

Pleasanton: Detached Single-Family Homes

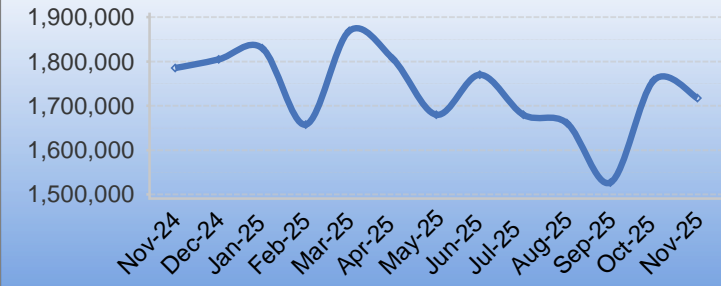
November 2025

Market Activity Summary:

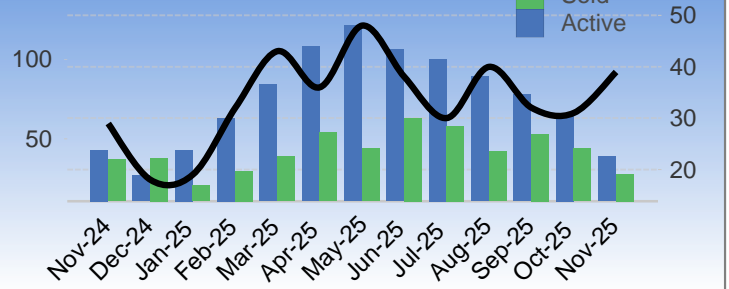
- Inventory: 39 units were listed for sale as of the last day of November - approximately 1.0 months of inventory.
- Sales Activity: 28 units were sold during November,
- Median Sales Price: \$1,717,500 during November
- Average price per sq.ft. in November was \$809
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 98% of list price in November



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
Nov-25	39	39	28	1.0	\$2,123,031	\$1,717,500	\$2,073,160	20	\$826	\$809	98%
Oct-25	65	31	44	1.4	\$2,224,379	\$1,757,500	\$2,172,181	27	\$830	\$807	98%
Sep-25	78	32	53	1.5	\$1,971,159	\$1,527,000	\$1,956,754	26	\$835	\$813	99%
Aug-25	89	40	42	1.7	\$1,957,216	\$1,661,000	\$1,891,705	29	\$862	\$827	97%
Jul-25	100	30	58	1.8	\$2,089,539	\$1,679,444	\$2,027,911	31	\$858	\$803	98%
Jun-25	106	38	63	2.0	\$1,991,951	\$1,770,000	\$1,976,300	26	\$880	\$849	99%
May-25	121	48	44	2.7	\$1,994,203	\$1,680,000	\$1,971,347	32	\$845	\$867	99%
Apr-25	108	36	54	2.7	\$1,992,355	\$1,806,500	\$2,002,196	17	\$864	\$885	101%
Mar-25	84	43	39	2.8	\$2,020,641	\$1,869,000	\$2,036,367	15	\$837	\$913	101%
Feb-25	63	32	30	2.1	\$1,999,512	\$1,657,500	\$1,992,800	23	\$869	\$865	100%
Jan-25	43	19	21	1.4	\$2,324,402	\$1,830,000	\$2,286,871	23	\$887	\$880	100%
Dec-24	27	18	38	0.6	\$1,939,944	\$1,805,000	\$1,911,624	34	\$863	\$846	99%
Nov-24	43	29	37	1.0	\$2,129,598	\$1,785,000	\$2,103,168	33	\$866	\$836	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
Nov-25	28	-24.3%	\$2,241,101	17.3%	\$1,717,500	-3.78%	\$2,073,160	-1.43%	20	-39.4%	98%
Nov-24	37	0%	\$1,910,909	-5.36%	\$1,785,000	4.26%	\$2,103,168	8.87%	33	175%	99%
Nov-23	37	5.71%	\$2,019,218	10.3%	\$1,712,000	5.03%	\$1,931,898	8.57%	12	-71.4%	102%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	1
\$500-599K	0	1	0	0	0
\$600-699K	2	0	1	1	3
\$700-799K	0	0	0	0	5
\$800-899K	0	2	3	4	0
\$900-999K	6	0	3	3	16
\$1-1.299M	50	41	44	37	134
\$1.3-1.699M	169	134	133	187	252
\$1.7-1.999M	90	119	99	106	109
\$2-2.999M	98	112	69	133	121
>3M	61	67	47	69	47
Total	476	476	399	540	688

Presented by:

Includes Pleasanton and Sunol

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