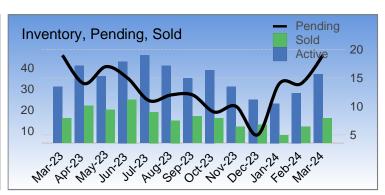
Discovery Bay: Detached Single-Family Homes

March 2024

Market Activity Summary:

- Inventory: 37 units were listed for sale as of the last day of March approximately 3.1 months of inventory.
- Sales Activity: 16 units were sold during March,
- Median Sales Price: \$811,250 during March
- Average price per sq.ft. in March was \$384
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 99% of list price in March





ASSOCIATION OF REALTORS®

	Monthly Market Activity										
Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Mar-24	37	19	16	3.1	\$965,831	\$811,250	\$953,468	17	\$411	\$384	99%
Feb-24	28	14	12	2.6	\$999,241	\$815,500	\$985,625	65	\$404	\$382	99%
Jan-24	23	14	8	2.2	\$790,118	\$778,500	\$783,125	50	\$401	\$289	99%
Dec-23	25	5	13	1.8	\$879,068	\$835,000	\$869,461	30	\$391	\$360	99%
Nov-23	31	10	12	2.1	\$835,139	\$781,250	\$828,958	49	\$373	\$360	99%
Oct-23	39	9	16	2.4	\$1,021,468	\$867,500	\$980,170	71	\$361	\$363	97%
Sep-23	35	12	17	2.1	\$992,917	\$827,000	\$961,323	41	\$371	\$372	98%
Aug-23	41	12	15	2.2	\$918,933	\$815,000	\$909,466	24	\$388	\$377	100%
Jul-23	46	11	19	2.3	\$1,063,204	\$900,000	\$1,064,578	25	\$399	\$376	100%
Jun-23	43	15	25	1.9	\$870,839	\$785,000	\$869,220	21	\$413	\$366	100%
May-23	36	17	20	1.9	\$1,004,181	\$876,750	\$979,463	26	\$428	\$380	99%
Apr-23	41	14	22	2.5	\$907,879	\$844,000	\$892,242	39	\$433	\$364	99%
Mar-23	31	19	16	2.4	\$1,055,314	\$800,000	\$962,625	54	\$460	\$341	96%

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Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Mar-24	16	0%	\$1,062,661	-1.11%	\$811,250	1.41%	\$953,468	-0.951%	17	-68.5%	99%
Mar-23	16	-52.9%	\$1,074,619	8.58%	\$800,000	-4.48%	\$962,625	0.656%	54	200%	96%
Mar-22	34	6.25%	\$989,734	6.36%	\$837,500	13.6%	\$956,349	25.8%	18	-28%	103%

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	1	2	9				
\$500-599K	0	0	1	14	25				
\$600-699K	1	11	10	21	23				
\$700-799K	17	14	25	19	8				
\$800-899K	7	5	20	9	3				
\$900-999K	2	0	9	6	1				
\$1-1.299M	4	5	7	9	1				
\$1.3-1.699M	4	1	5	2	1				
\$1.7-1.999M	1	2	0	0	0				
\$2-2.999M	0	0	1	0	0				
>3M	0	2	1	0	0				
Total	36	40	80	82	71				

Presented by:		

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