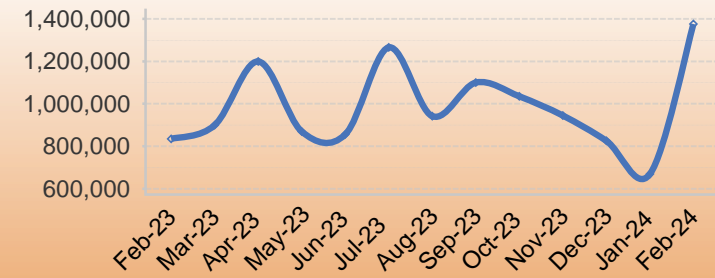


Market Activity Summary:

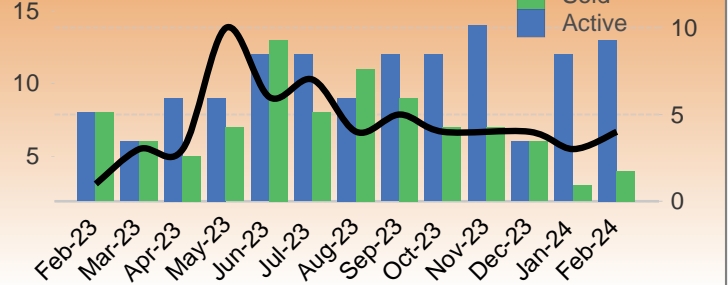
- Inventory: 13 units were listed for sale as of the last day of February - approximately 3.0 months of inventory.
- Sales Activity: 4 units were sold during February,
- Median Sales Price: \$1,375,000 during February
- Average price per sq.ft. in February was \$673
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 98% 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	13	4	4	3.0	\$1,208,250	\$1,375,000	\$1,166,250	14	\$733	\$673	98%
Jan-24	12	3	3	2.3	\$908,666	\$669,000	\$989,666	20	\$719	\$601	105%
Dec-23	6	4	6	0.9	\$877,333	\$825,000	\$902,500	24	\$822	\$661	100%
Nov-23	14	0	7	1.8	\$1,044,285	\$944,000	\$1,014,000	35	\$691	\$628	97%
Oct-23	12	4	7	1.3	\$1,297,914	\$1,035,000	\$1,307,928	37	\$684	\$812	101%
Sep-23	12	5	9	1.3	\$1,191,852	\$1,100,000	\$1,179,185	29	\$741	\$726	99%
Aug-23	9	4	11	0.8	\$950,434	\$941,000	\$968,889	11	\$729	\$699	104%
Jul-23	12	7	8	1.3	\$1,094,499	\$1,265,000	\$1,141,209	21	\$761	\$733	105%
Jun-23	12	6	13	1.4	\$940,807	\$855,000	\$939,500	26	\$740	\$628	100%
May-23	9	10	7	1.7	\$1,002,857	\$870,000	\$1,030,857	11	\$753	\$745	105%
Apr-23	9	3	5	1.6	\$1,296,000	\$1,200,000	\$1,264,000	69	\$751	\$738	98%
Mar-23	6	3	6	1.4	\$1,086,250	\$900,000	\$1,075,208	14	\$882	\$796	102%
Feb-23	8	1	8	1.3	\$1,056,737	\$835,000	\$1,073,500	29	\$763	\$647	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	4	-50%	\$966,714	-34.4%	\$1,375,000	64.7%	\$1,166,250	8.64%	14	-51.7%	98%
Feb-23	8	60%	\$1,473,543	56.1%	\$835,000	-24.1%	\$1,073,500	12.3%	29	314%	101%
Feb-22	5	-16.7%	\$943,787	17.2%	\$1,100,000	37%	\$955,800	11.7%	7	-73.1%	120%

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	1	2	2	0
\$500-599K	0	1	2	3	3
\$600-699K	2	1	1	0	0
\$700-799K	0	2	0	2	1
\$800-899K	0	0	1	1	1
\$900-999K	0	1	0	2	2
\$1-1.299M	0	1	3	2	1
\$1.3-1.699M	4	1	1	1	5
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	1	0	0	3
>3M	0	0	0	0	0
Total	7	9	10	13	16

Presented by:

Includes Moraga, Lafayette, Orinda

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