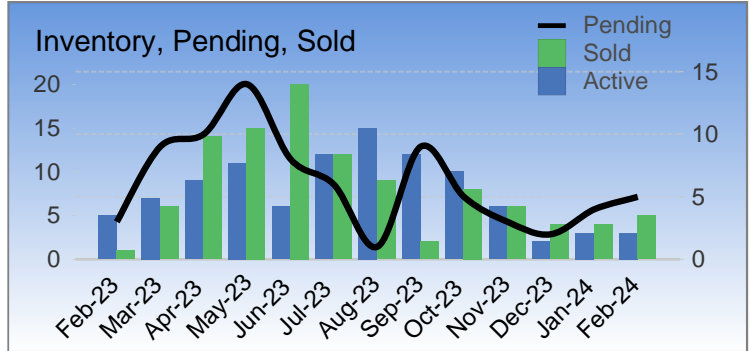


Moraga: Detached Single-Family Homes

February 2024

Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of February - approximately 0.7 months of inventory.
- Sales Activity: 5 units were sold during February,
- Median Sales Price: \$1,728,000 during February
- Average price per sq.ft. in February was \$773
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 102% 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 | 3 | 5 | 5 | 0.7 | \$1,953,000 | \$1,728,000 | \$1,983,600 | 9 | \$741 | \$773 | 102% |
| Jan-24 | 3 | 4 | 4 | 0.6 | \$1,709,700 | \$1,675,000 | \$1,749,950 | 15 | \$676 | \$792 | 104% |
| Dec-23 | 2 | 2 | 4 | 0.3 | \$2,005,222 | \$1,917,500 | \$1,927,475 | 51 | \$706 | \$721 | 96% |
| Nov-23 | 6 | 3 | 6 | 1.1 | \$1,675,980 | \$1,648,000 | \$1,717,666 | 36 | \$763 | \$847 | 103% |
| Oct-23 | 10 | 5 | 8 | 1.6 | \$1,852,875 | \$1,685,000 | \$1,863,125 | 20 | \$796 | \$764 | 100% |
| Sep-23 | 12 | 9 | 2 | 1.6 | \$2,922,500 | \$2,925,000 | \$2,925,000 | 20 | \$803 | \$848 | 101% |
| Aug-23 | 15 | 1 | 9 | 1.1 | \$2,067,333 | \$2,105,000 | \$2,096,111 | 21 | \$771 | \$843 | 101% |
| Jul-23 | 12 | 6 | 12 | 0.8 | \$1,828,666 | \$1,760,000 | \$1,878,083 | 12 | \$825 | \$780 | 103% |
| Jun-23 | 6 | 8 | 20 | 0.4 | \$2,046,644 | \$2,103,000 | \$2,149,336 | 10 | \$775 | \$868 | 106% |
| May-23 | 11 | 14 | 15 | 0.9 | \$1,781,600 | \$1,735,000 | \$1,854,366 | 17 | \$763 | \$879 | 104% |
| Apr-23 | 9 | 10 | 14 | 1.3 | \$2,082,440 | \$1,952,500 | \$2,153,761 | 9 | \$792 | \$854 | 105% |
| Mar-23 | 7 | 9 | 6 | 1.8 | \$2,014,166 | \$2,062,500 | \$2,165,000 | 25 | \$788 | \$897 | 107% |
| Feb-23 | 5 | 3 | 1 | 1.1 | \$2,525,000 | \$2,625,000 | \$2,625,000 | 4 | \$808 | \$845 | 104% |

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 | 5 | 400% | \$1,976,166 | -18.3% | \$1,728,000 | -34.2% | \$1,983,600 | -24.4% | 9 | 125% | 102% |
| Feb-23 | 1 | -88.9% | \$2,419,000 | 26.2% | \$2,625,000 | 23.5% | \$2,625,000 | 29.4% | 4 | -20% | 104% |
| Feb-22 | 9 | -30.8% | \$1,917,245 | 4.85% | \$2,125,000 | 31.2% | \$2,029,111 | 16.4% | 5 | -16.7% | 113% |

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 | 0 | 0 |
| \$700-799K | 0 | 0 | 0 | 0 | 0 |
| \$800-899K | 0 | 0 | 0 | 0 | 0 |
| \$900-999K | 0 | 0 | 0 | 0 | 0 |
| \$1-1.299M | 1 | 0 | 0 | 2 | 4 |
| \$1.3-1.699M | 4 | 2 | 4 | 13 | 9 |
| \$1.7-1.999M | 1 | 4 | 3 | 6 | 2 |
| \$2-2.999M | 3 | 1 | 6 | 6 | 3 |
| >3M | 0 | 0 | 1 | 0 | 0 |
| Total | 9 | 7 | 14 | 27 | 18 |

Presented by:

Includes Moraga and Canyon

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