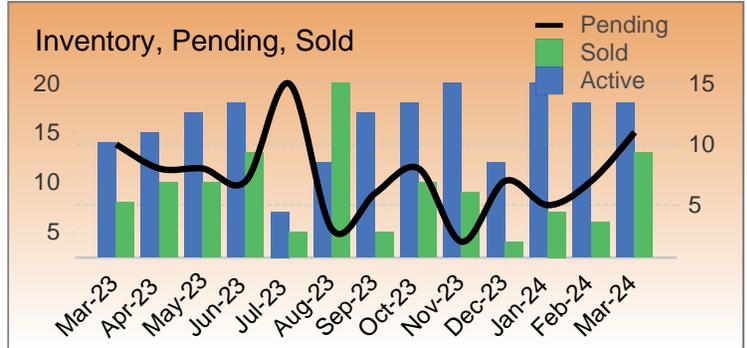
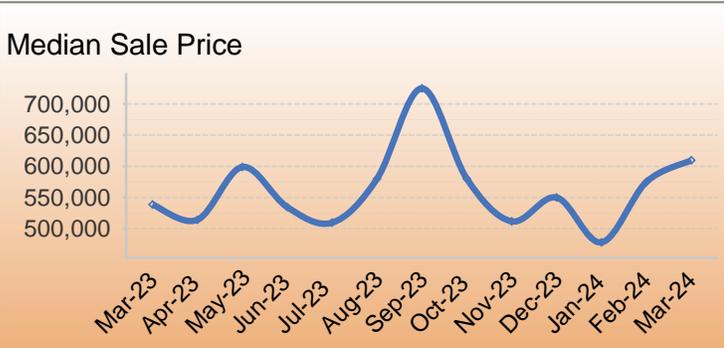


Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of March - approximately 2.3 months of inventory.
- Sales Activity: 13 units were sold during March,
- Median Sales Price: \$610,000 during March
- Average price per sq.ft. in March was \$492
- Average Days-on-Market (DOM) is approximately 24 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	18	11	13	2.3	\$600,384	\$610,000	\$606,307	24	\$451	\$492	101%
Feb-24	18	7	6	3.5	\$523,666	\$575,000	\$544,166	6	\$464	\$506	104%
Jan-24	20	5	7	3.0	\$510,269	\$478,000	\$501,428	33	\$459	\$499	98%
Dec-23	12	7	4	1.6	\$554,750	\$550,000	\$547,500	32	\$466	\$546	99%
Nov-23	20	2	9	2.8	\$507,877	\$512,000	\$517,000	16	\$490	\$512	103%
Oct-23	18	8	10	1.6	\$571,583	\$580,000	\$583,588	23	\$475	\$501	102%
Sep-23	17	6	5	1.8	\$637,390	\$725,000	\$657,400	14	\$477	\$466	103%
Aug-23	12	3	20	0.9	\$562,848	\$580,250	\$574,525	24	\$474	\$482	103%
Jul-23	7	15	5	0.9	\$553,600	\$510,000	\$577,800	23	\$485	\$511	104%
Jun-23	18	7	13	1.7	\$615,726	\$535,000	\$620,461	20	\$510	\$550	101%
May-23	17	8	10	2.0	\$599,600	\$599,000	\$613,100	20	\$506	\$491	102%
Apr-23	15	8	10	1.9	\$489,058	\$514,500	\$504,200	19	\$525	\$524	103%
Mar-23	14	10	8	2.1	\$535,611	\$539,004	\$541,976	15	\$492	\$510	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
Mar-24	13	62.5%	\$554,490	-15.8%	\$610,000	13.2%	\$606,307	11.9%	24	60%	101%
Mar-23	8	-60%	\$658,296	15.6%	\$539,004	-3.75%	\$541,976	-14.2%	15	50%	101%
Mar-22	20	5.26%	\$569,614	13%	\$560,000	19.1%	\$631,950	27.8%	10	-47.4%	108%

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	9	4	9	18	14
\$500-599K	6	9	17	10	8
\$600-699K	7	3	4	2	3
\$700-799K	4	3	2	2	7
\$800-899K	0	1	5	2	1
\$900-999K	0	0	4	0	0
\$1-1.299M	0	0	0	0	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	26	20	41	34	33

Presented by:

Includes San Leandro and San Lorenzo
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