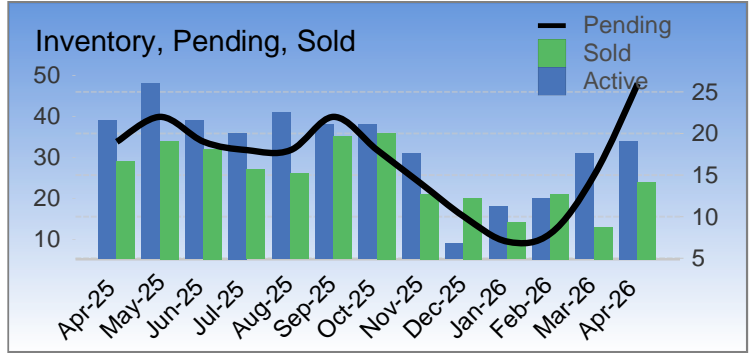


## Market Activity Summary:



- Inventory: 34 units were listed for sale as of the last day of April - approximately 1.8 months of inventory.
- Sales Activity: 24 units were sold during April,
- Median Sales Price: \$1,390,000 during April
- Average price per sq.ft. in April was \$824
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 117% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	34	26	24	1.8	\$1,253,375	\$1,390,000	\$1,466,493	18	\$712	\$824	117%
Mar-26	31	15	13	1.9	\$1,378,230	\$1,200,000	\$1,549,230	24	\$712	\$749	114%
Feb-26	20	8	21	1.1	\$1,432,523	\$1,540,000	\$1,601,751	10	\$707	\$778	113%
Jan-26	18	7	14	1.0	\$1,425,714	\$1,287,500	\$1,444,999	36	\$702	\$695	101%
Dec-25	9	10	20	0.4	\$1,190,035	\$1,212,500	\$1,324,265	30	\$741	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	24	-17.2%	\$1,356,266	15.5%	\$1,390,000	6.92%	\$1,466,493	8.06%	18	12.5%	117%
Apr-25	29	-3.33%	\$1,174,439	-11.6%	\$1,300,000	-9.57%	\$1,357,120	-4.57%	16	-15.8%	113%
Apr-24	30	7.14%	\$1,328,500	-0.496%	\$1,437,500	6.48%	\$1,422,079	8.35%	19	5.56%	118%

## Sales Activity and Price Trends

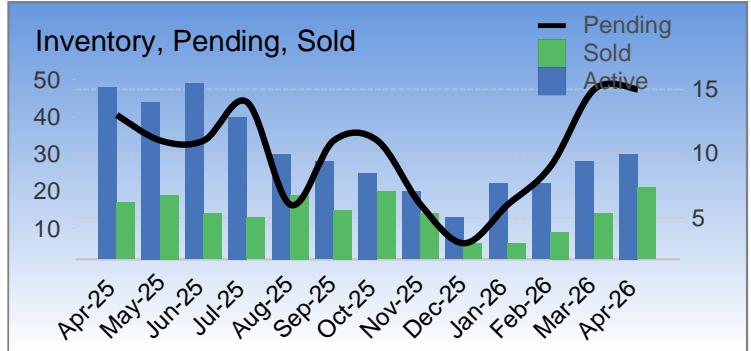
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	1	0	0
\$500-599K	0	0	1	0	0
\$600-699K	0	2	1	0	0
\$700-799K	3	2	0	5	1
\$800-899K	3	4	2	3	3
\$900-999K	3	3	2	9	4
\$1-1.299M	17	29	14	26	20
\$1.3-1.699M	27	37	37	30	46
\$1.7-1.999M	12	11	10	6	10
\$2-2.999M	4	3	2	1	19
>3M	3	0	1	0	1
Total	72	91	71	80	104

Presented by:



## Market Activity Summary:

- Inventory: 30 units were listed for sale as of the last day of April - approximately 2.0 months of inventory.
- Sales Activity: 21 units were sold during April,
- Median Sales Price: \$2,700,000 during April
- Average price per sq.ft. in April was \$979
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 106% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	30	15	21	2.0	\$2,843,423	\$2,700,000	\$2,976,982	17	\$934	\$979	106%
Mar-26	28	15	14	2.9	\$3,387,500	\$2,850,000	\$3,462,500	32	\$899	\$922	103%
Feb-26	22	9	9	3.1	\$2,296,111	\$2,300,000	\$2,336,111	23	\$895	\$844	102%
Jan-26	22	6	6	2.5	\$2,440,333	\$2,375,000	\$2,493,333	27	\$910	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	21	23.5%	\$3,760,200	28.9%	\$2,700,000	16.1%	\$2,976,982	22.4%	17	13.3%	106%
Apr-25	17	6.25%	\$2,916,884	-10.5%	\$2,325,000	-18.3%	\$2,432,823	-15.4%	15	-28.6%	104%
Apr-24	16	-5.88%	\$3,258,221	11.7%	\$2,845,000	-7.3%	\$2,876,250	-5.78%	21	-27.6%	103%

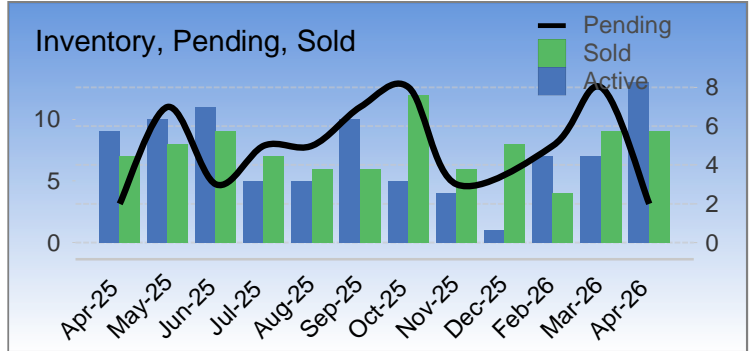
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	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	2	4	0	1	0
\$1.7-1.999M	7	5	7	5	6
\$2-2.999M	24	21	18	19	22
>3M	17	11	13	16	31
Total	50	41	38	41	59

Presented by:

## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of April - approximately 1.8 months of inventory.
- Sales Activity: 9 units were sold during April,
- Median Sales Price: \$1,575,000 during April
- Average price per sq.ft. in April was \$1,020
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 129% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	13	2	9	1.8	\$1,174,666	\$1,575,000	\$1,511,457	11	\$770	\$1,020	129%
Mar-26	7	8	9	1.6	\$1,074,000	\$1,325,000	\$1,411,229	14	\$891	\$1,061	132%
Feb-26	7	5	4	1.8	\$1,148,750	\$1,556,944	\$1,524,722	11	\$820	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	9	28.6%	\$1,341,200	16.6%	\$1,575,000	32.9%	\$1,511,457	18.8%	11	-57.7%	129%
Apr-25	7	-22.2%	\$1,150,000	-8.58%	\$1,185,000	-12.2%	\$1,272,142	-6.73%	26	73.3%	120%
Apr-24	9	12.5%	\$1,257,870	58.7%	\$1,350,000	1.89%	\$1,363,987	-7.77%	15	-28.6%	115%

## 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	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	1	0	1	1
\$900-999K	2	1	2	1	0
\$1-1.299M	5	7	6	6	8
\$1.3-1.699M	11	6	7	7	14
\$1.7-1.999M	2	3	1	0	2
\$2-2.999M	2	2	3	4	2
>3M	0	0	0	0	0
Total	22	20	20	19	27

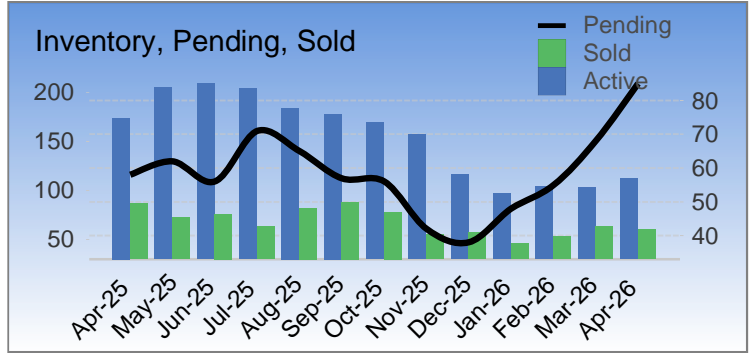
Presented by:



## Market Activity Summary:



- Inventory: 112 units were listed for sale as of the last day of April - approximately 2.0 months of inventory.
- Sales Activity: 60 units were sold during April,
- Median Sales Price: \$627,500 during April
- Average price per sq.ft. in April was \$351
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 101% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	112	85	60	2.0	\$611,155	\$627,500	\$618,459	22	\$339	\$351	101%
Mar-26	103	68	63	2.1	\$621,164	\$615,000	\$628,045	36	\$351	\$339	101%
Feb-26	104	55	53	2.1	\$593,432	\$600,000	\$596,080	50	\$349	\$338	101%
Jan-26	97	48	46	2.0	\$604,656	\$584,475	\$596,787	58	\$340	\$337	99%
Dec-25	116	38	57	1.9	\$614,696	\$630,000	\$615,700	43	\$337	\$321	100%
Nov-25	157	42	55	2.2	\$640,469	\$630,000	\$636,352	46	\$338	\$331	100%
Oct-25	169	56	78	2.1	\$613,649	\$615,000	\$613,697	44	\$337	\$317	100%
Sep-25	178	57	88	2.3	\$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	72	2.7	\$622,294	\$612,500	\$625,190	30	\$337	\$344	101%
Apr-25	174	58	87	2.4	\$643,559	\$636,000	\$647,017	30	\$336	\$340	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
Apr-26	60	-31%	\$638,152	-0.865%	\$627,500	-1.34%	\$618,459	-4.41%	22	-26.7%	101%
Apr-25	87	8.75%	\$643,722	1.53%	\$636,000	-1.31%	\$647,017	-0.249%	30	11.1%	101%
Apr-24	80	31.1%	\$634,025	-4.46%	\$644,458	-2.35%	\$648,631	3.81%	27	-18.2%	102%

## Sales Activity and Price Trends

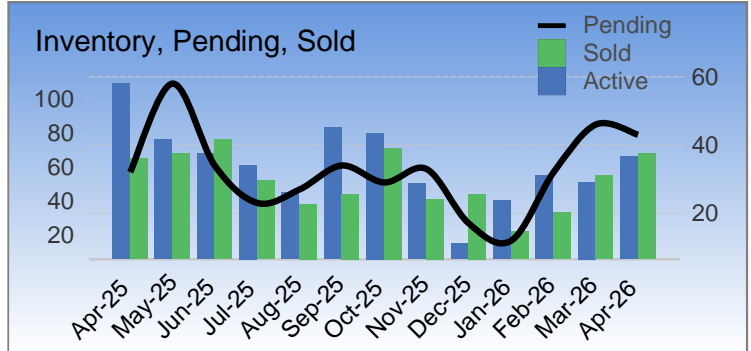
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	40	37	21	55	30
\$500-599K	61	85	76	57	59
\$600-699K	69	79	86	91	132
\$700-799K	36	45	54	45	105
\$800-899K	11	18	19	11	76
\$900-999K	4	4	4	3	23
\$1-1.299M	1	4	0	2	10
\$1.3-1.699M	0	0	0	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	222	272	260	264	435

## Presented by:



## Market Activity Summary:

- Inventory: 66 units were listed for sale as of the last day of April - approximately 1.3 months of inventory.
- Sales Activity: 68 units were sold during April,
- Median Sales Price: \$1,685,000 during April
- Average price per sq.ft. in April was \$965
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 128% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	66	43	68	1.3	\$1,435,101	\$1,685,000	\$1,822,770	18	\$786	\$965	128%
Mar-26	51	46	55	1.5	\$1,437,963	\$1,650,000	\$1,783,327	17	\$758	\$950	128%
Feb-26	55	32	33	1.7	\$1,330,387	\$1,575,000	\$1,642,848	22	\$729	\$895	123%
Jan-26	40	12	22	1.2	\$1,357,813	\$1,487,500	\$1,579,545	29	\$722	\$906	119%
Dec-25	15	17	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	68	4.62%	\$1,455,116	-11.1%	\$1,685,000	2.12%	\$1,822,770	2.38%	18	-5.26%	128%
Apr-25	65	20.4%	\$1,636,054	13.5%	\$1,650,000	16.6%	\$1,780,427	13.6%	19	35.7%	125%
Apr-24	54	50%	\$1,441,971	-6.73%	\$1,415,000	-11.9%	\$1,567,101	-9.89%	14	-17.6%	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	1	0	0	0
\$500-599K	1	0	0	2	0
\$600-699K	2	1	1	0	0
\$700-799K	6	4	4	6	1
\$800-899K	5	6	8	5	2
\$900-999K	8	7	11	8	7
\$1-1.299M	26	28	31	20	24
\$1.3-1.699M	50	47	37	39	48
\$1.7-1.999M	32	31	22	23	44
\$2-2.999M	35	27	31	20	55
>3M	13	13	6	7	23
Total	178	165	151	130	204

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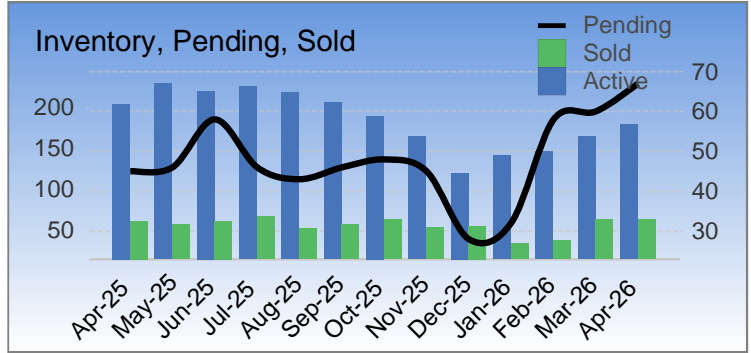
Includes Berkeley and Kensington

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## Market Activity Summary:

- Inventory: 179 units were listed for sale as of the last day of April - approximately 3.4 months of inventory.
- Sales Activity: 63 units were sold during April,
- Median Sales Price: \$735,000 during April
- Average price per sq.ft. in April was \$394
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 99% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	179	67	63	3.4	\$792,116	\$735,000	\$784,962	30	\$450	\$394	99%
Mar-26	164	60	63	3.8	\$836,419	\$795,000	\$835,427	39	\$431	\$378	100%
Feb-26	146	58	37	3.5	\$1,137,853	\$735,000	\$1,036,862	50	\$445	\$426	97%
Jan-26	141	32	34	3.0	\$820,960	\$808,501	\$810,014	83	\$443	\$365	99%
Dec-25	120	28	55	2.1	\$819,420	\$722,500	\$814,531	57	\$464	\$350	99%
Nov-25	164	45	53	2.9	\$894,981	\$815,000	\$876,515	56	\$434	\$360	98%
Oct-25	189	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	63	3.28%	\$955,399	9.19%	\$735,000	-12%	\$784,962	-8.91%	30	7.14%	99%
Apr-25	61	-29.1%	\$875,008	-21%	\$835,000	-0.299%	\$861,781	-1.87%	28	0%	99%
Apr-24	86	72%	\$1,107,892	24.7%	\$837,500	-5.9%	\$878,195	-7.73%	28	-41.7%	101%

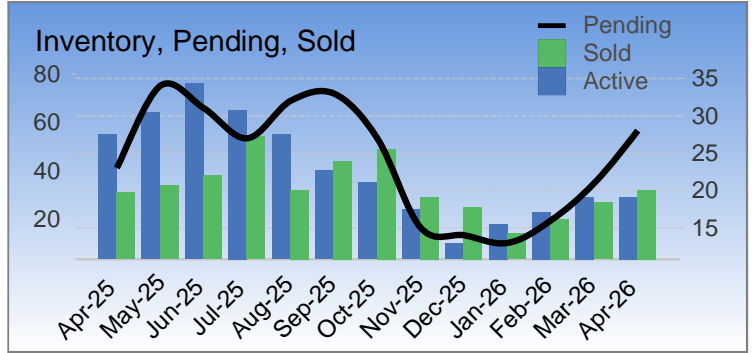
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	11	6	2	6	3
\$500-599K	23	12	19	14	22
\$600-699K	39	30	36	34	28
\$700-799K	38	30	45	43	59
\$800-899K	29	43	40	35	54
\$900-999K	24	28	33	21	61
\$1-1.299M	20	25	36	24	69
\$1.3-1.699M	7	11	6	11	29
\$1.7-1.999M	0	1	1	1	4
\$2-2.999M	4	1	2	1	1
>3M	2	0	0	0	2
Total	197	187	220	190	332

Presented by:

## Market Activity Summary:

- Inventory: 29 units were listed for sale as of the last day of April - approximately 1.2 months of inventory.
- Sales Activity: 32 units were sold during April,
- Median Sales Price: \$1,205,000 during April
- Average price per sq.ft. in April was \$755
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 107% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	29	28	32	1.2	\$1,136,765	\$1,205,000	\$1,214,531	16	\$660	\$755	107%
Mar-26	29	21	27	1.5	\$1,185,052	\$1,319,000	\$1,216,955	11	\$657	\$636	102%
Feb-26	23	16	20	1.3	\$1,128,734	\$1,153,750	\$1,174,507	21	\$603	\$725	105%
Jan-26	18	13	14	0.8	\$1,224,991	\$1,138,056	\$1,250,793	40	\$639	\$621	102%
Dec-25	10	14	25	0.3	\$1,270,909	\$1,070,000	\$1,295,304	26	\$588	\$635	104%
Nov-25	24	15	29	0.6	\$1,152,206	\$1,131,000	\$1,180,418	21	\$673	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	32	3.23%	\$1,214,531	-3.79%	\$1,205,000	-9.06%	\$1,214,531	-15.1%	16	-23.8%	107%
Apr-25	31	82.4%	\$1,262,430	-8.48%	\$1,325,000	-3.64%	\$1,430,991	8.1%	21	90.9%	105%
Apr-24	17	-43.3%	\$1,379,350	-2.48%	\$1,375,000	6.18%	\$1,323,705	2.24%	11	-54.2%	109%

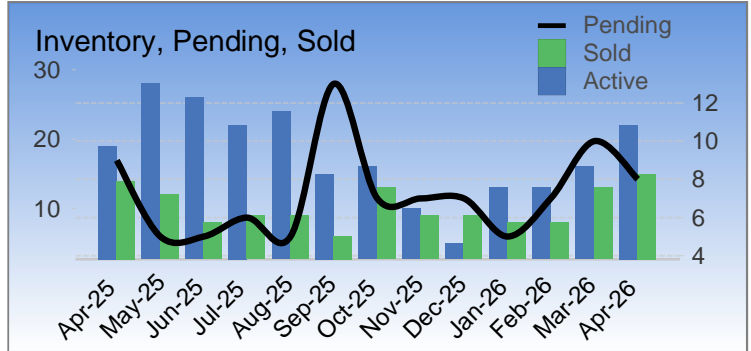
## Sales Activity and Price Trends

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	1	0	0	1	1
\$700-799K	9	3	2	4	2
\$800-899K	10	7	4	9	7
\$900-999K	8	8	6	20	5
\$1-1.299M	29	32	22	22	36
\$1.3-1.699M	25	32	22	28	56
\$1.7-1.999M	10	7	7	7	14
\$2-2.999M	1	4	0	1	9
>3M	0	2	0	1	0
Total	93	95	63	93	130

## Presented by:

## Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of April - approximately 1.9 months of inventory.
- Sales Activity: 15 units were sold during April,
- Median Sales Price: \$1,150,000 during April
- Average price per sq.ft. in April was \$505
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 102% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	22	8	15	1.9	\$1,206,500	\$1,150,000	\$1,222,533	22	\$537	\$505	102%
Mar-26	16	10	13	1.7	\$1,152,073	\$1,160,000	\$1,183,376	24	\$521	\$511	103%
Feb-26	13	7	8	1.6	\$1,200,375	\$1,080,000	\$1,209,250	26	\$509	\$515	101%
Jan-26	13	5	8	1.6	\$1,343,187	\$1,175,000	\$1,343,500	26	\$517	\$723	100%
Dec-25	5	7	9	0.5	\$950,888	\$875,000	\$937,222	45	\$559	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	15	7.14%	\$1,187,097	-7.17%	\$1,150,000	-0.0782%	\$1,222,533	-2.45%	22	-26.7%	102%
Apr-25	14	55.6%	\$1,278,808	17.6%	\$1,150,900	4.72%	\$1,253,244	14.2%	30	87.5%	100%
Apr-24	9	0%	\$1,087,086	-12%	\$1,099,000	-9.55%	\$1,097,888	-6.72%	16	0%	102%

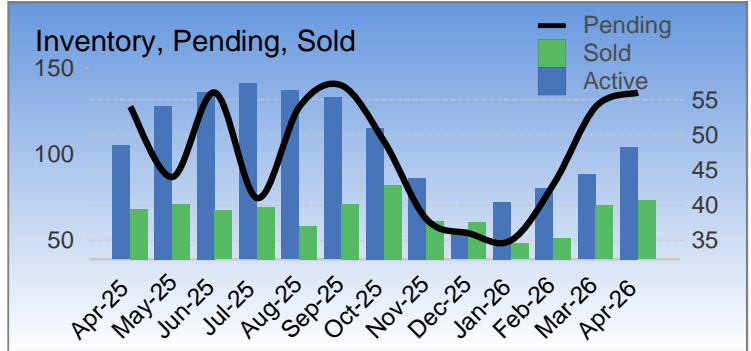
## Sales Activity and Price Trends

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	2	1	0	1
\$800-899K	5	7	2	4	2
\$900-999K	7	5	4	4	8
\$1-1.299M	17	16	8	13	15
\$1.3-1.699M	11	6	7	7	22
\$1.7-1.999M	1	1	0	0	3
\$2-2.999M	3	1	1	0	0
>3M	0	0	0	0	0
Total	44	38	23	28	51

Presented by:

## Market Activity Summary:

- Inventory: 104 units were listed for sale as of the last day of April - approximately 1.7 months of inventory.
- Sales Activity: 73 units were sold during April,
- Median Sales Price: \$803,000 during April
- Average price per sq.ft. in April was \$538
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 102% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	104	56	73	1.7	\$831,389	\$803,000	\$846,708	16	\$535	\$538	102%
Mar-26	88	54	70	1.6	\$833,360	\$781,500	\$842,928	18	\$534	\$538	101%
Feb-26	80	43	51	1.6	\$840,741	\$810,000	\$851,862	30	\$523	\$528	102%
Jan-26	72	35	48	1.3	\$791,824	\$765,000	\$792,788	40	\$525	\$510	100%
Dec-25	55	36	60	0.9	\$819,898	\$805,000	\$823,889	29	\$525	\$512	101%
Nov-25	86	38	61	1.3	\$803,622	\$790,000	\$814,387	29	\$518	\$527	101%
Oct-25	115	49	82	1.7	\$830,380	\$795,000	\$826,898	31	\$524	\$531	100%
Sep-25	133	57	71	2.0	\$836,645	\$830,000	\$846,892	25	\$525	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	73	7.35%	\$931,456	6.59%	\$803,000	-4.66%	\$846,708	-2.63%	16	-20%	102%
Apr-25	68	-12.8%	\$873,899	0.0457%	\$842,250	2.78%	\$869,571	-2.96%	20	33.3%	101%
Apr-24	78	32.2%	\$873,500	1.82%	\$819,500	5.74%	\$896,120	6.64%	15	7.14%	105%

## Sales Activity and Price Trends

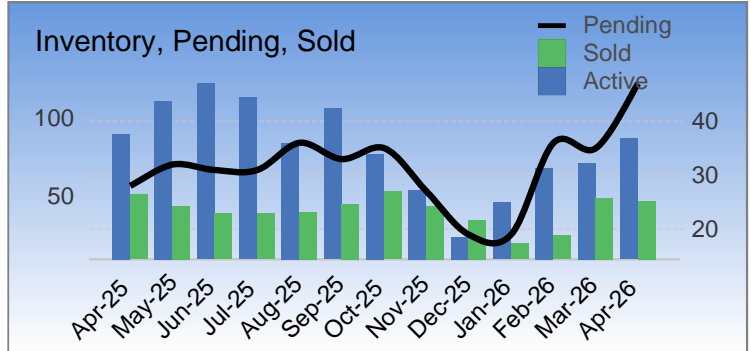
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	5	3	3	2	4
\$500-599K	21	6	7	12	7
\$600-699K	43	32	36	36	33
\$700-799K	55	54	60	51	61
\$800-899K	47	43	48	40	74
\$900-999K	29	35	30	31	49
\$1-1.299M	27	44	34	23	71
\$1.3-1.699M	13	13	19	6	38
\$1.7-1.999M	1	2	2	0	6
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	1
Total	242	232	239	201	344

## Presented by:



## Market Activity Summary:

- Inventory: 87 units were listed for sale as of the last day of April - approximately 2.2 months of inventory.
- Sales Activity: 47 units were sold during April,
- Median Sales Price: \$2,150,000 during April
- Average price per sq.ft. in April was \$825
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 101% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	87	47	47	2.2	\$2,249,484	\$2,150,000	\$2,266,622	18	\$811	\$825	101%
Mar-26	71	35	49	2.3	\$2,301,444	\$2,100,000	\$2,292,536	13	\$797	\$811	100%
Feb-26	68	36	25	2.6	\$2,348,360	\$2,150,000	\$2,363,595	23	\$786	\$819	101%
Jan-26	46	19	20	1.4	\$2,086,630	\$1,882,000	\$2,076,405	40	\$785	\$804	99%
Dec-25	24	19	35	0.5	\$2,321,301	\$2,005,000	\$2,287,179	32	\$804	\$786	99%
Nov-25	54	27	44	1.1	\$2,161,886	\$1,850,000	\$2,095,031	37	\$794	\$747	97%
Oct-25	77	35	53	1.7	\$2,164,299	\$1,942,000	\$2,144,694	27	\$812	\$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	\$808	\$772	97%
Jun-25	122	31	39	2.8	\$2,269,556	\$2,050,000	\$2,258,405	16	\$819	\$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	\$853	\$848	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
Apr-26	47	-7.84%	\$2,488,328	-10.5%	\$2,150,000	-6.52%	\$2,266,622	-2.78%	18	12.5%	101%
Apr-25	51	-25%	\$2,781,737	7.76%	\$2,300,000	4.55%	\$2,331,394	-3.33%	16	23.1%	101%
Apr-24	68	58.1%	\$2,581,532	14.6%	\$2,200,000	15.8%	\$2,411,610	16%	13	-18.8%	102%

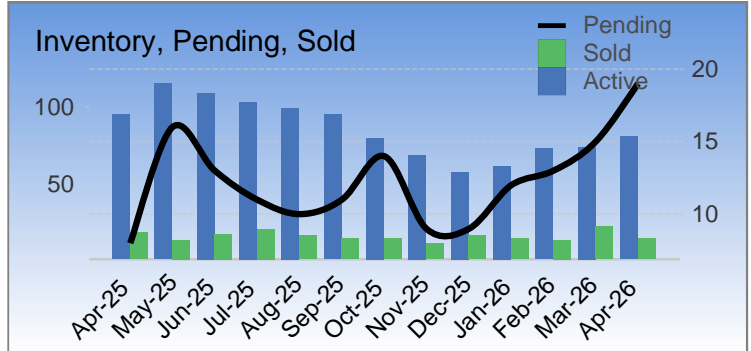
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	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	2	0
\$1-1.299M	4	4	5	11	6
\$1.3-1.699M	24	16	23	27	21
\$1.7-1.999M	34	40	23	34	34
\$2-2.999M	60	74	73	48	106
>3M	19	23	24	13	53
Total	141	157	148	135	220

Presented by:

## Market Activity Summary:

- Inventory: 81 units were listed for sale as of the last day of April - approximately 4.8 months of inventory.
- Sales Activity: 15 units were sold during April,
- Median Sales Price: \$699,000 during April
- Average price per sq.ft. in April was \$359
- Average Days-on-Market (DOM) is approximately 83 days
- Sold over Asking: On average, buyers paid 98% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	81	19	15	4.8	\$734,207	\$699,000	\$719,526	83	\$391	\$359	98%
Mar-26	74	15	23	4.5	\$789,397	\$739,000	\$783,734	49	\$381	\$352	99%
Feb-26	73	13	14	5.0	\$877,744	\$789,500	\$859,696	81	\$395	\$386	99%
Jan-26	62	12	15	4.3	\$985,166	\$858,000	\$954,600	53	\$393	\$382	97%
Dec-25	58	9	17	4.2	\$953,646	\$840,000	\$926,750	64	\$386	\$362	98%
Nov-25	69	9	12	5.1	\$931,045	\$747,500	\$906,083	59	\$362	\$352	97%
Oct-25	80	14	15	5.2	\$864,894	\$735,000	\$837,366	80	\$376	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	15	-21.1%	\$963,516	1.43%	\$699,000	-17.8%	\$719,526	-24.1%	83	113%	98%
Apr-25	19	0%	\$949,926	-12.6%	\$850,000	-8.6%	\$947,547	-9.27%	39	34.5%	100%
Apr-24	19	-13.6%	\$1,086,341	10.9%	\$930,000	10.2%	\$1,044,378	17.1%	29	-25.6%	100%

## Sales Activity and Price Trends

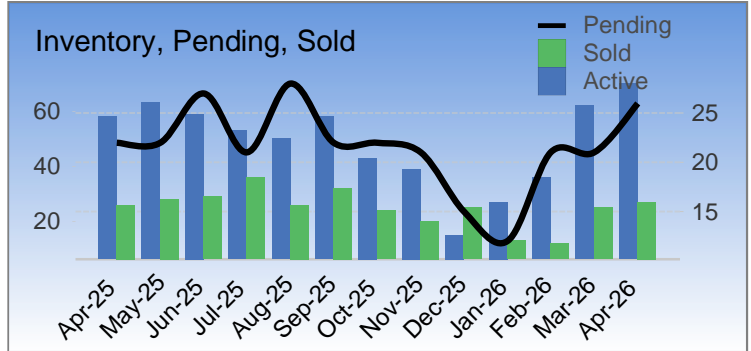
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	1
\$500-599K	4	1	0	1	2
\$600-699K	15	13	1	11	11
\$700-799K	20	15	22	18	31
\$800-899K	13	13	11	15	27
\$900-999K	5	6	3	2	12
\$1-1.299M	6	7	9	9	12
\$1.3-1.699M	4	8	7	2	7
\$1.7-1.999M	0	2	2	2	1
\$2-2.999M	0	0	0	0	2
>3M	0	0	0	2	1
Total	67	65	55	62	107

## Presented by:



## Market Activity Summary:

- Inventory: 70 units were listed for sale as of the last day of April - approximately 3.3 months of inventory.
- Sales Activity: 27 units were sold during April,
- Median Sales Price: \$1,530,000 during April
- Average price per sq.ft. in April was \$731
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 101% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	70	26	27	3.3	\$1,692,054	\$1,530,000	\$1,696,148	13	\$716	\$731	101%
Mar-26	62	21	25	3.7	\$1,652,012	\$1,650,000	\$1,671,307	13	\$706	\$734	101%
Feb-26	36	21	12	2.2	\$1,906,566	\$1,555,000	\$1,874,656	29	\$723	\$720	99%
Jan-26	27	12	13	1.4	\$1,339,838	\$1,300,000	\$1,335,769	33	\$724	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	27	3.85%	\$1,709,612	-2.51%	\$1,530,000	5.52%	\$1,696,148	-6.73%	13	-23.5%	101%
Apr-25	26	-25.7%	\$1,753,662	0.425%	\$1,450,000	-15.2%	\$1,818,461	1.51%	17	113%	100%
Apr-24	35	9.38%	\$1,746,243	2.21%	\$1,710,000	11.4%	\$1,791,464	9.45%	8	-42.9%	110%

## Sales Activity and Price Trends

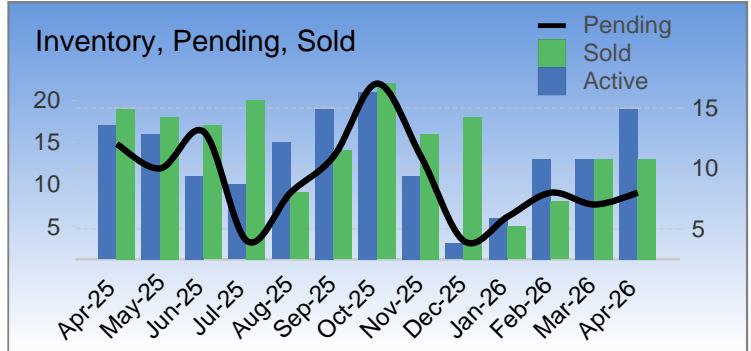
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	1	0	0	0	0
\$900-999K	1	0	1	3	1
\$1-1.299M	18	13	12	22	8
\$1.3-1.699M	30	40	33	36	49
\$1.7-1.999M	11	12	19	10	39
\$2-2.999M	13	22	17	19	30
>3M	3	4	3	1	6
Total	77	91	85	91	133

Presented by:

## Market Activity Summary:



- Inventory: 19 units were listed for sale as of the last day of April - approximately 1.7 months of inventory.
- Sales Activity: 13 units were sold during April,
- Median Sales Price: \$1,065,000 during April
- Average price per sq.ft. in April was \$742
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 119% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	19	8	13	1.7	\$934,534	\$1,065,000	\$1,113,615	16	\$659	\$742	119%
Mar-26	13	7	13	1.5	\$961,153	\$1,200,000	\$1,222,461	12	\$714	\$676	125%
Feb-26	13	8	8	1.3	\$855,250	\$1,175,000	\$1,115,625	14	\$700	\$742	127%
Jan-26	6	6	5	0.5	\$1,331,000	\$1,475,000	\$1,414,000	31	\$705	\$731	107%
Dec-25	3	4	18	0.2	\$1,037,938	\$1,194,500	\$1,134,388	27	\$928	\$702	110%
Nov-25	11	11	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	13	-31.6%	\$1,109,619	-3.28%	\$1,065,000	-13.1%	\$1,113,615	-12.2%	16	14.3%	119%
Apr-25	19	-29.6%	\$1,147,240	20.1%	\$1,225,000	-8.58%	\$1,269,042	-7.29%	14	27.3%	129%
Apr-24	27	170%	\$954,961	-6.71%	\$1,340,000	21.8%	\$1,368,884	22.9%	11	-50%	127%

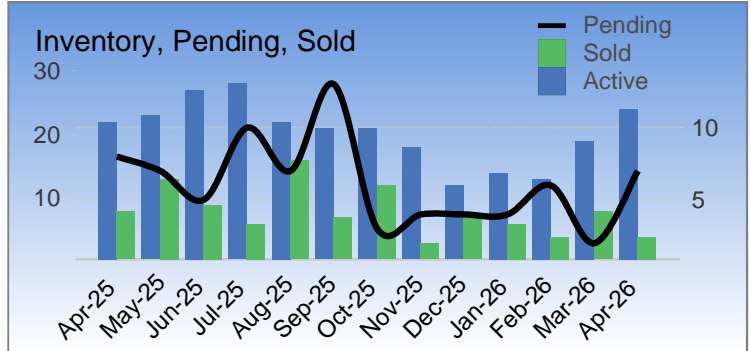
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	0	0	0	0
\$500-599K	1	0	0	0	0
\$600-699K	3	0	0	2	1
\$700-799K	0	4	1	3	2
\$800-899K	3	6	5	7	1
\$900-999K	4	9	6	5	4
\$1-1.299M	14	15	17	11	20
\$1.3-1.699M	10	11	19	15	22
\$1.7-1.999M	1	6	2	3	11
\$2-2.999M	2	1	4	0	5
>3M	0	0	1	0	2
Total	39	52	55	46	68

Presented by:

## Market Activity Summary:

- Inventory: 24 units were listed for sale as of the last day of April - approximately 4.7 months of inventory.
- Sales Activity: 4 units were sold during April,
- Median Sales Price: \$832,500 during April
- Average price per sq.ft. in April was \$407
- Average Days-on-Market (DOM) is approximately 58 days
- Sold over Asking: On average, buyers paid 101% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	24	7	4	4.7	\$769,250	\$832,500	\$771,250	58	\$487	\$407	101%
Mar-26	19	2	8	3.5	\$810,737	\$865,000	\$835,000	41	\$492	\$411	104%
Feb-26	13	6	4	2.3	\$847,250	\$804,500	\$848,500	52	\$532	\$479	101%
Jan-26	14	4	6	2.6	\$764,150	\$765,000	\$780,166	44	\$494	\$511	102%
Dec-25	12	4	7	1.6	\$665,814	\$650,000	\$656,571	22	\$467	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	4	-50%	\$831,530	3.92%	\$832,500	29.5%	\$771,250	1.1%	58	164%	101%
Apr-25	8	33.3%	\$800,166	6.16%	\$643,000	-11.7%	\$762,875	3.65%	22	-40.5%	102%
Apr-24	6	-14.3%	\$753,749	-16.6%	\$728,000	19.3%	\$736,000	7.87%	37	0%	109%

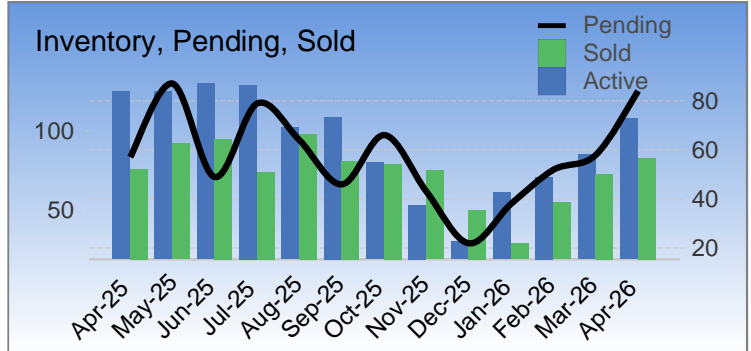
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	3	2	1
\$500-599K	2	6	4	5	0
\$600-699K	1	12	7	5	8
\$700-799K	8	5	9	2	6
\$800-899K	7	2	4	6	8
\$900-999K	2	2	1	2	7
\$1-1.299M	2	4	4	3	4
\$1.3-1.699M	0	1	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	22	33	32	25	36

## Presented by:

## Market Activity Summary:

- Inventory: 108 units were listed for sale as of the last day of April - approximately 1.6 months of inventory.
- Sales Activity: 83 units were sold during April,
- Median Sales Price: \$1,875,000 during April
- Average price per sq.ft. in April was \$1,065
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 105% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	108	84	83	1.6	\$1,857,439	\$1,875,000	\$1,960,895	17	\$1,032	\$1,065	105%
Mar-26	85	58	73	1.7	\$1,735,904	\$1,750,000	\$1,843,335	12	\$1,050	\$1,106	106%
Feb-26	71	52	55	1.6	\$1,881,496	\$1,720,000	\$1,981,488	16	\$1,026	\$1,071	106%
Jan-26	61	38	29	1.2	\$1,680,621	\$1,612,524	\$1,738,491	26	\$1,038	\$1,122	104%
Dec-25	30	22	50	0.4	\$1,864,741	\$1,700,000	\$1,883,551	33	\$1,047	\$1,021	102%
Nov-25	53	43	75	0.7	\$1,833,977	\$1,666,000	\$1,932,259	21	\$1,056	\$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	\$1,019	\$1,028	101%
Aug-25	102	64	98	1.2	\$1,830,480	\$1,692,500	\$1,869,743	19	\$1,012	\$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	\$1,037	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	83	9.21%	\$1,912,921	0.564%	\$1,875,000	1.48%	\$1,960,895	2.25%	17	54.5%	105%
Apr-25	76	-15.6%	\$1,902,199	14.1%	\$1,847,564	2.08%	\$1,917,672	-6.72%	11	37.5%	106%
Apr-24	90	76.5%	\$1,666,927	-3.63%	\$1,810,000	22.3%	\$2,055,765	30.8%	8	-38.5%	112%

## Sales Activity and Price Trends

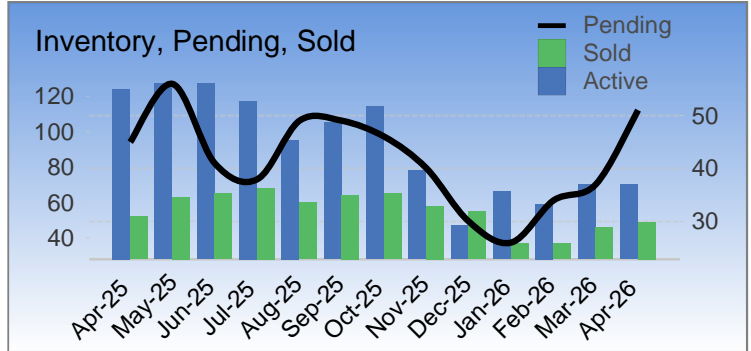
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	1	0	0	1	0
\$800-899K	2	1	1	7	2
\$900-999K	2	1	0	10	2
\$1-1.299M	20	12	25	42	22
\$1.3-1.699M	73	77	97	86	135
\$1.7-1.999M	58	54	69	22	95
\$2-2.999M	72	71	67	22	86
>3M	12	12	25	9	31
Total	240	228	284	199	373

## Presented by:



## Market Activity Summary:

- Inventory: 70 units were listed for sale as of the last day of April - approximately 1.7 months of inventory.
- Sales Activity: 49 units were sold during April,
- Median Sales Price: \$980,000 during April
- Average price per sq.ft. in April was \$642
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 104% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	70	51	49	1.7	\$1,097,331	\$980,000	\$1,132,520	17	\$628	\$642	104%
Mar-26	70	37	46	1.9	\$1,041,518	\$955,000	\$1,061,119	33	\$611	\$646	103%
Feb-26	59	34	37	1.5	\$1,126,492	\$990,000	\$1,163,690	29	\$606	\$608	104%
Jan-26	66	26	37	1.4	\$940,527	\$890,000	\$950,527	32	\$611	\$563	102%
Dec-25	47	30	55	0.9	\$917,370	\$860,000	\$925,776	39	\$628	\$608	102%
Nov-25	78	40	58	1.3	\$964,685	\$927,500	\$967,236	24	\$617	\$616	100%
Oct-25	114	46	65	1.8	\$1,027,305	\$917,000	\$1,042,571	27	\$607	\$649	101%
Sep-25	105	49	64	1.7	\$996,807	\$850,000	\$997,388	36	\$613	\$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	\$652	\$663	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
Apr-26	49	-5.77%	\$1,072,729	-1.55%	\$980,000	9.5%	\$1,132,520	12.1%	17	-10.5%	104%
Apr-25	52	-5.45%	\$1,089,603	5.61%	\$895,000	-7.74%	\$1,010,235	-8.42%	19	-24%	103%
Apr-24	55	-6.78%	\$1,031,730	2.7%	\$970,099	16.2%	\$1,103,153	17%	25	25%	106%

## Sales Activity and Price Trends

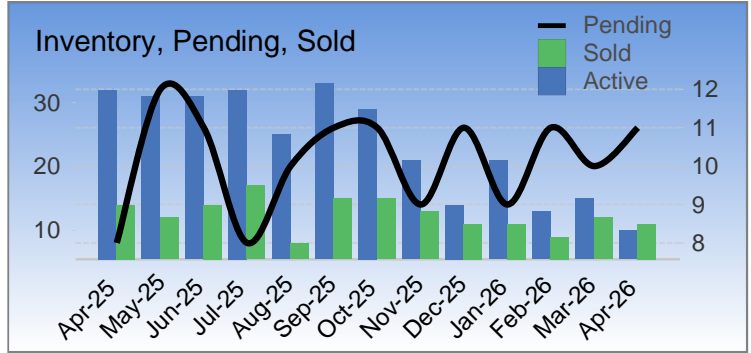
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	3	0	0	1
\$500-599K	5	4	3	4	1
\$600-699K	8	10	5	16	11
\$700-799K	20	19	20	45	16
\$800-899K	31	36	44	64	45
\$900-999K	34	32	31	22	45
\$1-1.299M	38	33	43	37	88
\$1.3-1.699M	14	14	23	17	59
\$1.7-1.999M	9	8	9	4	8
\$2-2.999M	9	4	3	3	9
>3M	0	0	1	0	0
Total	169	163	182	212	283

Presented by:



## Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of April - approximately 1.1 months of inventory.
- Sales Activity: 11 units were sold during April,
- Median Sales Price: \$815,000 during April
- Average price per sq.ft. in April was \$442
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 102% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	10	11	11	1.1	\$770,818	\$815,000	\$786,181	22	\$428	\$442	102%
Mar-26	15	10	12	1.7	\$715,636	\$664,750	\$717,875	34	\$439	\$422	101%
Feb-26	13	11	9	1.5	\$803,216	\$725,000	\$795,538	76	\$447	\$439	99%
Jan-26	21	9	11	1.8	\$783,270	\$790,000	\$781,590	57	\$447	\$453	100%
Dec-25	14	11	11	1.2	\$810,220	\$785,000	\$797,315	41	\$428	\$443	98%
Nov-25	21	9	13	1.5	\$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	15	2.5	\$859,659	\$860,000	\$845,350	47	\$448	\$389	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	11	-21.4%	\$903,072	16.1%	\$815,000	6.19%	\$786,181	6.05%	22	-26.7%	102%
Apr-25	14	40%	\$777,634	-3.14%	\$767,500	-15.6%	\$741,296	-23.6%	30	42.9%	101%
Apr-24	10	25%	\$802,867	-9.2%	\$908,959	-4.32%	\$970,201	3.49%	21	-52.3%	103%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	3	3	1	2	1
\$500-599K	4	3	0	3	1
\$600-699K	8	4	1	4	4
\$700-799K	11	12	11	12	10
\$800-899K	9	10	11	5	8
\$900-999K	3	8	8	11	14
\$1-1.299M	4	5	2	4	14
\$1.3-1.699M	1	0	3	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	43	45	37	41	53

Presented by:

Includes Hercules and Rodeo

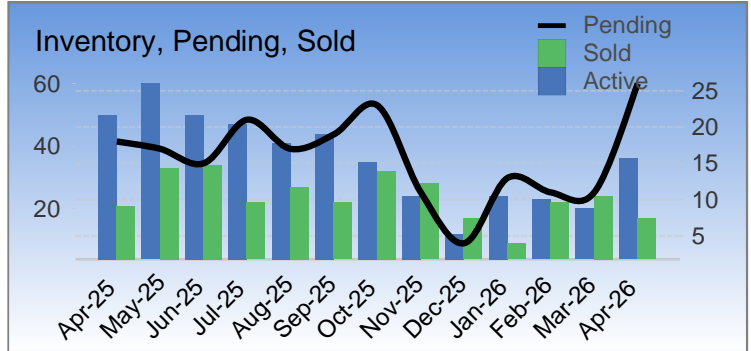
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## Market Activity Summary:



- Inventory: 36 units were listed for sale as of the last day of April - approximately 1.9 months of inventory.
- Sales Activity: 17 units were sold during April,
- Median Sales Price: \$1,815,000 during April
- Average price per sq.ft. in April was \$869
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 100% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	36	26	17	1.9	\$2,006,867	\$1,815,000	\$1,998,463	16	\$833	\$869	100%
Mar-26	20	11	24	1.2	\$2,801,708	\$2,537,500	\$2,868,125	27	\$783	\$849	104%
Feb-26	23	11	22	1.6	\$2,319,181	\$2,060,000	\$2,425,090	29	\$799	\$890	104%
Jan-26	24	13	9	1.3	\$2,384,000	\$2,100,000	\$2,324,333	37	\$787	\$708	97%
Dec-25	12	4	17	0.5	\$2,004,235	\$1,825,000	\$1,981,411	31	\$821	\$760	100%
Nov-25	24	11	28	0.9	\$2,545,839	\$1,847,500	\$2,515,707	34	\$757	\$859	100%
Oct-25	35	23	32	1.3	\$2,547,362	\$2,025,552	\$2,602,300	22	\$776	\$864	103%
Sep-25	44	19	22	1.9	\$2,304,863	\$1,867,500	\$2,323,796	25	\$767	\$863	102%
Aug-25	41	17	27	1.5	\$1,942,737	\$1,800,000	\$1,948,966	35	\$831	\$795	102%
Jul-25	47	21	22	1.6	\$2,392,818	\$2,187,500	\$2,443,709	20	\$846	\$907	101%
Jun-25	50	15	34	1.7	\$2,203,970	\$2,075,000	\$2,198,354	22	\$813	\$798	101%
May-25	60	17	33	2.2	\$2,503,878	\$2,275,000	\$2,549,901	17	\$821	\$898	102%
Apr-25	50	18	21	2.5	\$3,167,666	\$2,200,000	\$3,185,952	16	\$801	\$966	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
Apr-26	17	-19%	\$2,512,137	8.45%	\$1,815,000	-17.5%	\$1,998,463	-37.3%	16	0%	100%
Apr-25	21	-16%	\$2,316,489	-6.77%	\$2,200,000	0%	\$3,185,952	35.3%	16	60%	105%
Apr-24	25	38.9%	\$2,484,630	-12%	\$2,200,000	-11.1%	\$2,353,960	-11.3%	10	42.9%	105%

## Sales Activity and Price Trends

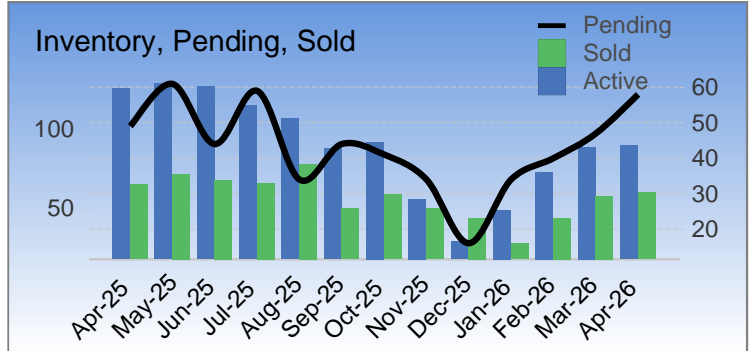
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	1	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	0	1	1	1
\$1-1.299M	6	6	12	7	2
\$1.3-1.699M	16	11	13	10	16
\$1.7-1.999M	10	12	11	9	17
\$2-2.999M	21	25	21	15	35
>3M	18	12	20	11	33
Total	72	66	79	53	104

Presented by:

## Market Activity Summary:



- Inventory: 90 units were listed for sale as of the last day of April - approximately 1.7 months of inventory.
- Sales Activity: 60 units were sold during April,
- Median Sales Price: \$1,302,500 during April
- Average price per sq.ft. in April was \$709
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 102% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	90	58	60	1.7	\$1,313,931	\$1,302,500	\$1,339,721	19	\$703	\$709	102%
Mar-26	89	47	58	2.1	\$1,354,985	\$1,212,500	\$1,390,353	15	\$713	\$719	103%
Feb-26	73	40	44	1.9	\$1,487,659	\$1,323,500	\$1,515,370	15	\$710	\$708	103%
Jan-26	49	34	28	1.2	\$1,537,221	\$1,352,500	\$1,497,839	39	\$753	\$705	99%
Dec-25	29	16	44	0.6	\$1,231,621	\$1,100,000	\$1,224,802	27	\$803	\$723	100%
Nov-25	56	34	50	1.1	\$1,223,661	\$1,102,500	\$1,219,657	27	\$729	\$724	100%
Oct-25	92	41	59	1.5	\$1,414,681	\$1,225,000	\$1,393,805	30	\$749	\$690	99%
Sep-25	88	44	50	1.4	\$1,197,588	\$1,060,000	\$1,186,482	34	\$767	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	60	-7.69%	\$1,442,270	-3.36%	\$1,302,500	0.192%	\$1,339,721	-11%	19	11.8%	102%
Apr-25	65	-2.99%	\$1,492,453	12.5%	\$1,300,000	0%	\$1,504,940	2.93%	17	30.8%	102%
Apr-24	67	11.7%	\$1,326,833	0.782%	\$1,300,000	5.73%	\$1,462,033	15.2%	13	-18.8%	106%

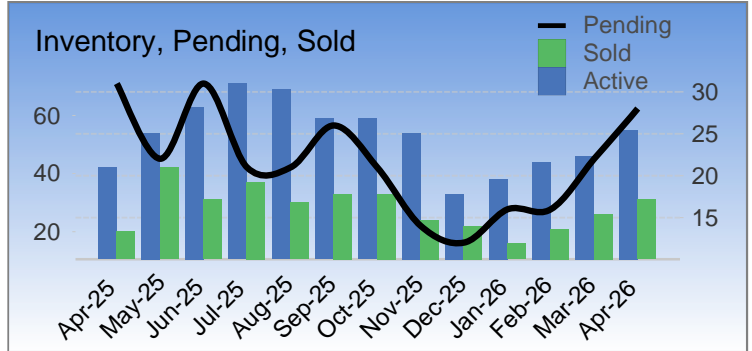
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	1	1
\$500-599K	1	1	0	0	0
\$600-699K	1	1	0	5	1
\$700-799K	3	2	3	9	8
\$800-899K	13	12	9	20	14
\$900-999K	21	10	21	32	28
\$1-1.299M	58	92	67	68	113
\$1.3-1.699M	48	60	50	45	99
\$1.7-1.999M	18	16	26	7	28
\$2-2.999M	23	23	17	10	34
>3M	4	2	2	1	2
Total	190	220	195	198	328

## Presented by:

## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of April.
- 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
Apr-26	55	28	31	2.3	\$904,005	\$857,500	\$915,272	28	\$553	\$492	102%
Mar-26	46	22	26	2.3	\$953,597	\$875,000	\$950,882	51	\$522	\$515	99%
Feb-26	44	16	21	2.3	\$761,645	\$780,000	\$789,826	29	\$509	\$526	105%
Jan-26	38	16	16	1.9	\$895,855	\$889,000	\$895,958	51	\$529	\$488	100%
Dec-25	33	12	22	1.3	\$857,260	\$835,000	\$852,167	42	\$491	\$471	100%
Nov-25	54	14	24	1.8	\$1,088,864	\$972,000	\$1,071,033	38	\$512	\$489	99%
Oct-25	59	21	33	1.8	\$705,207	\$706,000	\$704,530	35	\$510	\$480	100%
Sep-25	59	26	33	1.9	\$913,411	\$830,000	\$911,078	34	\$518	\$488	100%
Aug-25	69	21	30	2.1	\$966,972	\$790,000	\$957,558	25	\$497	\$533	100%
Jul-25	71	21	37	1.9	\$746,996	\$720,000	\$760,558	23	\$495	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	31	55%	\$909,292	1.3%	\$857,500	9.24%	\$915,272	11.6%	28	64.7%	102%
Apr-25	20	-28.6%	\$897,632	3.39%	\$785,000	-6.77%	\$820,304	-7.11%	17	-10.5%	101%
Apr-24	28	12%	\$868,187	-3.16%	\$842,000	10%	\$883,129	4.1%	19	-9.52%	105%

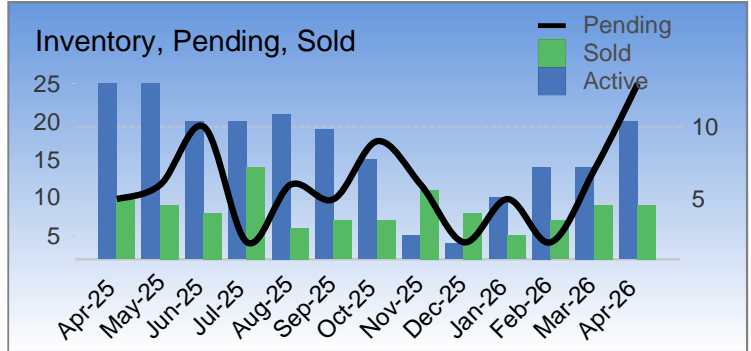
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	3	7	3	9	2
\$500-599K	12	9	8	9	7
\$600-699K	9	14	6	16	16
\$700-799K	14	20	14	13	23
\$800-899K	23	17	13	15	29
\$900-999K	16	13	14	9	27
\$1-1.299M	20	11	17	7	30
\$1.3-1.699M	4	1	4	4	16
\$1.7-1.999M	0	1	0	2	5
\$2-2.999M	2	2	0	1	2
>3M	0	0	0	0	0
Total	103	95	79	85	157

## Presented by:

## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of April - approximately months of inventory.
- Sales Activity: 9 units were sold during April,
- Median Sales Price: \$1,950,000 during April
- Average price per sq.ft. in April was \$944
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 103% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	20	13	9	2.4	\$2,019,222	\$1,950,000	\$2,087,222	9	\$718	\$944	103%
Mar-26	14	7	9	2.0	\$1,801,555	\$1,900,000	\$1,865,000	24	\$857	\$817	103%
Feb-26	14	2	7	2.1	\$1,887,000	\$1,950,000	\$1,936,142	7	\$897	\$749	103%
Jan-26	10	5	5	1.3	\$2,030,800	\$2,000,000	\$2,182,224	7	\$938	\$865	107%
Dec-25	4	2	8	0.5	\$1,980,125	\$1,690,000	\$1,938,500	82	\$1,105	\$737	98%
Nov-25	5	6	11	0.6	\$1,943,545	\$1,780,000	\$1,929,363	38	\$1,036	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	9	-10%	\$2,047,287	-5.88%	\$1,950,000	-0.256%	\$2,087,222	6.74%	9	-47.1%	103%
Apr-25	10	-23.1%	\$2,175,222	0.854%	\$1,955,000	4.27%	\$1,955,450	-0.451%	17	70%	101%
Apr-24	13	-7.14%	\$2,156,800	4.96%	\$1,875,000	-3.97%	\$1,964,307	-8.8%	10	11.1%	104%

## Sales Activity and Price Trends

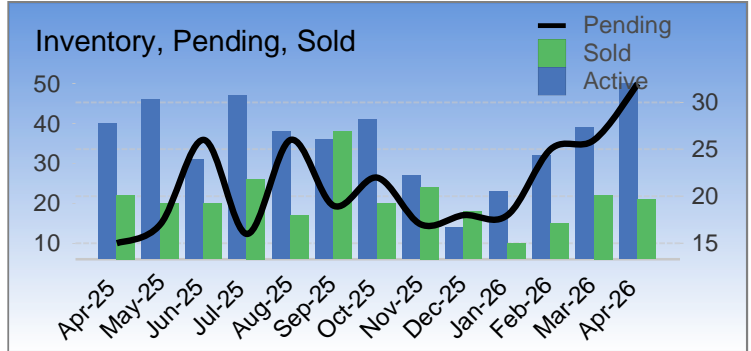
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	1	0
\$1-1.299M	1	0	1	0	0
\$1.3-1.699M	6	6	10	6	4
\$1.7-1.999M	9	8	8	9	8
\$2-2.999M	13	13	11	10	19
>3M	1	2	0	1	8
Total	30	29	30	27	39

## Presented by:

## Market Activity Summary:



- Inventory: 50 units were listed for sale as of the last day of April - approximately 2.6 months of inventory.
- Sales Activity: 21 units were sold during April,
- Median Sales Price: \$1,618,000 during April
- Average price per sq.ft. in April was \$887
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 104% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	50	32	21	2.6	\$1,568,223	\$1,618,000	\$1,620,238	27	\$828	\$887	104%
Mar-26	39	26	22	2.6	\$1,506,351	\$1,491,194	\$1,560,744	23	\$817	\$832	103%
Feb-26	32	25	15	2.2	\$1,542,335	\$1,450,000	\$1,583,419	31	\$822	\$814	103%
Jan-26	23	18	10	1.3	\$1,621,375	\$1,475,167	\$1,634,308	41	\$773	\$782	101%
Dec-25	14	18	18	0.8	\$1,345,185	\$1,427,500	\$1,361,780	50	\$788	\$825	101%
Nov-25	27	17	24	1.1	\$1,321,616	\$1,351,500	\$1,359,404	25	\$791	\$803	104%
Oct-25	41	22	20	1.7	\$1,420,131	\$1,375,000	\$1,433,575	18	\$798	\$867	101%
Sep-25	36	19	38	1.4	\$1,329,625	\$1,335,500	\$1,351,863	22	\$809	\$799	103%
Aug-25	38	26	17	1.9	\$1,509,559	\$1,429,000	\$1,545,857	18	\$785	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	21	-4.55%	\$1,442,221	-6.3%	\$1,618,000	15.1%	\$1,620,238	10.6%	27	35%	104%
Apr-25	22	-21.4%	\$1,539,241	7.36%	\$1,405,444	-0.675%	\$1,465,274	1.16%	20	150%	104%
Apr-24	28	21.7%	\$1,433,725	12.1%	\$1,415,000	17.4%	\$1,448,410	18%	8	-33.3%	111%

## Sales Activity and Price Trends

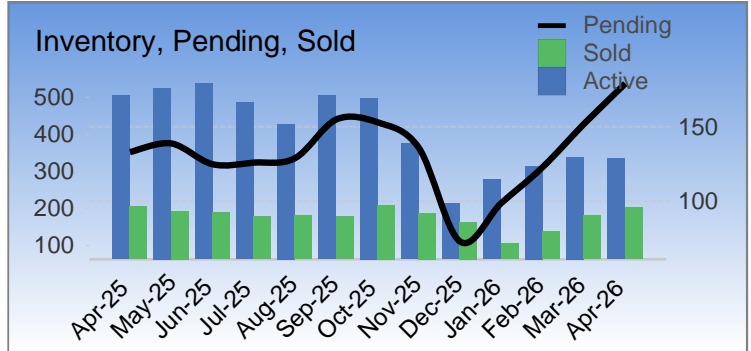
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	2	0
\$800-899K	1	1	1	7	0
\$900-999K	1	2	3	12	1
\$1-1.299M	13	15	15	28	26
\$1.3-1.699M	34	45	38	19	64
\$1.7-1.999M	7	8	6	1	7
\$2-2.999M	12	2	7	2	16
>3M	0	0	0	0	0
Total	68	73	70	71	114

Presented by:



## Market Activity Summary:

- Inventory: 334 units were listed for sale as of the last day of April - approximately 2.0 months of inventory.
- Sales Activity: 203 units were sold during April,
- Median Sales Price: \$1,008,000 during April
- Average price per sq.ft. in April was \$666
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 116% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	334	179	203	2.0	\$1,034,961	\$1,008,000	\$1,232,120	29	\$543	\$666	116%
Mar-26	338	152	181	2.5	\$1,085,861	\$1,150,000	\$1,329,547	23	\$528	\$719	120%
Feb-26	315	123	137	2.4	\$1,057,764	\$912,000	\$1,205,362	37	\$531	\$641	112%
Jan-26	278	99	106	1.9	\$953,452	\$702,500	\$991,903	42	\$522	\$525	103%
Dec-25	214	73	164	1.2	\$963,844	\$875,000	\$1,078,209	37	\$483	\$611	109%
Nov-25	375	136	188	2.0	\$1,076,700	\$860,000	\$1,165,258	37	\$519	\$630	108%
Oct-25	498	153	209	2.7	\$1,046,771	\$1,025,000	\$1,210,669	30	\$547	\$637	113%
Sep-25	505	155	179	2.8	\$951,628	\$925,000	\$1,073,285	35	\$543	\$623	110%
Aug-25	428	129	181	2.4	\$909,049	\$825,000	\$1,000,614	36	\$533	\$595	109%
Jul-25	486	126	178	2.7	\$1,068,000	\$867,500	\$1,150,401	39	\$526	\$601	108%
Jun-25	537	125	189	2.8	\$1,101,564	\$1,050,000	\$1,223,102	28	\$530	\$653	110%
May-25	525	139	193	2.7	\$1,049,299	\$960,000	\$1,180,379	30	\$534	\$637	111%
Apr-25	504	133	205	2.9	\$1,048,444	\$975,000	\$1,169,964	28	\$531	\$623	110%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	203	-0.976%	\$1,137,381	8.34%	\$1,008,000	3.38%	\$1,232,120	5.31%	29	3.57%	116%
Apr-25	205	13.9%	\$1,049,859	-6.97%	\$975,000	-12.4%	\$1,169,964	-12.3%	28	27.3%	110%
Apr-24	180	6.51%	\$1,128,528	-7.54%	\$1,112,500	17.1%	\$1,334,264	12.9%	22	-24.1%	112%

## 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	70	85	66	52	39
\$500-599K	78	68	64	59	66
\$600-699K	38	56	56	55	79
\$700-799K	60	48	44	53	65
\$800-899K	43	40	36	38	59
\$900-999K	36	34	29	33	63
\$1-1.299M	93	114	79	73	115
\$1.3-1.699M	93	103	82	83	137
\$1.7-1.999M	39	27	45	44	67
\$2-2.999M	49	52	48	35	83
>3M	28	24	17	14	33
Total	627	651	566	539	806

Presented by:

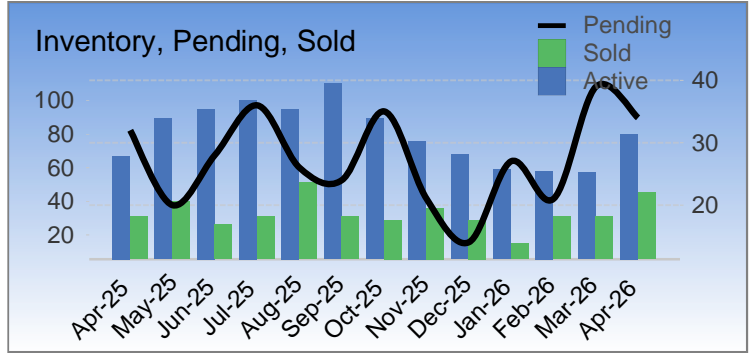
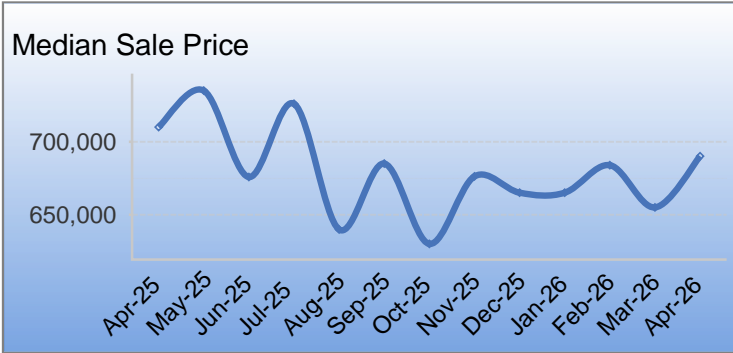
Custom geography for Oakland RES includes Oakland, Emeryville, Piedmont

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## Market Activity Summary:

- Inventory: 80 units were listed for sale as of the last day of April - approximately 2.3 months of inventory.
- Sales Activity: 45 units were sold during April,
- Median Sales Price: \$690,000 during April
- Average price per sq.ft. in April was \$349
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 99% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	80	34	45	2.3	\$739,942	\$690,000	\$733,808	39	\$372	\$349	99%
Mar-26	57	39	31	2.4	\$665,624	\$655,000	\$666,219	40	\$377	\$343	100%
Feb-26	58	21	31	2.4	\$692,694	\$683,888	\$688,080	59	\$350	\$342	100%
Jan-26	59	27	15	2.3	\$648,582	\$665,000	\$652,502	53	\$350	\$363	101%
Dec-25	68	14	29	2.2	\$697,174	\$665,000	\$693,553	47	\$355	\$374	99%
Nov-25	76	21	36	2.4	\$679,419	\$676,250	\$676,186	45	\$342	\$341	100%
Oct-25	89	35	29	2.5	\$673,948	\$630,000	\$675,473	30	\$340	\$371	100%
Sep-25	110	24	31	2.9	\$740,554	\$685,000	\$740,957	29	\$341	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	45	45.2%	\$742,658	0.289%	\$690,000	-2.82%	\$733,808	2.03%	39	50%	99%
Apr-25	31	-16.2%	\$740,515	-1.55%	\$709,990	0.927%	\$719,240	-8.66%	26	-29.7%	101%
Apr-24	37	-11.9%	\$752,167	1.43%	\$703,467	2.52%	\$787,425	15.7%	37	2.78%	101%

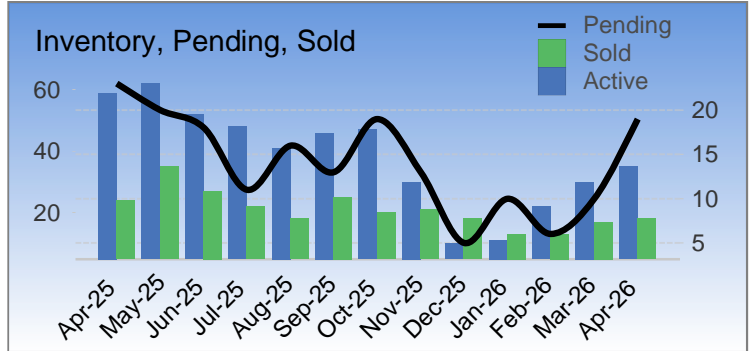
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	2	4	3	8	4
\$500-599K	20	13	13	28	18
\$600-699K	54	40	37	46	48
\$700-799K	27	30	25	36	54
\$800-899K	13	10	10	7	33
\$900-999K	1	5	10	2	21
\$1-1.299M	4	4	6	1	9
\$1.3-1.699M	1	2	3	0	3
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	122	108	107	128	190

## Presented by:

## Market Activity Summary:

- Inventory: 35 units were listed for sale as of the last day of April - approximately 2.2 months of inventory.
- Sales Activity: 18 units were sold during April,
- Median Sales Price: \$1,995,000 during April
- Average price per sq.ft. in April was \$845
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 102% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	35	19	18	2.2	\$2,048,277	\$1,995,000	\$2,080,045	20	\$771	\$845	102%
Mar-26	30	10	17	2.1	\$2,237,294	\$2,265,000	\$2,288,764	12	\$742	\$821	104%
Feb-26	22	6	13	1.5	\$3,073,384	\$2,400,000	\$3,076,134	23	\$749	\$857	100%
Jan-26	11	10	13	0.6	\$2,015,432	\$2,100,000	\$1,973,278	29	\$779	\$701	97%
Dec-25	10	5	18	0.5	\$2,118,105	\$1,655,000	\$2,051,444	32	\$793	\$709	98%
Nov-25	30	13	21	1.4	\$2,291,661	\$2,200,000	\$2,283,742	25	\$724	\$793	100%
Oct-25	47	19	20	2.2	\$2,070,125	\$1,574,375	\$2,034,837	58	\$758	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	18	-25%	\$2,743,333	13.6%	\$1,995,000	-5%	\$2,080,045	-16%	20	-9.09%	102%
Apr-25	24	-7.69%	\$2,415,047	-13.9%	\$2,100,000	12.7%	\$2,476,895	25.8%	22	37.5%	102%
Apr-24	26	18.2%	\$2,804,814	27.6%	\$1,863,000	-6.38%	\$1,968,233	-4.13%	16	-33.3%	106%

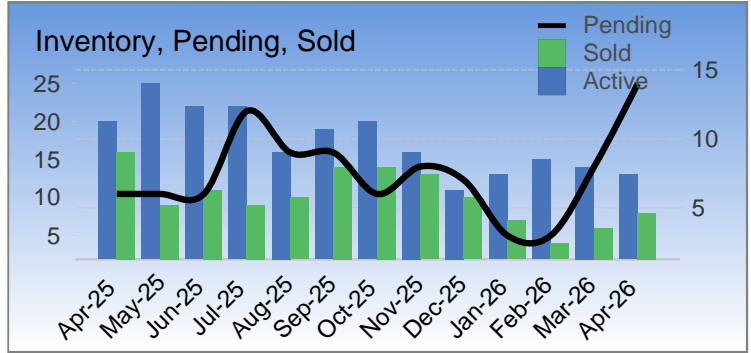
## Sales Activity and Price Trends

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	0	0	0	0
\$800-899K	0	0	0	0	2
\$900-999K	1	0	0	0	0
\$1-1.299M	8	1	5	5	0
\$1.3-1.699M	10	12	12	14	16
\$1.7-1.999M	8	13	11	10	13
\$2-2.999M	23	17	23	16	25
>3M	11	13	8	5	10
Total	61	56	59	50	66

Presented by:

## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of April - approximately 2.2 months of inventory.
- Sales Activity: 8 units were sold during April,
- Median Sales Price: \$812,500 during April
- Average price per sq.ft. in April was \$498
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 104% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	13	14	8	2.2	\$860,610	\$812,500	\$892,361	15	\$515	\$498	104%
Mar-26	14	8	6	2.5	\$683,983	\$692,500	\$706,916	47	\$528	\$497	103%
Feb-26	15	3	4	2.1	\$809,975	\$796,000	\$820,500	49	\$473	\$439	101%
Jan-26	13	3	7	1.3	\$709,128	\$707,000	\$723,428	48	\$473	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	8	-50%	\$800,145	0.744%	\$812,500	10.2%	\$892,361	21.9%	15	-21.1%	104%
Apr-25	16	77.8%	\$794,236	1.71%	\$737,000	3.8%	\$732,125	0.597%	19	-17.4%	101%
Apr-24	9	-10%	\$780,906	12%	\$710,000	-4.7%	\$727,777	-3.14%	23	-36.1%	104%

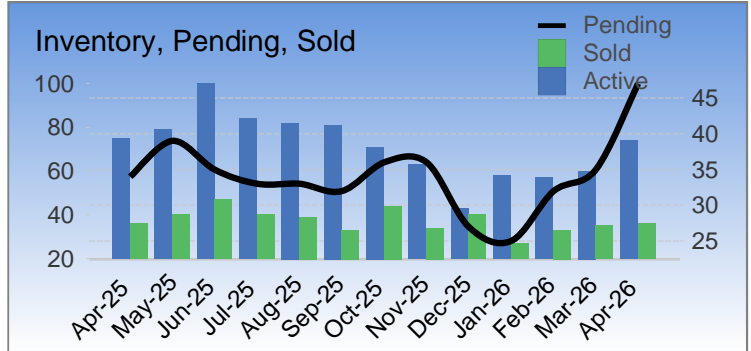
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	1	0
\$500-599K	2	3	0	2	1
\$600-699K	8	7	6	7	3
\$700-799K	6	12	8	12	19
\$800-899K	5	12	10	4	12
\$900-999K	2	3	0	2	12
\$1-1.299M	1	0	0	0	3
\$1.3-1.699M	0	1	0	0	0
\$1.7-1.999M	1	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	25	39	24	28	50

## Presented by:

## Market Activity Summary:

- Inventory: 74 units were listed for sale as of the last day of April - approximately 2.4 months of inventory.
- Sales Activity: 36 units were sold during April,
- Median Sales Price: \$572,000 during April
- Average price per sq.ft. in April was \$394
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 101% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	74	47	36	2.4	\$581,330	\$572,000	\$585,859	28	\$415	\$394	101%
Mar-26	60	35	35	2.1	\$599,611	\$561,000	\$607,355	36	\$429	\$378	102%
Feb-26	57	32	33	1.8	\$542,910	\$540,000	\$552,100	37	\$422	\$387	102%
Jan-26	58	25	27	1.8	\$595,080	\$570,000	\$594,770	28	\$423	\$352	100%
Dec-25	43	27	40	1.1	\$599,643	\$583,000	\$600,412	31	\$456	\$365	101%
Nov-25	63	36	34	1.8	\$591,651	\$579,500	\$594,558	36	\$422	\$375	101%
Oct-25	71	36	44	1.9	\$599,234	\$573,750	\$605,786	44	\$406	\$373	101%
Sep-25	81	32	33	2.3	\$584,132	\$550,000	\$585,113	30	\$402	\$381	101%
Aug-25	82	33	39	2.0	\$603,993	\$580,000	\$603,802	28	\$412	\$415	100%
Jul-25	84	33	40	2.1	\$575,265	\$573,500	\$581,025	27	\$417	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	36	0%	\$618,674	2.25%	\$572,000	-4.34%	\$585,859	-5.35%	28	0%	101%
Apr-25	36	-5.26%	\$605,076	-19.7%	\$597,944	-1.33%	\$618,966	3.81%	28	40%	102%
Apr-24	38	-20.8%	\$753,197	23.2%	\$606,000	-1.06%	\$596,236	-4.5%	20	-33.3%	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	29	26	27	45	35
\$500-599K	48	49	41	51	55
\$600-699K	36	37	45	41	74
\$700-799K	7	12	21	12	35
\$800-899K	9	8	10	10	26
\$900-999K	0	4	1	13	14
\$1-1.299M	2	0	3	1	8
\$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	131	136	148	173	247

Presented by:

Includes Pittsburg and Bay Point

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## Market Activity Summary:

- Inventory: 29 units were listed for sale as of the last day of April - approximately 1.7 months of inventory.
- Sales Activity: 20 units were sold during April,
- Median Sales Price: \$959,500 during April
- Average price per sq.ft. in April was \$616
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 101% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	29	24	20	1.7	\$1,026,986	\$959,500	\$1,035,050	20	\$649	\$616	101%
Mar-26	28	12	21	2.4	\$1,042,523	\$1,030,000	\$1,061,928	27	\$623	\$643	102%
Feb-26	23	15	12	2.2	\$1,028,512	\$1,187,500	\$1,077,150	12	\$612	\$676	105%
Jan-26	24	6	4	1.9	\$910,250	\$825,000	\$903,500	58	\$602	\$702	99%
Dec-25	15	2	17	0.8	\$1,028,529	\$973,000	\$1,024,970	40	\$608	\$595	100%
Nov-25	23	14	17	1.2	\$1,151,617	\$1,135,000	\$1,158,205	31	\$595	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	20	-31%	\$1,182,855	11.4%	\$959,500	-12.8%	\$1,035,050	-8.18%	20	0%	101%
Apr-25	29	0%	\$1,061,666	-3.81%	\$1,100,000	-2.65%	\$1,127,248	-9.68%	20	42.9%	103%
Apr-24	29	52.6%	\$1,103,679	3.66%	\$1,130,000	-7.39%	\$1,248,086	0.904%	14	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	0	0	0	0	0
\$500-599K	1	0	0	1	0
\$600-699K	1	1	3	6	2
\$700-799K	8	5	9	6	8
\$800-899K	14	5	4	11	12
\$900-999K	4	9	8	9	6
\$1-1.299M	18	23	19	27	34
\$1.3-1.699M	11	21	23	13	25
\$1.7-1.999M	0	1	5	2	9
\$2-2.999M	0	1	2	1	0
>3M	0	0	0	0	0
Total	57	66	73	76	96

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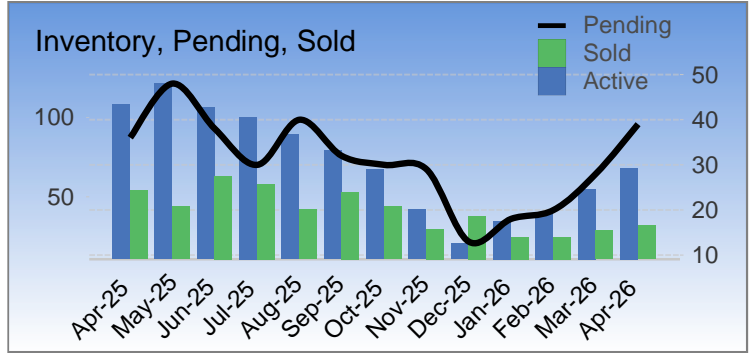
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Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 68 units were listed for sale as of the last day of April - approximately 2.4 months of inventory.
- Sales Activity: 32 units were sold during April,
- Median Sales Price: \$1,697,500 during April
- Average price per sq.ft. in April was \$875
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 102% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	68	39	32	2.4	\$1,808,610	\$1,697,500	\$1,851,550	13	\$853	\$875	102%
Mar-26	55	28	29	2.1	\$1,909,364	\$1,470,000	\$1,921,509	15	\$853	\$868	101%
Feb-26	40	20	25	1.4	\$2,099,915	\$1,900,000	\$2,136,840	28	\$819	\$802	103%
Jan-26	35	18	25	1.2	\$1,894,720	\$1,590,000	\$1,882,456	35	\$797	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	32	-40.7%	\$2,206,846	8.83%	\$1,697,500	-6.03%	\$1,851,550	-7.52%	13	-23.5%	102%
Apr-25	54	-5.26%	\$2,027,717	-1.05%	\$1,806,500	-8.76%	\$2,002,196	-9.31%	17	30.8%	101%
Apr-24	57	72.7%	\$2,049,207	-0.415%	\$1,980,000	13.1%	\$2,207,666	16.4%	13	44.4%	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	1	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	1	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	2	2	0	0	0
\$1-1.299M	8	6	10	18	3
\$1.3-1.699M	45	49	31	39	42
\$1.7-1.999M	16	36	33	24	39
\$2-2.999M	24	35	39	11	50
>3M	14	16	26	12	26
Total	111	144	139	104	160

Presented by:

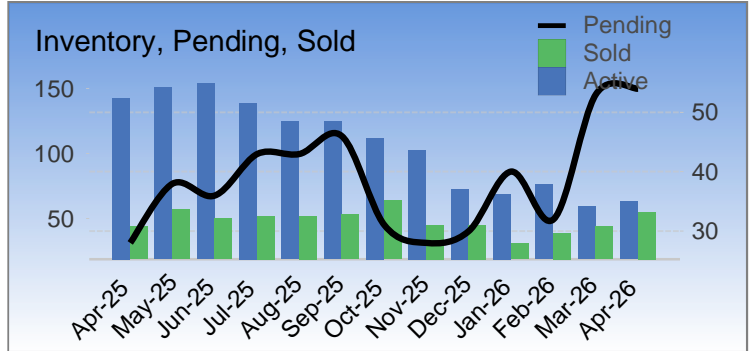
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## Market Activity Summary:

- Inventory: 63 units were listed for sale as of the last day of April - approximately 1.5 months of inventory.
- Sales Activity: 55 units were sold during April,
- Median Sales Price: \$712,000 during April
- Average price per sq.ft. in April was \$532
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 107% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	63	54	55	1.5	\$710,127	\$712,000	\$757,832	21	\$485	\$532	107%
Mar-26	59	53	44	1.7	\$690,929	\$650,000	\$726,702	32	\$491	\$521	105%
Feb-26	76	32	39	2.1	\$667,119	\$675,000	\$686,935	45	\$471	\$441	103%
Jan-26	69	40	31	1.8	\$674,461	\$630,000	\$680,419	53	\$491	\$494	101%
Dec-25	73	30	45	1.5	\$663,368	\$670,000	\$701,791	35	\$463	\$515	106%
Nov-25	103	28	45	2.0	\$685,921	\$660,000	\$699,611	39	\$479	\$479	102%
Oct-25	112	31	64	2.0	\$672,330	\$657,500	\$689,687	36	\$465	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	55	25%	\$691,436	-2.81%	\$712,000	15.3%	\$757,832	6.94%	21	-22.2%	107%
Apr-25	44	-13.7%	\$711,453	-4.04%	\$617,500	-9.19%	\$708,664	-4.53%	27	8%	104%
Apr-24	51	30.8%	\$741,395	-2.48%	\$680,000	0%	\$742,272	-2.19%	25	-19.4%	104%

## Sales Activity and Price Trends

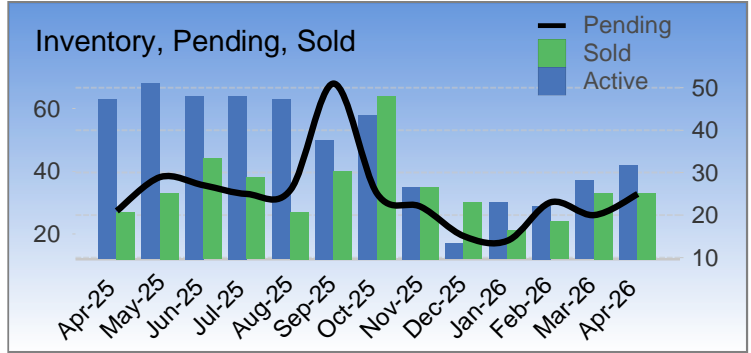
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	28	20	19	22	21
\$500-599K	32	36	38	24	31
\$600-699K	35	24	38	34	28
\$700-799K	19	27	21	20	39
\$800-899K	21	20	25	11	26
\$900-999K	16	9	12	7	23
\$1-1.299M	13	16	15	16	38
\$1.3-1.699M	2	3	3	4	5
\$1.7-1.999M	2	0	0	0	3
\$2-2.999M	1	0	0	0	1
>3M	0	0	0	0	0
Total	169	155	171	138	215

## Presented by:

Includes Richmond, North Richmond and Point Richmond  
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## Market Activity Summary:

- Inventory: 42 units were listed for sale as of the last day of April - approximately 1.4 months of inventory.
- Sales Activity: 33 units were sold during April,
- Median Sales Price: \$890,000 during April
- Average price per sq.ft. in April was \$656
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 109% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	42	25	33	1.4	\$887,326	\$890,000	\$973,658	26	\$593	\$656	109%
Mar-26	37	20	33	1.5	\$835,497	\$840,000	\$885,245	14	\$581	\$663	106%
Feb-26	29	23	24	1.3	\$785,776	\$762,000	\$804,812	26	\$632	\$613	103%
Jan-26	30	14	21	1.1	\$916,142	\$900,000	\$933,166	30	\$659	\$603	102%
Dec-25	17	15	30	0.4	\$857,411	\$845,000	\$876,354	24	\$654	\$628	102%
Nov-25	35	22	35	0.8	\$831,578	\$840,000	\$869,784	21	\$635	\$585	104%
Oct-25	58	25	64	1.4	\$875,777	\$875,000	\$917,232	26	\$620	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	33	22.2%	\$890,922	-3.1%	\$890,000	-1.98%	\$973,658	-0.0503%	26	23.8%	109%
Apr-25	27	-27%	\$919,417	-3.43%	\$908,000	-0.765%	\$974,148	0.38%	21	90.9%	106%
Apr-24	37	27.6%	\$952,091	2.03%	\$915,000	9.19%	\$970,464	9.37%	11	-38.9%	107%

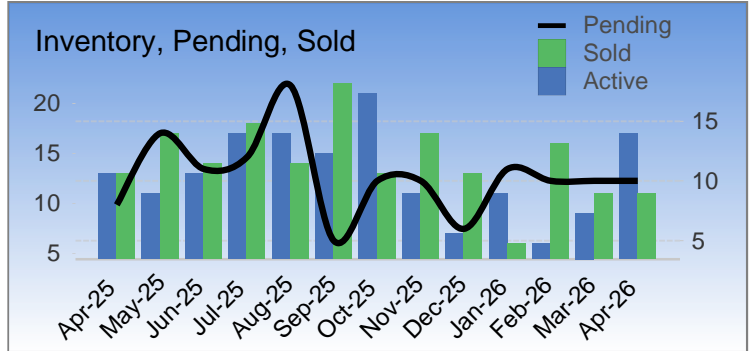
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	2	0
\$500-599K	2	2	1	5	1
\$600-699K	7	6	7	9	2
\$700-799K	30	25	22	35	18
\$800-899K	31	28	33	34	29
\$900-999K	14	26	21	11	41
\$1-1.299M	18	14	25	15	54
\$1.3-1.699M	9	5	6	3	24
\$1.7-1.999M	0	1	2	0	2
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	111	108	117	114	171

Presented by:

## Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of April - approximately 1.4 months of inventory.
- Sales Activity: 11 units were sold during April,
- Median Sales Price: \$820,000 during April
- Average price per sq.ft. in April was \$730
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 109% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	17	10	11	1.4	\$746,272	\$820,000	\$809,818	10	\$674	\$730	109%
Mar-26	9	10	11	0.8	\$780,262	\$820,000	\$824,727	13	\$632	\$692	106%
Feb-26	6	10	16	0.5	\$803,479	\$817,950	\$824,809	27	\$704	\$627	103%
Jan-26	11	11	6	1.0	\$789,483	\$797,500	\$794,433	27	\$656	\$681	101%
Dec-25	7	6	13	0.6	\$758,592	\$760,000	\$773,692	19	\$672	\$676	102%
Nov-25	11	10	17	0.6	\$826,505	\$810,000	\$833,111	15	\$741	\$619	101%
Oct-25	21	10	13	1.3	\$762,975	\$800,000	\$777,115	43	\$619	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	% Change	Average DOM	% Change	Sale Price / List Price
Apr-26	11	-15.4%	\$802,812	-2.78%	\$820,000	-0.606%	\$809,818	-1.28%	10	-33.3%	109%
Apr-25	13	30%	\$825,739	-2.81%	\$825,000	-7.82%	\$820,299	-8.71%	15	-11.8%	105%
Apr-24	10	11.1%	\$849,606	3.17%	\$895,000	6.55%	\$898,588	1.6%	17	30.8%	108%

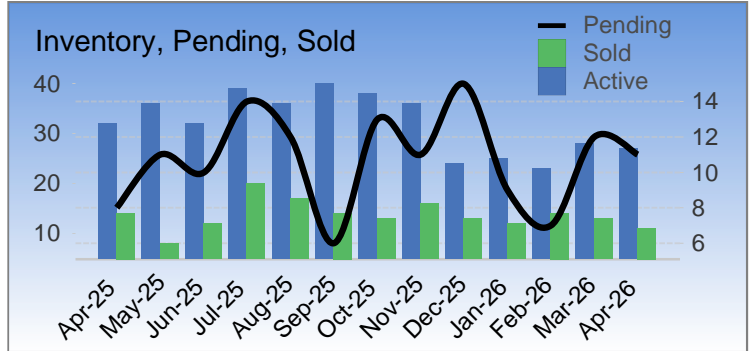
## Sales Activity and Price Trends

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	1	0	1	1
\$600-699K	2	1	1	3	1
\$700-799K	16	7	9	13	4
\$800-899K	18	20	13	14	19
\$900-999K	8	7	9	5	18
\$1-1.299M	0	7	7	3	14
\$1.3-1.699M	0	0	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	44	43	39	39	58

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## Market Activity Summary:

- Inventory: 27 units were listed for sale as of the last day of April - approximately 2.3 months of inventory.
- Sales Activity: 11 units were sold during April,
- Median Sales Price: \$584,000 during April
- Average price per sq.ft. in April was \$507
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 99% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	27	11	11	2.3	\$582,549	\$584,000	\$579,545	45	\$472	\$507	99%
Mar-26	28	12	13	2.2	\$555,984	\$555,000	\$571,076	35	\$491	\$509	103%
Feb-26	23	7	14	1.9	\$567,113	\$538,500	\$572,857	63	\$453	\$505	101%
Jan-26	25	9	12	2.0	\$575,150	\$559,500	\$579,916	32	\$479	\$488	101%
Dec-25	24	15	13	1.8	\$625,522	\$610,000	\$628,384	32	\$496	\$465	100%
Nov-25	36	11	16	2.7	\$607,889	\$612,500	\$624,262	31	\$511	\$461	102%
Oct-25	38	13	13	2.7	\$619,134	\$620,000	\$613,846	51	\$521	\$508	99%
Sep-25	40	6	14	2.5	\$594,203	\$610,000	\$599,400	43	\$485	\$501	101%
Aug-25	36	12	17	2.3	\$562,985	\$580,000	\$579,117	25	\$514	\$499	103%
Jul-25	39	14	20	3.0	\$578,944	\$592,000	\$581,450	38	\$495	\$467	100%
Jun-25	32	10	12	3.4	\$657,149	\$699,000	\$657,250	52	\$509	\$501	100%
May-25	36	11	8	3.3	\$541,412	\$537,500	\$534,500	49	\$491	\$463	98%
Apr-25	32	8	14	2.5	\$612,980	\$639,000	\$621,782	31	\$501	\$511	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
Apr-26	11	-21.4%	\$637,316	7%	\$584,000	-8.61%	\$579,545	-6.79%	45	45.2%	99%
Apr-25	14	-17.6%	\$595,601	2.6%	\$639,000	0.63%	\$621,782	-3.74%	31	34.8%	102%
Apr-24	17	41.7%	\$580,482	-6.29%	\$635,000	-8.96%	\$645,941	-2.2%	23	15%	103%

## Sales Activity and Price Trends

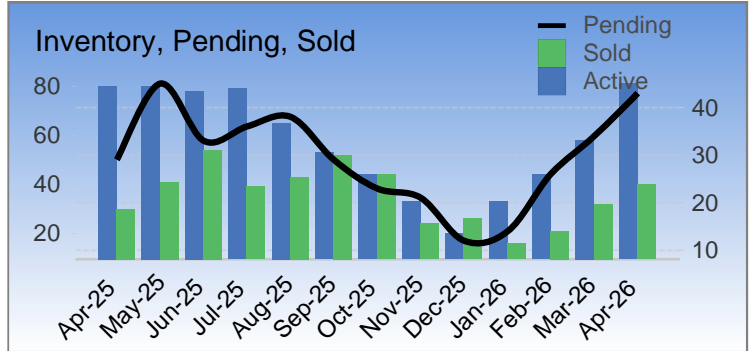
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	12	9	7	6	6
\$500-599K	21	11	13	17	8
\$600-699K	8	18	17	7	18
\$700-799K	7	9	7	9	16
\$800-899K	2	2	3	2	7
\$900-999K	0	1	0	0	1
\$1-1.299M	0	0	0	0	1
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	50	50	47	41	57

Presented by:



## Market Activity Summary:

- Inventory: 81 units were listed for sale as of the last day of April - approximately 2.6 months of inventory.
- Sales Activity: 40 units were sold during April,
- Median Sales Price: \$1,900,000 during April
- Average price per sq.ft. in April was \$757
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 100% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	81	43	40	2.6	\$1,891,557	\$1,900,000	\$1,899,140	14	\$760	\$757	100%
Mar-26	58	34	32	2.6	\$1,815,611	\$1,679,500	\$1,822,232	14	\$748	\$746	100%
Feb-26	44	26	21	2.1	\$1,592,899	\$1,450,000	\$1,604,047	16	\$744	\$769	102%
Jan-26	33	14	16	1.5	\$1,803,078	\$1,742,500	\$1,794,819	24	\$746	\$739	100%
Dec-25	20	12	26	0.7	\$1,842,359	\$1,800,000	\$1,850,269	15	\$760	\$740	100%
Nov-25	33	21	24	0.8	\$1,769,324	\$1,582,500	\$1,742,603	35	\$792	\$753	98%
Oct-25	44	23	44	1.0	\$1,664,125	\$1,462,744	\$1,635,495	34	\$766	\$737	98%
Sep-25	53	29	52	1.2	\$1,806,216	\$1,765,000	\$1,794,997	21	\$749	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	40	33.3%	\$1,888,082	-4.96%	\$1,900,000	0.529%	\$1,899,140	-13.4%	14	16.7%	100%
Apr-25	30	-36.2%	\$1,986,526	-5.66%	\$1,890,000	-5.5%	\$2,192,162	2.71%	12	20%	100%
Apr-24	47	0%	\$2,105,695	3.22%	\$2,000,000	16.6%	\$2,134,329	16.5%	10	-54.5%	106%

## Sales Activity and Price Trends

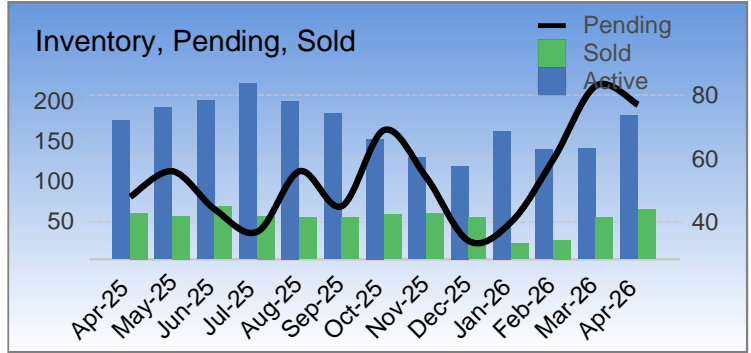
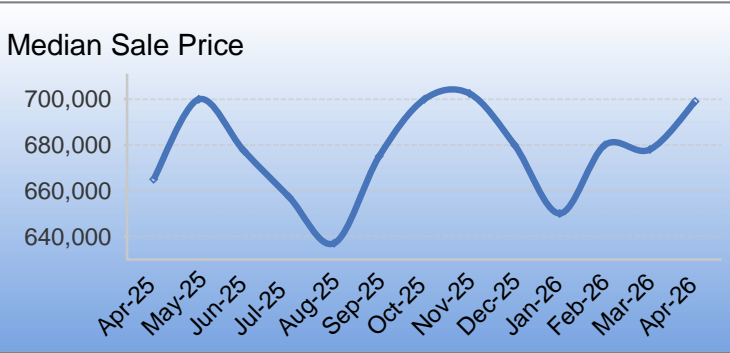
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	1	1	0	0
\$800-899K	1	1	2	1	2
\$900-999K	2	1	0	0	0
\$1-1.299M	11	2	2	7	5
\$1.3-1.699M	42	30	32	40	33
\$1.7-1.999M	23	22	34	22	54
\$2-2.999M	24	33	34	22	98
>3M	6	8	6	5	17
Total	109	98	111	97	209

## Presented by:

## Market Activity Summary:



- Inventory: 182 units were listed for sale as of the last day of April - approximately 3.8 months of inventory.
- Sales Activity: 65 units were sold during April,
- Median Sales Price: \$699,000 during April
- Average price per sq.ft. in April was \$355
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 100% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	182	77	65	3.8	\$748,179	\$699,000	\$742,853	36	\$374	\$355	100%
Mar-26	141	83	55	4.1	\$713,752	\$678,000	\$714,417	34	\$370	\$352	100%
Feb-26	140	60	27	4.1	\$751,229	\$680,000	\$738,259	62	\$380	\$375	100%
Jan-26	163	40	23	3.6	\$689,102	\$650,000	\$683,896	33	\$380	\$363	99%
Dec-25	119	34	55	2.1	\$689,969	\$680,000	\$682,186	47	\$394	\$349	99%
Nov-25	130	54	60	2.4	\$760,357	\$702,500	\$755,162	37	\$388	\$367	100%
Oct-25	153	69	59	2.9	\$717,043	\$700,000	\$712,321	41	\$380	\$355	99%
Sep-25	185	45	55	3.4	\$760,771	\$675,000	\$742,802	36	\$373	\$344	98%
Aug-25	200	56	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	65	6.56%	\$794,597	5.15%	\$699,000	5.11%	\$742,853	4.2%	36	33.3%	100%
Apr-25	61	-10.3%	\$755,704	-4.76%	\$665,000	-13.6%	\$712,921	-14.9%	27	28.6%	99%
Apr-24	68	58.1%	\$793,485	8.78%	\$770,000	6.21%	\$837,720	17%	21	-34.4%	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	14	14	15	13
\$500-599K	39	41	31	30	27
\$600-699K	46	53	49	38	52
\$700-799K	34	43	38	35	74
\$800-899K	19	20	39	26	59
\$900-999K	7	17	16	14	29
\$1-1.299M	8	6	31	9	39
\$1.3-1.699M	6	6	7	0	10
\$1.7-1.999M	2	0	0	0	0
\$2-2.999M	0	1	1	0	2
>3M	0	0	0	0	0
Total	170	201	226	167	305

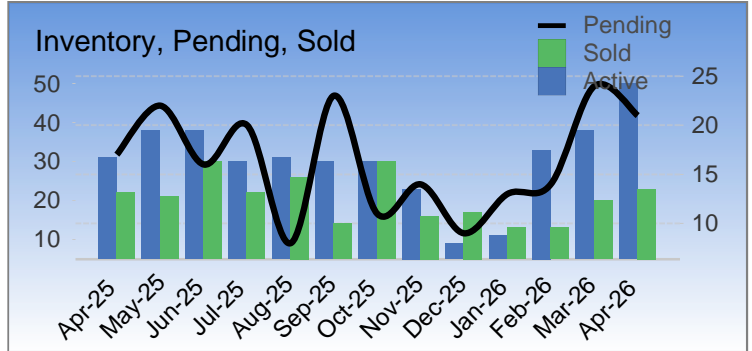
## Presented by:



## Market Activity Summary:



- Inventory: 50 units were listed for sale as of the last day of April - approximately 2.7 months of inventory.
- Sales Activity: 23 units were sold during April,
- Median Sales Price: \$1,400,000 during April
- Average price per sq.ft. in April was \$826
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 104% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	50	21	23	2.7	\$1,405,345	\$1,400,000	\$1,466,684	15	\$786	\$826	104%
Mar-26	38	24	20	2.5	\$1,398,249	\$1,465,000	\$1,464,194	15	\$786	\$833	106%
Feb-26	33	14	13	2.4	\$1,374,537	\$1,497,000	\$1,517,461	13	\$815	\$900	109%
Jan-26	11	13	13	0.8	\$1,427,906	\$1,460,900	\$1,473,630	33	\$868	\$795	103%
Dec-25	9	9	17	0.5	\$1,267,866	\$1,325,000	\$1,306,117	30	\$802	\$832	103%
Nov-25	23	14	16	1.2	\$1,459,683	\$1,530,000	\$1,490,941	23	\$784	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	23	4.55%	\$1,365,697	-3.97%	\$1,400,000	-9.39%	\$1,466,684	-3.9%	15	15.4%	104%
Apr-25	22	-15.4%	\$1,422,089	11.2%	\$1,545,000	0%	\$1,526,225	-0.0202%	13	62.5%	106%
Apr-24	26	30%	\$1,278,425	-5.27%	\$1,545,000	20%	\$1,526,534	17.5%	8	0%	114%

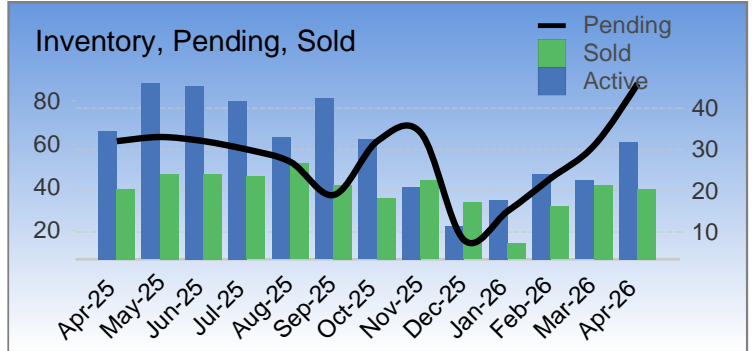
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	1	0	0	0	0
\$600-699K	0	1	0	0	0
\$700-799K	0	1	1	0	2
\$800-899K	4	2	1	4	2
\$900-999K	2	2	3	9	5
\$1-1.299M	9	10	13	20	13
\$1.3-1.699M	43	40	39	30	41
\$1.7-1.999M	6	13	4	4	18
\$2-2.999M	3	10	4	2	13
>3M	1	0	0	0	1
Total	69	79	65	69	95

Presented by:

## Market Activity Summary:

- Inventory: 61 units were listed for sale as of the last day of April - approximately 1.7 months of inventory.
- Sales Activity: 39 units were sold during April,
- Median Sales Price: \$1,585,000 during April
- Average price per sq.ft. in April was \$770
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 103% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-26	61	46	39	1.7	\$1,652,404	\$1,585,000	\$1,691,185	13	\$760	\$770	103%
Mar-26	43	31	41	1.5	\$1,654,998	\$1,482,000	\$1,735,865	12	\$804	\$775	106%
Feb-26	46	23	31	1.8	\$1,615,250	\$1,400,000	\$1,632,612	22	\$812	\$776	102%
Jan-26	34	15	14	1.1	\$1,581,710	\$1,555,000	\$1,572,714	22	\$814	\$790	100%
Dec-25	22	8	33	0.6	\$1,610,750	\$1,575,000	\$1,641,287	29	\$768	\$751	102%
Nov-25	40	34	43	1.0	\$1,558,434	\$1,500,000	\$1,541,113	28	\$799	\$737	99%
Oct-25	62	32	35	1.5	\$1,395,602	\$1,410,000	\$1,414,157	22	\$788	\$721	102%
Sep-25	81	19	41	1.8	\$1,505,133	\$1,450,000	\$1,495,958	27	\$774	\$741	99%
Aug-25	63	27	51	1.3	\$1,645,852	\$1,550,000	\$1,613,147	31	\$789	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	39	0%	\$1,742,276	1.18%	\$1,585,000	1.6%	\$1,691,185	0.8%	13	-31.6%	103%
Apr-25	39	21.9%	\$1,721,930	0.819%	\$1,560,000	-4.59%	\$1,677,756	3.32%	19	26.7%	102%
Apr-24	32	14.3%	\$1,707,946	-7.16%	\$1,635,000	14.5%	\$1,623,812	6.18%	15	-11.8%	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	1	0	1	1	0
\$700-799K	2	2	0	0	1
\$800-899K	1	2	3	1	1
\$900-999K	0	5	3	2	3
\$1-1.299M	27	23	18	19	19
\$1.3-1.699M	52	34	45	34	51
\$1.7-1.999M	18	20	21	21	38
\$2-2.999M	17	15	18	8	39
>3M	7	4	0	3	8
Total	125	105	109	89	160

Presented by: