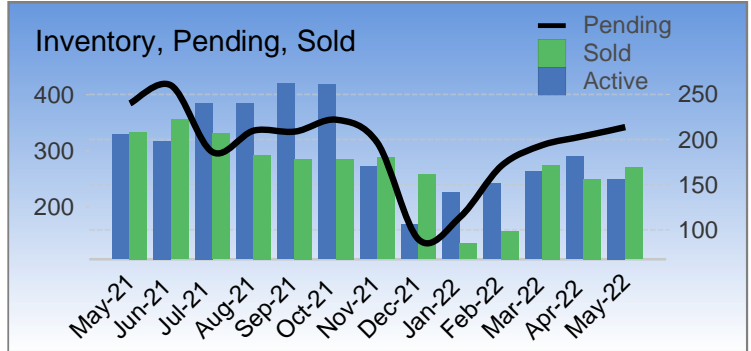


Market Activity Summary:

- Inventory: 262 units were listed for sale as of the last day of May - approximately 1.0 months of inventory.
- Sales Activity: 270 units were sold during May
- Median Sales Price: \$1,215,000 during May
- Average price per sq.ft. in May was \$808
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 125% of list price in May



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
May-22	249	214	270	1.0	\$1,148,224	\$1,215,000	\$1,458,941	17	\$638	\$808	125%
Apr-22	290	204	250	1.3	\$1,090,026	\$1,218,000	\$1,370,133	17	\$618	\$803	127%
Mar-22	263	194	275	1.5	\$1,125,462	\$1,105,000	\$1,294,968	18	\$613	\$769	125%
Feb-22	242	171	157	1.4	\$1,036,451	\$1,005,000	\$1,241,501	22	\$579	\$759	121%
Jan-22	225	114	135	1.0	\$998,475	\$940,000	\$1,099,777	31	\$600	\$664	111%
Dec-21	168	89	257	0.7	\$1,035,658	\$970,000	\$1,162,551	26	\$568	\$683	115%
Nov-21	272	196	288	1.0	\$1,070,053	\$1,100,000	\$1,275,382	22	\$585	\$732	119%
Oct-21	418	222	285	1.5	\$1,103,164	\$1,150,000	\$1,357,152	19	\$581	\$737	120%
Sep-21	420	209	285	1.4	\$1,045,380	\$1,110,000	\$1,255,766	19	\$581	\$719	119%
Aug-21	384	210	292	1.2	\$1,009,632	\$1,014,000	\$1,213,505	18	\$570	\$721	120%
Jul-21	385	186	331	1.2	\$1,000,201	\$1,200,000	\$1,278,646	17	\$573	\$762	122%
Jun-21	318	260	356	1.0	\$1,025,735	\$1,150,000	\$1,338,409	17	\$562	\$754	123%
May-21	329	240	333	1.1	\$1,022,180	\$1,200,000	\$1,324,042	16	\$575	\$773	122%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-22	270	-18.9%	\$1,148,224	12.3%	\$1,215,000	1.25%	\$1,458,941	10.2%	17	6.25%	125%
May-21	333	141%	\$1,022,180	-10.7%	\$1,200,000	37.5%	\$1,324,042	17.9%	16	-30.4%	122%
May-20	138	-49.6%	\$1,145,258	28.3%	\$872,500	0.867%	\$1,123,293	9%	23	21.1%	106%

Sales Activity and Price Trends

Price Range	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold
<500K	123	309	252	549	579
\$500-599K	246	339	234	330	273
\$600-699K	280	270	193	213	261
\$700-799K	216	264	156	243	234
\$800-899K	210	325	201	214	198
\$900-999K	222	276	117	138	177
\$1-1.299M	454	565	305	375	387
\$1.3-1.699M	524	692	236	249	239
\$1.7-1.999M	280	228	66	106	90
\$2-2.999M	314	315	87	138	81
>3M	117	96	42	33	22
Total	2986	3679	1889	2588	2541

Presented by:

Custom geography for Oakland RES includes Oakland, Emeryville, Piedmont

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