%	100%
Jan-25	3	50%	\$977,538	32.5%	\$626,000	-16.8%	\$668,333	-11.2%	36	63.6%	98%
Jan-24	2	-50%	\$738,000	-4.3%	\$752,475	21.5%	\$752,475	18.1%	22	-64.5%	101%

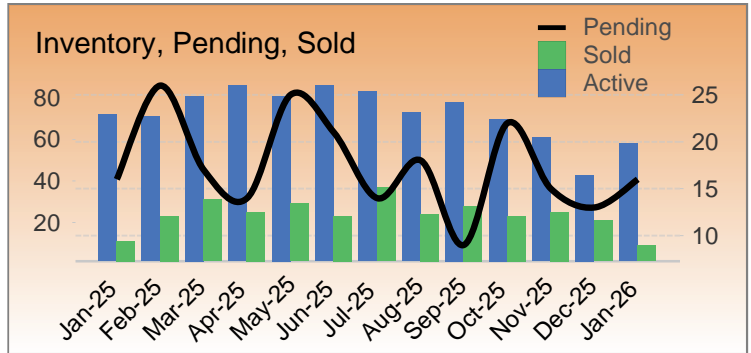
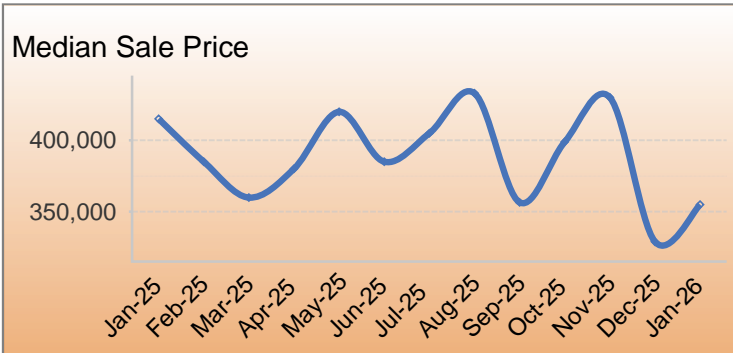
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	1	0	2	1
\$600-699K	1	1	1	0	3
\$700-799K	0	0	0	1	0
\$800-899K	0	1	1	1	1
\$900-999K	0	0	0	0	1
\$1-1.299M	0	0	0	0	2
\$1.3-1.699M	0	0	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	1	3	2	4	9

Presented by:

Market Activity Summary:

- Inventory: 58 units were listed for sale as of the last day of January - approximately 3.3 months of inventory.
- Sales Activity: 9 units were sold during January,
- Median Sales Price: \$355,000 during January
- Average price per sq.ft. in January was \$382
- Average Days-on-Market (DOM) is approximately 73 days
- Sold over Asking: On average, buyers paid 100% of list price in January



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Jan-26	58	16	9	3.3	\$354,799	\$355,000	\$354,605	73	\$410	\$382	100%
Dec-25	43	13	21	1.9	\$380,025	\$329,000	\$372,664	65	\$408	\$400	98%
Nov-25	61	15	25	2.4	\$447,069	\$430,000	\$441,098	35	\$412	\$408	98%
Oct-25	70	22	23	2.8	\$402,295	\$399,000	\$404,043	50	\$421	\$404	100%
Sep-25	78	9	28	2.7	\$386,567	\$356,500	\$378,314	56	\$411	\$385	98%
Aug-25	73	18	24	2.6	\$475,999	\$433,000	\$473,393	40	\$402	\$401	99%
Jul-25	83	14	37	2.8	\$444,969	\$405,000	\$440,079	36	\$408	\$392	99%
Jun-25	86	21	23	3.4	\$403,749	\$385,000	\$401,212	34	\$397	\$418	99%
May-25	81	25	29	2.9	\$475,481	\$420,000	\$472,035	30	\$396	\$403	99%
Apr-25	86	14	25	3.3	\$435,891	\$380,000	\$436,336	35	\$407	\$395	101%
Mar-25	81	17	31	3.9	\$412,654	\$360,000	\$411,375	28	\$414	\$413	99%
Feb-25	71	26	23	3.7	\$420,575	\$385,000	\$420,363	32	\$406	\$408	100%
Jan-25	72	16	11	4.1	\$444,945	\$415,000	\$436,454	38	\$407	\$371	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
Jan-26	9	-18.2%	\$411,213	-7.82%	\$355,000	-14.5%	\$354,605	-18.8%	73	92.1%	100%
Jan-25	11	22.2%	\$446,122	7.14%	\$415,000	12.2%	\$436,454	6.54%	38	58.3%	98%
Jan-24	9	-40%	\$416,405	0.81%	\$370,000	12.1%	\$409,655	4.04%	24	-54.7%	99%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	9	8	6	11	31
\$500-599K	0	2	3	3	3
\$600-699K	0	1	0	0	1
\$700-799K	0	0	0	1	1
\$800-899K	0	0	0	0	1
\$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	9	11	9	15	37

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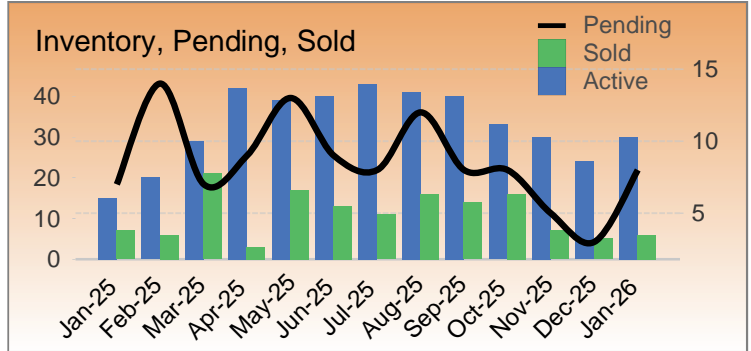
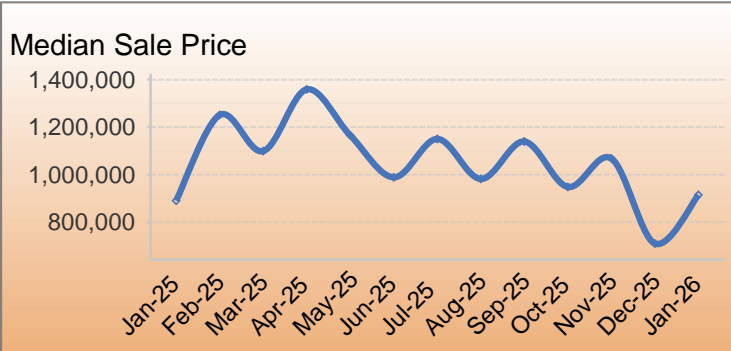
Includes Concord and Clayton

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Market Activity Summary:

- Inventory: 30 units were listed for sale as of the last day of January - approximately 5.0 months of inventory.
- Sales Activity: 6 units were sold during January,
- Median Sales Price: \$914,500 during January
- Average price per sq.ft. in January was \$629
- Average Days-on-Market (DOM) is approximately 52 days
- Sold over Asking: On average, buyers paid 101% of list price in January



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
Jan-26	30	8	6	5.0	\$949,179	\$914,500	\$965,262	52	\$892	\$629	101%
Dec-25	24	3	5	2.6	\$805,600	\$710,000	\$777,000	72	\$960	\$625	97%
Nov-25	30	5	7	2.4	\$1,094,983	\$1,068,888	\$1,089,126	23	\$889	\$729	100%
Oct-25	33	8	16	2.2	\$1,011,692	\$948,500	\$1,015,349	53	\$848	\$729	100%
Sep-25	40	8	14	2.9	\$1,110,071	\$1,139,500	\$1,114,058	45	\$836	\$706	100%
Aug-25	41	12	16	3.1	\$1,046,674	\$982,500	\$1,041,625	19	\$845	\$769	99%
Jul-25	43	8	11	3.2	\$1,139,171	\$1,150,000	\$1,119,000	29	\$847	\$707	98%
Jun-25	40	9	13	3.6	\$1,120,538	\$989,000	\$1,124,307	16	\$877	\$808	100%
May-25	39	13	17	2.9	\$1,260,922	\$1,165,000	\$1,270,994	21	\$879	\$898	101%
Apr-25	42	9	3	4.2	\$1,207,666	\$1,360,000	\$1,221,666	6	\$883	\$709	101%
Mar-25	29	7	21	2.6	\$1,065,078	\$1,100,000	\$1,061,791	18	\$918	\$710	99%
Feb-25	20	14	6	2.3	\$1,147,500	\$1,252,000	\$1,162,333	15	\$695	\$782	101%
Jan-25	15	7	7	1.4	\$974,671	\$890,000	\$983,571	44	\$750	\$636	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
Jan-26	6	-14.3%	\$1,063,765	9.92%	\$914,500	2.75%	\$965,262	-1.86%	52	18.2%	101%
Jan-25	7	16.7%	\$967,752	-13.6%	\$890,000	-23.6%	\$983,571	-12.6%	44	46.7%	100%
Jan-24	6	200%	\$1,120,523	17%	\$1,165,000	20.1%	\$1,125,416	16%	30	-61%	99%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	1	1	0	0
\$700-799K	0	2	1	0	0
\$800-899K	2	1	0	0	1
\$900-999K	1	1	0	2	0
\$1-1.299M	0	1	3	0	1
\$1.3-1.699M	2	1	0	0	0
\$1.7-1.999M	0	0	1	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	6	7	6	2	2

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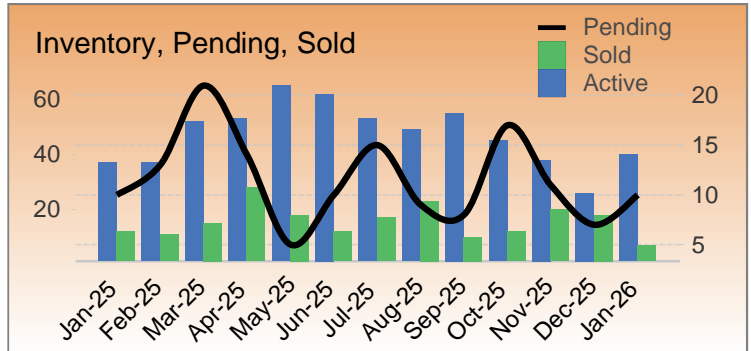
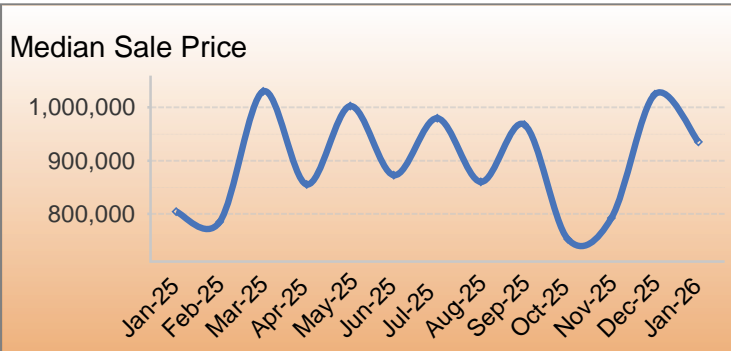
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Market Activity Summary:

- Inventory: 40 units were listed for sale as of the last day of January - approximately 2.9 months of inventory.
- Sales Activity: 7 units were sold during January,
- Median Sales Price: \$935,000 during January
- Average price per sq.ft. in January was \$549
- Average Days-on-Market (DOM) is approximately 70 days
- Sold over Asking: On average, buyers paid 96% of list price in January



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
Jan-26	40	10	7	2.9	\$917,539	\$935,000	\$875,714	70	\$585	\$549	96%
Dec-25	26	7	18	1.6	\$1,013,053	\$1,025,000	\$991,611	32	\$571	\$581	98%
Nov-25	38	11	20	2.9	\$827,913	\$792,000	\$812,968	43	\$561	\$572	98%
Oct-25	45	17	12	3.1	\$770,336	\$752,500	\$756,837	44	\$588	\$544	99%
Sep-25	55	8	10	3.4	\$976,064	\$967,500	\$970,800	60	\$592	\$568	100%
Aug-25	49	9	23	2.8	\$881,794	\$860,000	\$872,866	50	\$593	\$543	99%
Jul-25	53	15	17	3.6	\$1,043,850	\$980,000	\$1,032,597	27	\$592	\$589	100%
Jun-25	62	10	12	3.4	\$981,819	\$872,500	\$968,166	35	\$581	\$579	99%
May-25	65	5	18	3.3	\$973,135	\$1,002,500	\$972,045	13	\$576	\$631	100%
Apr-25	53	14	28	3.0	\$884,659	\$855,157	\$885,860	30	\$587	\$603	100%
Mar-25	52	21	15	4.3	\$1,022,424	\$1,030,000	\$1,019,082	30	\$585	\$605	99%
Feb-25	37	13	11	3.3	\$876,147	\$785,000	\$881,525	40	\$600	\$626	100%
Jan-25	37	10	12	3.2	\$797,006	\$804,500	\$806,241	42	\$602	\$557	101%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	7	-41.7%	\$958,355	-3.17%	\$935,000	16.2%	\$875,714	8.62%	70	66.7%	96%
Jan-25	12	0%	\$989,775	6.96%	\$804,500	-12.1%	\$806,241	-9.85%	42	133%	101%
Jan-24	12	33.3%	\$925,373	-4.56%	\$915,000	9.06%	\$894,331	0.7%	18	-33.3%	101%

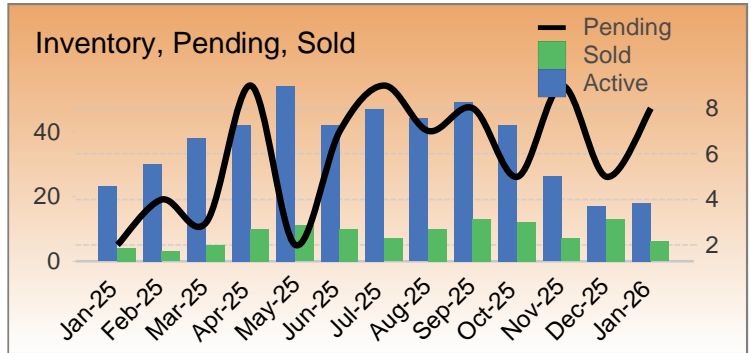
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	3	1	0	1
\$500-599K	0	0	1	0	1
\$600-699K	1	2	1	2	3
\$700-799K	2	1	2	2	6
\$800-899K	0	2	0	2	1
\$900-999K	2	0	3	1	0
\$1-1.299M	2	3	3	2	8
\$1.3-1.699M	0	1	1	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	7	12	12	9	20

Presented by:

Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of January - approximately 2.2 months of inventory.
- Sales Activity: 6 units were sold during January,
- Median Sales Price: \$350,000 during January
- Average price per sq.ft. in January was \$494
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 97% of list price in January



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
Jan-26	18	8	6	2.2	\$382,666	\$350,000	\$370,666	39	\$553	\$494	97%
Dec-25	17	5	13	1.6	\$513,384	\$430,000	\$510,076	50	\$532	\$549	98%
Nov-25	26	9	7	2.6	\$490,000	\$400,000	\$489,142	47	\$525	\$484	100%
Oct-25	42	5	12	3.7	\$359,157	\$335,750	\$359,812	43	\$556	\$521	100%
Sep-25	49	8	13	5.0	\$471,230	\$411,000	\$462,884	30	\$564	\$519	98%
Aug-25	44	7	10	5.0	\$419,498	\$387,000	\$409,163	45	\$567	\$515	98%
Jul-25	47	9	7	5.0	\$461,142	\$430,000	\$448,500	41	\$576	\$586	98%
Jun-25	42	7	10	4.1	\$485,099	\$418,000	\$472,000	55	\$577	\$556	97%
May-25	54	2	11	6.2	\$425,109	\$385,000	\$415,563	41	\$578	\$514	98%
Apr-25	42	9	10	7.2	\$536,876	\$529,500	\$529,565	38	\$580	\$590	98%
Mar-25	38	3	5	10.3	\$538,000	\$515,000	\$531,000	36	\$594	\$602	99%
Feb-25	30	4	3	6.9	\$835,666	\$580,000	\$771,666	77	\$580	\$484	95%
Jan-25	23	2	4	4.3	\$623,000	\$627,500	\$619,750	62	\$594	\$553	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	6	50%	\$419,857	-15.2%	\$350,000	-44.2%	\$370,666	-40.2%	39	-37.1%	97%
Jan-25	4	100%	\$495,066	-13.2%	\$627,500	-3.19%	\$619,750	-4.39%	62	-57.2%	99%
Jan-24	2	-83.3%	\$570,606	13.4%	\$648,200	5.57%	\$648,200	9.03%	145	222%	98%

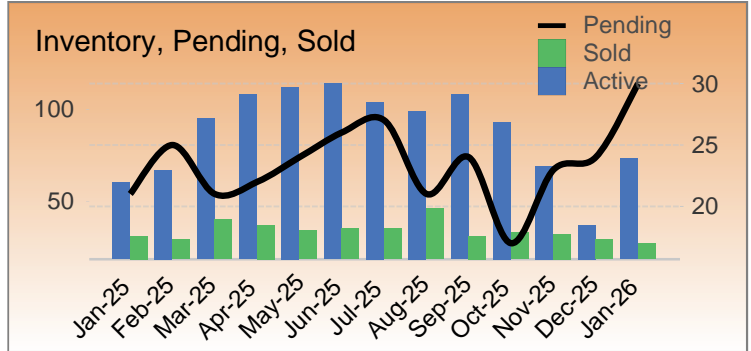
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	5	1	0	4	3
\$500-599K	1	1	0	2	3
\$600-699K	0	0	2	1	1
\$700-799K	0	2	0	4	2
\$800-899K	0	0	0	0	4
\$900-999K	0	0	0	1	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	4	2	12	13

Presented by:

Market Activity Summary:

- Inventory: 73 units were listed for sale as of the last day of January - approximately 2.6 months of inventory.
- Sales Activity: 27 units were sold during January,
- Median Sales Price: \$745,000 during January
- Average price per sq.ft. in January was \$654
- Average Days-on-Market (DOM) is approximately 50 days
- Sold over Asking: On average, buyers paid 99% of list price in January



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
Jan-26	73	30	27	2.6	\$830,062	\$745,000	\$822,851	50	\$694	\$654	99%
Dec-25	37	24	29	1.2	\$952,359	\$942,000	\$952,961	53	\$665	\$676	100%
Nov-25	69	23	32	2.3	\$984,085	\$995,000	\$972,496	50	\$706	\$689	99%
Oct-25	93	17	33	2.7	\$1,064,744	\$1,075,000	\$1,057,558	30	\$689	\$695	99%
Sep-25	108	24	31	3.0	\$875,266	\$830,000	\$873,859	42	\$683	\$693	100%
Aug-25	99	21	46	2.6	\$878,381	\$850,000	\$863,612	38	\$677	\$683	99%
Jul-25	104	27	35	3.2	\$932,327	\$900,000	\$920,215	34	\$698	\$677	99%
Jun-25	114	26	35	3.4	\$837,701	\$750,000	\$826,790	50	\$700	\$679	98%
May-25	112	24	34	3.1	\$946,962	\$935,000	\$939,661	27	\$698	\$714	99%
Apr-25	108	22	37	3.3	\$959,456	\$849,000	\$964,751	36	\$700	\$722	100%
Mar-25	95	21	40	3.1	\$977,577	\$900,000	\$997,721	21	\$708	\$735	102%
Feb-25	67	25	29	2.5	\$940,962	\$965,000	\$964,659	23	\$694	\$731	102%
Jan-25	60	21	31	2.2	\$907,941	\$820,000	\$912,145	30	\$691	\$708	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
Jan-26	27	-12.9%	\$898,558	2.02%	\$745,000	-9.15%	\$822,851	-9.79%	50	66.7%	99%
Jan-25	31	47.6%	\$880,792	-8.06%	\$820,000	13.9%	\$912,145	17.3%	30	-33.3%	100%
Jan-24	21	5%	\$957,966	-6.01%	\$720,000	-30.8%	\$777,359	-22.3%	45	15.4%	100%

Sales Activity and Price Trends

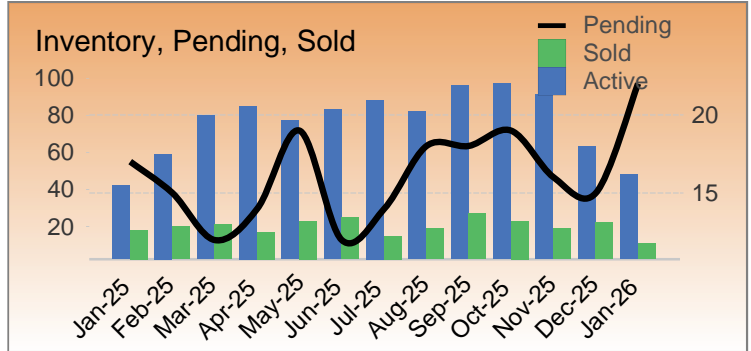
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	5	2	3	2	4
\$500-599K	2	4	2	2	2
\$600-699K	5	6	5	2	2
\$700-799K	3	2	2	0	4
\$800-899K	1	3	4	3	2
\$900-999K	3	0	1	1	2
\$1-1.299M	6	9	3	4	7
\$1.3-1.699M	2	5	1	6	4
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	27	31	21	20	27

Presented by:



Market Activity Summary:

- Inventory: 48 units were listed for sale as of the last day of January - approximately 3.1 months of inventory.
- Sales Activity: 11 units were sold during January,
- Median Sales Price: \$700,000 during January
- Average price per sq.ft. in January was \$466
- Average Days-on-Market (DOM) is approximately 82 days
- Sold over Asking: On average, buyers paid 101% of list price in January



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
Jan-26	48	22	11	3.1	\$666,807	\$700,000	\$670,363	82	\$505	\$466	101%
Dec-25	63	15	22	3.1	\$675,338	\$690,000	\$669,204	56	\$494	\$480	99%
Nov-25	91	16	19	4.3	\$661,751	\$650,000	\$661,947	44	\$491	\$503	100%
Oct-25	97	19	23	4.5	\$651,134	\$645,000	\$653,842	40	\$488	\$506	100%
Sep-25	96	18	27	4.9	\$646,989	\$610,000	\$635,685	49	\$480	\$462	98%
Aug-25	82	18	19	4.5	\$652,619	\$650,000	\$644,839	45	\$485	\$506	98%
Jul-25	88	14	15	4.3	\$656,525	\$665,000	\$650,666	32	\$491	\$488	99%
Jun-25	83	12	25	3.9	\$682,295	\$700,000	\$676,552	38	\$487	\$509	99%
May-25	77	19	23	4.2	\$604,705	\$635,000	\$610,080	31	\$498	\$488	101%
Apr-25	85	14	17	4.7	\$690,052	\$680,000	\$709,117	29	\$509	\$529	103%
Mar-25	80	12	21	4.4	\$766,734	\$810,000	\$785,695	12	\$512	\$529	102%
Feb-25	59	15	20	3.0	\$688,481	\$705,000	\$703,025	49	\$529	\$509	103%
Jan-25	42	17	18	2.2	\$685,549	\$700,000	\$682,133	64	\$526	\$529	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	11	-38.9%	\$634,301	-6.51%	\$700,000	0%	\$670,363	-1.73%	82	28.1%	101%
Jan-25	18	-5.26%	\$678,468	-3.48%	\$700,000	10.2%	\$682,133	5.01%	64	45.5%	99%
Jan-24	19	72.7%	\$702,919	19.2%	\$635,000	-0.781%	\$649,575	1.04%	44	2.33%	102%

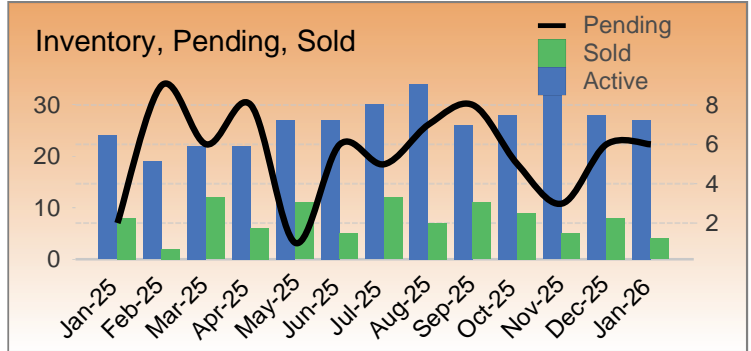
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	2	4	4	3	4
\$500-599K	1	3	3	2	5
\$600-699K	2	2	4	2	7
\$700-799K	4	3	3	2	3
\$800-899K	1	3	3	1	1
\$900-999K	1	3	1	1	4
\$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	11	18	19	11	24

Presented by:

Market Activity Summary:

- Inventory: 27 units were listed for sale as of the last day of January - approximately 5.1 months of inventory.
- Sales Activity: 4 units were sold during January,
- Median Sales Price: \$417,500 during January
- Average price per sq.ft. in January was \$410
- Average Days-on-Market (DOM) is approximately 69 days
- Sold over Asking: On average, buyers paid 97% of list price in January



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
Jan-26	27	6	4	5.1	\$482,472	\$417,500	\$470,000	69	\$416	\$410	97%
Dec-25	28	6	8	3.8	\$478,986	\$457,500	\$469,875	50	\$416	\$378	98%
Nov-25	33	3	5	4.4	\$463,488	\$470,000	\$470,910	37	\$419	\$435	102%
Oct-25	28	5	9	3.3	\$431,888	\$475,000	\$431,888	40	\$411	\$400	100%
Sep-25	26	8	11	2.7	\$439,989	\$425,000	\$441,181	34	\$417	\$394	100%
Aug-25	34	7	7	4.3	\$481,714	\$475,000	\$479,142	32	\$416	\$436	99%
Jul-25	30	5	12	3.3	\$483,666	\$532,500	\$494,666	48	\$422	\$412	102%
Jun-25	27	6	5	3.7	\$461,800	\$495,000	\$459,000	33	\$419	\$354	99%
May-25	27	1	11	2.8	\$478,904	\$500,000	\$490,818	34	\$406	\$430	102%
Apr-25	22	8	6	3.3	\$402,999	\$362,500	\$407,166	57	\$422	\$386	101%
Mar-25	22	6	12	3.0	\$448,245	\$457,500	\$450,375	35	\$440	\$443	100%
Feb-25	19	9	2	3.4	\$449,950	\$467,450	\$467,450	9	\$435	\$418	104%
Jan-25	24	2	8	2.3	\$511,499	\$486,000	\$525,375	51	\$429	\$426	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
Jan-26	4	-50%	\$446,659	-2.82%	\$417,500	-14.1%	\$470,000	-10.5%	69	35.3%	97%
Jan-25	8	-20%	\$459,599	-15.7%	\$486,000	15%	\$525,375	16.9%	51	-15%	102%
Jan-24	10	150%	\$545,211	3.82%	\$422,500	-8.15%	\$449,300	-4.17%	60	114%	101%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	3	4	8	3	12
\$500-599K	0	2	1	0	3
\$600-699K	1	1	1	1	1
\$700-799K	0	1	0	0	0
\$800-899K	0	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	4	8	10	4	16

Presented by:



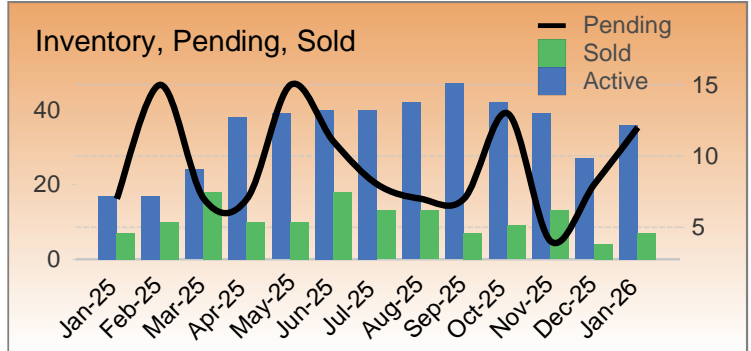
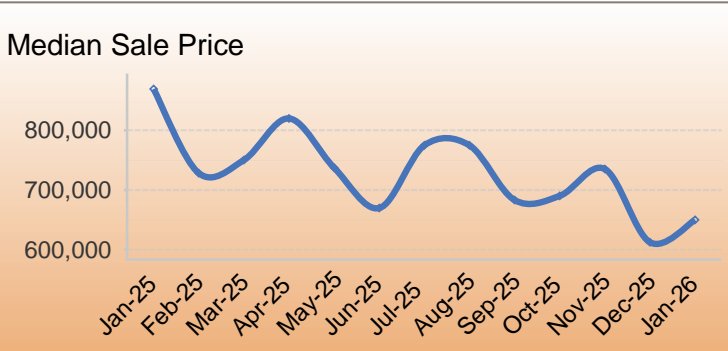
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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 36 units were listed for sale as of the last day of January - approximately 4.6 months of inventory.
- Sales Activity: 7 units were sold during January,
- Median Sales Price: \$650,000 during January
- Average price per sq.ft. in January was \$568
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 98% of list price in January



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
Jan-26	36	12	7	4.6	\$678,241	\$650,000	\$669,285	28	\$529	\$568	98%
Dec-25	27	8	4	3.1	\$579,750	\$612,500	\$577,500	26	\$540	\$590	100%
Nov-25	39	4	13	4.0	\$735,219	\$735,000	\$729,558	32	\$547	\$520	99%
Oct-25	42	13	9	4.3	\$715,644	\$690,000	\$700,444	25	\$545	\$536	98%
Sep-25	47	7	7	4.4	\$755,197	\$683,000	\$743,285	82	\$547	\$548	98%
Aug-25	42	7	13	2.9	\$752,958	\$775,000	\$738,453	44	\$546	\$545	98%
Jul-25	40	8	13	2.9	\$805,125	\$775,000	\$787,992	35	\$559	\$524	98%
Jun-25	40	11	18	3.2	\$664,919	\$670,000	\$647,022	37	\$562	\$522	98%
May-25	39	15	10	3.2	\$757,454	\$737,500	\$763,200	17	\$545	\$574	100%
Apr-25	38	7	10	3.2	\$717,149	\$820,000	\$717,510	22	\$544	\$565	100%
Mar-25	24	7	18	2.1	\$730,365	\$750,000	\$733,388	11	\$544	\$591	100%
Feb-25	17	15	10	1.8	\$724,790	\$728,500	\$720,000	38	\$536	\$560	99%
Jan-25	17	7	7	1.8	\$768,421	\$869,000	\$747,714	81	\$546	\$530	96%

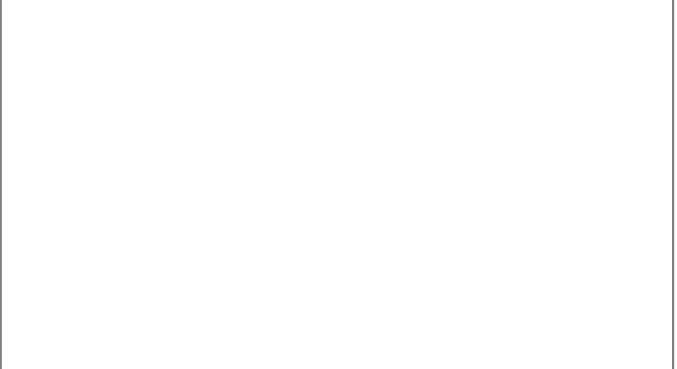
Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	7	0%	\$761,607	-4.22%	\$650,000	-25.2%	\$669,285	-10.5%	28	-65.4%	98%
Jan-25	7	16.7%	\$795,186	3.9%	\$869,000	17%	\$747,714	0.454%	81	479%	96%
Jan-24	6	-33.3%	\$765,317	5.86%	\$743,000	-0.933%	\$744,333	-1.6%	14	-64.1%	102%

Sales Activity and Price Trends

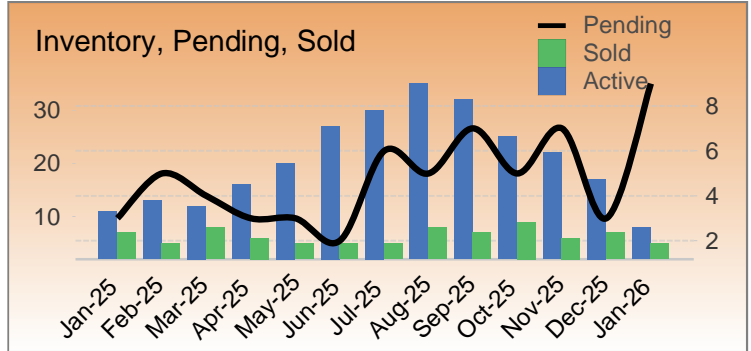
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	2	1	0	2
\$500-599K	2	0	0	2	1
\$600-699K	4	0	2	0	1
\$700-799K	0	1	1	4	2
\$800-899K	0	1	0	1	3
\$900-999K	1	2	2	1	1
\$1-1.299M	0	1	0	1	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	7	7	6	9	10

Presented by:



Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of January - approximately 1.5 months of inventory.
- Sales Activity: 5 units were sold during January,
- Median Sales Price: \$625,000 during January
- Average price per sq.ft. in January was \$387
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 98% of list price in January



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
Jan-26	8	9	5	1.5	\$535,399	\$625,000	\$526,600	32	\$407	\$387	98%
Dec-25	17	3	7	2.3	\$493,285	\$465,000	\$486,928	29	\$415	\$396	98%
Nov-25	22	7	6	3.0	\$628,633	\$622,500	\$612,466	83	\$421	\$401	97%
Oct-25	25	5	9	3.1	\$548,660	\$560,000	\$539,166	43	\$419	\$415	98%
Sep-25	32	7	7	4.8	\$604,571	\$580,000	\$592,857	38	\$421	\$468	98%
Aug-25	35	5	8	5.8	\$615,500	\$649,500	\$620,736	37	\$436	\$437	101%
Jul-25	30	6	5	6.0	\$572,399	\$625,000	\$569,800	45	\$445	\$494	99%
Jun-25	27	2	5	5.1	\$644,177	\$700,000	\$634,000	31	\$443	\$445	99%
May-25	20	3	5	3.2	\$543,800	\$545,000	\$549,320	65	\$448	\$446	101%
Apr-25	16	3	6	2.5	\$606,980	\$632,500	\$636,000	9	\$440	\$467	106%
Mar-25	12	4	8	1.8	\$587,237	\$580,000	\$598,321	41	\$461	\$483	102%
Feb-25	13	5	5	1.8	\$466,999	\$450,000	\$468,200	27	\$480	\$469	100%
Jan-25	11	3	7	1.3	\$587,692	\$635,000	\$582,928	49	\$493	\$458	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	5	-28.6%	\$533,780	-4.1%	\$625,000	-1.57%	\$526,600	-9.66%	32	-34.7%	98%
Jan-25	7	0%	\$556,600	-20%	\$635,000	-5.93%	\$582,928	-3.64%	49	81.5%	99%
Jan-24	7	-12.5%	\$695,855	15.7%	\$675,000	31.7%	\$604,952	9.9%	27	-61.4%	96%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	2	3	2	4	2
\$500-599K	0	0	1	1	1
\$600-699K	3	4	3	2	1
\$700-799K	0	0	0	1	1
\$800-899K	0	0	1	0	1
\$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	5	7	7	8	6

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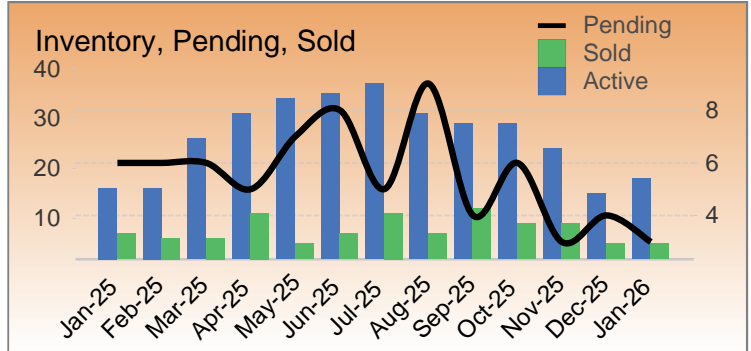
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Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of January - approximately 3.0 months of inventory.
- Sales Activity: 5 units were sold during January,
- Median Sales Price: \$1,150,000 during January
- Average price per sq.ft. in January was \$668
- Average Days-on-Market (DOM) is approximately 55 days
- Sold over Asking: On average, buyers paid 97% of list price in January



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
Jan-26	18	3	5	3.0	\$979,600	\$1,150,000	\$951,200	55	\$754	\$668	97%
Dec-25	15	4	5	2.1	\$1,078,209	\$982,000	\$1,055,009	77	\$821	\$648	98%
Nov-25	24	3	9	2.5	\$1,166,555	\$1,150,000	\$1,155,111	25	\$711	\$643	99%
Oct-25	29	6	9	3.2	\$1,507,816	\$1,360,000	\$1,497,631	39	\$706	\$717	99%
Sep-25	29	4	12	3.0	\$1,134,416	\$1,040,000	\$1,105,666	43	\$739	\$631	98%
Aug-25	31	9	7	3.7	\$1,156,142	\$995,000	\$1,169,285	45	\$754	\$708	102%
Jul-25	37	5	11	4.8	\$804,718	\$780,000	\$798,636	33	\$747	\$611	99%
Jun-25	35	8	7	4.6	\$1,067,142	\$1,100,000	\$1,060,000	19	\$771	\$683	99%
May-25	34	7	5	4.6	\$1,248,800	\$1,395,000	\$1,237,000	22	\$779	\$655	100%
Apr-25	31	5	11	4.0	\$1,083,136	\$1,050,000	\$1,071,250	43	\$831	\$698	99%
Mar-25	26	6	6	4.3	\$1,616,056	\$1,721,500	\$1,628,500	50	\$879	\$858	101%
Feb-25	16	6	6	2.8	\$1,122,000	\$1,137,500	\$1,121,666	36	\$607	\$637	100%
Jan-25	16	6	7	2.8	\$690,269	\$715,000	\$689,857	32	\$662	\$552	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	5	-28.6%	\$1,009,083	1.52%	\$1,150,000	60.8%	\$951,200	37.9%	55	71.9%	97%
Jan-25	7	133%	\$994,017	-6.26%	\$715,000	6.88%	\$689,857	-30.3%	32	60%	99%
Jan-24	3	200%	\$1,060,400	-29.8%	\$669,000	63.2%	\$989,666	141%	20	-69.2%	105%

Sales Activity and Price Trends

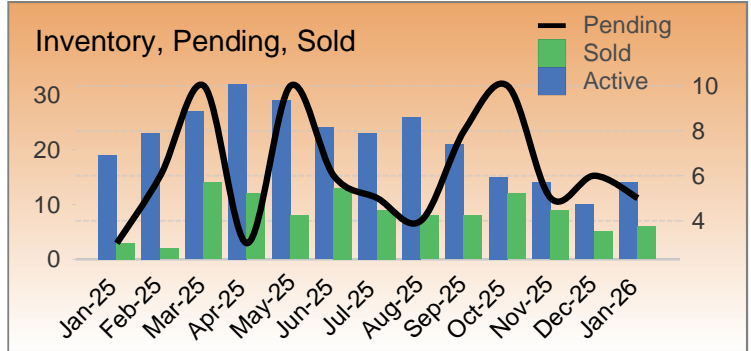
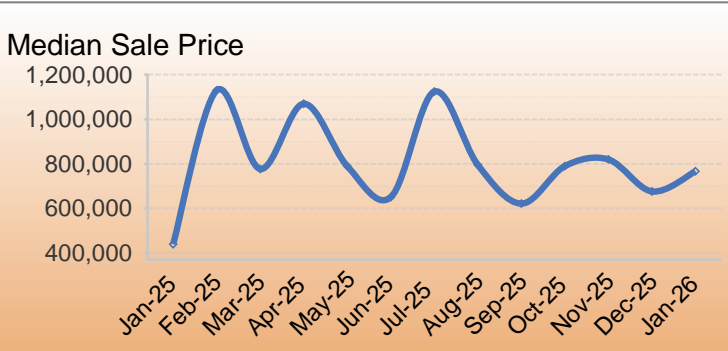
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	1	1
\$500-599K	1	2	0	0	2
\$600-699K	0	0	2	0	0
\$700-799K	1	2	0	0	0
\$800-899K	0	1	0	0	1
\$900-999K	0	1	0	0	0
\$1-1.299M	3	0	0	0	1
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	5	7	3	1	5

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Market Activity Summary:

- Inventory: 14 units were listed for sale as of the last day of January - approximately 2.3 months of inventory.
- Sales Activity: 6 units were sold during January,
- Median Sales Price: \$767,500 during January
- Average price per sq.ft. in January was \$573
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 99% of list price in January



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
Jan-26	14	5	6	2.3	\$822,481	\$767,500	\$813,333	45	\$593	\$573	99%
Dec-25	10	6	5	1.3	\$679,177	\$676,000	\$669,400	33	\$628	\$552	99%
Nov-25	14	5	9	1.6	\$786,432	\$820,000	\$787,555	41	\$627	\$571	100%
Oct-25	15	10	12	1.7	\$866,156	\$790,000	\$879,555	31	\$623	\$584	101%
Sep-25	21	8	8	2.9	\$727,493	\$621,875	\$717,343	66	\$617	\$537	98%
Aug-25	26	4	8	2.8	\$820,493	\$795,000	\$822,625	35	\$595	\$562	100%
Jul-25	23	5	9	2.6	\$931,987	\$1,125,000	\$941,833	53	\$590	\$606	101%
Jun-25	24	6	13	2.4	\$761,305	\$650,000	\$770,580	43	\$606	\$581	101%
May-25	29	10	8	2.7	\$850,987	\$790,000	\$880,362	32	\$602	\$619	103%
Apr-25	32	3	12	3.9	\$947,745	\$1,070,000	\$991,083	22	\$597	\$629	104%
Mar-25	27	10	14	4.4	\$822,560	\$777,500	\$834,785	20	\$590	\$629	101%
Feb-25	23	6	2	4.8	\$1,099,499	\$1,130,000	\$1,130,000	8	\$593	\$727	103%
Jan-25	19	3	3	2.7	\$565,966	\$440,000	\$551,666	50	\$591	\$569	97%

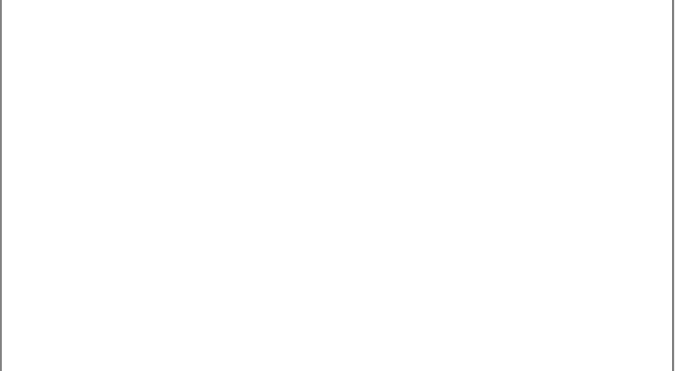
Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	6	100%	\$849,052	3.9%	\$767,500	74.4%	\$813,333	47.4%	45	-10%	99%
Jan-25	3	50%	\$817,213	-14.9%	\$440,000	-55.9%	\$551,666	-44.7%	50	355%	97%
Jan-24	2	-66.7%	\$959,761	9.69%	\$997,500	55.1%	\$997,500	40.6%	11	-56%	109%

Sales Activity and Price Trends

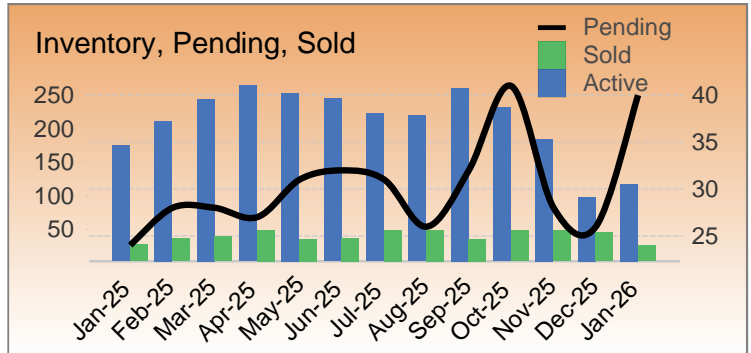
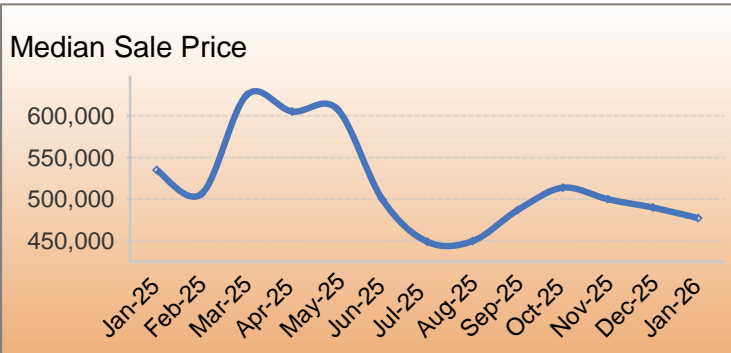
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	2	0	0	0
\$500-599K	2	0	0	1	3
\$600-699K	1	0	0	3	6
\$700-799K	0	1	0	0	1
\$800-899K	1	0	1	1	1
\$900-999K	0	0	0	0	0
\$1-1.299M	2	0	1	1	1
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	6	3	2	6	12

Presented by:



Market Activity Summary:

- Inventory: 118 units were listed for sale as of the last day of January - approximately 3.1 months of inventory.
- Sales Activity: 26 units were sold during January,
- Median Sales Price: \$477,500 during January
- Average price per sq.ft. in January was \$465
- Average Days-on-Market (DOM) is approximately 107 days
- Sold over Asking: On average, buyers paid 96% of list price in January



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
Jan-26	118	40	26	3.1	\$522,534	\$477,500	\$507,757	107	\$492	\$465	96%
Dec-25	98	26	45	2.2	\$533,053	\$490,000	\$523,333	62	\$493	\$472	99%
Nov-25	185	28	48	4.4	\$560,477	\$500,000	\$567,367	55	\$495	\$508	100%
Oct-25	232	41	48	5.4	\$574,245	\$514,000	\$589,873	50	\$494	\$522	101%
Sep-25	261	32	35	6.0	\$590,307	\$487,000	\$591,466	73	\$502	\$517	100%
Aug-25	220	26	49	5.0	\$515,446	\$450,000	\$517,247	56	\$495	\$488	100%
Jul-25	223	31	49	5.6	\$512,732	\$449,000	\$513,465	55	\$500	\$474	100%
Jun-25	246	32	37	6.2	\$569,833	\$500,000	\$563,488	53	\$506	\$520	99%
May-25	254	31	35	6.3	\$602,368	\$608,000	\$602,627	46	\$507	\$531	100%
Apr-25	265	27	49	6.5	\$606,564	\$605,000	\$613,263	43	\$521	\$538	101%
Mar-25	245	28	39	7.4	\$619,520	\$625,000	\$631,956	50	\$522	\$532	102%
Feb-25	212	28	36	6.5	\$524,885	\$506,500	\$530,660	67	\$518	\$488	101%
Jan-25	175	24	27	5.6	\$615,403	\$535,000	\$602,014	63	\$508	\$530	97%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	26	-3.7%	\$526,304	-7.99%	\$477,500	-10.7%	\$507,757	-15.7%	107	69.8%	96%
Jan-25	27	42.1%	\$572,007	-8.15%	\$535,000	-17.7%	\$602,014	-17.8%	63	-18.2%	97%
Jan-24	19	-26.9%	\$622,795	-11.9%	\$650,000	12.3%	\$732,324	17.5%	77	22.2%	98%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	13	13	6	8	9
\$500-599K	6	4	1	6	9
\$600-699K	3	3	3	6	7
\$700-799K	2	4	2	2	11
\$800-899K	1	0	2	2	5
\$900-999K	1	0	1	1	3
\$1-1.299M	0	1	2	0	8
\$1.3-1.699M	0	2	2	1	2
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	26	27	19	26	54

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Custom geography for Oakland CND/TWN includes Oakland & Piedmont

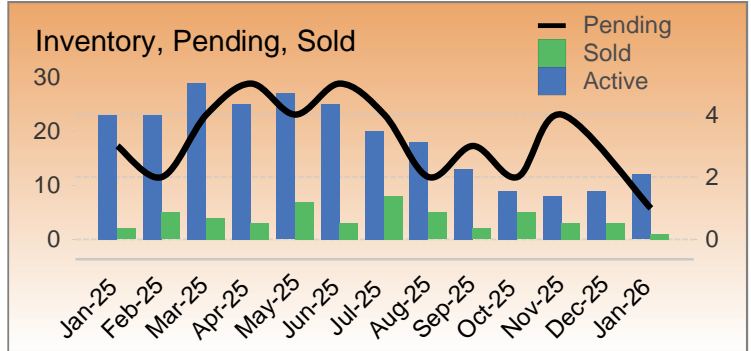
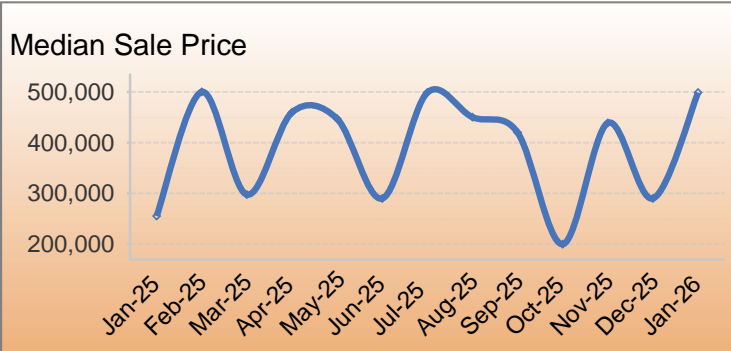
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Market Activity Summary:



- Inventory: 12 units were listed for sale as of the last day of January - approximately 5.1 months of inventory.
- Sales Activity: 1 units were sold during January,
- Median Sales Price: \$499,000 during January
- Average price per sq.ft. in January was \$315
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 100% of list price in January



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
Jan-26	12	1	1	5.1	\$499,000	\$499,000	\$499,000	20	\$329	\$315	100%
Dec-25	9	0	3	2.5	\$324,462	\$290,000	\$322,333	69	\$337	\$328	100%
Nov-25	8	4	3	2.4	\$422,666	\$439,000	\$421,333	112	\$329	\$360	99%
Oct-25	9	2	5	2.5	\$301,800	\$200,000	\$295,800	90	\$350	\$336	99%
Sep-25	13	3	2	2.8	\$400,000	\$420,000	\$420,000	22	\$357	\$277	108%
Aug-25	18	2	5	3.4	\$423,760	\$450,000	\$421,000	76	\$360	\$365	100%
Jul-25	20	4	8	3.3	\$420,812	\$499,000	\$415,250	59	\$353	\$364	98%
Jun-25	25	5	3	5.8	\$331,316	\$290,000	\$306,666	31	\$357	\$376	91%
May-25	27	4	7	5.8	\$459,842	\$447,000	\$456,285	46	\$355	\$360	100%
Apr-25	25	5	3	6.3	\$447,962	\$460,000	\$453,000	15	\$356	\$385	101%
Mar-25	29	4	4	7.9	\$308,500	\$297,500	\$300,000	29	\$362	\$271	95%
Feb-25	23	2	5	8.6	\$424,780	\$500,000	\$428,000	70	\$359	\$331	99%
Jan-25	23	3	2	12.0	\$264,975	\$255,000	\$255,000	90	\$347	\$255	97%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	1	-50%	\$438,999	13.1%	\$499,000	95.7%	\$499,000	95.7%	20	-77.8%	100%
Jan-25	2	-60%	\$388,162	-9.86%	\$255,000	-39.1%	\$255,000	-36.5%	90	200%	97%
Jan-24	5	400%	\$430,598	25.1%	\$419,000	8.83%	\$401,600	4.31%	30	150%	99%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	2	4	1	4
\$500-599K	0	0	1	0	2
\$600-699K	0	0	0	0	1
\$700-799K	0	0	0	0	0
\$800-899K	0	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	1	2	5	1	7

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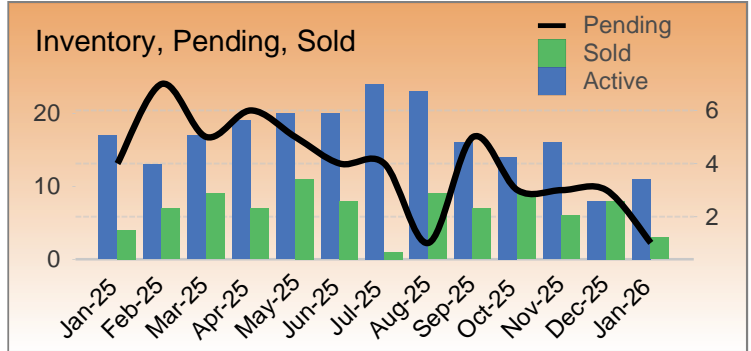
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Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of January - approximately 1.9 months of inventory.
- Sales Activity: 3 units were sold during January,
- Median Sales Price: \$585,000 during January
- Average price per sq.ft. in January was \$368
- Average Days-on-Market (DOM) is approximately 57 days
- Sold over Asking: On average, buyers paid 93% of list price in January



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
Jan-26	11	1	3	1.9	\$674,633	\$585,000	\$637,000	57	\$504	\$368	93%
Dec-25	8	3	8	1.0	\$517,125	\$530,000	\$513,500	21	\$496	\$470	99%
Nov-25	16	3	6	2.2	\$519,166	\$545,000	\$514,500	54	\$486	\$450	99%
Oct-25	14	3	9	1.8	\$483,277	\$450,000	\$486,555	36	\$471	\$493	100%
Sep-25	16	5	7	2.8	\$584,857	\$610,000	\$580,357	36	\$462	\$446	99%
Aug-25	23	1	9	4.0	\$600,516	\$617,000	\$594,888	19	\$479	\$494	99%
Jul-25	24	4	1	3.8	\$549,000	\$549,000	\$549,000	19	\$483	\$458	100%
Jun-25	20	4	8	2.3	\$500,224	\$502,500	\$500,499	29	\$480	\$473	100%
May-25	20	5	11	2.2	\$561,645	\$609,000	\$562,000	44	\$486	\$461	100%
Apr-25	19	6	7	2.6	\$628,671	\$615,000	\$624,342	19	\$497	\$514	99%
Mar-25	17	5	9	2.6	\$643,333	\$675,000	\$646,472	36	\$501	\$478	101%
Feb-25	13	7	7	3.2	\$567,335	\$545,000	\$566,635	87	\$494	\$468	100%
Jan-25	17	4	4	3.6	\$561,000	\$568,750	\$557,875	29	\$472	\$395	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
Jan-26	3	-25%	\$489,166	-16.3%	\$585,000	2.86%	\$637,000	14.2%	57	96.6%	93%
Jan-25	4	0%	\$584,259	-9.37%	\$568,750	-6.07%	\$557,875	-10.4%	29	3.57%	100%
Jan-24	4	100%	\$644,666	13.7%	\$605,500	-23.6%	\$622,750	-21.4%	28	-45.1%	105%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	1	1	0	1
\$500-599K	1	1	1	0	1
\$600-699K	0	2	0	0	0
\$700-799K	0	0	1	1	1
\$800-899K	1	0	1	1	1
\$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	3	4	4	2	4

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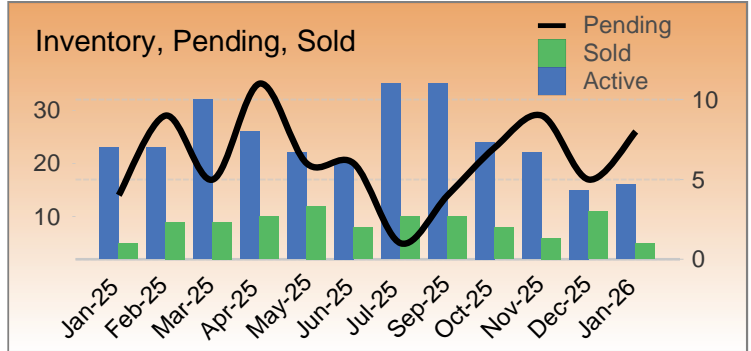
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Market Activity Summary:

- Inventory: 16 units were listed for sale as of the last day of January - approximately 2.5 months of inventory.
- Sales Activity: 5 units were sold during January,
- Median Sales Price: \$800,000 during January
- Average price per sq.ft. in January was \$575
- Average Days-on-Market (DOM) is approximately 67 days
- Sold over Asking: On average, buyers paid 98% of list price in January



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
Jan-26	16	8	5	2.5	\$807,370	\$800,000	\$793,800	67	\$655	\$575	98%
Dec-25	15	5	11	1.8	\$782,444	\$780,000	\$777,090	45	\$616	\$629	99%
Nov-25	22	9	6	2.8	\$791,624	\$820,000	\$776,166	39	\$601	\$550	98%
Oct-25	24	7	8	4.2	\$802,217	\$826,000	\$801,500	32	\$594	\$620	100%
Sep-25	35	4	10	5.3	\$741,695	\$737,500	\$730,000	57	\$592	\$597	99%
Jul-25	35	1	10	3.5	\$798,668	\$770,000	\$793,200	31	\$602	\$624	99%
Jun-25	20	6	8	2.1	\$841,618	\$770,000	\$839,812	26	\$623	\$623	99%
May-25	22	6	12	2.1	\$955,579	\$955,500	\$944,666	20	\$622	\$679	99%
Apr-25	26	11	10	2.8	\$703,068	\$666,250	\$677,400	32	\$650	\$572	96%
Mar-25	32	5	9	4.2	\$780,320	\$850,000	\$809,888	34	\$643	\$686	103%
Feb-25	23	9	9	3.5	\$819,220	\$910,000	\$828,888	28	\$632	\$652	101%
Jan-25	23	4	5	3.5	\$793,740	\$760,000	\$796,400	27	\$634	\$624	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
Jan-26	5	0%	\$777,245	-7.88%	\$800,000	5.26%	\$793,800	-0.326%	67	148%	98%
Jan-25	5	150%	\$843,757	8.79%	\$760,000	31.6%	\$796,400	37.9%	27	17.4%	100%
Jan-24	2	-75%	\$775,600	-13.4%	\$577,475	-19.3%	\$577,475	-16.4%	23	-48.9%	98%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	0	1	2	0
\$500-599K	0	0	0	0	0
\$600-699K	0	2	1	1	1
\$700-799K	1	1	0	2	2
\$800-899K	2	0	0	3	2
\$900-999K	0	1	0	0	0
\$1-1.299M	1	1	0	0	1
\$1.3-1.699M	0	0	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	5	5	2	8	7

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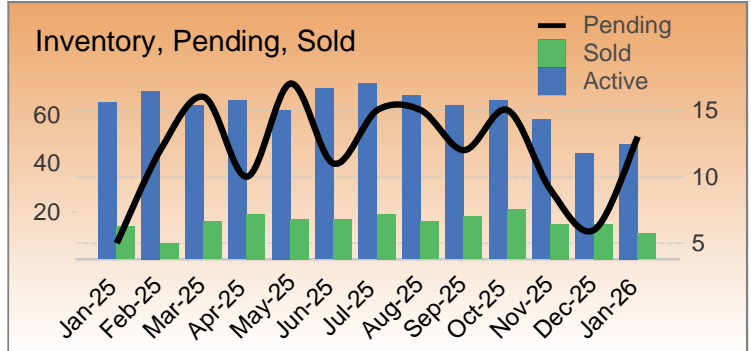
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Market Activity Summary:

- Inventory: 48 units were listed for sale as of the last day of January - approximately 3.7 months of inventory.
- Sales Activity: 11 units were sold during January,
- Median Sales Price: \$525,000 during January
- Average price per sq.ft. in January was \$419
- Average Days-on-Market (DOM) is approximately 58 days
- Sold over Asking: On average, buyers paid 98% of list price in January



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
Jan-26	48	13	11	3.7	\$558,762	\$525,000	\$547,500	58	\$425	\$419	98%
Dec-25	44	6	15	2.8	\$508,724	\$485,000	\$503,092	50	\$420	\$433	99%
Nov-25	58	9	15	3.5	\$560,825	\$545,000	\$565,259	25	\$426	\$460	101%
Oct-25	66	15	21	3.7	\$528,814	\$480,000	\$517,714	69	\$419	\$431	97%
Sep-25	64	12	18	3.7	\$497,993	\$512,500	\$491,555	40	\$420	\$434	99%
Aug-25	68	15	16	3.9	\$483,121	\$477,500	\$478,653	33	\$423	\$444	99%
Jul-25	73	15	19	4.2	\$458,842	\$436,000	\$458,873	43	\$431	\$386	100%
Jun-25	71	11	17	4.1	\$485,910	\$485,000	\$495,384	33	\$430	\$447	102%
May-25	62	17	17	3.8	\$590,193	\$450,000	\$599,670	73	\$427	\$463	101%
Apr-25	66	10	19	4.9	\$433,173	\$415,000	\$429,842	54	\$414	\$443	99%
Mar-25	64	16	16	5.3	\$539,593	\$506,500	\$543,236	45	\$409	\$468	101%
Feb-25	70	12	7	7.4	\$540,500	\$438,000	\$570,714	84	\$416	\$450	101%
Jan-25	65	5	14	4.6	\$574,356	\$472,000	\$594,571	60	\$430	\$433	101%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	11	-21.4%	\$563,559	17.9%	\$525,000	11.2%	\$547,500	-7.92%	58	-3.33%	98%
Jan-25	14	-17.6%	\$477,818	-9.79%	\$472,000	-20%	\$594,571	1.63%	60	50%	101%
Jan-24	17	54.5%	\$529,674	-9.59%	\$590,000	11.1%	\$585,061	18.6%	40	-33.3%	101%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	5	8	8	4	3
\$500-599K	2	0	1	5	6
\$600-699K	1	2	4	1	4
\$700-799K	2	2	2	1	0
\$800-899K	0	0	1	0	1
\$900-999K	1	0	0	0	0
\$1-1.299M	0	1	1	0	0
\$1.3-1.699M	0	1	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	11	14	17	11	14

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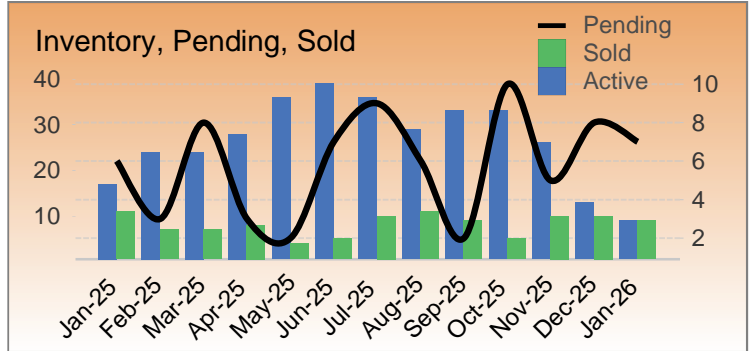
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Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of January - approximately 1.1 months of inventory.
- Sales Activity: 9 units were sold during January,
- Median Sales Price: \$450,000 during January
- Average price per sq.ft. in January was \$440
- Average Days-on-Market (DOM) is approximately 67 days
- Sold over Asking: On average, buyers paid 101% of list price in January



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
Jan-26	9	7	9	1.1	\$468,994	\$450,000	\$474,333	67	\$422	\$440	101%
Dec-25	13	8	10	1.9	\$499,700	\$492,000	\$497,700	58	\$442	\$449	100%
Nov-25	26	5	10	3.4	\$495,700	\$486,500	\$499,500	30	\$428	\$449	100%
Oct-25	33	10	5	4.1	\$511,290	\$600,000	\$517,600	14	\$430	\$431	100%
Sep-25	33	2	9	3.3	\$599,987	\$574,888	\$597,987	39	\$435	\$465	100%
Aug-25	29	6	11	3.6	\$543,716	\$530,000	\$565,181	55	\$438	\$476	103%
Jul-25	36	9	10	5.8	\$607,700	\$652,500	\$615,900	42	\$458	\$480	102%
Jun-25	39	7	5	7.1	\$627,200	\$640,000	\$617,500	47	\$474	\$456	98%
May-25	36	2	4	5.7	\$642,000	\$633,000	\$649,000	40	\$456	\$478	102%
Apr-25	28	3	8	3.8	\$521,468	\$536,500	\$530,185	34	\$449	\$476	101%
Mar-25	24	8	7	2.9	\$650,999	\$715,000	\$662,857	31	\$449	\$468	102%
Feb-25	24	3	7	2.7	\$575,428	\$510,000	\$584,682	37	\$450	\$503	102%
Jan-25	17	6	11	2.0	\$557,844	\$515,000	\$552,545	74	\$455	\$509	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	9	-18.2%	\$475,833	-17.4%	\$450,000	-12.6%	\$474,333	-14.2%	67	-9.46%	101%
Jan-25	11	57.1%	\$575,889	2.12%	\$515,000	7.74%	\$552,545	10.2%	74	124%	99%
Jan-24	7	16.7%	\$563,938	-1.82%	\$478,000	-9.98%	\$501,428	-16.9%	33	-52.9%	98%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	6	5	4	1	2
\$500-599K	2	2	2	3	2
\$600-699K	1	1	0	0	0
\$700-799K	0	1	1	1	2
\$800-899K	0	2	0	1	0
\$900-999K	0	0	0	0	1
\$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	9	11	7	6	7

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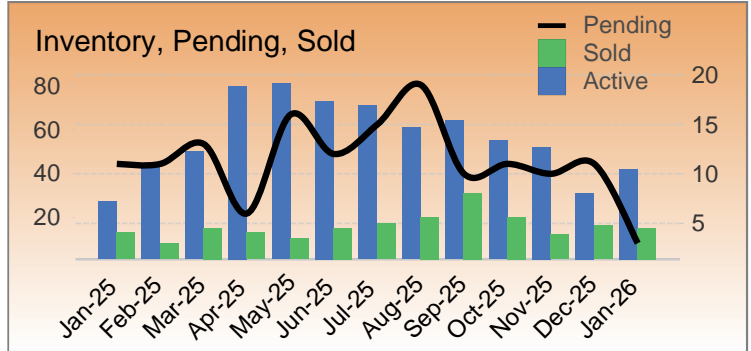
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Market Activity Summary:

- Inventory: 42 units were listed for sale as of the last day of January - approximately 3.0 months of inventory.
- Sales Activity: 15 units were sold during January,
- Median Sales Price: \$695,000 during January
- Average price per sq.ft. in January was \$612
- Average Days-on-Market (DOM) is approximately 63 days
- Sold over Asking: On average, buyers paid 98% of list price in January



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Jan-26	42	3	15	3.0	\$723,379	\$695,000	\$711,732	63	\$605	\$612	98%
Dec-25	31	11	16	1.9	\$781,935	\$748,750	\$769,406	36	\$598	\$574	98%
Nov-25	52	10	12	2.5	\$779,983	\$674,500	\$773,500	68	\$615	\$602	99%
Oct-25	55	11	20	2.5	\$791,176	\$672,500	\$775,987	58	\$619	\$600	98%
Sep-25	64	10	31	3.0	\$857,836	\$710,000	\$848,883	42	\$628	\$622	98%
Aug-25	61	19	20	3.6	\$962,897	\$964,000	\$940,984	45	\$630	\$612	98%
Jul-25	71	15	17	5.1	\$941,517	\$843,000	\$913,076	44	\$634	\$642	97%
Jun-25	73	12	15	5.8	\$929,786	\$825,000	\$921,853	28	\$629	\$635	100%
May-25	81	16	10	6.4	\$870,800	\$732,500	\$869,550	41	\$643	\$609	99%
Apr-25	80	6	13	6.8	\$914,756	\$898,000	\$920,961	22	\$648	\$648	101%
Mar-25	50	13	15	4.2	\$1,044,461	\$1,175,000	\$1,041,360	19	\$649	\$653	100%
Feb-25	44	11	8	3.0	\$1,070,624	\$1,202,500	\$1,080,375	22	\$658	\$588	101%
Jan-25	27	11	13	1.5	\$1,011,760	\$1,110,000	\$993,236	27	\$662	\$672	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
Jan-26	15	15.4%	\$816,744	-9.03%	\$695,000	-37.4%	\$711,732	-28.3%	63	133%	98%
Jan-25	13	-31.6%	\$897,798	-3.36%	\$1,110,000	48%	\$993,236	20.7%	27	-25%	98%
Jan-24	19	375%	\$929,032	-6.07%	\$750,000	38.6%	\$822,657	49.8%	36	-60.9%	100%

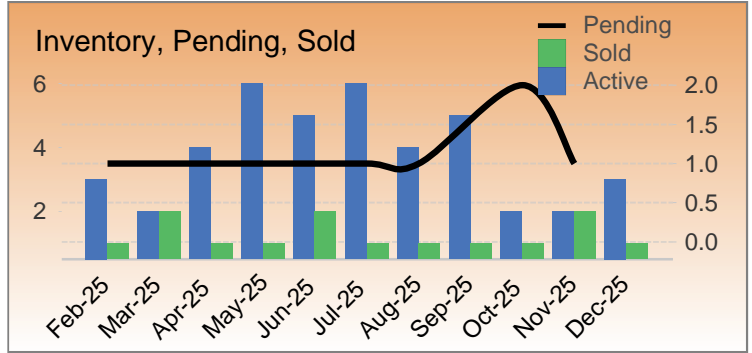
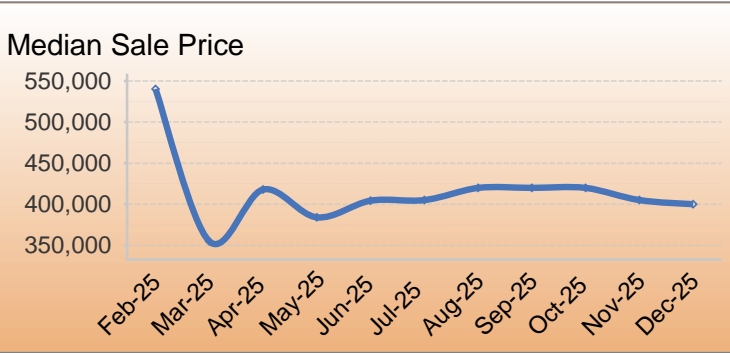
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	4	1	0	2	0
\$500-599K	0	0	4	1	0
\$600-699K	4	2	4	1	2
\$700-799K	1	1	4	0	2
\$800-899K	1	1	0	0	0
\$900-999K	4	0	1	0	0
\$1-1.299M	1	7	5	0	1
\$1.3-1.699M	0	1	1	0	5
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	15	13	19	4	10

Presented by:

Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of January.
- Sales Activity: there were no units sold during this period.



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Dec-25	3	0	1	2.3	\$424,950	\$400,000	\$400,000	23	\$303	\$248	94%
Nov-25	2	1	2	1.5	\$414,499	\$405,000	\$405,000	53	\$321	\$288	98%
Oct-25	2	2	1	2.0	\$420,000	\$420,000	\$420,000	5	\$296	\$307	100%
Sep-25	5	0	1	5.0	\$424,900	\$420,000	\$420,000	44	\$294	\$307	99%
Aug-25	4	1	1	3.0	\$429,900	\$420,000	\$420,000	6	\$294	\$307	98%
Jul-25	6	1	1	4.5	\$409,999	\$405,000	\$405,000	65	\$298	\$372	99%
Jun-25	5	0	2	3.8	\$397,000	\$404,500	\$404,500	59	\$313	\$328	102%
May-25	6	1	1	4.5	\$375,000	\$384,000	\$384,000	10	\$313	\$295	102%
Apr-25	4	0	1	3.0	\$415,000	\$418,000	\$418,000	60	\$296	\$322	101%
Mar-25	2	1	2	2.0	\$355,000	\$355,000	\$355,000	19	\$299	\$371	100%
Feb-25	3	1	1	2.3	\$498,000	\$540,000	\$540,000	64	\$353	\$371	108%

Market Trends

Month

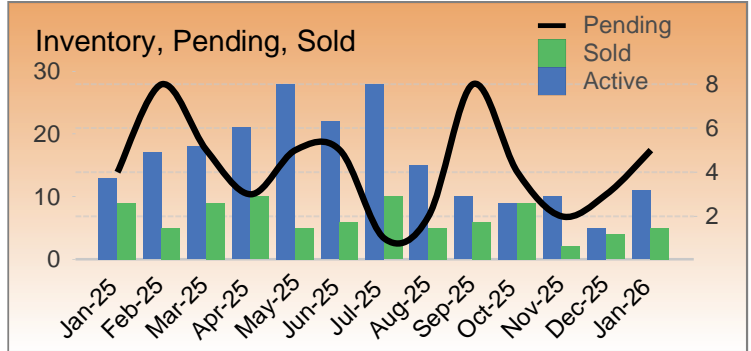
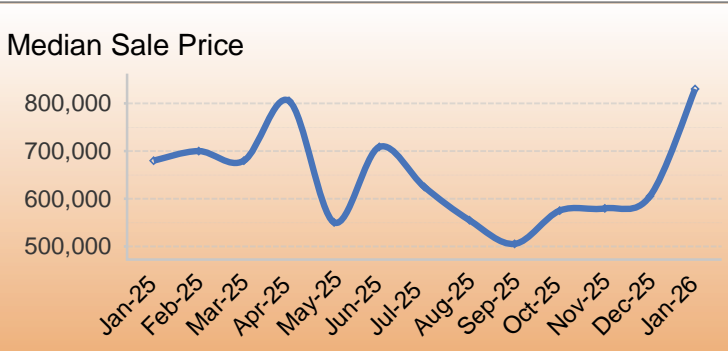
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	2	3
\$500-599K	0	0	0	0	1
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	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	0	0	0	2	4

Presented by:

Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of January - approximately 3.3 months of inventory.
- Sales Activity: 5 units were sold during January,
- Median Sales Price: \$830,000 during January
- Average price per sq.ft. in January was \$596
- Average Days-on-Market (DOM) is approximately 50 days
- Sold over Asking: On average, buyers paid 108% of list price in January



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
Jan-26	11	5	5	3.3	\$731,600	\$830,000	\$782,000	50	\$602	\$596	108%
Dec-25	5	3	4	1.0	\$706,697	\$605,000	\$690,450	28	\$616	\$593	98%
Nov-25	10	2	2	1.8	\$594,974	\$579,975	\$579,975	36	\$633	\$557	97%
Oct-25	9	4	9	1.4	\$653,999	\$575,000	\$647,000	59	\$624	\$595	99%
Sep-25	10	8	6	1.6	\$566,454	\$505,000	\$562,150	36	\$624	\$559	99%
Aug-25	15	2	5	2.6	\$623,000	\$555,000	\$608,400	28	\$614	\$561	98%
Jul-25	28	1	10	4.0	\$674,738	\$625,000	\$663,150	27	\$611	\$558	98%
Jun-25	22	5	6	3.4	\$686,379	\$708,500	\$722,833	33	\$620	\$613	105%
May-25	28	5	5	3.6	\$684,800	\$550,000	\$697,000	31	\$623	\$647	101%
Apr-25	21	3	10	2.6	\$748,788	\$805,500	\$762,800	26	\$613	\$645	101%
Mar-25	18	5	9	2.5	\$706,877	\$680,000	\$738,211	30	\$615	\$678	104%
Feb-25	17	8	5	2.7	\$774,200	\$700,000	\$794,800	13	\$609	\$666	103%
Jan-25	13	4	9	2.1	\$728,397	\$680,000	\$726,166	34	\$649	\$658	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
Jan-26	5	-44.4%	\$641,435	-5.01%	\$830,000	22.1%	\$782,000	7.69%	50	47.1%	108%
Jan-25	9	800%	\$675,270	-14%	\$680,000	29.5%	\$726,166	38.3%	34	-10.5%	100%
Jan-24	1	-75%	\$785,000	0.589%	\$524,900	10.5%	\$524,900	13.5%	38	-15.6%	90%

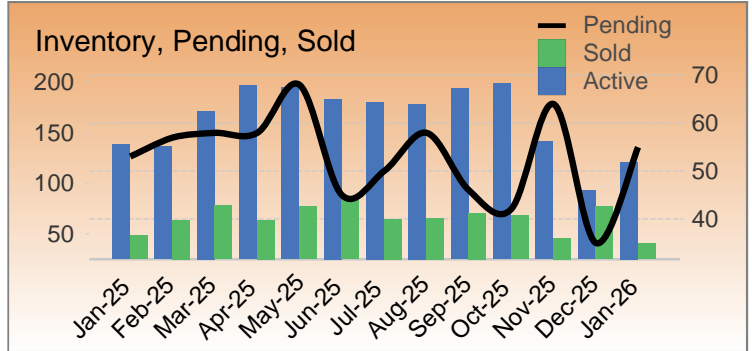
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	1	0	2	1
\$500-599K	1	2	1	1	2
\$600-699K	0	2	0	0	2
\$700-799K	0	0	0	1	4
\$800-899K	1	3	0	0	1
\$900-999K	1	0	0	0	0
\$1-1.299M	1	1	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	5	9	1	4	10

Presented by:

Market Activity Summary:

- Inventory: 121 units were listed for sale as of the last day of January - approximately 2.3 months of inventory.
- Sales Activity: 41 units were sold during January,
- Median Sales Price: \$690,000 during January
- Average price per sq.ft. in January was \$523
- Average Days-on-Market (DOM) is approximately 49 days
- Sold over Asking: On average, buyers paid 98% of list price in January



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
Jan-26	121	55	41	2.3	\$734,592	\$690,000	\$719,609	49	\$524	\$523	98%
Dec-25	93	35	77	1.5	\$654,902	\$585,000	\$644,513	49	\$512	\$501	98%
Nov-25	141	64	46	2.3	\$679,406	\$595,000	\$671,522	41	\$498	\$510	98%
Oct-25	198	42	68	2.9	\$730,937	\$667,500	\$728,214	44	\$496	\$537	99%
Sep-25	193	46	71	2.9	\$669,034	\$625,000	\$672,515	38	\$513	\$519	100%
Aug-25	178	58	66	2.5	\$703,678	\$635,000	\$703,494	33	\$511	\$521	100%
Jul-25	180	50	65	2.4	\$718,523	\$630,000	\$719,346	37	\$524	\$534	99%
Jun-25	183	45	83	2.5	\$677,132	\$610,000	\$681,632	35	\$520	\$504	100%
May-25	194	68	77	2.7	\$662,175	\$551,555	\$664,950	33	\$523	\$526	100%
Apr-25	196	58	64	2.9	\$648,925	\$601,500	\$655,680	28	\$507	\$511	100%
Mar-25	171	58	78	2.7	\$709,763	\$667,450	\$717,181	33	\$506	\$551	100%
Feb-25	136	57	64	2.4	\$649,071	\$607,500	\$649,863	35	\$507	\$511	100%
Jan-25	138	53	49	2.4	\$854,405	\$735,000	\$874,636	34	\$507	\$580	101%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	41	-16.3%	\$675,920	5.63%	\$690,000	-6.12%	\$719,609	-17.7%	49	44.1%	98%
Jan-25	49	58.1%	\$639,876	1.07%	\$735,000	16.7%	\$874,636	20.2%	34	-20.9%	101%
Jan-24	31	-11.4%	\$633,111	2.52%	\$630,000	12.5%	\$727,393	11.3%	43	38.7%	101%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	13	12	10	12	23
\$500-599K	2	5	3	7	16
\$600-699K	6	5	5	3	10
\$700-799K	5	7	2	4	4
\$800-899K	8	2	4	2	3
\$900-999K	3	2	3	4	3
\$1-1.299M	2	10	1	2	11
\$1.3-1.699M	1	2	2	1	1
\$1.7-1.999M	0	1	1	0	0
\$2-2.999M	1	3	0	0	0
>3M	0	0	0	0	0
Total	41	49	31	35	71

Presented by:

Includes Walnut Creek and Rossmoor

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