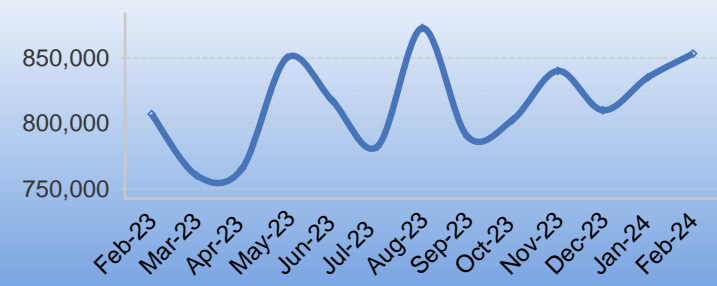


Market Activity Summary:

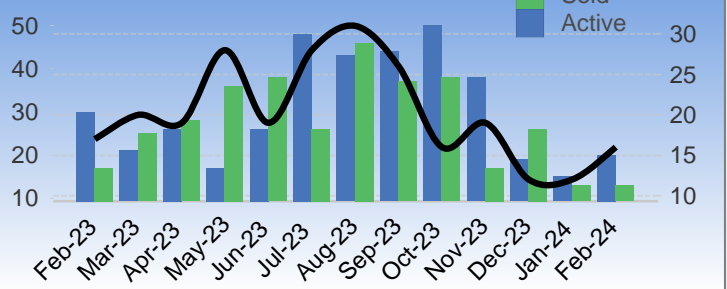
- Inventory: 20 units were listed for sale as of the last day of February - approximately 1.2 months of inventory.
- Sales Activity: 13 units were sold during February,
- Median Sales Price: \$853,000 during February
- Average price per sq.ft. in February was \$521
- Average Days-on-Market (DOM) is approximately 21 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	20	16	13	1.2	\$890,115	\$853,000	\$898,115	21	\$509	\$521	102%
Jan-24	15	12	13	0.8	\$843,307	\$835,000	\$851,676	32	\$553	\$470	102%
Dec-23	19	12	26	0.8	\$819,709	\$810,000	\$824,201	33	\$499	\$496	101%
Nov-23	38	19	17	1.3	\$852,511	\$840,000	\$859,232	23	\$465	\$503	101%
Oct-23	50	16	38	1.2	\$903,180	\$802,500	\$903,144	28	\$473	\$529	100%
Sep-23	44	26	37	1.3	\$789,717	\$790,000	\$812,824	15	\$464	\$525	104%
Aug-23	43	31	46	1.2	\$826,987	\$872,500	\$845,756	13	\$485	\$523	103%
Jul-23	48	28	26	1.4	\$913,334	\$782,000	\$906,840	33	\$489	\$496	101%
Jun-23	26	19	38	0.8	\$868,431	\$817,500	\$899,907	19	\$492	\$547	104%
May-23	17	28	36	0.6	\$830,874	\$850,000	\$863,833	22	\$473	\$536	104%
Apr-23	26	19	28	1.2	\$849,560	\$765,250	\$848,357	21	\$544	\$510	100%
Mar-23	21	20	25	1.2	\$720,775	\$760,000	\$751,537	22	\$521	\$508	104%
Feb-23	30	17	17	1.9	\$825,697	\$807,000	\$839,058	36	\$540	\$437	103%

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	13	-23.5%	\$872,455	23.7%	\$853,000	5.7%	\$898,115	7.04%	21	-41.7%	102%
Feb-23	17	0%	\$705,061	-22.1%	\$807,000	-5.5%	\$839,058	-7.94%	36	112%	103%
Feb-22	17	-39.3%	\$904,927	3.98%	\$853,990	8.44%	\$911,470	12%	17	0%	108%

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	1	3	1	6	5
\$500-599K	1	4	5	7	13
\$600-699K	2	7	7	9	10
\$700-799K	7	3	8	15	8
\$800-899K	4	9	11	11	7
\$900-999K	5	1	9	5	1
\$1-1.299M	5	2	8	7	0
\$1.3-1.699M	1	2	3	1	1
\$1.7-1.999M	0	0	1	1	1
\$2-2.999M	0	1	0	1	0
>3M	0	0	0	0	0
Total	26	32	53	63	46

Presented by:

Includes Martinez, Crockett, Port Costa

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