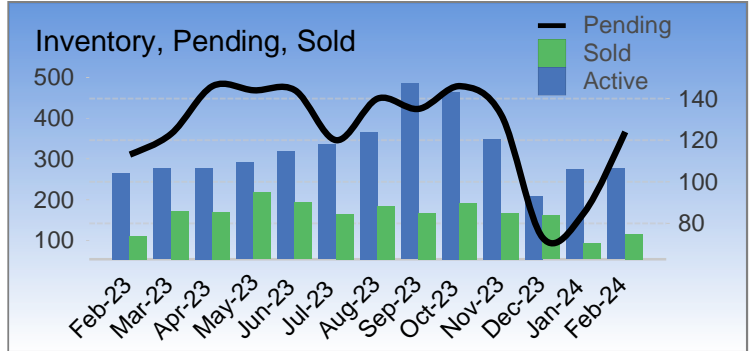


Oakland: Detached Single-Family Homes

February 2024

Market Activity Summary:

- Inventory: 280 units were listed for sale as of the last day of February - approximately 2.3 months of inventory.
- Sales Activity: 116 units were sold during February,
- Median Sales Price: \$927,500 during February
- Average price per sq.ft. in February was \$636
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 110% 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 | 276 | 124 | 116 | 2.3 | \$1,053,386 | \$927,500 | \$1,169,712 | 32 | \$590 | \$636 | 110% |
| Jan-24 | 274 | 85 | 93 | 2.0 | \$808,435 | \$725,000 | \$845,610 | 47 | \$574 | \$550 | 103% |
| Dec-23 | 209 | 73 | 161 | 1.2 | \$1,097,708 | \$955,000 | \$1,144,322 | 31 | \$567 | \$631 | 106% |
| Nov-23 | 349 | 132 | 167 | 2.0 | \$1,059,489 | \$1,050,000 | \$1,168,034 | 28 | \$557 | \$634 | 110% |
| Oct-23 | 464 | 146 | 192 | 2.6 | \$1,085,350 | \$1,129,000 | \$1,221,594 | 23 | \$583 | \$712 | 112% |
| Sep-23 | 485 | 135 | 167 | 2.9 | \$1,097,026 | \$1,125,000 | \$1,242,376 | 28 | \$583 | \$709 | 112% |
| Aug-23 | 366 | 140 | 185 | 2.1 | \$1,031,237 | \$975,000 | \$1,133,867 | 28 | \$575 | \$654 | 110% |
| Jul-23 | 336 | 120 | 165 | 1.8 | \$1,073,888 | \$1,020,000 | \$1,193,431 | 22 | \$577 | \$682 | 112% |
| Jun-23 | 318 | 144 | 193 | 1.7 | \$1,146,646 | \$1,075,000 | \$1,294,574 | 21 | \$605 | \$706 | 113% |
| May-23 | 292 | 144 | 217 | 1.6 | \$1,109,388 | \$1,050,000 | \$1,240,767 | 29 | \$610 | \$704 | 112% |
| Apr-23 | 278 | 146 | 169 | 1.9 | \$1,044,711 | \$950,000 | \$1,181,505 | 29 | \$602 | \$658 | 112% |
| Mar-23 | 276 | 123 | 172 | 2.3 | \$1,114,569 | \$1,050,000 | \$1,235,865 | 31 | \$602 | \$692 | 111% |
| Feb-23 | 265 | 113 | 110 | 2.4 | \$1,003,737 | \$845,000 | \$1,095,526 | 38 | \$586 | \$680 | 108% |

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 | 116 | 5.45% | \$1,249,065 | 10.6% | \$927,500 | 9.76% | \$1,169,712 | 6.77% | 32 | -15.8% | 110% |
| Feb-23 | 110 | -29.9% | \$1,128,853 | 8.8% | \$845,000 | -15.9% | \$1,095,526 | -11.8% | 38 | 72.7% | 108% |
| Feb-22 | 157 | -21.9% | \$1,037,563 | 3.08% | \$1,005,000 | 10.7% | \$1,241,501 | 18% | 22 | 4.76% | 121% |

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 | 34 | 27 | 14 | 44 | 46 |
| \$500-599K | 30 | 30 | 34 | 45 | 43 |
| \$600-699K | 20 | 24 | 31 | 36 | 24 |
| \$700-799K | 21 | 18 | 25 | 42 | 22 |
| \$800-899K | 13 | 17 | 22 | 40 | 24 |
| \$900-999K | 10 | 7 | 26 | 33 | 15 |
| \$1-1.299M | 29 | 28 | 43 | 62 | 29 |
| \$1.3-1.699M | 22 | 20 | 47 | 59 | 22 |
| \$1.7-1.999M | 12 | 13 | 20 | 19 | 5 |
| \$2-2.999M | 15 | 12 | 19 | 21 | 7 |
| >3M | 3 | 4 | 11 | 7 | 3 |
| Total | 209 | 200 | 292 | 408 | 240 |

Presented by: