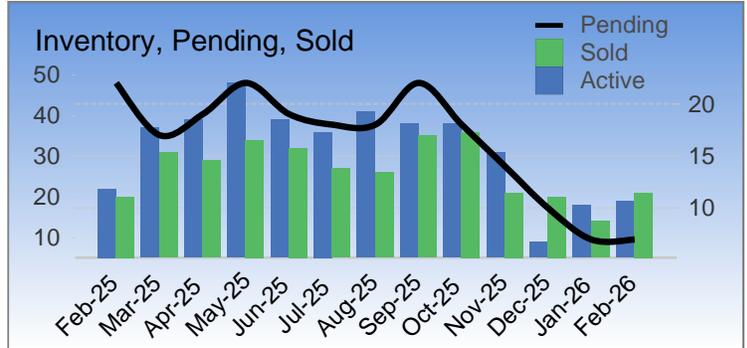


Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of February - approximately 1.1 months of inventory.
- Sales Activity: 21 units were sold during February,
- Median Sales Price: \$1,540,000 during February
- Average price per sq.ft. in February was \$778
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 113% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	19	7	21	1.1	\$1,432,523	\$1,540,000	\$1,601,751	11	\$710	\$778	113%
Jan-26	18	7	14	1.0	\$1,425,714	\$1,287,500	\$1,444,999	36	\$704	\$695	101%
Dec-25	9	10	20	0.4	\$1,190,035	\$1,212,500	\$1,324,265	30	\$742	\$738	111%
Nov-25	31	14	21	1.0	\$1,392,952	\$1,530,000	\$1,583,095	14	\$713	\$779	115%
Oct-25	38	18	36	1.2	\$1,338,375	\$1,442,500	\$1,498,027	29	\$695	\$773	112%
Sep-25	38	22	35	1.3	\$1,162,842	\$1,350,000	\$1,326,528	26	\$694	\$745	115%
Aug-25	41	18	26	1.5	\$1,126,915	\$1,159,000	\$1,200,615	24	\$709	\$777	108%
Jul-25	36	18	27	1.2	\$1,248,259	\$1,375,000	\$1,384,938	27	\$738	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	21	5%	\$1,246,782	1.92%	\$1,540,000	9.61%	\$1,601,751	19.9%	11	-15.4%	113%
Feb-25	20	66.7%	\$1,223,344	-7.95%	\$1,405,000	-10.6%	\$1,335,820	-17.5%	13	-35%	117%
Feb-24	12	-40%	\$1,329,039	13.1%	\$1,571,500	35.1%	\$1,618,916	37.5%	20	-20%	110%

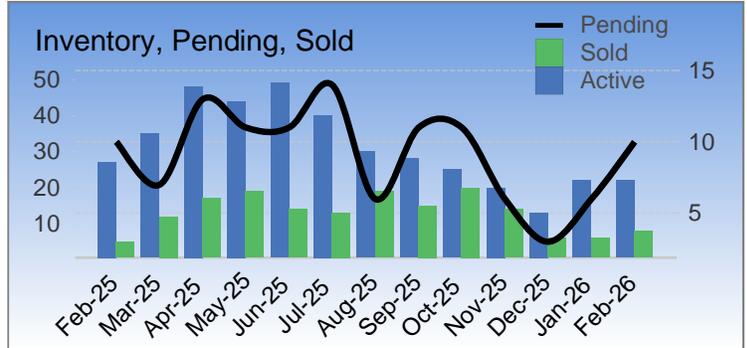
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	1	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	2	0	0	0
\$700-799K	3	1	0	2	0
\$800-899K	0	2	1	2	2
\$900-999K	1	2	1	4	1
\$1-1.299M	8	8	4	13	4
\$1.3-1.699M	11	12	10	6	13
\$1.7-1.999M	9	3	2	1	1
\$2-2.999M	2	1	0	0	7
>3M	1	0	1	0	0
Total	35	31	20	28	28

Presented by:

Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of February - approximately 3.3 months of inventory.
- Sales Activity: 8 units were sold during February,
- Median Sales Price: \$2,200,000 during February
- Average price per sq.ft. in February was \$852
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 102% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	22	10	8	3.3	\$2,252,125	\$2,200,000	\$2,290,625	26	\$901	\$852	102%
Jan-26	22	6	6	2.5	\$2,440,333	\$2,375,000	\$2,493,333	27	\$916	\$884	104%
Dec-25	13	3	6	1.0	\$2,735,481	\$2,415,000	\$2,653,333	56	\$948	\$886	97%
Nov-25	20	6	14	1.2	\$2,966,475	\$2,782,500	\$2,888,466	36	\$931	\$873	98%
Oct-25	25	11	20	1.4	\$2,438,688	\$2,142,500	\$2,472,195	39	\$883	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	8	60%	\$4,016,538	24.1%	\$2,200,000	-14.2%	\$2,290,625	-24.3%	26	-53.6%	102%
Feb-25	5	-28.6%	\$3,237,207	3.08%	\$2,563,888	28.2%	\$3,027,777	32.1%	56	86.7%	100%
Feb-24	7	75%	\$3,140,403	-2.09%	\$2,000,000	-19%	\$2,292,571	-11.7%	30	66.7%	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	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	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	1	2	0	1	0
\$1.7-1.999M	3	1	5	1	2
\$2-2.999M	8	7	6	4	8
>3M	2	2	1	4	12
Total	14	12	12	10	22

Presented by:

Market Activity Summary:

- Inventory: 6 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 4 units were sold during February,
- Median Sales Price: \$1,556,944 during February
- Average price per sq.ft. in February was \$977
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 134% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	6	6	4	1.5	\$1,148,750	\$1,556,944	\$1,524,722	11	\$797	\$977	134%
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%

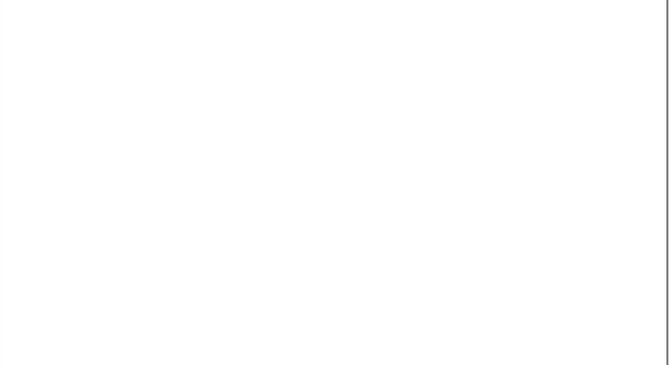
Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	4	0%	\$1,143,555	-3.22%	\$1,556,944	-5.27%	\$1,524,722	-5.44%	11	10%	134%
Feb-25	4	33.3%	\$1,181,625	-25.1%	\$1,643,500	17.4%	\$1,612,500	-1.28%	10	-65.5%	136%
Feb-24	3	0%	\$1,577,571	56.7%	\$1,400,000	10.2%	\$1,633,333	11.9%	29	314%	119%

Sales Activity and Price Trends

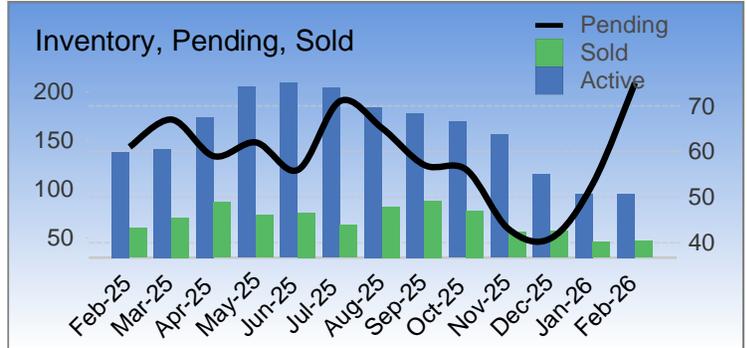
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	1	1	0	0
\$1-1.299M	0	1	1	2	4
\$1.3-1.699M	4	2	4	0	4
\$1.7-1.999M	0	2	0	0	1
\$2-2.999M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

Presented by:



Market Activity Summary:

- Inventory: 95 units were listed for sale as of the last day of February - approximately 2.1 months of inventory.
- Sales Activity: 47 units were sold during February,
- Median Sales Price: \$600,000 during February
- Average price per sq.ft. in February was \$337
- Average Days-on-Market (DOM) is approximately 43 days
- Sold over Asking: On average, buyers paid 101% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	95	75	47	2.1	\$590,598	\$600,000	\$594,659	43	\$350	\$337	101%
Jan-26	95	53	46	2.0	\$604,656	\$584,475	\$596,787	58	\$340	\$337	99%
Dec-25	115	41	57	1.9	\$614,696	\$630,000	\$615,700	43	\$337	\$321	100%
Nov-25	156	43	56	2.2	\$636,800	\$621,500	\$632,756	45	\$337	\$331	100%
Oct-25	169	56	78	2.1	\$613,649	\$615,000	\$613,697	44	\$337	\$317	100%
Sep-25	178	57	88	2.4	\$608,595	\$597,000	\$606,664	42	\$332	\$327	100%
Aug-25	184	65	82	2.6	\$599,112	\$610,000	\$604,971	36	\$328	\$338	101%
Jul-25	204	71	63	2.9	\$579,249	\$575,000	\$585,563	24	\$325	\$360	102%
Jun-25	209	56	76	2.7	\$598,734	\$590,000	\$604,550	27	\$335	\$347	101%
May-25	205	62	73	2.7	\$619,728	\$610,000	\$622,585	33	\$337	\$344	101%
Apr-25	174	59	87	2.4	\$643,559	\$636,000	\$647,017	30	\$336	\$340	101%
Mar-25	141	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	47	-21.7%	\$632,294	-4.76%	\$600,000	0%	\$594,659	-4.9%	43	30.3%	101%
Feb-25	60	-13%	\$663,922	4.02%	\$600,000	-5.06%	\$625,329	-0.771%	33	57.1%	102%
Feb-24	69	21.1%	\$638,267	2.5%	\$632,000	3.61%	\$630,189	1.19%	21	-58.8%	103%

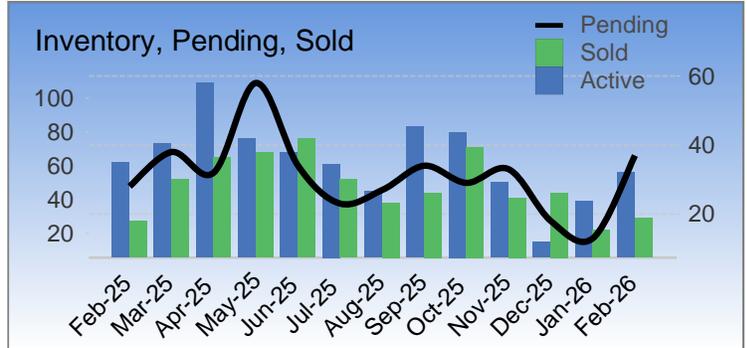
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	22	21	11	20	17
\$500-599K	27	37	36	28	23
\$600-699K	24	32	38	46	59
\$700-799K	13	12	24	16	50
\$800-899K	4	6	5	5	19
\$900-999K	3	3	1	0	7
\$1-1.299M	0	3	0	1	3
\$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	93	114	115	116	178

Presented by:

Market Activity Summary:

- Inventory: 56 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 29 units were sold during February,
- Median Sales Price: \$1,630,000 during February
- Average price per sq.ft. in February was \$927
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 125% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	56	37	29	1.8	\$1,394,034	\$1,630,000	\$1,733,758	20	\$735	\$927	125%
Jan-26	39	13	22	1.2	\$1,357,813	\$1,487,500	\$1,579,545	29	\$725	\$906	119%
Dec-25	15	18	44	0.3	\$1,535,749	\$1,480,501	\$1,728,034	28	\$652	\$902	115%
Nov-25	50	33	41	1.0	\$1,320,411	\$1,400,000	\$1,630,899	21	\$788	\$903	124%
Oct-25	80	29	71	1.6	\$1,515,788	\$1,600,000	\$1,832,048	20	\$790	\$942	124%
Sep-25	83	34	44	1.9	\$1,452,840	\$1,614,000	\$1,804,025	17	\$764	\$894	126%
Aug-25	45	27	38	0.8	\$1,311,526	\$1,412,500	\$1,598,394	27	\$723	\$923	123%
Jul-25	61	23	52	0.9	\$1,553,824	\$1,499,000	\$1,821,442	22	\$750	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	29	7.41%	\$1,456,648	-8.91%	\$1,630,000	8.67%	\$1,733,758	8.5%	20	17.6%	125%
Feb-25	27	12.5%	\$1,599,092	-3.42%	\$1,500,000	8.7%	\$1,597,888	7.13%	17	-10.5%	123%
Feb-24	24	0%	\$1,655,803	11.9%	\$1,380,000	-10.7%	\$1,491,558	-13.8%	19	-34.5%	120%

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	1	0	0	1	0
\$600-699K	1	1	0	0	0
\$700-799K	1	3	1	2	1
\$800-899K	2	3	5	4	1
\$900-999K	5	0	4	3	4
\$1-1.299M	6	10	13	6	10
\$1.3-1.699M	14	13	10	15	16
\$1.7-1.999M	5	8	5	7	9
\$2-2.999M	14	9	10	5	15
>3M	2	1	1	3	8
Total	51	48	49	46	64

Presented by:

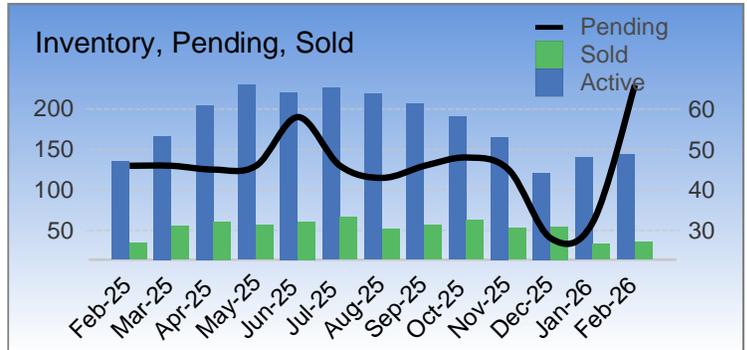
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Market Activity Summary:

- Inventory: 144 units were listed for sale as of the last day of February - approximately 3.6 months of inventory.
- Sales Activity: 36 units were sold during February,
- Median Sales Price: \$735,000 during February
- Average price per sq.ft. in February was \$425
- Average Days-on-Market (DOM) is approximately 49 days
- Sold over Asking: On average, buyers paid 97% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	144	66	36	3.6	\$1,133,487	\$735,000	\$1,030,247	49	\$454	\$425	97%
Jan-26	140	32	34	3.0	\$820,960	\$808,501	\$810,014	83	\$447	\$365	99%
Dec-25	121	28	55	2.1	\$819,420	\$722,500	\$814,531	57	\$466	\$350	99%
Nov-25	165	45	53	2.9	\$894,981	\$815,000	\$876,515	56	\$436	\$360	98%
Oct-25	190	48	63	3.3	\$881,736	\$810,000	\$861,218	49	\$430	\$369	98%
Sep-25	206	46	57	3.5	\$888,802	\$770,000	\$865,130	56	\$425	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	36	2.86%	\$926,512	3.55%	\$735,000	-12.4%	\$1,030,247	13.4%	49	75%	97%
Feb-25	35	-27.1%	\$894,723	5.92%	\$839,000	-2.44%	\$908,829	4.28%	28	-24.3%	100%
Feb-24	48	20%	\$844,724	2.42%	\$860,000	13.2%	\$871,486	6.56%	37	-14%	100%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	3	4	1	5	2
\$500-599K	9	4	10	5	9
\$600-699K	12	10	16	14	8
\$700-799K	14	12	19	18	24
\$800-899K	14	12	14	11	20
\$900-999K	5	11	11	4	23
\$1-1.299M	7	11	15	10	23
\$1.3-1.699M	2	5	1	4	8
\$1.7-1.999M	0	1	1	0	2
\$2-2.999M	2	0	0	0	1
>3M	2	0	0	0	2
Total	70	70	88	71	122

Presented by:



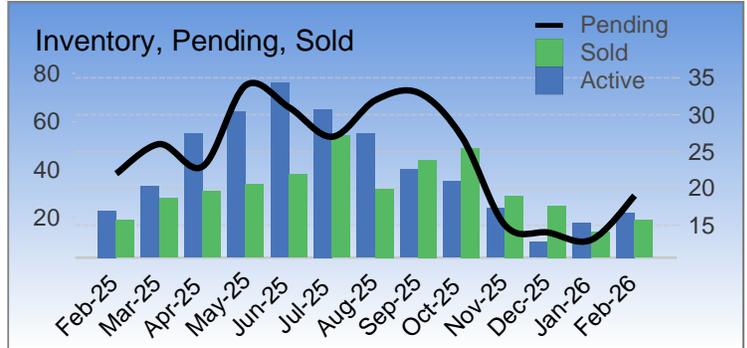
Includes Brentwood, Bethel Island, Byron, and Knightsen

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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of February - approximately 1.2 months of inventory.
- Sales Activity: 19 units were sold during February,
- Median Sales Price: \$1,157,500 during February
- Average price per sq.ft. in February was \$712
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 105% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	22	19	19	1.2	\$1,135,615	\$1,157,500	\$1,181,587	21	\$611	\$712	105%
Jan-26	18	13	14	0.8	\$1,224,991	\$1,138,056	\$1,250,793	40	\$645	\$621	102%
Dec-25	10	14	25	0.3	\$1,270,909	\$1,070,000	\$1,295,304	26	\$595	\$635	104%
Nov-25	24	15	29	0.6	\$1,152,206	\$1,131,000	\$1,180,418	21	\$675	\$711	104%
Oct-25	35	27	49	0.8	\$1,250,701	\$1,140,000	\$1,253,696	21	\$656	\$739	101%
Sep-25	40	33	44	1.0	\$1,293,557	\$1,210,444	\$1,281,013	33	\$691	\$670	100%
Aug-25	55	32	32	1.4	\$1,262,679	\$1,282,500	\$1,250,727	37	\$695	\$663	99%
Jul-25	65	27	54	1.6	\$1,217,245	\$1,185,000	\$1,198,730	23	\$693	\$677	99%
Jun-25	76	31	38	2.3	\$1,217,986	\$1,242,500	\$1,241,839	27	\$704	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	19	0%	\$1,252,732	-3.76%	\$1,157,500	-7.4%	\$1,181,587	-7.48%	21	-30%	105%
Feb-25	19	26.7%	\$1,301,619	2.5%	\$1,250,000	0.806%	\$1,277,130	-2.32%	30	173%	103%
Feb-24	15	0%	\$1,269,933	5.1%	\$1,240,000	15.3%	\$1,307,512	16.6%	11	-69.4%	104%

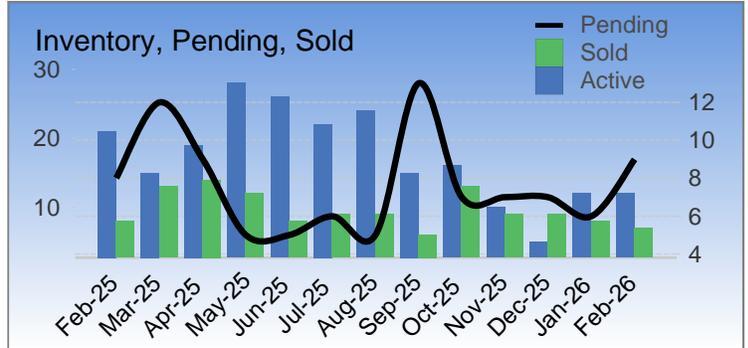
Sales Activity and Price Trends

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	0	0	0
\$600-699K	0	0	0	1	0
\$700-799K	2	1	0	2	2
\$800-899K	2	2	1	6	4
\$900-999K	4	2	4	11	3
\$1-1.299M	14	17	12	9	15
\$1.3-1.699M	8	11	8	10	25
\$1.7-1.999M	2	2	2	4	2
\$2-2.999M	1	0	0	0	1
>3M	0	1	0	0	0
Total	33	36	27	43	52

Presented by:

Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of February - approximately 1.6 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$1,060,000 during February
- Average price per sq.ft. in February was \$521
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	12	9	7	1.6	\$1,200,428	\$1,060,000	\$1,224,857	30	\$509	\$521	103%
Jan-26	12	6	8	1.6	\$1,343,187	\$1,175,000	\$1,343,500	26	\$516	\$723	100%
Dec-25	5	7	9	0.5	\$950,888	\$875,000	\$937,222	45	\$560	\$479	98%
Nov-25	10	7	9	1.1	\$1,040,111	\$995,000	\$1,044,222	42	\$496	\$491	101%
Oct-25	16	7	13	1.7	\$1,217,376	\$1,200,000	\$1,187,838	28	\$526	\$469	98%
Sep-25	15	13	6	1.9	\$1,092,500	\$1,075,000	\$1,089,000	42	\$521	\$448	100%
Aug-25	24	5	9	2.8	\$1,109,876	\$1,100,000	\$1,081,000	45	\$491	\$479	97%
Jul-25	22	6	9	2.4	\$1,259,877	\$1,250,000	\$1,242,777	16	\$504	\$506	98%
Jun-25	26	5	8	2.3	\$1,215,112	\$1,132,500	\$1,190,375	32	\$516	\$528	98%
May-25	28	5	12	2.2	\$1,256,729	\$1,200,000	\$1,291,666	9	\$493	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	7	-12.5%	\$1,234,727	9.24%	\$1,060,000	-2.97%	\$1,224,857	13.7%	30	150%	103%
Feb-25	8	33.3%	\$1,130,244	-4.85%	\$1,092,500	-7.42%	\$1,077,375	-17.7%	12	71.4%	102%
Feb-24	6	50%	\$1,187,866	-1.29%	\$1,180,000	-1.67%	\$1,309,333	14.1%	7	-91.1%	100%

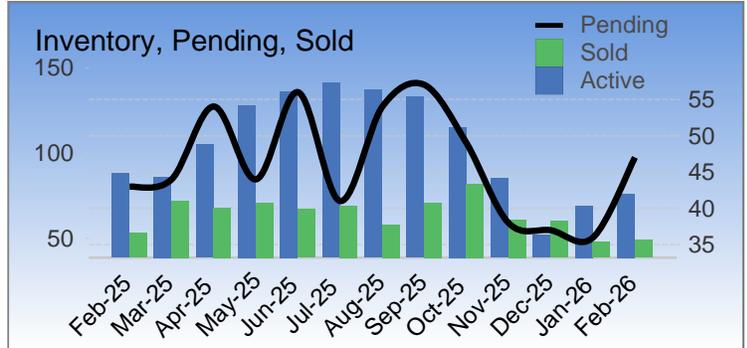
Sales Activity and Price Trends

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	0	0	1
\$800-899K	1	3	1	2	2
\$900-999K	4	2	1	0	2
\$1-1.299M	4	6	3	5	7
\$1.3-1.699M	4	0	1	3	5
\$1.7-1.999M	0	0	0	0	2
\$2-2.999M	2	0	1	0	0
>3M	0	0	0	0	0
Total	15	11	7	10	19

Presented by:

Market Activity Summary:

- Inventory: 76 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 49 units were sold during February,
- Median Sales Price: \$810,000 during February
- Average price per sq.ft. in February was \$529
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 102% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	76	47	49	1.5	\$844,446	\$810,000	\$855,204	31	\$529	\$529	102%
Jan-26	69	36	48	1.3	\$791,824	\$765,000	\$792,788	40	\$526	\$510	100%
Dec-25	52	37	60	0.8	\$819,898	\$805,000	\$823,889	29	\$525	\$512	101%
Nov-25	85	38	61	1.3	\$803,622	\$790,000	\$814,387	29	\$519	\$527	101%
Oct-25	115	49	82	1.7	\$830,380	\$795,000	\$826,898	31	\$525	\$531	100%
Sep-25	133	57	71	2.0	\$836,645	\$830,000	\$846,892	25	\$526	\$514	101%
Aug-25	137	54	58	2.1	\$890,131	\$845,000	\$895,807	29	\$527	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	49	-7.55%	\$892,035	4.93%	\$810,000	-7.53%	\$855,204	-10.3%	31	47.6%	102%
Feb-25	53	-5.36%	\$850,100	1.6%	\$876,000	3.18%	\$953,726	6.23%	21	-16%	103%
Feb-24	56	24.4%	\$836,674	3.41%	\$849,000	4.81%	\$897,817	9.38%	25	-40.5%	103%

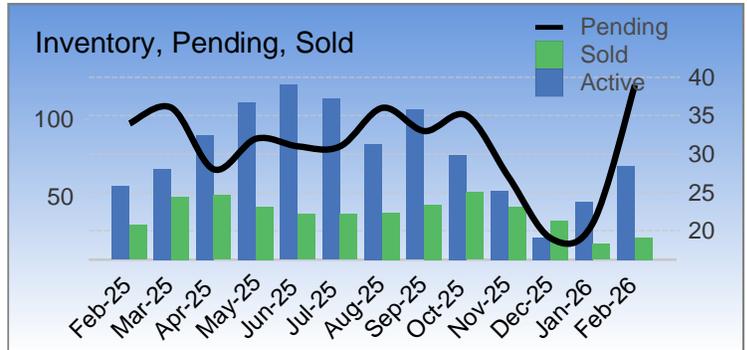
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	4	1	2	2	2
\$500-599K	8	3	5	5	3
\$600-699K	22	12	14	9	12
\$700-799K	17	19	25	22	29
\$800-899K	22	19	21	17	23
\$900-999K	6	12	13	17	17
\$1-1.299M	13	18	14	4	17
\$1.3-1.699M	3	7	5	2	8
\$1.7-1.999M	1	1	1	0	0
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	97	92	100	78	111

Presented by:

Market Activity Summary:

- Inventory: 70 units were listed for sale as of the last day of February - approximately 2.7 months of inventory.
- Sales Activity: 24 units were sold during February,
- Median Sales Price: \$2,187,500 during February
- Average price per sq.ft. in February was \$820
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 101% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	70	39	24	2.7	\$2,371,291	\$2,187,500	\$2,384,994	24	\$797	\$820	101%
Jan-26	47	21	20	1.4	\$2,086,630	\$1,882,000	\$2,076,405	40	\$788	\$804	99%
Dec-25	24	19	35	0.5	\$2,321,301	\$2,005,000	\$2,287,179	32	\$811	\$786	99%
Nov-25	54	27	44	1.1	\$2,161,886	\$1,850,000	\$2,095,031	37	\$795	\$747	97%
Oct-25	77	35	53	1.7	\$2,164,299	\$1,942,000	\$2,144,694	27	\$813	\$779	99%
Sep-25	106	33	45	2.6	\$2,221,477	\$2,075,000	\$2,186,357	38	\$809	\$787	99%
Aug-25	84	36	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	\$807	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	24	-25%	\$2,570,168	6.2%	\$2,187,500	0.16%	\$2,384,994	3.38%	24	26.3%	101%
Feb-25	32	28%	\$2,420,091	-6.7%	\$2,184,000	4%	\$2,307,060	6.79%	19	-24%	102%
Feb-24	25	13.6%	\$2,593,749	4.83%	\$2,100,000	10.9%	\$2,160,318	15.1%	25	-16.7%	103%

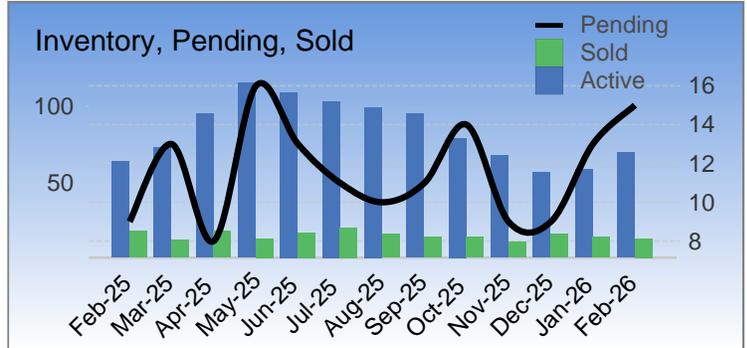
Sales Activity and Price Trends

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	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	4	2	3	5	3
\$1.3-1.699M	8	3	9	11	11
\$1.7-1.999M	8	20	8	8	13
\$2-2.999M	17	24	20	10	31
>3M	7	7	5	3	19
Total	44	56	45	38	77

Presented by:

Market Activity Summary:

- Inventory: 70 units were listed for sale as of the last day of February - approximately 4.8 months of inventory.
- Sales Activity: 14 units were sold during February,
- Median Sales Price: \$789,500 during February
- Average price per sq.ft. in February was \$386
- Average Days-on-Market (DOM) is approximately 81 days
- Sold over Asking: On average, buyers paid 99% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	70	15	14	4.8	\$877,744	\$789,500	\$859,696	81	\$411	\$386	99%
Jan-26	59	13	15	4.2	\$985,166	\$858,000	\$954,600	53	\$402	\$382	97%
Dec-25	57	9	17	4.2	\$953,646	\$840,000	\$926,750	64	\$391	\$362	98%
Nov-25	68	9	12	5.1	\$931,045	\$747,500	\$906,083	59	\$365	\$352	97%
Oct-25	79	14	15	5.2	\$864,894	\$735,000	\$837,366	80	\$378	\$361	97%
Sep-25	95	11	15	5.4	\$818,130	\$775,000	\$796,266	92	\$369	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	14	-26.3%	\$959,359	-5.34%	\$789,500	1.22%	\$859,696	-5.38%	81	102%	99%
Feb-25	19	58.3%	\$1,013,440	-7.54%	\$780,000	-4.35%	\$908,620	-7.81%	40	-38.5%	99%
Feb-24	12	0%	\$1,096,124	-0.898%	\$815,500	11.7%	\$985,625	3.76%	65	-4.41%	99%

Sales Activity and Price Trends

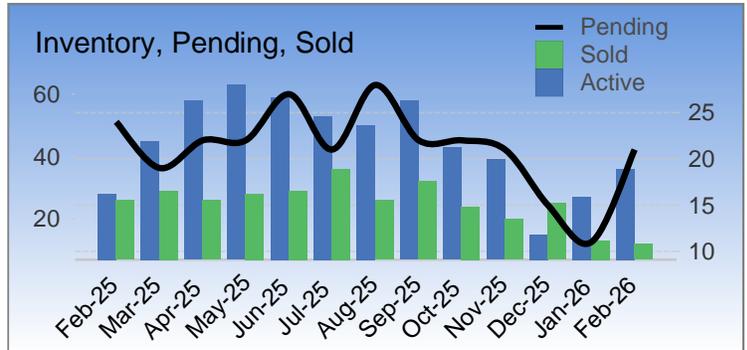
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	1
\$500-599K	1	1	0	0	1
\$600-699K	4	9	0	7	10
\$700-799K	9	9	12	11	11
\$800-899K	4	4	2	2	10
\$900-999K	2	2	1	0	7
\$1-1.299M	6	4	3	2	2
\$1.3-1.699M	3	3	2	0	2
\$1.7-1.999M	0	1	0	0	0
\$2-2.999M	0	0	0	0	1
>3M	0	0	0	2	0
Total	29	33	20	24	45

Presented by:



Market Activity Summary:

- Inventory: 36 units were listed for sale as of the last day of February - approximately 2.2 months of inventory.
- Sales Activity: 12 units were sold during February,
- Median Sales Price: \$1,555,000 during February
- Average price per sq.ft. in February was \$720
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 99% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	36	21	12	2.2	\$1,906,566	\$1,555,000	\$1,874,656	29	\$734	\$720	99%
Jan-26	27	11	13	1.4	\$1,339,838	\$1,300,000	\$1,335,769	33	\$727	\$712	101%
Dec-25	15	15	25	0.7	\$1,669,640	\$1,555,000	\$1,641,474	35	\$719	\$747	99%
Nov-25	39	21	20	1.5	\$1,644,272	\$1,535,000	\$1,616,144	31	\$697	\$710	99%
Oct-25	43	22	24	1.6	\$1,642,207	\$1,540,000	\$1,620,997	23	\$707	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	12	-53.8%	\$1,611,483	0.295%	\$1,555,000	2.47%	\$1,874,656	21.3%	29	314%	99%
Feb-25	26	52.9%	\$1,606,751	-12.3%	\$1,517,500	-6.9%	\$1,544,890	-8.08%	7	-36.4%	104%
Feb-24	17	13.3%	\$1,831,463	17.5%	\$1,630,000	14.8%	\$1,680,683	8.29%	11	-38.9%	105%

Sales Activity and Price Trends

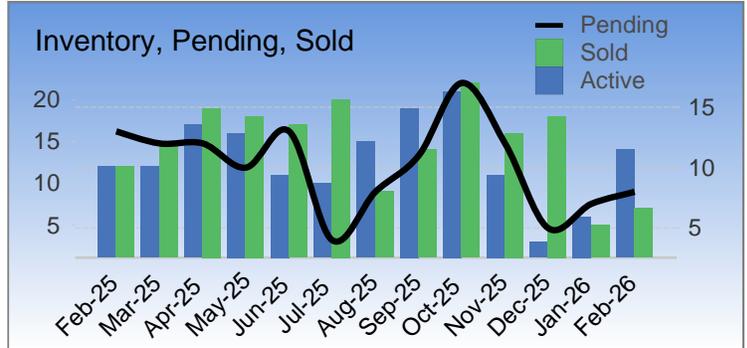
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	0	0	1	1
\$1-1.299M	7	7	6	6	5
\$1.3-1.699M	11	16	13	13	18
\$1.7-1.999M	2	6	3	1	16
\$2-2.999M	2	6	4	5	9
>3M	2	1	0	0	1
Total	25	36	26	26	50

Presented by:



Market Activity Summary:

- Inventory: 14 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$1,225,000 during February
- Average price per sq.ft. in February was \$773
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 133% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	14	8	7	1.4	\$891,857	\$1,225,000	\$1,197,857	12	\$687	\$773	133%
Jan-26	6	7	5	0.5	\$1,331,000	\$1,475,000	\$1,414,000	31	\$705	\$731	107%
Dec-25	3	5	18	0.2	\$1,037,938	\$1,194,500	\$1,134,388	27	\$928	\$702	110%
Nov-25	11	12	16	0.6	\$907,500	\$1,050,000	\$1,055,057	16	\$753	\$795	115%
Oct-25	21	17	22	1.4	\$1,022,318	\$1,139,000	\$1,174,363	19	\$697	\$693	115%
Sep-25	19	11	14	1.5	\$972,857	\$1,350,000	\$1,300,500	13	\$739	\$873	133%
Aug-25	15	8	9	1.0	\$1,117,320	\$1,405,000	\$1,329,631	23	\$735	\$708	119%
Jul-25	10	4	20	0.6	\$1,264,397	\$1,377,500	\$1,452,535	27	\$742	\$694	117%
Jun-25	11	13	17	0.7	\$1,184,529	\$1,598,000	\$1,474,470	22	\$730	\$759	126%
May-25	16	10	18	0.9	\$1,025,388	\$1,287,500	\$1,271,722	19	\$690	\$754	124%
Apr-25	17	12	19	1.2	\$980,000	\$1,225,000	\$1,269,042	14	\$641	\$811	129%
Mar-25	12	12	15	1.2	\$887,266	\$1,010,000	\$1,083,733	18	\$684	\$757	121%
Feb-25	12	13	12	1.4	\$1,075,666	\$1,187,500	\$1,249,493	29	\$715	\$680	118%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	7	-41.7%	\$1,047,816	-8.05%	\$1,225,000	3.16%	\$1,197,857	-4.13%	12	-58.6%	133%
Feb-25	12	0%	\$1,139,518	1.57%	\$1,187,500	-12.9%	\$1,249,493	-15.6%	29	61.1%	118%
Feb-24	12	71.4%	\$1,121,888	0.932%	\$1,364,000	-2.57%	\$1,479,750	6.62%	18	63.6%	122%

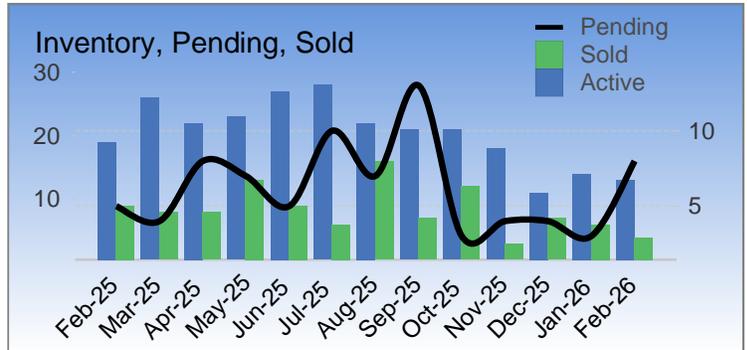
Sales Activity and Price Trends

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	1	0	0	2	0
\$700-799K	0	0	0	1	1
\$800-899K	0	2	3	3	1
\$900-999K	2	4	4	3	1
\$1-1.299M	3	5	4	3	9
\$1.3-1.699M	5	4	5	6	5
\$1.7-1.999M	0	2	0	2	4
\$2-2.999M	1	1	2	0	3
>3M	0	0	1	0	0
Total	12	18	19	20	24

Presented by:

Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of February - approximately 2.3 months of inventory.
- Sales Activity: 4 units were sold during February,
- Median Sales Price: \$804,500 during February
- Average price per sq.ft. in February was \$479
- Average Days-on-Market (DOM) is approximately 52 days
- Sold over Asking: On average, buyers paid 101% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	13	8	4	2.3	\$847,250	\$804,500	\$848,500	52	\$516	\$479	101%
Jan-26	14	3	6	2.6	\$764,150	\$765,000	\$780,166	44	\$494	\$511	102%
Dec-25	11	4	7	1.5	\$665,814	\$650,000	\$656,571	22	\$479	\$445	98%
Nov-25	18	4	3	2.5	\$848,962	\$850,000	\$867,000	76	\$494	\$488	102%
Oct-25	21	3	12	1.8	\$683,486	\$698,750	\$697,500	45	\$500	\$466	103%
Sep-25	21	13	7	2.2	\$757,142	\$730,000	\$756,714	38	\$492	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	4	-55.6%	\$747,285	9.25%	\$804,500	18.3%	\$848,500	19.2%	52	48.6%	101%
Feb-25	9	0%	\$684,000	-13%	\$680,000	-9.93%	\$711,888	-2.87%	35	20.7%	100%
Feb-24	9	12.5%	\$786,555	18.7%	\$755,000	6.77%	\$732,890	0.475%	29	-27.5%	101%

Sales Activity and Price Trends

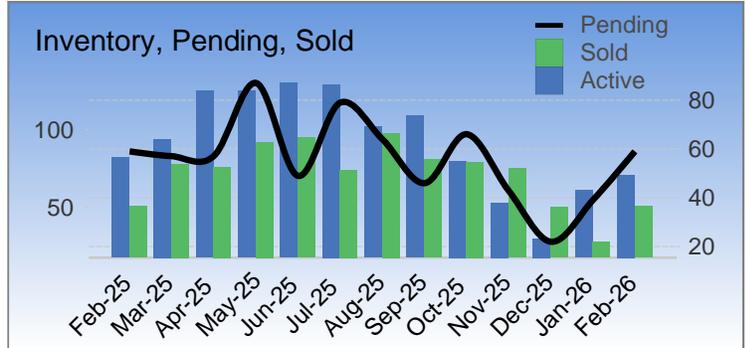
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	1	0	1
\$500-599K	0	2	3	2	0
\$600-699K	1	8	4	3	6
\$700-799K	6	3	5	2	0
\$800-899K	2	1	2	2	5
\$900-999K	0	2	0	1	2
\$1-1.299M	1	1	2	0	1
\$1.3-1.699M	0	0	0	0	1
\$1.7-1.999M	0	0	0	0	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	10	17	17	10	17

Presented by:



Market Activity Summary:

- Inventory: 71 units were listed for sale as of the last day of February - approximately 1.7 months of inventory.
- Sales Activity: 51 units were sold during February,
- Median Sales Price: \$1,720,000 during February
- Average price per sq.ft. in February was \$1,073
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 106% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	71	59	51	1.7	\$1,847,711	\$1,720,000	\$1,948,272	17	\$1,035	\$1,073	106%
Jan-26	61	39	28	1.2	\$1,680,431	\$1,611,262	\$1,740,367	24	\$1,033	\$1,123	104%
Dec-25	30	22	50	0.4	\$1,864,741	\$1,700,000	\$1,883,551	33	\$1,048	\$1,021	102%
Nov-25	53	43	75	0.7	\$1,833,977	\$1,666,000	\$1,932,259	21	\$1,055	\$1,067	105%
Oct-25	80	66	79	1.0	\$1,955,591	\$1,725,000	\$2,010,079	22	\$1,048	\$1,072	103%
Sep-25	109	46	81	1.3	\$1,777,748	\$1,656,000	\$1,796,258	27	\$1,020	\$1,028	101%
Aug-25	102	64	98	1.2	\$1,830,480	\$1,692,500	\$1,869,743	19	\$1,013	\$1,048	102%
Jul-25	129	79	74	1.5	\$2,018,910	\$1,860,000	\$2,057,669	19	\$1,016	\$1,062	102%
Jun-25	130	49	95	1.5	\$1,827,890	\$1,700,000	\$1,874,525	26	\$1,038	\$1,052	102%
May-25	125	87	92	1.6	\$1,884,736	\$1,750,500	\$1,962,037	14	\$1,035	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	51	0%	\$1,887,265	3.25%	\$1,720,000	-0.116%	\$1,948,272	5.11%	17	88.9%	106%
Feb-25	51	-15%	\$1,827,789	2.94%	\$1,722,000	0.555%	\$1,853,542	1.04%	9	-10%	107%
Feb-24	60	39.5%	\$1,775,655	10.7%	\$1,712,500	17.3%	\$1,834,425	23.2%	10	-67.7%	109%

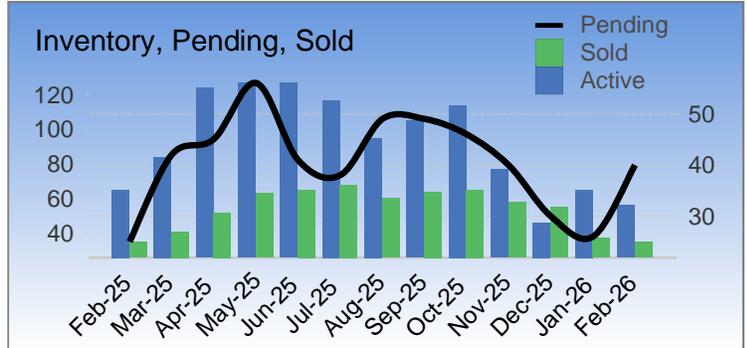
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	1	0
\$800-899K	2	1	0	5	1
\$900-999K	1	1	0	7	2
\$1-1.299M	8	5	8	17	9
\$1.3-1.699M	26	27	45	35	44
\$1.7-1.999M	17	19	26	8	36
\$2-2.999M	20	18	18	8	24
>3M	5	3	7	3	11
Total	79	74	104	84	127

Presented by:

Market Activity Summary:

- Inventory: 56 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 35 units were sold during February,
- Median Sales Price: \$990,000 during February
- Average price per sq.ft. in February was \$611
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 104% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	56	40	35	1.5	\$1,123,326	\$990,000	\$1,164,186	29	\$613	\$611	104%
Jan-26	65	26	37	1.4	\$940,527	\$890,000	\$950,527	32	\$615	\$563	102%
Dec-25	46	30	55	0.8	\$917,370	\$860,000	\$925,776	39	\$631	\$608	102%
Nov-25	77	40	58	1.3	\$964,685	\$927,500	\$967,236	24	\$619	\$616	100%
Oct-25	114	46	65	1.8	\$1,027,305	\$917,000	\$1,042,571	27	\$608	\$649	101%
Sep-25	105	49	64	1.7	\$996,807	\$850,000	\$997,388	36	\$614	\$625	101%
Aug-25	95	49	60	1.6	\$1,091,601	\$937,500	\$1,090,616	25	\$628	\$621	101%
Jul-25	117	38	68	1.9	\$1,013,758	\$937,750	\$1,034,077	21	\$648	\$620	102%
Jun-25	127	41	65	2.2	\$1,073,574	\$950,000	\$1,082,551	23	\$654	\$623	101%
May-25	127	56	63	2.5	\$960,296	\$890,000	\$971,769	22	\$667	\$656	102%
Apr-25	124	45	52	3.0	\$985,029	\$895,000	\$1,010,235	19	\$653	\$663	103%
Mar-25	84	42	41	2.4	\$957,506	\$920,000	\$1,009,947	15	\$661	\$639	105%
Feb-25	65	25	35	1.7	\$1,019,519	\$975,000	\$1,064,738	27	\$663	\$689	105%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	35	0%	\$1,118,897	9.13%	\$990,000	1.54%	\$1,164,186	9.34%	29	7.41%	104%
Feb-25	35	-22.2%	\$1,025,296	5.12%	\$975,000	-4.88%	\$1,064,738	-3.59%	27	28.6%	105%
Feb-24	45	7.14%	\$975,325	1.46%	\$1,025,000	17.5%	\$1,104,344	15.5%	21	-22.2%	105%

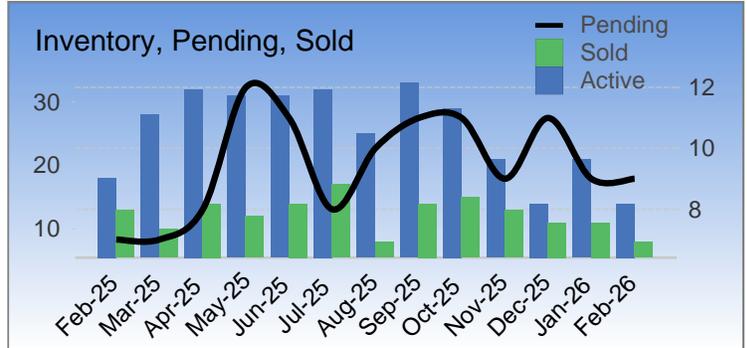
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	2	0	0	1
\$500-599K	1	2	0	1	1
\$600-699K	6	3	4	7	7
\$700-799K	11	5	9	13	11
\$800-899K	15	15	20	27	22
\$900-999K	13	16	16	9	19
\$1-1.299M	14	15	21	14	31
\$1.3-1.699M	5	6	10	4	19
\$1.7-1.999M	2	4	5	1	3
\$2-2.999M	5	2	2	0	3
>3M	0	0	0	0	0
Total	72	70	87	76	117

Presented by:

Market Activity Summary:

- Inventory: 14 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 8 units were sold during February,
- Median Sales Price: \$737,475 during February
- Average price per sq.ft. in February was \$453
- Average Days-on-Market (DOM) is approximately 84 days
- Sold over Asking: On average, buyers paid 99% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	14	9	8	1.8	\$828,743	\$737,475	\$815,743	84	\$455	\$453	99%
Jan-26	21	9	11	1.8	\$783,270	\$790,000	\$781,590	57	\$449	\$453	100%
Dec-25	14	11	11	1.2	\$810,220	\$785,000	\$797,315	41	\$431	\$443	98%
Nov-25	21	9	13	1.6	\$840,328	\$840,000	\$825,599	39	\$464	\$414	98%
Oct-25	29	11	15	2.4	\$788,746	\$760,000	\$795,133	23	\$447	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	8	-38.5%	\$745,058	-6.72%	\$737,475	-13.2%	\$815,743	-2.56%	84	250%	99%
Feb-25	13	44.4%	\$798,752	0.054%	\$850,000	-3.95%	\$837,153	-2.21%	24	41.2%	102%
Feb-24	9	-18.2%	\$798,321	-0.332%	\$885,000	17.2%	\$856,111	13.9%	17	-63%	102%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	2	1	1	2	1
\$500-599K	1	0	0	2	1
\$600-699K	1	2	1	4	2
\$700-799K	7	7	5	7	6
\$800-899K	4	6	4	2	2
\$900-999K	2	4	4	4	7
\$1-1.299M	1	1	0	1	4
\$1.3-1.699M	1	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	19	21	16	22	24

Presented by:

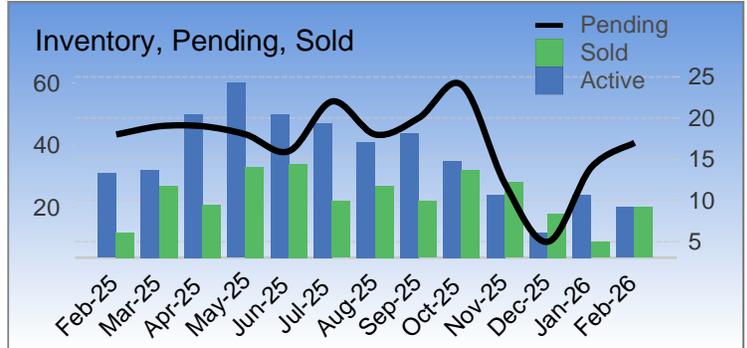
Includes Hercules and Rodeo

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Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 20 units were sold during February,
- Median Sales Price: \$2,060,000 during February
- Average price per sq.ft. in February was \$880
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 104% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	20	17	20	1.3	\$2,264,900	\$2,060,000	\$2,342,849	22	\$824	\$880	104%
Jan-26	24	14	9	1.3	\$2,384,000	\$2,100,000	\$2,324,333	37	\$789	\$708	97%
Dec-25	12	5	18	0.5	\$2,079,000	\$1,965,000	\$2,057,444	29	\$821	\$776	100%
Nov-25	24	12	28	0.9	\$2,545,839	\$1,847,500	\$2,515,707	34	\$757	\$859	100%
Oct-25	35	24	32	1.3	\$2,547,362	\$2,025,552	\$2,602,300	22	\$776	\$864	103%
Sep-25	44	20	22	1.9	\$2,304,863	\$1,867,500	\$2,323,796	25	\$767	\$863	102%
Aug-25	41	18	27	1.5	\$1,942,737	\$1,800,000	\$1,948,966	35	\$831	\$795	102%
Jul-25	47	22	22	1.6	\$2,392,818	\$2,187,500	\$2,443,709	20	\$846	\$907	101%
Jun-25	50	16	34	1.7	\$2,203,970	\$2,075,000	\$2,198,354	22	\$813	\$798	101%
May-25	60	18	33	2.2	\$2,503,878	\$2,275,000	\$2,549,901	17	\$821	\$898	102%
Apr-25	50	19	21	2.5	\$3,167,666	\$2,200,000	\$3,185,952	16	\$801	\$966	105%
Mar-25	32	19	27	2.2	\$2,169,259	\$2,125,000	\$2,227,926	15	\$773	\$870	104%
Feb-25	31	18	12	2.7	\$2,390,250	\$1,710,000	\$2,443,166	33	\$806	\$910	103%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	20	66.7%	\$2,417,042	3.37%	\$2,060,000	20.5%	\$2,342,849	-4.11%	22	-33.3%	104%
Feb-25	12	-29.4%	\$2,338,194	-11.7%	\$1,710,000	-31%	\$2,443,166	-8.42%	33	175%	103%
Feb-24	17	21.4%	\$2,649,416	1.78%	\$2,480,000	31.9%	\$2,667,718	14.2%	12	-25%	103%

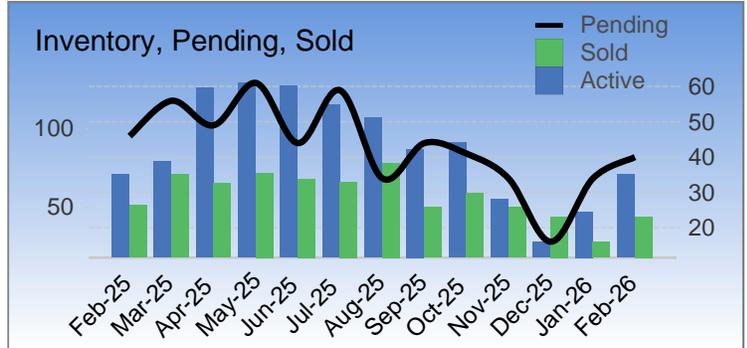
Sales Activity and Price Trends

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	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	1	1	1
\$1-1.299M	3	2	6	4	0
\$1.3-1.699M	7	5	4	5	6
\$1.7-1.999M	4	1	5	3	8
\$2-2.999M	9	6	7	4	10
>3M	6	3	8	4	12
Total	29	17	31	21	37

Presented by:

Market Activity Summary:

- Inventory: 71 units were listed for sale as of the last day of February - approximately 1.9 months of inventory.
- Sales Activity: 44 units were sold during February,
- Median Sales Price: \$1,323,500 during February
- Average price per sq.ft. in February was \$708
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	71	40	44	1.9	\$1,487,659	\$1,323,500	\$1,515,370	15	\$722	\$708	103%
Jan-26	47	34	28	1.2	\$1,537,221	\$1,352,500	\$1,497,839	39	\$766	\$705	99%
Dec-25	28	16	44	0.6	\$1,231,621	\$1,100,000	\$1,224,802	27	\$814	\$723	100%
Nov-25	55	34	50	1.1	\$1,223,661	\$1,102,500	\$1,219,657	27	\$731	\$724	100%
Oct-25	91	41	59	1.5	\$1,414,681	\$1,225,000	\$1,393,805	30	\$751	\$690	99%
Sep-25	87	44	50	1.4	\$1,197,588	\$1,060,000	\$1,186,482	34	\$769	\$680	99%
Aug-25	107	34	78	1.6	\$1,383,860	\$1,198,000	\$1,374,057	28	\$757	\$697	99%
Jul-25	115	59	66	1.7	\$1,484,578	\$1,180,000	\$1,455,723	21	\$741	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	44	-13.7%	\$1,468,827	2.81%	\$1,323,500	1.81%	\$1,515,370	3%	15	7.14%	103%
Feb-25	51	15.9%	\$1,428,672	6.18%	\$1,300,000	-0.421%	\$1,471,290	1.32%	14	-36.4%	105%
Feb-24	44	-8.33%	\$1,345,556	5.43%	\$1,305,500	25.8%	\$1,452,113	24.5%	22	4.76%	105%

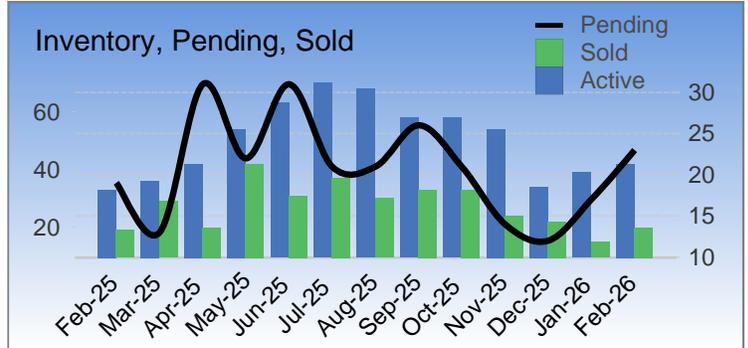
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	1	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	2	1
\$700-799K	2	1	2	6	4
\$800-899K	4	2	4	11	8
\$900-999K	5	7	8	19	11
\$1-1.299M	23	35	24	29	48
\$1.3-1.699M	16	24	14	14	30
\$1.7-1.999M	7	5	9	2	10
\$2-2.999M	12	9	8	4	5
>3M	3	0	0	1	1
Total	72	84	69	89	118

Presented by:

Market Activity Summary:

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



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	42	23	20	2.3	\$759,947	\$770,000	\$788,681	30	\$526	\$532	105%
Jan-26	39	17	15	2.0	\$917,049	\$902,000	\$919,143	46	\$539	\$492	100%
Dec-25	34	12	22	1.3	\$857,260	\$835,000	\$852,167	42	\$500	\$471	100%
Nov-25	54	14	24	1.8	\$1,088,864	\$972,000	\$1,071,033	38	\$514	\$489	99%
Oct-25	58	21	33	1.8	\$705,207	\$706,000	\$704,530	35	\$511	\$480	100%
Sep-25	58	26	33	1.8	\$913,411	\$830,000	\$911,078	34	\$519	\$488	100%
Aug-25	68	21	30	2.1	\$966,972	\$790,000	\$957,558	25	\$498	\$533	100%
Jul-25	70	21	37	1.9	\$746,996	\$720,000	\$760,558	23	\$496	\$522	102%
Jun-25	63	31	31	2.0	\$893,601	\$825,000	\$897,947	24	\$514	\$533	101%
May-25	54	22	42	1.7	\$888,182	\$827,500	\$918,116	17	\$525	\$541	103%
Apr-25	42	31	20	1.9	\$814,458	\$785,000	\$820,304	17	\$500	\$530	101%
Mar-25	36	13	29	1.6	\$839,903	\$755,000	\$848,764	28	\$485	\$521	102%
Feb-25	33	19	19	1.6	\$818,784	\$800,000	\$831,789	27	\$488	\$515	101%

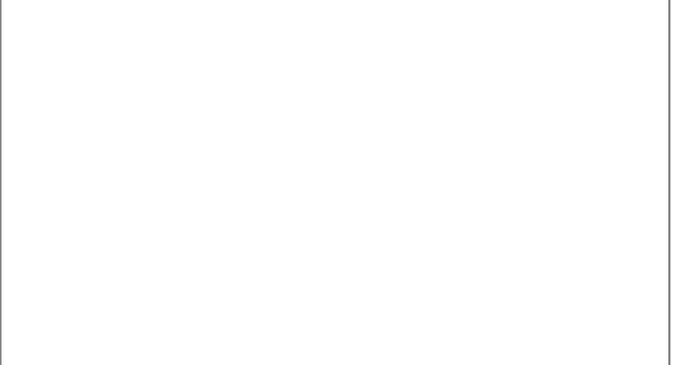
Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	20	5.26%	\$974,514	21.5%	\$770,000	-3.75%	\$788,681	-5.18%	30	11.1%	105%
Feb-25	19	18.8%	\$801,895	-8.2%	\$800,000	-1.48%	\$831,789	0.855%	27	42.1%	101%
Feb-24	16	45.5%	\$873,488	23.9%	\$812,000	0.62%	\$824,735	-1.71%	19	-29.6%	101%

Sales Activity and Price Trends

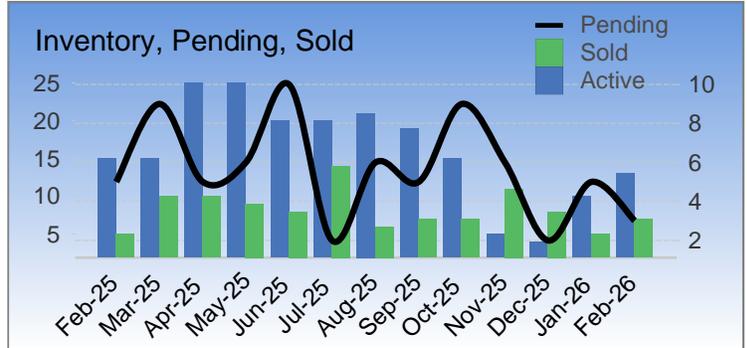
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	2	2	3	1
\$500-599K	6	7	3	4	5
\$600-699K	2	3	2	7	7
\$700-799K	6	8	7	3	8
\$800-899K	9	7	5	9	11
\$900-999K	6	8	5	1	9
\$1-1.299M	7	3	5	2	8
\$1.3-1.699M	1	0	1	2	3
\$1.7-1.999M	0	0	0	0	1
\$2-2.999M	0	1	0	1	0
>3M	0	0	0	0	0
Total	38	39	30	32	53

Presented by:



Market Activity Summary:

- Inventory: units were listed for sale as of the last day of February - approximately months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$1,950,000 during February
- Average price per sq.ft. in February was \$749
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	13	3	7	2.0	\$1,887,000	\$1,950,000	\$1,936,142	7	\$916	\$749	103%
Jan-26	10	5	5	1.3	\$2,030,800	\$2,000,000	\$2,182,224	7	\$941	\$865	107%
Dec-25	4	2	8	0.5	\$1,980,125	\$1,690,000	\$1,938,500	82	\$1,112	\$737	98%
Nov-25	5	6	11	0.6	\$1,943,545	\$1,780,000	\$1,929,363	38	\$1,041	\$827	100%
Oct-25	15	9	7	2.6	\$2,065,714	\$1,875,000	\$2,060,000	34	\$834	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	7	40%	\$1,838,636	-21.6%	\$1,950,000	-10.8%	\$1,936,142	1.32%	7	-12.5%	103%
Feb-25	5	0%	\$2,345,169	18%	\$2,185,000	26.4%	\$1,911,000	-3.66%	8	-11.1%	100%
Feb-24	5	400%	\$1,988,250	-17.8%	\$1,728,000	-34.2%	\$1,983,600	-24.4%	9	125%	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	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	1	0	0
\$1.3-1.699M	2	3	4	2	4
\$1.7-1.999M	4	2	1	4	3
\$2-2.999M	6	3	3	1	6
>3M	0	0	0	0	1
Total	12	8	9	7	14

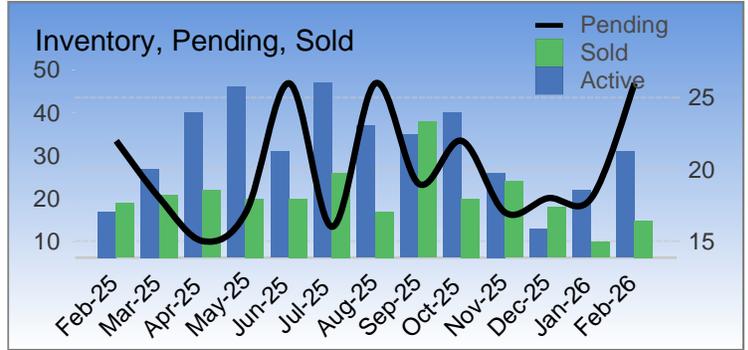
Presented by:



Market Activity Summary:



- Inventory: 31 units were listed for sale as of the last day of February - approximately 2.2 months of inventory.
- Sales Activity: 15 units were sold during February,
- Median Sales Price: \$1,450,000 during February
- Average price per sq.ft. in February was \$814
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	31	26	15	2.2	\$1,542,335	\$1,450,000	\$1,583,419	31	\$853	\$814	103%
Jan-26	22	18	10	1.3	\$1,621,375	\$1,475,167	\$1,634,308	41	\$791	\$782	101%
Dec-25	13	18	18	0.7	\$1,345,185	\$1,427,500	\$1,361,780	50	\$806	\$825	101%
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	\$804	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	15	-21.1%	\$1,473,458	4.71%	\$1,450,000	6.62%	\$1,583,419	13.7%	31	47.6%	103%
Feb-25	19	11.8%	\$1,407,121	3.52%	\$1,360,000	0.741%	\$1,393,105	2.8%	21	40%	105%
Feb-24	17	0%	\$1,359,298	11.5%	\$1,350,000	16.9%	\$1,355,114	14.3%	15	-21.1%	109%

Sales Activity and Price Trends

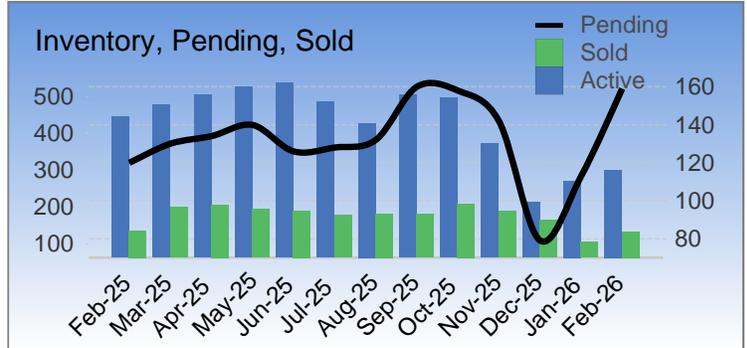
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	1	0
\$800-899K	0	1	0	4	0
\$900-999K	1	1	2	9	1
\$1-1.299M	2	6	7	8	8
\$1.3-1.699M	17	18	10	7	23
\$1.7-1.999M	1	3	4	0	1
\$2-2.999M	4	1	1	1	1
>3M	0	0	0	0	0
Total	25	30	24	30	34

Presented by:



Market Activity Summary:

- Inventory: 299 units were listed for sale as of the last day of February - approximately 2.3 months of inventory.
- Sales Activity: 133 units were sold during February,
- Median Sales Price: \$920,000 during February
- Average price per sq.ft. in February was \$645
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 112% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	299	159	133	2.3	\$1,072,126	\$920,000	\$1,224,366	38	\$543	\$645	112%
Jan-26	271	113	105	1.9	\$956,819	\$705,000	\$995,921	42	\$532	\$526	103%
Dec-25	212	79	164	1.2	\$963,844	\$875,000	\$1,078,209	37	\$487	\$611	109%
Nov-25	372	142	188	2.0	\$1,076,700	\$860,000	\$1,165,258	37	\$520	\$630	108%
Oct-25	496	158	208	2.7	\$1,050,553	\$1,037,500	\$1,215,384	30	\$549	\$638	113%
Sep-25	503	160	179	2.8	\$951,628	\$925,000	\$1,073,285	35	\$544	\$623	110%
Aug-25	427	132	181	2.4	\$909,049	\$825,000	\$1,000,614	36	\$534	\$595	109%
Jul-25	485	128	178	2.7	\$1,068,000	\$867,500	\$1,150,401	39	\$526	\$601	108%
Jun-25	536	126	189	2.8	\$1,101,564	\$1,050,000	\$1,223,102	28	\$530	\$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	\$536	\$624	109%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	133	-1.48%	\$1,093,998	3.52%	\$920,000	-7.07%	\$1,224,366	7.91%	38	5.56%	112%
Feb-25	135	8.87%	\$1,056,835	-12.6%	\$990,000	6.74%	\$1,134,572	-1.1%	36	0%	109%
Feb-24	124	12.7%	\$1,209,878	7.19%	\$927,500	9.76%	\$1,147,230	4.72%	36	-5.26%	110%

Sales Activity and Price Trends

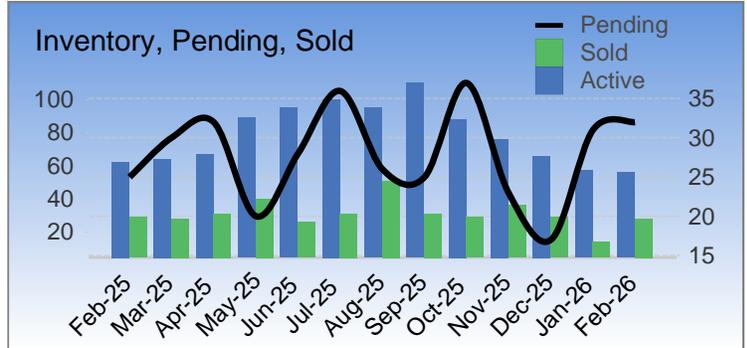
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	39	38	37	27	14
\$500-599K	38	29	31	30	34
\$600-699K	17	29	20	24	31
\$700-799K	26	20	22	18	25
\$800-899K	11	19	13	17	22
\$900-999K	13	6	11	7	26
\$1-1.299M	31	40	31	28	43
\$1.3-1.699M	34	33	23	20	46
\$1.7-1.999M	8	8	12	13	19
\$2-2.999M	11	16	15	12	19
>3M	10	10	3	4	11
Total	238	248	218	200	290

Presented by:

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Market Activity Summary:

- Inventory: 56 units were listed for sale as of the last day of February - approximately 2.5 months of inventory.
- Sales Activity: 28 units were sold during February,
- Median Sales Price: \$671,944 during February
- Average price per sq.ft. in February was \$345
- Average Days-on-Market (DOM) is approximately 58 days
- Sold over Asking: On average, buyers paid 100% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	56	32	28	2.5	\$678,237	\$671,944	\$675,429	58	\$353	\$345	100%
Jan-26	57	31	14	2.2	\$644,196	\$662,000	\$649,823	43	\$349	\$369	101%
Dec-25	66	17	29	2.1	\$697,174	\$665,000	\$693,553	47	\$354	\$374	99%
Nov-25	76	23	36	2.4	\$679,419	\$676,250	\$676,186	45	\$345	\$341	100%
Oct-25	88	37	29	2.4	\$673,948	\$630,000	\$675,473	30	\$343	\$371	100%
Sep-25	110	25	31	2.9	\$740,554	\$685,000	\$740,957	29	\$342	\$358	100%
Aug-25	95	26	51	2.6	\$665,250	\$640,000	\$670,012	40	\$348	\$347	101%
Jul-25	100	36	31	3.1	\$751,193	\$726,000	\$759,559	37	\$347	\$349	100%
Jun-25	95	28	26	3.0	\$664,943	\$675,750	\$679,698	35	\$361	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	28	-3.45%	\$688,473	-5.67%	\$671,944	0.29%	\$675,429	-2.74%	58	48.7%	100%
Feb-25	29	52.6%	\$729,823	0.948%	\$670,000	0.149%	\$694,453	-1.64%	39	77.3%	100%
Feb-24	19	-17.4%	\$722,971	2.11%	\$669,000	4.53%	\$706,017	9.26%	22	-26.7%	100%

Sales Activity and Price Trends

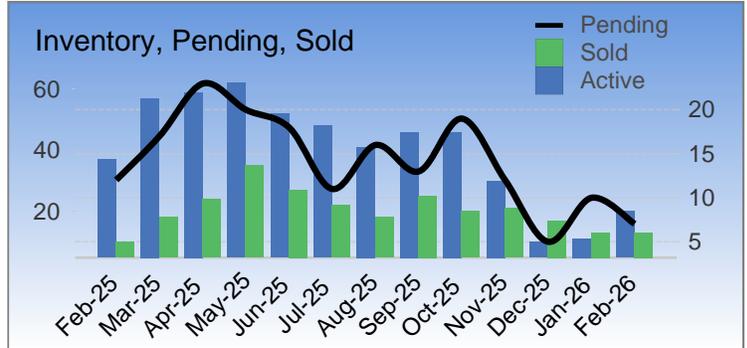
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	1	2	6	3
\$500-599K	7	8	6	15	11
\$600-699K	22	18	15	19	23
\$700-799K	8	12	12	11	22
\$800-899K	4	5	7	3	12
\$900-999K	0	3	5	0	8
\$1-1.299M	0	1	3	1	3
\$1.3-1.699M	0	1	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	42	49	50	55	83

Presented by:



Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 13 units were sold during February,
- Median Sales Price: \$2,400,000 during February
- Average price per sq.ft. in February was \$857
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 100% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	20	7	13	1.4	\$3,073,384	\$2,400,000	\$3,076,134	23	\$762	\$857	100%
Jan-26	11	10	13	0.6	\$2,015,432	\$2,100,000	\$1,973,278	29	\$788	\$701	97%
Dec-25	10	5	17	0.5	\$2,160,346	\$1,720,000	\$2,089,764	32	\$793	\$711	98%
Nov-25	30	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	13	30%	\$2,230,368	-9.65%	\$2,400,000	-0.621%	\$3,076,134	23.7%	23	91.7%	100%
Feb-25	10	-9.09%	\$2,468,625	-8.56%	\$2,415,000	8.54%	\$2,486,900	-1.99%	12	-69.2%	106%
Feb-24	11	267%	\$2,699,731	11%	\$2,225,000	83.9%	\$2,537,272	95.2%	39	30%	102%

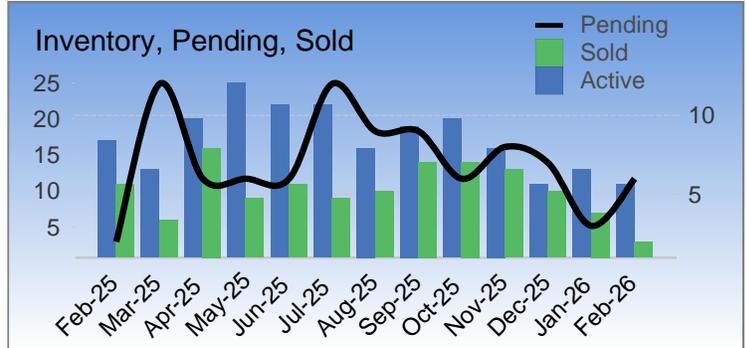
Sales Activity and Price Trends

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	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	0	0	0	0
\$1-1.299M	4	0	2	3	0
\$1.3-1.699M	1	4	2	4	2
\$1.7-1.999M	4	2	1	0	6
\$2-2.999M	10	5	8	1	3
>3M	6	3	4	0	3
Total	26	14	17	8	14

Presented by:

Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of February - approximately 1.7 months of inventory.
- Sales Activity: 3 units were sold during February,
- Median Sales Price: \$860,000 during February
- Average price per sq.ft. in February was \$423
- Average Days-on-Market (DOM) is approximately 63 days
- Sold over Asking: On average, buyers paid 100% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	11	6	3	1.7	\$848,300	\$860,000	\$850,000	63	\$495	\$423	100%
Jan-26	13	3	7	1.3	\$709,128	\$707,000	\$723,428	48	\$476	\$532	102%
Dec-25	11	7	10	0.9	\$793,038	\$817,500	\$797,580	36	\$475	\$485	101%
Nov-25	16	8	13	1.2	\$749,627	\$755,500	\$756,792	27	\$528	\$481	101%
Oct-25	20	6	14	1.9	\$756,346	\$735,750	\$765,214	23	\$503	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	3	-72.7%	\$740,877	-2.71%	\$860,000	1.18%	\$850,000	8.01%	63	65.8%	100%
Feb-25	11	267%	\$761,500	-15.2%	\$850,000	21.4%	\$787,000	10.6%	38	443%	103%
Feb-24	3	-50%	\$898,200	23.3%	\$700,000	3.1%	\$711,666	4.33%	7	-75%	101%

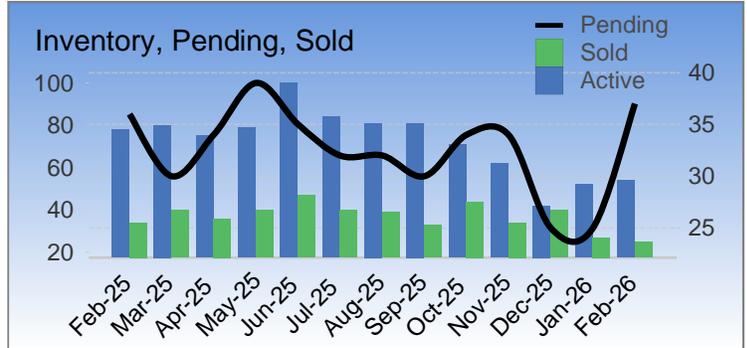
Sales Activity and Price Trends

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	1	0
\$500-599K	0	1	0	1	0
\$600-699K	4	4	2	3	1
\$700-799K	3	2	3	5	9
\$800-899K	2	7	5	0	4
\$900-999K	0	2	0	0	2
\$1-1.299M	1	0	0	0	0
\$1.3-1.699M	0	1	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	10	17	10	10	16

Presented by:

Market Activity Summary:

- Inventory: 54 units were listed for sale as of the last day of February - approximately 2.0 months of inventory.
- Sales Activity: 25 units were sold during February,
- Median Sales Price: \$570,000 during February
- Average price per sq.ft. in February was \$402
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	54	37	25	2.0	\$559,413	\$570,000	\$571,876	34	\$434	\$402	103%
Jan-26	52	25	27	1.7	\$595,080	\$570,000	\$594,770	28	\$438	\$352	100%
Dec-25	42	25	40	1.1	\$599,643	\$583,000	\$600,412	31	\$461	\$365	101%
Nov-25	62	34	34	1.8	\$591,651	\$579,500	\$594,558	36	\$424	\$375	101%
Oct-25	71	34	44	1.9	\$599,234	\$573,750	\$605,786	44	\$406	\$373	101%
Sep-25	81	30	33	2.3	\$584,132	\$550,000	\$585,113	30	\$402	\$381	101%
Aug-25	81	32	39	2.0	\$603,993	\$580,000	\$603,802	28	\$414	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	25	-26.5%	\$592,329	-7.85%	\$570,000	-6.56%	\$571,876	-9.4%	34	-12.8%	103%
Feb-25	34	21.4%	\$642,754	9.92%	\$610,000	-0.408%	\$631,216	1.43%	39	50%	101%
Feb-24	28	-37.8%	\$584,766	-3.62%	\$612,500	13.4%	\$622,308	4.24%	26	-38.1%	102%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	9	11	10	27	11
\$500-599K	23	23	22	23	25
\$600-699K	15	17	22	17	36
\$700-799K	1	3	9	5	18
\$800-899K	3	4	8	4	10
\$900-999K	0	2	0	6	6
\$1-1.299M	1	0	2	0	3
\$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	52	60	73	82	109

Presented by:

Includes Pittsburg and Bay Point

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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 21 units were listed for sale as of the last day of February - approximately 2.0 months of inventory.
- Sales Activity: 12 units were sold during February,
- Median Sales Price: \$1,187,500 during February
- Average price per sq.ft. in February was \$676
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 105% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	21	17	12	2.0	\$1,028,512	\$1,187,500	\$1,077,150	12	\$619	\$676	105%
Jan-26	23	8	4	1.8	\$910,250	\$825,000	\$903,500	58	\$608	\$702	99%
Dec-25	14	4	17	0.7	\$1,028,529	\$973,000	\$1,024,970	40	\$613	\$595	100%
Nov-25	22	14	17	1.1	\$1,151,617	\$1,135,000	\$1,158,205	31	\$597	\$678	101%
Oct-25	33	14	24	1.6	\$1,139,657	\$1,159,000	\$1,141,875	23	\$617	\$686	100%
Sep-25	39	17	18	1.8	\$1,116,327	\$1,105,000	\$1,123,583	31	\$605	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	12	20%	\$1,038,433	-9.61%	\$1,187,500	-5.23%	\$1,077,150	-10.1%	12	-62.5%	105%
Feb-25	10	-9.09%	\$1,148,896	-0.766%	\$1,253,000	24.9%	\$1,198,600	11.2%	32	-20%	102%
Feb-24	11	-50%	\$1,157,766	12.4%	\$1,003,500	-5.06%	\$1,078,227	4.82%	40	17.6%	102%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	1	0	0	0	0
\$600-699K	0	0	2	4	0
\$700-799K	3	0	4	2	3
\$800-899K	3	2	3	6	4
\$900-999K	1	2	1	3	3
\$1-1.299M	4	9	7	14	7
\$1.3-1.699M	4	5	6	3	5
\$1.7-1.999M	0	0	1	0	1
\$2-2.999M	0	0	1	1	0
>3M	0	0	0	0	0
Total	16	18	25	33	23

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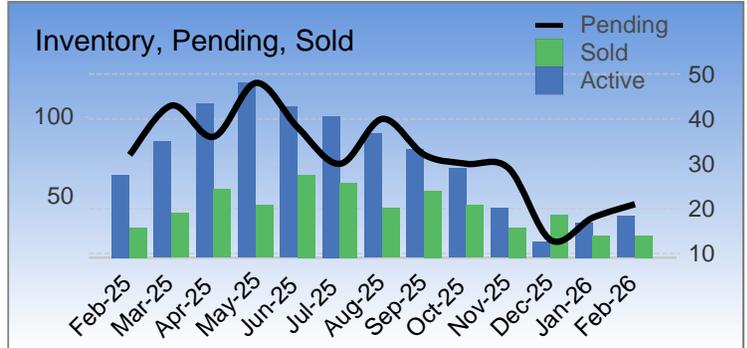
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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 37 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 25 units were sold during February,
- Median Sales Price: \$1,900,000 during February
- Average price per sq.ft. in February was \$802
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	37	21	25	1.3	\$2,099,915	\$1,900,000	\$2,136,840	28	\$843	\$802	103%
Jan-26	33	18	25	1.2	\$1,894,720	\$1,590,000	\$1,882,456	35	\$813	\$815	99%
Dec-25	21	13	38	0.6	\$1,860,757	\$1,665,000	\$1,834,016	33	\$814	\$819	98%
Nov-25	42	29	30	1.0	\$2,082,296	\$1,667,500	\$2,037,037	21	\$816	\$815	98%
Oct-25	67	30	44	1.4	\$2,224,379	\$1,757,500	\$2,172,181	27	\$827	\$807	98%
Sep-25	79	32	53	1.5	\$1,971,159	\$1,527,000	\$1,956,754	26	\$833	\$813	99%
Aug-25	89	40	42	1.7	\$1,957,216	\$1,661,000	\$1,891,705	29	\$859	\$827	97%
Jul-25	100	30	58	1.8	\$2,089,539	\$1,679,444	\$2,027,911	31	\$856	\$803	98%
Jun-25	106	38	63	2.0	\$1,991,951	\$1,770,000	\$1,976,300	26	\$878	\$849	99%
May-25	121	48	44	2.7	\$1,994,203	\$1,680,000	\$1,971,347	32	\$843	\$867	99%
Apr-25	108	36	54	2.7	\$1,992,355	\$1,806,500	\$2,002,196	17	\$862	\$885	101%
Mar-25	84	43	39	2.8	\$2,020,641	\$1,869,000	\$2,036,367	15	\$834	\$913	101%
Feb-25	63	32	30	2.1	\$1,999,512	\$1,657,500	\$1,992,800	23	\$869	\$865	100%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	25	-16.7%	\$2,069,868	-2.51%	\$1,900,000	14.6%	\$2,136,840	7.23%	28	21.7%	103%
Feb-25	30	42.9%	\$2,123,151	-11.1%	\$1,657,500	-9.18%	\$1,992,800	-9.71%	23	9.52%	100%
Feb-24	21	5%	\$2,387,911	-3.27%	\$1,825,000	22.4%	\$2,207,071	29.7%	21	-41.7%	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	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	1	0	0	0
\$1-1.299M	2	4	5	8	2
\$1.3-1.699M	21	21	13	21	19
\$1.7-1.999M	8	8	5	5	16
\$2-2.999M	12	11	9	2	14
>3M	6	6	9	3	6
Total	50	51	41	39	57

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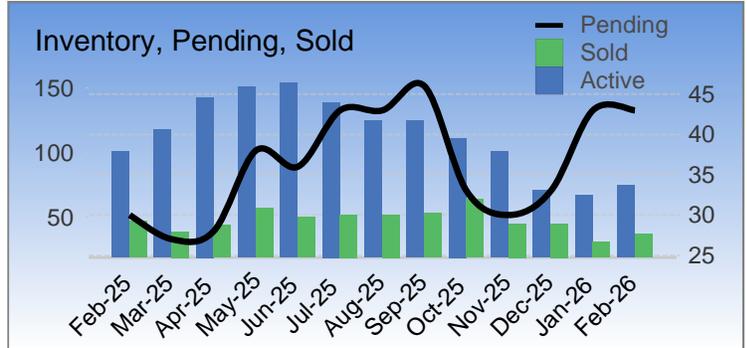
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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 75 units were listed for sale as of the last day of February - approximately 2.1 months of inventory.
- Sales Activity: 37 units were sold during February,
- Median Sales Price: \$680,000 during February
- Average price per sq.ft. in February was \$445
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	75	43	37	2.1	\$677,693	\$680,000	\$698,256	45	\$476	\$445	103%
Jan-26	67	43	31	1.7	\$674,461	\$630,000	\$680,419	53	\$488	\$494	101%
Dec-25	71	33	45	1.5	\$663,368	\$670,000	\$701,791	35	\$465	\$515	106%
Nov-25	101	30	45	2.0	\$685,921	\$660,000	\$699,611	39	\$481	\$479	102%
Oct-25	111	33	64	2.0	\$672,330	\$657,500	\$689,687	36	\$466	\$485	103%
Sep-25	125	46	53	2.5	\$632,715	\$596,811	\$637,666	38	\$473	\$518	101%
Aug-25	125	43	52	2.5	\$681,052	\$657,500	\$700,284	36	\$469	\$524	103%
Jul-25	139	43	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	37	-21.3%	\$647,726	0.887%	\$680,000	-3.95%	\$698,256	-6.28%	45	125%	103%
Feb-25	47	6.82%	\$642,032	-17.4%	\$708,000	-1.73%	\$745,080	-1.09%	20	-23.1%	106%
Feb-24	44	37.5%	\$777,104	7.7%	\$720,500	9.17%	\$753,319	7.62%	26	-42.2%	105%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	9	10	13	6	4
\$500-599K	15	18	19	10	17
\$600-699K	16	8	14	13	15
\$700-799K	11	14	10	7	18
\$800-899K	8	9	11	5	12
\$900-999K	4	5	3	2	7
\$1-1.299M	4	6	5	5	7
\$1.3-1.699M	1	2	1	1	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	68	72	76	49	80

Presented by:



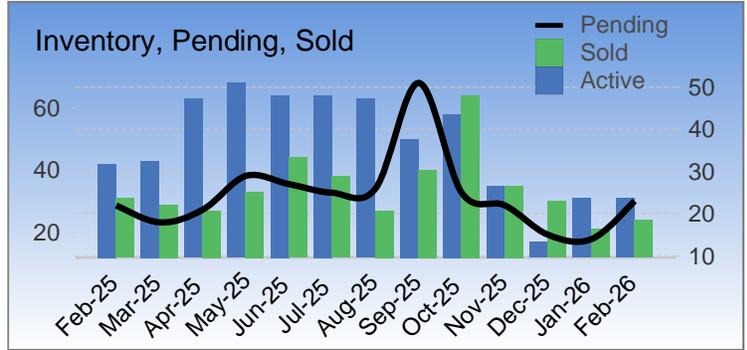
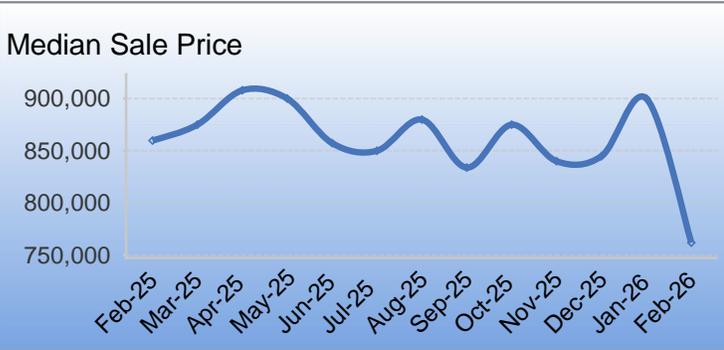
Includes Richmond, North Richmond and Point Richmond

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Market Activity Summary:

- Inventory: 31 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 24 units were sold during February,
- Median Sales Price: \$762,000 during February
- Average price per sq.ft. in February was \$613
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	31	23	24	1.3	\$785,776	\$762,000	\$804,812	26	\$667	\$613	103%
Jan-26	31	14	21	1.1	\$916,142	\$900,000	\$933,166	30	\$663	\$603	102%
Dec-25	17	15	30	0.4	\$857,411	\$845,000	\$876,354	24	\$659	\$628	102%
Nov-25	35	22	35	0.8	\$831,578	\$840,000	\$869,784	21	\$637	\$585	104%
Oct-25	58	25	64	1.4	\$875,777	\$875,000	\$917,232	26	\$621	\$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	64	25	38	1.7	\$844,938	\$850,000	\$872,657	27	\$594	\$632	103%
Jun-25	64	27	44	1.9	\$838,325	\$857,500	\$866,040	26	\$602	\$607	103%
May-25	68	29	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	24	-22.6%	\$898,286	-6.25%	\$762,000	-11.4%	\$804,812	-9.83%	26	18.2%	103%
Feb-25	31	0%	\$958,146	9.72%	\$859,900	-1.73%	\$892,545	-1.69%	22	-12%	105%
Feb-24	31	24%	\$873,304	3.15%	\$875,000	12.5%	\$907,911	11.8%	25	-34.2%	104%

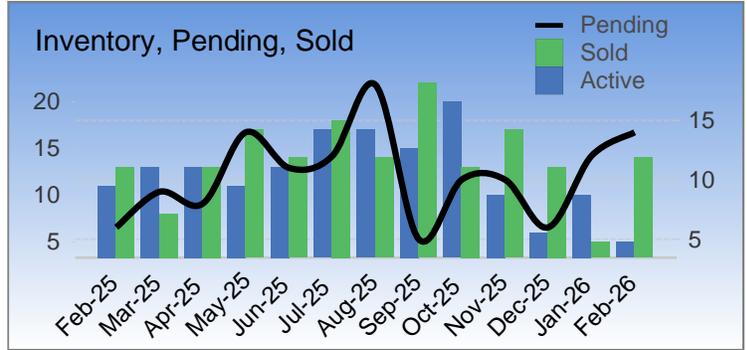
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	2	0
\$500-599K	0	0	0	2	0
\$600-699K	6	3	5	2	1
\$700-799K	15	12	11	22	10
\$800-899K	9	17	15	15	11
\$900-999K	7	12	8	4	21
\$1-1.299M	6	6	9	4	16
\$1.3-1.699M	2	1	2	1	9
\$1.7-1.999M	0	0	0	0	2
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	45	52	50	52	70

Presented by:

Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of February - approximately 0.5 months of inventory.
- Sales Activity: 14 units were sold during February,
- Median Sales Price: \$800,000 during February
- Average price per sq.ft. in February was \$627
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	5	14	14	0.5	\$790,564	\$800,000	\$808,025	29	\$697	\$627	103%
Jan-26	10	12	5	0.9	\$801,379	\$825,000	\$803,319	25	\$648	\$671	100%
Dec-25	6	6	13	0.5	\$758,592	\$760,000	\$773,692	19	\$661	\$676	102%
Nov-25	10	10	17	0.6	\$826,505	\$810,000	\$833,111	15	\$742	\$619	101%
Oct-25	20	10	13	1.3	\$762,975	\$800,000	\$777,115	43	\$613	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	14	7.69%	\$771,765	-6.37%	\$800,000	-8.05%	\$808,025	-10.1%	29	123%	103%
Feb-25	13	8.33%	\$824,263	2.42%	\$870,000	-1.75%	\$898,529	-0.596%	13	18.2%	108%
Feb-24	12	71.4%	\$804,808	2.11%	\$885,500	15%	\$903,912	12.4%	11	-15.4%	111%

Sales Activity and Price Trends

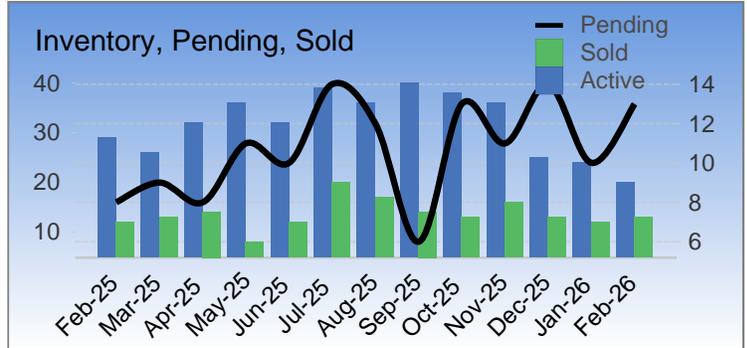
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	1	1
\$600-699K	1	1	1	3	1
\$700-799K	8	2	6	7	2
\$800-899K	6	12	6	2	10
\$900-999K	4	2	2	2	9
\$1-1.299M	0	5	3	1	5
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	19	22	18	16	28

Presented by:



Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of February - approximately 1.9 months of inventory.
- Sales Activity: 13 units were sold during February,
- Median Sales Price: \$540,000 during February
- Average price per sq.ft. in February was \$511
- Average Days-on-Market (DOM) is approximately 57 days
- Sold over Asking: On average, buyers paid 101% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	20	13	13	1.9	\$576,199	\$540,000	\$582,692	57	\$455	\$511	101%
Jan-26	24	10	12	2.0	\$575,150	\$559,500	\$579,916	32	\$480	\$488	101%
Dec-25	25	14	13	1.9	\$625,522	\$610,000	\$628,384	32	\$498	\$465	100%
Nov-25	36	11	16	2.7	\$607,889	\$612,500	\$624,262	31	\$514	\$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	\$515	\$499	103%
Jul-25	39	14	20	3.0	\$578,944	\$592,000	\$581,450	38	\$496	\$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	\$492	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	13	8.33%	\$591,236	-9.02%	\$540,000	-17.6%	\$582,692	-7.15%	57	96.6%	101%
Feb-25	12	-20%	\$649,849	2.51%	\$655,000	5.65%	\$627,583	2.91%	29	-19.4%	102%
Feb-24	15	200%	\$633,950	-1.78%	\$620,000	18.1%	\$609,860	18.8%	36	-7.69%	105%

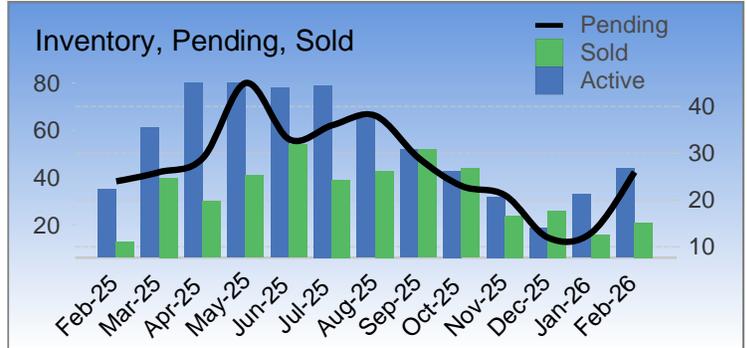
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	6	4	6	4	2
\$500-599K	11	6	5	6	6
\$600-699K	3	7	7	3	3
\$700-799K	3	5	4	2	6
\$800-899K	2	1	1	0	1
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	1
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	25	23	23	15	19

Presented by:

Market Activity Summary:

- Inventory: 44 units were listed for sale as of the last day of February - approximately 2.1 months of inventory.
- Sales Activity: 21 units were sold during February,
- Median Sales Price: \$1,450,000 during February
- Average price per sq.ft. in February was \$769
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 102% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	44	26	21	2.1	\$1,592,899	\$1,450,000	\$1,604,047	16	\$749	\$769	102%
Jan-26	33	13	16	1.5	\$1,803,078	\$1,742,500	\$1,794,819	24	\$740	\$739	100%
Dec-25	19	12	26	0.6	\$1,842,359	\$1,800,000	\$1,850,269	15	\$751	\$740	100%
Nov-25	32	21	24	0.8	\$1,769,324	\$1,582,500	\$1,742,603	35	\$787	\$753	98%
Oct-25	43	23	44	0.9	\$1,664,125	\$1,462,744	\$1,635,495	34	\$762	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	21	61.5%	\$1,878,253	-4.98%	\$1,450,000	-20%	\$1,604,047	-5.59%	16	77.8%	102%
Feb-25	13	-40.9%	\$1,976,654	2.89%	\$1,813,000	-2%	\$1,699,029	-7.22%	9	-59.1%	100%
Feb-24	22	57.1%	\$1,921,108	6.78%	\$1,850,000	15.1%	\$1,831,227	13.5%	22	-56.9%	106%

Sales Activity and Price Trends

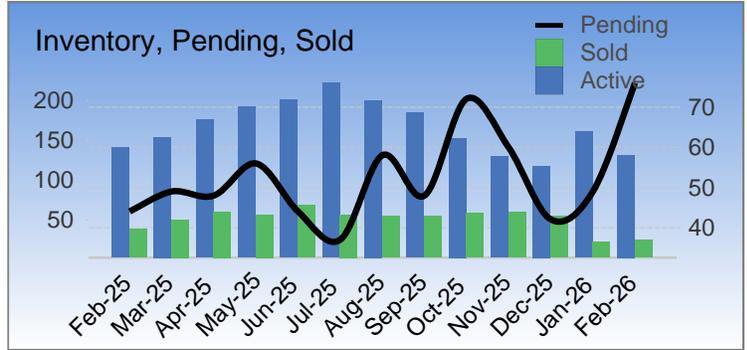
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	1	1	0	0
\$800-899K	0	0	1	0	0
\$900-999K	2	0	0	0	0
\$1-1.299M	6	1	1	4	3
\$1.3-1.699M	13	9	14	12	10
\$1.7-1.999M	8	9	10	6	20
\$2-2.999M	6	7	10	3	25
>3M	2	1	0	1	4
Total	37	28	37	26	62

Presented by:



Market Activity Summary:

- Inventory: 132 units were listed for sale as of the last day of February - approximately 4.0 months of inventory.
- Sales Activity: 25 units were sold during February,
- Median Sales Price: \$680,000 during February
- Average price per sq.ft. in February was \$377
- Average Days-on-Market (DOM) is approximately 63 days
- Sold over Asking: On average, buyers paid 99% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	132	76	25	4.0	\$756,927	\$680,000	\$741,920	63	\$379	\$377	99%
Jan-26	161	49	23	3.5	\$689,102	\$650,000	\$683,896	33	\$384	\$363	99%
Dec-25	118	42	55	2.1	\$689,969	\$680,000	\$682,186	47	\$397	\$349	99%
Nov-25	130	60	60	2.4	\$760,357	\$702,500	\$755,162	37	\$390	\$367	100%
Oct-25	153	72	59	2.9	\$717,043	\$700,000	\$712,321	41	\$382	\$355	99%
Sep-25	185	48	55	3.4	\$760,771	\$675,000	\$742,802	36	\$373	\$344	98%
Aug-25	200	58	55	3.4	\$671,370	\$637,000	\$654,128	48	\$382	\$350	97%
Jul-25	222	37	57	3.7	\$710,811	\$657,282	\$695,699	41	\$381	\$381	98%
Jun-25	201	44	69	3.3	\$704,229	\$677,500	\$696,633	29	\$386	\$362	99%
May-25	192	56	57	3.5	\$705,896	\$700,000	\$698,487	33	\$394	\$366	99%
Apr-25	176	48	61	3.5	\$724,456	\$665,000	\$712,921	27	\$407	\$384	99%
Mar-25	154	49	51	3.4	\$746,268	\$710,000	\$741,813	27	\$398	\$390	100%
Feb-25	141	44	39	3.1	\$741,230	\$658,000	\$733,204	27	\$397	\$387	100%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	25	-35.9%	\$757,281	-1.5%	\$680,000	3.34%	\$741,920	1.19%	63	133%	99%
Feb-25	39	-2.5%	\$768,846	-8.77%	\$658,000	-12.8%	\$733,204	-7.15%	27	-12.9%	100%
Feb-24	40	29%	\$842,800	4.06%	\$755,000	16.2%	\$789,623	12.8%	31	-36.7%	100%

Sales Activity and Price Trends

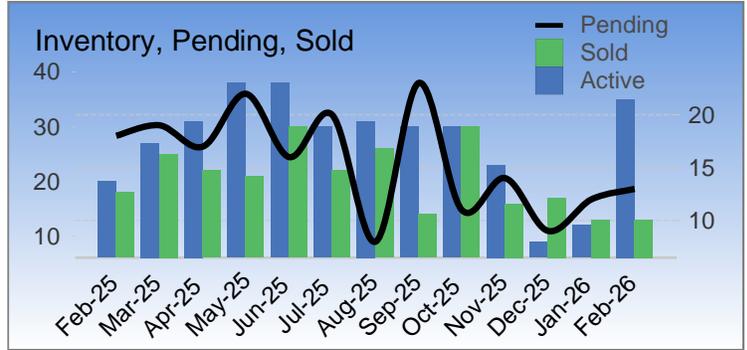
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	5	8	7	6	8
\$500-599K	11	19	17	15	14
\$600-699K	13	21	21	17	29
\$700-799K	9	18	19	9	30
\$800-899K	3	8	17	8	26
\$900-999K	1	10	8	3	10
\$1-1.299M	4	3	5	5	13
\$1.3-1.699M	1	1	0	0	1
\$1.7-1.999M	1	0	0	0	0
\$2-2.999M	0	1	1	0	1
>3M	0	0	0	0	0
Total	48	89	95	63	132

Presented by:



Market Activity Summary:

- Inventory: 35 units were listed for sale as of the last day of February - approximately 2.5 months of inventory.
- Sales Activity: 13 units were sold during February,
- Median Sales Price: \$1,497,000 during February
- Average price per sq.ft. in February was \$900
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 109% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	35	13	13	2.5	\$1,374,537	\$1,497,000	\$1,517,461	13	\$830	\$900	109%
Jan-26	12	12	13	0.8	\$1,427,906	\$1,460,900	\$1,473,630	33	\$877	\$795	103%
Dec-25	9	9	17	0.5	\$1,267,866	\$1,325,000	\$1,306,117	30	\$809	\$832	103%
Nov-25	23	14	16	1.2	\$1,459,683	\$1,530,000	\$1,490,941	23	\$785	\$819	103%
Oct-25	30	11	30	1.3	\$1,432,361	\$1,356,000	\$1,465,391	27	\$801	\$834	103%
Sep-25	30	23	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	13	-27.8%	\$1,436,821	0.47%	\$1,497,000	-5.13%	\$1,517,461	-9.07%	13	-13.3%	109%
Feb-25	18	-10%	\$1,430,099	2.31%	\$1,578,000	7.71%	\$1,668,870	17%	15	36.4%	113%
Feb-24	20	11.1%	\$1,397,774	10.9%	\$1,465,000	9.33%	\$1,426,850	7.42%	11	-21.4%	108%

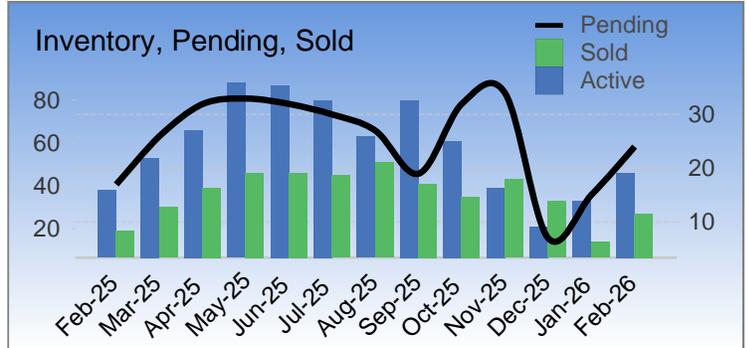
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	1	0	0	0
\$700-799K	0	0	1	0	1
\$800-899K	3	1	1	4	0
\$900-999K	1	1	2	2	4
\$1-1.299M	1	3	5	6	7
\$1.3-1.699M	18	16	17	13	17
\$1.7-1.999M	1	4	0	0	10
\$2-2.999M	1	6	1	2	5
>3M	1	0	0	0	0
Total	26	32	27	27	44

Presented by:

Market Activity Summary:

- Inventory: 46 units were listed for sale as of the last day of February - approximately 1.9 months of inventory.
- Sales Activity: 27 units were sold during February,
- Median Sales Price: \$1,400,000 during February
- Average price per sq.ft. in February was \$777
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 102% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-26	46	24	27	1.9	\$1,559,956	\$1,400,000	\$1,592,407	18	\$821	\$777	102%
Jan-26	33	15	14	1.1	\$1,581,710	\$1,555,000	\$1,572,714	22	\$824	\$790	100%
Dec-25	21	7	33	0.6	\$1,610,750	\$1,575,000	\$1,641,287	29	\$782	\$751	102%
Nov-25	39	34	43	1.0	\$1,558,434	\$1,500,000	\$1,541,113	28	\$807	\$737	99%
Oct-25	61	32	35	1.5	\$1,395,602	\$1,410,000	\$1,414,157	22	\$792	\$721	102%
Sep-25	80	19	41	1.8	\$1,505,133	\$1,450,000	\$1,495,958	27	\$777	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-26	27	42.1%	\$1,715,013	-5.88%	\$1,400,000	-15.2%	\$1,592,407	-0.347%	18	63.6%	102%
Feb-25	19	-13.6%	\$1,822,251	8.78%	\$1,650,000	13.8%	\$1,597,956	3.13%	11	-31.3%	103%
Feb-24	22	57.1%	\$1,675,231	-7.96%	\$1,450,000	-2.03%	\$1,549,454	-5.79%	16	-30.4%	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	0	1	1	0
\$700-799K	1	1	0	0	0
\$800-899K	0	0	1	0	1
\$900-999K	0	1	0	1	2
\$1-1.299M	14	9	9	6	6
\$1.3-1.699M	15	10	19	5	24
\$1.7-1.999M	5	8	5	3	17
\$2-2.999M	4	6	5	1	9
>3M	2	1	0	3	2
Total	41	36	40	20	61

Presented by: