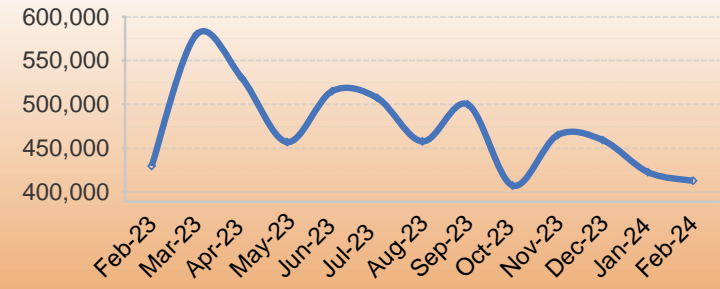


### Market Activity Summary:

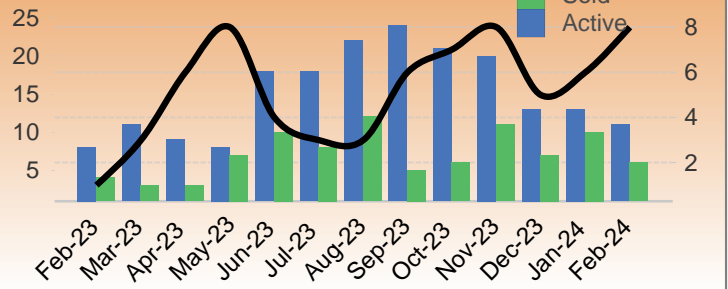
- Inventory: 13 units were listed for sale as of the last day of February - approximately 1.7 months of inventory.
- Sales Activity: 6 units were sold during February,
- Median Sales Price: \$412,500 during February
- Average price per sq.ft. in February was \$462
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 102% of list price in February



#### 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
Feb-24	11	8	6	1.7	\$406,666	\$412,500	\$412,166	44	\$454	\$462	102%
Jan-24	13	6	10	1.4	\$446,875	\$422,500	\$449,300	60	\$459	\$432	101%
Dec-23	13	5	7	1.6	\$464,978	\$459,000	\$462,707	35	\$459	\$458	100%
Nov-23	20	8	11	2.7	\$457,272	\$465,000	\$461,818	45	\$450	\$451	101%
Oct-23	21	7	6	3.0	\$411,329	\$407,000	\$416,333	20	\$447	\$439	101%
Sep-23	24	6	5	3.0	\$505,400	\$500,000	\$511,800	32	\$453	\$417	101%
Aug-23	22	3	12	2.2	\$471,031	\$457,500	\$480,449	31	\$433	\$456	102%
Jul-23	18	3	8	2.6	\$483,424	\$507,500	\$511,250	20	\$441	\$432	106%
Jun-23	18	4	10	2.7	\$481,383	\$515,000	\$500,350	20	\$440	\$460	104%
May-23	8	8	7	2.5	\$470,828	\$457,000	\$493,984	70	\$466	\$453	107%
Apr-23	9	6	3	3.0	\$530,633	\$530,000	\$546,666	10	\$479	\$438	103%
Mar-23	11	3	3	3.0	\$520,999	\$580,000	\$552,833	16	\$436	\$447	107%
Feb-23	8	1	4	2.4	\$441,749	\$429,500	\$437,250	19	\$432	\$438	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	6	50%	\$517,378	5.67%	\$412,500	-3.96%	\$412,166	-5.74%	44	132%	102%
Feb-23	4	-69.2%	\$489,599	3.68%	\$429,500	-17.4%	\$437,250	-22.6%	19	-9.52%	99%
Feb-22	13	-13.3%	\$472,241	13.4%	\$520,000	30%	\$565,153	38.4%	21	50%	105%

### 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	13	6	17	22	24
\$500-599K	2	1	6	2	2
\$600-699K	1	1	3	1	0
\$700-799K	0	0	3	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	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	16	8	29	25	26

**Presented by:**

Includes Hercules, El Sobrante, Pinole, and Rodeo

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