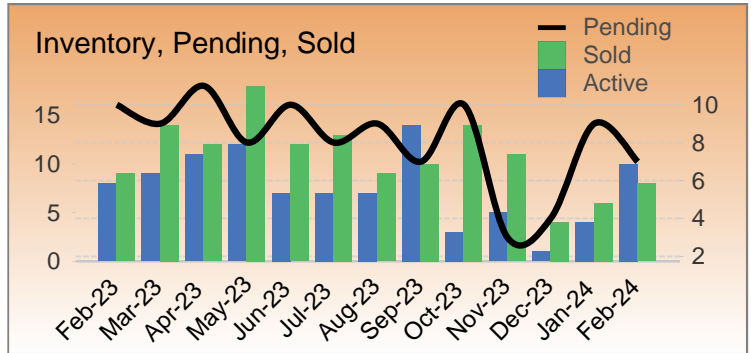
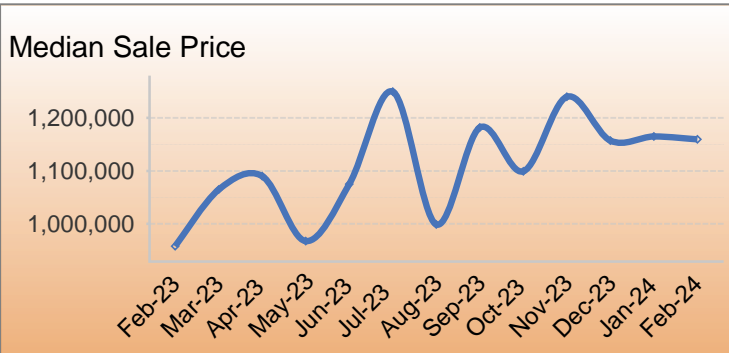


Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 8 units were sold during February,
- Median Sales Price: \$1,160,000 during February
- Average price per sq.ft. in February was \$677
- Average Days-on-Market (DOM) is approximately 5 days
- Sold over Asking: On average, buyers paid 104% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-24	10	7	8	1.8	\$1,058,975	\$1,160,000	\$1,095,250	5	\$762	\$677	104%
Jan-24	4	9	6	0.6	\$1,134,583	\$1,165,000	\$1,125,416	30	\$689	\$720	99%
Dec-23	1	4	4	0.1	\$1,211,000	\$1,157,500	\$1,215,000	6	\$670	\$654	100%
Nov-23	5	3	11	0.4	\$1,268,781	\$1,240,000	\$1,274,800	14	\$756	\$709	100%
Oct-23	3	10	14	0.3	\$1,037,350	\$1,099,500	\$1,039,928	41	\$773	\$720	100%
Sep-23	14	7	10	1.3	\$1,106,800	\$1,182,000	\$1,109,700	14	\$730	\$696	100%
Aug-23	7	9	9	0.6	\$1,017,888	\$999,000	\$1,035,666	15	\$759	\$683	102%
Jul-23	7	8	13	0.5	\$1,122,669	\$1,250,000	\$1,145,769	13	\$746	\$651	102%
Jun-23	7	10	12	0.5	\$1,064,699	\$1,075,000	\$1,068,583	22	\$738	\$641	100%
May-23	12	8	18	0.8	\$972,105	\$967,500	\$984,494	15	\$726	\$689	102%
Apr-23	11	11	12	0.9	\$1,042,650	\$1,090,000	\$1,064,908	13	\$739	\$700	102%
Mar-23	9	9	14	1.1	\$1,012,428	\$1,064,500	\$1,023,285	30	\$753	\$686	101%
Feb-23	8	10	9	1.0	\$1,004,320	\$958,000	\$996,666	27	\$742	\$674	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	8	-11.1%	\$1,013,115	-13%	\$1,160,000	21.1%	\$1,095,250	9.89%	5	-81.5%	104%
Feb-23	9	-25%	\$1,164,590	10.2%	\$958,000	-20.2%	\$996,666	-11.8%	27	170%	99%
Feb-22	12	9.09%	\$1,056,918	30.4%	\$1,200,000	26.3%	\$1,129,416	22%	10	-60%	112%

Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	1	0	1	4	3
\$600-699K	1	1	0	2	6
\$700-799K	2	1	0	3	7
\$800-899K	0	0	2	6	4
\$900-999K	0	6	1	5	1
\$1-1.299M	6	1	7	5	0
\$1.3-1.699M	3	2	3	0	0
\$1.7-1.999M	1	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	14	11	14	25	21

Presented by:

Includes Danville, Diablo, and Alamo

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