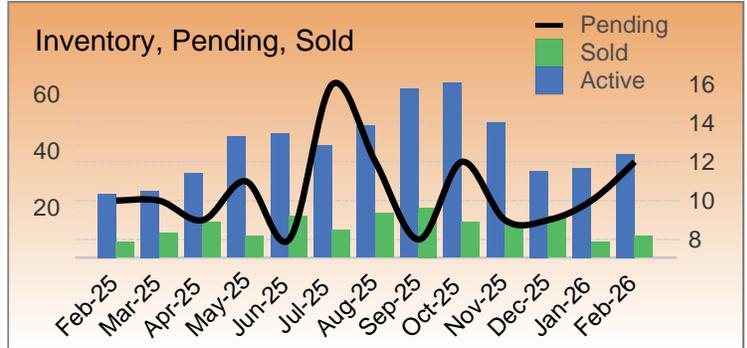
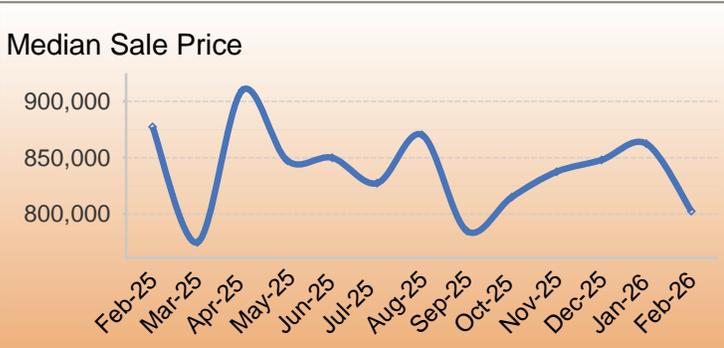


Market Activity Summary:

- Inventory: 39 units were listed for sale as of the last day of February - approximately 3.6 months of inventory.
- Sales Activity: 10 units were sold during February,
- Median Sales Price: \$802,500 during February
- Average price per sq.ft. in February was \$605
- Average Days-on-Market (DOM) is approximately 68 days
- Sold over Asking: On average, buyers paid 103% 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	39	12	10	3.6	\$774,878	\$802,500	\$800,899	68	\$597	\$605	103%
Jan-26	34	10	8	2.7	\$827,875	\$862,500	\$821,687	67	\$589	\$548	99%
Dec-25	33	9	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%

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-26	10	25%	\$754,350	-3.12%	\$802,500	-8.55%	\$800,899	-14.8%	68	750%	103%
Feb-25	8	-33.3%	\$778,639	-0.751%	\$877,500	3.07%	\$940,500	11.1%	8	-81.4%	104%
Feb-24	12	50%	\$784,528	8.18%	\$851,326	1.65%	\$846,584	8.28%	43	231%	106%

Sales Activity and Price Trends

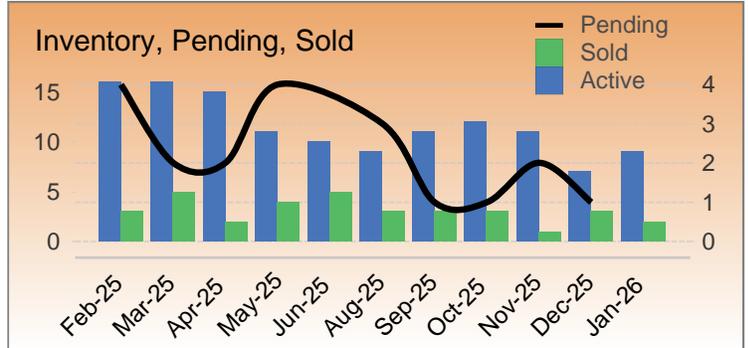
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	3	4	2	2
\$500-599K	0	0	0	0	2
\$600-699K	4	0	1	0	4
\$700-799K	1	3	4	2	1
\$800-899K	6	4	4	2	0
\$900-999K	5	1	1	4	2
\$1-1.299M	1	2	6	2	6
\$1.3-1.699M	0	1	2	0	2
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	18	14	22	12	19

Presented by:



Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of February.
- 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 \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Jan-26	9	0	2	4.5	\$752,500	\$720,000	\$720,000	79	\$541	\$533	96%
Dec-25	7	1	3	3.0	\$563,000	\$520,000	\$531,666	56	\$567	\$484	94%
Nov-25	11	2	1	5.1	\$388,000	\$380,000	\$380,000	50	\$586	\$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%

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-25	3	0%	\$576,727	7.2%	\$399,000	-1.48%	\$453,000	-2.02%	60	-13%	97%
Feb-24	3	-25%	\$538,000	1.66%	\$405,000	-21.7%	\$462,333	-9.12%	69	188%	98%

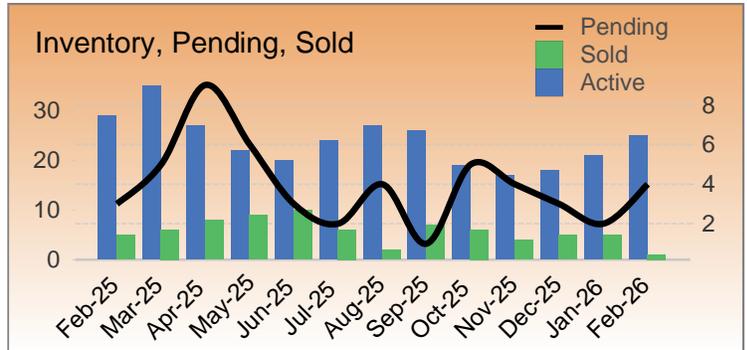
Sales Activity and Price Trends

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

Presented by:

Market Activity Summary:

- Inventory: 25 units were listed for sale as of the last day of February - approximately 7.1 months of inventory.
- Sales Activity: 1 units were sold during February,
- Median Sales Price: \$460,000 during February
- Average price per sq.ft. in February was \$358
- Average Days-on-Market (DOM) is approximately 3 days
- Sold over Asking: On average, buyers paid 106% 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-26	25	4	1	7.1	\$435,000	\$460,000	\$460,000	3	\$255	\$358	106%
Jan-26	21	2	5	4.5	\$233,797	\$260,000	\$238,000	49	\$236	\$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%

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-26	1	-80%	\$280,052	-3.72%	\$460,000	38.1%	\$460,000	40.7%	3	-93.9%	106%
Feb-25	5	-28.6%	\$290,868	2.16%	\$333,000	52.1%	\$327,000	27.2%	49	-21%	100%
Feb-24	7	-30%	\$284,711	-12%	\$219,000	-28.5%	\$256,999	-19.2%	62	-4.62%	99%

Sales Activity and Price Trends

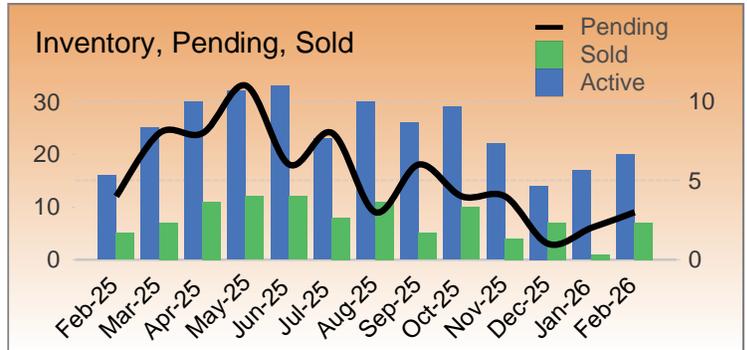
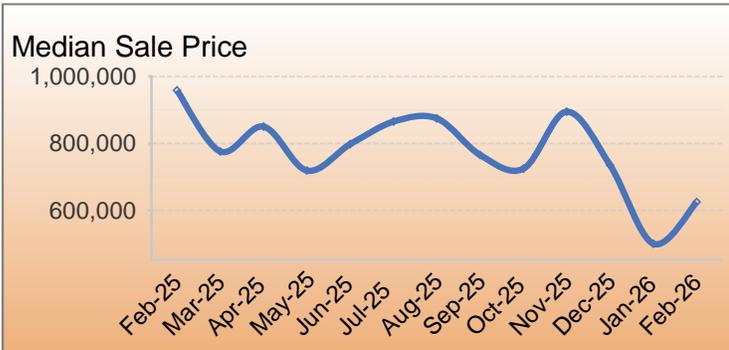
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	6	9	11	19	9
\$500-599K	0	0	1	1	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	6	9	12	20	9

Presented by:

Market Activity Summary:



- Inventory: 20 units were listed for sale as of the last day of February - approximately 4.0 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$625,000 during February
- Average price per sq.ft. in February was \$827
- Average Days-on-Market (DOM) is approximately 48 days
- Sold over Asking: On average, buyers paid 115% 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-26	20	3	7	4.0	\$710,142	\$625,000	\$801,142	48	\$850	\$827	115%
Jan-26	17	2	1	4.3	\$499,000	\$500,000	\$500,000	11	\$855	\$540	100%
Dec-25	14	1	7	2.0	\$912,557	\$735,000	\$911,428	44	\$792	\$812	101%
Nov-25	22	4	4	3.5	\$853,250	\$894,444	\$851,347	73	\$807	\$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%

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-26	7	40%	\$802,083	2.71%	\$625,000	-34.8%	\$801,142	-15.7%	48	-27.3%	115%
Feb-25	5	0%	\$780,888	37.5%	\$958,000	43%	\$950,600	32.8%	66	164%	105%
Feb-24	5	0%	\$567,718	-5.77%	\$670,000	-20.5%	\$715,600	-15.9%	25	-19.4%	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	0	0	1	2
\$500-599K	3	0	2	1	0
\$600-699K	2	2	3	2	2
\$700-799K	0	4	0	0	0
\$800-899K	0	0	2	2	3
\$900-999K	2	1	0	1	0
\$1-1.299M	1	1	0	1	3
\$1.3-1.699M	0	1	1	0	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	8	9	8	8	12

Presented by:



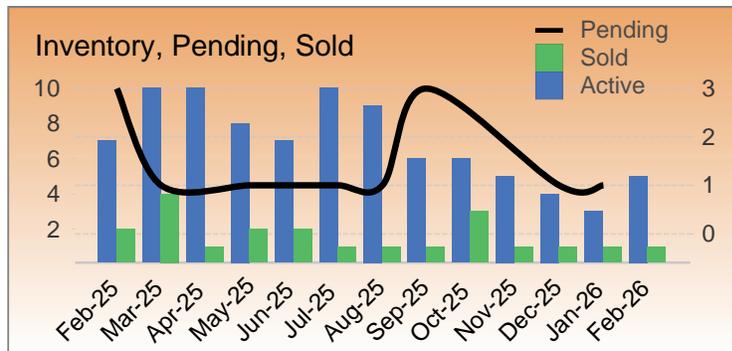
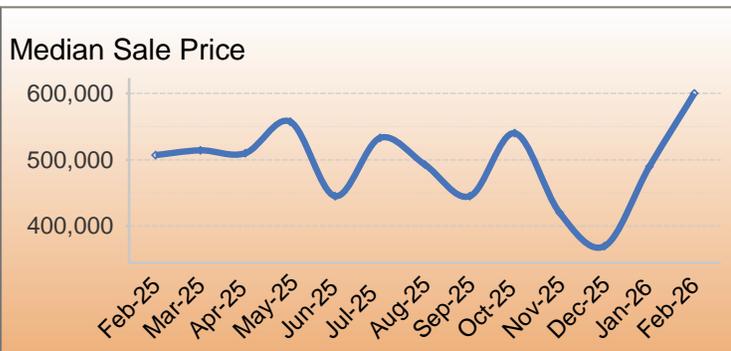
Includes Berkeley and Kensington

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of February - approximately 5.0 months of inventory.
- Sales Activity: 1 units were sold during February,
- Median Sales Price: \$600,000 during February
- Average price per sq.ft. in February was \$443
- Average Days-on-Market (DOM) is approximately 103 days
- Sold over Asking: On average, buyers paid 98% 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-26	5	0	1	5.0	\$614,950	\$600,000	\$600,000	103	\$334	\$443	98%
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%

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-26	1	-50%	\$441,944	-10.5%	\$600,000	18.3%	\$600,000	18.3%	103	41.1%	98%
Feb-25	2	-33.3%	\$493,980	-4.64%	\$507,000	3.68%	\$507,000	-11.5%	73	-32.4%	99%
Feb-24	3	50%	\$518,000	11.9%	\$489,000	-1.82%	\$572,666	15%	108	145%	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	2	2	2	2
\$500-599K	0	2	1	2	4
\$600-699K	1	0	0	0	0
\$700-799K	0	0	2	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	2	4	6	5	6

Presented by:

Includes Brentwood, Bethel Island, Byron, Discovery Bay, Knightsen, and Oakley
 © 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist
 and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS)
 and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of February - approximately 15.8 months of inventory.
- Sales Activity: 1 units were sold during February,
- Median Sales Price: \$605,000 during February
- Average price per sq.ft. in February was \$698
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 101% 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-26	20	4	1	15.8	\$599,999	\$605,000	\$605,000	30	\$561	\$698	101%
Jan-26	19	1	1	9.5	\$699,000	\$699,000	\$699,000	96	\$577	\$485	100%
Dec-25	15	0	2	5.6	\$1,229,835	\$1,224,196	\$1,224,196	59	\$587	\$699	100%
Nov-25	18	3	3	6.0	\$949,600	\$1,020,000	\$936,666	22	\$585	\$549	100%
Oct-25	19	2	3	5.7	\$813,004	\$700,000	\$799,333	47	\$570	\$513	98%
Sep-25	18	4	3	3.9	\$897,996	\$835,000	\$949,629	53	\$536	\$620	110%
Aug-25	18	3	4	2.8	\$730,849	\$687,500	\$717,883	25	\$560	\$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%

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-26	1	-75%	\$640,250	-18%	\$605,000	-11.4%	\$605,000	-29.1%	30	-44.4%	101%
Feb-25	4	100%	\$780,320	-6.96%	\$682,500	-20.4%	\$853,750	-0.437%	54	315%	101%
Feb-24	2	-	\$838,661	-	\$857,500	-	\$857,500	-	13	-	101%

Sales Activity and Price Trends

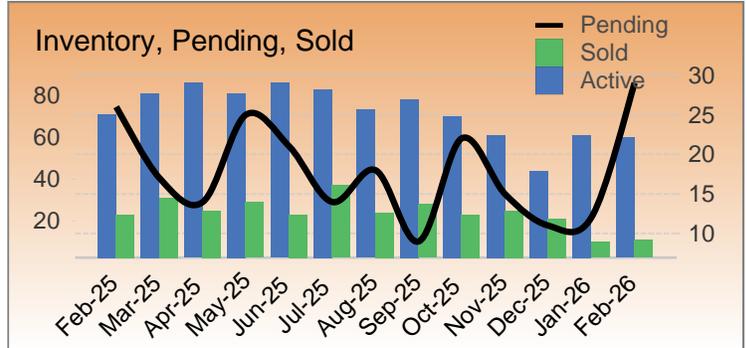
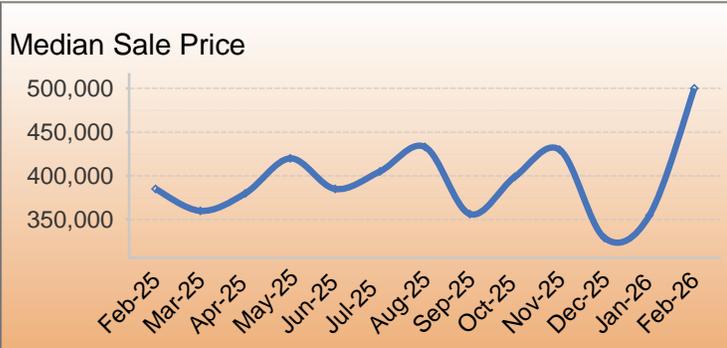
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	3	0	2	2
\$600-699K	2	1	1	0	3
\$700-799K	0	0	1	1	0
\$800-899K	0	2	1	1	2
\$900-999K	0	0	1	0	1
\$1-1.299M	0	0	0	0	3
\$1.3-1.699M	0	1	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	2	7	4	4	12

Presented by:



Market Activity Summary:

- Inventory: 60 units were listed for sale as of the last day of February - approximately 4.4 months of inventory.
- Sales Activity: 11 units were sold during February,
- Median Sales Price: \$500,000 during February
- Average price per sq.ft. in February was \$396
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 101% 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-26	60	29	11	4.4	\$454,935	\$500,000	\$457,171	18	\$395	\$396	101%
Jan-26	61	12	10	3.3	\$364,319	\$355,000	\$364,145	66	\$403	\$393	100%
Dec-25	44	11	21	2.0	\$380,025	\$329,000	\$372,664	65	\$402	\$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	\$420	\$404	100%
Sep-25	78	9	28	2.7	\$386,567	\$356,500	\$378,314	56	\$410	\$385	98%
Aug-25	73	18	24	2.6	\$475,999	\$433,000	\$473,393	40	\$401	\$401	99%
Jul-25	83	14	37	2.8	\$444,969	\$405,000	\$440,079	36	\$407	\$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	\$395	\$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%

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-26	11	-52.2%	\$409,151	0.618%	\$500,000	29.9%	\$457,171	8.76%	18	-43.8%	101%
Feb-25	23	0%	\$406,638	-13.1%	\$385,000	-10.5%	\$420,363	-9.41%	32	39.1%	100%
Feb-24	23	15%	\$467,839	5.81%	\$430,000	5.26%	\$464,052	10.3%	23	-25.8%	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	15	25	23	28	56
\$500-599K	5	4	6	3	7
\$600-699K	1	2	0	2	5
\$700-799K	0	3	1	2	2
\$800-899K	0	0	2	0	2
\$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	21	34	32	35	72

Presented by:

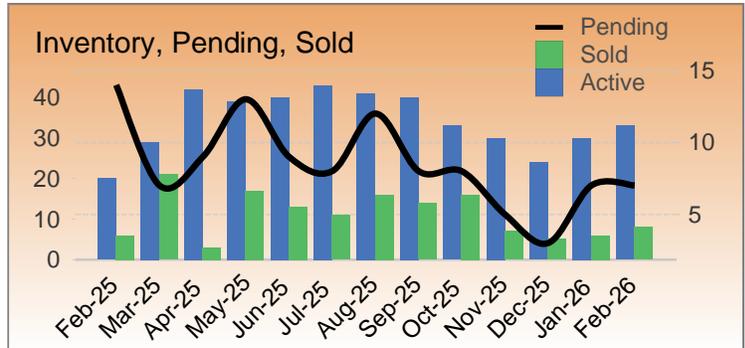
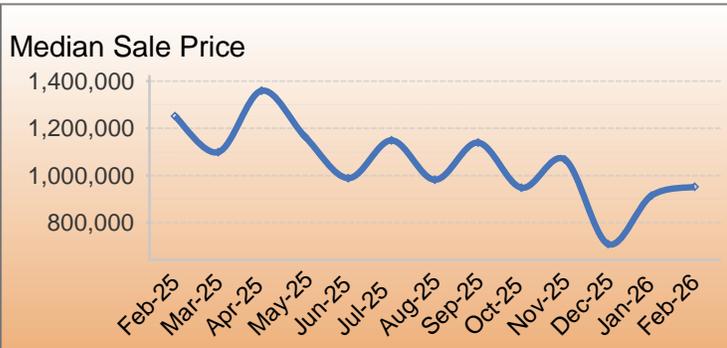
Includes Concord and Clayton

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 33 units were listed for sale as of the last day of February - approximately 5.2 months of inventory.
- Sales Activity: 8 units were sold during February,
- Median Sales Price: \$952,500 during February
- Average price per sq.ft. in February was \$695
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 101% 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-26	33	7	8	5.2	\$906,495	\$952,500	\$918,196	39	\$880	\$695	101%
Jan-26	30	7	6	5.0	\$949,179	\$914,500	\$965,262	52	\$885	\$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%

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-26	8	33.3%	\$1,089,658	4.17%	\$952,500	-23.9%	\$918,196	-21%	39	160%	101%
Feb-25	6	-25%	\$1,046,028	2.33%	\$1,252,000	7.93%	\$1,162,333	6.12%	15	200%	101%
Feb-24	8	-11.1%	\$1,022,240	-12.2%	\$1,160,000	21.1%	\$1,095,250	9.89%	5	-81.5%	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	2	0	0	0	0
\$500-599K	0	0	1	0	1
\$600-699K	1	1	1	1	0
\$700-799K	0	2	2	1	0
\$800-899K	3	1	0	0	2
\$900-999K	3	3	0	6	1
\$1-1.299M	3	4	6	1	7
\$1.3-1.699M	2	2	3	2	3
\$1.7-1.999M	0	0	1	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	14	13	14	11	14

Presented by:



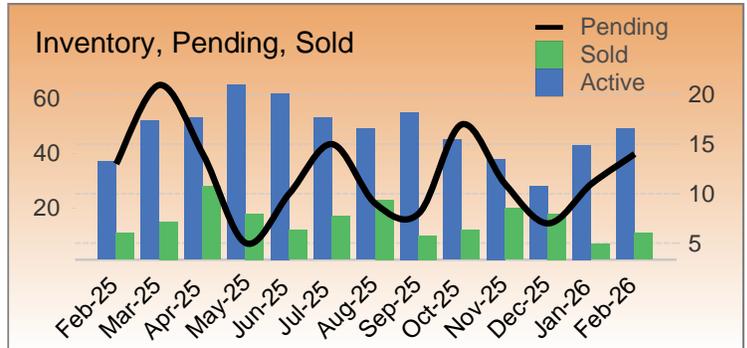
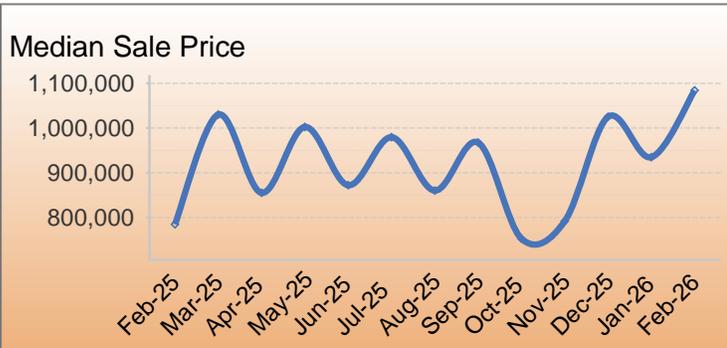
Includes Danville, Diablo, and Alamo

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 49 units were listed for sale as of the last day of February - approximately 4.2 months of inventory.
- Sales Activity: 11 units were sold during February,
- Median Sales Price: \$1,084,000 during February
- Average price per sq.ft. in February was \$556
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 100% 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-26	49	14	11	4.2	\$1,071,262	\$1,084,000	\$1,072,000	27	\$586	\$556	100%
Jan-26	43	11	7	2.9	\$917,539	\$935,000	\$875,714	70	\$574	\$549	96%
Dec-25	28	7	18	1.7	\$1,013,053	\$1,025,000	\$991,611	32	\$565	\$581	98%
Nov-25	38	11	20	2.9	\$827,913	\$792,000	\$812,968	43	\$563	\$572	98%
Oct-25	45	17	12	3.1	\$770,336	\$752,500	\$756,837	44	\$589	\$544	99%
Sep-25	55	8	10	3.4	\$976,064	\$967,500	\$970,800	60	\$593	\$568	100%
Aug-25	49	9	23	2.8	\$881,794	\$860,000	\$872,866	50	\$594	\$543	99%
Jul-25	53	15	17	3.6	\$1,043,850	\$980,000	\$1,032,597	27	\$593	\$589	100%
Jun-25	62	10	12	3.4	\$981,819	\$872,500	\$968,166	35	\$582	\$579	99%
May-25	65	5	18	3.3	\$973,135	\$1,002,500	\$972,045	13	\$577	\$631	100%
Apr-25	53	14	28	3.0	\$884,659	\$855,157	\$885,860	30	\$588	\$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%

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-26	11	0%	\$895,246	-7.68%	\$1,084,000	38.1%	\$1,072,000	21.6%	27	-32.5%	100%
Feb-25	11	-38.9%	\$969,742	-1.52%	\$785,000	-12.4%	\$881,525	-4.62%	40	344%	100%
Feb-24	18	0%	\$984,724	0.309%	\$896,500	-3.55%	\$924,206	-0.95%	9	-79.5%	102%

Sales Activity and Price Trends

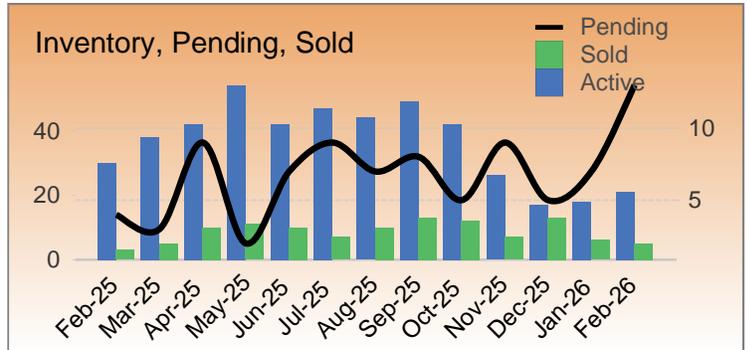
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	5	2	1	1
\$500-599K	0	1	2	0	1
\$600-699K	1	3	1	4	4
\$700-799K	3	3	4	4	7
\$800-899K	1	2	5	6	5
\$900-999K	3	0	6	2	4
\$1-1.299M	10	6	8	8	12
\$1.3-1.699M	0	3	2	2	2
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	18	23	30	27	36

Presented by:



Market Activity Summary:

- Inventory: 21 units were listed for sale as of the last day of February - approximately 2.6 months of inventory.
- Sales Activity: 5 units were sold during February,
- Median Sales Price: \$350,000 during February
- Average price per sq.ft. in February was \$518
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 101% 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-26	21	13	5	2.6	\$375,000	\$350,000	\$378,000	17	\$554	\$518	101%
Jan-26	18	7	6	2.2	\$382,666	\$350,000	\$370,666	39	\$542	\$494	97%
Dec-25	17	5	13	1.6	\$513,384	\$430,000	\$510,076	50	\$527	\$549	98%
Nov-25	26	9	7	2.6	\$490,000	\$400,000	\$489,142	47	\$522	\$484	100%
Oct-25	42	5	12	3.7	\$359,157	\$335,750	\$359,812	43	\$554	\$521	100%
Sep-25	49	8	13	5.0	\$471,230	\$411,000	\$462,884	30	\$562	\$519	98%
Aug-25	44	7	10	5.0	\$419,498	\$387,000	\$409,163	45	\$565	\$515	98%
Jul-25	47	9	7	5.0	\$461,142	\$430,000	\$448,500	41	\$575	\$586	98%
Jun-25	42	7	10	4.1	\$485,099	\$418,000	\$472,000	55	\$575	\$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%

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-26	5	66.7%	\$446,692	-5.92%	\$350,000	-39.7%	\$378,000	-51%	17	-77.9%	101%
Feb-25	3	-62.5%	\$474,824	-9.19%	\$580,000	-9.94%	\$771,666	16%	77	285%	95%
Feb-24	8	-42.9%	\$522,854	-25.2%	\$644,000	50.6%	\$665,000	34.1%	20	-60.8%	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	9	2	2	14	9
\$500-599K	2	2	2	2	4
\$600-699K	0	0	2	2	4
\$700-799K	0	2	2	7	4
\$800-899K	0	0	1	0	5
\$900-999K	0	0	1	1	0
\$1-1.299M	0	0	0	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	7	10	26	26

Presented by:



Market Activity Summary:

- Inventory: 95 units were listed for sale as of the last day of February - approximately 3.4 months of inventory.
- Sales Activity: 30 units were sold during February,
- Median Sales Price: \$900,000 during February
- Average price per sq.ft. in February was \$697
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 99% 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-26	95	25	30	3.4	\$913,383	\$900,000	\$910,830	24	\$696	\$697	99%
Jan-26	70	30	28	2.5	\$852,167	\$762,500	\$845,214	49	\$689	\$655	99%
Dec-25	39	24	29	1.2	\$952,359	\$942,000	\$952,961	53	\$661	\$676	100%
Nov-25	69	23	32	2.3	\$984,085	\$995,000	\$972,496	50	\$704	\$689	99%
Oct-25	93	17	33	2.7	\$1,064,744	\$1,075,000	\$1,057,558	30	\$688	\$695	99%
Sep-25	108	24	31	3.0	\$875,266	\$830,000	\$873,859	42	\$682	\$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%

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-26	30	3.45%	\$888,097	-0.802%	\$900,000	-6.74%	\$910,830	-5.58%	24	4.35%	99%
Feb-25	29	0%	\$895,278	-7.83%	\$965,000	0.521%	\$964,659	1.69%	23	27.8%	102%
Feb-24	29	38.1%	\$971,355	14.5%	\$960,000	26.3%	\$948,582	9.17%	18	-53.8%	103%

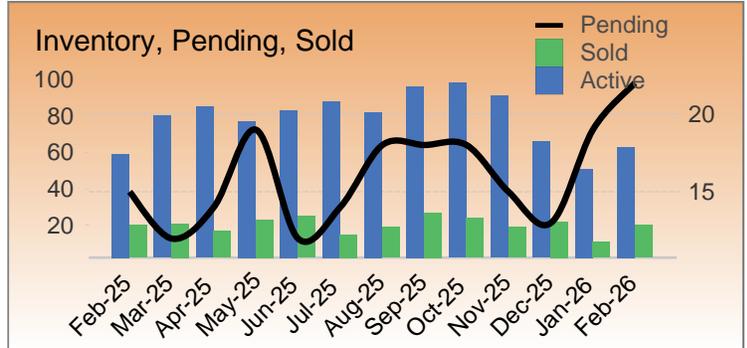
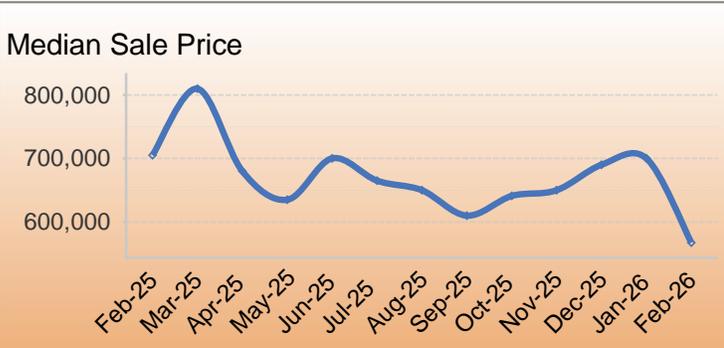
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	8	6	7	3	7
\$500-599K	4	5	4	4	3
\$600-699K	9	9	9	7	15
\$700-799K	4	7	4	3	12
\$800-899K	5	4	4	7	6
\$900-999K	7	2	5	1	4
\$1-1.299M	15	16	11	9	18
\$1.3-1.699M	6	11	6	6	13
\$1.7-1.999M	0	0	0	1	3
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	58	60	50	41	81

Presented by:

Market Activity Summary:

- Inventory: 63 units were listed for sale as of the last day of February - approximately 3.8 months of inventory.
- Sales Activity: 20 units were sold during February,
- Median Sales Price: \$567,500 during February
- Average price per sq.ft. in February was \$463
- Average Days-on-Market (DOM) is approximately 50 days
- Sold over Asking: On average, buyers paid 99% 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-26	63	22	20	3.8	\$587,186	\$567,500	\$581,839	50	\$505	\$463	99%
Jan-26	51	19	11	3.3	\$666,807	\$700,000	\$670,363	82	\$499	\$466	101%
Dec-25	66	13	22	3.2	\$675,338	\$690,000	\$669,204	56	\$489	\$480	99%
Nov-25	91	15	19	4.2	\$661,751	\$650,000	\$661,947	44	\$488	\$503	100%
Oct-25	98	18	24	4.5	\$650,670	\$641,000	\$653,141	39	\$488	\$508	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%

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-26	20	0%	\$624,263	-6.54%	\$567,500	-19.5%	\$581,839	-17.2%	50	2.04%	99%
Feb-25	20	33.3%	\$667,922	-6.49%	\$705,000	-10.2%	\$703,025	-8.49%	49	158%	103%
Feb-24	15	-16.7%	\$714,276	5.16%	\$785,000	30.1%	\$768,233	29.5%	19	-51.3%	105%

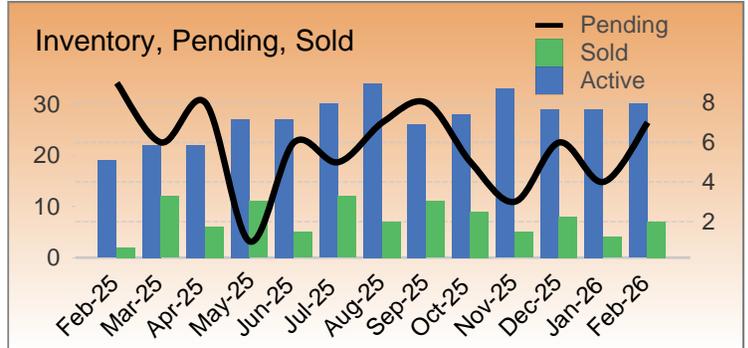
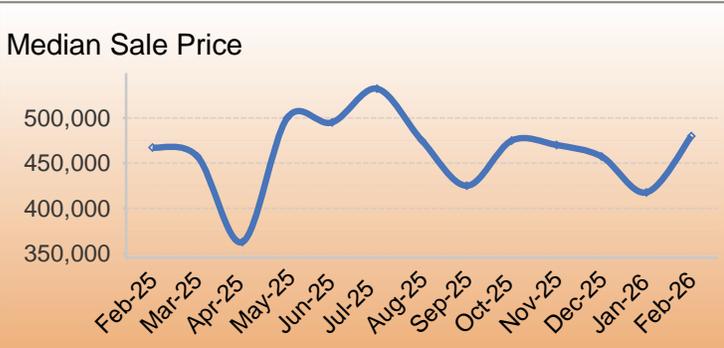
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	9	6	4	9	8
\$500-599K	6	7	5	5	14
\$600-699K	6	6	7	7	15
\$700-799K	5	6	6	4	8
\$800-899K	3	8	7	3	5
\$900-999K	2	5	3	1	4
\$1-1.299M	0	0	2	0	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	31	38	34	29	55

Presented by:

Market Activity Summary:

- Inventory: 30 units were listed for sale as of the last day of February - approximately 5.1 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$480,000 during February
- Average price per sq.ft. in February was \$370
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 99% 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-26	30	7	7	5.1	\$470,842	\$480,000	\$469,000	26	\$416	\$370	99%
Jan-26	29	4	4	5.5	\$482,472	\$417,500	\$470,000	69	\$410	\$410	97%
Dec-25	29	6	8	4.0	\$478,986	\$457,500	\$469,875	50	\$413	\$378	98%
Nov-25	33	3	5	4.4	\$463,488	\$470,000	\$470,910	37	\$418	\$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%

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-26	7	250%	\$455,136	-6.04%	\$480,000	2.68%	\$469,000	0.332%	26	189%	99%
Feb-25	2	-66.7%	\$484,374	-5.65%	\$467,450	13.3%	\$467,450	13.4%	9	-79.5%	104%
Feb-24	6	50%	\$513,388	4.86%	\$412,500	-3.96%	\$412,166	-5.74%	44	132%	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	8	5	13	6	17
\$500-599K	1	3	2	1	6
\$600-699K	2	1	1	1	3
\$700-799K	0	1	0	0	3
\$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	11	10	16	8	29

Presented by:

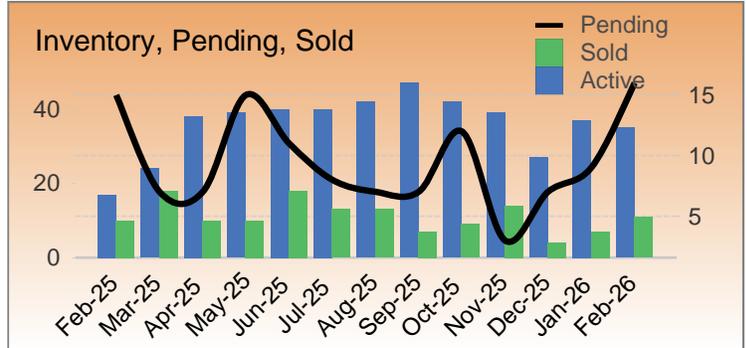
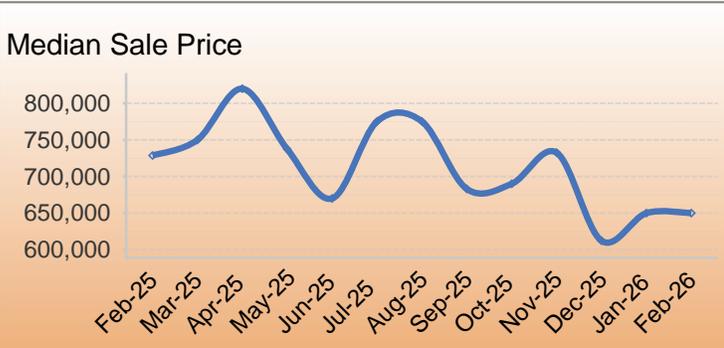
Includes Hercules, El Sobrante, Pinole, and Rodeo

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 35 units were listed for sale as of the last day of February - approximately 4.9 months of inventory.
- Sales Activity: 11 units were sold during February,
- Median Sales Price: \$650,000 during February
- Average price per sq.ft. in February was \$554
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 100% 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-26	35	16	11	4.9	\$697,517	\$650,000	\$698,172	42	\$568	\$554	100%
Jan-26	37	9	7	4.6	\$678,241	\$650,000	\$669,285	28	\$526	\$568	98%
Dec-25	27	7	4	3.0	\$579,750	\$612,500	\$577,500	26	\$539	\$590	100%
Nov-25	39	3	14	3.9	\$736,203	\$732,500	\$729,590	40	\$547	\$521	99%
Oct-25	42	12	9	4.3	\$715,644	\$690,000	\$700,444	25	\$544	\$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	\$561	\$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%

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-26	11	10%	\$821,860	9.28%	\$650,000	-10.8%	\$698,172	-3.03%	42	10.5%	100%
Feb-25	10	-33.3%	\$752,041	-0.428%	\$728,500	-3.51%	\$720,000	1.36%	38	52%	99%
Feb-24	15	66.7%	\$755,275	-4.29%	\$755,000	-5.63%	\$710,333	-5.45%	25	-24.2%	102%

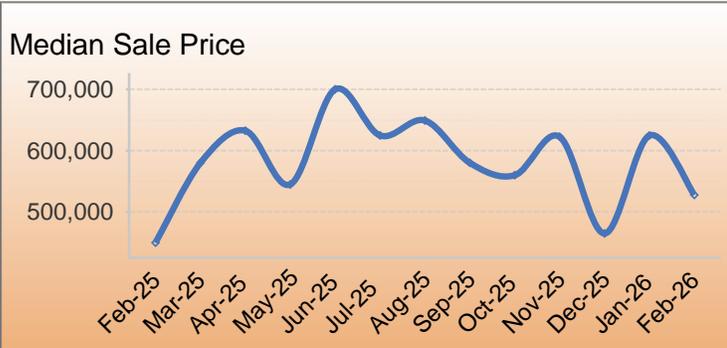
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	4	4	0	3
\$500-599K	3	0	1	3	2
\$600-699K	10	3	3	2	1
\$700-799K	1	2	5	5	4
\$800-899K	0	4	5	5	4
\$900-999K	2	2	3	2	4
\$1-1.299M	1	2	0	1	2
\$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	18	17	21	18	20

Presented by:

Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 8 units were sold during February,
- Median Sales Price: \$527,500 during February
- Average price per sq.ft. in February was \$399
- Average Days-on-Market (DOM) is approximately 70 days
- Sold over Asking: On average, buyers paid 98% 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-26	9	6	8	1.5	\$525,374	\$527,500	\$514,125	70	\$432	\$399	98%
Jan-26	7	10	5	1.3	\$535,399	\$625,000	\$526,600	32	\$407	\$387	98%
Dec-25	17	3	7	2.3	\$493,285	\$465,000	\$486,928	29	\$414	\$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%

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-26	8	60%	\$512,666	-21.1%	\$527,500	17.2%	\$514,125	9.81%	70	159%	98%
Feb-25	5	-37.5%	\$650,100	18.2%	\$450,000	-6.25%	\$468,200	-17%	27	-59.7%	100%
Feb-24	8	14.3%	\$549,865	-8.7%	\$480,000	-20%	\$564,111	-4.83%	67	158%	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	4	7	7	6	4
\$500-599K	6	1	2	2	3
\$600-699K	3	4	4	5	2
\$700-799K	0	0	0	2	3
\$800-899K	0	0	2	0	2
\$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	13	12	15	15	14

Presented by:



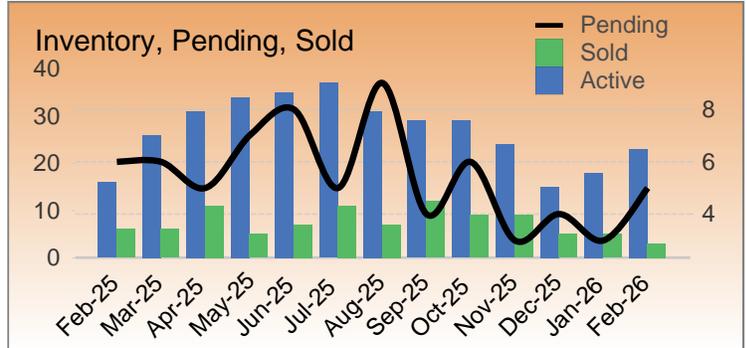
Includes Martinez, Crockett, Port Costa

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 23 units were listed for sale as of the last day of February - approximately 5.5 months of inventory.
- Sales Activity: 3 units were sold during February,
- Median Sales Price: \$1,425,000 during February
- Average price per sq.ft. in February was \$799
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 102% 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-26	23	5	3	5.5	\$1,141,333	\$1,425,000	\$1,166,666	14	\$739	\$799	102%
Jan-26	18	3	5	3.0	\$979,600	\$1,150,000	\$953,200	55	\$754	\$670	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%

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-26	3	-50%	\$858,353	-39.5%	\$1,425,000	25.3%	\$1,166,666	4.01%	14	-61.1%	102%
Feb-25	6	50%	\$1,419,187	38.1%	\$1,137,500	-17.3%	\$1,121,666	-3.82%	36	157%	100%
Feb-24	4	-50%	\$1,027,833	-30.2%	\$1,375,000	64.7%	\$1,166,250	8.64%	14	-51.7%	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	0	3	1	1	2
\$500-599K	2	2	0	1	2
\$600-699K	0	0	2	1	1
\$700-799K	1	2	0	2	0
\$800-899K	0	2	0	0	1
\$900-999K	0	1	0	1	0
\$1-1.299M	3	0	0	1	3
\$1.3-1.699M	2	2	4	1	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	1	0	1	0
>3M	0	0	0	0	0
Total	8	13	7	9	10

Presented by:

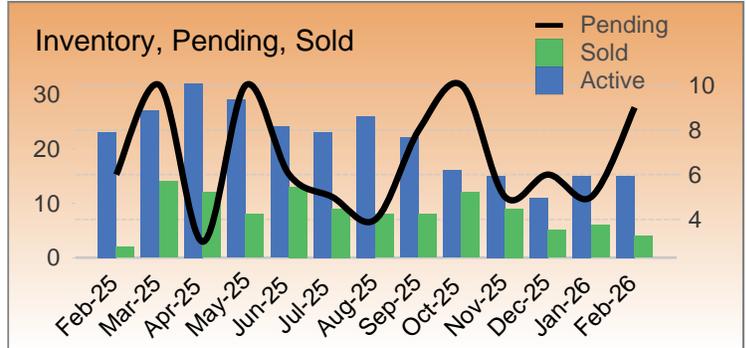
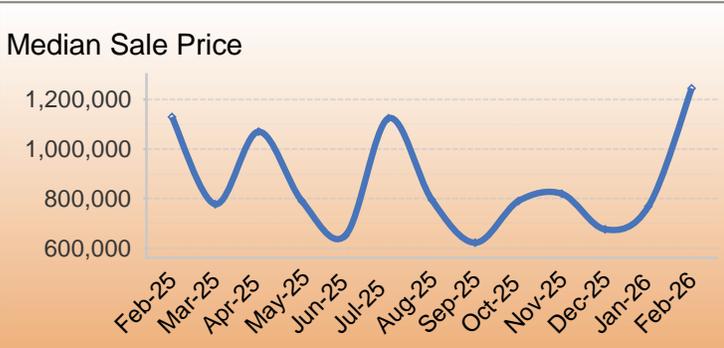
Includes Moraga, Lafayette, Orinda

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of February - approximately 3.2 months of inventory.
- Sales Activity: 4 units were sold during February,
- Median Sales Price: \$1,245,000 during February
- Average price per sq.ft. in February was \$614
- Average Days-on-Market (DOM) is approximately 35 days
- Sold over Asking: On average, buyers paid 103% 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-26	15	9	4	3.2	\$1,126,200	\$1,245,000	\$1,157,700	35	\$597	\$614	103%
Jan-26	15	5	6	2.4	\$822,481	\$767,500	\$813,333	45	\$585	\$573	99%
Dec-25	11	6	5	1.4	\$679,177	\$676,000	\$669,400	33	\$614	\$552	99%
Nov-25	15	5	9	1.7	\$786,432	\$820,000	\$787,555	41	\$619	\$571	100%
Oct-25	16	10	12	1.8	\$866,156	\$790,000	\$879,555	31	\$616	\$584	101%
Sep-25	22	8	8	3.0	\$727,493	\$621,875	\$717,343	66	\$612	\$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%

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-26	4	100%	\$864,688	-3.26%	\$1,245,000	10.2%	\$1,157,700	2.45%	35	338%	103%
Feb-25	2	-66.7%	\$893,789	0.544%	\$1,130,000	46.8%	\$1,130,000	34.8%	8	-33.3%	103%
Feb-24	6	-25%	\$888,956	-9.9%	\$770,000	-5.75%	\$838,480	-5.43%	12	-14.3%	107%

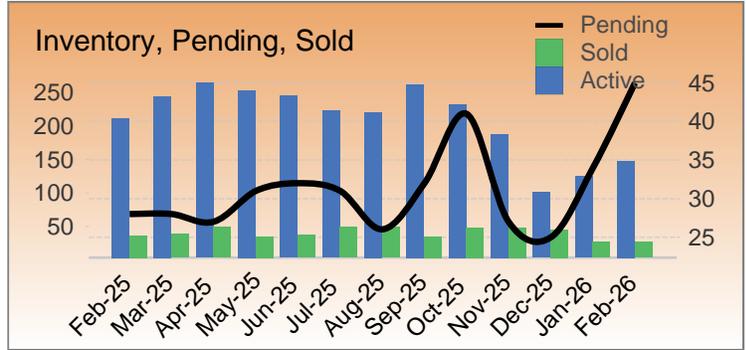
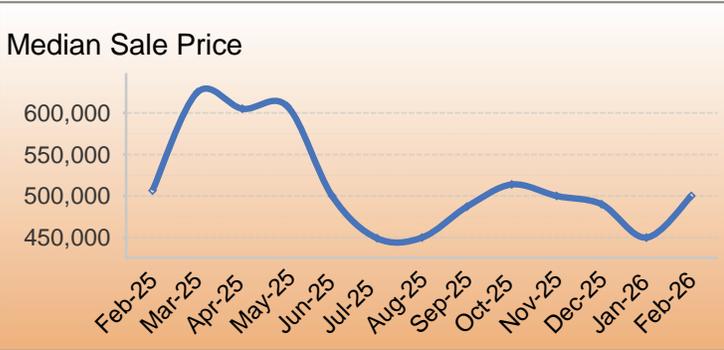
Sales Activity and Price Trends

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	1	0
\$500-599K	2	0	0	2	3
\$600-699K	1	0	2	3	7
\$700-799K	0	1	0	2	2
\$800-899K	2	0	2	2	4
\$900-999K	0	0	0	0	0
\$1-1.299M	5	2	3	3	2
\$1.3-1.699M	0	0	0	1	3
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	10	5	8	14	21

Presented by:

Market Activity Summary:

- Inventory: 148 units were listed for sale as of the last day of February - approximately 4.7 months of inventory.
- Sales Activity: 27 units were sold during February,
- Median Sales Price: \$500,000 during February
- Average price per sq.ft. in February was \$494
- Average Days-on-Market (DOM) is approximately 60 days
- Sold over Asking: On average, buyers paid 99% 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-26	148	45	27	4.7	\$556,440	\$500,000	\$555,037	60	\$498	\$494	99%
Jan-26	125	34	27	3.2	\$514,255	\$450,000	\$501,359	110	\$485	\$468	97%
Dec-25	101	25	45	2.2	\$533,053	\$490,000	\$523,333	62	\$486	\$472	99%
Nov-25	188	27	48	4.4	\$560,477	\$500,000	\$567,367	55	\$492	\$508	100%
Oct-25	233	41	48	5.4	\$574,245	\$514,000	\$589,873	50	\$492	\$522	101%
Sep-25	263	32	35	6.0	\$590,307	\$487,000	\$591,466	73	\$500	\$517	100%
Aug-25	221	26	49	5.0	\$515,446	\$450,000	\$517,247	56	\$494	\$488	100%
Jul-25	223	31	49	5.6	\$512,732	\$449,000	\$513,465	55	\$499	\$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%

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-26	27	-25%	\$552,208	-5.24%	\$500,000	-1.28%	\$555,037	4.59%	60	-10.4%	99%
Feb-25	36	-16.3%	\$582,744	-9.8%	\$506,500	-20.9%	\$530,660	-24.8%	67	67.5%	101%
Feb-24	43	38.7%	\$646,058	-8.39%	\$640,000	4.92%	\$705,215	9.46%	40	5.26%	100%

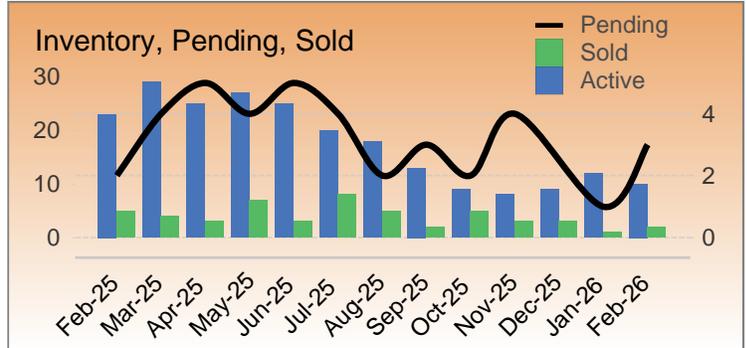
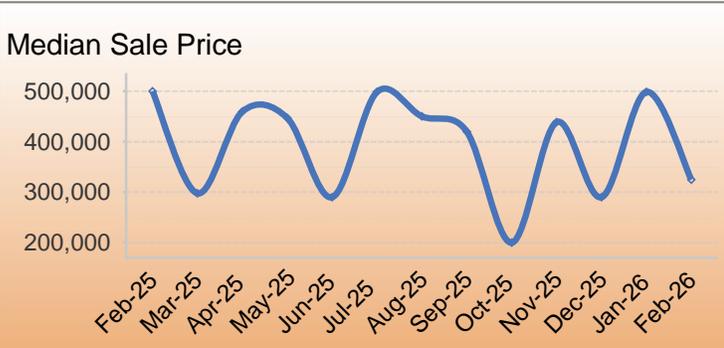
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	27	30	17	14	24
\$500-599K	11	11	9	14	25
\$600-699K	7	7	12	10	20
\$700-799K	3	8	9	8	16
\$800-899K	2	1	2	8	8
\$900-999K	3	3	3	1	7
\$1-1.299M	0	1	4	1	10
\$1.3-1.699M	1	2	6	1	3
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	54	63	62	57	113

Presented by:

Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of February - approximately 5.0 months of inventory.
- Sales Activity: 2 units were sold during February,
- Median Sales Price: \$324,500 during February
- Average price per sq.ft. in February was \$296
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 100% 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-26	10	3	2	5.0	\$324,497	\$324,500	\$324,500	16	\$327	\$296	100%
Jan-26	12	1	1	5.1	\$499,000	\$499,000	\$499,000	20	\$324	\$315	100%
Dec-25	9	0	3	2.5	\$324,462	\$290,000	\$322,333	69	\$335	\$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%

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-26	2	-60%	\$430,000	-9.12%	\$324,500	-35.1%	\$324,500	-24.2%	16	-77.1%	100%
Feb-25	5	-16.7%	\$473,142	-3.97%	\$500,000	27.4%	\$428,000	5.9%	70	70.7%	99%
Feb-24	6	200%	\$492,725	64.8%	\$392,500	-16.9%	\$404,166	-14.5%	41	-4.65%	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	3	4	8	2	11
\$500-599K	0	2	3	1	2
\$600-699K	0	1	0	0	2
\$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	3	7	11	3	15

Presented by:

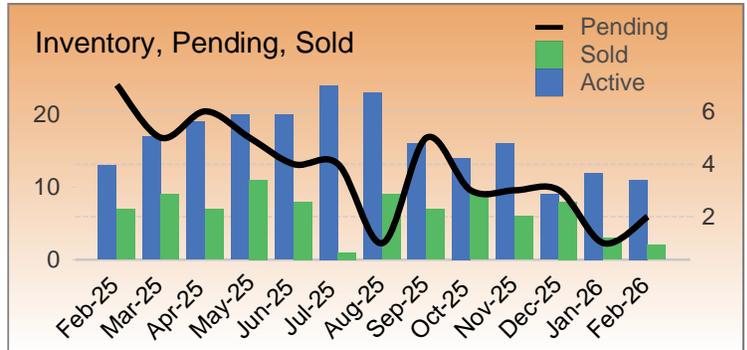
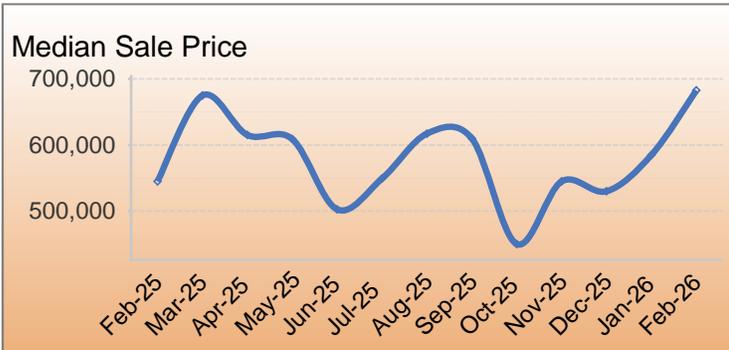
Includes Pittsburg and Bay Point

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of February - approximately 2.5 months of inventory.
- Sales Activity: 2 units were sold during February,
- Median Sales Price: \$682,500 during February
- Average price per sq.ft. in February was \$498
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 100% 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-26	11	2	2	2.5	\$682,500	\$682,500	\$682,500	7	\$496	\$498	100%
Jan-26	12	1	3	2.1	\$674,633	\$585,000	\$637,000	57	\$501	\$368	93%
Dec-25	9	3	8	1.2	\$517,125	\$530,000	\$513,500	21	\$497	\$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%

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-26	2	-71.4%	\$724,750	29.8%	\$682,500	25.2%	\$682,500	20.4%	7	-92%	100%
Feb-25	7	0%	\$558,412	-19.5%	\$545,000	-15.5%	\$566,635	-16.7%	87	142%	100%
Feb-24	7	16.7%	\$693,694	17.7%	\$645,000	16.5%	\$680,126	24.9%	36	-20%	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	4	3	3	1
\$500-599K	1	2	1	0	2
\$600-699K	1	4	2	2	2
\$700-799K	1	0	2	2	2
\$800-899K	1	1	2	1	5
\$900-999K	0	0	1	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	11	11	8	12

Presented by:

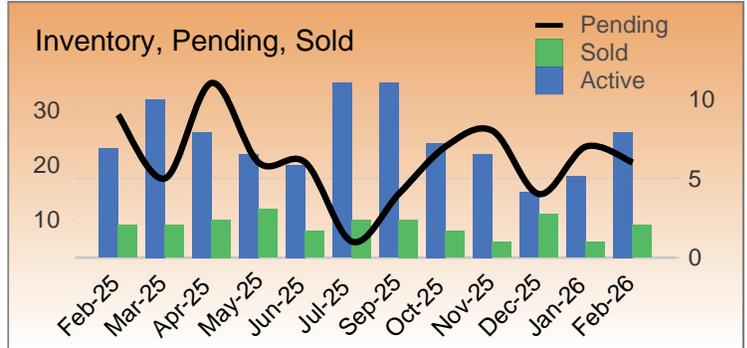
Includes Pleasant Hill and Pacheco

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of February - approximately 3.0 months of inventory.
- Sales Activity: 9 units were sold during February,
- Median Sales Price: \$805,000 during February
- Average price per sq.ft. in February was \$635
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 99% 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-26	26	6	9	3.0	\$1,041,105	\$805,000	\$1,028,555	18	\$633	\$635	99%
Jan-26	18	7	6	2.5	\$885,308	\$830,000	\$865,666	57	\$634	\$596	98%
Dec-25	15	4	11	1.8	\$782,444	\$780,000	\$777,090	45	\$605	\$629	99%
Nov-25	22	8	6	2.8	\$791,624	\$820,000	\$776,166	39	\$597	\$550	98%
Oct-25	24	7	8	4.2	\$802,217	\$826,000	\$801,500	32	\$593	\$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%

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-26	9	0%	\$881,809	10.9%	\$805,000	-11.5%	\$1,028,555	24.1%	18	-35.7%	99%
Feb-25	9	-10%	\$795,025	12%	\$910,000	21.9%	\$828,888	3.16%	28	180%	101%
Feb-24	10	25%	\$709,578	-8.79%	\$746,500	1.77%	\$803,500	7.14%	10	-58.3%	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	0	2	2	0
\$500-599K	2	2	2	2	2
\$600-699K	0	4	2	1	1
\$700-799K	2	1	2	5	6
\$800-899K	4	0	0	3	4
\$900-999K	1	5	1	3	2
\$1-1.299M	3	2	3	0	1
\$1.3-1.699M	0	0	0	0	2
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	1	0	0	0	0
Total	15	14	12	16	18

Presented by:

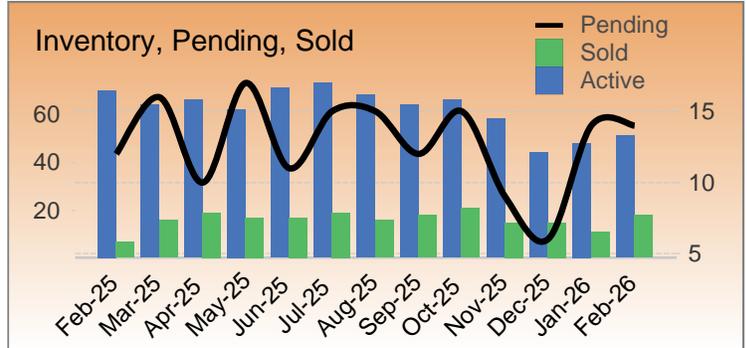
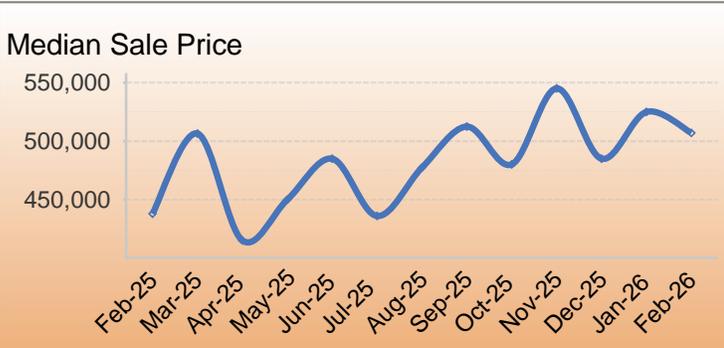
Includes Pleasanton and Sunol

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 51 units were listed for sale as of the last day of February - approximately 3.8 months of inventory.
- Sales Activity: 18 units were sold during February,
- Median Sales Price: \$507,000 during February
- Average price per sq.ft. in February was \$446
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 100% 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-26	51	14	18	3.8	\$549,202	\$507,000	\$552,513	32	\$421	\$446	100%
Jan-26	48	14	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	\$419	\$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%

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-26	18	157%	\$505,559	5.83%	\$507,000	15.8%	\$552,513	-3.19%	32	-61.9%	100%
Feb-25	7	-46.2%	\$477,699	-11.4%	\$438,000	-20.4%	\$570,714	8.25%	84	100%	101%
Feb-24	13	30%	\$539,324	-6.86%	\$550,000	-2.05%	\$527,215	-6.04%	42	100%	102%

Sales Activity and Price Trends

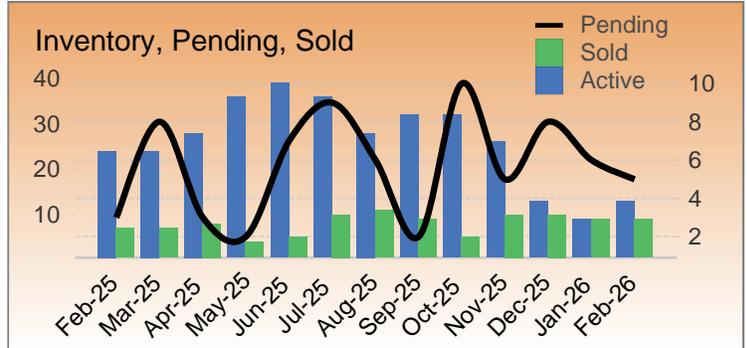
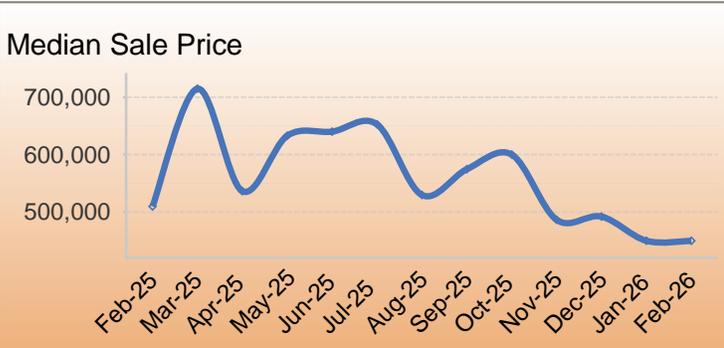
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	13	14	13	8	10
\$500-599K	7	0	5	7	10
\$600-699K	2	2	6	2	9
\$700-799K	5	2	4	4	4
\$800-899K	0	0	1	0	4
\$900-999K	2	0	0	0	1
\$1-1.299M	0	1	1	0	0
\$1.3-1.699M	0	2	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	29	21	30	21	38

Presented by:

Includes Richmond, El Cerrito, San Pablo
 © 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist
 and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS)
 and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 9 units were sold during February,
- Median Sales Price: \$450,000 during February
- Average price per sq.ft. in February was \$481
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 103% 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	13	5	9	1.4	\$481,111	\$450,000	\$494,333	42	\$443	\$481	103%
Jan-26	9	6	9	1.2	\$468,994	\$450,000	\$474,333	67	\$421	\$440	101%
Dec-25	13	8	10	2.0	\$499,700	\$492,000	\$497,700	58	\$443	\$449	100%
Nov-25	26	5	10	3.5	\$495,700	\$486,500	\$499,500	30	\$428	\$449	100%
Oct-25	32	10	5	4.1	\$511,290	\$600,000	\$517,600	14	\$430	\$431	100%
Sep-25	32	2	9	3.3	\$599,987	\$574,888	\$597,987	39	\$435	\$465	100%
Aug-25	28	6	11	3.6	\$543,716	\$530,000	\$565,181	55	\$440	\$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%

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-26	9	28.6%	\$464,878	-27.4%	\$450,000	-11.8%	\$494,333	-15.5%	42	13.5%	103%
Feb-25	7	16.7%	\$639,923	19.7%	\$510,000	-11.3%	\$584,682	7.45%	37	517%	102%
Feb-24	6	0%	\$534,466	-8.99%	\$575,000	2.86%	\$544,166	-6.53%	6	-75%	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	12	8	6	2	6
\$500-599K	4	4	4	6	9
\$600-699K	2	2	2	0	0
\$700-799K	0	1	1	3	2
\$800-899K	0	2	0	1	2
\$900-999K	0	1	0	0	2
\$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	18	18	13	12	21

Presented by:

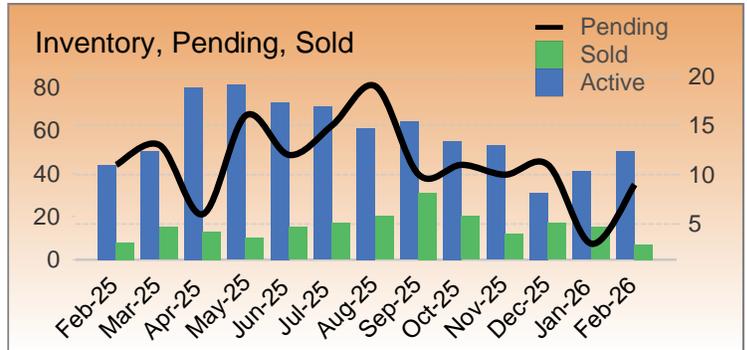
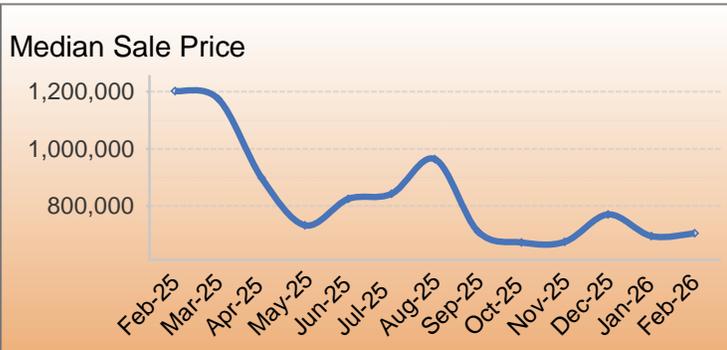
Includes San Leandro and San Lorenzo

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 50 units were listed for sale as of the last day of February - approximately 3.9 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$705,000 during February
- Average price per sq.ft. in February was \$659
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 101% 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-26	50	9	7	3.9	\$765,571	\$705,000	\$774,231	16	\$604	\$659	101%
Jan-26	41	3	15	2.9	\$723,379	\$695,000	\$711,732	63	\$600	\$612	98%
Dec-25	31	11	17	1.9	\$805,210	\$770,000	\$793,419	35	\$593	\$580	98%
Nov-25	53	10	12	2.6	\$779,983	\$674,500	\$773,500	68	\$614	\$602	99%
Oct-25	55	11	20	2.5	\$791,176	\$672,500	\$775,987	58	\$618	\$600	98%
Sep-25	64	10	31	3.0	\$857,836	\$710,000	\$848,883	42	\$627	\$622	98%
Aug-25	61	19	20	3.6	\$962,897	\$964,000	\$940,984	45	\$629	\$612	98%
Jul-25	71	15	17	5.1	\$941,517	\$843,000	\$913,076	44	\$633	\$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	\$642	\$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%

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-26	7	-12.5%	\$851,311	4.63%	\$705,000	-41.4%	\$774,231	-28.3%	16	-27.3%	101%
Feb-25	8	-38.5%	\$813,666	-19.6%	\$1,202,500	5.95%	\$1,080,375	1.25%	22	100%	101%
Feb-24	13	44.4%	\$1,012,408	-9.55%	\$1,135,000	39.7%	\$1,067,029	24.5%	11	-75.6%	103%

Sales Activity and Price Trends

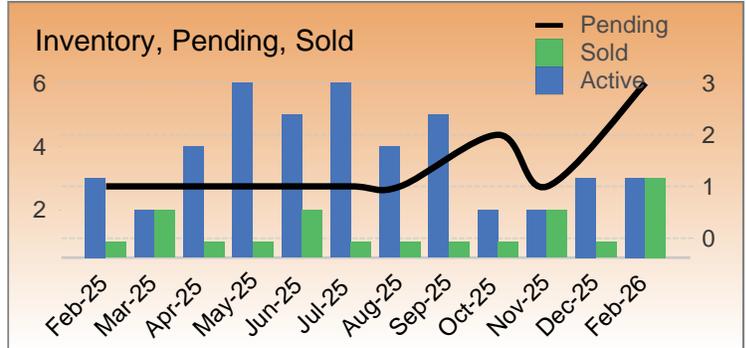
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	6	1	0	2	3
\$500-599K	1	1	4	3	4
\$600-699K	4	3	6	2	5
\$700-799K	2	1	4	1	3
\$800-899K	2	1	2	2	5
\$900-999K	4	0	3	0	0
\$1-1.299M	3	10	8	2	4
\$1.3-1.699M	0	4	5	1	9
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	22	21	32	13	33

Presented by:



Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of February - approximately 2.3 months of inventory.
- Sales Activity: 3 units were sold during February,
- Median Sales Price: \$340,000 during February
- Average price per sq.ft. in February was \$297
- Average Days-on-Market (DOM) is approximately 59 days
- Sold over Asking: On average, buyers paid 99% 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-26	3	3	3	2.3	\$371,666	\$340,000	\$368,333	59	\$358	\$297	99%
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	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	3	200%	\$458,000	19%	\$340,000	-37%	\$368,333	-31.8%	59	-7.81%	99%
Feb-25	1	-	\$385,000	-	\$540,000	-	\$540,000	-	64	-	108%

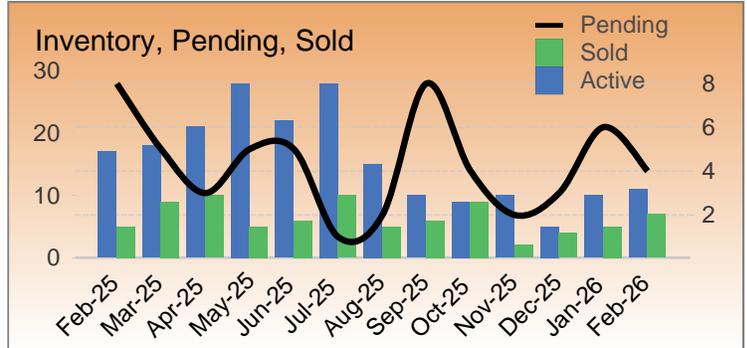
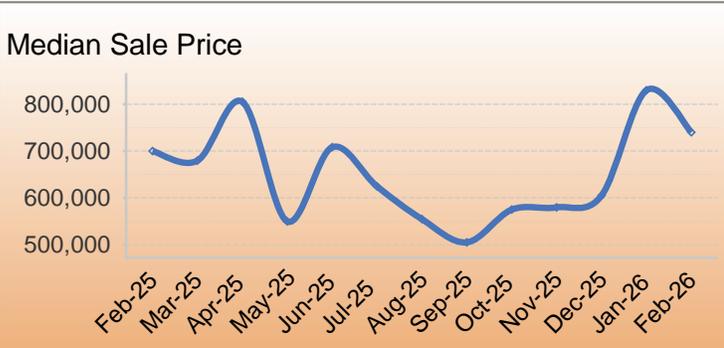
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	3	0	0	2	6
\$500-599K	0	1	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	3	1	0	2	7

Presented by:

Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of February - approximately 2.4 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$740,000 during February
- Average price per sq.ft. in February was \$620
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 99% 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-26	11	4	7	2.4	\$733,647	\$740,000	\$732,285	17	\$612	\$620	99%
Jan-26	10	6	5	3.0	\$731,600	\$830,000	\$782,000	50	\$611	\$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%

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-26	7	40%	\$649,459	-14.4%	\$740,000	5.71%	\$732,285	-7.87%	17	30.8%	99%
Feb-25	5	0%	\$759,055	2.01%	\$700,000	17.1%	\$794,800	17.1%	13	-66.7%	103%
Feb-24	5	0%	\$744,104	-2.55%	\$598,000	8.73%	\$679,000	19.2%	39	-23.5%	103%

Sales Activity and Price Trends

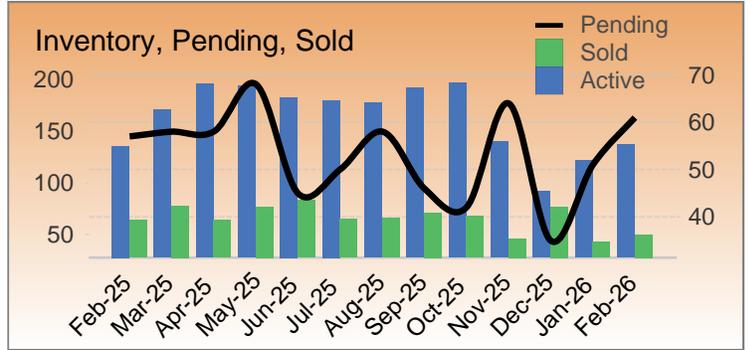
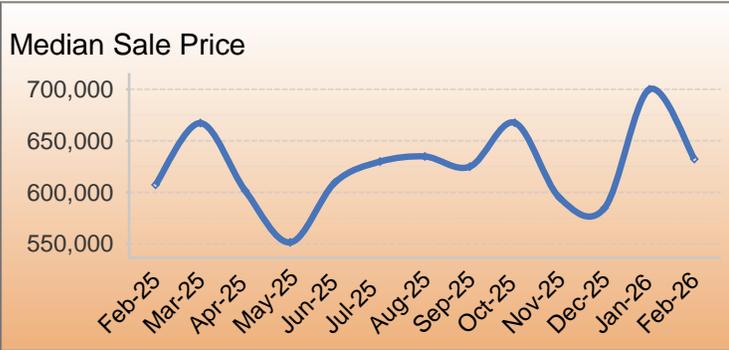
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	3	2	0	3	2
\$500-599K	1	2	4	3	3
\$600-699K	0	3	0	2	5
\$700-799K	3	1	0	1	5
\$800-899K	1	3	2	0	2
\$900-999K	1	0	0	0	2
\$1-1.299M	3	3	0	0	1
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	12	14	6	9	20

Presented by:

Market Activity Summary:



- Inventory: 137 units were listed for sale as of the last day of February - approximately 2.5 months of inventory.
- Sales Activity: 50 units were sold during February,
- Median Sales Price: \$632,500 during February
- Average price per sq.ft. in February was \$534
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 100% 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-26	137	61	50	2.5	\$700,538	\$632,500	\$699,727	28	\$537	\$534	100%
Jan-26	122	51	43	2.2	\$737,518	\$700,000	\$723,627	48	\$518	\$529	98%
Dec-25	92	35	77	1.5	\$654,902	\$585,000	\$644,513	49	\$508	\$501	98%
Nov-25	140	64	46	2.3	\$679,406	\$595,000	\$671,522	41	\$496	\$510	98%
Oct-25	197	42	68	2.9	\$730,937	\$667,500	\$728,214	44	\$496	\$537	99%
Sep-25	192	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%

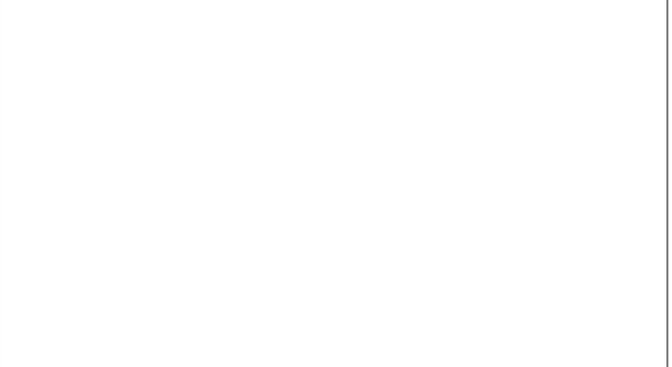
Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	50	-21.9%	\$727,336	5.16%	\$632,500	4.12%	\$699,727	7.67%	28	-20%	100%
Feb-25	64	28%	\$691,616	1%	\$607,500	-3.42%	\$649,863	-4.38%	35	0%	100%
Feb-24	50	0%	\$684,753	0.643%	\$629,000	4.83%	\$679,647	0.311%	35	20.7%	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	29	38	24	30	51
\$500-599K	9	10	12	13	32
\$600-699K	13	10	12	9	22
\$700-799K	9	17	6	12	10
\$800-899K	15	6	11	5	16
\$900-999K	8	8	6	6	6
\$1-1.299M	5	16	4	5	22
\$1.3-1.699M	3	4	4	4	3
\$1.7-1.999M	1	1	2	1	0
\$2-2.999M	1	3	0	0	0
>3M	0	0	0	0	0
Total	93	113	81	85	162

Presented by:



Includes Walnut Creek and Rossmore

© 2026, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed