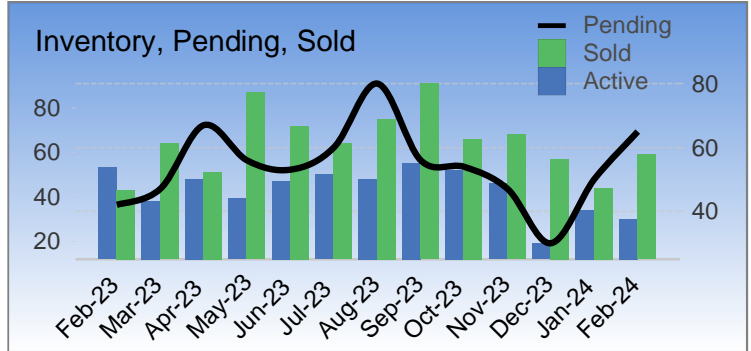


Fremont: Detached Single-Family Homes

February 2024

Market Activity Summary:

- Inventory: 31 units were listed for sale as of the last day of February - approximately 0.6 months of inventory.
- Sales Activity: 59 units were sold during February,
- Median Sales Price: \$1,725,000 during February
- Average price per sq.ft. in February was \$1,069
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 109% 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	30	65	59	0.6	\$1,704,415	\$1,725,000	\$1,840,093	10	\$929	\$1,069	109%
Jan-24	34	50	44	0.6	\$1,714,332	\$1,560,000	\$1,804,452	22	\$1,018	\$993	106%
Dec-23	19	30	57	0.3	\$1,541,234	\$1,511,562	\$1,608,546	15	\$946	\$999	105%
Nov-23	46	47	68	0.6	\$1,645,158	\$1,520,000	\$1,697,108	15	\$947	\$997	104%
Oct-23	52	54	66	0.7	\$1,770,692	\$1,710,000	\$1,868,206	14	\$941	\$1,002	106%
Sep-23	55	56	91	0.8	\$1,750,465	\$1,675,000	\$1,856,582	12	\$1,007	\$977	107%
Aug-23	48	80	75	0.7	\$1,603,435	\$1,611,700	\$1,713,447	15	\$996	\$992	108%
Jul-23	50	60	64	0.7	\$1,653,920	\$1,623,000	\$1,755,139	12	\$979	\$997	106%
Jun-23	47	53	72	0.7	\$1,803,696	\$1,640,500	\$1,901,673	13	\$1,055	\$998	107%
May-23	39	56	87	0.6	\$1,625,425	\$1,601,000	\$1,735,716	13	\$1,091	\$996	108%
Apr-23	48	67	51	0.9	\$1,499,249	\$1,480,000	\$1,571,180	13	\$969	\$950	106%
Mar-23	38	47	64	0.8	\$1,618,379	\$1,510,000	\$1,661,382	19	\$914	\$944	104%
Feb-23	53	42	43	1.2	\$1,479,241	\$1,460,000	\$1,488,967	31	\$914	\$903	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
Feb-24	59	37.2%	\$1,780,992	10.8%	\$1,725,000	18.2%	\$1,840,093	23.6%	10	-67.7%	109%
Feb-23	43	-33.8%	\$1,607,679	-10.7%	\$1,460,000	-16.8%	\$1,488,967	-25.7%	31	182%	101%
Feb-22	65	-8.45%	\$1,800,046	30.9%	\$1,755,000	32%	\$2,003,357	30.6%	11	-31.3%	118%

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	1	0
\$700-799K	0	1	0	0	7
\$800-899K	0	5	1	4	5
\$900-999K	0	7	2	8	11
\$1-1.299M	8	17	9	63	50
\$1.3-1.699M	44	35	46	45	23
\$1.7-1.999M	26	8	36	15	6
\$2-2.999M	18	8	24	21	9
>3M	7	3	11	7	2
Total	103	84	129	164	113

Presented by: