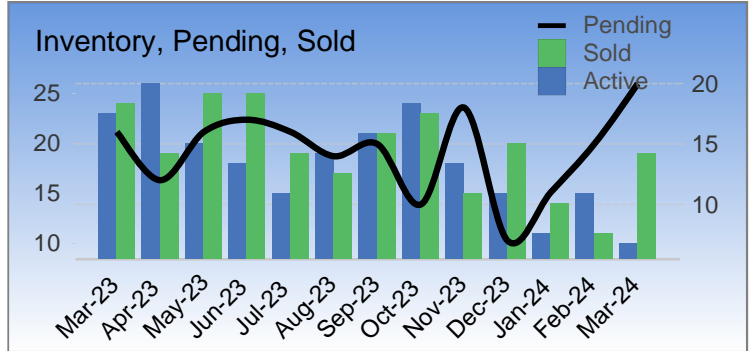


Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of March - approximately 0.7 months of inventory.
- Sales Activity: 19 units were sold during March,
- Median Sales Price: \$1,150,000 during March
- Average price per sq.ft. in March was \$687
- Average Days-on-Market (DOM) is approximately 8 days
- Sold over Asking: On average, buyers paid 107% of list price in March



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	10	20	19	0.7	\$1,129,184	\$1,150,000	\$1,201,342	8	\$601	\$687	107%
Feb-24	15	15	11	1.0	\$1,052,763	\$1,003,500	\$1,078,227	40	\$616	\$633	102%
Jan-24	11	11	14	0.7	\$1,203,957	\$1,187,500	\$1,186,144	38	\$615	\$604	99%
Dec-23	15	7	20	0.8	\$1,084,295	\$958,500	\$1,076,600	26	\$568	\$614	100%
Nov-23	18	18	15	0.9	\$958,550	\$940,000	\$980,933	18	\$577	\$609	103%
Oct-23	24	10	23	1.2	\$1,164,430	\$1,145,000	\$1,172,426	22	\$617	\$622	101%
Sep-23	21	15	21	1.2	\$1,176,310	\$1,125,000	\$1,197,366	14	\$562	\$644	102%
Aug-23	19	14	17	1.0	\$1,232,823	\$1,325,000	\$1,272,411	17	\$570	\$597	103%
Jul-23	15	16	19	0.7	\$1,144,657	\$1,200,000	\$1,177,599	15	\$611	\$665	103%
Jun-23	18	17	25	0.9	\$1,102,694	\$1,105,000	\$1,154,860	10	\$581	\$695	105%
May-23	20	16	25	0.9	\$1,017,568	\$1,084,000	\$1,082,024	18	\$584	\$702	106%
Apr-23	26	12	19	1.2	\$1,187,684	\$1,220,200	\$1,236,905	13	\$627	\$693	105%
Mar-23	23	16	24	1.2	\$979,283	\$935,000	\$993,566	13	\$623	\$626	101%

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	19	-20.8%	\$1,197,238	2.98%	\$1,150,000	23%	\$1,201,342	20.9%	8	-38.5%	107%
Mar-23	24	-35.1%	\$1,162,621	4.93%	\$935,000	-17.6%	\$993,566	-14.7%	13	44.4%	101%
Mar-22	37	-7.5%	\$1,107,945	14.6%	\$1,135,000	13.5%	\$1,164,567	15.4%	9	-50%	114%

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	1	1
\$500-599K	0	1	0	1	2
\$600-699K	3	6	2	5	12
\$700-799K	5	6	7	17	9
\$800-899K	4	9	8	11	7
\$900-999K	4	7	4	14	7
\$1-1.299M	12	20	21	32	3
\$1.3-1.699M	13	6	15	10	2
\$1.7-1.999M	1	1	3	0	1
\$2-2.999M	2	1	0	0	0
>3M	0	0	0	0	0
Total	44	57	60	91	44

Presented by:



Includes Pleasant Hill and Pacheco

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