

Alameda: Detached Single-Family Homes

May 2026

Market Activity Summary:

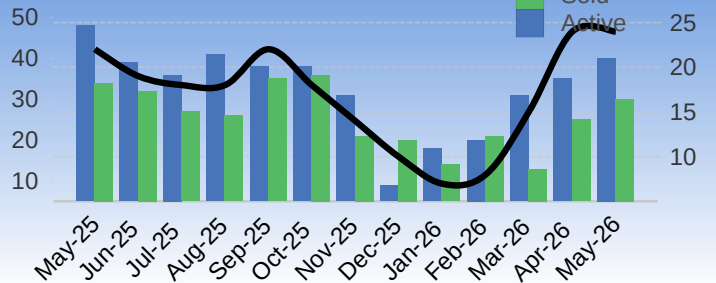
- Inventory: 40 units were listed for sale as of the last day of May - approximately 1.9 months of inventory.
- Sales Activity: 30 units were sold during May,
- Median Sales Price: \$1,537,500 during May
- Average price per sq.ft. in May was \$781
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 115% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	40	24	30	1.9	\$1,359,000	\$1,537,500	\$1,575,066	18	\$765	\$781	115%
Apr-26	35	24	25	1.8	\$1,247,160	\$1,400,000	\$1,465,834	17	\$718	\$829	117%
Mar-26	31	15	13	1.9	\$1,378,230	\$1,200,000	\$1,549,230	24	\$714	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	30	-11.8%	\$1,347,447	-5.2%	\$1,537,500	6.59%	\$1,575,066	6.1%	18	12.5%	115%
May-25	34	25.9%	\$1,421,316	10.9%	\$1,442,500	-0.517%	\$1,484,553	-5.76%	16	-27.3%	115%
May-24	27	0%	\$1,282,148	-15.6%	\$1,450,000	11.5%	\$1,575,259	13.5%	22	0%	112%

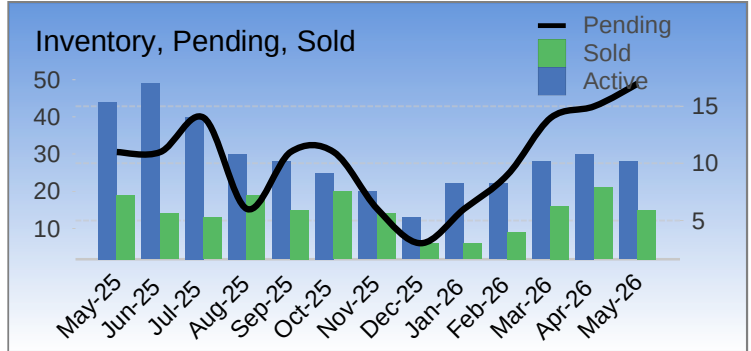
Sales Activity and Price Trends

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	1	0	0
\$500-599K	1	0	1	0	1
\$600-699K	0	3	1	0	1
\$700-799K	3	3	1	5	1
\$800-899K	6	4	2	6	3
\$900-999K	5	4	3	10	4
\$1-1.299M	20	36	19	35	24
\$1.3-1.699M	37	53	48	38	68
\$1.7-1.999M	19	16	14	10	18
\$2-2.999M	8	6	7	3	25
>3M	4	0	1	0	3
Total	103	125	98	107	148

Presented by:

Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of May - approximately 1.6 months of inventory.
- Sales Activity: 15 units were sold during May,
- Median Sales Price: \$3,054,893 during May
- Average price per sq.ft. in May was \$972
- Average Days-on-Market (DOM) is approximately 62 days
- Sold over Asking: On average, buyers paid 103% of list price in May



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	28	17	15	1.6	\$4,509,593	\$3,054,893	\$4,455,492	62	\$908	\$972	103%
Apr-26	30	15	21	2.0	\$2,843,423	\$2,700,000	\$2,976,982	17	\$927	\$979	106%
Mar-26	28	14	16	2.7	\$3,639,062	\$3,250,000	\$3,678,125	35	\$896	\$924	102%
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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	15	-21.1%	\$3,863,859	23.6%	\$3,054,893	8.72%	\$4,455,492	52.8%	62	288%	103%
May-25	19	-17.4%	\$3,125,700	-1.35%	\$2,810,000	0.357%	\$2,916,447	0.291%	16	45.5%	102%
May-24	23	4.55%	\$3,168,388	-5.68%	\$2,800,000	13.6%	\$2,907,973	0.421%	11	-60.7%	103%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	3	7	1	4	1
\$1.7-1.999M	8	6	8	9	6
\$2-2.999M	29	27	30	27	32
>3M	27	20	22	23	44
Total	67	60	61	63	83

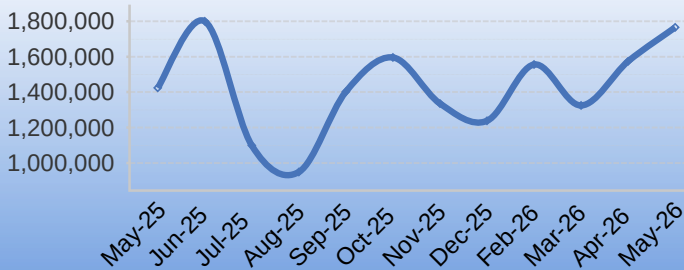
Presented by:

Market Activity Summary:

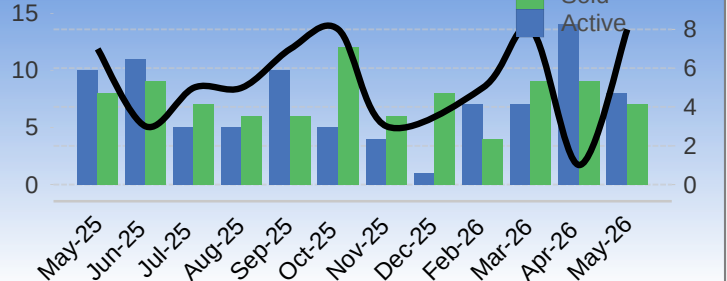
- Inventory: 8 units were listed for sale as of the last day of May - approximately 1.0 months of inventory.
- Sales Activity: 7 units were sold during May,
- Median Sales Price: \$1,765,000 during May
- Average price per sq.ft. in May was \$941
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 128% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	8	8	7	1.0	\$1,296,857	\$1,765,000	\$1,699,628	30	\$743	\$941	128%
Apr-26	14	1	9	1.9	\$1,174,666	\$1,575,000	\$1,511,457	11	\$744	\$1,020	129%
Mar-26	7	8	9	1.6	\$1,074,000	\$1,325,000	\$1,411,229	14	\$886	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	7	-12.5%	\$1,107,666	-5.73%	\$1,765,000	23.9%	\$1,699,628	9.3%	30	76.5%	128%
May-25	8	0%	\$1,174,933	7.54%	\$1,425,000	-12.3%	\$1,555,000	-3.79%	17	21.4%	128%
May-24	8	167%	\$1,092,583	-3.54%	\$1,625,000	46.4%	\$1,616,250	49.7%	14	7.69%	125%

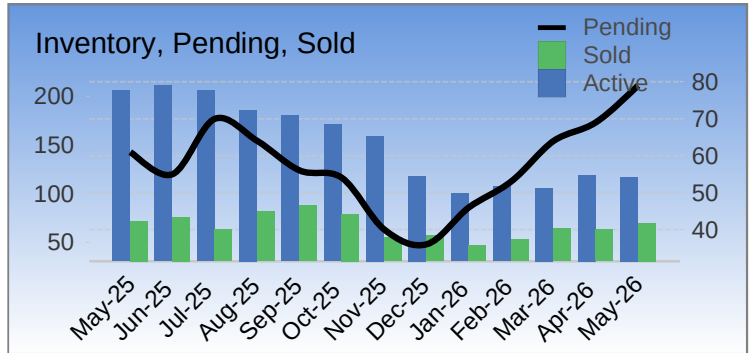
Sales Activity and Price Trends

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	1	0	0	0	0
\$800-899K	0	2	0	0	1
\$900-999K	2	1	4	2	0
\$1-1.299M	5	9	6	8	8
\$1.3-1.699M	13	9	10	7	16
\$1.7-1.999M	4	3	2	0	4
\$2-2.999M	4	4	5	4	2
>3M	0	0	0	0	0
Total	29	28	28	21	31

Presented by:

Market Activity Summary:

- Inventory: 117 units were listed for sale as of the last day of May - approximately 1.9 months of inventory.
- Sales Activity: 70 units were sold during May,
- Median Sales Price: \$644,500 during May
- Average price per sq.ft. in May was \$341
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 101% of list price in May



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	117	79	70	1.9	\$616,581	\$644,500	\$623,750	24	\$339	\$341	101%
Apr-26	119	69	63	2.0	\$617,561	\$630,000	\$623,755	26	\$334	\$348	101%
Mar-26	106	64	64	2.0	\$622,708	\$615,000	\$629,482	35	\$346	\$338	101%
Feb-26	107	53	53	2.1	\$593,432	\$600,000	\$596,080	50	\$346	\$338	101%
Jan-26	100	46	47	2.0	\$602,962	\$583,950	\$593,983	57	\$337	\$334	99%
Dec-25	118	36	57	1.9	\$614,696	\$630,000	\$615,700	43	\$335	\$321	100%
Nov-25	159	40	55	2.2	\$640,469	\$630,000	\$636,352	46	\$337	\$331	100%
Oct-25	171	54	79	2.1	\$614,096	\$615,000	\$614,132	45	\$336	\$317	100%
Sep-25	180	56	88	2.4	\$608,595	\$597,000	\$606,664	42	\$331	\$327	100%
Aug-25	186	64	82	2.6	\$599,112	\$610,000	\$604,971	36	\$327	\$338	101%
Jul-25	206	70	63	3.0	\$579,249	\$575,000	\$585,563	24	\$324	\$360	102%
Jun-25	211	55	76	2.7	\$598,734	\$590,000	\$604,550	27	\$334	\$347	101%
May-25	206	61	72	2.7	\$622,294	\$612,500	\$625,190	30	\$337	\$344	101%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	70	-2.78%	\$614,408	-0.155%	\$644,500	5.22%	\$623,750	-0.23%	24	-20%	101%
May-25	72	-12.2%	\$615,363	-7.38%	\$612,500	-2.23%	\$625,190	0.254%	30	15.4%	101%
May-24	82	-15.5%	\$664,378	2.36%	\$626,500	-2.87%	\$623,605	-1.44%	26	-3.7%	102%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	48	51	36	70	41
\$500-599K	86	97	94	79	81
\$600-699K	89	104	107	116	163
\$700-799K	55	55	73	69	129
\$800-899K	14	26	25	16	101
\$900-999K	4	7	7	4	27
\$1-1.299M	1	4	0	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	297	344	342	357	557

Presented by:

Berkeley: Detached Single-Family Homes

May 2026

Market Activity Summary:

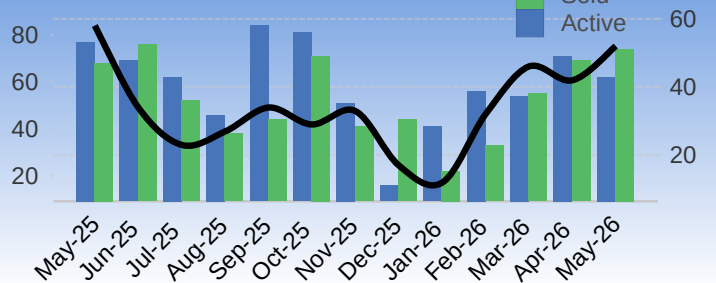
- Inventory: 62 units were listed for sale as of the last day of May - approximately 0.9 months of inventory.
- Sales Activity: 74 units were sold during May,
- Median Sales Price: \$1,637,500 during May
- Average price per sq.ft. in May was \$981
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 130% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	62	52	74	0.9	\$1,400,389	\$1,637,500	\$1,814,294	24	\$734	\$981	130%
Apr-26	71	42	69	1.4	\$1,440,360	\$1,700,000	\$1,839,857	18	\$775	\$973	128%
Mar-26	54	46	55	1.5	\$1,437,963	\$1,650,000	\$1,783,327	17	\$745	\$950	128%
Feb-26	56	32	33	1.7	\$1,330,387	\$1,575,000	\$1,642,848	22	\$726	\$895	123%
Jan-26	41	12	22	1.2	\$1,357,813	\$1,487,500	\$1,579,545	29	\$721	\$906	119%
Dec-25	16	17	44	0.3	\$1,535,749	\$1,480,501	\$1,728,034	28	\$654	\$902	115%
Nov-25	51	33	41	1.0	\$1,320,411	\$1,400,000	\$1,630,899	21	\$787	\$903	124%
Oct-25	81	29	71	1.6	\$1,515,788	\$1,600,000	\$1,832,048	20	\$790	\$942	124%
Sep-25	84	34	44	1.9	\$1,452,840	\$1,614,000	\$1,804,025	17	\$764	\$894	126%
Aug-25	46	27	38	0.8	\$1,311,526	\$1,412,500	\$1,598,394	27	\$724	\$923	123%
Jul-25	62	23	52	0.9	\$1,553,824	\$1,499,000	\$1,821,442	22	\$751	\$911	121%
Jun-25	69	34	76	1.0	\$1,389,802	\$1,437,500	\$1,596,177	22	\$766	\$885	117%
May-25	77	58	68	1.3	\$1,614,332	\$1,812,500	\$1,944,919	23	\$743	\$922	124%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	74	8.82%	\$1,509,456	3.86%	\$1,637,500	-9.66%	\$1,814,294	-6.72%	24	4.35%	130%
May-25	68	3.03%	\$1,453,353	1.55%	\$1,812,500	16.6%	\$1,944,919	9.3%	23	43.8%	124%
May-24	66	8.2%	\$1,431,212	-2.91%	\$1,554,000	-5.24%	\$1,779,445	5.36%	16	-5.88%	126%

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	3	2	1	1	0
\$700-799K	6	6	5	7	1
\$800-899K	7	7	8	4	2
\$900-999K	12	9	14	9	7
\$1-1.299M	34	36	49	31	32
\$1.3-1.699M	74	62	52	53	71
\$1.7-1.999M	42	45	28	37	63
\$2-2.999M	55	45	49	31	78
>3M	19	20	11	10	37
Total	253	233	217	185	291

Presented by:

Includes Berkeley and Kensington

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Brentwood: Detached Single-Family Homes

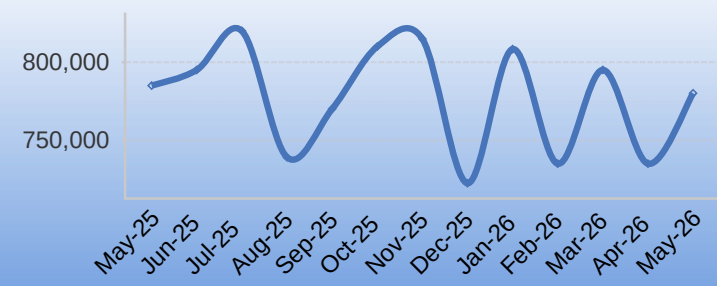
May 2026

Market Activity Summary:

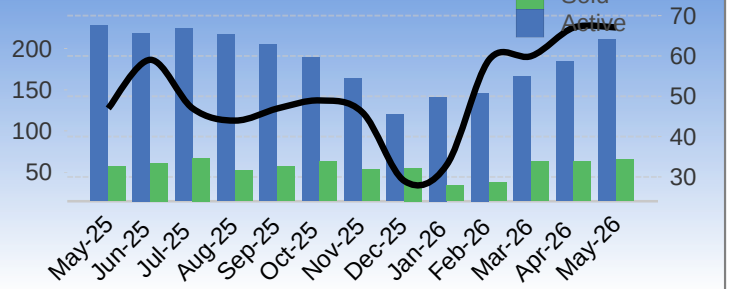
- Inventory: 211 units were listed for sale as of the last day of May - approximately 3.4 months of inventory.
- Sales Activity: 65 units were sold during May,
- Median Sales Price: \$780,000 during May
- Average price per sq.ft. in May was \$357
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 99% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	211	67	65	3.4	\$837,079	\$780,000	\$825,586	41	\$442	\$357	99%
Apr-26	184	67	63	3.4	\$792,116	\$735,000	\$784,962	30	\$445	\$394	99%
Mar-26	166	60	63	3.8	\$836,419	\$795,000	\$835,427	39	\$427	\$378	100%
Feb-26	146	59	37	3.5	\$1,137,853	\$735,000	\$1,036,862	50	\$443	\$426	97%
Jan-26	141	33	34	3.0	\$820,960	\$808,501	\$810,014	83	\$442	\$365	99%
Dec-25	120	29	55	2.1	\$819,420	\$722,500	\$814,531	57	\$464	\$350	99%
Nov-25	164	46	53	2.9	\$894,981	\$815,000	\$876,515	56	\$434	\$360	98%
Oct-25	189	49	63	3.3	\$881,736	\$810,000	\$861,218	49	\$429	\$369	98%
Sep-25	205	47	57	3.5	\$888,802	\$770,000	\$865,130	56	\$425	\$371	98%
Aug-25	217	44	52	3.7	\$826,054	\$739,000	\$806,371	44	\$425	\$379	98%
Jul-25	224	47	67	3.7	\$859,430	\$820,000	\$848,513	50	\$419	\$376	99%
Jun-25	219	59	61	3.7	\$906,666	\$795,000	\$894,727	30	\$420	\$387	99%
May-25	228	47	57	4.0	\$885,100	\$785,000	\$871,373	41	\$425	\$411	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	65	14%	\$875,041	-11.6%	\$780,000	-0.637%	\$825,586	-5.25%	41	0%	99%
May-25	57	-26%	\$989,984	3.39%	\$785,000	-7.65%	\$871,373	-4.67%	41	128%	99%
May-24	77	-10.5%	\$957,499	7.43%	\$850,000	3.85%	\$914,026	4.72%	18	-45.5%	101%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	13	6	2	7	4
\$500-599K	29	19	23	21	27
\$600-699K	50	39	43	46	36
\$700-799K	55	46	66	59	81
\$800-899K	39	47	50	52	70
\$900-999K	32	36	49	27	79
\$1-1.299M	29	32	47	37	102
\$1.3-1.699M	8	15	14	20	41
\$1.7-1.999M	1	3	1	1	5
\$2-2.999M	4	1	2	1	1
>3M	2	0	0	0	2
Total	262	244	297	271	448

Presented by:

Includes Brentwood, Bethel Island, Byron, and Knightsen

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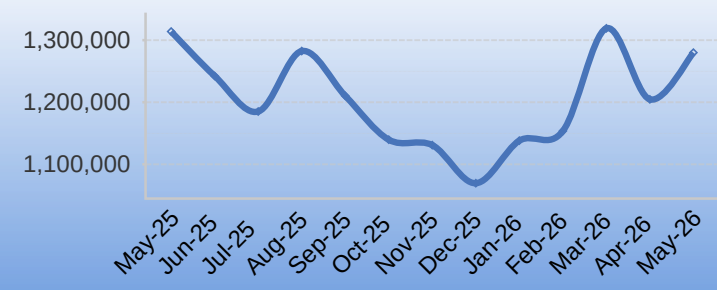
Deemed reliable but not guaranteed

Market Activity Summary:

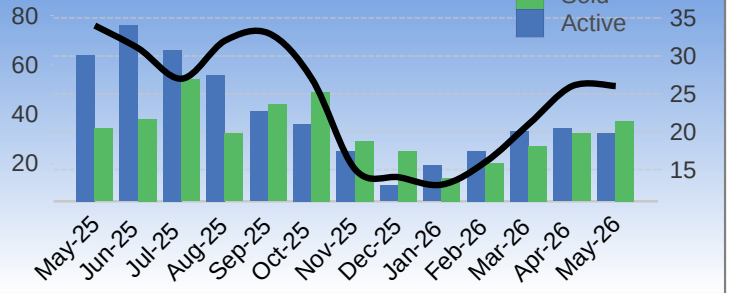
- Inventory: 32 units were listed for sale as of the last day of May - approximately 1.0 months of inventory.
- Sales Activity: 37 units were sold during May,
- Median Sales Price: \$1,280,000 during May
- Average price per sq.ft. in May was \$669
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 108% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	32	26	37	1.0	\$1,209,444	\$1,280,000	\$1,261,979	20	\$651	\$669	108%
Apr-26	34	26	32	1.4	\$1,136,765	\$1,205,000	\$1,214,531	16	\$627	\$755	107%
Mar-26	33	21	27	1.6	\$1,185,052	\$1,319,000	\$1,216,955	11	\$636	\$636	102%
Feb-26	25	16	20	1.3	\$1,128,734	\$1,153,750	\$1,174,507	21	\$596	\$725	105%
Jan-26	19	13	14	0.8	\$1,224,991	\$1,138,056	\$1,250,793	40	\$634	\$621	102%
Dec-25	11	14	25	0.3	\$1,270,909	\$1,070,000	\$1,295,304	26	\$586	\$635	104%
Nov-25	25	15	29	0.7	\$1,152,206	\$1,131,000	\$1,180,418	21	\$669	\$711	104%
Oct-25	36	27	49	0.9	\$1,250,701	\$1,140,000	\$1,253,696	21	\$653	\$739	101%
Sep-25	41	33	44	1.0	\$1,293,557	\$1,210,444	\$1,281,013	33	\$689	\$670	100%
Aug-25	56	32	32	1.4	\$1,262,679	\$1,282,500	\$1,250,727	37	\$694	\$663	99%
Jul-25	66	27	54	1.6	\$1,217,245	\$1,185,000	\$1,198,730	23	\$691	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	37	8.82%	\$1,270,102	-5%	\$1,280,000	-2.59%	\$1,261,979	-8.41%	20	25%	108%
May-25	34	-22.7%	\$1,336,884	10.4%	\$1,314,000	6.18%	\$1,377,854	7.26%	16	0%	104%
May-24	44	76%	\$1,211,018	-10.5%	\$1,237,500	1.43%	\$1,284,633	-1.46%	16	-33.3%	107%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	0	0	1	1
\$700-799K	10	3	5	5	4
\$800-899K	11	10	4	10	7
\$900-999K	15	12	8	22	7
\$1-1.299M	39	42	42	32	48
\$1.3-1.699M	38	42	36	35	72
\$1.7-1.999M	13	12	12	10	22
\$2-2.999M	2	6	0	2	10
>3M	0	2	0	1	0
Total	130	129	107	118	171

Presented by:

Market Activity Summary:

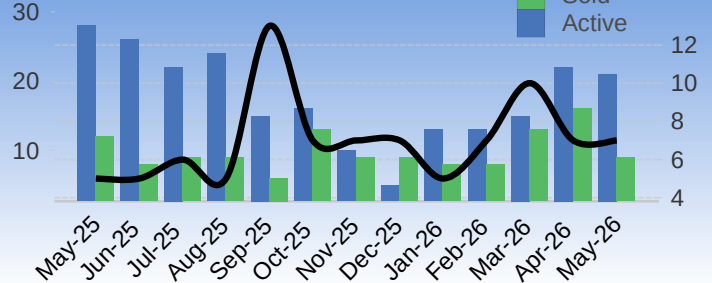
- Inventory: 21 units were listed for sale as of the last day of May - approximately 1.8 months of inventory.
- Sales Activity: 9 units were sold during May,
- Median Sales Price: \$1,190,000 during May
- Average price per sq.ft. in May was \$512
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 103% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	21	7	9	1.8	\$1,217,333	\$1,190,000	\$1,259,166	11	\$537	\$512	103%
Apr-26	22	7	16	1.9	\$1,191,593	\$1,150,000	\$1,208,187	21	\$534	\$511	102%
Mar-26	15	10	13	1.7	\$1,152,073	\$1,160,000	\$1,183,376	24	\$523	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	9	-25%	\$1,290,926	14.3%	\$1,190,000	-0.833%	\$1,259,166	-2.52%	11	22.2%	103%
May-25	12	20%	\$1,129,579	-16.5%	\$1,200,000	-8.22%	\$1,291,666	-0.847%	9	-52.6%	104%
May-24	10	-28.6%	\$1,353,285	3.39%	\$1,307,500	23.1%	\$1,302,700	18.3%	19	-5%	103%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	3	1	1	2
\$800-899K	5	8	3	5	2
\$900-999K	9	6	5	5	11
\$1-1.299M	22	20	11	21	20
\$1.3-1.699M	14	10	10	9	33
\$1.7-1.999M	1	1	2	1	4
\$2-2.999M	3	2	1	0	1
>3M	0	0	0	0	0
Total	54	50	33	42	73

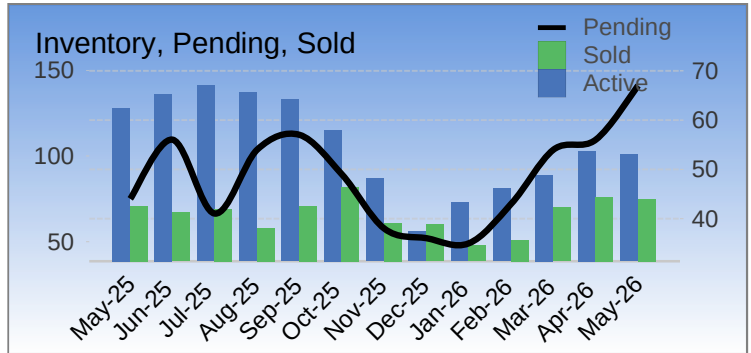
Presented by:

Concord: Detached Single-Family Homes

May 2026

Market Activity Summary:

- Inventory: 101 units were listed for sale as of the last day of May - approximately 1.5 months of inventory.
- Sales Activity: 75 units were sold during May,
- Median Sales Price: \$860,000 during May
- Average price per sq.ft. in May was \$547
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 101% of list price in May



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	101	67	75	1.5	\$915,485	\$860,000	\$919,558	20	\$544	\$547	101%
Apr-26	103	56	76	1.6	\$846,269	\$810,000	\$856,378	17	\$528	\$535	102%
Mar-26	89	54	70	1.7	\$833,360	\$781,500	\$842,928	18	\$534	\$538	101%
Feb-26	81	43	51	1.6	\$840,741	\$810,000	\$851,862	30	\$522	\$528	102%
Jan-26	73	35	48	1.3	\$791,824	\$765,000	\$792,788	40	\$524	\$510	100%
Dec-25	56	36	60	0.9	\$819,898	\$805,000	\$823,889	29	\$524	\$512	101%
Nov-25	87	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	75	5.63%	\$896,900	-0.794%	\$860,000	4.24%	\$919,558	7.25%	20	0%	101%
May-25	71	-14.5%	\$904,078	-0.907%	\$825,000	-2.48%	\$857,411	-4.51%	20	66.7%	101%
May-24	83	13.7%	\$912,357	4.73%	\$846,000	0.714%	\$897,885	2.81%	12	-7.69%	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	5	4	3	3	4
\$500-599K	22	11	10	15	9
\$600-699K	54	42	49	44	54
\$700-799K	68	68	78	68	85
\$800-899K	65	58	60	57	97
\$900-999K	46	46	44	40	73
\$1-1.299M	37	57	52	34	96
\$1.3-1.699M	21	15	24	11	52
\$1.7-1.999M	1	2	2	0	10
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	1
Total	320	303	322	272	481

Presented by:

Danville: Detached Single-Family Homes

May 2026

Market Activity Summary:

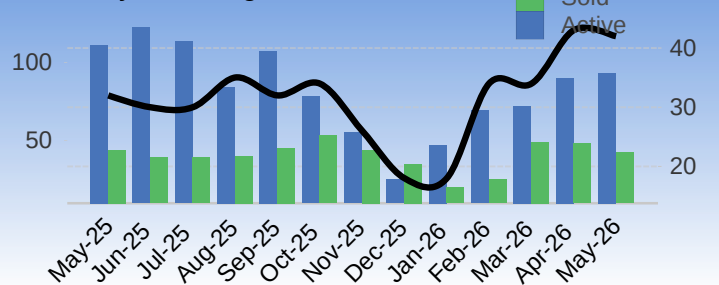
- Inventory: 93 units were listed for sale as of the last day of May - approximately 2.1 months of inventory.
- Sales Activity: 42 units were sold during May,
- Median Sales Price: \$2,319,000 during May
- Average price per sq.ft. in May was \$799
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	93	42	42	2.1	\$2,411,087	\$2,319,000	\$2,418,646	27	\$773	\$799	100%
Apr-26	90	43	48	2.3	\$2,296,266	\$2,150,000	\$2,313,047	18	\$801	\$827	101%
Mar-26	72	34	49	2.3	\$2,301,444	\$2,100,000	\$2,292,536	13	\$796	\$811	100%
Feb-26	69	34	25	2.6	\$2,348,360	\$2,150,000	\$2,363,595	23	\$783	\$819	101%
Jan-26	47	18	20	1.4	\$2,086,630	\$1,882,000	\$2,076,405	40	\$780	\$804	99%
Dec-25	25	18	35	0.6	\$2,321,301	\$2,005,000	\$2,287,179	32	\$797	\$786	99%
Nov-25	55	26	44	1.2	\$2,161,886	\$1,850,000	\$2,095,031	37	\$791	\$747	97%
Oct-25	78	34	53	1.7	\$2,164,299	\$1,942,000	\$2,144,694	27	\$810	\$779	99%
Sep-25	107	32	45	2.6	\$2,221,477	\$2,075,000	\$2,186,357	38	\$807	\$787	99%
Aug-25	84	35	40	2.2	\$2,301,095	\$2,090,913	\$2,268,675	22	\$808	\$766	99%
Jul-25	113	30	39	2.8	\$2,170,401	\$2,125,000	\$2,118,991	20	\$808	\$772	97%
Jun-25	122	30	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	42	-4.55%	\$2,699,026	1.49%	\$2,319,000	5.41%	\$2,418,646	2.65%	27	58.8%	100%
May-25	44	-25.4%	\$2,659,290	-2.29%	\$2,200,000	-0.227%	\$2,356,239	-2.26%	17	41.7%	100%
May-24	59	1.72%	\$2,721,736	14.9%	\$2,205,000	10%	\$2,410,738	12.6%	12	-29.4%	103%

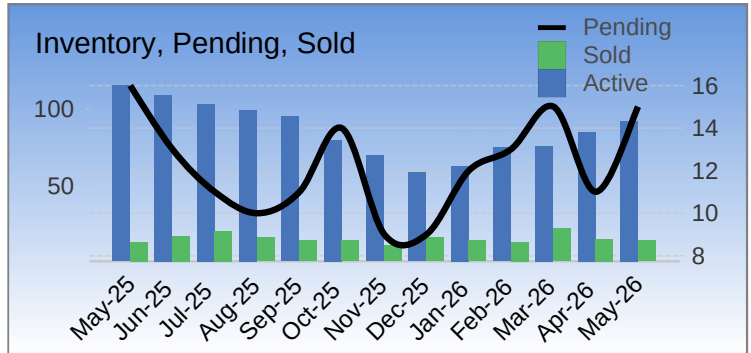
Sales Activity and Price Trends

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	1	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	2	0
\$1-1.299M	4	5	7	12	7
\$1.3-1.699M	30	20	29	36	23
\$1.7-1.999M	40	46	35	52	42
\$2-2.999M	83	100	100	71	150
>3M	27	30	35	19	67
Total	184	201	207	192	289

Presented by:

Market Activity Summary:

- Inventory: 92 units were listed for sale as of the last day of May - approximately 5.2 months of inventory.
- Sales Activity: 15 units were sold during May,
- Median Sales Price: \$800,000 during May
- Average price per sq.ft. in May was \$351
- Average Days-on-Market (DOM) is approximately 51 days
- Sold over Asking: On average, buyers paid 97% of list price in May



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	92	15	15	5.2	\$870,948	\$800,000	\$841,387	51	\$389	\$351	97%
Apr-26	85	11	16	4.9	\$737,069	\$709,500	\$721,431	84	\$383	\$350	98%
Mar-26	76	15	23	4.5	\$789,397	\$739,000	\$783,734	49	\$374	\$352	99%
Feb-26	75	13	14	5.0	\$877,744	\$789,500	\$859,696	81	\$392	\$386	99%
Jan-26	63	12	15	4.3	\$985,166	\$858,000	\$954,600	53	\$391	\$382	97%
Dec-25	59	9	17	4.2	\$953,646	\$840,000	\$926,750	64	\$385	\$362	98%
Nov-25	70	9	12	5.1	\$931,045	\$747,500	\$906,083	59	\$361	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	15	7.14%	\$962,748	5.34%	\$800,000	-9.35%	\$841,387	-20.6%	51	45.7%	97%
May-25	14	-36.4%	\$913,964	-10.7%	\$882,500	5.5%	\$1,059,126	14.6%	35	29.6%	95%
May-24	22	10%	\$1,023,699	1.19%	\$836,500	-4.59%	\$924,000	-5.66%	27	3.85%	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	18	15	4	16	12
\$700-799K	25	18	28	19	42
\$800-899K	19	15	16	21	31
\$900-999K	6	8	6	2	15
\$1-1.299M	6	8	10	15	18
\$1.3-1.699M	5	10	11	3	8
\$1.7-1.999M	0	4	2	2	1
\$2-2.999M	0	0	0	1	3
>3M	0	0	0	2	1
Total	83	79	77	82	134

Presented by:

Market Activity Summary:

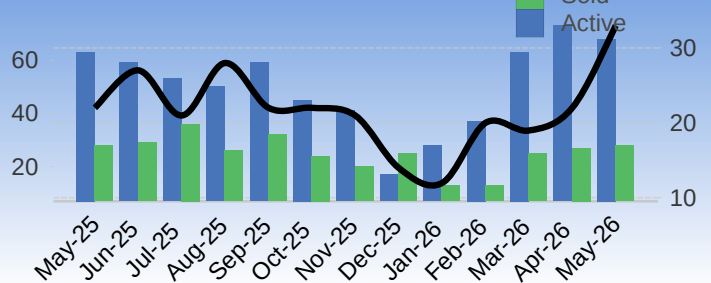
- Inventory: 68 units were listed for sale as of the last day of May - approximately 2.6 months of inventory.
- Sales Activity: 28 units were sold during May,
- Median Sales Price: \$1,520,000 during May
- Average price per sq.ft. in May was \$682
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 99% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	68	33	28	2.6	\$1,817,001	\$1,520,000	\$1,793,624	24	\$707	\$682	99%
Apr-26	73	22	27	3.5	\$1,692,054	\$1,530,000	\$1,696,148	13	\$716	\$731	101%
Mar-26	63	19	25	3.7	\$1,652,012	\$1,650,000	\$1,671,307	13	\$706	\$734	101%
Feb-26	37	20	13	2.2	\$1,906,061	\$1,645,000	\$1,876,606	35	\$723	\$709	99%
Jan-26	28	12	13	1.4	\$1,339,838	\$1,300,000	\$1,335,769	33	\$724	\$712	101%
Dec-25	17	14	25	0.7	\$1,669,640	\$1,555,000	\$1,641,474	35	\$715	\$747	99%
Nov-25	41	21	20	1.6	\$1,644,272	\$1,535,000	\$1,616,144	31	\$697	\$710	99%
Oct-25	45	22	24	1.7	\$1,642,207	\$1,540,000	\$1,620,997	23	\$706	\$745	99%
Sep-25	59	22	32	1.9	\$1,802,101	\$1,670,000	\$1,755,250	24	\$714	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	28	0%	\$1,789,616	2.52%	\$1,520,000	-7.88%	\$1,793,624	6.03%	24	20%	99%
May-25	28	-15.2%	\$1,745,706	-5.67%	\$1,650,000	7.84%	\$1,691,577	-5.07%	20	186%	100%
May-24	33	6.45%	\$1,850,597	8.44%	\$1,530,000	-0.649%	\$1,781,881	6.2%	7	-12.5%	109%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	1	0	0	0	0
\$900-999K	1	1	1	3	2
\$1-1.299M	23	16	15	29	11
\$1.3-1.699M	41	53	50	46	65
\$1.7-1.999M	15	16	22	15	47
\$2-2.999M	21	29	27	26	50
>3M	4	4	3	2	8
Total	106	119	118	121	183

Presented by:

Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of May - approximately 1.4 months of inventory.
- Sales Activity: 14 units were sold during May,
- Median Sales Price: \$1,275,000 during May
- Average price per sq.ft. in May was \$826
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 135% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	19	13	14	1.4	\$960,000	\$1,275,000	\$1,301,696	15	\$662	\$826	135%
Apr-26	19	8	13	1.7	\$934,534	\$1,065,000	\$1,113,615	16	\$664	\$742	119%
Mar-26	13	7	13	1.5	\$961,153	\$1,200,000	\$1,222,461	12	\$712	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	14	-22.2%	\$941,233	-23.5%	\$1,275,000	-0.971%	\$1,301,696	2.36%	15	-21.1%	135%
May-25	18	-25%	\$1,230,719	10.3%	\$1,287,500	16%	\$1,271,722	11.4%	19	35.7%	124%
May-24	24	41.2%	\$1,115,308	-3.39%	\$1,110,000	-8.26%	\$1,141,104	-10.1%	14	-26.3%	122%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	0	0	0	0
\$500-599K	1	1	0	0	0
\$600-699K	3	1	1	2	1
\$700-799K	0	4	2	5	2
\$800-899K	5	7	8	7	2
\$900-999K	5	10	10	8	5
\$1-1.299M	18	20	26	15	24
\$1.3-1.699M	16	18	23	21	31
\$1.7-1.999M	1	8	4	3	14
\$2-2.999M	3	1	4	1	5
>3M	0	0	1	0	2
Total	53	70	79	62	86

Presented by:

Market Activity Summary:

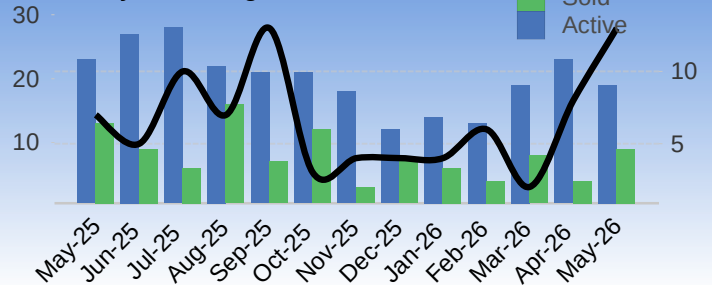
- Inventory: 19 units were listed for sale as of the last day of May - approximately 3.0 months of inventory.
- Sales Activity: 9 units were sold during May,
- Median Sales Price: \$825,000 during May
- Average price per sq.ft. in May was \$431
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 105% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	19	13	9	3.0	\$777,644	\$825,000	\$814,333	19	\$478	\$431	105%
Apr-26	23	8	4	4.5	\$769,250	\$832,500	\$771,250	58	\$483	\$407	101%
Mar-26	19	2	8	3.5	\$810,737	\$865,000	\$835,000	41	\$488	\$411	104%
Feb-26	13	6	4	2.3	\$847,250	\$804,500	\$848,500	52	\$528	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	9	-30.8%	\$787,928	8.47%	\$825,000	2.87%	\$814,333	-1.03%	19	-68.9%	105%
May-25	13	8.33%	\$726,393	-15.5%	\$802,000	18.8%	\$822,846	14%	61	307%	102%
May-24	12	200%	\$859,470	11.5%	\$675,000	-19.6%	\$721,666	-5.76%	15	-16.7%	103%

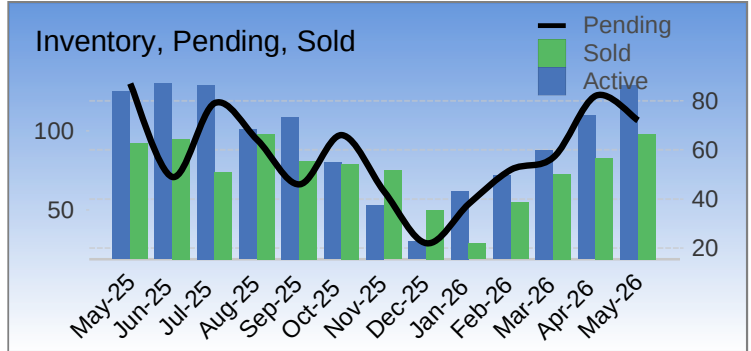
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	3	3	2
\$500-599K	2	7	6	5	0
\$600-699K	1	13	13	5	13
\$700-799K	12	8	11	3	11
\$800-899K	10	6	4	6	13
\$900-999K	4	4	2	4	10
\$1-1.299M	2	6	5	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	31	46	44	29	55

Presented by:

Market Activity Summary:

- Inventory: 129 units were listed for sale as of the last day of May - approximately 1.6 months of inventory.
- Sales Activity: 98 units were sold during May,
- Median Sales Price: \$1,759,000 during May
- Average price per sq.ft. in May was \$1,083
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 104% of list price in May



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	129	72	98	1.6	\$1,976,450	\$1,759,000	\$2,049,638	16	\$1,022	\$1,083	104%
Apr-26	110	82	83	1.7	\$1,857,439	\$1,875,000	\$1,960,895	17	\$1,016	\$1,065	105%
Mar-26	88	57	73	1.8	\$1,735,904	\$1,750,000	\$1,843,335	12	\$1,044	\$1,106	106%
Feb-26	72	52	55	1.7	\$1,881,496	\$1,720,000	\$1,981,488	16	\$1,025	\$1,071	106%
Jan-26	62	38	29	1.3	\$1,680,621	\$1,612,524	\$1,738,491	26	\$1,037	\$1,122	104%
Dec-25	30	22	50	0.5	\$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	\$1,020	\$1,028	101%
Aug-25	101	64	98	1.2	\$1,830,480	\$1,692,500	\$1,869,743	19	\$1,013	\$1,048	102%
Jul-25	129	79	74	1.5	\$2,018,910	\$1,860,000	\$2,057,669	19	\$1,016	\$1,062	102%
Jun-25	130	49	95	1.5	\$1,827,890	\$1,700,000	\$1,874,525	26	\$1,037	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	98	6.52%	\$1,932,490	0.288%	\$1,759,000	0.486%	\$2,049,638	4.46%	16	14.3%	104%
May-25	92	-7.07%	\$1,926,937	2.84%	\$1,750,500	-3.02%	\$1,962,037	1.27%	14	27.3%	105%
May-24	99	13.8%	\$1,873,705	0.402%	\$1,805,000	12.7%	\$1,937,447	11.6%	11	-15.4%	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	1	0
\$700-799K	1	0	0	1	0
\$800-899K	2	1	1	8	2
\$900-999K	2	1	1	12	3
\$1-1.299M	29	22	31	56	29
\$1.3-1.699M	107	107	130	118	181
\$1.7-1.999M	73	76	94	38	129
\$2-2.999M	103	97	95	38	120
>3M	21	16	31	13	37
Total	338	320	383	285	501

Presented by:

Hayward: Detached Single-Family Homes

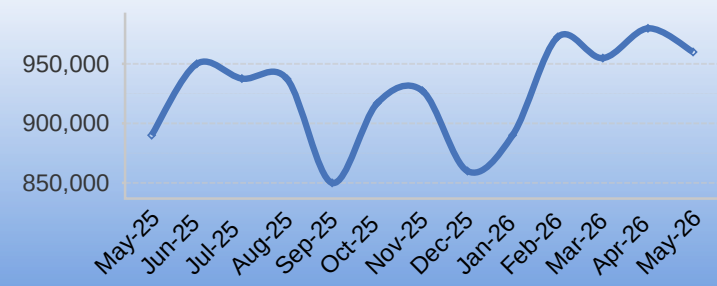
May 2026

Market Activity Summary:

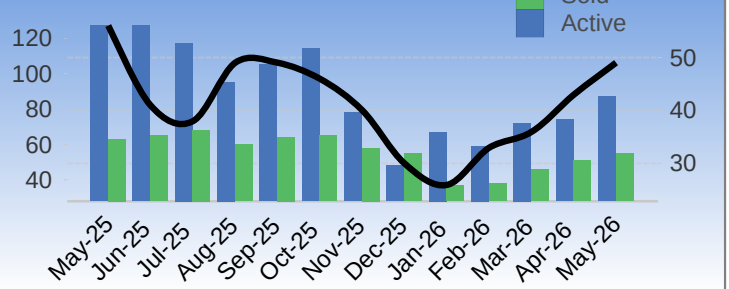
- Inventory: 87 units were listed for sale as of the last day of May - approximately 1.8 months of inventory.
- Sales Activity: 55 units were sold during May,
- Median Sales Price: \$960,000 during May
- Average price per sq.ft. in May was \$642
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 104% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	87	49	55	1.8	\$1,044,456	\$960,000	\$1,085,163	23	\$634	\$642	104%
Apr-26	74	43	51	1.7	\$1,106,002	\$980,000	\$1,139,164	17	\$620	\$642	104%
Mar-26	72	36	46	1.9	\$1,041,518	\$955,000	\$1,061,119	33	\$604	\$646	103%
Feb-26	59	33	38	1.5	\$1,118,558	\$972,500	\$1,153,593	29	\$603	\$605	104%
Jan-26	67	26	37	1.4	\$940,527	\$890,000	\$950,527	32	\$610	\$563	102%
Dec-25	48	30	55	0.9	\$917,370	\$860,000	\$925,776	39	\$626	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	55	-12.7%	\$1,040,617	-3.18%	\$960,000	7.87%	\$1,085,163	11.7%	23	4.55%	104%
May-25	63	-12.5%	\$1,074,777	3.41%	\$890,000	-10.6%	\$971,769	-12.3%	22	57.1%	102%
May-24	72	-2.7%	\$1,039,356	0.172%	\$995,000	9.94%	\$1,107,526	5.86%	14	-22.2%	106%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	3	1	0	1
\$500-599K	5	7	3	7	1
\$600-699K	10	13	8	16	13
\$700-799K	27	30	27	53	21
\$800-899K	45	51	58	84	57
\$900-999K	42	45	42	31	49
\$1-1.299M	53	44	64	53	117
\$1.3-1.699M	20	18	31	24	74
\$1.7-1.999M	13	10	12	8	12
\$2-2.999M	11	5	7	5	13
>3M	0	0	1	0	0
Total	227	226	254	281	358

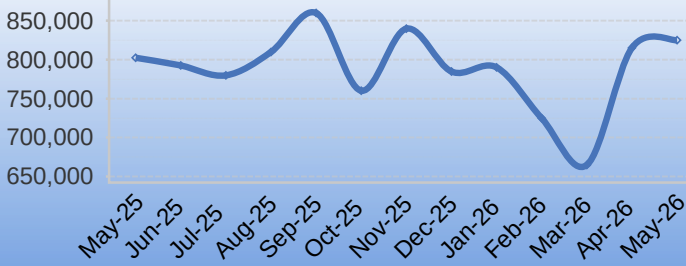
Presented by:

Market Activity Summary:

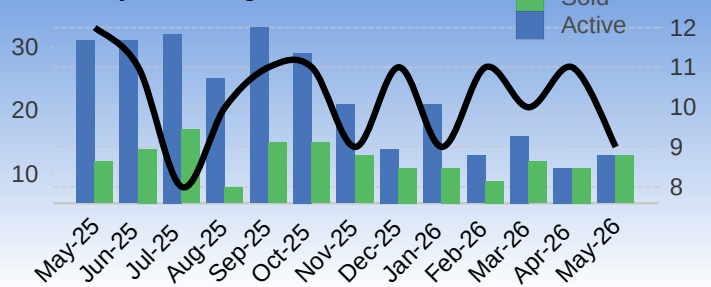
- Inventory: 13 units were listed for sale as of the last day of May - approximately 1.2 months of inventory.
- Sales Activity: 13 units were sold during May,
- Median Sales Price: \$825,000 during May
- Average price per sq.ft. in May was \$483
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 102% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	13	9	13	1.2	\$882,176	\$825,000	\$901,923	20	\$449	\$483	102%
Apr-26	11	11	11	1.1	\$770,818	\$815,000	\$786,181	22	\$437	\$442	102%
Mar-26	16	10	12	1.7	\$715,636	\$664,750	\$717,875	34	\$445	\$422	101%
Feb-26	13	11	9	1.5	\$803,216	\$725,000	\$795,538	76	\$446	\$439	99%
Jan-26	21	9	11	1.8	\$783,270	\$790,000	\$781,590	57	\$446	\$453	100%
Dec-25	14	11	11	1.2	\$810,220	\$785,000	\$797,315	41	\$427	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	13	8.33%	\$809,635	-6.36%	\$825,000	2.8%	\$901,923	8%	20	-25.9%	102%
May-25	12	-29.4%	\$864,663	0.619%	\$802,500	2.23%	\$835,116	4.16%	27	22.7%	104%
May-24	17	-15%	\$859,344	17.7%	\$785,000	-13.7%	\$801,794	-4.33%	22	-12%	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	3	3	1	4	2
\$500-599K	4	5	2	5	1
\$600-699K	9	5	4	5	7
\$700-799K	15	15	15	13	14
\$800-899K	11	13	13	7	12
\$900-999K	6	9	12	20	22
\$1-1.299M	6	6	4	6	19
\$1.3-1.699M	2	1	3	0	2
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	56	57	54	60	79

Presented by:

Includes Hercules and Rodeo

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Market Activity Summary:

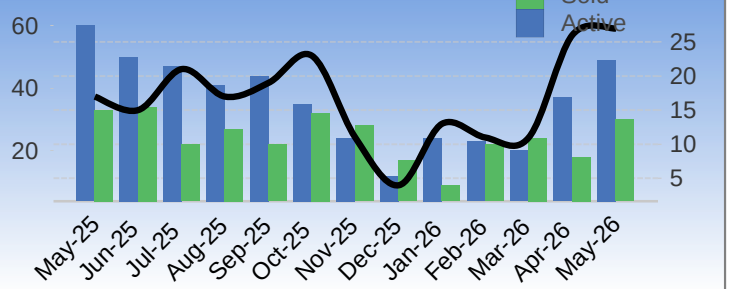
- Inventory: 49 units were listed for sale as of the last day of May - approximately 2.1 months of inventory.
- Sales Activity: 30 units were sold during May,
- Median Sales Price: \$2,000,000 during May
- Average price per sq.ft. in May was \$854
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 102% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	49	27	30	2.1	\$2,486,100	\$2,000,000	\$2,528,623	14	\$833	\$854	102%
Apr-26	37	26	18	1.8	\$1,950,652	\$1,740,000	\$1,951,326	16	\$832	\$861	101%
Mar-26	20	11	24	1.2	\$2,801,708	\$2,537,500	\$2,868,125	27	\$774	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	30	-9.09%	\$2,413,757	-11.9%	\$2,000,000	-12.1%	\$2,528,623	-0.834%	14	-17.6%	102%
May-25	33	-8.33%	\$2,740,132	-5.49%	\$2,275,000	0.887%	\$2,549,901	-1.8%	17	41.7%	102%
May-24	36	24.1%	\$2,899,212	19.7%	\$2,255,000	-1.96%	\$2,596,763	12.2%	12	-42.9%	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	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	10	7	16	9	4
\$1.3-1.699M	24	20	17	13	21
\$1.7-1.999M	13	17	16	14	25
\$2-2.999M	29	34	33	28	48
>3M	26	21	31	16	49
Total	103	99	115	81	148

Presented by:

Livermore: Detached Single-Family Homes

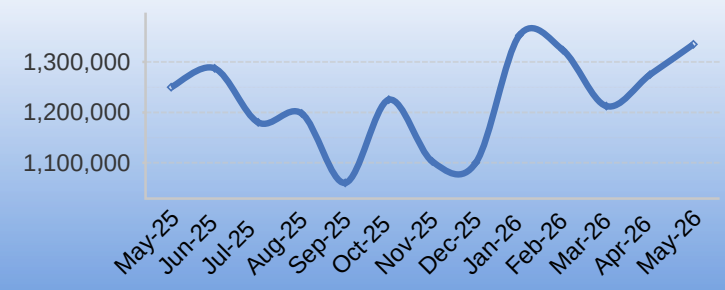
May 2026

Market Activity Summary:

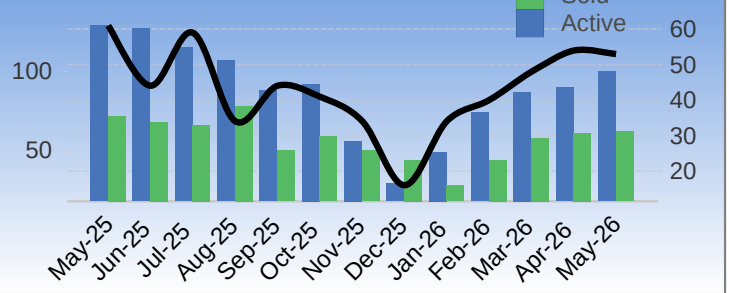
- Inventory: 100 units were listed for sale as of the last day of May - approximately 1.7 months of inventory.
- Sales Activity: 62 units were sold during May,
- Median Sales Price: \$1,335,000 during May
- Average price per sq.ft. in May was \$728
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 102% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	100	53	62	1.7	\$1,402,912	\$1,335,000	\$1,435,336	16	\$706	\$728	102%
Apr-26	90	54	61	1.7	\$1,309,601	\$1,275,000	\$1,334,963	20	\$691	\$709	102%
Mar-26	87	48	58	2.1	\$1,354,985	\$1,212,500	\$1,390,353	15	\$705	\$719	103%
Feb-26	74	40	44	1.9	\$1,487,659	\$1,323,500	\$1,515,370	15	\$703	\$708	103%
Jan-26	49	34	28	1.2	\$1,537,221	\$1,352,500	\$1,497,839	39	\$749	\$705	99%
Dec-25	29	16	44	0.6	\$1,231,621	\$1,100,000	\$1,224,802	27	\$802	\$723	100%
Nov-25	56	34	50	1.1	\$1,223,661	\$1,102,500	\$1,219,657	27	\$728	\$724	100%
Oct-25	92	41	59	1.5	\$1,414,681	\$1,225,000	\$1,393,805	30	\$748	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	62	-13.9%	\$1,399,634	0.803%	\$1,335,000	6.8%	\$1,435,336	7.47%	16	-15.8%	102%
May-25	72	-5.26%	\$1,388,490	-6.22%	\$1,250,000	-3.66%	\$1,335,597	-6.02%	19	72.7%	101%
May-24	76	8.57%	\$1,480,529	-9.32%	\$1,297,500	12.6%	\$1,421,171	8.16%	11	-21.4%	104%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	1	1
\$500-599K	2	1	0	0	0
\$600-699K	2	2	0	5	1
\$700-799K	6	4	4	11	9
\$800-899K	17	14	11	23	17
\$900-999K	25	21	24	41	39
\$1-1.299M	76	114	99	94	142
\$1.3-1.699M	63	83	74	60	142
\$1.7-1.999M	26	22	32	10	35
\$2-2.999M	32	28	25	17	49
>3M	4	2	2	2	5
Total	253	292	271	264	440

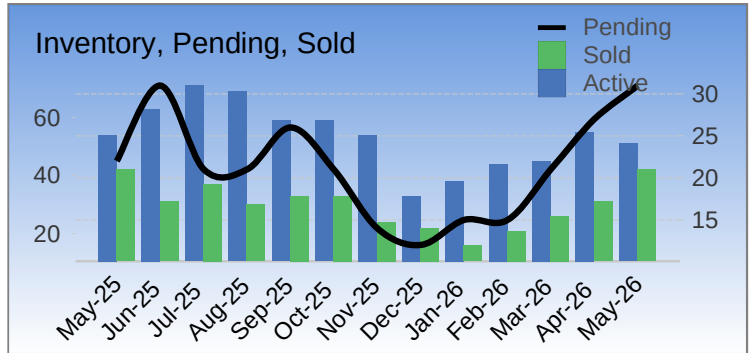
Presented by:

Martinez: Detached Single-Family Homes

May 2026

Market Activity Summary:

- Inventory: units were listed for sale as of the last day of May.
- 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
May-26	51	31	42	1.7	\$837,842	\$780,000	\$836,181	29	\$557	\$516	100%
Apr-26	55	27	31	2.2	\$895,518	\$850,000	\$907,291	28	\$549	\$487	102%
Mar-26	45	21	26	2.3	\$953,597	\$875,000	\$950,882	51	\$522	\$515	99%
Feb-26	44	15	21	2.3	\$761,645	\$780,000	\$789,826	29	\$508	\$526	105%
Jan-26	38	15	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	\$508	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	42	0%	\$909,074	1.46%	\$780,000	-5.74%	\$836,181	-8.92%	29	70.6%	100%
May-25	42	-4.55%	\$896,017	4.49%	\$827,500	-1.05%	\$918,116	2.02%	17	-15%	103%
May-24	44	29.4%	\$857,491	-3.41%	\$836,250	-1.62%	\$899,927	4.18%	20	0%	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	7	8	3	11	2
\$500-599K	19	11	16	10	10
\$600-699K	18	19	10	19	18
\$700-799K	22	30	19	20	32
\$800-899K	24	27	24	24	43
\$900-999K	20	19	16	15	32
\$1-1.299M	33	21	27	14	39
\$1.3-1.699M	6	3	7	4	22
\$1.7-1.999M	1	1	1	2	5
\$2-2.999M	2	3	0	1	3
>3M	0	0	0	0	0
Total	152	142	123	120	206

Presented by:

Market Activity Summary:

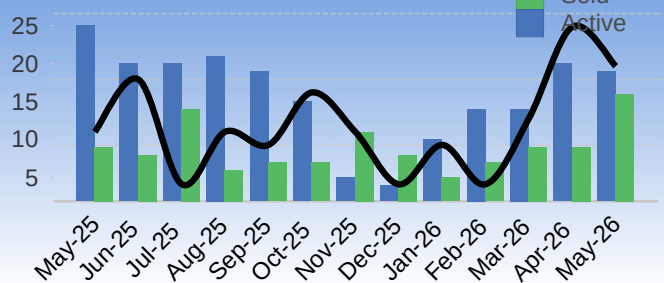
- Inventory: units were listed for sale as of the last day of May.
- Sales Activity: there were no units sold during this period.



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	19	11	16	1.7	\$1,880,470	\$2,000,000	\$1,900,000	13	\$772	\$807	101%
Apr-26	20	14	9	2.4	\$2,019,222	\$1,950,000	\$2,087,222	9	\$709	\$944	103%
Mar-26	14	7	9	2.0	\$1,801,555	\$1,900,000	\$1,865,000	24	\$843	\$817	103%
Feb-26	14	2	7	2.1	\$1,887,000	\$1,950,000	\$1,936,142	7	\$883	\$749	103%
Jan-26	10	5	5	1.3	\$2,030,800	\$2,000,000	\$2,182,224	7	\$935	\$865	107%
Dec-25	4	2	8	0.5	\$1,980,125	\$1,690,000	\$1,938,500	82	\$1,097	\$737	98%
Nov-25	5	6	11	0.6	\$1,943,545	\$1,780,000	\$1,929,363	38	\$1,029	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	16	77.8%	\$2,221,058	8%	\$2,000,000	-0.99%	\$1,900,000	-6.96%	13	-43.5%	101%
May-25	9	-25%	\$2,056,545	0.544%	\$2,020,000	1%	\$2,042,222	0.664%	23	188%	102%
May-24	12	-20%	\$2,045,409	3.38%	\$2,000,000	15.3%	\$2,028,750	9.4%	8	-52.9%	100%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	1	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	2	0	0
\$1.3-1.699M	12	8	11	12	7
\$1.7-1.999M	10	10	12	12	8
\$2-2.999M	22	17	17	15	32
>3M	1	3	0	1	10
Total	47	38	42	41	57

Presented by:

Market Activity Summary:

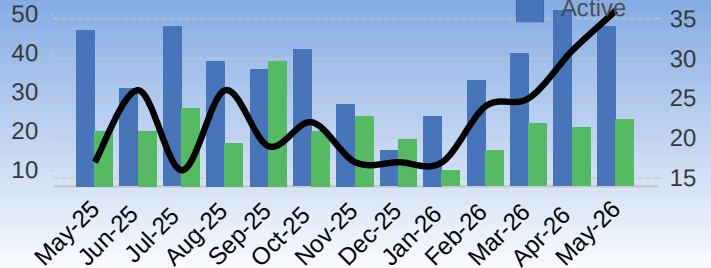
- Inventory: 47 units were listed for sale as of the last day of May - approximately 2.3 months of inventory.
- Sales Activity: 23 units were sold during May,
- Median Sales Price: \$1,315,000 during May
- Average price per sq.ft. in May was \$888
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 104% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	47	36	23	2.3	\$1,423,771	\$1,315,000	\$1,470,430	14	\$775	\$888	104%
Apr-26	51	31	21	2.6	\$1,568,223	\$1,618,000	\$1,620,238	27	\$814	\$887	104%
Mar-26	40	25	22	2.6	\$1,506,351	\$1,491,194	\$1,560,744	23	\$802	\$832	103%
Feb-26	33	24	15	2.3	\$1,542,335	\$1,450,000	\$1,583,419	31	\$807	\$814	103%
Jan-26	24	17	10	1.4	\$1,621,375	\$1,475,167	\$1,634,308	41	\$767	\$782	101%
Dec-25	15	17	18	0.8	\$1,345,185	\$1,427,500	\$1,361,780	50	\$778	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	23	15%	\$1,406,638	-1.89%	\$1,315,000	-9.28%	\$1,470,430	1.47%	14	-17.6%	104%
May-25	20	-28.6%	\$1,433,791	-6.48%	\$1,449,500	-0.378%	\$1,449,097	-4.09%	17	88.9%	100%
May-24	28	16.7%	\$1,533,172	21.8%	\$1,455,000	11.9%	\$1,510,867	12.6%	9	-18.2%	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	1	0	0
\$700-799K	0	1	0	3	0
\$800-899K	1	3	1	7	0
\$900-999K	3	2	3	13	1
\$1-1.299M	21	21	21	37	32
\$1.3-1.699M	43	53	50	27	76
\$1.7-1.999M	8	9	12	4	10
\$2-2.999M	15	4	10	3	21
>3M	0	0	0	0	1
Total	91	93	98	94	141

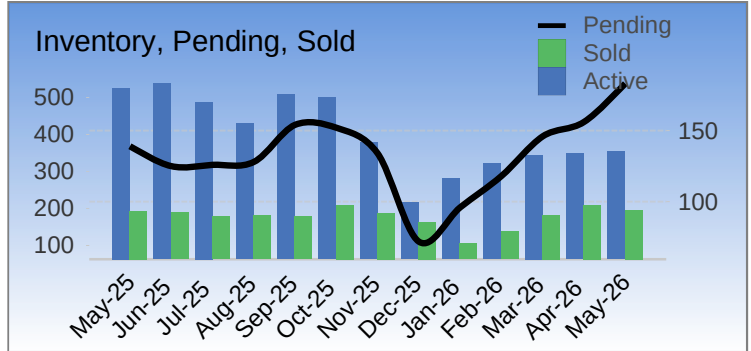
Presented by:

Oakland: Detached Single-Family Homes

May 2026

Market Activity Summary:

- Inventory: 354 units were listed for sale as of the last day of May - approximately 1.9 months of inventory.
- Sales Activity: 196 units were sold during May,
- Median Sales Price: \$1,251,500 during May
- Average price per sq.ft. in May was \$703
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 120% of list price in May



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	354	183	196	1.9	\$1,261,243	\$1,251,500	\$1,516,437	22	\$562	\$703	120%
Apr-26	348	156	209	2.0	\$1,027,675	\$1,000,000	\$1,222,312	29	\$538	\$660	116%
Mar-26	344	146	182	2.5	\$1,085,938	\$1,155,000	\$1,328,616	23	\$527	\$719	120%
Feb-26	321	118	137	2.4	\$1,057,764	\$912,000	\$1,205,362	37	\$528	\$641	112%
Jan-26	281	96	106	1.9	\$953,452	\$702,500	\$991,903	42	\$521	\$525	103%
Dec-25	217	72	164	1.2	\$963,844	\$875,000	\$1,078,209	37	\$482	\$611	109%
Nov-25	378	134	188	2.0	\$1,076,700	\$860,000	\$1,165,258	37	\$518	\$630	108%
Oct-25	499	152	209	2.7	\$1,046,771	\$1,025,000	\$1,210,669	30	\$547	\$637	113%
Sep-25	507	154	179	2.9	\$951,628	\$925,000	\$1,073,285	35	\$543	\$623	110%
Aug-25	430	128	181	2.4	\$909,049	\$825,000	\$1,000,614	36	\$533	\$595	109%
Jul-25	487	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	196	1.55%	\$1,155,220	3.71%	\$1,251,500	30.4%	\$1,516,437	28.5%	22	-26.7%	120%
May-25	193	-6.76%	\$1,113,896	3.89%	\$960,000	-14.7%	\$1,180,379	-9.06%	30	30.4%	111%
May-24	207	-4.61%	\$1,072,210	-3.54%	\$1,125,000	7.14%	\$1,297,911	4.61%	23	-20.7%	112%

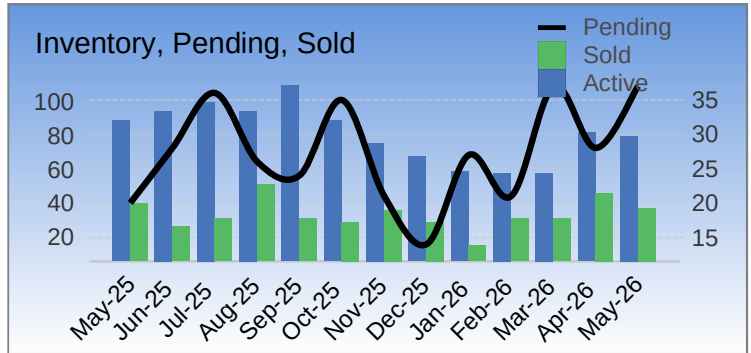
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	82	109	76	63	45
\$500-599K	94	90	78	84	85
\$600-699K	57	65	76	73	107
\$700-799K	70	64	56	71	84
\$800-899K	56	56	55	53	79
\$900-999K	54	48	42	46	80
\$1-1.299M	112	139	114	105	157
\$1.3-1.699M	136	142	122	120	188
\$1.7-1.999M	57	36	59	61	100
\$2-2.999M	68	66	69	55	113
>3M	44	29	26	21	47
Total	830	844	773	752	1085

Presented by:

Market Activity Summary:

- Inventory: 80 units were listed for sale as of the last day of May - approximately 2.2 months of inventory.
- Sales Activity: 37 units were sold during May,
- Median Sales Price: \$651,000 during May
- Average price per sq.ft. in May was \$349
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 101% of list price in May



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	80	37	37	2.2	\$715,375	\$651,000	\$718,534	21	\$371	\$349	101%
Apr-26	82	28	46	2.3	\$742,334	\$700,000	\$736,008	39	\$367	\$347	99%
Mar-26	58	37	31	2.4	\$665,624	\$655,000	\$666,219	40	\$374	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	37	-7.5%	\$776,850	8.75%	\$651,000	-11.4%	\$718,534	-2.87%	21	-25%	101%
May-25	40	-25.9%	\$714,328	-0.152%	\$735,000	4.85%	\$739,793	2.73%	28	33.3%	101%
May-24	54	45.9%	\$715,412	-5.06%	\$701,000	0.143%	\$720,159	1.93%	21	-8.7%	102%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	5	6	6	7	5
\$500-599K	27	16	19	33	23
\$600-699K	68	51	53	59	60
\$700-799K	32	43	42	43	63
\$800-899K	17	16	17	15	39
\$900-999K	2	8	12	3	24
\$1-1.299M	7	5	8	1	11
\$1.3-1.699M	1	3	4	0	3
\$1.7-1.999M	1	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	160	148	161	161	228

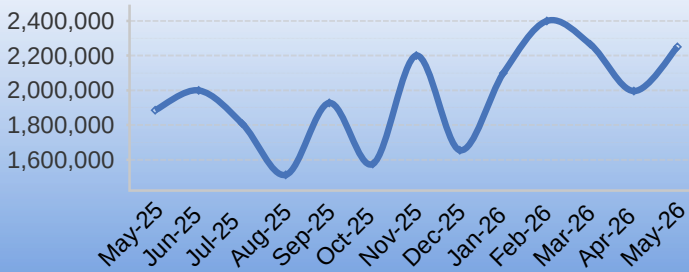
Presented by:

Market Activity Summary:

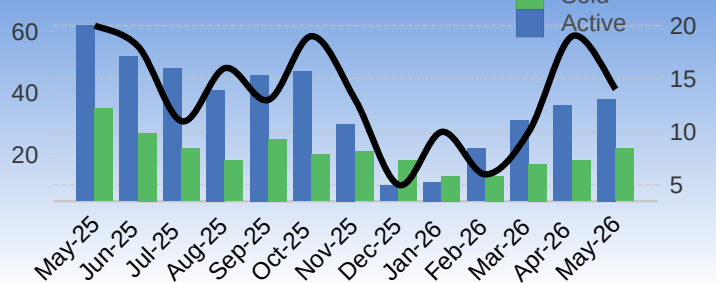
- Inventory: 38 units were listed for sale as of the last day of May - approximately 2.2 months of inventory.
- Sales Activity: 22 units were sold during May,
- Median Sales Price: \$2,250,000 during May
- Average price per sq.ft. in May was \$818
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 103% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	38	14	22	2.2	\$2,250,727	\$2,250,000	\$2,356,363	15	\$755	\$818	103%
Apr-26	36	19	18	2.3	\$2,048,277	\$1,995,000	\$2,080,045	20	\$766	\$845	102%
Mar-26	31	10	17	2.2	\$2,237,294	\$2,265,000	\$2,288,764	12	\$738	\$821	104%
Feb-26	22	6	13	1.5	\$3,073,384	\$2,400,000	\$3,076,134	23	\$748	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	22	-37.1%	\$2,134,821	-6.93%	\$2,250,000	19.4%	\$2,356,363	4.4%	15	-40%	103%
May-25	35	52.2%	\$2,293,893	-7.97%	\$1,885,000	-19.4%	\$2,257,071	-6.1%	25	108%	100%
May-24	23	0%	\$2,492,441	9.9%	\$2,340,000	15.3%	\$2,403,586	6.09%	12	-40%	103%

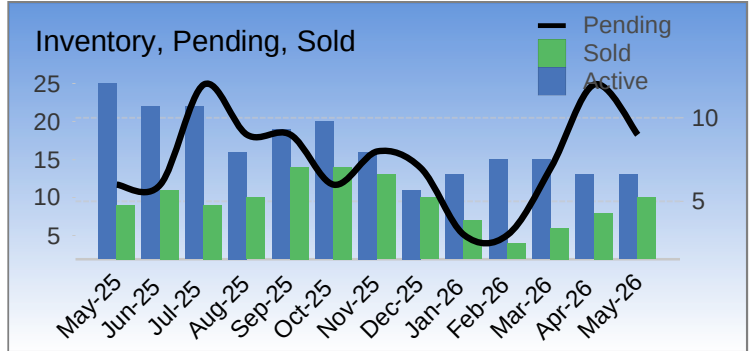
Sales Activity and Price Trends

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	1	0	2
\$900-999K	1	0	0	0	0
\$1-1.299M	9	2	6	6	0
\$1.3-1.699M	15	22	14	19	19
\$1.7-1.999M	12	20	14	14	20
\$2-2.999M	32	28	35	24	35
>3M	14	19	12	9	22
Total	83	91	82	72	98

Presented by:

Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of May - approximately 1.9 months of inventory.
- Sales Activity: 10 units were sold during May,
- Median Sales Price: \$760,000 during May
- Average price per sq.ft. in May was \$469
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 103% of list price in May



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	13	9	10	1.9	\$767,468	\$760,000	\$788,800	34	\$533	\$469	103%
Apr-26	13	12	8	2.3	\$860,610	\$812,500	\$892,361	15	\$513	\$498	104%
Mar-26	15	7	6	2.6	\$683,983	\$692,500	\$706,916	47	\$516	\$497	103%
Feb-26	15	3	4	2.1	\$809,975	\$796,000	\$820,500	49	\$472	\$439	101%
Jan-26	13	3	7	1.3	\$709,128	\$707,000	\$723,428	48	\$472	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	10	11.1%	\$790,200	9.62%	\$760,000	-5.59%	\$788,800	-0.953%	34	54.5%	103%
May-25	9	12.5%	\$720,845	3.56%	\$805,000	-0.679%	\$796,388	-13%	22	83.3%	101%
May-24	8	-38.5%	\$696,090	-7.62%	\$810,500	1.95%	\$914,875	13.2%	12	-61.3%	105%

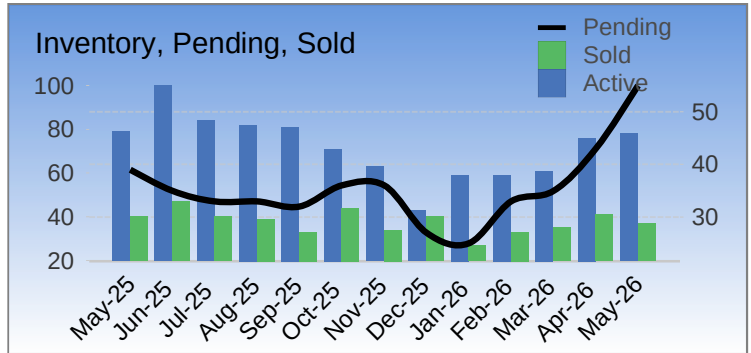
Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	1	0
\$500-599K	2	3	0	2	1
\$600-699K	9	11	8	8	3
\$700-799K	11	12	9	18	23
\$800-899K	7	15	14	9	20
\$900-999K	4	5	0	3	14
\$1-1.299M	1	0	0	0	5
\$1.3-1.699M	0	1	0	0	1
\$1.7-1.999M	1	0	0	0	0
\$2-2.999M	0	0	1	0	0
>3M	0	0	0	0	0
Total	35	48	32	41	67

Presented by:

Market Activity Summary:

- Inventory: 78 units were listed for sale as of the last day of May - approximately 2.2 months of inventory.
- Sales Activity: 37 units were sold during May,
- Median Sales Price: \$605,000 during May
- Average price per sq.ft. in May was \$370
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 101% of list price in May



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	78	55	37	2.2	\$603,357	\$605,000	\$605,910	22	\$406	\$370	101%
Apr-26	76	43	41	2.2	\$586,629	\$570,000	\$590,242	28	\$411	\$392	101%
Mar-26	61	35	35	2.1	\$599,611	\$561,000	\$607,355	36	\$427	\$378	102%
Feb-26	59	33	33	1.8	\$542,910	\$540,000	\$552,100	37	\$423	\$387	102%
Jan-26	59	25	27	1.8	\$595,080	\$570,000	\$594,770	28	\$424	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	37	-7.5%	\$602,472	-4.09%	\$605,000	0.833%	\$605,910	-2.53%	22	-45%	101%
May-25	40	5.26%	\$628,141	-2.09%	\$600,000	1.44%	\$621,661	5.18%	40	135%	101%
May-24	38	-30.9%	\$641,525	1.28%	\$591,500	-3.82%	\$591,055	-2.74%	17	6.25%	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	34	30	36	56	43
\$500-599K	61	64	52	63	70
\$600-699K	49	51	58	61	96
\$700-799K	15	14	24	18	48
\$800-899K	12	11	11	12	33
\$900-999K	0	4	2	13	16
\$1-1.299M	2	2	3	2	12
\$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	173	176	186	225	318

Presented by:

Includes Pittsburg and Bay Point

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Deemed reliable but not guaranteed

Market Activity Summary:

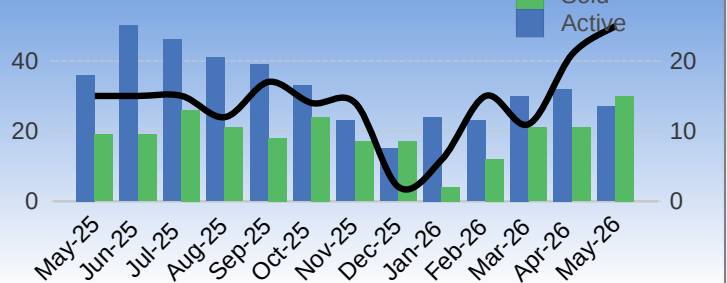
- Inventory: 27 units were listed for sale as of the last day of May - approximately 1.1 months of inventory.
- Sales Activity: 30 units were sold during May,
- Median Sales Price: \$1,050,000 during May
- Average price per sq.ft. in May was \$606
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	27	25	30	1.1	\$1,106,783	\$1,050,000	\$1,115,225	30	\$651	\$606	100%
Apr-26	32	21	21	1.8	\$1,013,273	\$949,000	\$1,020,952	20	\$640	\$619	101%
Mar-26	30	11	21	2.4	\$1,042,523	\$1,030,000	\$1,061,928	27	\$615	\$643	102%
Feb-26	23	15	12	2.2	\$1,028,512	\$1,187,500	\$1,077,150	12	\$613	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	30	57.9%	\$1,173,232	5.95%	\$1,050,000	-6.67%	\$1,115,225	2.4%	30	30.4%	100%
May-25	19	-20.8%	\$1,107,383	-3.55%	\$1,125,000	5.39%	\$1,089,063	-6.11%	23	76.9%	101%
May-24	24	-4%	\$1,148,123	7.61%	\$1,067,500	-1.52%	\$1,159,912	7.2%	13	-27.8%	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	2	0	0	1	0
\$600-699K	1	3	4	7	3
\$700-799K	13	5	10	9	10
\$800-899K	18	11	10	15	14
\$900-999K	6	10	11	10	10
\$1-1.299M	28	26	24	36	41
\$1.3-1.699M	18	28	29	18	39
\$1.7-1.999M	1	1	6	3	11
\$2-2.999M	1	1	3	1	0
>3M	0	0	0	0	0
Total	88	85	97	100	128

Presented by:

Includes Pleasant Hill and Pacheco

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Deemed reliable but not guaranteed

Market Activity Summary:

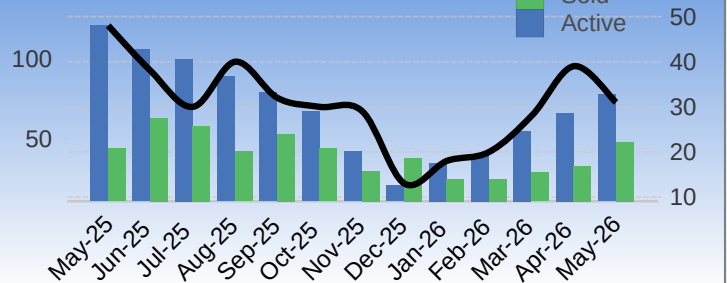
- Inventory: 78 units were listed for sale as of the last day of May - approximately 2.2 months of inventory.
- Sales Activity: 48 units were sold during May,
- Median Sales Price: \$1,845,938 during May
- Average price per sq.ft. in May was \$810
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	78	31	48	2.2	\$2,141,447	\$1,845,938	\$2,140,382	21	\$864	\$810	100%
Apr-26	66	39	33	2.4	\$1,844,709	\$1,700,000	\$1,881,806	14	\$841	\$878	102%
Mar-26	55	28	29	2.1	\$1,909,364	\$1,470,000	\$1,921,509	15	\$850	\$868	101%
Feb-26	40	20	25	1.4	\$2,099,915	\$1,900,000	\$2,136,840	28	\$818	\$802	103%
Jan-26	35	18	25	1.2	\$1,894,720	\$1,590,000	\$1,882,456	35	\$795	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	48	9.09%	\$1,936,560	-10.1%	\$1,845,938	9.88%	\$2,140,382	8.57%	21	-34.4%	100%
May-25	44	-21.4%	\$2,152,948	-5.32%	\$1,680,000	-13.3%	\$1,971,347	-10%	32	129%	99%
May-24	56	0%	\$2,273,884	-3.71%	\$1,937,675	7.8%	\$2,191,160	17.1%	14	7.69%	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	1	0	0	0	0
\$600-699K	0	1	0	0	0
\$700-799K	1	0	0	0	0
\$800-899K	0	0	0	1	0
\$900-999K	2	4	0	0	1
\$1-1.299M	10	9	11	23	3
\$1.3-1.699M	60	66	46	56	57
\$1.7-1.999M	28	43	47	41	55
\$2-2.999M	36	44	57	23	78
>3M	22	21	34	15	40
Total	160	188	195	159	234

Presented by:

Includes Pleasanton and Sunol

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Richmond: Detached Single-Family Homes

May 2026

Market Activity Summary:

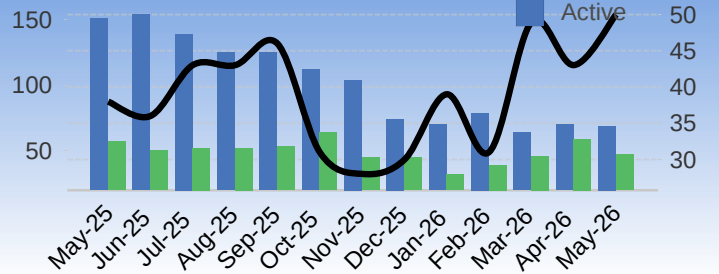
- Inventory: 69 units were listed for sale as of the last day of May - approximately 1.4 months of inventory.
- Sales Activity: 47 units were sold during May,
- Median Sales Price: \$735,000 during May
- Average price per sq.ft. in May was \$551
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 109% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	69	50	47	1.4	\$697,784	\$735,000	\$762,540	25	\$477	\$551	109%
Apr-26	70	43	59	1.6	\$690,170	\$690,000	\$736,877	23	\$483	\$529	107%
Mar-26	64	49	46	1.7	\$690,019	\$654,444	\$726,150	31	\$490	\$516	105%
Feb-26	79	31	39	2.1	\$667,119	\$675,000	\$686,935	45	\$467	\$441	103%
Jan-26	70	39	32	1.8	\$673,696	\$630,000	\$678,843	53	\$490	\$493	101%
Dec-25	74	30	45	1.5	\$663,368	\$670,000	\$701,791	35	\$463	\$515	106%
Nov-25	104	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	47	-17.5%	\$635,439	-11%	\$735,000	18.5%	\$762,540	17.5%	25	13.6%	109%
May-25	57	3.64%	\$714,279	3.21%	\$620,000	-15.1%	\$648,960	-19.1%	22	4.76%	102%
May-24	55	3.77%	\$692,070	-6.81%	\$730,000	18%	\$802,200	19.9%	21	-34.4%	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	37	35	27	32	27
\$500-599K	40	46	47	33	38
\$600-699K	42	36	48	44	33
\$700-799K	31	34	27	27	48
\$800-899K	28	27	31	14	33
\$900-999K	19	11	20	7	32
\$1-1.299M	18	18	20	22	51
\$1.3-1.699M	5	5	4	5	8
\$1.7-1.999M	2	0	0	0	3
\$2-2.999M	1	0	2	0	1
>3M	0	0	0	0	0
Total	223	212	226	184	274

Presented by:

Includes Richmond, North Richmond and Point Richmond

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Market Activity Summary:

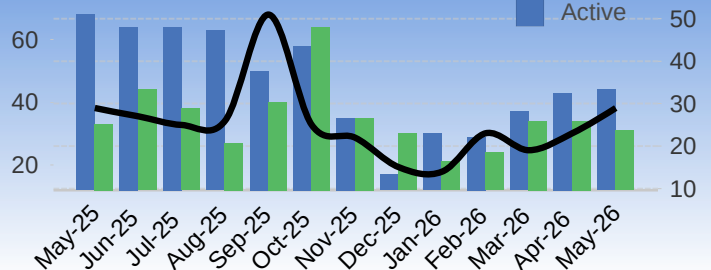
- Inventory: 44 units were listed for sale as of the last day of May - approximately 1.4 months of inventory.
- Sales Activity: 31 units were sold during May,
- Median Sales Price: \$948,000 during May
- Average price per sq.ft. in May was \$606
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 106% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	44	29	31	1.4	\$889,129	\$948,000	\$940,679	18	\$596	\$606	106%
Apr-26	43	23	34	1.4	\$876,228	\$885,000	\$962,668	25	\$584	\$654	110%
Mar-26	37	19	34	1.5	\$836,365	\$845,000	\$884,649	14	\$579	\$663	106%
Feb-26	29	23	24	1.3	\$785,776	\$762,000	\$804,812	26	\$630	\$613	103%
Jan-26	30	14	21	1.1	\$916,142	\$900,000	\$933,166	30	\$657	\$603	102%
Dec-25	17	15	30	0.4	\$857,411	\$845,000	\$876,354	24	\$651	\$628	102%
Nov-25	35	22	35	0.8	\$831,578	\$840,000	\$869,784	21	\$633	\$585	104%
Oct-25	58	25	64	1.4	\$875,777	\$875,000	\$917,232	26	\$619	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	31	-6.06%	\$876,074	-0.147%	\$948,000	5.33%	\$940,679	-3.72%	18	-5.26%	106%
May-25	33	-25%	\$877,362	-3.05%	\$900,000	1.98%	\$977,026	1.48%	19	18.8%	104%
May-24	44	22.2%	\$904,941	8.23%	\$882,500	-5.87%	\$962,731	-3.68%	16	-27.3%	107%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	2	0
\$500-599K	3	3	1	3	2
\$600-699K	9	7	10	11	6
\$700-799K	34	29	29	39	24
\$800-899K	38	38	48	43	35
\$900-999K	24	32	25	14	48
\$1-1.299M	25	21	35	24	72
\$1.3-1.699M	11	9	11	7	35
\$1.7-1.999M	0	1	2	1	3
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	144	141	161	144	225

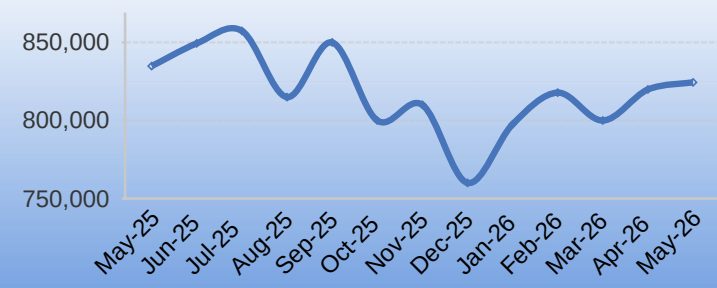
Presented by:

Market Activity Summary:

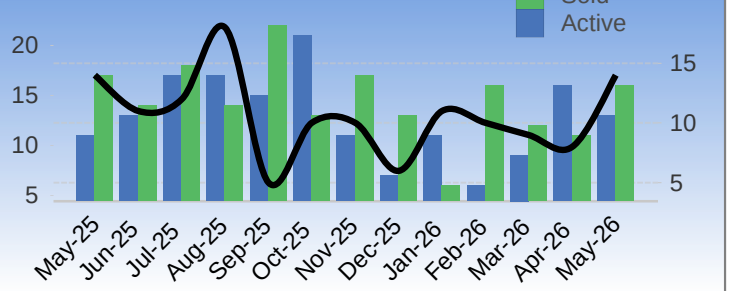
- Inventory: 13 units were listed for sale as of the last day of May - approximately 1.1 months of inventory.
- Sales Activity: 16 units were sold during May,
- Median Sales Price: \$824,400 during May
- Average price per sq.ft. in May was \$627
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 102% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	13	14	16	1.1	\$782,667	\$824,400	\$794,956	18	\$650	\$627	102%
Apr-26	16	8	11	1.3	\$746,272	\$820,000	\$809,818	10	\$694	\$730	109%
Mar-26	9	9	12	0.8	\$773,490	\$800,000	\$821,000	13	\$638	\$699	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	16	-5.88%	\$888,734	9.16%	\$824,400	-1.27%	\$794,956	-1.42%	18	-10%	102%
May-25	17	54.5%	\$814,170	-2.72%	\$835,000	-2.34%	\$806,409	-5.46%	20	66.7%	104%
May-24	11	-31.3%	\$836,950	5.81%	\$855,000	3.09%	\$853,000	1.86%	12	-14.3%	107%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	2	1	2	1
\$600-699K	5	2	1	4	1
\$700-799K	20	12	11	16	7
\$800-899K	26	28	17	20	24
\$900-999K	10	9	12	8	24
\$1-1.299M	0	7	8	5	25
\$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	61	60	50	55	83

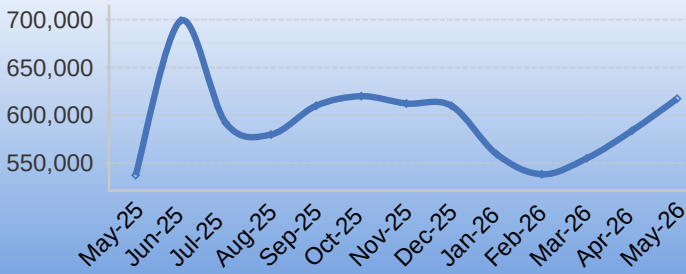
Presented by:

Market Activity Summary:

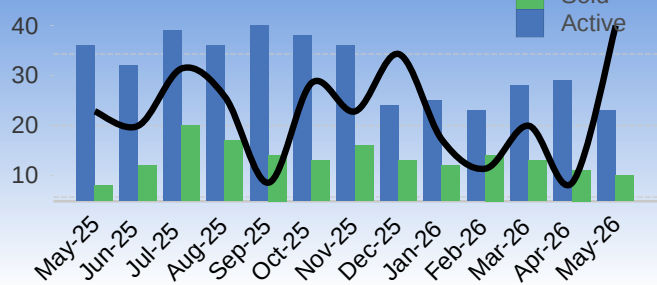
- Inventory: 23 units were listed for sale as of the last day of May - approximately 2.2 months of inventory.
- Sales Activity: 10 units were sold during May,
- Median Sales Price: \$617,500 during May
- Average price per sq.ft. in May was \$510
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 102% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	23	17	10	2.2	\$605,200	\$617,500	\$616,000	19	\$478	\$510	102%
Apr-26	29	6	11	2.4	\$582,549	\$584,000	\$579,545	45	\$467	\$507	99%
Mar-26	28	10	13	2.2	\$555,984	\$555,000	\$571,076	35	\$488	\$509	103%
Feb-26	23	7	14	1.9	\$567,113	\$538,500	\$572,857	63	\$452	\$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	\$495	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	10	25%	\$628,625	2.79%	\$617,500	14.9%	\$616,000	15.2%	19	-61.2%	102%
May-25	8	0%	\$611,561	-8.78%	\$537,500	2.67%	\$534,500	-3.04%	49	277%	98%
May-24	8	-11.1%	\$670,407	19.3%	\$523,500	-25.2%	\$551,250	-17.2%	13	-61.8%	107%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	13	11	10	6	7
\$500-599K	23	15	15	18	10
\$600-699K	13	19	19	9	26
\$700-799K	9	10	8	14	21
\$800-899K	2	2	3	2	8
\$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	60	58	55	49	74

Presented by:

San Ramon: Detached Single-Family Homes

May 2026

Market Activity Summary:

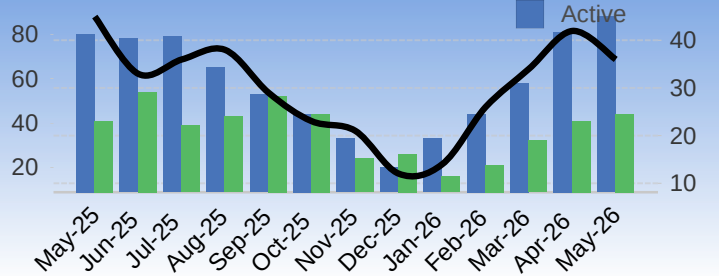
- Inventory: 88 units were listed for sale as of the last day of May - approximately 2.3 months of inventory.
- Sales Activity: 44 units were sold during May,
- Median Sales Price: \$1,775,000 during May
- Average price per sq.ft. in May was \$761
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	88	36	44	2.3	\$1,870,322	\$1,775,000	\$1,864,069	16	\$758	\$761	100%
Apr-26	81	42	41	2.6	\$1,887,346	\$1,900,000	\$1,885,746	15	\$750	\$751	100%
Mar-26	58	34	32	2.6	\$1,815,611	\$1,679,500	\$1,822,232	14	\$747	\$746	100%
Feb-26	44	26	21	2.1	\$1,592,899	\$1,450,000	\$1,604,047	16	\$742	\$769	102%
Jan-26	33	14	16	1.5	\$1,803,078	\$1,742,500	\$1,794,819	24	\$745	\$739	100%
Dec-25	20	12	26	0.7	\$1,842,359	\$1,800,000	\$1,850,269	15	\$759	\$740	100%
Nov-25	33	21	24	0.8	\$1,769,324	\$1,582,500	\$1,742,603	35	\$791	\$753	98%
Oct-25	44	23	44	1.0	\$1,664,125	\$1,462,744	\$1,635,495	34	\$765	\$737	98%
Sep-25	53	29	52	1.2	\$1,806,216	\$1,765,000	\$1,794,997	21	\$748	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	44	7.32%	\$1,815,756	-6.65%	\$1,775,000	-1.93%	\$1,864,069	-2.61%	16	-11.1%	100%
May-25	41	-24.1%	\$1,945,028	2.3%	\$1,810,000	-13.7%	\$1,914,053	-13.6%	18	125%	100%
May-24	54	8%	\$1,901,344	-5.03%	\$2,097,500	19.2%	\$2,216,511	19.9%	8	-20%	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	2	1	0	0
\$800-899K	1	1	2	1	2
\$900-999K	3	1	0	0	0
\$1-1.299M	17	4	2	10	7
\$1.3-1.699M	55	42	42	59	44
\$1.7-1.999M	30	33	43	33	69
\$2-2.999M	41	46	64	38	137
>3M	7	10	11	5	25
Total	154	139	165	146	284

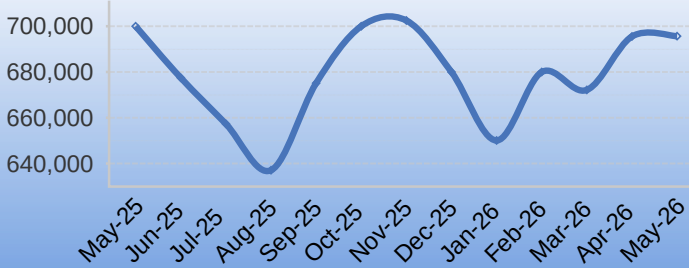
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Market Activity Summary:

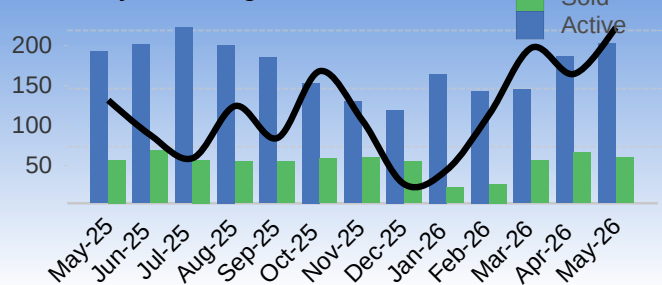
- Inventory: 202 units were listed for sale as of the last day of May - approximately 3.4 months of inventory.
- Sales Activity: 60 units were sold during May,
- Median Sales Price: \$695,659 during May
- Average price per sq.ft. in May was \$353
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 100% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	202	81	60	3.4	\$710,499	\$695,659	\$713,724	33	\$357	\$353	100%
Apr-26	186	65	66	3.8	\$746,691	\$695,500	\$741,447	36	\$366	\$354	100%
Mar-26	145	74	56	4.2	\$711,989	\$672,162	\$712,788	34	\$367	\$353	100%
Feb-26	143	51	27	4.2	\$751,229	\$680,000	\$738,259	62	\$378	\$375	100%
Jan-26	164	32	23	3.6	\$689,102	\$650,000	\$683,896	33	\$379	\$363	99%
Dec-25	119	27	55	2.1	\$689,969	\$680,000	\$682,186	47	\$394	\$349	99%
Nov-25	130	49	60	2.4	\$760,357	\$702,500	\$755,162	37	\$388	\$367	100%
Oct-25	153	66	59	2.9	\$717,043	\$700,000	\$712,321	41	\$380	\$355	99%
Sep-25	185	43	55	3.4	\$760,771	\$675,000	\$742,802	36	\$373	\$344	98%
Aug-25	200	54	55	3.4	\$671,370	\$637,000	\$654,128	48	\$382	\$350	97%
Jul-25	222	36	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	60	5.26%	\$779,850	6.75%	\$695,659	-0.62%	\$713,724	2.18%	33	0%	100%
May-25	57	-20.8%	\$730,564	-13.2%	\$700,000	-6.17%	\$698,487	-11.3%	33	175%	99%
May-24	72	4.35%	\$841,526	7.51%	\$746,000	6.57%	\$787,153	11.7%	12	-45.5%	102%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	16	21	18	18	14
\$500-599K	50	49	41	45	31
\$600-699K	60	66	64	54	67
\$700-799K	48	56	50	55	87
\$800-899K	27	30	51	33	72
\$900-999K	8	20	24	16	45
\$1-1.299M	13	9	38	12	51
\$1.3-1.699M	7	6	10	0	17
\$1.7-1.999M	3	0	1	0	1
\$2-2.999M	0	1	1	0	2
>3M	0	0	0	0	0
Total	232	258	298	233	387

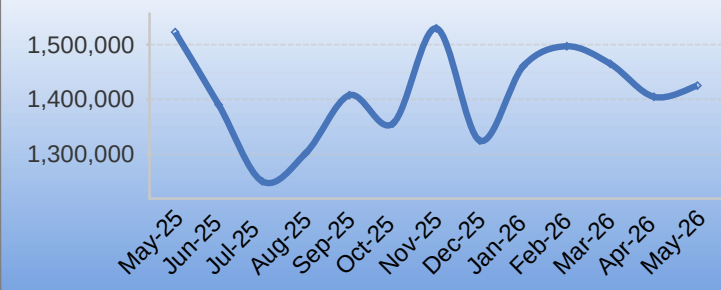
Presented by:

Market Activity Summary:

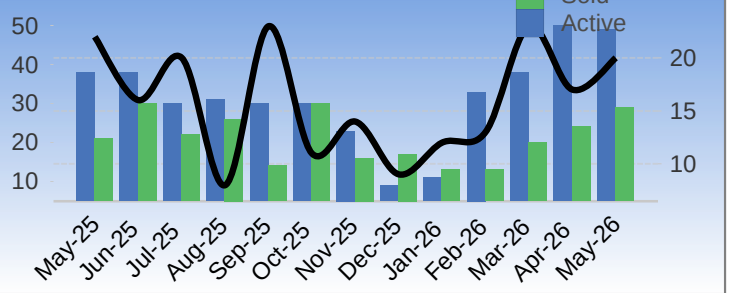
- Inventory: 49 units were listed for sale as of the last day of May - approximately 2.1 months of inventory.
- Sales Activity: 29 units were sold during May,
- Median Sales Price: \$1,425,000 during May
- Average price per sq.ft. in May was \$790
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 103% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	49	20	29	2.1	\$1,360,260	\$1,425,000	\$1,405,544	26	\$830	\$790	103%
Apr-26	50	17	24	2.7	\$1,409,206	\$1,405,000	\$1,469,322	16	\$802	\$825	104%
Mar-26	38	23	20	2.5	\$1,398,249	\$1,465,000	\$1,464,194	15	\$783	\$833	106%
Feb-26	33	13	13	2.4	\$1,374,537	\$1,497,000	\$1,517,461	13	\$814	\$900	109%
Jan-26	11	12	13	0.8	\$1,427,906	\$1,460,900	\$1,473,630	33	\$867	\$795	103%
Dec-25	9	9	17	0.5	\$1,267,866	\$1,325,000	\$1,306,117	30	\$801	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	29	38.1%	\$1,503,267	3.56%	\$1,425,000	-6.43%	\$1,405,544	-13.8%	26	73.3%	103%
May-25	21	-19.2%	\$1,451,572	5.37%	\$1,523,000	1.36%	\$1,631,401	13.9%	15	66.7%	104%
May-24	26	18.2%	\$1,377,604	4.53%	\$1,502,500	9.27%	\$1,432,346	1.21%	9	12.5%	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	1	0	0	0	0
\$600-699K	0	1	0	0	0
\$700-799K	1	2	1	0	2
\$800-899K	6	2	4	7	2
\$900-999K	5	2	4	10	5
\$1-1.299M	12	13	16	22	21
\$1.3-1.699M	59	49	54	40	47
\$1.7-1.999M	9	18	8	6	20
\$2-2.999M	5	13	4	4	14
>3M	1	0	0	0	1
Total	99	100	91	89	112

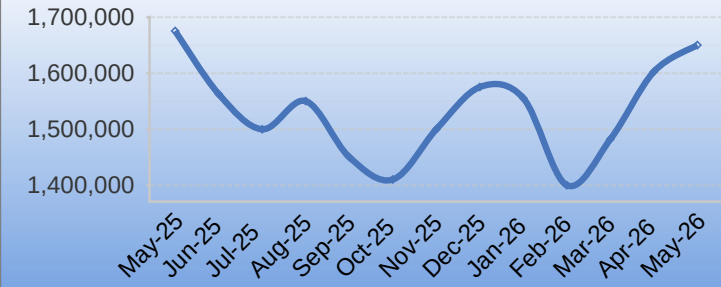
Presented by:

Market Activity Summary:

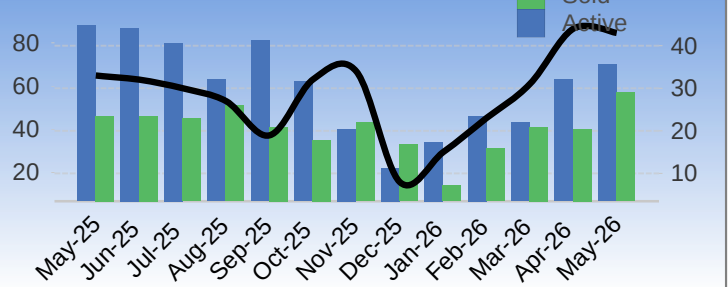
- Inventory: 70 units were listed for sale as of the last day of May - approximately 1.5 months of inventory.
- Sales Activity: 57 units were sold during May,
- Median Sales Price: \$1,650,000 during May
- Average price per sq.ft. in May was \$756
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 102% of list price in May



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
May-26	70	43	57	1.5	\$1,669,452	\$1,650,000	\$1,697,568	15	\$771	\$756	102%
Apr-26	63	44	40	1.7	\$1,660,794	\$1,602,500	\$1,706,406	13	\$754	\$773	103%
Mar-26	43	31	41	1.5	\$1,654,998	\$1,482,000	\$1,735,865	12	\$801	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-26	57	23.9%	\$1,793,585	7.71%	\$1,650,000	-1.49%	\$1,697,568	-4.35%	15	15.4%	102%
May-25	46	-6.12%	\$1,665,251	-8.86%	\$1,675,000	1.52%	\$1,774,860	3.41%	13	-13.3%	103%
May-24	49	8.89%	\$1,827,150	1.08%	\$1,650,000	2.17%	\$1,716,413	-4.31%	15	-21.1%	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	1	0	1	1	0
\$700-799K	2	2	0	0	1
\$800-899K	1	2	3	1	1
\$900-999K	1	5	4	2	3
\$1-1.299M	32	32	26	24	23
\$1.3-1.699M	77	48	62	49	80
\$1.7-1.999M	34	31	32	29	53
\$2-2.999M	28	23	30	17	56
>3M	7	8	0	6	13
Total	183	151	158	129	230

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