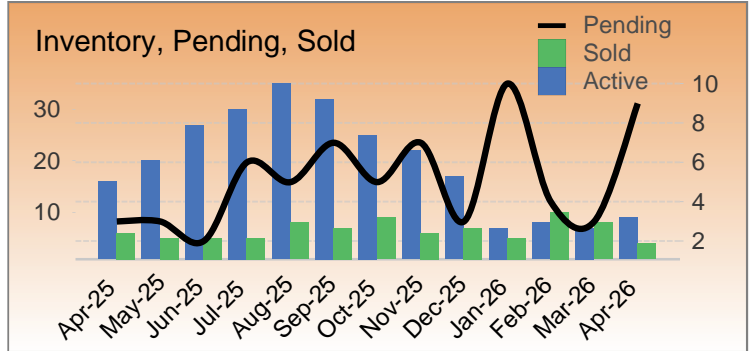


Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of April - approximately 1.2 months of inventory.
- Sales Activity: 4 units were sold during April,
- Median Sales Price: \$511,500 during April
- Average price per sq.ft. in April was \$426
- Average Days-on-Market (DOM) is approximately 66 days
- Sold over Asking: On average, buyers paid 101% of list price in April



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
Apr-26	9	9	4	1.2	\$501,500	\$511,500	\$505,500	66	\$429	\$426	101%
Mar-26	7	3	8	1.0	\$527,486	\$557,500	\$542,000	54	\$421	\$437	103%
Feb-26	8	4	10	1.2	\$507,284	\$516,500	\$496,799	75	\$425	\$393	98%
Jan-26	7	10	5	1.3	\$535,399	\$625,000	\$526,600	32	\$406	\$387	98%
Dec-25	17	3	7	2.3	\$493,285	\$465,000	\$486,928	29	\$414	\$396	98%
Nov-25	22	7	6	3.0	\$628,633	\$622,500	\$612,466	83	\$421	\$401	97%
Oct-25	25	5	9	3.1	\$548,660	\$560,000	\$539,166	43	\$419	\$415	98%
Sep-25	32	7	7	4.8	\$604,571	\$580,000	\$592,857	38	\$421	\$468	98%
Aug-25	35	5	8	5.8	\$615,500	\$649,500	\$620,736	37	\$436	\$437	101%
Jul-25	30	6	5	6.0	\$572,399	\$625,000	\$569,800	45	\$445	\$494	99%
Jun-25	27	2	5	5.1	\$644,177	\$700,000	\$634,000	31	\$443	\$445	99%
May-25	20	3	5	3.2	\$543,800	\$545,000	\$549,320	65	\$448	\$446	101%
Apr-25	16	3	6	2.5	\$606,980	\$632,500	\$636,000	9	\$440	\$467	106%

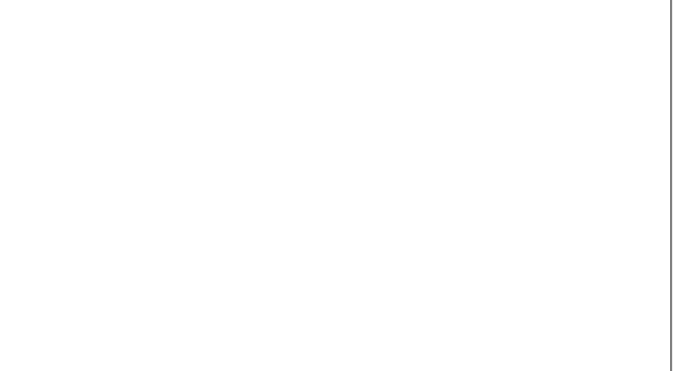
Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-26	4	-33.3%	\$572,538	-0.541%	\$511,500	-19.1%	\$505,500	-20.5%	66	633%	101%
Apr-25	6	-25%	\$575,654	-8.69%	\$632,500	-8.33%	\$636,000	-9.24%	9	-88%	106%
Apr-24	8	100%	\$630,424	9.57%	\$690,000	2.99%	\$700,750	3.43%	75	8.7%	102%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	10	8	8	10	8
\$500-599K	11	7	4	5	11
\$600-699K	6	7	13	8	10
\$700-799K	0	4	3	5	7
\$800-899K	0	0	4	1	4
\$900-999K	0	0	0	0	1
\$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	27	26	32	29	41

Presented by:



Includes Martinez, Crockett, Port Costa

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