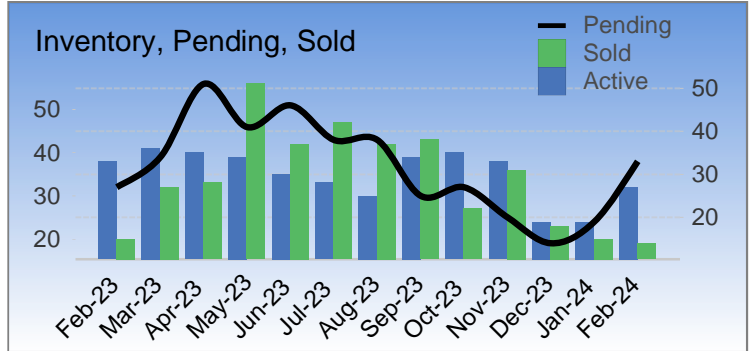


Pleasanton: Detached Single-Family Homes

February 2024

Market Activity Summary:

- Inventory: 32 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 19 units were sold during February,
- Median Sales Price: \$1,825,000 during February
- Average price per sq.ft. in February was \$893
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 103% 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	32	33	19	1.5	\$1,876,923	\$1,825,000	\$1,920,973	20	\$859	\$893	103%
Jan-24	24	19	20	0.9	\$2,489,241	\$1,725,000	\$2,458,081	31	\$827	\$856	100%
Dec-23	24	14	23	0.9	\$1,701,516	\$1,501,000	\$1,739,647	14	\$841	\$847	104%
Nov-23	38	20	36	1.1	\$1,842,494	\$1,706,000	\$1,872,159	12	\$841	\$811	102%
Oct-23	40	27	27	1.2	\$2,040,654	\$1,735,000	\$2,064,753	14	\$851	\$816	102%
Sep-23	39	25	43	0.9	\$1,971,236	\$1,725,000	\$1,993,600	11	\$836	\$848	102%
Aug-23	30	38	42	0.7	\$2,090,983	\$1,855,000	\$2,085,044	16	\$844	\$856	100%
Jul-23	33	38	47	0.7	\$1,953,506	\$1,825,000	\$2,020,170	12	\$827	\$877	105%
Jun-23	35	46	42	0.8	\$1,859,515	\$1,690,000	\$1,930,478	13	\$864	\$858	105%
May-23	39	41	56	1.0	\$1,815,542	\$1,797,500	\$1,870,794	13	\$886	\$859	104%
Apr-23	40	51	33	1.4	\$1,840,535	\$1,750,000	\$1,897,272	9	\$869	\$853	104%
Mar-23	41	34	32	1.7	\$2,072,874	\$1,848,500	\$2,048,625	18	\$868	\$793	100%
Feb-23	38	27	20	2.0	\$1,743,289	\$1,491,000	\$1,701,425	36	\$850	\$768	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	19	-5%	\$2,339,972	-5.21%	\$1,825,000	22.4%	\$1,920,973	12.9%	20	-44.4%	103%
Feb-23	20	-39.4%	\$2,468,715	21.3%	\$1,491,000	-15.5%	\$1,701,425	-19.5%	36	200%	99%
Feb-22	33	-31.3%	\$2,035,923	23.3%	\$1,765,000	24%	\$2,113,845	37.4%	12	-7.69%	113%

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	0	0
\$500-599K	0	0	0	0	2
\$600-699K	0	0	0	1	0
\$700-799K	0	0	0	3	1
\$800-899K	0	0	0	0	2
\$900-999K	0	0	0	6	8
\$1-1.299M	5	8	2	26	19
\$1.3-1.699M	13	21	19	36	6
\$1.7-1.999M	5	5	16	6	5
\$2-2.999M	9	2	14	17	5
>3M	7	3	6	3	1
Total	39	39	57	98	49

Presented by:

Includes Pleasanton and Sunol

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