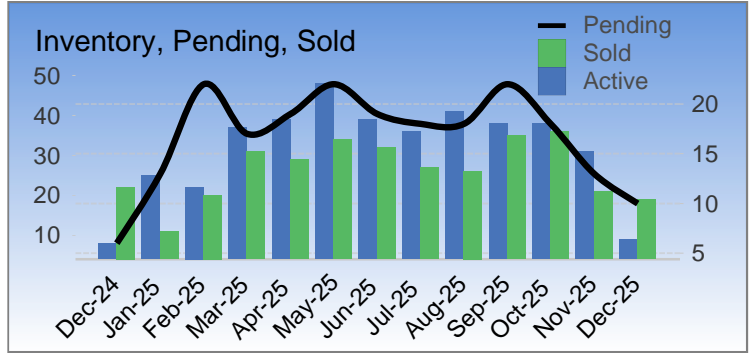


## Market Activity Summary:



- Inventory: 9 units were listed for sale as of the last day of December - approximately 0.4 months of inventory.
- Sales Activity: 19 units were sold during December,
- Median Sales Price: \$1,225,000 during December
- Average price per sq.ft. in December was \$742
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 111% of list price in December



## 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
Dec-25	9	10	19	0.4	\$1,199,984	\$1,225,000	\$1,341,278	32	\$730	\$742	111%
Nov-25	31	13	21	1.0	\$1,392,952	\$1,530,000	\$1,583,095	14	\$709	\$779	115%
Oct-25	38	18	36	1.2	\$1,338,375	\$1,442,500	\$1,498,027	29	\$692	\$773	112%
Sep-25	38	22	35	1.3	\$1,162,842	\$1,350,000	\$1,326,528	26	\$695	\$745	115%
Aug-25	41	18	26	1.5	\$1,126,915	\$1,159,000	\$1,200,615	24	\$711	\$777	108%
Jul-25	36	18	27	1.2	\$1,248,259	\$1,375,000	\$1,384,938	27	\$739	\$816	111%
Jun-25	39	19	32	1.3	\$1,427,853	\$1,360,004	\$1,561,789	16	\$751	\$848	111%
May-25	48	22	34	1.5	\$1,311,111	\$1,442,500	\$1,484,553	16	\$775	\$858	115%
Apr-25	39	19	29	1.6	\$1,201,379	\$1,300,000	\$1,357,120	16	\$739	\$821	113%
Mar-25	37	17	31	1.8	\$1,261,258	\$1,426,000	\$1,426,754	19	\$723	\$838	115%
Feb-25	22	22	20	1.3	\$1,151,550	\$1,405,000	\$1,335,820	13	\$719	\$852	117%
Jan-25	25	13	11	1.3	\$1,261,330	\$1,128,000	\$1,326,340	19	\$689	\$785	108%
Dec-24	8	6	22	0.3	\$1,433,172	\$1,324,500	\$1,505,545	35	\$766	\$722	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
Dec-25	19	-13.6%	\$1,101,999	-6%	\$1,225,000	-7.51%	\$1,341,278	-10.9%	32	-8.57%	111%
Dec-24	22	-24.1%	\$1,172,361	-12.1%	\$1,324,500	1.49%	\$1,505,545	12.7%	35	45.8%	108%
Dec-23	29	45%	\$1,334,142	20.2%	\$1,305,000	-2.43%	\$1,336,456	-6.85%	24	-17.2%	110%

## Sales Activity and Price Trends

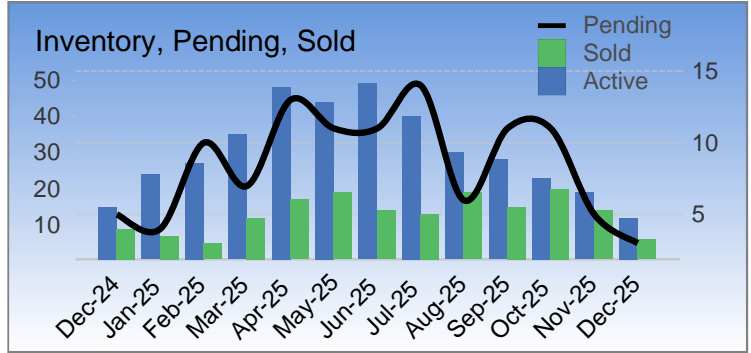
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	2	2	1	1
\$500-599K	0	0	2	0	1
\$600-699K	0	9	2	3	6
\$700-799K	0	9	8	9	7
\$800-899K	0	22	10	9	14
\$900-999K	0	11	16	28	11
\$1-1.299M	0	80	75	82	85
\$1.3-1.699M	0	124	114	106	145
\$1.7-1.999M	0	41	40	28	50
\$2-2.999M	0	18	24	17	52
>3M	0	5	2	0	4
Total	0	321	295	283	376

Presented by:



## Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of December - approximately 1.0 months of inventory.
- Sales Activity: 6 units were sold during December,
- Median Sales Price: \$2,415,000 during December
- Average price per sq.ft. in December was \$886
- Average Days-on-Market (DOM) is approximately 56 days
- Sold over Asking: On average, buyers paid 97% of list price in December



## 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
Dec-25	12	3	6	1.0	\$2,735,481	\$2,415,000	\$2,653,333	56	\$970	\$886	97%
Nov-25	19	5	14	1.2	\$2,966,475	\$2,782,500	\$2,888,466	36	\$944	\$873	98%
Oct-25	23	11	20	1.3	\$2,438,688	\$2,142,500	\$2,472,195	39	\$892	\$772	103%
Sep-25	28	11	15	1.9	\$2,724,400	\$2,349,000	\$2,823,533	25	\$870	\$873	103%
Aug-25	30	6	19	2.0	\$2,556,357	\$2,425,000	\$2,538,184	26	\$871	\$782	100%
Jul-25	40	14	13	2.6	\$2,902,076	\$3,150,000	\$2,911,233	28	\$869	\$840	101%
Jun-25	49	11	14	3.0	\$2,698,628	\$2,499,000	\$2,682,000	32	\$852	\$808	99%
May-25	44	11	19	2.8	\$2,870,315	\$2,810,000	\$2,916,447	16	\$856	\$866	102%
Apr-25	48	13	17	4.2	\$2,362,411	\$2,325,000	\$2,432,823	15	\$848	\$830	104%
Mar-25	35	7	12	4.4	\$3,223,750	\$2,889,625	\$3,208,604	29	\$881	\$882	100%
Feb-25	27	10	5	3.9	\$3,019,200	\$2,563,888	\$3,027,777	56	\$880	\$801	100%
Jan-25	24	4	7	2.6	\$2,165,000	\$2,200,000	\$2,290,946	35	\$812	\$748	106%
Dec-24	15	5	9	1.1	\$3,653,666	\$2,550,000	\$3,240,555	61	\$877	\$721	93%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	6	-33.3%	\$3,900,000	16.2%	\$2,415,000	-5.29%	\$2,653,333	-18.1%	56	-8.2%	97%
Dec-24	9	0%	\$3,355,142	-5.44%	\$2,550,000	-3.77%	\$3,240,555	25.4%	61	144%	93%
Dec-23	9	0%	\$3,548,316	-6.61%	\$2,650,000	26.8%	\$2,584,333	-4.7%	25	-13.8%	97%

## Sales Activity and Price Trends

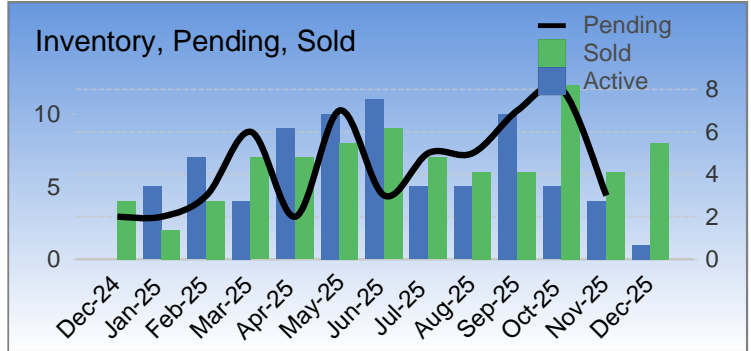
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	1
\$900-999K	0	1	0	1	0
\$1-1.299M	0	2	0	2	0
\$1.3-1.699M	0	11	5	18	8
\$1.7-1.999M	0	20	17	21	14
\$2-2.999M	0	75	76	66	69
>3M	0	52	62	56	68
Total	0	161	160	164	160

## Presented by:



## Market Activity Summary:

- Inventory: 1 units were listed for sale as of the last day of December - approximately 0.1 months of inventory.
- Sales Activity: 8 units were sold during December,
- Median Sales Price: \$1,237,500 during December
- Average price per sq.ft. in December was \$989
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 122% of list price in December



## 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
Dec-25	1	0	8	0.1	\$988,874	\$1,237,500	\$1,209,250	19	\$676	\$989	122%
Nov-25	4	3	6	0.5	\$1,065,833	\$1,336,000	\$1,313,666	14	\$915	\$1,191	124%
Oct-25	5	8	12	0.6	\$1,294,583	\$1,595,000	\$1,637,083	16	\$789	\$1,008	125%
Sep-25	10	7	6	1.6	\$1,164,333	\$1,403,000	\$1,512,666	15	\$891	\$1,056	129%
Aug-25	5	5	6	0.7	\$960,333	\$950,000	\$1,136,666	24	\$871	\$854	117%
Jul-25	5	5	7	0.6	\$1,083,285	\$1,100,000	\$1,373,428	13	\$822	\$1,083	127%
Jun-25	11	3	9	1.4	\$1,167,888	\$1,800,000	\$1,701,444	15	\$817	\$1,168	142%
May-25	10	7	8	1.4	\$1,205,250	\$1,425,000	\$1,555,000	17	\$875	\$1,184	128%
Apr-25	9	2	7	1.5	\$1,073,142	\$1,185,000	\$1,272,142	26	\$862	\$992	120%
Mar-25	4	6	7	0.9	\$1,168,428	\$1,600,000	\$1,585,028	32	\$851	\$966	136%
Feb-25	7	3	4	2.1	\$1,187,500	\$1,643,500	\$1,612,500	10	\$826	\$1,111	136%
Jan-25	5	2	2	1.1	\$924,500	\$1,055,000	\$1,055,000	80	\$878	\$1,060	114%
Dec-24	0	2	4	0.0	\$1,057,500	\$1,406,500	\$1,368,250	21	-	\$1,048	130%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	8	100%	-	-	\$1,237,500	-12%	\$1,209,250	-11.6%	19	-9.52%	122%
Dec-24	4	-33.3%	\$950,000	-	\$1,406,500	30.9%	\$1,368,250	24%	21	-8.7%	130%
Dec-23	6	50%	-	-	\$1,074,500	-17.3%	\$1,103,833	-14.6%	23	27.8%	102%

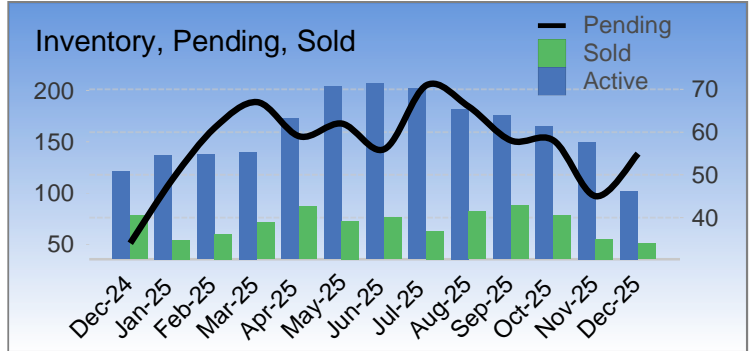
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	2	0	0
\$500-599K	0	0	1	0	0
\$600-699K	0	0	2	1	0
\$700-799K	0	1	0	0	1
\$800-899K	0	6	3	3	2
\$900-999K	0	9	5	4	5
\$1-1.299M	0	21	22	21	22
\$1.3-1.699M	0	22	24	22	34
\$1.7-1.999M	0	12	7	4	11
\$2-2.999M	0	9	13	11	6
>3M	0	2	0	1	0
Total	0	82	79	67	81

Presented by:

## Market Activity Summary:

- Inventory: 102 units were listed for sale as of the last day of December - approximately 1.9 months of inventory.
- Sales Activity: 51 units were sold during December,
- Median Sales Price: \$630,000 during December
- Average price per sq.ft. in December was \$318
- Average Days-on-Market (DOM) is approximately 46 days
- Sold over Asking: On average, buyers paid 100% of list price in December



## 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
Dec-25	102	55	51	1.9	\$619,940	\$630,000	\$621,206	46	\$337	\$318	100%
Nov-25	150	45	55	2.2	\$628,378	\$613,000	\$624,807	43	\$339	\$332	100%
Oct-25	165	58	78	2.1	\$613,649	\$615,000	\$613,697	44	\$337	\$317	100%
Sep-25	176	58	88	2.4	\$608,595	\$597,000	\$606,664	42	\$331	\$327	100%
Aug-25	182	66	82	2.6	\$599,112	\$610,000	\$604,971	36	\$328	\$338	101%
Jul-25	202	71	63	2.9	\$579,249	\$575,000	\$585,563	24	\$325	\$360	102%
Jun-25	207	56	76	2.7	\$598,734	\$590,000	\$604,550	27	\$334	\$347	101%
May-25	204	62	73	2.7	\$619,728	\$610,000	\$622,585	33	\$337	\$344	101%
Apr-25	173	59	87	2.4	\$643,559	\$636,000	\$647,017	30	\$336	\$340	101%
Mar-25	140	67	71	2.4	\$610,854	\$610,000	\$614,417	36	\$332	\$341	101%
Feb-25	138	61	60	2.2	\$619,219	\$600,000	\$625,329	33	\$327	\$355	102%
Jan-25	137	49	54	2.1	\$600,778	\$589,000	\$600,156	41	\$328	\$337	100%
Dec-24	121	34	78	1.6	\$619,911	\$630,000	\$627,192	33	\$336	\$331	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
Dec-25	51	-34.6%	\$611,210	-2.84%	\$630,000	0%	\$621,206	-0.954%	46	39.4%	100%
Dec-24	78	41.8%	\$629,071	4.87%	\$630,000	0%	\$627,192	-0.464%	33	22.2%	101%
Dec-23	55	-49.1%	\$599,859	-3.05%	\$630,000	5.53%	\$630,117	1.7%	27	-38.6%	101%

## Sales Activity and Price Trends

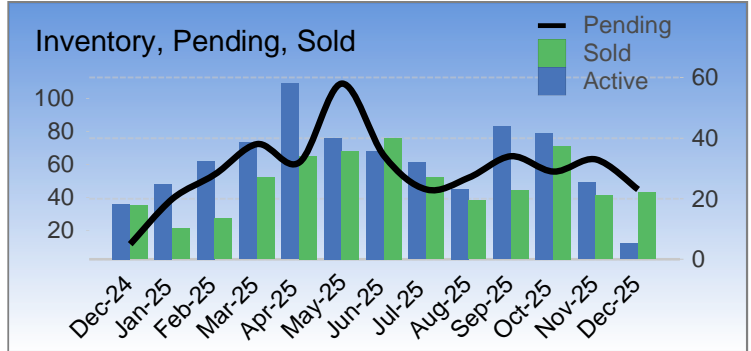
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	141	119	130	114
\$500-599K	0	236	243	203	252
\$600-699K	0	265	276	302	353
\$700-799K	0	126	181	162	248
\$800-899K	0	49	73	54	161
\$900-999K	0	16	15	12	50
\$1-1.299M	0	5	2	5	21
\$1.3-1.699M	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	0	838	909	868	1200

Presented by:



## Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of December - approximately 0.3 months of inventory.
- Sales Activity: 43 units were sold during December,
- Median Sales Price: \$1,511,000 during December
- Average price per sq.ft. in December was \$904
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 116% of list price in December



## 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
Dec-25	12	23	43	0.3	\$1,543,581	\$1,511,000	\$1,741,477	28	\$692	\$904	116%
Nov-25	49	33	41	1.0	\$1,320,411	\$1,400,000	\$1,630,899	21	\$798	\$903	124%
Oct-25	79	29	71	1.6	\$1,515,788	\$1,600,000	\$1,832,048	20	\$796	\$942	124%
Sep-25	83	34	44	1.9	\$1,452,840	\$1,614,000	\$1,804,025	17	\$765	\$894	126%
Aug-25	45	27	38	0.8	\$1,311,526	\$1,412,500	\$1,598,394	27	\$724	\$923	123%
Jul-25	61	23	52	0.9	\$1,553,824	\$1,499,000	\$1,821,442	22	\$752	\$911	121%
Jun-25	68	34	76	1.0	\$1,389,802	\$1,437,500	\$1,596,177	22	\$766	\$885	117%
May-25	76	58	68	1.3	\$1,614,332	\$1,812,500	\$1,944,919	23	\$743	\$922	124%
Apr-25	109	32	65	2.3	\$1,444,676	\$1,650,000	\$1,780,427	19	\$781	\$992	125%
Mar-25	73	38	52	2.2	\$1,452,770	\$1,525,000	\$1,776,926	16	\$760	\$930	125%
Feb-25	62	28	27	2.3	\$1,296,072	\$1,500,000	\$1,597,888	17	\$754	\$908	123%
Jan-25	48	20	21	1.6	\$1,462,857	\$1,500,000	\$1,532,835	40	\$782	\$818	106%
Dec-24	36	5	35	0.8	\$1,331,800	\$1,375,000	\$1,540,885	32	\$755	\$836	115%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	43	22.9%	\$1,519,733	20.7%	\$1,511,000	9.89%	\$1,741,477	13%	28	-12.5%	116%
Dec-24	35	84.2%	\$1,259,226	-13.6%	\$1,375,000	1.85%	\$1,540,885	6.13%	32	33.3%	115%
Dec-23	19	-32.1%	\$1,457,764	-9.02%	\$1,350,000	-2.67%	\$1,451,842	-4.79%	24	-27.3%	114%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	2	0	0
\$500-599K	0	1	4	2	0
\$600-699K	0	6	4	4	1
\$700-799K	0	12	13	10	4
\$800-899K	0	18	18	21	14
\$900-999K	0	31	25	30	20
\$1-1.299M	0	98	101	101	88
\$1.3-1.699M	0	173	180	141	208
\$1.7-1.999M	0	93	74	82	120
\$2-2.999M	0	118	111	85	153
>3M	0	47	25	19	53
Total	0	598	557	495	661

## Presented by:



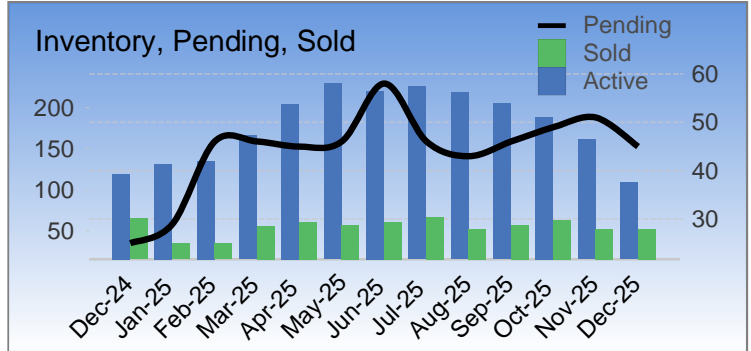
Includes Berkeley and Kensington

© 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: 109 units were listed for sale as of the last day of December - approximately 2.0 months of inventory.
- Sales Activity: 52 units were sold during December,
- Median Sales Price: \$721,250 during December
- Average price per sq.ft. in December was \$351
- Average Days-on-Market (DOM) is approximately 58 days
- Sold over Asking: On average, buyers paid 99% of list price in December



## 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
Dec-25	109	45	52	2.0	\$812,176	\$721,250	\$807,846	58	\$475	\$351	99%
Nov-25	161	51	52	2.9	\$894,788	\$812,500	\$876,064	56	\$438	\$361	98%
Oct-25	188	49	63	3.3	\$881,736	\$810,000	\$861,218	49	\$430	\$369	98%
Sep-25	205	46	57	3.5	\$888,802	\$770,000	\$865,130	56	\$426	\$371	98%
Aug-25	218	43	52	3.7	\$826,054	\$739,000	\$806,371	44	\$425	\$379	98%
Jul-25	225	46	67	3.7	\$859,430	\$820,000	\$848,513	50	\$419	\$376	99%
Jun-25	220	58	61	3.7	\$906,666	\$795,000	\$894,727	30	\$420	\$387	99%
May-25	229	46	57	4.0	\$885,100	\$785,000	\$871,373	41	\$425	\$411	99%
Apr-25	204	45	61	4.0	\$868,965	\$835,000	\$861,781	28	\$434	\$401	99%
Mar-25	166	46	56	4.0	\$854,849	\$812,000	\$848,241	42	\$460	\$402	100%
Feb-25	135	46	35	3.0	\$908,671	\$839,000	\$908,829	28	\$486	\$407	100%
Jan-25	131	29	35	2.6	\$869,000	\$840,000	\$848,772	46	\$499	\$417	98%
Dec-24	119	25	65	1.9	\$955,811	\$855,000	\$940,077	42	\$500	\$381	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
Dec-25	52	-20%	\$853,650	-7.87%	\$721,250	-15.6%	\$807,846	-14.1%	58	38.1%	99%
Dec-24	65	10.2%	\$926,563	12.2%	\$855,000	9.62%	\$940,077	6.67%	42	-6.67%	99%
Dec-23	59	1.72%	\$825,629	-27%	\$780,000	0.58%	\$881,322	5.45%	45	-11.8%	99%

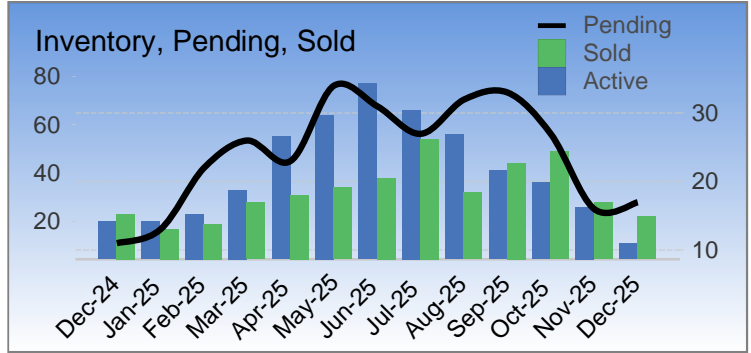
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	16	11	22	17
\$500-599K	0	59	47	48	68
\$600-699K	0	111	111	129	101
\$700-799K	0	134	148	142	184
\$800-899K	0	109	142	119	161
\$900-999K	0	90	97	72	138
\$1-1.299M	0	84	117	92	184
\$1.3-1.699M	0	31	46	43	61
\$1.7-1.999M	0	8	9	4	8
\$2-2.999M	0	6	7	3	5
>3M	0	0	0	0	2
Total	0	648	735	674	929

Presented by:

## Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of December - approximately 0.3 months of inventory.
- Sales Activity: 22 units were sold during December,
- Median Sales Price: \$1,095,000 during December
- Average price per sq.ft. in December was \$624
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 104% of list price in December



## 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
Dec-25	11	17	22	0.3	\$1,335,306	\$1,095,000	\$1,361,345	28	\$601	\$624	104%
Nov-25	26	16	28	0.7	\$1,166,607	\$1,140,500	\$1,195,790	21	\$671	\$718	104%
Oct-25	36	27	49	0.9	\$1,250,701	\$1,140,000	\$1,253,696	21	\$654	\$739	101%
Sep-25	41	33	44	1.0	\$1,293,557	\$1,210,444	\$1,281,013	33	\$688	\$670	100%
Aug-25	56	32	32	1.4	\$1,262,679	\$1,282,500	\$1,250,727	37	\$693	\$663	99%
Jul-25	66	27	54	1.6	\$1,217,245	\$1,185,000	\$1,198,730	23	\$691	\$677	99%
Jun-25	77	31	38	2.3	\$1,217,986	\$1,242,500	\$1,241,839	27	\$702	\$724	102%
May-25	64	34	34	2.1	\$1,332,866	\$1,314,000	\$1,377,854	16	\$746	\$716	104%
Apr-25	55	23	31	2.1	\$1,370,467	\$1,325,000	\$1,430,991	21	\$713	\$708	105%
Mar-25	33	26	28	1.5	\$1,220,666	\$1,277,500	\$1,289,279	22	\$702	\$736	106%
Feb-25	23	22	19	1.2	\$1,249,385	\$1,250,000	\$1,277,130	30	\$741	\$710	103%
Jan-25	20	13	17	0.9	\$1,321,965	\$1,235,000	\$1,353,612	26	\$739	\$751	103%
Dec-24	20	11	23	0.6	\$1,155,898	\$1,080,000	\$1,171,817	46	\$763	\$709	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
Dec-25	22	-4.35%	\$1,233,309	-2.92%	\$1,095,000	1.39%	\$1,361,345	16.2%	28	-39.1%	104%
Dec-24	23	9.52%	\$1,270,385	9.83%	\$1,080,000	-10%	\$1,171,817	-0.0527%	46	84%	102%
Dec-23	21	-41.7%	\$1,156,691	2.72%	\$1,200,000	17.9%	\$1,172,435	5.55%	25	-21.9%	103%

## Sales Activity and Price Trends

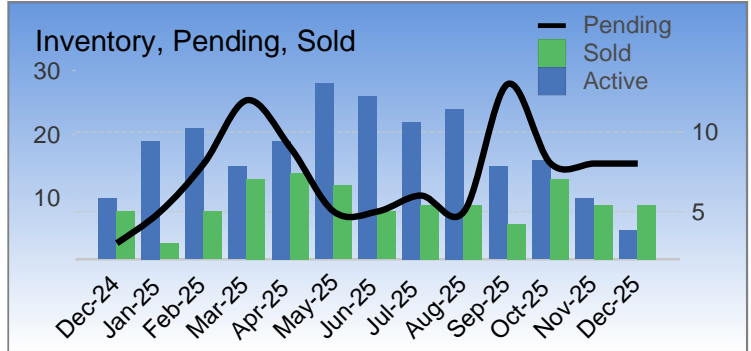
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	1	0
\$500-599K	0	0	1	0	0
\$600-699K	0	2	1	4	6
\$700-799K	0	20	12	8	20
\$800-899K	0	37	26	32	44
\$900-999K	0	53	32	53	43
\$1-1.299M	0	120	114	91	125
\$1.3-1.699M	0	118	97	94	149
\$1.7-1.999M	0	28	25	24	36
\$2-2.999M	0	14	8	7	21
>3M	0	4	1	2	0
Total	0	396	317	316	444

## Presented by:



## Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of December - approximately 0.5 months of inventory.
- Sales Activity: 9 units were sold during December,
- Median Sales Price: \$875,000 during December
- Average price per sq.ft. in December was \$479
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 98% of list price in December



## 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
Dec-25	5	8	9	0.5	\$950,888	\$875,000	\$937,222	45	\$570	\$479	98%
Nov-25	10	8	9	1.1	\$1,040,111	\$995,000	\$1,044,222	42	\$501	\$491	101%
Oct-25	16	8	13	1.7	\$1,217,376	\$1,200,000	\$1,187,838	28	\$528	\$469	98%
Sep-25	15	13	6	1.9	\$1,092,500	\$1,075,000	\$1,089,000	42	\$523	\$448	100%
Aug-25	24	5	9	2.8	\$1,109,876	\$1,100,000	\$1,081,000	45	\$492	\$479	97%
Jul-25	22	6	9	2.4	\$1,259,877	\$1,250,000	\$1,242,777	16	\$505	\$506	98%
Jun-25	26	5	8	2.3	\$1,215,112	\$1,132,500	\$1,190,375	32	\$517	\$528	98%
May-25	28	5	12	2.2	\$1,256,729	\$1,200,000	\$1,291,666	9	\$494	\$543	104%
Apr-25	19	9	14	1.6	\$1,255,778	\$1,150,900	\$1,253,244	30	\$499	\$581	100%
Mar-25	15	12	13	1.9	\$1,119,923	\$1,070,000	\$1,141,230	20	\$505	\$526	102%
Feb-25	21	8	8	3.5	\$1,054,181	\$1,092,500	\$1,077,375	12	\$549	\$547	102%
Jan-25	19	5	3	2.7	\$899,000	\$893,000	\$893,666	57	\$511	\$527	99%
Dec-24	10	3	8	1.0	\$1,131,612	\$1,100,000	\$1,127,487	30	\$503	\$462	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
Dec-25	9	12.5%	\$1,131,590	-11.3%	\$875,000	-20.5%	\$937,222	-16.9%	45	50%	98%
Dec-24	8	14.3%	\$1,275,500	-17.7%	\$1,100,000	-1.61%	\$1,127,487	-5.06%	30	25%	100%
Dec-23	7	40%	\$1,549,975	42.5%	\$1,118,000	2.57%	\$1,187,571	4.15%	24	-36.8%	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	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	3	1	0	0
\$700-799K	0	4	2	5	6
\$800-899K	0	17	7	9	14
\$900-999K	0	17	17	19	20
\$1-1.299M	0	44	35	50	50
\$1.3-1.699M	0	23	23	37	51
\$1.7-1.999M	0	2	5	3	6
\$2-2.999M	0	3	3	0	1
>3M	0	0	0	0	0
Total	0	113	93	123	148

Presented by:



## Market Activity Summary:

- Inventory: 49 units were listed for sale as of the last day of December - approximately 0.8 months of inventory.
- Sales Activity: 58 units were sold during December,
- Median Sales Price: \$805,000 during December
- Average price per sq.ft. in December was \$507
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 101% of list price in December



## 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
Dec-25	49	47	58	0.8	\$822,326	\$805,000	\$825,256	30	\$537	\$507	101%
Nov-25	84	43	61	1.3	\$803,622	\$790,000	\$814,387	29	\$524	\$527	101%
Oct-25	115	51	81	1.7	\$831,989	\$800,000	\$827,884	31	\$528	\$531	100%
Sep-25	132	58	71	2.1	\$836,645	\$830,000	\$846,892	25	\$527	\$514	101%
Aug-25	136	53	58	2.1	\$890,131	\$845,000	\$895,807	29	\$528	\$537	101%
Jul-25	141	41	69	2.1	\$859,703	\$810,000	\$861,231	23	\$527	\$515	100%
Jun-25	136	56	67	2.0	\$865,628	\$825,000	\$873,258	26	\$526	\$564	101%
May-25	128	44	71	1.8	\$850,711	\$825,000	\$857,411	20	\$534	\$549	101%
Apr-25	105	54	68	1.7	\$857,385	\$842,250	\$869,571	20	\$539	\$542	101%
Mar-25	86	44	72	1.6	\$863,283	\$825,000	\$889,166	15	\$525	\$554	103%
Feb-25	88	43	53	1.8	\$920,076	\$876,000	\$953,726	21	\$548	\$552	103%
Jan-25	62	54	39	1.4	\$838,391	\$840,000	\$850,016	34	\$518	\$532	102%
Dec-24	47	28	55	0.9	\$874,631	\$810,000	\$882,267	36	\$523	\$567	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
Dec-25	58	5.45%	\$865,500	2.94%	\$805,000	-0.617%	\$825,256	-6.46%	30	-16.7%	101%
Dec-24	55	7.84%	\$840,784	-15%	\$810,000	0%	\$882,267	2.87%	36	24.1%	101%
Dec-23	51	-8.93%	\$989,263	19.1%	\$810,000	1.63%	\$857,615	7.93%	29	-12.1%	101%

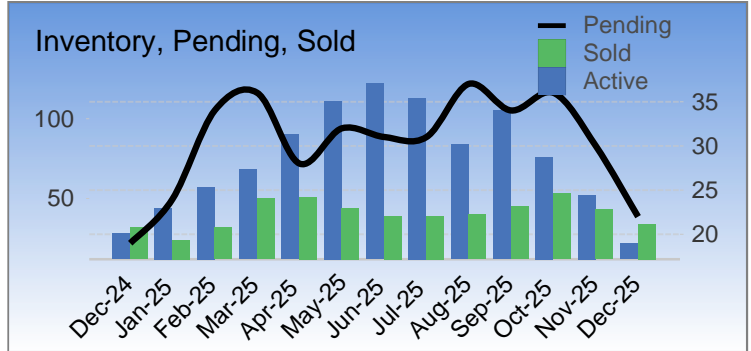
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	16	9	14	10
\$500-599K	0	32	30	45	46
\$600-699K	0	129	117	104	139
\$700-799K	0	163	181	182	187
\$800-899K	0	151	146	159	222
\$900-999K	0	116	97	104	142
\$1-1.299M	0	116	132	101	165
\$1.3-1.699M	0	43	55	35	79
\$1.7-1.999M	0	2	3	1	12
\$2-2.999M	0	0	0	2	0
>3M	0	0	0	0	1
Total	0	768	770	747	1003

Presented by:

## Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of December - approximately 0.5 months of inventory.
- Sales Activity: 34 units were sold during December,
- Median Sales Price: \$2,017,500 during December
- Average price per sq.ft. in December was \$791
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 99% of list price in December



## 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
Dec-25	22	22	34	0.5	\$2,339,604	\$2,017,500	\$2,308,596	31	\$834	\$791	99%
Nov-25	52	30	43	1.1	\$2,161,116	\$1,850,000	\$2,093,288	37	\$796	\$750	97%
Oct-25	76	36	53	1.7	\$2,164,299	\$1,942,000	\$2,144,694	27	\$815	\$779	99%
Sep-25	105	34	45	2.5	\$2,221,477	\$2,075,000	\$2,186,357	38	\$809	\$787	99%
Aug-25	84	37	40	2.2	\$2,301,095	\$2,090,913	\$2,268,675	22	\$808	\$766	99%
Jul-25	113	31	39	2.8	\$2,170,401	\$2,125,000	\$2,118,991	20	\$806	\$772	97%
Jun-25	122	31	39	2.8	\$2,269,556	\$2,050,000	\$2,258,405	16	\$818	\$815	100%
May-25	111	32	44	2.3	\$2,367,505	\$2,200,000	\$2,356,239	17	\$840	\$826	100%
Apr-25	90	28	51	2.0	\$2,305,266	\$2,300,000	\$2,331,394	16	\$852	\$848	101%
Mar-25	68	36	50	1.9	\$2,299,574	\$2,142,500	\$2,319,390	8	\$861	\$831	101%
Feb-25	57	34	32	1.9	\$2,267,215	\$2,184,000	\$2,307,060	19	\$883	\$827	102%
Jan-25	44	24	24	1.4	\$2,247,653	\$1,920,000	\$2,207,562	52	\$925	\$796	99%
Dec-24	28	19	32	0.8	\$2,354,102	\$1,965,000	\$2,303,988	32	\$914	\$757	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
Dec-25	34	6.25%	\$2,251,785	4.1%	\$2,017,500	2.67%	\$2,308,596	0.2%	31	-3.13%	99%
Dec-24	32	88.2%	\$2,163,054	-30.8%	\$1,965,000	-10.7%	\$2,303,988	-10.7%	32	-11.1%	98%
Dec-23	17	-41.4%	\$3,124,606	40.9%	\$2,200,000	28.7%	\$2,580,182	35.4%	36	2.86%	100%

## Sales Activity and Price Trends

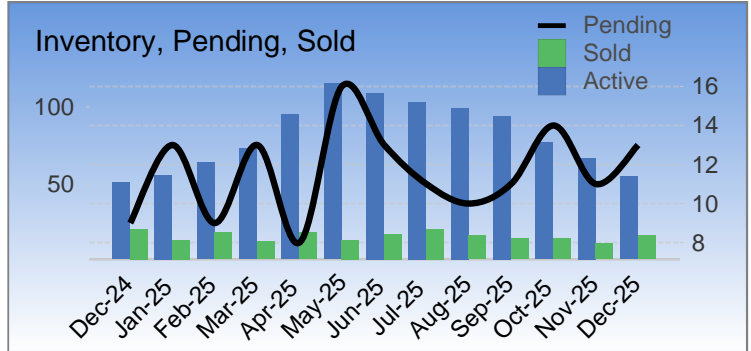
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	1	0	0
\$800-899K	0	1	0	0	1
\$900-999K	0	5	0	2	2
\$1-1.299M	0	18	11	20	16
\$1.3-1.699M	0	71	80	86	102
\$1.7-1.999M	0	110	99	127	96
\$2-2.999M	0	219	235	206	285
>3M	0	70	80	49	100
Total	0	494	506	490	602

## Presented by:



## Market Activity Summary:

- Inventory: 55 units were listed for sale as of the last day of December - approximately 4.0 months of inventory.
- Sales Activity: 17 units were sold during December,
- Median Sales Price: \$840,000 during December
- Average price per sq.ft. in December was \$362
- Average Days-on-Market (DOM) is approximately 64 days
- Sold over Asking: On average, buyers paid 98% of list price in December



## 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
Dec-25	55	13	17	4.0	\$953,646	\$840,000	\$926,750	64	\$390	\$362	98%
Nov-25	67	11	12	5.0	\$931,045	\$747,500	\$906,083	59	\$361	\$352	97%
Oct-25	77	14	15	5.1	\$864,894	\$735,000	\$837,366	80	\$377	\$361	97%
Sep-25	94	11	15	5.4	\$818,130	\$775,000	\$796,266	92	\$372	\$378	97%
Aug-25	99	10	17	5.4	\$891,934	\$775,000	\$884,504	60	\$376	\$337	99%
Jul-25	103	11	21	5.9	\$892,621	\$880,000	\$874,464	45	\$379	\$352	98%
Jun-25	109	13	18	6.6	\$899,482	\$834,000	\$872,055	55	\$384	\$356	97%
May-25	115	16	14	7.7	\$1,123,893	\$882,500	\$1,059,126	35	\$379	\$357	95%
Apr-25	95	8	19	5.8	\$945,998	\$850,000	\$947,547	39	\$396	\$429	100%
Mar-25	73	13	13	4.8	\$1,000,753	\$950,000	\$981,923	75	\$395	\$340	99%
Feb-25	64	9	19	3.7	\$917,217	\$780,000	\$908,620	40	\$405	\$381	99%
Jan-25	56	13	14	3.5	\$847,142	\$739,000	\$819,892	66	\$388	\$341	98%
Dec-24	51	9	21	2.7	\$887,369	\$790,000	\$868,476	60	\$373	\$343	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
Dec-25	17	-19%	\$1,040,341	13.5%	\$840,000	6.33%	\$926,750	6.71%	64	6.67%	98%
Dec-24	21	61.5%	\$916,706	-20.2%	\$790,000	-5.39%	\$868,476	-0.113%	60	100%	98%
Dec-23	13	-35%	\$1,149,000	-10.3%	\$835,000	15.2%	\$869,461	2.25%	30	-34.8%	99%

## Sales Activity and Price Trends

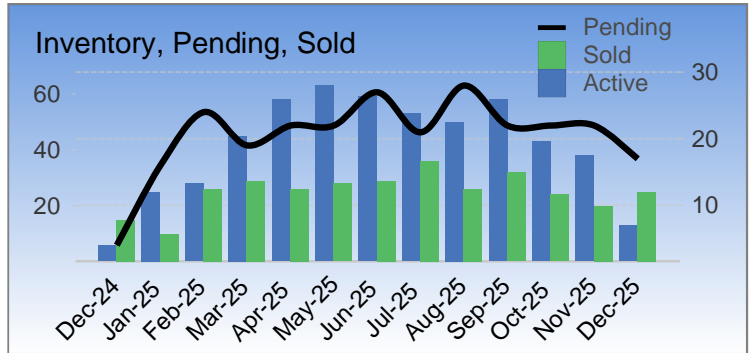
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	1
\$500-599K	0	3	7	3	7
\$600-699K	0	39	24	33	36
\$700-799K	0	50	62	52	83
\$800-899K	0	39	38	42	59
\$900-999K	0	18	21	20	32
\$1-1.299M	0	20	31	29	36
\$1.3-1.699M	0	19	25	8	26
\$1.7-1.999M	0	6	3	6	5
\$2-2.999M	0	0	1	4	3
>3M	0	0	0	2	1
Total	0	194	212	199	289

## Presented by:



## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of December - approximately 0.6 months of inventory.
- Sales Activity: 25 units were sold during December,
- Median Sales Price: \$1,555,000 during December
- Average price per sq.ft. in December was \$747
- Average Days-on-Market (DOM) is approximately 35 days
- Sold over Asking: On average, buyers paid 99% of list price in December



## 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
Dec-25	13	17	25	0.6	\$1,669,640	\$1,555,000	\$1,641,474	35	\$713	\$747	99%
Nov-25	38	22	20	1.5	\$1,644,272	\$1,535,000	\$1,616,144	31	\$696	\$710	99%
Oct-25	43	22	24	1.6	\$1,642,207	\$1,540,000	\$1,620,997	23	\$704	\$745	99%
Sep-25	58	22	32	1.9	\$1,802,101	\$1,670,000	\$1,755,250	24	\$713	\$749	98%
Aug-25	50	28	26	1.6	\$1,741,806	\$1,664,975	\$1,718,436	20	\$744	\$755	99%
Jul-25	53	21	36	1.7	\$1,672,431	\$1,493,750	\$1,679,322	15	\$740	\$807	101%
Jun-25	59	27	29	2.1	\$1,753,866	\$1,600,000	\$1,739,361	17	\$772	\$746	100%
May-25	63	22	28	2.3	\$1,699,781	\$1,650,000	\$1,691,577	20	\$786	\$740	100%
Apr-25	58	22	26	2.1	\$1,804,567	\$1,450,000	\$1,818,461	17	\$782	\$779	100%
Mar-25	45	19	29	2.2	\$1,838,352	\$1,650,000	\$1,930,335	13	\$758	\$796	106%
Feb-25	28	24	26	1.7	\$1,478,174	\$1,517,500	\$1,544,890	7	\$789	\$861	104%
Jan-25	25	16	10	1.6	\$1,913,868	\$1,807,500	\$1,919,375	20	\$724	\$810	101%
Dec-24	6	4	15	0.4	\$1,659,544	\$1,350,000	\$1,660,732	27	\$853	\$825	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
Dec-25	25	66.7%	\$1,430,374	-13.3%	\$1,555,000	15.2%	\$1,641,474	-1.16%	35	29.6%	99%
Dec-24	15	-11.8%	\$1,650,180	-6.24%	\$1,350,000	-18.2%	\$1,660,732	-4.45%	27	68.8%	101%
Dec-23	17	-10.5%	\$1,760,033	-10.2%	\$1,650,000	21.3%	\$1,738,035	23.1%	16	-55.6%	101%

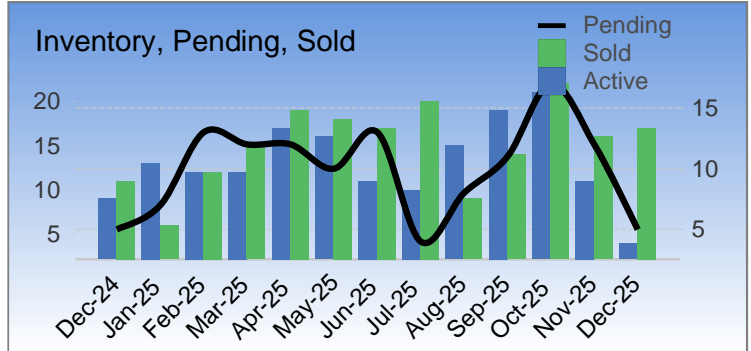
## Sales Activity and Price Trends

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	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	1
\$800-899K	0	2	0	0	6
\$900-999K	0	5	3	4	15
\$1-1.299M	0	62	39	53	64
\$1.3-1.699M	0	115	122	101	145
\$1.7-1.999M	0	50	47	46	76
\$2-2.999M	0	71	83	77	89
>3M	0	6	7	5	11
Total	0	311	301	286	407

## Presented by:

## Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of December - approximately 0.2 months of inventory.
- Sales Activity: 17 units were sold during December,
- Median Sales Price: \$1,200,000 during December
- Average price per sq.ft. in December was \$702
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 111% of list price in December



## 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
Dec-25	4	5	17	0.2	\$1,028,464	\$1,200,000	\$1,131,705	27	\$1,009	\$702	111%
Nov-25	11	12	16	0.6	\$907,500	\$1,050,000	\$1,055,057	16	\$794	\$795	115%
Oct-25	21	17	22	1.4	\$1,022,318	\$1,139,000	\$1,174,363	19	\$718	\$693	115%
Sep-25	19	11	14	1.5	\$972,857	\$1,350,000	\$1,300,500	13	\$763	\$873	133%
Aug-25	15	8	9	1.0	\$1,117,320	\$1,405,000	\$1,329,631	23	\$764	\$708	119%
Jul-25	10	4	20	0.6	\$1,264,397	\$1,377,500	\$1,452,535	27	\$786	\$694	117%
Jun-25	11	13	17	0.7	\$1,184,529	\$1,598,000	\$1,474,470	22	\$770	\$759	126%
May-25	16	10	18	0.9	\$1,025,388	\$1,287,500	\$1,271,722	19	\$717	\$754	124%
Apr-25	17	12	19	1.2	\$980,000	\$1,225,000	\$1,269,042	14	\$668	\$811	129%
Mar-25	12	12	15	1.2	\$887,266	\$1,010,000	\$1,083,733	18	\$721	\$757	121%
Feb-25	12	13	12	1.4	\$1,075,666	\$1,187,500	\$1,249,493	29	\$752	\$680	118%
Jan-25	13	7	6	1.1	\$893,166	\$1,301,000	\$1,265,500	13	\$731	\$842	143%
Dec-24	9	5	11	0.6	\$1,025,626	\$1,200,000	\$1,166,454	21	\$774	\$666	114%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	17	54.5%	\$1,255,472	38.2%	\$1,200,000	0%	\$1,131,705	-2.98%	27	28.6%	111%
Dec-24	11	-15.4%	\$908,428	-48.4%	\$1,200,000	1.35%	\$1,166,454	-3.5%	21	-16%	114%
Dec-23	13	-7.14%	\$1,762,000	35.7%	\$1,184,000	9.73%	\$1,208,769	8.25%	25	-10.7%	111%

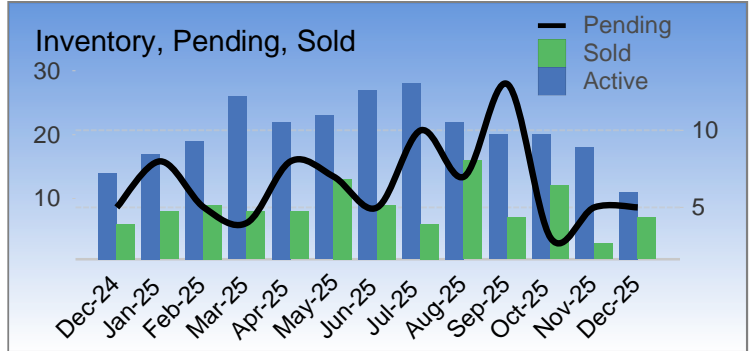
## Sales Activity and Price Trends

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	1
\$500-599K	0	2	1	1	0
\$600-699K	0	6	3	2	2
\$700-799K	0	8	7	11	3
\$800-899K	0	24	18	21	13
\$900-999K	0	16	28	22	21
\$1-1.299M	0	48	54	50	62
\$1.3-1.699M	0	55	48	52	62
\$1.7-1.999M	0	19	13	6	29
\$2-2.999M	0	7	9	2	10
>3M	0	0	1	1	2
Total	0	185	182	168	205

## Presented by:

## Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of December - approximately 1.6 months of inventory.
- Sales Activity: 7 units were sold during December,
- Median Sales Price: \$650,000 during December
- Average price per sq.ft. in December was \$445
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 98% of list price in December



## 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
Dec-25	11	5	7	1.6	\$665,814	\$650,000	\$656,571	22	\$462	\$445	98%
Nov-25	18	5	3	2.6	\$848,962	\$850,000	\$867,000	76	\$483	\$488	102%
Oct-25	20	3	12	1.8	\$683,486	\$698,750	\$697,500	45	\$492	\$466	103%
Sep-25	20	13	7	2.2	\$757,142	\$730,000	\$756,714	38	\$483	\$439	102%
Aug-25	22	7	16	2.1	\$725,796	\$697,450	\$750,649	31	\$459	\$478	104%
Jul-25	28	10	6	3.3	\$767,000	\$695,000	\$755,000	40	\$463	\$448	99%
Jun-25	27	5	9	2.8	\$587,088	\$640,000	\$616,666	28	\$446	\$488	105%
May-25	23	7	13	2.4	\$803,999	\$802,000	\$822,846	61	\$442	\$484	102%
Apr-25	22	8	8	2.8	\$740,848	\$643,000	\$762,875	22	\$467	\$465	102%
Mar-25	26	4	8	3.1	\$745,750	\$698,500	\$772,500	37	\$475	\$500	105%
Feb-25	19	5	9	2.6	\$706,422	\$680,000	\$711,888	35	\$446	\$527	100%
Jan-25	17	8	8	2.7	\$788,750	\$695,000	\$755,625	49	\$468	\$447	96%
Dec-24	14	5	6	2.2	\$744,158	\$802,500	\$777,833	31	\$518	\$537	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
Dec-25	7	16.7%	\$881,000	41.2%	\$650,000	-19%	\$656,571	-15.6%	22	-29%	98%
Dec-24	6	50%	\$624,000	-15.5%	\$802,500	12.6%	\$777,833	-10.6%	31	-42.6%	104%
Dec-23	4	-42.9%	\$738,233	-14.4%	\$712,500	-3.72%	\$870,000	21.3%	54	5.88%	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	5	8	3	6
\$500-599K	0	18	7	10	1
\$600-699K	0	30	25	16	23
\$700-799K	0	16	29	20	24
\$800-899K	0	19	14	13	30
\$900-999K	0	6	6	12	16
\$1-1.299M	0	11	19	8	5
\$1.3-1.699M	0	1	1	1	1
\$1.7-1.999M	0	0	0	0	2
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	106	109	83	108

Presented by:

## Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of December - approximately 0.4 months of inventory.
- Sales Activity: 50 units were sold during December,
- Median Sales Price: \$1,700,000 during December
- Average price per sq.ft. in December was \$1,021
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 102% of list price in December



## 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
Dec-25	26	28	50	0.4	\$1,864,741	\$1,700,000	\$1,883,551	33	\$1,096	\$1,021	102%
Nov-25	51	46	74	0.7	\$1,842,560	\$1,683,000	\$1,942,154	20	\$1,074	\$1,068	105%
Oct-25	78	66	79	1.0	\$1,955,591	\$1,725,000	\$2,010,079	22	\$1,058	\$1,072	103%
Sep-25	109	46	81	1.3	\$1,777,748	\$1,656,000	\$1,796,258	27	\$1,024	\$1,028	101%
Aug-25	102	64	98	1.2	\$1,830,480	\$1,692,500	\$1,869,743	19	\$1,016	\$1,048	102%
Jul-25	129	79	74	1.5	\$2,018,910	\$1,860,000	\$2,057,669	19	\$1,018	\$1,062	102%
Jun-25	130	49	95	1.5	\$1,827,890	\$1,700,000	\$1,874,525	26	\$1,040	\$1,052	102%
May-25	125	87	92	1.6	\$1,884,736	\$1,750,500	\$1,962,037	14	\$1,037	\$1,121	105%
Apr-25	125	57	76	1.9	\$1,807,498	\$1,847,564	\$1,917,672	11	\$1,033	\$1,155	106%
Mar-25	94	57	78	1.9	\$1,886,822	\$1,850,000	\$2,029,897	11	\$1,058	\$1,143	108%
Feb-25	82	59	51	2.0	\$1,726,706	\$1,722,000	\$1,853,542	9	\$1,047	\$1,147	107%
Jan-25	50	30	23	0.9	\$1,692,850	\$1,745,000	\$1,832,304	14	\$1,037	\$1,097	108%
Dec-24	15	18	52	0.2	\$1,883,735	\$1,827,501	\$1,981,634	23	\$1,029	\$1,119	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
Dec-25	50	-3.85%	\$2,121,224	22%	\$1,700,000	-6.98%	\$1,883,551	-4.95%	33	43.5%	102%
Dec-24	52	-8.77%	\$1,738,948	-8.55%	\$1,827,501	20.9%	\$1,981,634	23.2%	23	53.3%	105%
Dec-23	57	23.9%	\$1,901,619	26.2%	\$1,511,562	9.53%	\$1,608,546	4.55%	15	-34.8%	105%

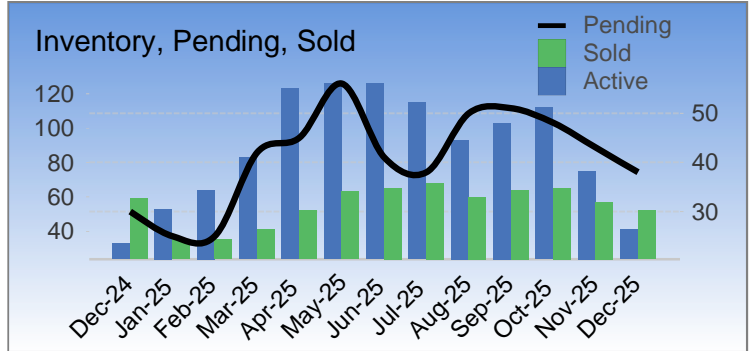
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	1	1	0
\$700-799K	0	2	0	2	1
\$800-899K	0	1	3	9	6
\$900-999K	0	6	5	22	19
\$1-1.299M	0	78	72	123	155
\$1.3-1.699M	0	304	323	324	410
\$1.7-1.999M	0	192	221	126	223
\$2-2.999M	0	227	243	135	202
>3M	0	61	78	37	59
Total	0	871	946	779	1075

Presented by:

## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of December - approximately 0.8 months of inventory.
- Sales Activity: 52 units were sold during December,
- Median Sales Price: \$876,944 during December
- Average price per sq.ft. in December was \$608
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 102% of list price in December



## 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
Dec-25	41	38	52	0.8	\$931,295	\$876,944	\$940,359	36	\$637	\$608	102%
Nov-25	75	43	57	1.2	\$965,030	\$925,000	\$967,854	25	\$622	\$617	100%
Oct-25	112	48	65	1.8	\$1,027,305	\$917,000	\$1,042,571	27	\$610	\$649	101%
Sep-25	103	51	64	1.7	\$996,807	\$850,000	\$997,388	36	\$615	\$625	101%
Aug-25	93	50	60	1.6	\$1,091,601	\$937,500	\$1,090,616	25	\$629	\$621	101%
Jul-25	115	38	68	1.9	\$1,013,758	\$937,750	\$1,034,077	21	\$648	\$620	102%
Jun-25	126	41	65	2.2	\$1,073,574	\$950,000	\$1,082,551	23	\$655	\$623	101%
May-25	126	56	63	2.5	\$960,296	\$890,000	\$971,769	22	\$668	\$656	102%
Apr-25	123	45	52	2.9	\$985,029	\$895,000	\$1,010,235	19	\$653	\$663	103%
Mar-25	83	42	41	2.4	\$957,506	\$920,000	\$1,009,947	15	\$662	\$639	105%
Feb-25	64	25	35	1.7	\$1,019,519	\$975,000	\$1,064,738	27	\$664	\$689	105%
Jan-25	53	25	35	1.1	\$973,229	\$945,000	\$1,002,228	32	\$703	\$685	103%
Dec-24	33	30	59	0.6	\$998,221	\$960,000	\$1,024,058	27	\$684	\$641	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
Dec-25	52	-11.9%	\$1,021,455	7.67%	\$876,944	-8.65%	\$940,359	-8.17%	36	33.3%	102%
Dec-24	59	20.4%	\$948,681	0.62%	\$960,000	0%	\$1,024,058	-5.34%	27	50%	103%
Dec-23	49	-3.92%	\$942,833	-2.06%	\$960,000	15.7%	\$1,081,883	18.7%	18	-47.1%	101%

## Sales Activity and Price Trends

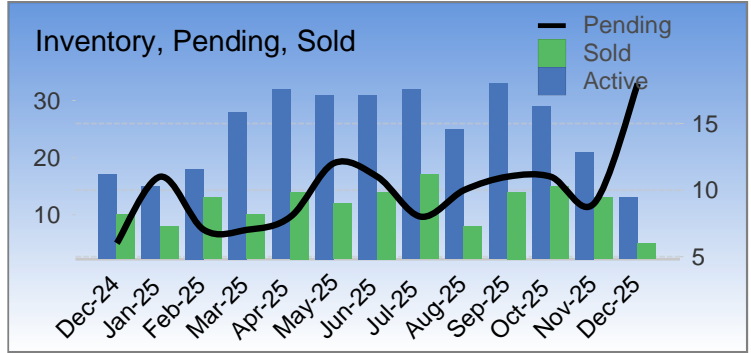
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	5	2	1	3
\$500-599K	0	12	7	15	7
\$600-699K	0	46	27	36	48
\$700-799K	0	110	90	111	116
\$800-899K	0	141	153	176	166
\$900-999K	0	113	109	115	121
\$1-1.299M	0	128	179	143	213
\$1.3-1.699M	0	47	81	65	115
\$1.7-1.999M	0	34	33	18	26
\$2-2.999M	0	20	18	20	20
>3M	0	1	1	0	0
Total	0	657	700	700	835

## Presented by:



## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of December - approximately 1.4 months of inventory.
- Sales Activity: 5 units were sold during December,
- Median Sales Price: \$775,000 during December
- Average price per sq.ft. in December was \$448
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 98% of list price in December



## 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
Dec-25	13	18	5	1.4	\$763,200	\$775,000	\$751,400	28	\$441	\$448	98%
Nov-25	21	9	13	1.6	\$840,328	\$840,000	\$824,830	39	\$464	\$413	98%
Oct-25	29	11	15	2.4	\$788,746	\$760,000	\$795,133	23	\$448	\$404	101%
Sep-25	33	11	14	2.5	\$810,349	\$855,000	\$795,017	51	\$448	\$386	97%
Aug-25	25	10	8	2.0	\$789,368	\$810,000	\$801,750	28	\$453	\$397	101%
Jul-25	32	8	17	2.2	\$825,219	\$780,000	\$828,382	36	\$445	\$455	101%
Jun-25	31	11	14	2.3	\$756,039	\$792,500	\$765,849	30	\$449	\$447	102%
May-25	31	12	12	2.8	\$806,666	\$802,500	\$835,116	27	\$458	\$435	104%
Apr-25	32	8	14	2.6	\$743,689	\$767,500	\$741,296	30	\$476	\$475	101%
Mar-25	28	7	10	2.7	\$817,600	\$904,500	\$830,500	30	\$470	\$421	103%
Feb-25	18	7	13	1.8	\$823,291	\$850,000	\$837,153	24	\$470	\$429	102%
Jan-25	15	11	8	1.6	\$744,862	\$750,000	\$755,375	55	\$460	\$488	101%
Dec-24	17	6	10	1.5	\$793,795	\$842,500	\$822,700	31	\$424	\$463	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
Dec-25	5	-50%	\$865,886	-5.88%	\$775,000	-8.01%	\$751,400	-8.67%	28	-9.68%	98%
Dec-24	10	-9.09%	\$919,973	4.37%	\$842,500	5.31%	\$822,700	-3.78%	31	47.6%	103%
Dec-23	11	37.5%	\$881,491	26.4%	\$800,000	12.6%	\$855,004	14.2%	21	-27.6%	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	0	7	2	11	5
\$500-599K	0	9	4	13	11
\$600-699K	0	12	19	11	21
\$700-799K	0	40	30	34	32
\$800-899K	0	44	38	26	35
\$900-999K	0	17	33	34	43
\$1-1.299M	0	12	11	20	37
\$1.3-1.699M	0	2	6	2	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	0	143	143	151	187

Presented by:

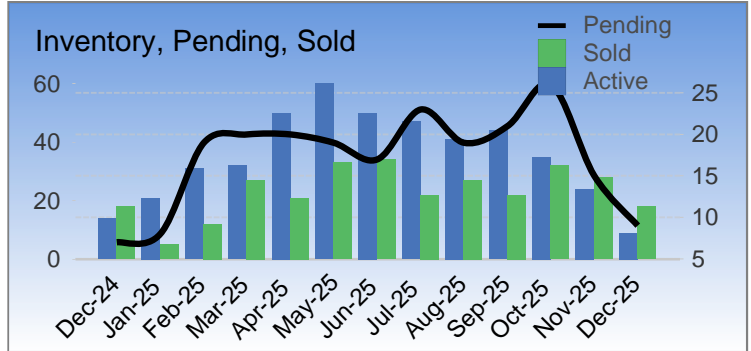
Includes Hercules and Rodeo

© 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: 9 units were listed for sale as of the last day of December - approximately 0.3 months of inventory.
- Sales Activity: 18 units were sold during December,
- Median Sales Price: \$1,965,000 during December
- Average price per sq.ft. in December was \$776
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 100% of list price in December



## 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
Dec-25	9	9	18	0.3	\$2,079,000	\$1,965,000	\$2,057,444	29	\$758	\$776	100%
Nov-25	24	15	28	0.9	\$2,545,839	\$1,847,500	\$2,515,707	34	\$791	\$859	100%
Oct-25	35	26	32	1.3	\$2,547,362	\$2,025,552	\$2,602,300	22	\$795	\$864	103%
Sep-25	44	21	22	1.9	\$2,304,863	\$1,867,500	\$2,323,796	25	\$768	\$863	102%
Aug-25	41	19	27	1.5	\$1,942,737	\$1,800,000	\$1,948,966	35	\$832	\$795	102%
Jul-25	47	23	22	1.6	\$2,392,818	\$2,187,500	\$2,443,709	20	\$846	\$907	101%
Jun-25	50	17	34	1.7	\$2,203,970	\$2,075,000	\$2,198,354	22	\$813	\$798	101%
May-25	60	19	33	2.2	\$2,503,878	\$2,275,000	\$2,549,901	17	\$821	\$898	102%
Apr-25	50	20	21	2.5	\$3,167,666	\$2,200,000	\$3,185,952	16	\$801	\$966	105%
Mar-25	32	20	27	2.2	\$2,169,259	\$2,125,000	\$2,227,926	15	\$773	\$870	104%
Feb-25	31	19	12	2.7	\$2,390,250	\$1,710,000	\$2,443,166	33	\$806	\$910	103%
Jan-25	21	8	5	1.4	\$2,163,177	\$2,190,000	\$2,154,000	58	\$777	\$913	102%
Dec-24	14	7	18	0.6	\$1,861,174	\$1,787,500	\$1,821,277	34	\$831	\$766	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
Dec-25	18	0%	\$1,739,500	-36%	\$1,965,000	9.93%	\$2,057,444	13%	29	-14.7%	100%
Dec-24	18	63.6%	\$2,716,428	52.7%	\$1,787,500	8.33%	\$1,821,277	-10.9%	34	9.68%	99%
Dec-23	11	-38.9%	\$1,778,500	5.06%	\$1,650,000	-2.94%	\$2,044,220	0.563%	31	-41.5%	102%

## Sales Activity and Price Trends

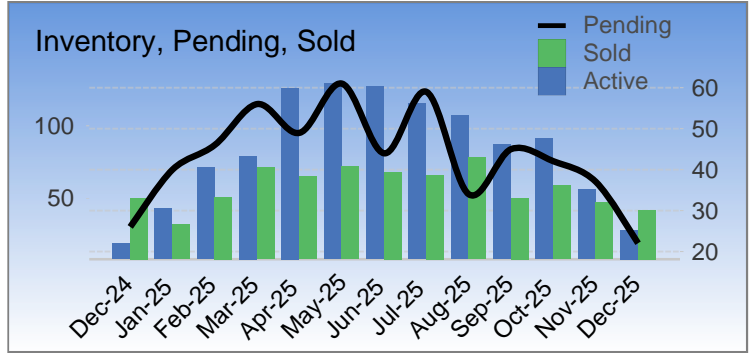
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	1
\$700-799K	0	1	2	0	0
\$800-899K	0	0	1	2	2
\$900-999K	0	2	4	2	3
\$1-1.299M	0	22	27	22	21
\$1.3-1.699M	0	62	63	56	62
\$1.7-1.999M	0	50	44	41	65
\$2-2.999M	0	91	75	68	94
>3M	0	53	59	34	78
Total	0	281	275	225	326

## Presented by:



## Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of December - approximately 0.6 months of inventory.
- Sales Activity: 42 units were sold during December,
- Median Sales Price: \$1,113,000 during December
- Average price per sq.ft. in December was \$722
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 100% of list price in December



## 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
Dec-25	28	22	42	0.6	\$1,252,199	\$1,113,000	\$1,245,864	26	\$821	\$722	100%
Nov-25	56	37	47	1.1	\$1,224,363	\$1,085,000	\$1,222,933	28	\$742	\$731	100%
Oct-25	91	42	59	1.5	\$1,414,681	\$1,225,000	\$1,393,805	30	\$752	\$690	99%
Sep-25	87	45	50	1.4	\$1,197,588	\$1,060,000	\$1,186,482	34	\$770	\$680	99%
Aug-25	107	34	78	1.6	\$1,383,860	\$1,198,000	\$1,374,057	28	\$758	\$697	99%
Jul-25	115	59	66	1.7	\$1,484,578	\$1,180,000	\$1,455,723	21	\$742	\$709	99%
Jun-25	127	44	68	1.9	\$1,376,365	\$1,287,500	\$1,383,426	21	\$748	\$724	101%
May-25	129	61	72	1.9	\$1,323,592	\$1,250,000	\$1,335,597	19	\$768	\$748	101%
Apr-25	126	49	65	2.0	\$1,479,559	\$1,300,000	\$1,504,940	17	\$795	\$731	102%
Mar-25	79	56	71	1.6	\$1,314,021	\$1,250,000	\$1,348,187	10	\$802	\$748	103%
Feb-25	71	46	51	1.6	\$1,414,047	\$1,300,000	\$1,471,290	14	\$742	\$763	105%
Jan-25	43	40	32	1.0	\$1,254,518	\$1,177,500	\$1,270,937	27	\$759	\$754	102%
Dec-24	19	26	50	0.4	\$1,371,393	\$1,302,501	\$1,390,290	20	\$781	\$708	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
Dec-25	42	-16%	\$1,255,977	-8.03%	\$1,113,000	-14.5%	\$1,245,864	-10.4%	26	30%	100%
Dec-24	50	38.9%	\$1,365,588	11%	\$1,302,501	13.4%	\$1,390,290	16.7%	20	33.3%	101%
Dec-23	36	-42.9%	\$1,230,304	-13%	\$1,148,750	16.2%	\$1,190,937	5.6%	15	-51.6%	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	0	1	0	1	1
\$500-599K	0	2	0	0	1
\$600-699K	0	6	1	5	5
\$700-799K	0	22	12	24	31
\$800-899K	0	50	33	38	62
\$900-999K	0	83	76	94	116
\$1-1.299M	0	240	256	241	332
\$1.3-1.699M	0	166	188	146	229
\$1.7-1.999M	0	49	69	39	71
\$2-2.999M	0	78	74	50	85
>3M	0	5	4	3	8
Total	0	702	713	641	941

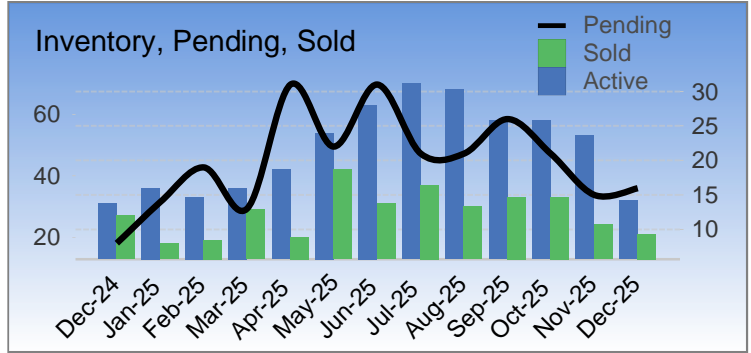
## Presented by:



## Market Activity Summary:



- Inventory: units were listed for sale as of the last day of December - approximately months of inventory.
- Sales Activity: 21 units were sold during December,
- Median Sales Price: \$835,000 during December
- Average price per sq.ft. in December was \$479
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 101% of list price in December



## 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
Dec-25	32	16	21	1.2	\$863,357	\$835,000	\$863,254	41	\$505	\$479	101%
Nov-25	53	15	24	1.8	\$1,088,864	\$972,000	\$1,071,033	38	\$518	\$489	99%
Oct-25	58	21	33	1.8	\$705,207	\$706,000	\$704,530	35	\$515	\$480	100%
Sep-25	58	26	33	1.8	\$913,411	\$830,000	\$911,078	34	\$522	\$488	100%
Aug-25	68	21	30	2.1	\$966,972	\$790,000	\$957,558	25	\$500	\$533	100%
Jul-25	70	21	37	1.9	\$746,996	\$720,000	\$760,558	23	\$498	\$522	102%
Jun-25	63	31	31	2.0	\$893,601	\$825,000	\$897,947	24	\$516	\$533	101%
May-25	54	22	42	1.8	\$888,182	\$827,500	\$918,116	17	\$526	\$541	103%
Apr-25	42	31	20	1.9	\$814,458	\$785,000	\$820,304	17	\$501	\$530	101%
Mar-25	36	13	29	1.6	\$839,903	\$755,000	\$848,764	28	\$487	\$521	102%
Feb-25	33	19	19	1.6	\$818,784	\$800,000	\$831,789	27	\$490	\$515	101%
Jan-25	36	14	18	1.4	\$774,735	\$785,000	\$776,447	29	\$489	\$488	100%
Dec-24	31	8	27	1.0	\$888,591	\$894,000	\$900,183	35	\$477	\$530	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
Dec-25	21	-22.2%	\$807,445	-6.65%	\$835,000	-6.6%	\$863,254	-4.1%	41	17.1%	101%
Dec-24	27	22.7%	\$864,995	7.2%	\$894,000	10.4%	\$900,183	9.22%	35	12.9%	101%
Dec-23	22	37.5%	\$806,877	11.6%	\$810,000	8.01%	\$824,201	1.87%	31	-3.13%	101%

## Sales Activity and Price Trends

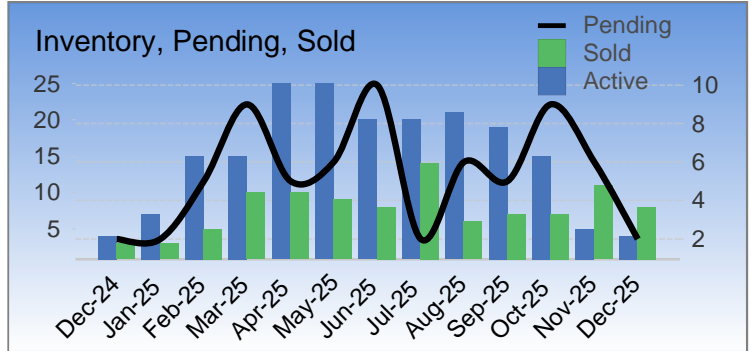
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	24	12	22	8
\$500-599K	0	37	42	25	28
\$600-699K	0	50	53	51	68
\$700-799K	0	69	72	68	79
\$800-899K	0	60	62	68	86
\$900-999K	0	41	46	51	56
\$1-1.299M	0	58	55	44	74
\$1.3-1.699M	0	12	13	14	37
\$1.7-1.999M	0	2	4	2	7
\$2-2.999M	0	10	3	4	4
>3M	0	0	0	1	0
Total	0	363	362	350	447

## Presented by:



## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of December - approximately months of inventory.
- Sales Activity: 8 units were sold during December,
- Median Sales Price: \$1,690,000 during December
- Average price per sq.ft. in December was \$737
- Average Days-on-Market (DOM) is approximately 82 days
- Sold over Asking: On average, buyers paid 98% of list price in December



## 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
Dec-25	4	2	8	0.5	\$1,980,125	\$1,690,000	\$1,938,500	82	\$1,119	\$737	98%
Nov-25	5	6	11	0.6	\$1,943,545	\$1,780,000	\$1,929,363	38	\$1,047	\$827	100%
Oct-25	15	9	7	2.6	\$2,065,714	\$1,875,000	\$2,060,000	34	\$836	\$810	100%
Sep-25	19	5	7	2.2	\$1,769,412	\$1,705,024	\$1,754,217	23	\$770	\$791	99%
Aug-25	21	6	6	2.5	\$1,632,166	\$1,622,500	\$1,620,333	47	\$761	\$839	99%
Jul-25	20	2	14	2.0	\$1,899,428	\$1,675,000	\$1,882,366	49	\$751	\$762	99%
Jun-25	20	10	8	2.2	\$1,972,750	\$1,750,000	\$2,002,000	26	\$733	\$803	102%
May-25	25	6	9	2.5	\$1,991,111	\$2,020,000	\$2,042,222	23	\$728	\$833	102%
Apr-25	25	5	10	2.9	\$1,937,400	\$1,955,000	\$1,955,450	17	\$730	\$833	101%
Mar-25	15	9	10	2.4	\$2,263,888	\$2,200,000	\$2,311,800	10	\$731	\$798	102%
Feb-25	15	5	5	4.4	\$1,917,000	\$2,185,000	\$1,911,000	8	\$770	\$766	100%
Jan-25	7	2	3	1.1	\$1,679,600	\$1,700,000	\$1,713,000	62	\$845	\$787	102%
Dec-24	4	2	3	0.4	\$1,749,333	\$1,730,000	\$1,755,000	13	\$880	\$714	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
Dec-25	8	167%	\$1,816,000	10.1%	\$1,690,000	-2.31%	\$1,938,500	10.5%	82	531%	98%
Dec-24	3	-25%	\$1,648,800	-3.69%	\$1,730,000	-9.78%	\$1,755,000	-8.95%	13	-74.5%	100%
Dec-23	4	-42.9%	\$1,712,000	9.44%	\$1,917,500	12.8%	\$1,927,475	2.23%	51	143%	96%

## Sales Activity and Price Trends

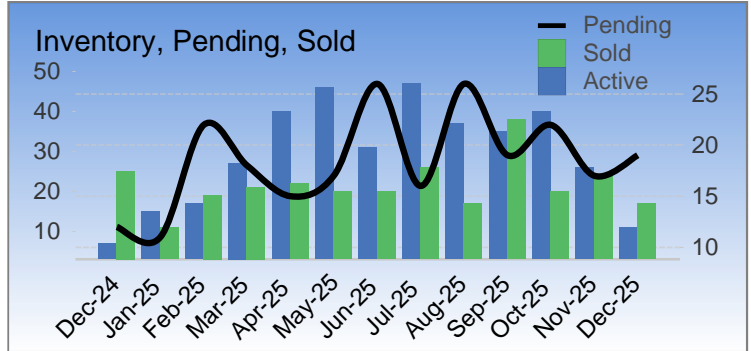
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	1	0
\$1-1.299M	0	2	5	1	1
\$1.3-1.699M	0	31	31	27	27
\$1.7-1.999M	0	28	39	28	22
\$2-2.999M	0	31	38	42	56
>3M	0	7	2	4	12
Total	0	99	115	103	118

Presented by:



## Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of December - approximately 0.6 months of inventory.
- Sales Activity: 17 units were sold during December,
- Median Sales Price: \$1,430,000 during December
- Average price per sq.ft. in December was \$816
- Average Days-on-Market (DOM) is approximately 48 days
- Sold over Asking: On average, buyers paid 102% of list price in December



## 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
Dec-25	11	19	17	0.6	\$1,359,726	\$1,430,000	\$1,379,238	48	\$818	\$816	102%
Nov-25	26	17	24	1.1	\$1,321,616	\$1,351,500	\$1,359,404	25	\$800	\$803	104%
Oct-25	40	22	20	1.6	\$1,420,131	\$1,375,000	\$1,433,575	18	\$805	\$867	101%
Sep-25	35	19	38	1.3	\$1,329,625	\$1,335,500	\$1,351,863	22	\$816	\$799	103%
Aug-25	37	26	17	1.8	\$1,509,559	\$1,429,000	\$1,545,857	18	\$789	\$861	102%
Jul-25	47	16	26	2.2	\$1,412,393	\$1,460,000	\$1,411,903	27	\$796	\$863	100%
Jun-25	31	26	20	1.5	\$1,307,243	\$1,217,500	\$1,304,600	38	\$817	\$829	99%
May-25	46	17	20	2.3	\$1,443,930	\$1,449,500	\$1,449,097	17	\$833	\$873	100%
Apr-25	40	15	22	2.0	\$1,419,489	\$1,405,444	\$1,465,274	20	\$823	\$875	104%
Mar-25	27	18	21	1.7	\$1,391,230	\$1,421,000	\$1,468,778	17	\$872	\$918	106%
Feb-25	17	22	19	1.0	\$1,346,406	\$1,360,000	\$1,393,105	21	\$863	\$943	105%
Jan-25	15	11	11	0.9	\$1,396,622	\$1,485,000	\$1,476,386	15	\$895	\$955	106%
Dec-24	7	12	25	0.3	\$1,297,958	\$1,303,400	\$1,349,376	32	\$911	\$953	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
Dec-25	17	-32%	\$1,554,636	21.3%	\$1,430,000	9.71%	\$1,379,238	2.21%	48	50%	102%
Dec-24	25	66.7%	\$1,282,157	-4.01%	\$1,303,400	1.83%	\$1,349,376	6.13%	32	146%	104%
Dec-23	15	-6.25%	\$1,335,698	19.9%	\$1,280,000	13%	\$1,271,459	6.85%	13	-40.9%	101%

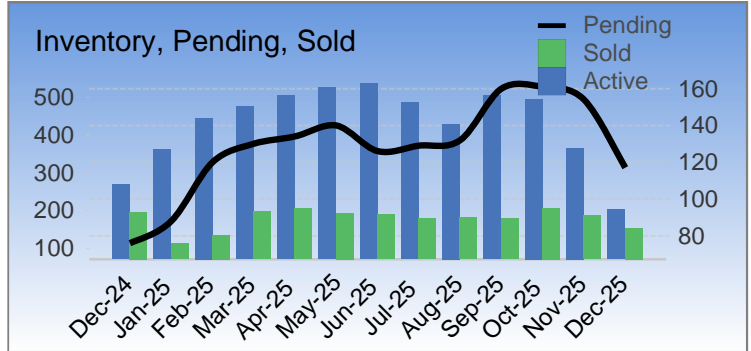
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	1	1	0
\$700-799K	0	5	1	7	1
\$800-899K	0	8	4	8	6
\$900-999K	0	14	10	27	19
\$1-1.299M	0	66	68	93	99
\$1.3-1.699M	0	125	125	93	123
\$1.7-1.999M	0	21	29	14	13
\$2-2.999M	0	15	25	7	33
>3M	0	0	0	0	1
Total	0	255	263	250	295

## Presented by:

## Market Activity Summary:

- Inventory: 202 units were listed for sale as of the last day of December - approximately 1.2 months of inventory.
- Sales Activity: 154 units were sold during December,
- Median Sales Price: \$877,500 during December
- Average price per sq.ft. in December was \$617
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 109% of list price in December



## 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
Dec-25	202	117	154	1.2	\$977,808	\$877,500	\$1,092,242	38	\$496	\$617	109%
Nov-25	365	154	186	2.0	\$1,082,772	\$868,000	\$1,171,228	37	\$526	\$631	108%
Oct-25	495	161	206	2.7	\$1,049,277	\$1,037,500	\$1,215,096	30	\$552	\$639	113%
Sep-25	504	160	179	2.9	\$951,628	\$925,000	\$1,073,285	35	\$546	\$623	110%
Aug-25	429	132	181	2.4	\$909,049	\$825,000	\$1,000,614	36	\$535	\$595	109%
Jul-25	485	129	178	2.7	\$1,068,000	\$867,500	\$1,150,401	39	\$527	\$601	108%
Jun-25	536	126	189	2.8	\$1,101,564	\$1,050,000	\$1,223,102	28	\$531	\$653	110%
May-25	525	140	193	2.7	\$1,049,299	\$960,000	\$1,180,379	30	\$535	\$637	111%
Apr-25	504	134	205	2.9	\$1,048,444	\$975,000	\$1,169,964	28	\$531	\$623	110%
Mar-25	476	130	198	3.3	\$1,082,121	\$1,150,000	\$1,236,786	23	\$534	\$666	113%
Feb-25	444	120	135	3.1	\$1,013,945	\$990,000	\$1,134,572	36	\$537	\$624	109%
Jan-25	361	88	113	2.2	\$1,053,337	\$750,000	\$1,061,516	50	\$527	\$563	103%
Dec-24	268	76	195	1.3	\$910,422	\$840,000	\$991,374	46	\$520	\$592	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
Dec-25	154	-21%	\$831,440	5.51%	\$877,500	4.46%	\$1,092,242	10.2%	38	-17.4%	109%
Dec-24	195	20.4%	\$787,988	-9.77%	\$840,000	-11.8%	\$991,374	-13.2%	46	48.4%	108%
Dec-23	162	11.7%	\$873,291	0.903%	\$952,500	12.1%	\$1,141,856	10.9%	31	-16.2%	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	0	277	208	169	128
\$500-599K	0	221	230	191	221
\$600-699K	0	179	201	191	240
\$700-799K	0	167	166	155	183
\$800-899K	0	156	179	139	174
\$900-999K	0	124	129	129	187
\$1-1.299M	0	330	346	319	403
\$1.3-1.699M	0	344	330	351	457
\$1.7-1.999M	0	97	129	146	228
\$2-2.999M	0	154	157	137	242
>3M	1	68	51	63	100
Total	1	2117	2126	1990	2563

## Presented by:

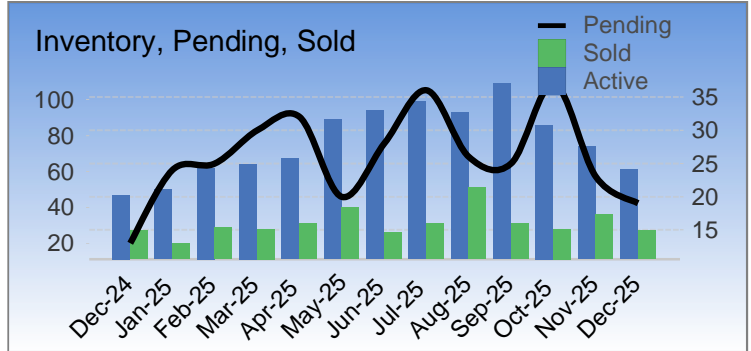


Custom geography for Oakland RES includes Oakland, Emeryville, Piedmont

© 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: 61 units were listed for sale as of the last day of December - approximately 2.2 months of inventory.
- Sales Activity: 27 units were sold during December,
- Median Sales Price: \$665,000 during December
- Average price per sq.ft. in December was \$377
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 99% of list price in December



## 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
Dec-25	61	19	27	2.2	\$699,983	\$665,000	\$695,969	45	\$357	\$377	99%
Nov-25	74	23	36	2.4	\$679,419	\$676,250	\$676,186	45	\$348	\$341	100%
Oct-25	86	37	28	2.5	\$669,115	\$626,250	\$669,512	28	\$345	\$375	100%
Sep-25	109	25	31	2.9	\$740,554	\$685,000	\$740,957	29	\$345	\$358	100%
Aug-25	93	26	51	2.6	\$665,250	\$640,000	\$670,012	40	\$350	\$347	101%
Jul-25	99	36	31	3.1	\$751,193	\$726,000	\$759,559	37	\$348	\$349	100%
Jun-25	94	28	26	3.0	\$664,943	\$675,750	\$679,698	35	\$362	\$351	104%
May-25	89	20	40	2.7	\$737,097	\$735,000	\$739,793	28	\$358	\$363	101%
Apr-25	67	32	31	2.3	\$716,374	\$709,990	\$719,240	26	\$376	\$361	101%
Mar-25	64	30	28	2.6	\$717,881	\$672,500	\$720,875	26	\$381	\$364	100%
Feb-25	62	25	29	2.4	\$694,790	\$670,000	\$694,453	39	\$377	\$360	100%
Jan-25	50	24	20	2.1	\$743,040	\$702,500	\$741,075	58	\$380	\$340	100%
Dec-24	47	13	27	1.5	\$766,328	\$720,000	\$765,892	58	\$387	\$358	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
Dec-25	27	0%	\$727,053	5.45%	\$665,000	-7.64%	\$695,969	-9.13%	45	-22.4%	99%
Dec-24	27	0%	\$689,460	-19.4%	\$720,000	9.09%	\$765,892	14%	58	3.57%	100%
Dec-23	27	-15.6%	\$855,398	28.1%	\$660,000	9.09%	\$672,094	3.79%	56	1.82%	100%

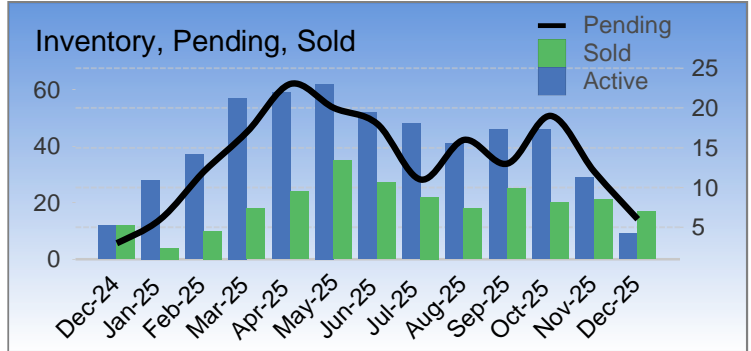
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	13	16	17	18
\$500-599K	0	71	56	64	73
\$600-699K	0	127	129	140	160
\$700-799K	0	100	114	98	120
\$800-899K	0	32	34	41	74
\$900-999K	0	16	20	16	42
\$1-1.299M	0	11	15	4	19
\$1.3-1.699M	0	7	8	1	3
\$1.7-1.999M	0	1	0	1	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	378	392	382	510

## Presented by:

## Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of December - approximately 0.5 months of inventory.
- Sales Activity: 17 units were sold during December,
- Median Sales Price: \$1,720,000 during December
- Average price per sq.ft. in December was \$711
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 98% of list price in December



## 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
Dec-25	9	6	17	0.5	\$2,160,346	\$1,720,000	\$2,089,764	32	\$799	\$711	98%
Nov-25	29	12	21	1.4	\$2,291,661	\$2,200,000	\$2,283,742	25	\$724	\$793	100%
Oct-25	46	19	20	2.2	\$2,070,125	\$1,574,375	\$2,034,837	58	\$760	\$771	100%
Sep-25	46	13	25	2.1	\$2,209,380	\$1,928,000	\$2,213,620	38	\$768	\$742	100%
Aug-25	41	16	18	1.9	\$1,868,160	\$1,512,500	\$1,854,955	39	\$779	\$755	98%
Jul-25	48	11	22	1.8	\$1,998,136	\$1,807,500	\$1,962,181	23	\$759	\$769	99%
Jun-25	52	18	27	1.8	\$2,267,703	\$2,000,000	\$2,264,148	26	\$758	\$818	101%
May-25	62	20	35	2.4	\$2,268,742	\$1,885,000	\$2,257,071	25	\$781	\$827	100%
Apr-25	59	23	24	3.5	\$2,434,166	\$2,100,000	\$2,476,895	22	\$767	\$834	102%
Mar-25	57	17	18	5.4	\$2,430,944	\$1,987,500	\$2,517,518	21	\$786	\$805	106%
Feb-25	37	12	10	4.4	\$2,353,400	\$2,415,000	\$2,486,900	12	\$774	\$852	106%
Jan-25	28	6	4	2.4	\$1,973,500	\$1,950,000	\$1,946,250	31	\$796	\$782	99%
Dec-24	12	3	12	0.8	\$1,763,833	\$1,500,000	\$1,771,824	35	\$741	\$794	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
Dec-25	17	41.7%	\$2,311,666	26%	\$1,720,000	14.7%	\$2,089,764	17.9%	32	-8.57%	98%
Dec-24	12	9.09%	\$1,834,177	20.2%	\$1,500,000	-6.25%	\$1,771,824	-1.86%	35	75%	102%
Dec-23	11	-26.7%	\$1,526,250	-45.5%	\$1,600,000	-24.9%	\$1,805,454	-21.4%	20	-45.9%	98%

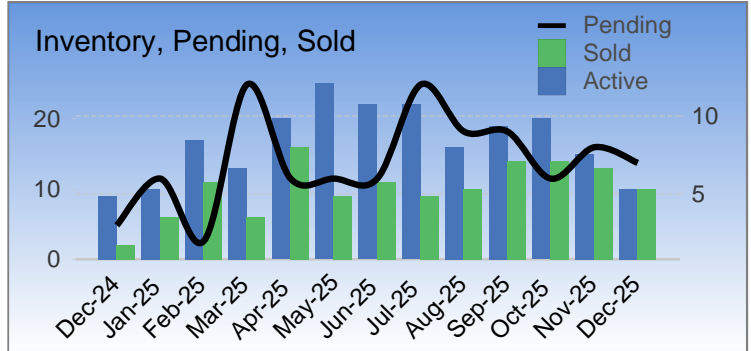
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	1	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	1	0	1	0
\$800-899K	0	0	2	1	2
\$900-999K	0	2	2	0	0
\$1-1.299M	0	18	12	19	13
\$1.3-1.699M	0	63	50	42	42
\$1.7-1.999M	0	49	34	29	48
\$2-2.999M	0	64	74	67	86
>3M	0	43	31	24	44
Total	0	241	205	183	235

## Presented by:

## Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of December - approximately 0.8 months of inventory.
- Sales Activity: 10 units were sold during December,
- Median Sales Price: \$817,500 during December
- Average price per sq.ft. in December was \$485
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 101% of list price in December



## 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
Dec-25	10	7	10	0.8	\$793,038	\$817,500	\$797,580	36	\$489	\$485	101%
Nov-25	15	8	13	1.1	\$749,627	\$755,500	\$756,792	27	\$542	\$481	101%
Oct-25	20	6	14	1.9	\$756,346	\$735,750	\$765,214	23	\$505	\$512	101%
Sep-25	19	9	14	1.8	\$712,106	\$732,000	\$722,750	26	\$469	\$497	102%
Aug-25	16	9	10	1.7	\$755,897	\$670,000	\$749,000	36	\$449	\$470	99%
Jul-25	22	12	9	2.3	\$668,766	\$710,000	\$692,666	41	\$474	\$479	104%
Jun-25	22	6	11	1.8	\$712,960	\$730,000	\$733,353	22	\$467	\$510	103%
May-25	25	6	9	2.4	\$790,777	\$805,000	\$796,388	22	\$483	\$497	101%
Apr-25	20	6	16	1.8	\$722,431	\$737,000	\$732,125	19	\$457	\$516	101%
Mar-25	13	12	6	1.8	\$735,966	\$762,500	\$721,666	26	\$482	\$520	98%
Feb-25	17	2	11	2.7	\$757,450	\$850,000	\$787,000	38	\$483	\$494	103%
Jan-25	10	6	6	1.9	\$883,158	\$822,500	\$882,500	46	\$485	\$507	101%
Dec-24	9	3	2	1.3	\$574,999	\$615,000	\$615,000	38	\$476	\$631	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
Dec-25	10	400%	\$742,316	1.04%	\$817,500	32.9%	\$797,580	29.7%	36	-5.26%	101%
Dec-24	2	-80%	\$734,650	-2.25%	\$615,000	-19.4%	\$615,000	-19.4%	38	5.56%	108%
Dec-23	10	-9.09%	\$751,571	3.76%	\$763,500	7.54%	\$763,100	7.11%	36	44%	101%

## Sales Activity and Price Trends

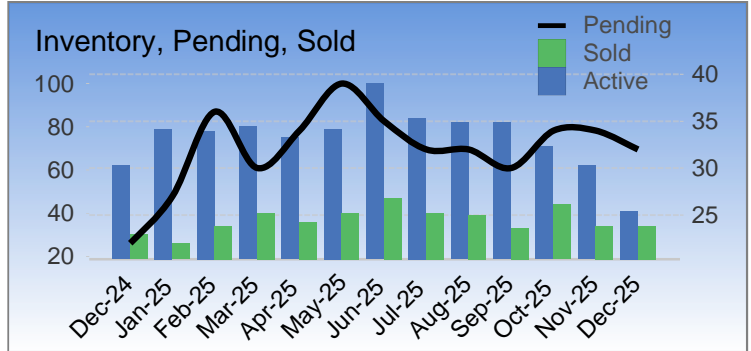
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	4	0	1	1
\$500-599K	0	11	4	5	3
\$600-699K	0	26	24	19	16
\$700-799K	0	40	29	45	50
\$800-899K	0	32	30	25	40
\$900-999K	0	11	4	8	23
\$1-1.299M	0	4	2	4	7
\$1.3-1.699M	0	1	0	1	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	1	0	0
>3M	0	0	0	0	0
Total	0	129	94	108	141

## Presented by:



## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of December - approximately 1.2 months of inventory.
- Sales Activity: 34 units were sold during December,
- Median Sales Price: \$550,000 during December
- Average price per sq.ft. in December was \$370
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 101% of list price in December



## 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
Dec-25	41	32	34	1.2	\$590,845	\$550,000	\$594,455	25	\$467	\$370	101%
Nov-25	62	34	34	1.8	\$591,651	\$579,500	\$594,558	36	\$426	\$375	101%
Oct-25	71	34	44	1.9	\$599,234	\$573,750	\$605,786	44	\$405	\$373	101%
Sep-25	82	30	33	2.3	\$584,132	\$550,000	\$585,113	30	\$401	\$381	101%
Aug-25	82	32	39	2.0	\$603,993	\$580,000	\$603,802	28	\$413	\$415	100%
Jul-25	84	32	40	2.1	\$575,265	\$573,500	\$581,025	27	\$418	\$369	101%
Jun-25	100	35	47	2.4	\$622,167	\$595,000	\$626,938	40	\$388	\$390	101%
May-25	79	39	40	2.1	\$618,680	\$600,000	\$621,661	40	\$372	\$395	101%
Apr-25	75	34	36	2.1	\$609,880	\$597,944	\$618,966	28	\$367	\$397	102%
Mar-25	80	30	40	2.5	\$569,596	\$547,500	\$575,708	28	\$408	\$386	101%
Feb-25	78	36	34	2.7	\$625,909	\$610,000	\$631,216	39	\$415	\$375	101%
Jan-25	79	27	26	2.5	\$530,324	\$550,000	\$529,887	34	\$420	\$379	100%
Dec-24	62	22	30	1.6	\$569,974	\$583,500	\$575,362	27	\$419	\$391	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
Dec-25	34	13.3%	\$525,180	-16.1%	\$550,000	-5.74%	\$594,455	3.32%	25	-7.41%	101%
Dec-24	30	-11.8%	\$625,800	-6.99%	\$583,500	1.48%	\$575,362	-3.57%	27	50%	101%
Dec-23	34	-8.11%	\$672,830	23.3%	\$575,000	-4.16%	\$596,682	-2.86%	18	-63.3%	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	0	89	93	119	100
\$500-599K	0	161	126	138	169
\$600-699K	0	103	141	146	200
\$700-799K	0	49	54	66	107
\$800-899K	0	30	25	25	55
\$900-999K	0	11	4	22	24
\$1-1.299M	0	4	8	14	22
\$1.3-1.699M	0	0	1	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	0	447	452	530	678

Presented by:

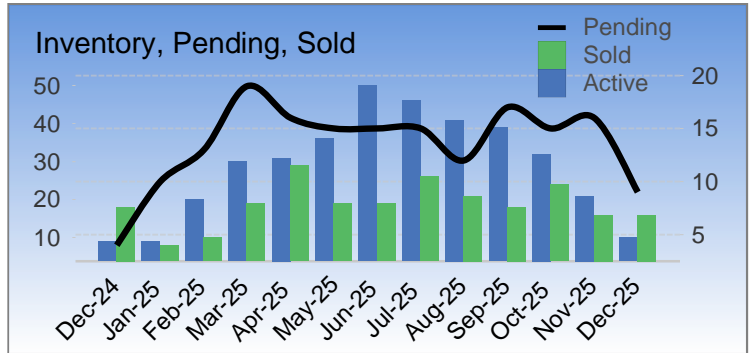
Includes Pittsburg and Bay Point

© 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: 10 units were listed for sale as of the last day of December - approximately 0.5 months of inventory.
- Sales Activity: 16 units were sold during December,
- Median Sales Price: \$956,500 during December
- Average price per sq.ft. in December was \$595
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 100% of list price in December



## 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
Dec-25	10	9	16	0.5	\$1,008,562	\$956,500	\$1,009,343	37	\$578	\$595	100%
Nov-25	21	16	16	1.1	\$1,136,406	\$1,123,000	\$1,144,656	25	\$601	\$687	101%
Oct-25	32	15	24	1.6	\$1,139,657	\$1,159,000	\$1,141,875	23	\$620	\$686	100%
Sep-25	39	17	18	1.8	\$1,116,327	\$1,105,000	\$1,123,583	31	\$604	\$640	100%
Aug-25	41	12	21	1.9	\$1,081,708	\$1,045,000	\$1,066,100	35	\$632	\$651	98%
Jul-25	46	15	26	2.2	\$1,115,446	\$1,157,500	\$1,118,019	24	\$630	\$644	101%
Jun-25	50	15	19	2.2	\$985,678	\$1,050,000	\$1,007,763	22	\$634	\$680	103%
May-25	36	15	19	1.6	\$1,073,668	\$1,125,000	\$1,089,063	23	\$605	\$646	101%
Apr-25	31	16	29	1.6	\$1,104,106	\$1,100,000	\$1,127,248	20	\$622	\$706	103%
Mar-25	30	19	19	2.5	\$1,195,881	\$1,300,000	\$1,232,801	16	\$630	\$717	103%
Feb-25	20	13	10	1.7	\$1,181,579	\$1,253,000	\$1,198,600	32	\$645	\$707	102%
Jan-25	9	10	8	0.5	\$1,201,250	\$1,127,500	\$1,143,750	55	\$617	\$588	95%
Dec-24	9	4	18	0.4	\$1,064,532	\$1,007,352	\$1,082,879	34	\$677	\$648	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
Dec-25	16	-11.1%	\$980,225	15.5%	\$956,500	-5.05%	\$1,009,343	-6.79%	37	8.82%	100%
Dec-24	18	-10%	\$848,900	-37.6%	\$1,007,352	5.1%	\$1,082,879	0.583%	34	30.8%	102%
Dec-23	20	11.1%	\$1,360,112	14.1%	\$958,500	-10.8%	\$1,076,600	-3.76%	26	-25.7%	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	0	0	0	0	0
\$500-599K	0	6	0	2	0
\$600-699K	0	9	6	10	12
\$700-799K	0	19	31	25	30
\$800-899K	0	29	36	30	44
\$900-999K	0	29	35	29	38
\$1-1.299M	0	62	69	78	109
\$1.3-1.699M	0	64	65	55	78
\$1.7-1.999M	0	5	17	8	17
\$2-2.999M	0	2	11	4	2
>3M	0	0	0	0	0
Total	0	225	270	241	330

Presented by:

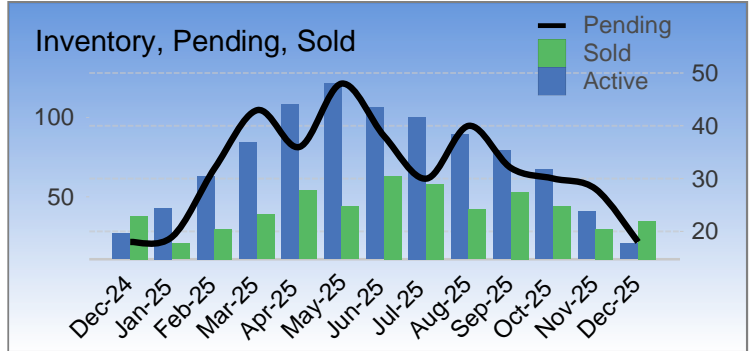
Includes Pleasant Hill and Pacheco

© 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: 21 units were listed for sale as of the last day of December - approximately 0.6 months of inventory.
- Sales Activity: 35 units were sold during December,
- Median Sales Price: \$1,650,000 during December
- Average price per sq.ft. in December was \$806
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 98% of list price in December



## 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
Dec-25	21	18	35	0.6	\$1,812,394	\$1,650,000	\$1,786,789	32	\$820	\$806	98%
Nov-25	41	28	30	1.0	\$2,082,296	\$1,667,500	\$2,037,037	21	\$817	\$815	98%
Oct-25	67	30	44	1.4	\$2,224,379	\$1,757,500	\$2,172,181	27	\$828	\$807	98%
Sep-25	79	32	53	1.5	\$1,971,159	\$1,527,000	\$1,956,754	26	\$834	\$813	99%
Aug-25	89	40	42	1.7	\$1,957,216	\$1,661,000	\$1,891,705	29	\$860	\$827	97%
Jul-25	100	30	58	1.8	\$2,089,539	\$1,679,444	\$2,027,911	31	\$857	\$803	98%
Jun-25	106	38	63	2.0	\$1,991,951	\$1,770,000	\$1,976,300	26	\$879	\$849	99%
May-25	121	48	44	2.7	\$1,994,203	\$1,680,000	\$1,971,347	32	\$844	\$867	99%
Apr-25	108	36	54	2.7	\$1,992,355	\$1,806,500	\$2,002,196	17	\$863	\$885	101%
Mar-25	84	43	39	2.8	\$2,020,641	\$1,869,000	\$2,036,367	15	\$835	\$913	101%
Feb-25	63	32	30	2.1	\$1,999,512	\$1,657,500	\$1,992,800	23	\$869	\$865	100%
Jan-25	43	19	21	1.4	\$2,324,402	\$1,830,000	\$2,286,871	23	\$887	\$880	100%
Dec-24	27	18	38	0.6	\$1,939,944	\$1,805,000	\$1,911,624	34	\$863	\$846	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
Dec-25	35	-7.89%	\$1,888,986	-8.07%	\$1,650,000	-8.59%	\$1,786,789	-6.53%	32	-5.88%	98%
Dec-24	38	65.2%	\$2,054,839	-11.7%	\$1,805,000	20.3%	\$1,911,624	9.89%	34	143%	99%
Dec-23	23	9.52%	\$2,328,180	3.87%	\$1,501,000	-2.34%	\$1,739,647	11.9%	14	-61.1%	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	0	0	0	0
\$500-599K	0	0	1	0	0
\$600-699K	0	2	0	1	2
\$700-799K	0	0	0	0	0
\$800-899K	0	1	2	3	5
\$900-999K	0	7	0	3	3
\$1-1.299M	0	52	41	51	41
\$1.3-1.699M	0	186	149	143	196
\$1.7-1.999M	0	99	131	102	110
\$2-2.999M	0	102	121	70	135
>3M	0	64	69	49	69
Total	0	513	514	422	561

## Presented by:



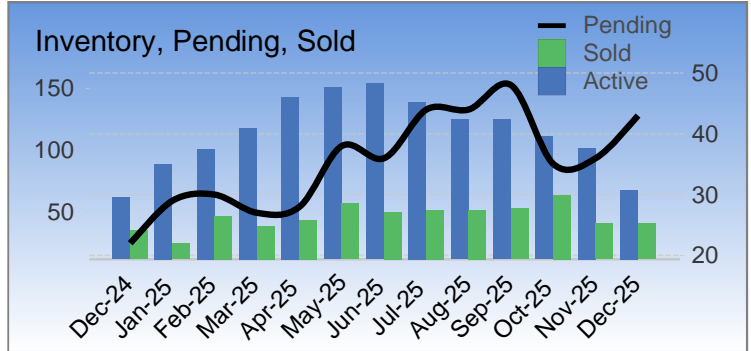
Includes Pleasanton and Sunol

© 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: 68 units were listed for sale as of the last day of December - approximately 1.5 months of inventory.
- Sales Activity: 41 units were sold during December,
- Median Sales Price: \$670,000 during December
- Average price per sq.ft. in December was \$515
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 106% of list price in December



## 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
Dec-25	68	43	41	1.5	\$663,770	\$670,000	\$702,697	37	\$464	\$515	106%
Nov-25	102	36	41	2.0	\$687,547	\$660,000	\$701,987	42	\$483	\$479	102%
Oct-25	111	35	64	2.0	\$672,330	\$657,500	\$689,687	36	\$467	\$485	103%
Sep-25	125	48	53	2.5	\$632,715	\$596,811	\$637,666	38	\$473	\$518	101%
Aug-25	125	44	52	2.5	\$681,052	\$657,500	\$700,284	36	\$469	\$524	103%
Jul-25	139	44	52	2.7	\$676,525	\$650,000	\$684,044	40	\$495	\$485	101%
Jun-25	154	36	50	3.1	\$793,823	\$751,000	\$810,320	38	\$496	\$552	103%
May-25	151	38	57	3.3	\$632,532	\$620,000	\$648,960	22	\$495	\$496	102%
Apr-25	143	28	44	3.4	\$686,013	\$617,500	\$708,664	27	\$490	\$479	104%
Mar-25	118	27	39	3.2	\$685,266	\$735,000	\$727,051	24	\$488	\$551	105%
Feb-25	101	30	47	2.9	\$698,491	\$708,000	\$745,080	20	\$488	\$516	106%
Jan-25	89	29	25	2.7	\$631,352	\$665,000	\$639,727	34	\$494	\$534	101%
Dec-24	62	22	35	1.4	\$812,279	\$745,000	\$814,925	37	\$495	\$506	101%

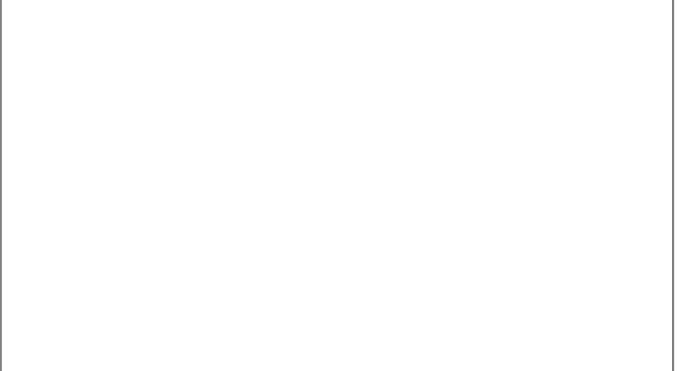
## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	41	17.1%	\$644,654	-3.14%	\$670,000	-10.1%	\$702,697	-13.8%	37	0%	106%
Dec-24	35	-2.78%	\$665,556	-3.43%	\$745,000	33.5%	\$814,925	28.8%	37	37%	101%
Dec-23	36	-14.3%	\$689,209	-22.2%	\$558,000	-13.8%	\$632,650	-12.2%	27	-37.2%	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	0	85	77	82	70
\$500-599K	0	130	104	97	101
\$600-699K	0	105	124	111	116
\$700-799K	0	82	69	87	102
\$800-899K	0	69	69	42	73
\$900-999K	0	40	44	30	72
\$1-1.299M	0	43	56	56	93
\$1.3-1.699M	0	10	8	11	19
\$1.7-1.999M	0	0	2	2	4
\$2-2.999M	0	1	3	2	2
>3M	0	0	0	0	0
Total	0	565	556	520	652

## Presented by:



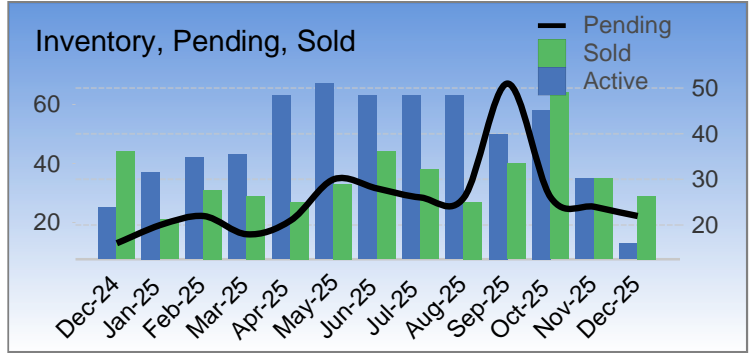
Includes Richmond, North Richmond and Point Richmond

© 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: 13 units were listed for sale as of the last day of December - approximately 0.3 months of inventory.
- Sales Activity: 29 units were sold during December,
- Median Sales Price: \$850,000 during December
- Average price per sq.ft. in December was \$628
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 103% of list price in December



## 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
Dec-25	13	22	29	0.3	\$863,890	\$850,000	\$884,160	24	\$672	\$628	103%
Nov-25	35	24	35	0.8	\$831,578	\$840,000	\$869,784	21	\$639	\$585	104%
Oct-25	58	26	64	1.4	\$875,777	\$875,000	\$917,232	26	\$622	\$602	105%
Sep-25	50	51	40	1.5	\$873,171	\$834,000	\$900,140	24	\$579	\$622	103%
Aug-25	63	26	27	1.8	\$896,731	\$880,000	\$912,565	32	\$581	\$620	102%
Jul-25	63	26	38	1.7	\$844,938	\$850,000	\$872,657	27	\$594	\$632	103%
Jun-25	63	28	44	1.9	\$838,325	\$857,500	\$866,040	26	\$602	\$607	103%
May-25	67	30	33	2.3	\$938,085	\$900,000	\$977,026	19	\$621	\$650	104%
Apr-25	63	21	27	2.2	\$919,499	\$908,000	\$974,148	21	\$603	\$652	106%
Mar-25	43	18	29	1.6	\$835,244	\$875,000	\$866,185	14	\$602	\$644	104%
Feb-25	42	22	31	1.3	\$853,286	\$859,900	\$892,545	22	\$630	\$640	105%
Jan-25	37	20	21	1.1	\$836,699	\$830,000	\$825,666	40	\$633	\$612	99%
Dec-24	25	16	44	0.7	\$895,253	\$857,500	\$901,395	26	\$649	\$598	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
Dec-25	29	-34.1%	\$930,166	7.96%	\$850,000	-0.875%	\$884,160	-1.91%	24	-7.69%	103%
Dec-24	44	76%	\$861,585	1.67%	\$857,500	7.19%	\$901,395	4.08%	26	4%	101%
Dec-23	25	-28.6%	\$847,424	0.536%	\$800,000	-5.55%	\$866,045	-0.769%	25	-30.6%	101%

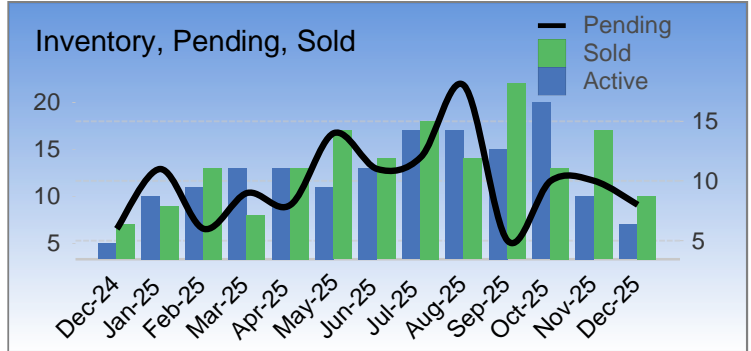
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	2	0	4	2
\$500-599K	0	9	7	7	6
\$600-699K	0	27	43	31	32
\$700-799K	0	92	81	99	86
\$800-899K	0	118	139	113	105
\$900-999K	0	87	76	54	89
\$1-1.299M	0	54	97	72	122
\$1.3-1.699M	0	26	32	25	59
\$1.7-1.999M	0	3	2	1	6
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	418	477	406	507

## Presented by:

## Market Activity Summary:

- Inventory: 7 units were listed for sale as of the last day of December - approximately 0.6 months of inventory.
- Sales Activity: 10 units were sold during December,
- Median Sales Price: \$794,000 during December
- Average price per sq.ft. in December was \$608
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 101% of list price in December



## 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
Dec-25	7	8	10	0.6	\$796,370	\$794,000	\$803,800	20	\$649	\$608	101%
Nov-25	10	10	17	0.6	\$826,505	\$810,000	\$833,111	15	\$746	\$619	101%
Oct-25	20	10	13	1.3	\$762,975	\$800,000	\$777,115	43	\$614	\$657	102%
Sep-25	15	5	22	1.0	\$822,672	\$850,000	\$852,122	17	\$630	\$650	104%
Aug-25	17	18	14	1.1	\$788,985	\$815,000	\$807,928	24	\$647	\$630	103%
Jul-25	17	12	18	1.0	\$821,249	\$857,500	\$836,506	20	\$682	\$626	102%
Jun-25	13	11	14	0.9	\$840,702	\$849,444	\$860,420	16	\$612	\$643	102%
May-25	11	14	17	0.9	\$776,411	\$835,000	\$806,409	20	\$702	\$674	104%
Apr-25	13	8	13	1.2	\$779,215	\$825,000	\$820,299	15	\$671	\$660	105%
Mar-25	13	9	8	1.4	\$870,197	\$895,000	\$938,875	10	\$643	\$641	107%
Feb-25	11	6	13	1.1	\$834,025	\$870,000	\$898,529	13	\$645	\$665	108%
Jan-25	10	11	9	1.0	\$852,555	\$855,000	\$885,543	15	\$694	\$672	104%
Dec-24	5	6	7	0.5	\$798,142	\$783,000	\$804,000	21	\$843	\$651	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
Dec-25	10	42.9%	\$759,971	-3.16%	\$794,000	1.4%	\$803,800	-0.0249%	20	-4.76%	101%
Dec-24	7	-46.2%	\$784,750	-0.31%	\$783,000	-8.53%	\$804,000	-6.6%	21	40%	101%
Dec-23	13	-7.14%	\$787,189	-10.5%	\$856,000	11.2%	\$860,769	12.1%	15	-11.8%	107%

## Sales Activity and Price Trends

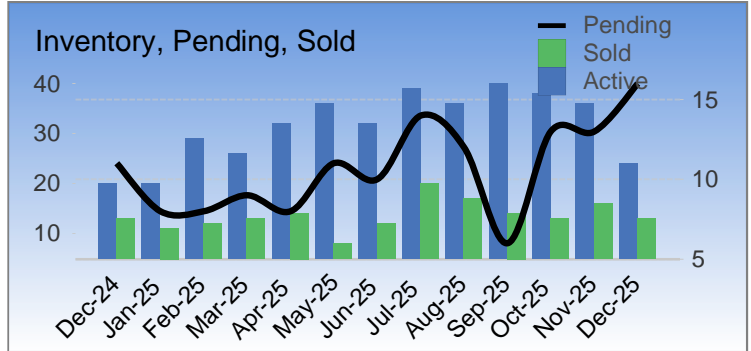
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	2
\$500-599K	0	5	1	4	2
\$600-699K	0	9	7	8	9
\$700-799K	0	41	32	44	46
\$800-899K	0	73	53	67	65
\$900-999K	0	25	39	30	45
\$1-1.299M	0	15	19	9	34
\$1.3-1.699M	0	0	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	168	151	162	204

## Presented by:



## Market Activity Summary:

- Inventory: 24 units were listed for sale as of the last day of December - approximately 1.9 months of inventory.
- Sales Activity: 13 units were sold during December,
- Median Sales Price: \$610,000 during December
- Average price per sq.ft. in December was \$465
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 100% of list price in December



## 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
Dec-25	24	16	13	1.9	\$625,522	\$610,000	\$628,384	32	\$510	\$465	100%
Nov-25	36	13	16	2.7	\$607,889	\$612,500	\$624,262	31	\$513	\$461	102%
Oct-25	38	13	13	2.7	\$619,134	\$620,000	\$613,846	51	\$523	\$508	99%
Sep-25	40	6	14	2.5	\$594,203	\$610,000	\$599,400	43	\$487	\$501	101%
Aug-25	36	12	17	2.3	\$562,985	\$580,000	\$579,117	25	\$517	\$499	103%
Jul-25	39	14	20	3.0	\$578,944	\$592,000	\$581,450	38	\$497	\$467	100%
Jun-25	32	10	12	3.4	\$657,149	\$699,000	\$657,250	52	\$511	\$501	100%
May-25	36	11	8	3.3	\$541,412	\$537,500	\$534,500	49	\$493	\$463	98%
Apr-25	32	8	14	2.5	\$612,980	\$639,000	\$621,782	31	\$501	\$511	102%
Mar-25	26	9	13	2.3	\$581,150	\$600,000	\$595,250	25	\$474	\$501	102%
Feb-25	29	8	12	2.4	\$618,658	\$655,000	\$627,583	29	\$473	\$548	102%
Jan-25	20	8	11	1.6	\$598,353	\$570,000	\$608,000	21	\$480	\$528	101%
Dec-24	20	11	13	1.5	\$586,461	\$630,000	\$603,384	20	\$493	\$503	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
Dec-25	13	0%	\$589,153	-7.74%	\$610,000	-3.17%	\$628,384	4.14%	32	60%	100%
Dec-24	13	62.5%	\$638,563	14.3%	\$630,000	16.7%	\$603,384	8.7%	20	-4.76%	103%
Dec-23	8	-27.3%	\$558,650	7.72%	\$540,000	-4.42%	\$555,085	-2.91%	21	-40%	102%

## Sales Activity and Price Trends

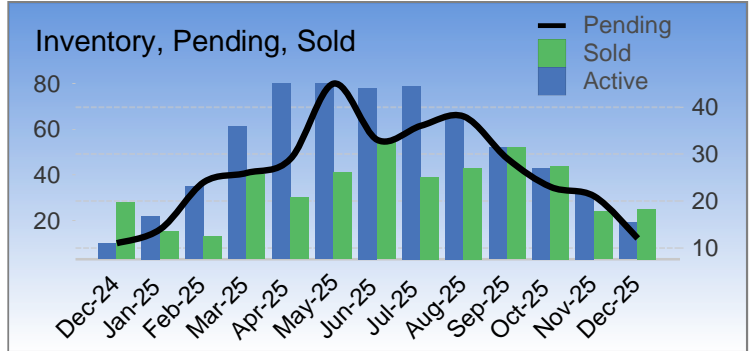
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	20	25	24	23
\$500-599K	0	55	45	35	34
\$600-699K	0	57	56	25	58
\$700-799K	0	24	22	27	32
\$800-899K	0	5	9	7	11
\$900-999K	0	2	1	1	2
\$1-1.299M	0	0	0	0	2
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	163	158	119	162

## Presented by:



## Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of December - approximately 0.7 months of inventory.
- Sales Activity: 25 units were sold during December,
- Median Sales Price: \$1,800,000 during December
- Average price per sq.ft. in December was \$737
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 101% of list price in December



## 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
Dec-25	19	12	25	0.7	\$1,852,094	\$1,800,000	\$1,863,079	15	\$764	\$737	101%
Nov-25	32	21	24	0.8	\$1,769,324	\$1,582,500	\$1,742,603	35	\$792	\$753	98%
Oct-25	43	23	44	0.9	\$1,664,125	\$1,462,744	\$1,635,495	34	\$763	\$737	98%
Sep-25	52	29	52	1.2	\$1,806,216	\$1,765,000	\$1,794,997	21	\$745	\$726	100%
Aug-25	65	38	43	1.4	\$1,826,226	\$1,750,700	\$1,802,106	16	\$746	\$736	99%
Jul-25	79	36	39	1.8	\$1,876,168	\$1,770,000	\$1,855,238	22	\$761	\$764	99%
Jun-25	78	33	54	1.9	\$2,005,195	\$1,887,500	\$1,980,059	19	\$760	\$764	99%
May-25	80	45	41	2.2	\$1,913,373	\$1,810,000	\$1,914,053	18	\$765	\$801	100%
Apr-25	80	29	30	2.9	\$2,180,928	\$1,890,000	\$2,192,162	12	\$780	\$780	100%
Mar-25	61	26	40	2.7	\$1,994,411	\$1,939,500	\$2,020,041	14	\$787	\$773	102%
Feb-25	35	24	13	1.9	\$1,706,222	\$1,813,000	\$1,699,029	9	\$771	\$836	100%
Jan-25	22	14	15	0.9	\$1,975,680	\$1,800,000	\$1,966,800	22	\$738	\$795	100%
Dec-24	10	11	28	0.3	\$1,906,234	\$1,785,000	\$1,912,207	27	\$727	\$800	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
Dec-25	25	-10.7%	\$1,799,300	14.5%	\$1,800,000	0.84%	\$1,863,079	-2.57%	15	-44.4%	101%
Dec-24	28	21.7%	\$1,571,780	-1.79%	\$1,785,000	15.2%	\$1,912,207	15.9%	27	58.8%	101%
Dec-23	23	21.1%	\$1,600,352	-16.9%	\$1,550,000	3.33%	\$1,650,519	2.45%	17	-60.5%	100%

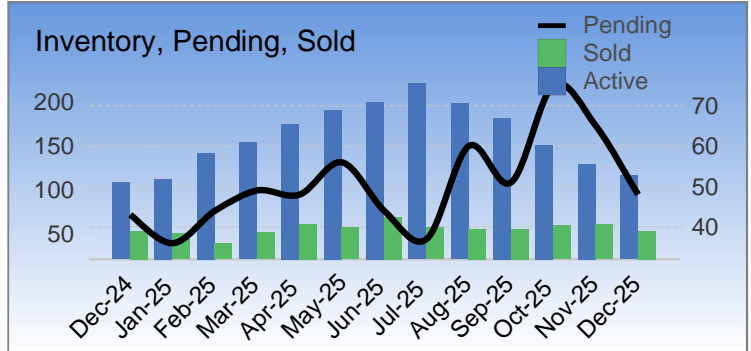
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	4	4	0	0
\$800-899K	0	6	3	2	2
\$900-999K	0	3	1	0	3
\$1-1.299M	0	31	18	29	42
\$1.3-1.699M	0	145	137	137	138
\$1.7-1.999M	0	84	98	90	148
\$2-2.999M	0	124	147	106	220
>3M	0	23	18	12	37
Total	0	420	426	376	590

## Presented by:

## Market Activity Summary:

- Inventory: 116 units were listed for sale as of the last day of December - approximately 2.1 months of inventory.
- Sales Activity: 53 units were sold during December,
- Median Sales Price: \$680,000 during December
- Average price per sq.ft. in December was \$345
- Average Days-on-Market (DOM) is approximately 48 days
- Sold over Asking: On average, buyers paid 99% of list price in December



## 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
Dec-25	116	48	53	2.1	\$695,345	\$680,000	\$686,797	48	\$404	\$345	99%
Nov-25	129	65	60	2.4	\$760,357	\$702,500	\$755,162	37	\$395	\$367	100%
Oct-25	151	75	59	2.9	\$717,043	\$700,000	\$712,321	41	\$386	\$355	99%
Sep-25	182	51	55	3.4	\$760,771	\$675,000	\$742,802	36	\$376	\$344	98%
Aug-25	198	60	55	3.3	\$671,370	\$637,000	\$654,128	48	\$385	\$350	97%
Jul-25	221	37	57	3.7	\$710,811	\$657,282	\$695,699	41	\$383	\$381	98%
Jun-25	200	44	69	3.3	\$704,229	\$677,500	\$696,633	29	\$389	\$362	99%
May-25	191	56	57	3.5	\$705,896	\$700,000	\$698,487	33	\$396	\$366	99%
Apr-25	175	48	61	3.5	\$724,456	\$665,000	\$712,921	27	\$409	\$384	99%
Mar-25	154	49	51	3.4	\$746,268	\$710,000	\$741,813	27	\$403	\$390	100%
Feb-25	142	44	39	3.1	\$741,230	\$658,000	\$733,204	27	\$396	\$387	100%
Jan-25	112	36	50	2.2	\$732,464	\$687,500	\$723,553	38	\$408	\$361	99%
Dec-24	108	43	53	2.0	\$727,626	\$687,495	\$725,811	31	\$408	\$357	100%

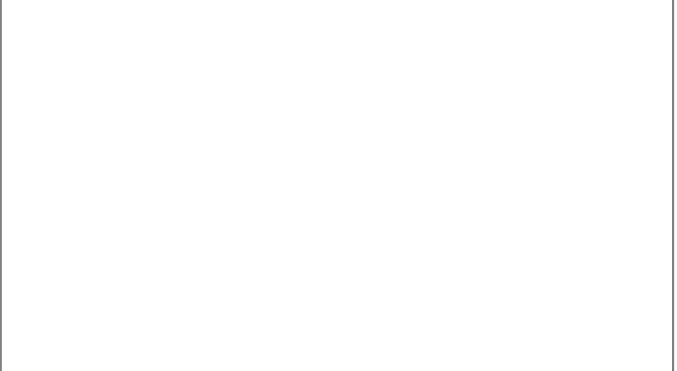
## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-25	53	0%	\$733,278	-18.9%	\$680,000	-1.09%	\$686,797	-5.38%	48	54.8%	99%
Dec-24	53	-11.7%	\$904,104	10.5%	\$687,495	-2.28%	\$725,811	-1.88%	31	24%	100%
Dec-23	60	5.26%	\$818,471	18.8%	\$703,500	0.644%	\$739,738	1.31%	25	-47.9%	99%

## Sales Activity and Price Trends

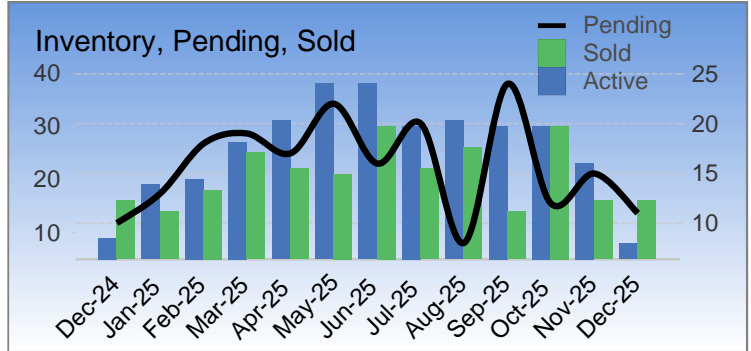
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	59	40	48	54
\$500-599K	0	121	98	102	93
\$600-699K	0	184	151	148	174
\$700-799K	0	142	142	137	179
\$800-899K	0	74	111	83	132
\$900-999K	0	40	53	43	75
\$1-1.299M	0	33	77	48	89
\$1.3-1.699M	0	12	32	6	24
\$1.7-1.999M	0	0	4	3	1
\$2-2.999M	0	1	1	1	3
>3M	0	0	0	0	0
Total	0	666	709	619	824

## Presented by:



## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of December - approximately 0.5 months of inventory.
- Sales Activity: 16 units were sold during December,
- Median Sales Price: \$1,317,500 during December
- Average price per sq.ft. in December was \$838
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 103% of list price in December



## 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
Dec-25	8	11	16	0.5	\$1,253,482	\$1,317,500	\$1,284,625	31	\$817	\$838	103%
Nov-25	23	15	16	1.2	\$1,459,683	\$1,530,000	\$1,490,941	23	\$790	\$819	103%
Oct-25	30	12	30	1.3	\$1,432,361	\$1,356,000	\$1,465,391	27	\$801	\$834	103%
Sep-25	30	24	14	1.5	\$1,339,047	\$1,407,500	\$1,363,208	27	\$821	\$848	102%
Aug-25	31	8	26	1.2	\$1,338,163	\$1,302,075	\$1,344,826	27	\$800	\$796	100%
Jul-25	30	20	22	1.2	\$1,286,262	\$1,250,555	\$1,309,227	27	\$804	\$792	102%
Jun-25	38	16	30	1.6	\$1,356,099	\$1,390,000	\$1,390,095	18	\$792	\$801	103%
May-25	38	22	21	1.8	\$1,575,325	\$1,523,000	\$1,631,401	15	\$852	\$870	104%
Apr-25	31	17	22	1.5	\$1,438,651	\$1,545,000	\$1,526,225	13	\$857	\$902	106%
Mar-25	27	19	25	1.4	\$1,449,460	\$1,525,000	\$1,532,480	16	\$859	\$843	106%
Feb-25	20	18	18	1.4	\$1,542,864	\$1,578,000	\$1,668,870	15	\$896	\$861	113%
Jan-25	19	13	14	1.1	\$1,482,971	\$1,461,000	\$1,536,214	29	\$885	\$798	104%
Dec-24	9	10	16	0.4	\$1,496,742	\$1,522,500	\$1,526,086	20	\$1,059	\$875	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
Dec-25	16	0%	\$1,374,279	-17.5%	\$1,317,500	-13.5%	\$1,284,625	-15.8%	31	55%	103%
Dec-24	16	60%	\$1,665,872	17%	\$1,522,500	33.3%	\$1,526,086	25.5%	20	100%	102%
Dec-23	10	-44.4%	\$1,424,306	30.8%	\$1,142,500	-6.73%	\$1,215,900	-4.36%	10	-63%	106%

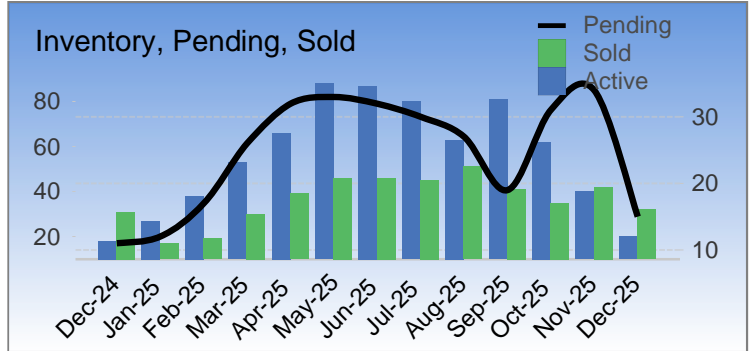
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	1	1	0	1
\$700-799K	0	5	3	4	4
\$800-899K	0	6	7	9	15
\$900-999K	0	11	8	17	16
\$1-1.299M	0	58	46	61	64
\$1.3-1.699M	0	122	133	103	110
\$1.7-1.999M	0	31	32	16	36
\$2-2.999M	0	20	20	8	20
>3M	0	0	0	0	1
Total	0	254	250	218	267

Presented by:

## Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of December - approximately 0.6 months of inventory.
- Sales Activity: 32 units were sold during December,
- Median Sales Price: \$1,562,500 during December
- Average price per sq.ft. in December was \$755
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 102% of list price in December



## 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
Dec-25	20	15	32	0.6	\$1,586,243	\$1,562,500	\$1,619,921	29	\$787	\$755	102%
Nov-25	40	34	42	1.0	\$1,557,444	\$1,492,500	\$1,539,711	29	\$807	\$737	99%
Oct-25	62	31	35	1.5	\$1,395,602	\$1,410,000	\$1,414,157	22	\$791	\$721	102%
Sep-25	81	19	41	1.8	\$1,505,133	\$1,450,000	\$1,495,958	27	\$776	\$741	99%
Aug-25	63	27	51	1.3	\$1,645,852	\$1,550,000	\$1,613,147	31	\$790	\$707	99%
Jul-25	80	30	45	1.8	\$1,529,199	\$1,500,000	\$1,541,563	19	\$777	\$809	101%
Jun-25	87	32	46	2.0	\$1,658,735	\$1,562,500	\$1,681,951	21	\$802	\$763	102%
May-25	88	33	46	2.4	\$1,738,039	\$1,675,000	\$1,774,860	13	\$816	\$758	103%
Apr-25	66	32	39	2.3	\$1,658,151	\$1,560,000	\$1,677,756	19	\$810	\$760	102%
Mar-25	53	26	30	2.4	\$1,517,799	\$1,387,500	\$1,523,533	21	\$786	\$769	101%
Feb-25	38	17	19	1.7	\$1,571,382	\$1,650,000	\$1,597,956	11	\$773	\$770	103%
Jan-25	27	12	17	1.0	\$1,740,055	\$1,565,000	\$1,716,640	30	\$850	\$803	100%
Dec-24	18	11	31	0.5	\$1,627,417	\$1,550,000	\$1,635,284	41	\$828	\$758	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
Dec-25	32	3.23%	\$1,772,875	21.8%	\$1,562,500	0.806%	\$1,619,921	-0.939%	29	-29.3%	102%
Dec-24	31	29.2%	\$1,455,874	-18.2%	\$1,550,000	11.5%	\$1,635,284	14.8%	41	95.2%	100%
Dec-23	24	4.35%	\$1,779,249	-14.2%	\$1,390,000	-4.14%	\$1,424,654	-2.62%	21	-12.5%	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	0	0	0	0
\$500-599K	0	0	1	0	1
\$600-699K	0	1	1	1	0
\$700-799K	0	4	0	0	2
\$800-899K	0	5	4	4	8
\$900-999K	0	14	13	7	9
\$1-1.299M	0	92	77	78	84
\$1.3-1.699M	0	182	158	160	218
\$1.7-1.999M	0	78	85	69	104
\$2-2.999M	0	55	79	41	100
>3M	0	12	10	16	19
Total	0	443	428	376	545

Presented by:

