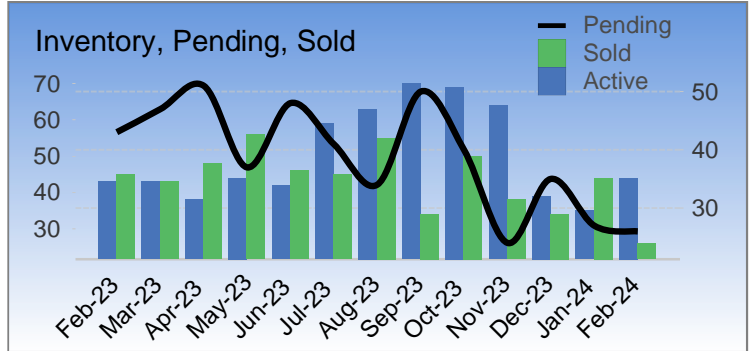


## Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 26 units were sold during February,
- Median Sales Price: \$626,000 during February
- Average price per sq.ft. in February was \$387
- Average Days-on-Market (DOM) is approximately 26 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	44	26	26	1.3	\$618,599	\$626,000	\$630,947	26	\$369	\$387	102%
Jan-24	35	27	44	0.9	\$649,105	\$629,863	\$649,048	50	\$384	\$362	100%
Dec-23	39	35	34	1.1	\$589,840	\$575,000	\$596,682	18	\$369	\$376	102%
Nov-23	64	24	38	1.6	\$655,588	\$704,495	\$663,201	30	\$356	\$356	101%
Oct-23	69	40	50	1.5	\$577,951	\$604,000	\$587,012	20	\$354	\$389	102%
Sep-23	70	50	34	1.6	\$602,839	\$592,500	\$609,088	19	\$358	\$378	101%
Aug-23	63	34	55	1.3	\$611,002	\$629,000	\$623,207	19	\$354	\$380	102%
Jul-23	59	41	45	1.3	\$626,738	\$625,000	\$642,811	17	\$367	\$380	103%
Jun-23	42	48	46	0.9	\$606,592	\$613,500	\$620,449	11	\$353	\$373	103%
May-23	44	37	56	1.0	\$590,077	\$615,000	\$607,219	18	\$358	\$385	103%
Apr-23	38	51	48	0.9	\$611,246	\$612,500	\$624,324	30	\$368	\$383	102%
Mar-23	43	47	43	1.1	\$610,892	\$580,000	\$614,907	41	\$369	\$372	101%
Feb-23	43	43	45	1.1	\$596,435	\$540,000	\$596,978	42	\$367	\$353	100%

## 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	26	-42.2%	\$591,861	-2.43%	\$626,000	15.9%	\$630,947	5.69%	26	-38.1%	102%
Feb-23	45	-10%	\$606,582	-5.88%	\$540,000	-19.1%	\$596,978	-8.58%	42	82.6%	100%
Feb-22	50	22%	\$644,495	12.7%	\$667,500	23.6%	\$652,982	13.9%	23	64.3%	104%

## 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	9	27	11	25	58
\$500-599K	21	23	26	30	15
\$600-699K	21	17	36	16	11
\$700-799K	9	5	18	7	2
\$800-899K	8	4	10	4	0
\$900-999K	0	6	6	0	0
\$1-1.299M	2	0	3	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	70	82	110	82	86

## Presented by:

Includes Pittsburg and Bay Point

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