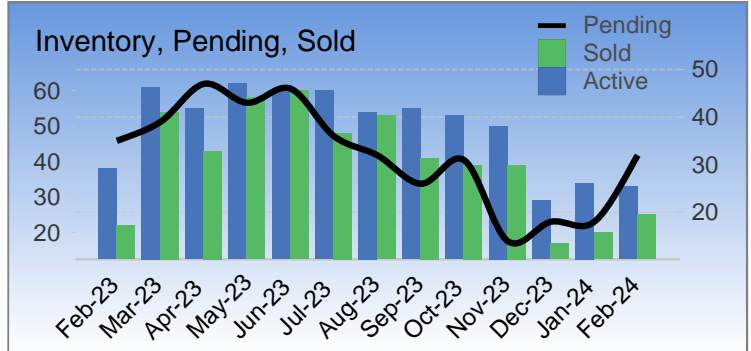


Danville: Detached Single-Family Homes

February 2024

Market Activity Summary:

- Inventory: 34 units were listed for sale as of the last day of February - approximately 1.6 months of inventory.
- Sales Activity: 25 units were sold during February,
- Median Sales Price: \$2,100,000 during February
- Average price per sq.ft. in February was \$815
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-24	33	32	25	1.6	\$2,108,895	\$2,100,000	\$2,161,318	25	\$852	\$815	103%
Jan-24	34	18	20	1.3	\$2,105,669	\$1,913,000	\$2,112,650	30	\$885	\$779	102%
Dec-23	29	18	17	0.9	\$2,595,708	\$2,200,000	\$2,580,182	36	\$954	\$755	100%
Nov-23	50	14	39	1.3	\$2,015,053	\$2,000,000	\$2,000,515	22	\$822	\$782	100%
Oct-23	53	31	39	1.2	\$2,270,220	\$2,025,000	\$2,270,760	24	\$811	\$796	100%
Sep-23	55	26	41	1.2	\$2,087,833	\$2,075,000	\$2,128,000	15	\$819	\$804	102%
Aug-23	54	32	53	1.0	\$2,191,870	\$1,995,000	\$2,189,937	19	\$809	\$788	100%
Jul-23	60	36	48	1.1	\$2,125,654	\$2,120,000	\$2,155,854	12	\$817	\$789	102%
Jun-23	60	46	60	1.1	\$2,365,374	\$2,080,000	\$2,348,896	16	\$797	\$796	100%
May-23	62	43	58	1.2	\$2,132,796	\$2,003,750	\$2,141,256	17	\$784	\$768	101%
Apr-23	55	47	43	1.4	\$2,072,441	\$1,900,000	\$2,078,381	16	\$800	\$767	101%
Mar-23	61	39	54	2.0	\$2,121,594	\$2,015,000	\$2,093,356	30	\$797	\$754	99%
Feb-23	38	35	22	1.7	\$1,905,397	\$1,894,000	\$1,876,547	30	\$819	\$738	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	25	13.6%	\$2,548,632	3.82%	\$2,100,000	10.9%	\$2,161,318	15.2%	25	-16.7%	103%
Feb-23	22	-43.6%	\$2,454,783	10.2%	\$1,894,000	-20.4%	\$1,876,547	-24.9%	30	329%	99%
Feb-22	39	-37.1%	\$2,227,583	22.5%	\$2,380,000	40.6%	\$2,497,260	28.2%	7	-68.2%	116%

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	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	2
\$800-899K	0	0	0	3	2
\$900-999K	0	1	0	5	7
\$1-1.299M	3	5	3	13	20
\$1.3-1.699M	9	11	11	39	21
\$1.7-1.999M	8	8	13	19	5
\$2-2.999M	20	10	31	21	5
>3M	5	3	19	14	3
Total	45	38	77	114	65

Presented by:

Includes Danville and Blackhawk

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