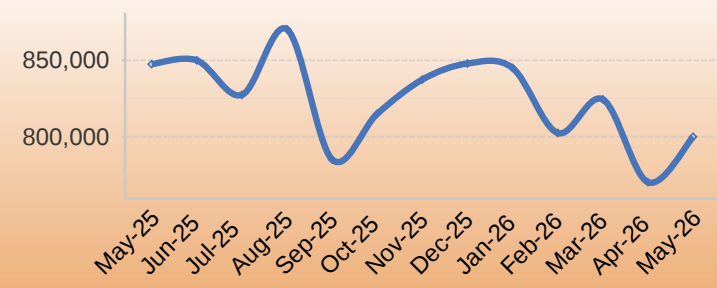


Market Activity Summary:

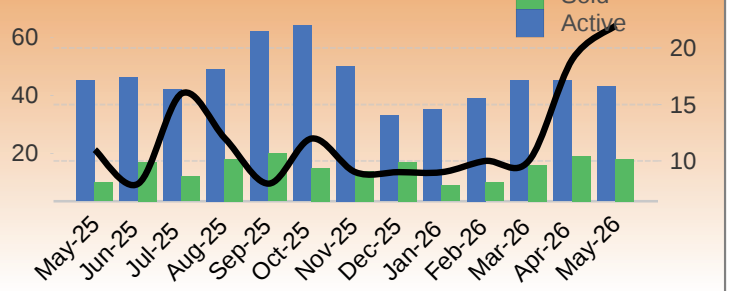
- Inventory: 43 units were listed for sale as of the last day of May - approximately 2.5 months of inventory.
- Sales Activity: 18 units were sold during May,
- Median Sales Price: \$800,000 during May
- Average price per sq.ft. in May was \$555
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 105% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	43	22	18	2.5	\$780,658	\$800,000	\$825,547	27	\$573	\$555	105%
Apr-26	45	19	19	3.0	\$739,099	\$770,000	\$745,094	25	\$580	\$578	101%
Mar-26	45	10	16	3.9	\$808,556	\$824,500	\$840,562	31	\$589	\$582	103%
Feb-26	39	10	10	3.3	\$774,878	\$802,500	\$800,899	68	\$576	\$605	103%
Jan-26	35	9	9	2.6	\$779,000	\$845,000	\$772,611	69	\$573	\$548	99%
Dec-25	33	9	17	2.2	\$811,168	\$848,000	\$833,913	42	\$588	\$613	103%
Nov-25	50	9	14	3.2	\$840,071	\$837,500	\$856,642	52	\$572	\$546	101%
Oct-25	64	12	15	3.7	\$849,892	\$815,000	\$858,008	30	\$563	\$604	101%
Sep-25	62	8	20	3.7	\$707,168	\$785,000	\$710,700	21	\$549	\$568	101%
Aug-25	49	12	18	3.2	\$824,933	\$870,500	\$840,654	36	\$577	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	18	80%	\$734,115	-18.4%	\$800,000	-5.6%	\$825,547	8.16%	27	50%	105%
May-25	10	-33.3%	\$900,054	11.7%	\$847,500	-4.24%	\$763,280	-15.7%	18	-37.9%	104%
May-24	15	0%	\$805,898	-10.8%	\$885,000	40.7%	\$905,453	32.4%	29	26.1%	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	12	8	8	6	7
\$500-599K	2	3	4	3	6
\$600-699K	11	1	2	8	12
\$700-799K	9	8	9	9	4
\$800-899K	14	13	14	8	7
\$900-999K	13	9	12	10	12
\$1-1.299M	8	6	20	7	22
\$1.3-1.699M	3	1	3	1	12
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	1	0	0	0
>3M	0	0	0	0	0
Total	72	50	72	52	82

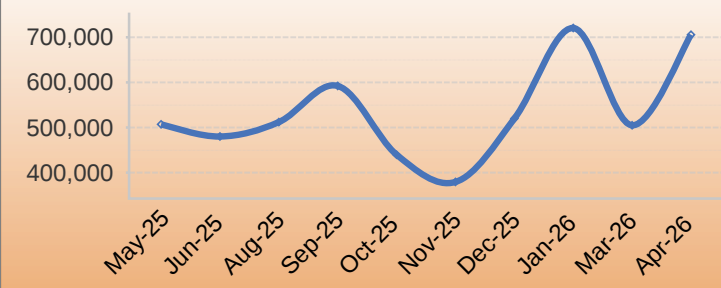
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Market Activity Summary:

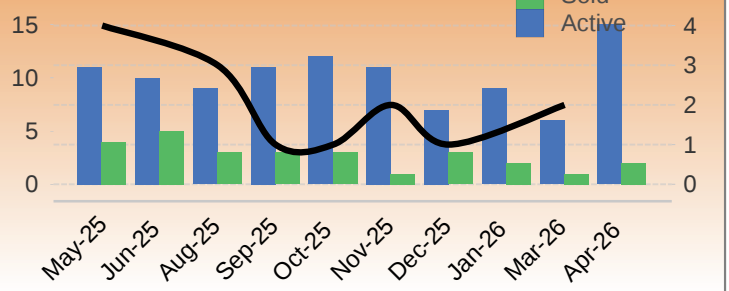
- Inventory: 19 units were listed for sale as of the last day of May.
- Sales Activity: there were no units sold during this period.



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	15	0	2	15.0	\$694,000	\$705,444	\$705,444	21	\$536	\$581	101%
Mar-26	6	2	1	6.0	\$510,000	\$505,000	\$505,000	43	\$553	\$453	99%
Jan-26	9	0	2	4.5	\$752,500	\$720,000	\$720,000	79	\$532	\$533	96%
Dec-25	7	1	3	3.0	\$563,000	\$520,000	\$531,666	56	\$561	\$484	94%
Nov-25	11	2	1	5.1	\$388,000	\$380,000	\$380,000	50	\$582	\$510	98%
Oct-25	12	1	3	4.0	\$434,333	\$440,000	\$423,333	69	\$577	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-25	4	-33.3%	\$559,452	-16.3%	\$507,000	-19.5%	\$604,375	3.46%	89	85.4%	97%
May-24	6	200%	\$668,125	16.4%	\$630,000	6.33%	\$584,166	-1.41%	48	-53.4%	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	11	6	2	6
\$500-599K	1	0	6	7	4
\$600-699K	2	5	6	3	7
\$700-799K	0	0	0	1	1
\$800-899K	2	0	0	2	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	1	0	2	1
\$1.3-1.699M	0	0	0	1	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	5	17	18	18	23

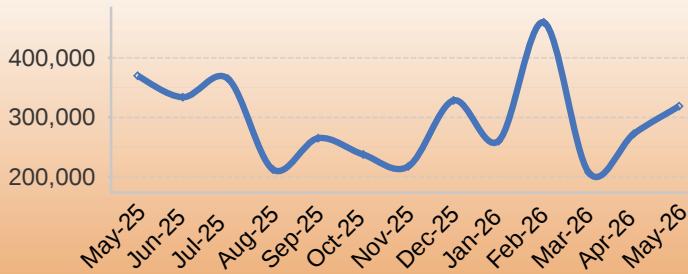
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Market Activity Summary:

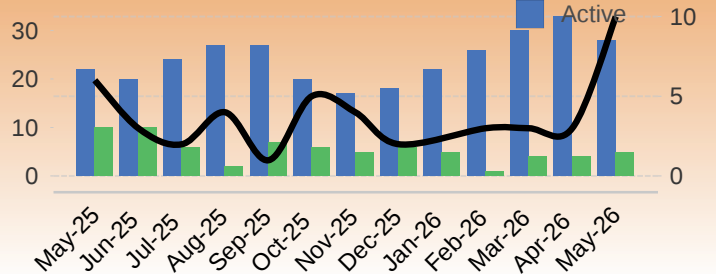
- Inventory: 28 units were listed for sale as of the last day of May - approximately 6.7 months of inventory.
- Sales Activity: 5 units were sold during May,
- Median Sales Price: \$319,000 during May
- Average price per sq.ft. in May was \$313
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 101% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	28	10	5	6.7	\$368,390	\$319,000	\$372,800	42	\$272	\$313	101%
Apr-26	33	3	4	11.7	\$307,475	\$272,500	\$300,000	41	\$266	\$275	97%
Mar-26	30	3	4	9.0	\$232,186	\$206,950	\$226,725	19	\$258	\$237	95%
Feb-26	26	3	1	6.5	\$435,000	\$460,000	\$460,000	3	\$249	\$358	106%
Jan-26	22	0	5	4.1	\$233,797	\$260,000	\$238,000	49	\$237	\$224	101%
Dec-25	18	2	6	3.2	\$293,000	\$328,500	\$297,833	70	\$262	\$325	101%
Nov-25	17	4	5	2.8	\$261,400	\$218,000	\$254,100	71	\$259	\$260	95%
Oct-25	20	5	6	4.0	\$224,497	\$237,500	\$212,250	62	\$270	\$256	94%
Sep-25	27	1	7	5.4	\$257,100	\$265,000	\$254,928	50	\$262	\$270	98%
Aug-25	27	4	2	4.7	\$217,500	\$212,500	\$212,500	25	\$271	\$225	96%
Jul-25	24	2	6	2.8	\$336,833	\$365,000	\$334,500	27	\$274	\$334	99%
Jun-25	20	3	10	2.1	\$292,279	\$334,000	\$285,950	67	\$261	\$286	97%
May-25	22	6	10	2.9	\$361,925	\$370,000	\$365,200	45	\$274	\$330	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
May-26	5	-50%	\$372,685	33.3%	\$319,000	-13.8%	\$372,800	2.08%	42	-6.67%	101%
May-25	10	25%	\$279,481	13.9%	\$370,000	12.1%	\$365,200	16.3%	45	-22.4%	101%
May-24	8	33.3%	\$245,443	-25.1%	\$330,000	-11.4%	\$314,000	-2.89%	58	132%	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	18	33	29	35	43
\$500-599K	0	0	1	3	4
\$600-699K	1	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	19	33	30	38	47

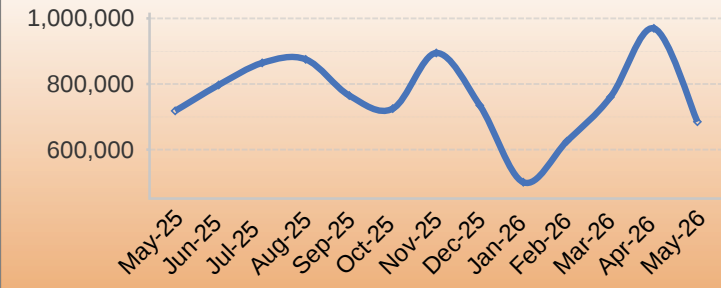
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Market Activity Summary:

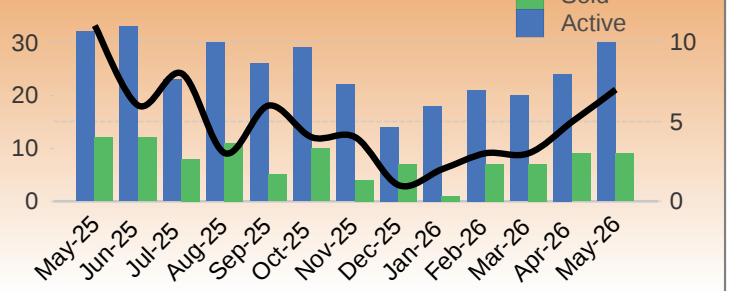
- Inventory: 30 units were listed for sale as of the last day of May - approximately 3.6 months of inventory.
- Sales Activity: 9 units were sold during May,
- Median Sales Price: \$685,000 during May
- Average price per sq.ft. in May was \$843
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 104% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	30	7	9	3.6	\$740,222	\$685,000	\$759,833	22	\$769	\$843	104%
Apr-26	24	5	9	3.1	\$1,012,444	\$970,000	\$1,085,209	14	\$805	\$777	108%
Mar-26	20	3	7	4.0	\$794,714	\$760,000	\$978,675	30	\$842	\$949	119%
Feb-26	21	3	7	4.2	\$710,142	\$625,000	\$801,142	48	\$816	\$827	115%
Jan-26	18	2	1	4.5	\$499,000	\$500,000	\$500,000	11	\$812	\$540	100%
Dec-25	14	1	7	2.0	\$912,557	\$735,000	\$911,428	44	\$777	\$812	101%
Nov-25	22	4	4	3.5	\$853,250	\$894,444	\$851,347	73	\$797	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	9	-25%	\$774,095	6.6%	\$685,000	-4.66%	\$759,833	-8.72%	22	-24.1%	104%
May-25	12	20%	\$726,142	-10%	\$718,444	-10.2%	\$832,407	6.15%	29	-9.38%	106%
May-24	10	11.1%	\$807,171	-0.509%	\$800,000	5.26%	\$784,188	3.33%	32	-8.57%	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	3	5	5
\$500-599K	5	4	4	4	3
\$600-699K	8	4	9	4	4
\$700-799K	3	10	3	6	2
\$800-899K	3	4	4	4	8
\$900-999K	6	4	4	7	6
\$1-1.299M	3	7	3	2	10
\$1.3-1.699M	5	3	2	0	7
\$1.7-1.999M	0	0	0	1	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	33	39	32	33	46

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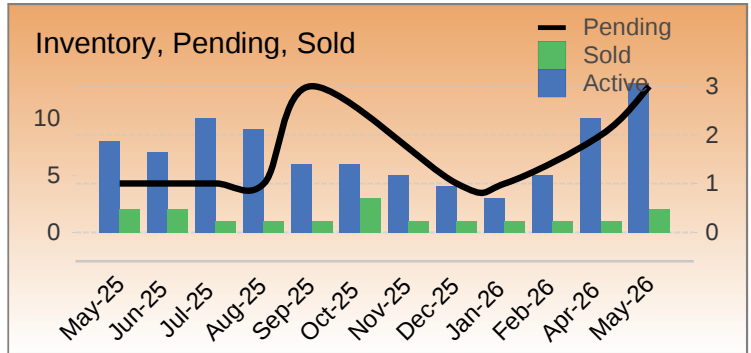
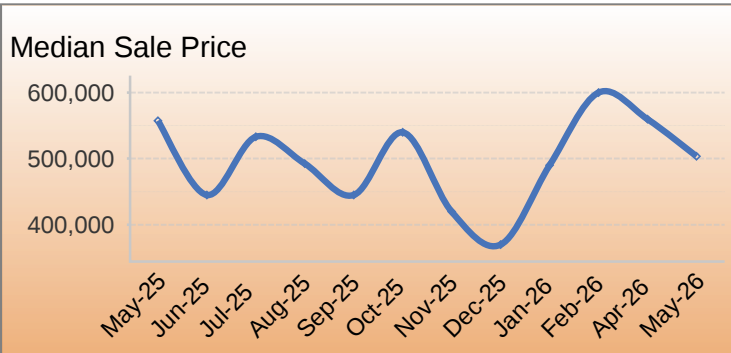
Includes Berkeley and Kensington

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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of May - approximately 13.0 months of inventory.
- Sales Activity: 2 units were sold during May,
- Median Sales Price: \$503,500 during May
- Average price per sq.ft. in May was \$414
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 100% of list price in May



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
May-26	13	3	2	13.0	\$504,444	\$503,500	\$503,500	37	\$355	\$414	100%
Apr-26	10	2	1	15.0	\$549,000	\$560,000	\$560,000	10	\$364	\$356	102%
Feb-26	5	0	1	5.0	\$614,950	\$600,000	\$600,000	103	\$329	\$443	98%
Jan-26	3	1	1	3.0	\$510,000	\$490,000	\$490,000	74	\$324	\$311	96%
Dec-25	4	1	1	2.4	\$385,000	\$370,000	\$370,000	7	\$368	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	2	0%	\$514,313	-30.9%	\$503,500	-9.69%	\$503,500	-9.69%	37	-42.2%	100%
May-25	2	0%	\$744,000	34.3%	\$557,500	27.4%	\$557,500	27.4%	64	113%	100%
May-24	2	-50%	\$554,091	4.65%	\$437,475	-9.33%	\$437,475	-3.59%	30	-49.2%	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	2	3	6	6	5
\$500-599K	2	7	2	6	6
\$600-699K	1	1	0	0	1
\$700-799K	0	0	3	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	5	11	12	13	12

Presented by:



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

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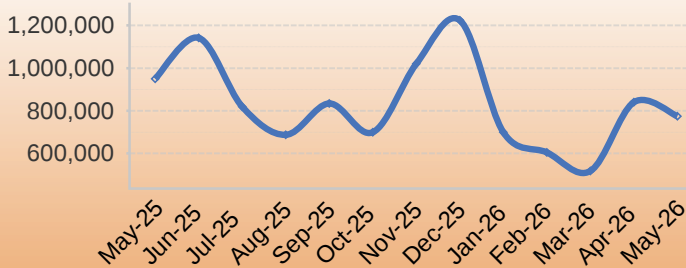
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Market Activity Summary:

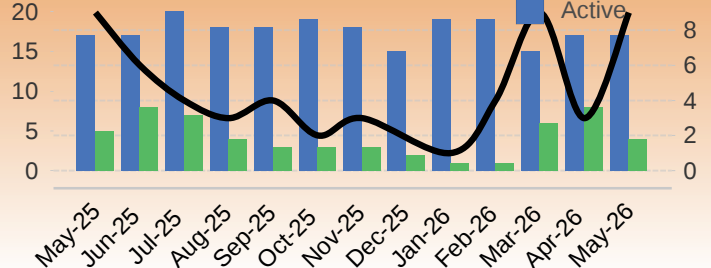
- Inventory: 17 units were listed for sale as of the last day of May - approximately 2.8 months of inventory.
- Sales Activity: 4 units were sold during May,
- Median Sales Price: \$775,000 during May
- Average price per sq.ft. in May was \$482
- Average Days-on-Market (DOM) is approximately 40 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	17	9	4	2.8	\$726,719	\$775,000	\$724,747	40	\$528	\$482	100%
Apr-26	17	3	8	3.6	\$858,667	\$840,000	\$873,500	31	\$510	\$573	104%
Mar-26	15	9	6	5.6	\$567,166	\$517,500	\$561,500	44	\$544	\$454	99%
Feb-26	19	4	1	15.0	\$599,999	\$605,000	\$605,000	30	\$548	\$698	101%
Jan-26	19	1	1	9.5	\$699,000	\$699,000	\$699,000	96	\$562	\$485	100%
Dec-25	15	0	2	5.6	\$1,229,835	\$1,224,196	\$1,224,196	59	\$569	\$699	100%
Nov-25	18	3	3	6.0	\$949,600	\$1,020,000	\$936,666	22	\$572	\$549	100%
Oct-25	19	2	3	5.7	\$813,004	\$700,000	\$799,333	47	\$561	\$513	98%
Sep-25	18	4	3	3.9	\$897,996	\$835,000	\$949,629	53	\$532	\$620	110%
Aug-25	18	3	4	2.8	\$730,849	\$687,500	\$717,883	25	\$557	\$592	98%
Jul-25	20	4	7	3.0	\$896,000	\$820,000	\$871,571	53	\$558	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	4	-20%	\$843,002	-17.2%	\$775,000	-18.4%	\$724,747	-17%	40	-4.76%	100%
May-25	5	-16.7%	\$1,018,057	15.2%	\$950,000	-21%	\$873,254	-29%	42	600%	97%
May-24	6	0%	\$884,000	-2.91%	\$1,202,500	71.2%	\$1,230,466	65.3%	6	-86.7%	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	1	0	0	1
\$500-599K	3	5	1	3	4
\$600-699K	3	1	4	4	7
\$700-799K	3	2	4	4	5
\$800-899K	4	5	3	3	5
\$900-999K	2	1	3	1	4
\$1-1.299M	2	4	3	1	8
\$1.3-1.699M	0	1	4	0	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	20	20	22	16	37

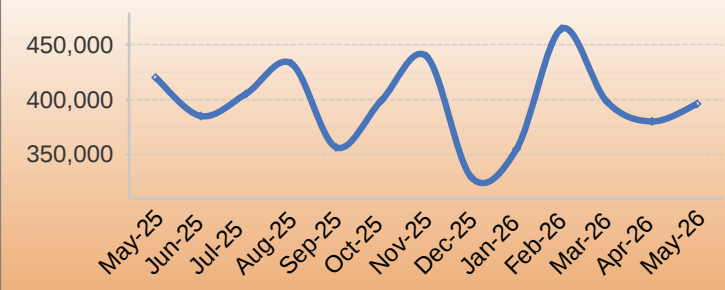
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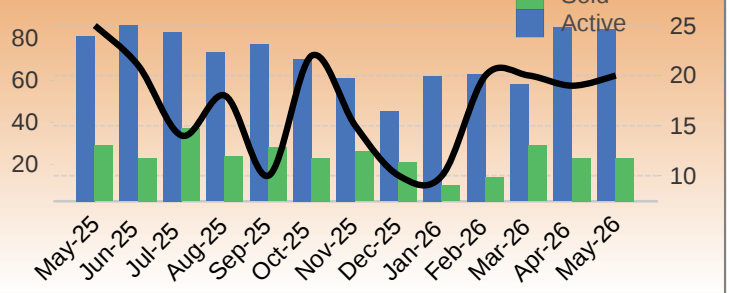
- Inventory: 84 units were listed for sale as of the last day of May - approximately 3.4 months of inventory.
- Sales Activity: 23 units were sold during May,
- Median Sales Price: \$396,000 during May
- Average price per sq.ft. in May was \$390
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	84	20	23	3.4	\$430,077	\$396,000	\$430,521	41	\$399	\$390	100%
Apr-26	85	19	23	4.0	\$422,475	\$380,000	\$428,013	16	\$395	\$406	101%
Mar-26	58	20	29	3.3	\$436,218	\$398,000	\$436,868	29	\$390	\$401	100%
Feb-26	63	20	14	4.3	\$451,591	\$464,444	\$452,420	30	\$387	\$405	101%
Jan-26	62	10	10	3.3	\$364,319	\$355,000	\$364,145	66	\$397	\$393	100%
Dec-25	45	10	21	1.9	\$380,025	\$329,000	\$372,664	65	\$396	\$400	98%
Nov-25	61	15	26	2.4	\$454,682	\$439,500	\$448,748	36	\$408	\$410	98%
Oct-25	70	22	23	2.8	\$402,295	\$399,000	\$404,043	50	\$419	\$404	100%
Sep-25	77	10	28	2.7	\$386,567	\$356,500	\$378,314	56	\$408	\$385	98%
Aug-25	73	18	24	2.6	\$475,999	\$433,000	\$473,393	40	\$400	\$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	\$396	\$418	99%
May-25	81	25	29	2.9	\$475,481	\$420,000	\$472,035	30	\$395	\$403	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
May-26	23	-20.7%	\$470,058	15.6%	\$396,000	-5.71%	\$430,521	-8.79%	41	36.7%	100%
May-25	29	-29.3%	\$406,697	-23.3%	\$420,000	-6.67%	\$472,035	-1.45%	30	15.4%	99%
May-24	41	32.3%	\$530,030	13.8%	\$450,000	5.88%	\$478,974	4.35%	26	73.3%	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	71	88	79	81	135
\$500-599K	13	10	12	10	19
\$600-699K	10	7	3	9	12
\$700-799K	3	10	8	4	11
\$800-899K	2	4	6	3	9
\$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	99	119	108	107	186

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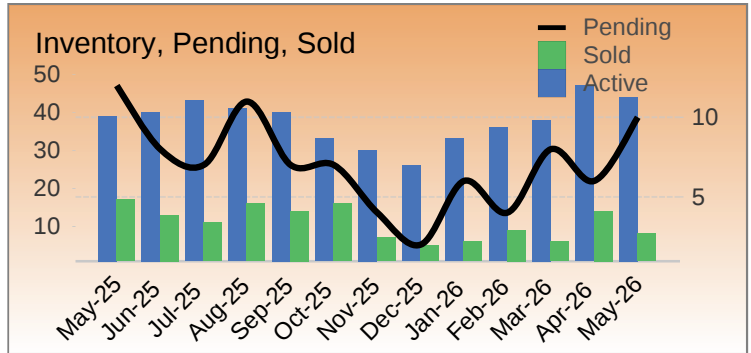
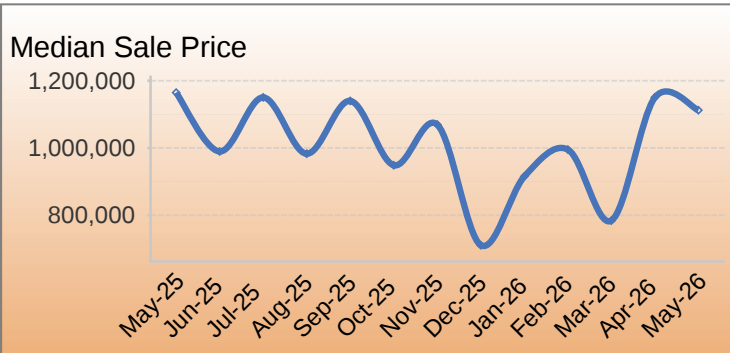
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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 44 units were listed for sale as of the last day of May - approximately 4.9 months of inventory.
- Sales Activity: 8 units were sold during May,
- Median Sales Price: \$1,112,500 during May
- Average price per sq.ft. in May was \$672
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 100% of list price in May



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
May-26	44	10	8	4.9	\$1,059,875	\$1,112,500	\$1,058,000	41	\$810	\$672	100%
Apr-26	47	6	14	5.1	\$1,084,548	\$1,150,000	\$1,072,642	48	\$822	\$635	99%
Mar-26	38	8	6	5.7	\$811,158	\$783,500	\$788,666	19	\$865	\$592	98%
Feb-26	36	4	9	5.6	\$916,662	\$995,000	\$967,063	36	\$852	\$715	105%
Jan-26	33	6	6	5.5	\$949,179	\$914,500	\$965,262	52	\$861	\$629	101%
Dec-25	26	2	5	2.8	\$805,600	\$710,000	\$777,000	72	\$936	\$625	97%
Nov-25	30	4	7	2.4	\$1,094,983	\$1,068,888	\$1,089,126	23	\$886	\$729	100%
Oct-25	33	7	16	2.2	\$1,011,692	\$948,500	\$1,015,349	53	\$845	\$729	100%
Sep-25	40	7	14	2.9	\$1,110,071	\$1,139,500	\$1,114,058	45	\$836	\$706	100%
Aug-25	41	11	16	3.1	\$1,046,674	\$982,500	\$1,041,625	19	\$845	\$769	99%
Jul-25	43	7	11	3.2	\$1,139,171	\$1,150,000	\$1,119,000	29	\$847	\$707	98%
Jun-25	40	8	13	3.6	\$1,120,538	\$989,000	\$1,124,307	16	\$877	\$808	100%
May-25	39	12	17	2.9	\$1,260,922	\$1,165,000	\$1,270,994	21	\$879	\$898	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
May-26	8	-52.9%	\$1,264,761	9.59%	\$1,112,500	-4.51%	\$1,058,000	-16.8%	41	95.2%	100%
May-25	17	30.8%	\$1,154,044	6.08%	\$1,165,000	-6.8%	\$1,270,994	8.56%	21	61.5%	101%
May-24	13	-27.8%	\$1,087,930	0.759%	\$1,250,000	29.2%	\$1,170,807	18.9%	13	-13.3%	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	0	1	0
\$500-599K	2	1	1	2	3
\$600-699K	3	2	5	2	3
\$700-799K	3	5	6	5	4
\$800-899K	4	3	1	5	8
\$900-999K	7	7	3	12	3
\$1-1.299M	16	23	15	20	30
\$1.3-1.699M	6	12	16	8	17
\$1.7-1.999M	0	0	1	0	0
\$2-2.999M	0	1	0	0	0
>3M	0	0	0	0	0
Total	43	54	48	55	68

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Includes Danville, Diablo, and Alamo

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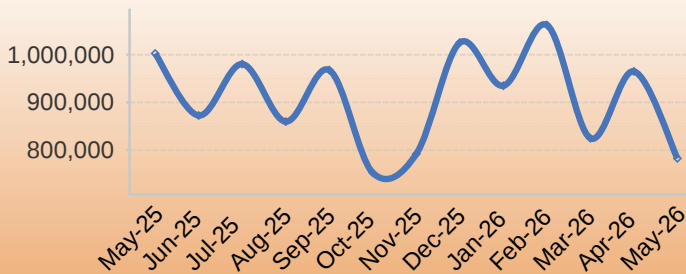
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Market Activity Summary:

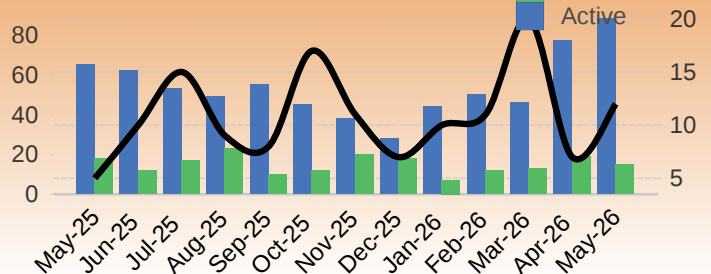
- Inventory: 88 units were listed for sale as of the last day of May - approximately 5.7 months of inventory.
- Sales Activity: 15 units were sold during May,
- Median Sales Price: \$783,000 during May
- Average price per sq.ft. in May was \$550
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 99% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	88	12	15	5.7	\$866,651	\$783,000	\$860,933	31	\$577	\$550	99%
Apr-26	77	7	19	5.3	\$918,375	\$965,000	\$908,808	21	\$576	\$551	99%
Mar-26	46	20	13	4.5	\$881,307	\$825,000	\$876,576	29	\$587	\$548	99%
Feb-26	50	11	12	4.1	\$1,044,482	\$1,062,000	\$1,047,666	25	\$574	\$567	100%
Jan-26	44	10	7	3.0	\$917,539	\$935,000	\$875,714	70	\$567	\$549	96%
Dec-25	28	7	18	1.7	\$1,013,053	\$1,025,000	\$991,611	32	\$562	\$581	98%
Nov-25	38	11	20	2.9	\$827,913	\$792,000	\$812,968	43	\$562	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	15	-16.7%	\$930,970	-3.99%	\$783,000	-21.9%	\$860,933	-11.4%	31	138%	99%
May-25	18	0%	\$969,686	-1.14%	\$1,002,500	-5.42%	\$972,045	-6.77%	13	44.4%	100%
May-24	18	-30.8%	\$980,888	2.93%	\$1,060,000	12.4%	\$1,042,666	6.74%	9	-18.2%	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	4	8	6	1	2
\$500-599K	1	4	3	2	4
\$600-699K	9	7	4	7	9
\$700-799K	10	10	9	16	15
\$800-899K	7	12	12	16	20
\$900-999K	8	6	12	11	21
\$1-1.299M	23	28	35	31	42
\$1.3-1.699M	4	9	9	7	34
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	66	84	90	91	147

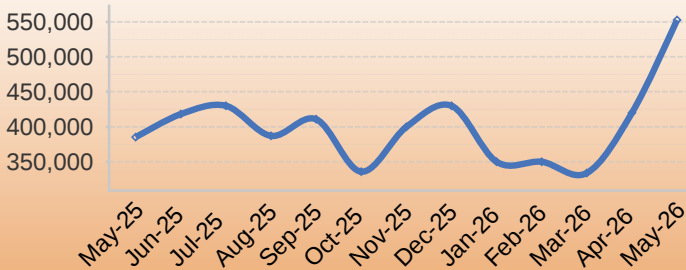
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Market Activity Summary:

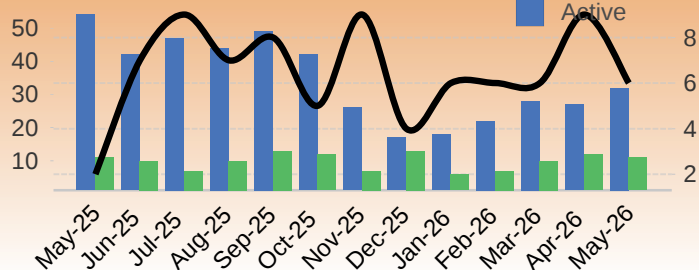
- Inventory: 32 units were listed for sale as of the last day of May - approximately 3.1 months of inventory.
- Sales Activity: 11 units were sold during May,
- Median Sales Price: \$552,500 during May
- Average price per sq.ft. in May was \$547
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	32	6	11	3.1	\$584,545	\$552,500	\$589,500	36	\$555	\$547	100%
Apr-26	27	9	12	2.9	\$438,750	\$420,000	\$435,875	31	\$557	\$534	99%
Mar-26	28	6	10	3.8	\$384,900	\$334,000	\$397,500	67	\$556	\$542	106%
Feb-26	22	6	7	2.5	\$357,707	\$350,000	\$358,714	24	\$533	\$517	100%
Jan-26	18	6	6	2.2	\$382,666	\$350,000	\$370,666	39	\$533	\$494	97%
Dec-25	17	4	13	1.6	\$513,384	\$430,000	\$510,076	50	\$524	\$549	98%
Nov-25	26	9	7	2.6	\$490,000	\$400,000	\$489,142	47	\$520	\$484	100%
Oct-25	42	5	12	3.7	\$359,157	\$335,750	\$359,812	43	\$553	\$521	100%
Sep-25	49	8	13	5.0	\$471,230	\$411,000	\$462,884	30	\$561	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	11	0%	\$461,312	-1.34%	\$552,500	43.5%	\$589,500	41.9%	36	-12.2%	100%
May-25	11	22.2%	\$467,564	-3.39%	\$385,000	-14.4%	\$415,563	-15.3%	41	-33.9%	98%
May-24	9	-30.8%	\$483,949	-18.3%	\$450,000	-2.17%	\$490,666	-16.5%	62	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	27	17	13	28	34
\$500-599K	14	7	6	8	11
\$600-699K	2	4	4	8	9
\$700-799K	2	2	7	9	6
\$800-899K	1	2	1	1	9
\$900-999K	0	0	2	1	2
\$1-1.299M	0	0	0	2	4
\$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	46	33	33	57	75

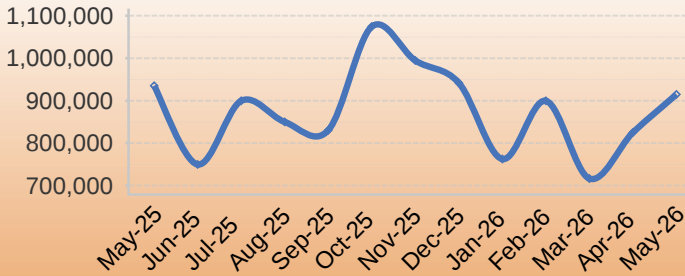
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Market Activity Summary:

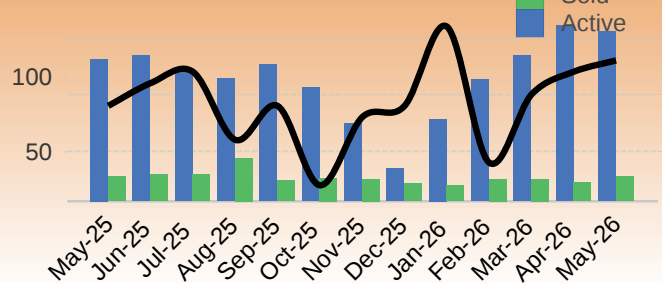
- Inventory: 130 units were listed for sale as of the last day of May - approximately 4.3 months of inventory.
- Sales Activity: 34 units were sold during May,
- Median Sales Price: \$915,000 during May
- Average price per sq.ft. in May was \$661
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 99% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	130	28	34	4.3	\$983,125	\$915,000	\$971,161	42	\$679	\$661	99%
Apr-26	134	27	30	4.4	\$867,439	\$825,000	\$876,666	26	\$683	\$690	101%
Mar-26	114	25	32	3.8	\$869,917	\$716,500	\$872,319	29	\$683	\$669	101%
Feb-26	98	19	32	3.3	\$914,578	\$900,000	\$911,934	25	\$678	\$697	99%
Jan-26	72	31	28	2.5	\$852,167	\$762,500	\$845,214	49	\$680	\$655	99%
Dec-25	39	24	29	1.2	\$952,359	\$942,000	\$952,961	53	\$659	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	34	0%	\$930,968	2.06%	\$915,000	-2.14%	\$971,161	3.35%	42	55.6%	99%
May-25	34	-45.2%	\$912,191	-7.69%	\$935,000	-8.78%	\$939,661	-6.44%	27	58.8%	99%
May-24	62	26.5%	\$988,130	7.98%	\$1,025,000	8.47%	\$1,004,386	8.09%	17	-37%	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	15	13	20	15	22
\$500-599K	18	17	11	18	22
\$600-699K	23	22	28	26	38
\$700-799K	15	18	22	15	41
\$800-899K	14	15	19	17	17
\$900-999K	12	13	13	8	20
\$1-1.299M	38	37	46	37	69
\$1.3-1.699M	20	35	48	29	52
\$1.7-1.999M	1	1	1	1	5
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	156	171	208	166	286

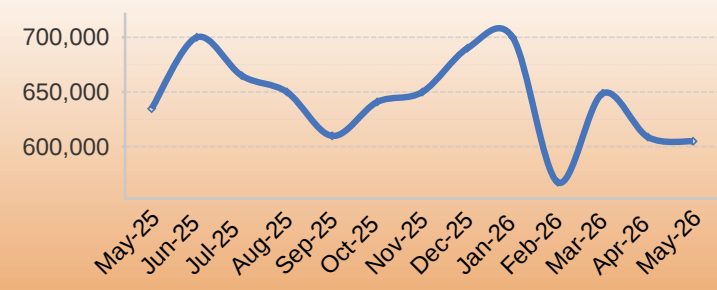
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Market Activity Summary:

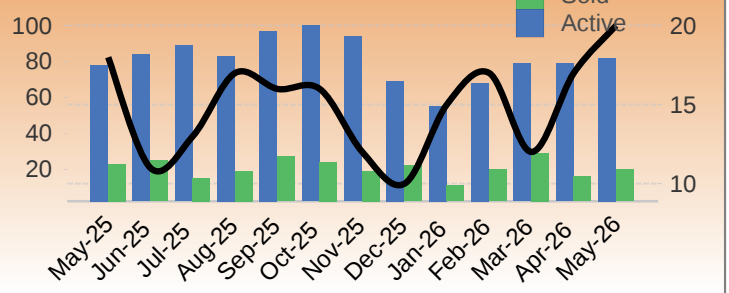
- Inventory: 82 units were listed for sale as of the last day of May - approximately 3.9 months of inventory.
- Sales Activity: 20 units were sold during May,
- Median Sales Price: \$605,000 during May
- Average price per sq.ft. in May was \$475
- Average Days-on-Market (DOM) is approximately 62 days
- Sold over Asking: On average, buyers paid 101% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	82	20	20	3.9	\$598,881	\$605,000	\$604,375	62	\$501	\$475	101%
Apr-26	79	17	16	3.9	\$630,423	\$609,000	\$623,843	34	\$494	\$514	99%
Mar-26	79	12	29	4.1	\$657,119	\$649,000	\$664,168	56	\$496	\$501	101%
Feb-26	68	17	20	3.9	\$587,186	\$567,500	\$581,839	50	\$501	\$463	99%
Jan-26	55	15	11	3.4	\$666,807	\$700,000	\$670,363	82	\$500	\$466	101%
Dec-25	69	10	22	3.3	\$675,338	\$690,000	\$669,204	56	\$491	\$480	99%
Nov-25	94	12	19	4.3	\$661,751	\$650,000	\$661,947	44	\$489	\$503	100%
Oct-25	100	16	24	4.5	\$650,670	\$641,000	\$653,141	39	\$487	\$508	100%
Sep-25	97	16	27	5.0	\$646,989	\$610,000	\$635,685	49	\$479	\$462	98%
Aug-25	83	17	19	4.6	\$652,619	\$650,000	\$644,839	45	\$484	\$506	98%
Jul-25	89	13	15	4.3	\$656,525	\$665,000	\$650,666	32	\$490	\$488	99%
Jun-25	84	11	25	4.0	\$682,295	\$700,000	\$676,552	38	\$486	\$509	99%
May-25	78	18	23	4.2	\$604,705	\$635,000	\$610,080	31	\$497	\$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
May-26	20	-13%	\$685,077	13.6%	\$605,000	-4.72%	\$604,375	-0.935%	62	100%	101%
May-25	23	9.52%	\$603,170	-11.3%	\$635,000	-20.6%	\$610,080	-18.5%	31	34.8%	101%
May-24	21	-32.3%	\$680,259	6.1%	\$800,001	14.3%	\$748,333	10.1%	23	15%	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	31	15	15	15	21
\$500-599K	12	18	14	23	27
\$600-699K	18	16	13	18	47
\$700-799K	14	14	13	19	28
\$800-899K	13	21	23	13	33
\$900-999K	5	9	8	5	18
\$1-1.299M	3	6	10	1	7
\$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	96	99	96	94	181

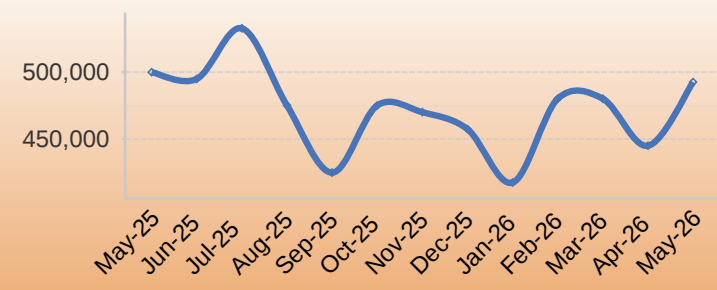
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Market Activity Summary:

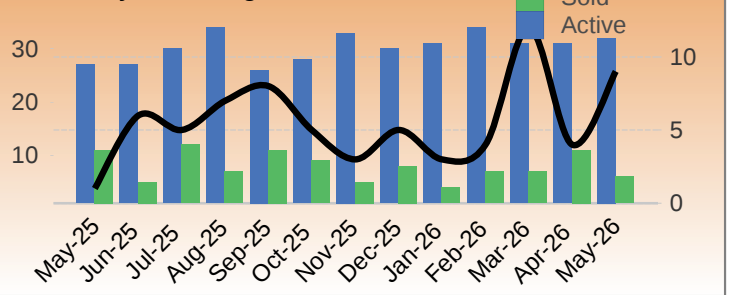
- Inventory: 32 units were listed for sale as of the last day of May - approximately 4.3 months of inventory.
- Sales Activity: 6 units were sold during May,
- Median Sales Price: \$492,500 during May
- Average price per sq.ft. in May was \$411
- Average Days-on-Market (DOM) is approximately 49 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	32	9	6	4.3	\$475,833	\$492,500	\$473,250	49	\$404	\$411	100%
Apr-26	31	4	11	4.0	\$447,700	\$445,000	\$450,909	29	\$408	\$414	101%
Mar-26	31	12	7	5.2	\$478,769	\$480,000	\$483,000	56	\$405	\$415	101%
Feb-26	34	4	7	5.5	\$470,842	\$480,000	\$469,000	26	\$407	\$370	99%
Jan-26	31	3	4	5.8	\$482,472	\$417,500	\$470,000	69	\$403	\$410	97%
Dec-25	30	5	8	4.1	\$478,986	\$457,500	\$469,875	50	\$410	\$378	98%
Nov-25	33	3	5	4.4	\$463,488	\$470,000	\$470,910	37	\$416	\$435	102%
Oct-25	28	5	9	3.3	\$431,888	\$475,000	\$431,888	40	\$410	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	6	-45.5%	\$457,112	-1.41%	\$492,500	-1.5%	\$473,250	-3.58%	49	44.1%	100%
May-25	11	57.1%	\$463,666	-9.76%	\$500,000	-19.4%	\$490,818	-12.1%	34	70%	102%
May-24	7	0%	\$513,815	3%	\$620,000	35.7%	\$558,500	13.1%	20	-71.4%	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	25	22	20	11	30
\$500-599K	6	11	15	5	14
\$600-699K	4	4	6	4	7
\$700-799K	0	2	3	0	4
\$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	35	39	44	20	55

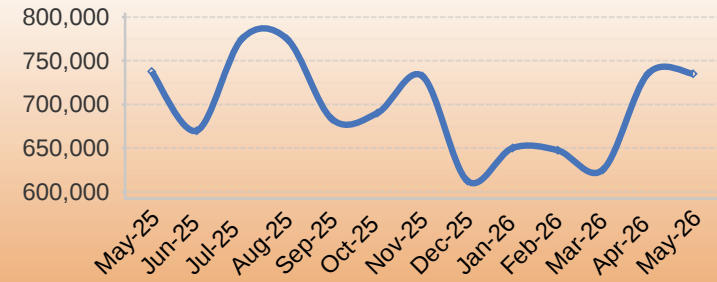
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Market Activity Summary:

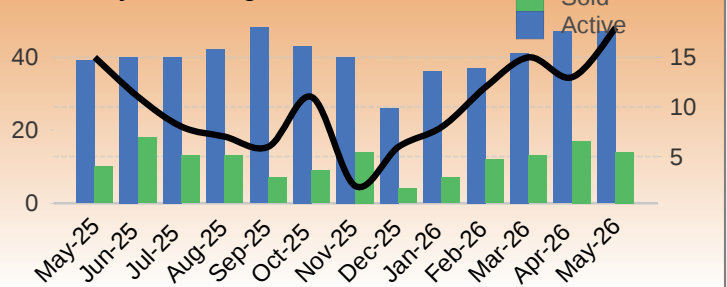
- Inventory: 47 units were listed for sale as of the last day of May - approximately 3.3 months of inventory.
- Sales Activity: 14 units were sold during May,
- Median Sales Price: \$735,000 during May
- Average price per sq.ft. in May was \$544
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 99% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	47	18	14	3.3	\$753,607	\$735,000	\$747,785	30	\$533	\$544	99%
Apr-26	47	13	17	3.4	\$751,663	\$735,000	\$734,447	62	\$525	\$522	98%
Mar-26	41	15	13	3.9	\$616,146	\$625,000	\$616,461	47	\$530	\$517	100%
Feb-26	37	12	12	5.1	\$668,973	\$647,500	\$669,991	40	\$552	\$539	100%
Jan-26	36	8	7	4.6	\$678,241	\$650,000	\$669,285	28	\$526	\$568	98%
Dec-25	26	6	4	3.0	\$579,750	\$612,500	\$577,500	26	\$537	\$590	100%
Nov-25	40	2	14	4.0	\$736,203	\$732,500	\$729,590	40	\$547	\$521	99%
Oct-25	43	11	9	4.4	\$715,644	\$690,000	\$700,444	25	\$544	\$536	98%
Sep-25	48	6	7	4.5	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	14	40%	\$786,613	-0.935%	\$735,000	-0.339%	\$747,785	-2.02%	30	76.5%	99%
May-25	10	-52.4%	\$794,034	2.36%	\$737,500	6.39%	\$763,200	4.29%	17	0%	100%
May-24	21	50%	\$775,708	4.21%	\$693,225	-6%	\$731,817	-3.04%	17	41.7%	101%

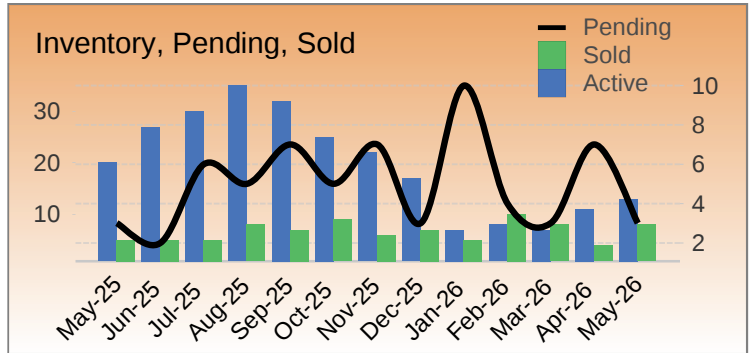
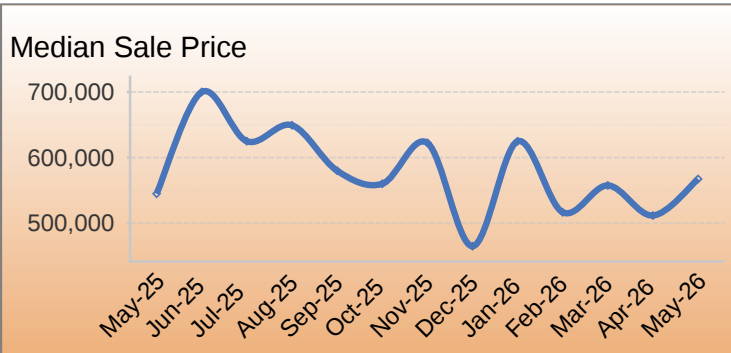
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	8	11	8	5	9
\$500-599K	8	2	3	5	5
\$600-699K	20	9	11	12	11
\$700-799K	11	9	11	11	10
\$800-899K	7	10	10	18	22
\$900-999K	5	7	9	6	29
\$1-1.299M	4	7	11	4	24
\$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	63	55	63	61	111

Presented by:

Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of May - approximately 2.0 months of inventory.
- Sales Activity: 8 units were sold during May,
- Median Sales Price: \$567,500 during May
- Average price per sq.ft. in May was \$452
- Average Days-on-Market (DOM) is approximately 8 days
- Sold over Asking: On average, buyers paid 101% of list price in May



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
May-26	13	3	8	2.0	\$575,249	\$567,500	\$581,749	8	\$441	\$452	101%
Apr-26	11	7	4	1.5	\$501,500	\$511,500	\$505,500	66	\$426	\$426	101%
Mar-26	7	3	8	1.0	\$527,486	\$557,500	\$542,000	54	\$417	\$437	103%
Feb-26	8	4	10	1.2	\$507,284	\$516,500	\$496,799	75	\$425	\$393	98%
Jan-26	7	10	5	1.3	\$535,399	\$625,000	\$526,600	32	\$406	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	8	60%	\$589,666	15%	\$567,500	4.13%	\$581,749	5.9%	8	-87.7%	101%
May-25	5	-28.6%	\$512,837	-6.74%	\$545,000	-16.2%	\$549,320	-10.6%	65	3.17%	101%
May-24	7	16.7%	\$549,908	-10.7%	\$650,000	20.4%	\$614,285	10%	63	294%	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	12	9	10	11	10
\$500-599K	14	10	5	9	13
\$600-699K	8	8	15	8	13
\$700-799K	1	4	4	6	9
\$800-899K	0	0	5	1	6
\$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	35	31	39	35	52

Presented by:

Includes Martinez, Crockett, Port Costa

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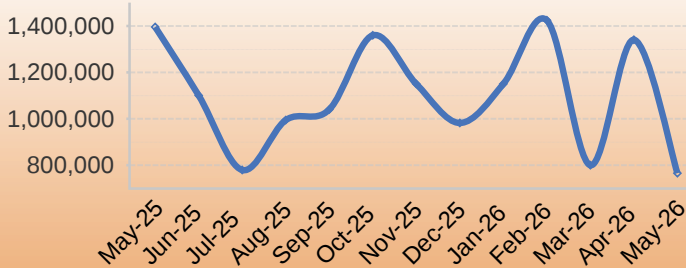
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Market Activity Summary:

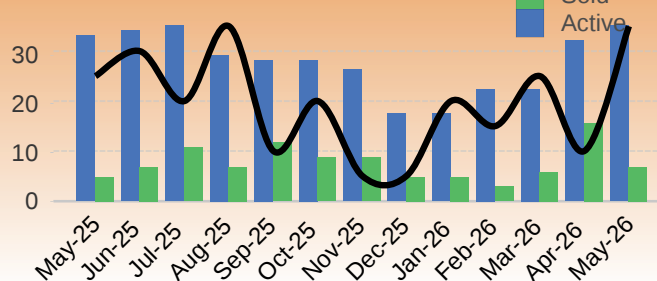
- Inventory: 36 units were listed for sale as of the last day of May - approximately 3.7 months of inventory.
- Sales Activity: 7 units were sold during May,
- Median Sales Price: \$766,500 during May
- Average price per sq.ft. in May was \$601
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	36	9	7	3.7	\$836,262	\$766,500	\$837,333	39	\$732	\$601	100%
Apr-26	33	4	16	4.0	\$1,552,815	\$1,340,000	\$1,549,115	84	\$744	\$908	100%
Mar-26	23	7	6	5.1	\$787,833	\$800,000	\$760,833	21	\$699	\$556	97%
Feb-26	23	5	3	5.3	\$1,141,333	\$1,425,000	\$1,166,666	14	\$694	\$799	102%
Jan-26	18	6	5	2.8	\$979,600	\$1,150,000	\$953,200	55	\$706	\$670	97%
Dec-25	18	3	5	2.3	\$1,078,209	\$982,000	\$1,055,009	77	\$867	\$648	98%
Nov-25	27	3	9	2.7	\$1,166,555	\$1,150,000	\$1,155,111	25	\$754	\$643	99%
Oct-25	29	6	9	3.1	\$1,507,816	\$1,360,000	\$1,497,631	39	\$678	\$717	99%
Sep-25	29	4	12	2.9	\$1,134,416	\$1,040,000	\$1,105,666	43	\$711	\$631	98%
Aug-25	30	9	7	3.6	\$1,156,142	\$995,000	\$1,169,285	45	\$732	\$708	102%
Jul-25	36	6	11	4.7	\$804,718	\$780,000	\$798,636	33	\$729	\$611	99%
Jun-25	35	8	7	4.6	\$1,067,142	\$1,100,000	\$1,060,000	19	\$774	\$683	99%
May-25	34	7	5	4.6	\$1,248,800	\$1,395,000	\$1,237,000	22	\$782	\$655	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
May-26	7	40%	\$1,102,789	11.7%	\$766,500	-45.1%	\$837,333	-32.3%	39	77.3%	100%
May-25	5	-58.3%	\$987,585	0.54%	\$1,395,000	13.5%	\$1,237,000	3.82%	22	-8.33%	100%
May-24	12	71.4%	\$982,285	12.9%	\$1,229,000	41.3%	\$1,191,500	15.6%	24	118%	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	2	4	3	1	6
\$500-599K	3	3	1	4	6
\$600-699K	2	2	4	3	6
\$700-799K	6	3	2	2	1
\$800-899K	2	5	0	3	4
\$900-999K	4	1	3	1	6
\$1-1.299M	7	3	5	4	17
\$1.3-1.699M	5	8	9	4	7
\$1.7-1.999M	1	4	1	1	4
\$2-2.999M	4	2	0	3	2
>3M	1	0	0	0	0
Total	37	35	28	26	59

Presented by:

Includes Moraga, Lafayette, Orinda

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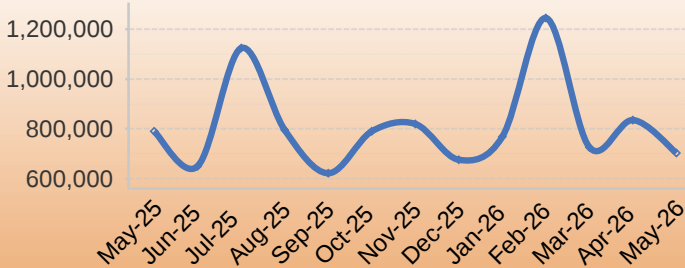
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Market Activity Summary:

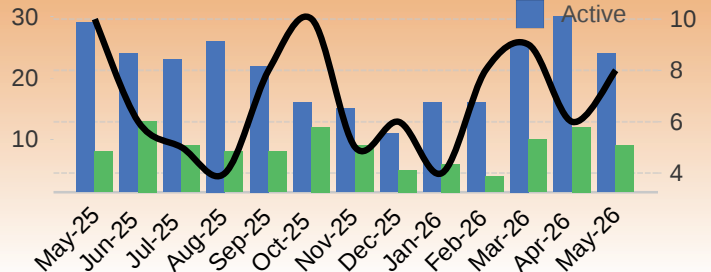
- Inventory: 24 units were listed for sale as of the last day of May - approximately 2.8 months of inventory.
- Sales Activity: 9 units were sold during May,
- Median Sales Price: \$703,000 during May
- Average price per sq.ft. in May was \$561
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 99% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	24	8	9	2.8	\$821,555	\$703,000	\$814,111	19	\$585	\$561	99%
Apr-26	30	6	12	3.9	\$815,638	\$835,000	\$815,208	34	\$578	\$567	100%
Mar-26	26	9	10	3.9	\$766,499	\$725,000	\$761,100	52	\$555	\$545	99%
Feb-26	16	8	4	3.4	\$1,126,200	\$1,245,000	\$1,157,700	35	\$572	\$614	103%
Jan-26	16	4	6	2.6	\$822,481	\$767,500	\$813,333	45	\$563	\$573	99%
Dec-25	11	6	5	1.4	\$679,177	\$676,000	\$669,400	33	\$607	\$552	99%
Nov-25	15	5	9	1.7	\$786,432	\$820,000	\$787,555	41	\$616	\$571	100%
Oct-25	16	10	12	1.8	\$866,156	\$790,000	\$879,555	31	\$613	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	9	12.5%	\$863,785	-4.59%	\$703,000	-11%	\$814,111	-7.53%	19	-40.6%	99%
May-25	8	100%	\$905,312	0.0973%	\$790,000	-30.9%	\$880,362	-21.4%	32	433%	103%
May-24	4	-20%	\$904,432	5.78%	\$1,142,500	50.8%	\$1,119,500	41.8%	6	-45.5%	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	2	3	1	2	2
\$500-599K	7	6	0	3	6
\$600-699K	6	7	6	9	14
\$700-799K	5	3	4	5	9
\$800-899K	6	2	4	3	9
\$900-999K	4	2	1	0	4
\$1-1.299M	11	11	16	8	16
\$1.3-1.699M	0	5	7	1	12
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	41	39	39	31	72

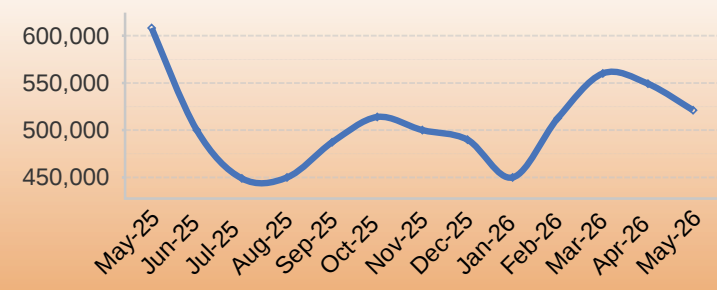
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Market Activity Summary:

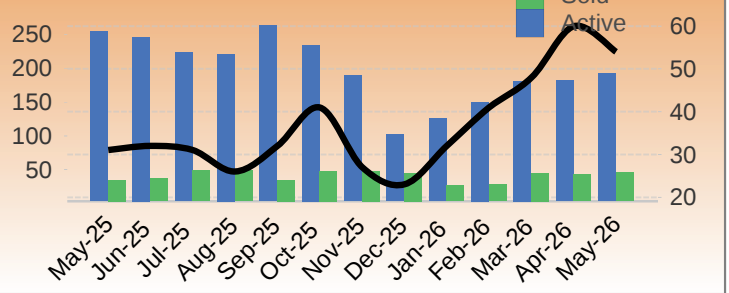
- Inventory: 192 units were listed for sale as of the last day of May - approximately 4.4 months of inventory.
- Sales Activity: 46 units were sold during May,
- Median Sales Price: \$521,000 during May
- Average price per sq.ft. in May was \$517
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 102% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	192	54	46	4.4	\$556,715	\$521,000	\$574,259	42	\$494	\$517	102%
Apr-26	182	60	43	4.9	\$578,572	\$549,000	\$581,174	44	\$493	\$529	101%
Mar-26	181	48	45	5.6	\$629,662	\$560,000	\$639,044	43	\$482	\$496	101%
Feb-26	150	41	28	4.6	\$556,175	\$512,500	\$554,142	62	\$484	\$490	99%
Jan-26	126	32	27	3.2	\$514,255	\$450,000	\$501,359	110	\$473	\$468	97%
Dec-25	102	23	45	2.2	\$533,053	\$490,000	\$523,333	62	\$478	\$472	99%
Nov-25	189	27	48	4.4	\$560,477	\$500,000	\$567,367	55	\$488	\$508	100%
Oct-25	234	41	48	5.4	\$574,245	\$514,000	\$589,873	50	\$490	\$522	101%
Sep-25	263	32	35	6.0	\$590,307	\$487,000	\$591,466	73	\$499	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	46	31.4%	\$545,077	0.639%	\$521,000	-14.3%	\$574,259	-4.71%	42	-8.7%	102%
May-25	35	6.06%	\$541,617	-9.19%	\$608,000	-6.82%	\$602,627	-6.81%	46	-2.13%	100%
May-24	33	-34%	\$596,404	-7.12%	\$652,500	6.97%	\$646,663	-5.06%	47	14.6%	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	85	81	49	54	69
\$500-599K	37	19	25	38	70
\$600-699K	18	27	36	38	72
\$700-799K	19	28	29	25	60
\$800-899K	10	10	8	22	39
\$900-999K	8	6	10	9	31
\$1-1.299M	7	10	12	12	33
\$1.3-1.699M	4	5	9	5	13
\$1.7-1.999M	1	0	1	2	8
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	189	186	179	205	395

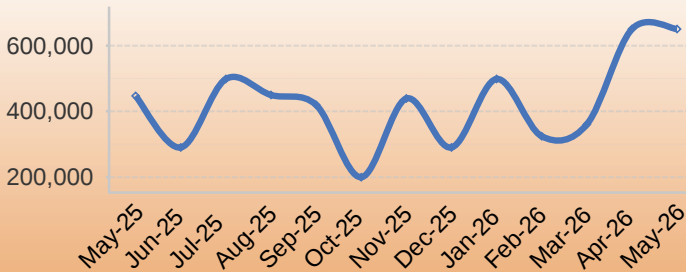
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Market Activity Summary:

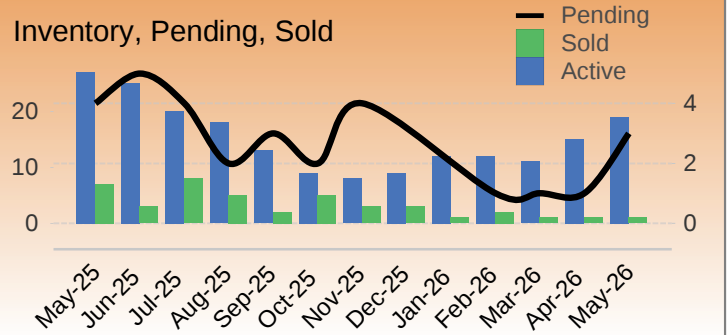
- Inventory: 19 units were listed for sale as of the last day of May - approximately 19.0 months of inventory.
- Sales Activity: 1 units were sold during May,
- Median Sales Price: \$650,000 during May
- Average price per sq.ft. in May was \$337
- Average Days-on-Market (DOM) is approximately 5 days
- Sold over Asking: On average, buyers paid 97% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	19	3	1	19.0	\$669,000	\$650,000	\$650,000	5	\$332	\$337	97%
Apr-26	15	1	1	12.0	\$674,888	\$650,000	\$650,000	235	\$317	\$414	96%
Mar-26	11	1	1	8.3	\$345,000	\$360,000	\$360,000	1	\$298	\$320	104%
Feb-26	12	1	2	6.0	\$324,497	\$324,500	\$324,500	16	\$313	\$296	100%
Jan-26	12	0	1	5.1	\$499,000	\$499,000	\$499,000	20	\$313	\$315	100%
Dec-25	9	0	3	2.5	\$324,462	\$290,000	\$322,333	69	\$334	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	1	-85.7%	\$420,636	-7.7%	\$650,000	45.4%	\$650,000	42.5%	5	-89.1%	97%
May-25	7	-22.2%	\$455,725	10.1%	\$447,000	13.7%	\$456,285	4.47%	46	100%	100%
May-24	9	125%	\$413,991	-7.43%	\$393,000	-20%	\$436,777	-10.3%	23	-23.3%	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	14	22	8	23
\$500-599K	0	4	10	2	8
\$600-699K	2	3	1	2	6
\$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	21	33	12	37

Presented by:

Includes Pittsburg and Bay Point

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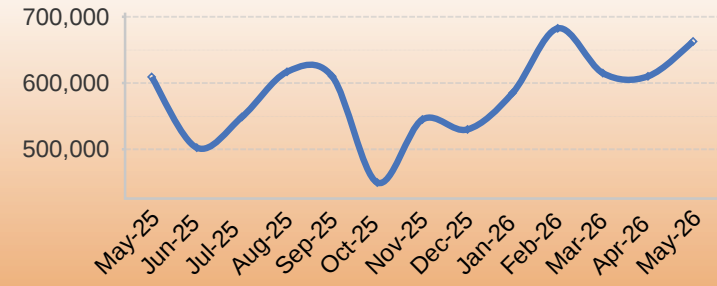
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Market Activity Summary:

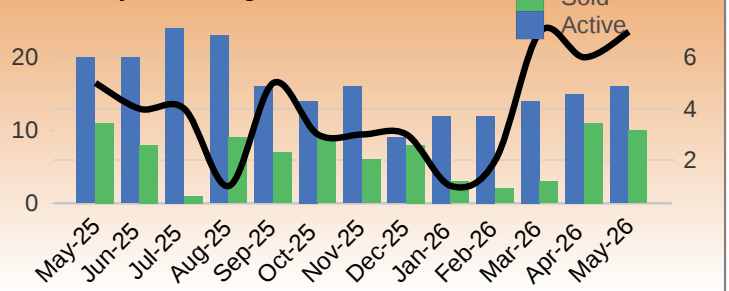
- Inventory: 16 units were listed for sale as of the last day of May - approximately 2.0 months of inventory.
- Sales Activity: 10 units were sold during May,
- Median Sales Price: \$662,500 during May
- Average price per sq.ft. in May was \$490
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	16	7	10	2.0	\$631,480	\$662,500	\$631,640	28	\$485	\$490	100%
Apr-26	15	6	11	2.8	\$617,545	\$610,000	\$631,772	17	\$499	\$486	102%
Mar-26	14	7	3	5.3	\$598,333	\$615,000	\$595,000	7	\$482	\$454	99%
Feb-26	12	2	2	2.8	\$682,500	\$682,500	\$682,500	7	\$491	\$498	100%
Jan-26	12	1	3	2.1	\$674,633	\$585,000	\$637,000	57	\$495	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	10	-9.09%	\$577,923	5.56%	\$662,500	8.78%	\$631,640	12.4%	28	-36.4%	100%
May-25	11	83.3%	\$547,478	-13.4%	\$609,000	-0.164%	\$562,000	-14.2%	44	83.3%	100%
May-24	6	-45.5%	\$632,021	-4.87%	\$610,000	-1.61%	\$655,000	2.69%	24	100%	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	7	13	7	8	8
\$500-599K	4	5	3	2	10
\$600-699K	7	9	3	9	15
\$700-799K	6	6	5	5	5
\$800-899K	5	5	7	5	14
\$900-999K	0	0	1	1	1
\$1-1.299M	0	0	1	0	4
\$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	29	38	27	30	57

Presented by:

Includes Pleasant Hill and Pacheco

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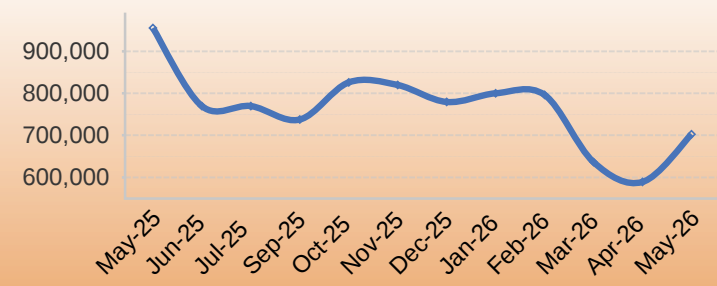
Deemed reliable but not guaranteed

Market Activity Summary:

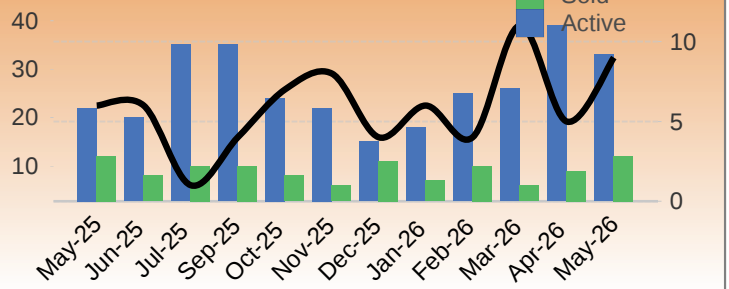
- Inventory: 33 units were listed for sale as of the last day of May - approximately 3.7 months of inventory.
- Sales Activity: 12 units were sold during May,
- Median Sales Price: \$702,500 during May
- Average price per sq.ft. in May was \$599
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 98% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	33	9	12	3.7	\$714,658	\$702,500	\$697,473	45	\$614	\$599	98%
Apr-26	39	5	9	4.7	\$644,877	\$589,000	\$642,555	37	\$622	\$589	100%
Mar-26	26	11	6	3.4	\$726,633	\$636,000	\$716,666	54	\$633	\$605	99%
Feb-26	25	4	10	2.7	\$1,006,883	\$796,500	\$991,200	31	\$619	\$626	98%
Jan-26	18	6	7	2.4	\$837,405	\$800,000	\$820,571	54	\$627	\$584	98%
Dec-25	15	4	11	1.8	\$782,444	\$780,000	\$777,090	45	\$602	\$629	99%
Nov-25	22	8	6	2.8	\$791,624	\$820,000	\$776,166	39	\$595	\$550	98%
Oct-25	24	7	8	4.2	\$802,217	\$826,000	\$801,500	32	\$592	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	12	0%	\$865,568	25.3%	\$702,500	-26.5%	\$697,473	-26.2%	45	125%	98%
May-25	12	9.09%	\$690,693	-12.7%	\$955,500	-0.469%	\$944,666	-0.256%	20	25%	99%
May-24	11	-26.7%	\$790,775	-1.99%	\$960,000	27.7%	\$947,090	12.2%	16	-23.8%	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	9	1	3	2	0
\$500-599K	8	7	3	7	4
\$600-699K	4	9	5	7	7
\$700-799K	6	7	7	11	15
\$800-899K	8	3	3	8	17
\$900-999K	2	8	7	8	4
\$1-1.299M	6	10	13	11	7
\$1.3-1.699M	0	0	0	0	11
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	1	0	0	0	0
Total	44	45	41	54	65

Presented by:

Includes Pleasanton and Sunol

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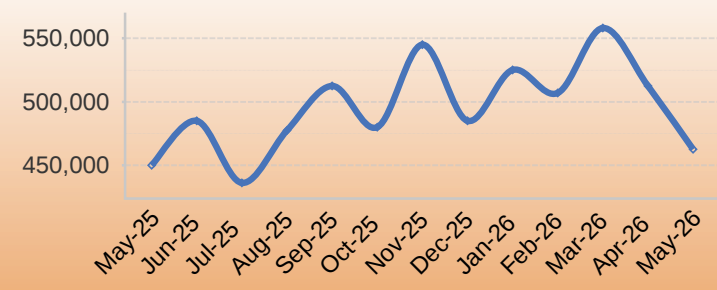
Deemed reliable but not guaranteed

Market Activity Summary:

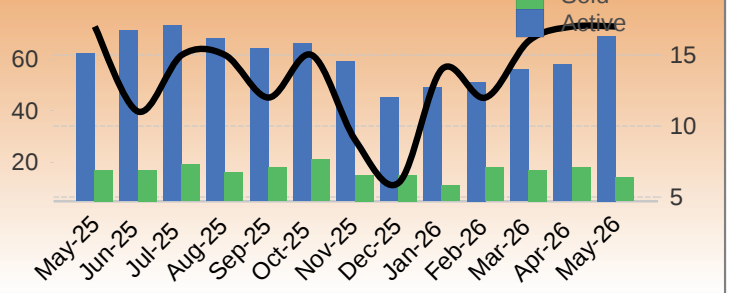
- Inventory: 69 units were listed for sale as of the last day of May - approximately 4.7 months of inventory.
- Sales Activity: 14 units were sold during May,
- Median Sales Price: \$462,500 during May
- Average price per sq.ft. in May was \$457
- Average Days-on-Market (DOM) is approximately 53 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	69	17	14	4.7	\$467,571	\$462,500	\$467,142	53	\$406	\$457	100%
Apr-26	58	17	18	3.6	\$518,147	\$512,500	\$516,160	57	\$413	\$433	100%
Mar-26	56	16	17	3.9	\$548,457	\$558,000	\$549,953	58	\$418	\$449	100%
Feb-26	51	12	18	3.8	\$549,202	\$507,000	\$552,513	32	\$411	\$446	100%
Jan-26	49	14	11	3.7	\$558,762	\$525,000	\$547,500	58	\$415	\$419	98%
Dec-25	45	6	15	2.8	\$508,724	\$485,000	\$503,092	50	\$410	\$433	99%
Nov-25	59	9	15	3.5	\$560,825	\$545,000	\$565,259	25	\$419	\$460	101%
Oct-25	66	15	21	3.7	\$528,814	\$480,000	\$517,714	69	\$416	\$431	97%
Sep-25	64	12	18	3.7	\$497,993	\$512,500	\$491,555	40	\$418	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	14	-17.6%	\$514,979	4.77%	\$462,500	2.78%	\$467,142	-22.1%	53	-27.4%	100%
May-25	17	-19%	\$491,519	-20.8%	\$450,000	-33.3%	\$599,670	-14.6%	73	121%	101%
May-24	21	-12.5%	\$620,849	-3.89%	\$675,000	17.4%	\$702,214	19.7%	33	-10.8%	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	35	44	35	30	35
\$500-599K	22	11	10	21	34
\$600-699K	6	6	14	16	28
\$700-799K	12	5	13	11	12
\$800-899K	0	2	4	1	14
\$900-999K	3	1	1	0	4
\$1-1.299M	0	1	4	1	1
\$1.3-1.699M	0	2	0	0	0
\$1.7-1.999M	0	1	1	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	78	73	82	80	128

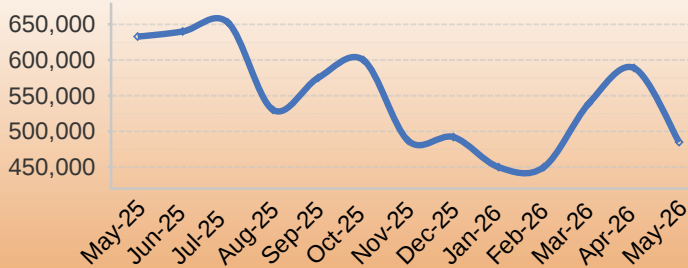
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Market Activity Summary:

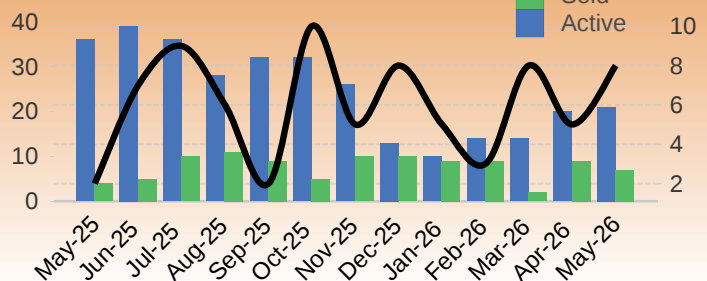
- Inventory: 21 units were listed for sale as of the last day of May - approximately 3.8 months of inventory.
- Sales Activity: 7 units were sold during May,
- Median Sales Price: \$485,000 during May
- Average price per sq.ft. in May was \$439
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 102% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	21	8	7	3.8	\$501,969	\$485,000	\$510,785	28	\$462	\$439	102%
Apr-26	20	5	9	3.2	\$541,320	\$589,000	\$542,777	63	\$462	\$431	100%
Mar-26	14	8	2	2.1	\$547,499	\$539,000	\$539,000	79	\$456	\$449	98%
Feb-26	14	3	9	1.5	\$481,111	\$450,000	\$494,333	42	\$422	\$481	103%
Jan-26	10	5	9	1.3	\$468,994	\$450,000	\$474,333	67	\$421	\$440	101%
Dec-25	13	8	10	2.0	\$499,700	\$492,000	\$497,700	58	\$438	\$449	100%
Nov-25	26	5	10	3.5	\$495,700	\$486,500	\$499,500	30	\$426	\$449	100%
Oct-25	32	10	5	4.1	\$511,290	\$600,000	\$517,600	14	\$428	\$431	100%
Sep-25	32	2	9	3.3	\$599,987	\$574,888	\$597,987	39	\$433	\$465	100%
Aug-25	28	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	\$457	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	7	75%	\$497,398	-19.8%	\$485,000	-23.4%	\$510,785	-21.3%	28	-30%	102%
May-25	4	-60%	\$619,999	8.9%	\$633,000	9.14%	\$649,000	6.5%	40	5.26%	102%
May-24	10	0%	\$569,313	-15.4%	\$580,000	-3.17%	\$609,400	-0.603%	38	90%	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	20	13	14	9	14
\$500-599K	8	8	16	17	21
\$600-699K	6	5	9	8	13
\$700-799K	2	6	6	4	7
\$800-899K	0	3	1	2	7
\$900-999K	0	1	1	0	4
\$1-1.299M	0	1	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	36	37	47	40	67

Presented by:

Includes San Leandro and San Lorenzo

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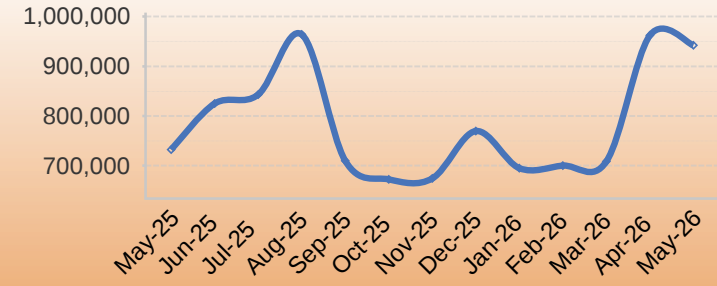
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Market Activity Summary:

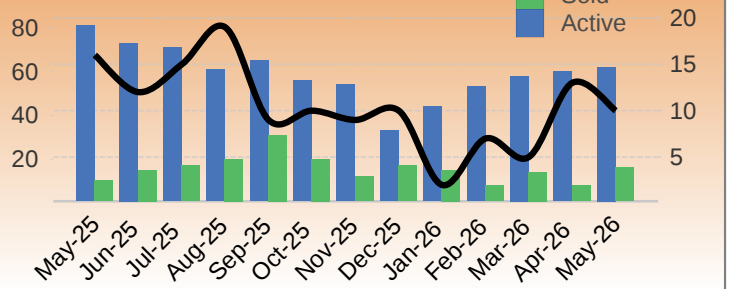
- Inventory: 62 units were listed for sale as of the last day of May - approximately 5.1 months of inventory.
- Sales Activity: 16 units were sold during May,
- Median Sales Price: \$942,500 during May
- Average price per sq.ft. in May was \$563
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 98% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	62	10	16	5.1	\$877,806	\$942,500	\$862,554	33	\$606	\$563	98%
Apr-26	60	13	8	6.0	\$883,493	\$962,500	\$865,452	83	\$599	\$636	98%
Mar-26	58	5	14	4.7	\$784,420	\$708,500	\$768,751	32	\$588	\$556	98%
Feb-26	53	7	8	4.0	\$757,374	\$700,000	\$764,327	16	\$587	\$657	101%
Jan-26	44	2	15	3.1	\$723,379	\$695,000	\$711,732	63	\$591	\$612	98%
Dec-25	33	10	17	2.0	\$805,210	\$770,000	\$793,419	35	\$588	\$580	98%
Nov-25	54	9	12	2.6	\$779,983	\$674,500	\$773,500	68	\$609	\$602	99%
Oct-25	56	10	20	2.5	\$791,176	\$672,500	\$775,987	58	\$613	\$600	98%
Sep-25	65	9	31	3.0	\$857,836	\$710,000	\$848,883	42	\$624	\$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	\$628	\$635	100%
May-25	81	16	10	6.4	\$870,800	\$732,500	\$869,550	41	\$642	\$609	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
May-26	16	60%	\$888,506	8.35%	\$942,500	28.7%	\$862,554	-0.805%	33	-19.5%	98%
May-25	10	-64.3%	\$820,043	-10.4%	\$732,500	-37.5%	\$869,550	-17.8%	41	141%	99%
May-24	28	100%	\$915,364	6.84%	\$1,172,500	37.5%	\$1,057,770	13.2%	17	54.5%	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	15	4	5	4	9
\$500-599K	5	3	7	10	12
\$600-699K	8	7	14	7	10
\$700-799K	4	7	13	8	10
\$800-899K	2	4	12	3	14
\$900-999K	9	2	5	5	3
\$1-1.299M	18	22	33	19	14
\$1.3-1.699M	0	10	18	3	30
\$1.7-1.999M	0	0	2	0	1
\$2-2.999M	0	0	1	1	0
>3M	0	0	0	0	0
Total	61	59	110	60	103

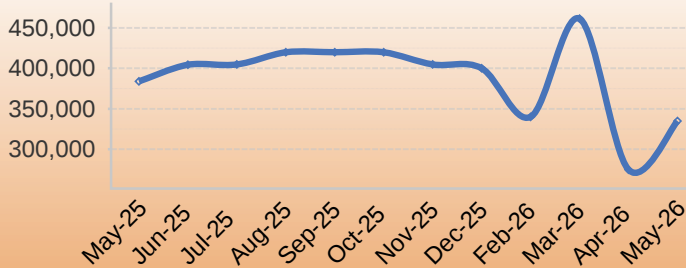
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Market Activity Summary:

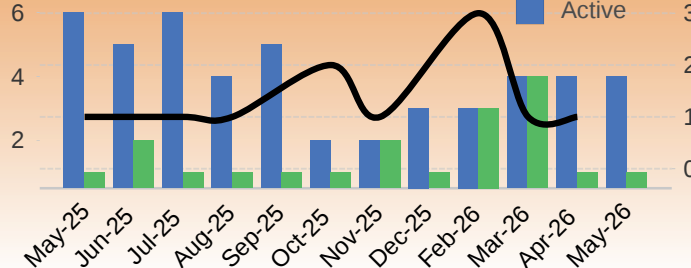
- Inventory: 4 units were listed for sale as of the last day of May - approximately 2.0 months of inventory.
- Sales Activity: 1 units were sold during May,
- Median Sales Price: \$335,000 during May
- Average price per sq.ft. in May was \$299
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 86% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	4	0	1	2.0	\$389,000	\$335,000	\$335,000	30	\$340	\$299	86%
Apr-26	4	1	1	1.5	\$275,000	\$275,000	\$275,000	2	\$340	\$247	100%
Mar-26	4	1	4	1.7	\$469,962	\$461,250	\$456,375	33	\$340	\$357	97%
Feb-26	3	3	3	2.3	\$371,666	\$340,000	\$368,333	59	\$356	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	1	0%	-	-	\$335,000	-12.8%	\$335,000	-12.8%	30	200%	86%
May-25	1	0%	\$394,249	-19%	\$384,000	-38.1%	\$384,000	-38.1%	10	-64.3%	102%
May-24	1	-50%	\$486,666	31.5%	\$620,240	62.2%	\$620,240	62.2%	28	64.7%	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	8	4	3	9	6
\$500-599K	1	1	0	1	1
\$600-699K	0	0	2	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	9	5	5	10	7

Presented by:

Market Activity Summary:

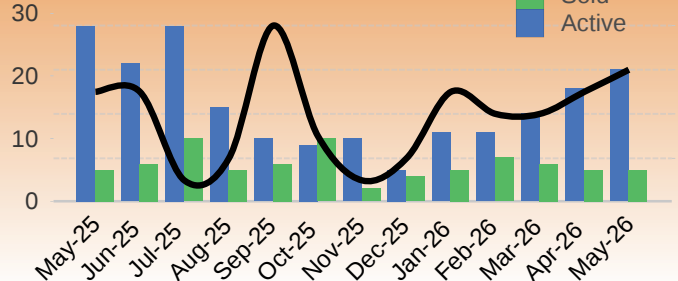
- Inventory: 21 units were listed for sale as of the last day of May - approximately 4.1 months of inventory.
- Sales Activity: 5 units were sold during May,
- Median Sales Price: \$725,000 during May
- Average price per sq.ft. in May was \$529
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 106% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	21	6	5	4.1	\$599,477	\$725,000	\$634,400	30	\$563	\$529	106%
Apr-26	18	5	5	3.0	\$585,977	\$635,000	\$582,800	24	\$597	\$563	100%
Mar-26	14	4	6	2.3	\$741,631	\$757,500	\$740,129	31	\$570	\$627	99%
Feb-26	11	4	7	2.3	\$733,647	\$740,000	\$732,285	17	\$585	\$620	99%
Jan-26	11	5	5	3.0	\$731,600	\$830,000	\$782,000	50	\$593	\$596	108%
Dec-25	5	2	4	0.9	\$706,697	\$605,000	\$690,450	28	\$612	\$593	98%
Nov-25	10	1	2	1.7	\$594,974	\$579,975	\$579,975	36	\$631	\$557	97%
Oct-25	9	3	10	1.3	\$640,099	\$557,000	\$632,800	56	\$624	\$598	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	5	0%	\$544,291	-19.1%	\$725,000	31.8%	\$634,400	-8.98%	30	-3.23%	106%
May-25	5	-16.7%	\$673,207	0.759%	\$550,000	-24.1%	\$697,000	-8.83%	31	182%	101%
May-24	6	-45.5%	\$668,134	4.82%	\$725,023	6.62%	\$764,507	3.58%	11	-8.33%	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	7	6	1	5	7
\$500-599K	3	8	8	7	14
\$600-699K	1	5	1	6	21
\$700-799K	9	4	5	4	7
\$800-899K	3	8	3	4	8
\$900-999K	1	0	4	1	8
\$1-1.299M	4	7	1	2	4
\$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	28	38	23	30	72

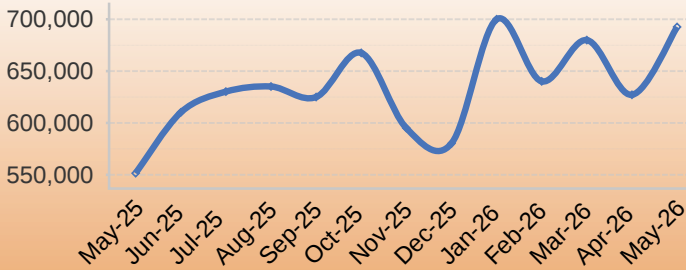
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Market Activity Summary:

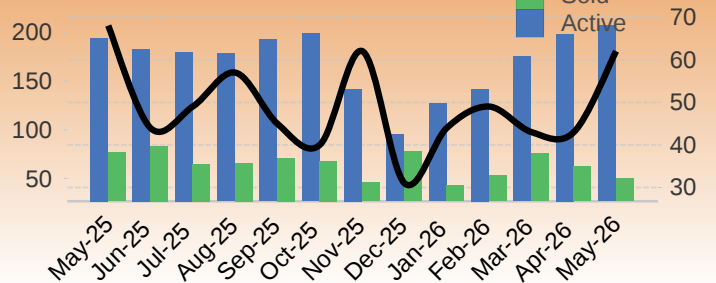
- Inventory: 207 units were listed for sale as of the last day of May - approximately 3.4 months of inventory.
- Sales Activity: 50 units were sold during May,
- Median Sales Price: \$692,500 during May
- Average price per sq.ft. in May was \$537
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 101% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	207	62	50	3.4	\$750,150	\$692,500	\$757,030	29	\$511	\$537	101%
Apr-26	198	43	62	3.2	\$715,026	\$627,000	\$719,248	27	\$505	\$543	100%
Mar-26	175	43	76	3.1	\$696,503	\$680,000	\$708,325	32	\$520	\$524	101%
Feb-26	142	49	53	2.5	\$705,809	\$640,000	\$704,667	28	\$522	\$535	100%
Jan-26	127	44	43	2.3	\$737,518	\$700,000	\$723,627	48	\$512	\$529	98%
Dec-25	95	31	78	1.5	\$652,057	\$580,000	\$641,801	49	\$506	\$500	98%
Nov-25	142	62	46	2.3	\$679,406	\$595,000	\$671,522	41	\$497	\$510	98%
Oct-25	199	40	68	2.9	\$730,937	\$667,500	\$728,214	44	\$496	\$537	99%
Sep-25	193	45	71	2.9	\$669,034	\$625,000	\$672,515	38	\$513	\$519	100%
Aug-25	178	57	66	2.5	\$703,678	\$635,000	\$703,494	33	\$511	\$521	100%
Jul-25	180	49	65	2.4	\$718,523	\$630,000	\$719,346	37	\$524	\$534	99%
Jun-25	183	44	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	50	-35.1%	\$711,048	0.981%	\$692,500	25.6%	\$757,030	13.8%	29	-12.1%	101%
May-25	77	8.45%	\$704,137	8.16%	\$551,555	-17.1%	\$664,950	-12.6%	33	22.2%	100%
May-24	71	-16.5%	\$650,998	-7.22%	\$665,000	-11.6%	\$761,247	-4.96%	27	50%	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	88	122	101	106	144
\$500-599K	26	33	36	43	71
\$600-699K	40	34	29	36	61
\$700-799K	29	40	25	40	41
\$800-899K	31	29	31	27	42
\$900-999K	23	21	24	17	27
\$1-1.299M	33	33	31	34	58
\$1.3-1.699M	8	10	14	9	26
\$1.7-1.999M	2	4	7	3	3
\$2-2.999M	3	6	3	1	2
>3M	1	0	0	0	0
Total	284	332	301	316	475

Presented by:

Includes Walnut Creek and Rossmore

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