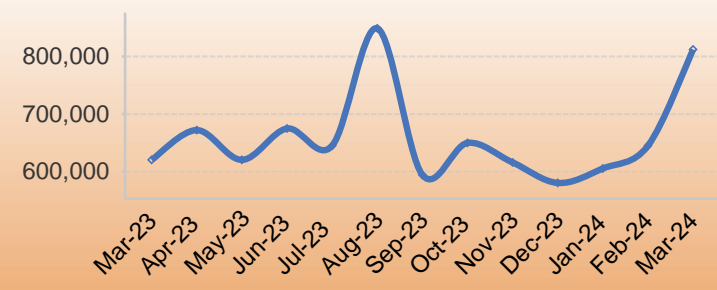


## Market Activity Summary:

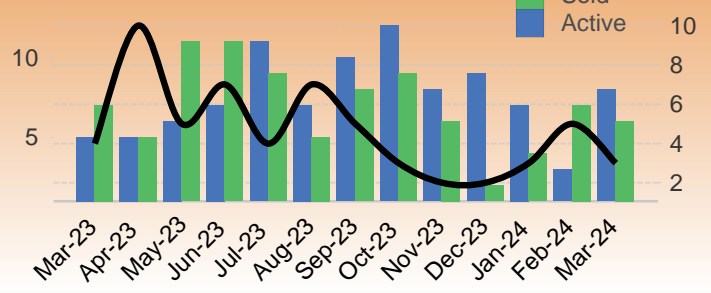
- Inventory: 8 units were listed for sale as of the last day of March - approximately 1.4 months of inventory.
- Sales Activity: 6 units were sold during March,
- Median Sales Price: \$812,500 during March
- Average price per sq.ft. in March was \$495
- Average Days-on-Market (DOM) is approximately 47 days
- Sold over Asking: On average, buyers paid 104% of list price in March



### 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
Mar-24	8	3	6	1.4	\$687,166	\$812,500	\$714,833	47	\$559	\$495	104%
Feb-24	3	5	7	0.7	\$690,269	\$645,000	\$680,126	36	\$550	\$522	99%
Jan-24	7	3	4	2.0	\$594,000	\$605,500	\$622,750	28	\$521	\$511	105%
Dec-23	9	2	2	1.6	\$587,000	\$580,000	\$580,000	30	\$503	\$536	99%
Nov-23	8	2	6	1.0	\$615,833	\$616,000	\$605,166	19	\$494	\$490	98%
Oct-23	12	3	9	1.6	\$606,222	\$650,000	\$625,222	25	\$513	\$498	103%
Sep-23	10	5	8	1.4	\$582,975	\$593,950	\$581,862	30	\$500	\$516	100%
Aug-23	7	7	5	0.8	\$765,200	\$849,000	\$767,100	17	\$474	\$512	100%
Jul-23	11	4	9	1.1	\$582,766	\$645,000	\$593,888	23	\$499	\$510	102%
Jun-23	7	7	11	0.9	\$637,440	\$675,000	\$648,071	13	\$479	\$509	102%
May-23	6	5	11	0.9	\$624,127	\$620,000	\$637,863	12	\$475	\$526	102%
Apr-23	5	10	5	0.8	\$653,570	\$672,000	\$689,424	11	\$487	\$517	105%
Mar-23	5	4	7	1.0	\$563,142	\$620,000	\$574,142	34	\$499	\$461	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Mar-24	6	-14.3%	\$532,545	-26.7%	\$812,500	31%	\$714,833	24.5%	47	38.2%	104%
Mar-23	7	-61.1%	\$726,437	5.56%	\$620,000	-9.16%	\$574,142	-19.8%	34	467%	102%
Mar-22	18	28.6%	\$688,166	25.3%	\$682,500	4.84%	\$715,444	14.5%	6	-33.3%	109%

## 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	4	5	1	9	10
\$500-599K	2	1	7	7	5
\$600-699K	2	4	7	5	0
\$700-799K	2	3	4	2	2
\$800-899K	6	2	10	3	0
\$900-999K	1	0	0	1	0
\$1-1.299M	0	0	1	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	17	15	30	27	17

## Presented by:

Includes Pleasant Hill and Pacheco

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