

Pleasant Hill: Detached Single-Family Homes

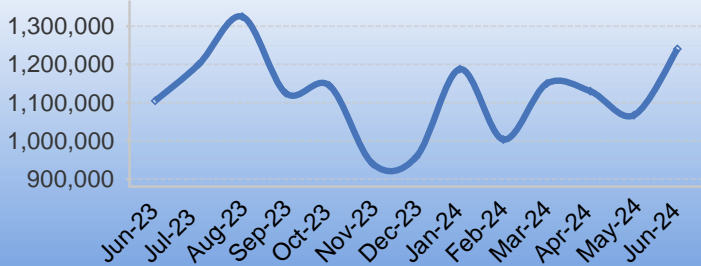
June 2024

Market Activity Summary:

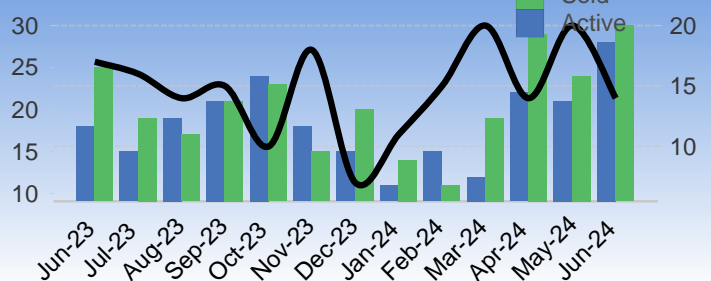
- Inventory: 28 units were listed for sale as of the last day of June - approximately 1.0 months of inventory.
- Sales Activity: 30 units were sold during June,
- Median Sales Price: \$1,240,000 during June
- Average price per sq.ft. in June was \$695
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 103% of list price in June



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
Jun-24	28	14	30	1.0	\$1,185,224	\$1,240,000	\$1,222,733	20	\$709	\$695	103%
May-24	21	20	24	0.9	\$1,095,287	\$1,067,500	\$1,159,912	13	\$684	\$725	106%
Apr-24	22	14	29	1.2	\$1,189,661	\$1,130,000	\$1,248,086	14	\$668	\$697	105%
Mar-24	12	20	19	0.8	\$1,129,184	\$1,150,000	\$1,201,342	8	\$604	\$687	107%
Feb-24	15	15	11	1.0	\$1,052,763	\$1,003,500	\$1,078,227	40	\$613	\$633	102%
Jan-24	11	11	14	0.7	\$1,203,957	\$1,187,500	\$1,186,144	38	\$622	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jun-24	30	20%	\$1,217,626	-0.496%	\$1,240,000	12.2%	\$1,222,733	5.88%	20	100%	103%
Jun-23	25	-32.4%	\$1,223,699	12.7%	\$1,105,000	-7.14%	\$1,154,860	-4.06%	10	0%	105%
Jun-22	37	2.78%	\$1,085,579	6.99%	\$1,190,000	3.32%	\$1,203,783	8.84%	10	25%	108%

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	5
\$600-699K	4	9	3	9	20
\$700-799K	14	12	12	24	26
\$800-899K	13	18	23	23	22
\$900-999K	14	12	13	34	21
\$1-1.299M	30	44	51	83	13
\$1.3-1.699M	39	25	48	35	5
\$1.7-1.999M	9	4	14	2	2
\$2-2.999M	4	1	1	0	0
>3M	0	0	0	0	0
Total	127	126	165	212	115

Presented by:

Includes Pleasant Hill and Pacheco

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