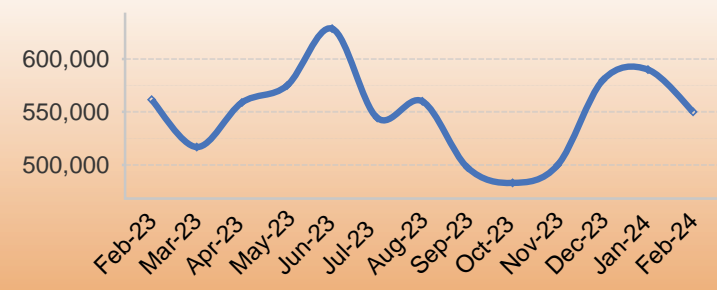


Market Activity Summary:

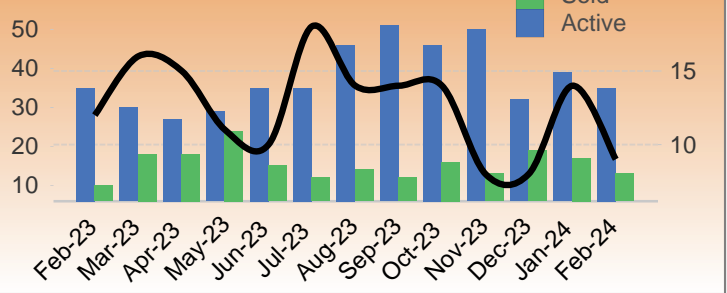
- Inventory: 36 units were listed for sale as of the last day of February - approximately 2.2 months of inventory.
- Sales Activity: 13 units were sold during February,
- Median Sales Price: \$550,000 during February
- Average price per sq.ft. in February was \$495
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 102% of list price in February



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
Feb-24	35	9	13	2.2	\$516,223	\$550,000	\$527,215	42	\$484	\$495	102%
Jan-24	39	14	17	2.4	\$582,410	\$590,000	\$585,061	40	\$476	\$463	101%
Dec-23	32	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	\$468	\$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%
Feb-23	35	12	10	3.3	\$554,400	\$561,500	\$561,100	21	\$506	\$470	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-24	13	30%	\$546,724	-5.23%	\$550,000	-2.05%	\$527,215	-6.04%	42	100%	102%
Feb-23	10	-58.3%	\$576,909	14.8%	\$561,500	-8.7%	\$561,100	-7.26%	21	-34.4%	101%
Feb-22	24	118%	\$502,504	-6.52%	\$615,000	19.4%	\$605,041	16.6%	32	23.1%	104%

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	13	8	10	13	26
\$500-599K	5	7	10	6	5
\$600-699K	6	2	9	7	2
\$700-799K	4	4	5	2	0
\$800-899K	1	0	4	1	0
\$900-999K	0	0	1	0	0
\$1-1.299M	1	0	0	2	0
\$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	30	21	39	31	33

Presented by:

Includes Richmond, El Cerrito, San Pablo

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