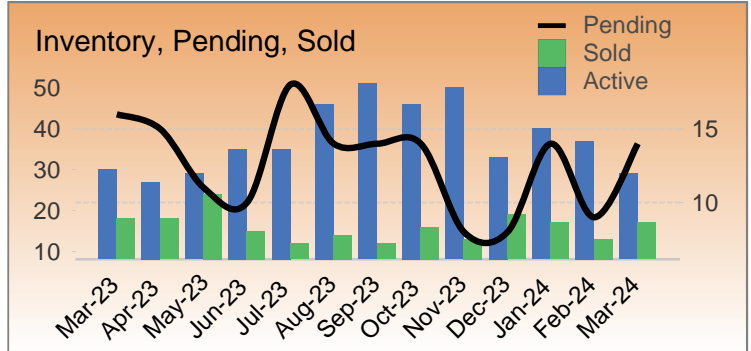


Market Activity Summary:

- Inventory: 29 units were listed for sale as of the last day of March - approximately 1.9 months of inventory.
- Sales Activity: 17 units were sold during March,
- Median Sales Price: \$485,000 during March
- Average price per sq.ft. in March was \$454
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 101% of list price in March



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
Mar-24	29	14	17	1.9	\$572,525	\$485,000	\$574,587	36	\$457	\$454	101%
Feb-24	37	9	13	2.3	\$516,223	\$550,000	\$527,215	42	\$491	\$495	102%
Jan-24	40	14	17	2.4	\$582,410	\$590,000	\$585,061	40	\$475	\$463	101%
Dec-23	33	8	19	2.1	\$570,101	\$580,000	\$570,796	40	\$472	\$469	100%
Nov-23	50	8	13	3.7	\$476,000	\$500,000	\$470,730	30	\$464	\$478	99%
Oct-23	46	14	16	3.4	\$538,305	\$482,800	\$545,912	69	\$467	\$469	101%
Sep-23	51	14	12	4.2	\$483,481	\$497,500	\$494,312	41	\$487	\$494	103%
Aug-23	46	14	14	3.4	\$614,028	\$560,000	\$621,277	37	\$481	\$532	102%
Jul-23	35	18	12	2.1	\$566,125	\$544,500	\$571,211	30	\$518	\$477	100%
Jun-23	35	10	15	1.9	\$697,526	\$628,888	\$705,525	28	\$489	\$543	101%
May-23	29	11	24	1.5	\$564,184	\$575,000	\$586,791	37	\$480	\$497	103%
Apr-23	27	15	18	1.9	\$540,465	\$558,750	\$553,638	22	\$494	\$473	103%
Mar-23	30	16	18	2.4	\$528,605	\$516,750	\$523,577	25	\$489	\$502	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
Mar-24	17	-5.56%	\$580,883	10.6%	\$485,000	-6.14%	\$574,587	9.74%	36	44%	101%
Mar-23	18	-47.1%	\$525,267	-17.4%	\$516,750	-11.3%	\$523,577	-10.4%	25	4.17%	99%
Mar-22	34	-15%	\$635,599	29.7%	\$582,751	6.93%	\$584,326	3.49%	24	-14.3%	107%

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	22	17	20	27	40
\$500-599K	6	10	18	15	8
\$600-699K	8	6	16	12	5
\$700-799K	6	6	8	8	2
\$800-899K	3	0	9	3	1
\$900-999K	0	0	2	1	0
\$1-1.299M	2	0	0	3	1
\$1.3-1.699M	0	0	0	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	47	39	73	69	57

Presented by:



Includes Richmond, El Cerrito, San Pablo

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