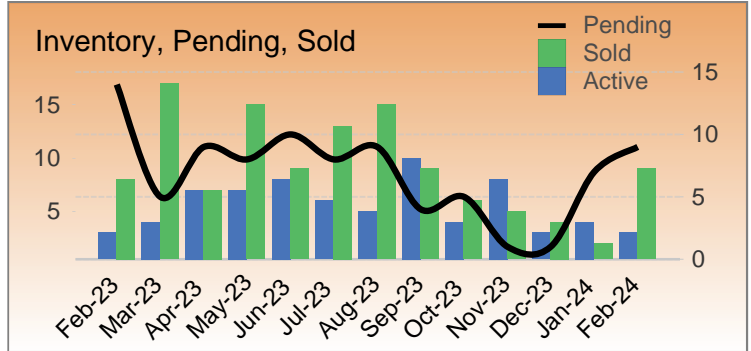
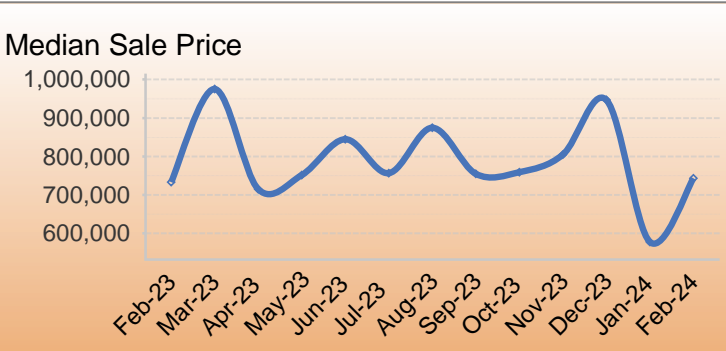


## Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of February - approximately 0.6 months of inventory.
- Sales Activity: 9 units were sold during February,
- Median Sales Price: \$743,000 during February
- Average price per sq.ft. in February was \$665
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 101% 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	3	9	9	0.6	\$750,888	\$743,000	\$760,000	10	\$637	\$665	101%
Jan-24	4	7	2	1.1	\$586,975	\$577,475	\$577,475	23	\$698	\$624	98%
Dec-23	3	1	4	0.6	\$877,000	\$947,500	\$891,250	25	\$676	\$685	101%
Nov-23	8	1	5	1.2	\$858,199	\$805,000	\$861,000	16	\$696	\$678	100%
Oct-23	4	5	6	0.4	\$715,316	\$759,000	\$708,000	17	\$747	\$692	98%
Sep-23	10	4	9	0.8	\$751,633	\$755,051	\$750,116	7	\$681	\$633	100%
Aug-23	5	9	15	0.4	\$847,759	\$875,000	\$859,333	20	\$654	\$696	101%
Jul-23	6	8	13	0.6	\$742,076	\$757,000	\$761,307	13	\$725	\$692	102%
Jun-23	8	10	9	1.0	\$798,206	\$845,000	\$832,388	11	\$681	\$686	104%
May-23	7	8	15	0.5	\$804,119	\$752,000	\$844,200	21	\$611	\$667	105%
Apr-23	7	9	7	0.8	\$717,678	\$715,000	\$741,714	9	\$686	\$687	103%
Mar-23	4	5	17	0.4	\$905,282	\$975,000	\$909,235	15	\$664	\$642	101%
Feb-23	3	14	8	0.5	\$762,112	\$733,500	\$749,937	24	\$612	\$621	99%

## 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	9	12.5%	\$718,815	-7.61%	\$743,000	1.3%	\$760,000	1.34%	10	-58.3%	101%
Feb-23	8	-27.3%	\$777,984	-8.36%	\$733,500	-7.74%	\$749,937	-8.73%	24	500%	99%
Feb-22	11	0%	\$848,983	28.2%	\$795,000	12%	\$821,681	17%	4	-69.2%	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	2	2	0	4	4
\$500-599K	2	2	2	5	2
\$600-699K	2	1	1	6	0
\$700-799K	2	5	6	4	3
\$800-899K	0	3	4	4	5
\$900-999K	1	3	2	2	2
\$1-1.299M	2	0	1	2	0
\$1.3-1.699M	0	0	2	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	11	16	18	27	16

## Presented by:

Includes Pleasanton and Sunol

© 2024, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed