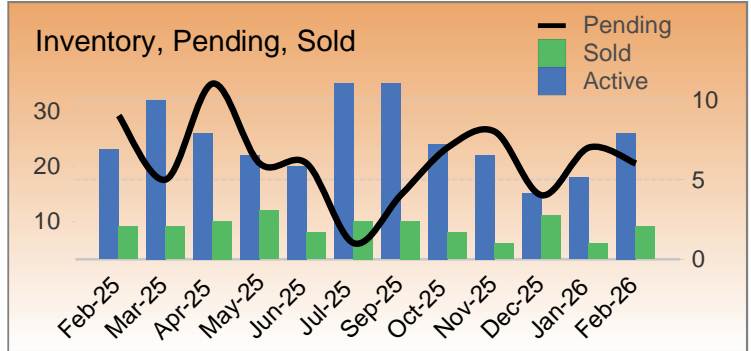
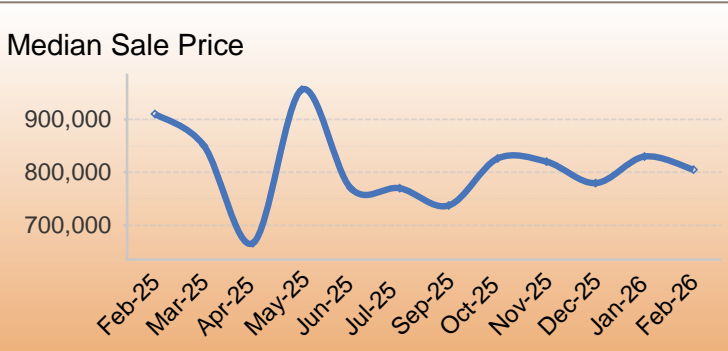


## Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of February - approximately 3.0 months of inventory.
- Sales Activity: 9 units were sold during February,
- Median Sales Price: \$805,000 during February
- Average price per sq.ft. in February was \$635
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 99% 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-26	26	6	9	3.0	\$1,041,105	\$805,000	\$1,028,555	18	\$633	\$635	99%
Jan-26	18	7	6	2.5	\$885,308	\$830,000	\$865,666	57	\$634	\$596	98%
Dec-25	15	4	11	1.8	\$782,444	\$780,000	\$777,090	45	\$605	\$629	99%
Nov-25	22	8	6	2.8	\$791,624	\$820,000	\$776,166	39	\$597	\$550	98%
Oct-25	24	7	8	4.2	\$802,217	\$826,000	\$801,500	32	\$593	\$620	100%
Sep-25	35	4	10	5.3	\$741,695	\$737,500	\$730,000	57	\$592	\$597	99%
Jul-25	35	1	10	3.5	\$798,668	\$770,000	\$793,200	31	\$602	\$624	99%
Jun-25	20	6	8	2.1	\$841,618	\$770,000	\$839,812	26	\$623	\$623	99%
May-25	22	6	12	2.1	\$955,579	\$955,500	\$944,666	20	\$622	\$679	99%
Apr-25	26	11	10	2.8	\$703,068	\$666,250	\$677,400	32	\$650	\$572	96%
Mar-25	32	5	9	4.2	\$780,320	\$850,000	\$809,888	34	\$643	\$686	103%
Feb-25	23	9	9	3.5	\$819,220	\$910,000	\$828,888	28	\$632	\$652	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
Feb-26	9	0%	\$881,809	10.9%	\$805,000	-11.5%	\$1,028,555	24.1%	18	-35.7%	99%
Feb-25	9	-10%	\$795,025	12%	\$910,000	21.9%	\$828,888	3.16%	28	180%	101%
Feb-24	10	25%	\$709,578	-8.79%	\$746,500	1.77%	\$803,500	7.14%	10	-58.3%	102%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	2	0	2	2	0
\$500-599K	2	2	2	2	2
\$600-699K	0	4	2	1	1
\$700-799K	2	1	2	5	6
\$800-899K	4	0	0	3	4
\$900-999K	1	5	1	3	2
\$1-1.299M	3	2	3	0	1
\$1.3-1.699M	0	0	0	0	2
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	1	0	0	0	0
Total	15	14	12	16	18

Presented by:

Includes Pleasanton and Sunol

© 2026, 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