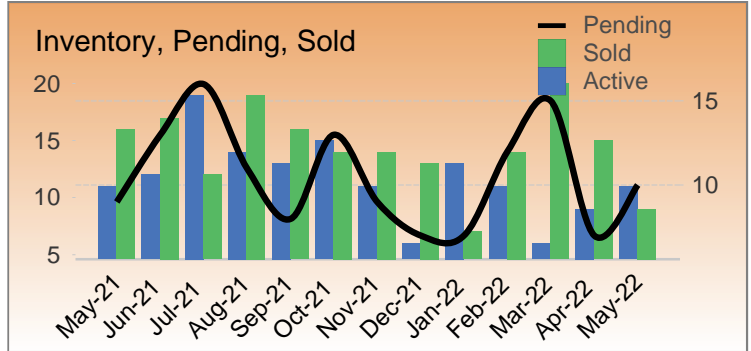
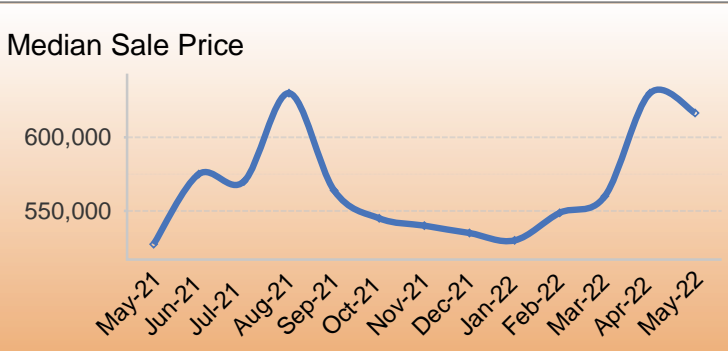


Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of May - approximately 0.8 months of inventory.
- Sales Activity: 9 units were sold during May
- Median Sales Price: \$616,500 during May
- Average price per sq.ft. in May was \$518
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 106% of list price in May



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
May-22	11	10	9	0.8	\$585,938	\$616,500	\$628,598	13	\$521	\$518	106%
Apr-22	9	7	15	0.6	\$553,492	\$630,000	\$649,533	13	\$450	\$504	107%
Mar-22	6	15	20	0.4	\$569,614	\$560,000	\$631,950	10	\$506	\$574	108%
Feb-22	11	12	14	1.0	\$649,053	\$548,750	\$580,232	29	\$529	\$505	106%
Jan-22	13	7	7	1.1	\$532,343	\$530,000	\$620,000	27	\$488	\$548	106%
Dec-21	6	7	13	0.4	\$541,400	\$534,950	\$535,973	21	\$540	\$473	107%
Nov-21	11	9	14	0.9	\$571,078	\$539,990	\$564,462	9	\$501	\$486	106%
Oct-21	15	13	14	0.9	\$587,425	\$545,000	\$587,892	19	\$508	\$495	106%
Sep-21	13	8	16	1.0	\$560,486	\$564,000	\$562,812	21	\$490	\$507	106%
Aug-21	14	11	19	1.1	\$540,650	\$630,000	\$613,652	12	\$496	\$511	107%
Jul-21	19	16	12	1.3	\$551,463	\$570,000	\$549,829	9	\$479	\$500	107%
Jun-21	12	13	17	0.8	\$536,674	\$575,000	\$601,252	12	\$465	\$504	109%
May-21	11	9	16	0.7	\$571,380	\$527,500	\$546,118	7	\$456	\$513	109%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-22	9	-43.8%	\$585,938	2.55%	\$616,500	16.9%	\$628,598	15.1%	13	85.7%	106%
May-21	16	300%	\$571,380	-10.7%	\$527,500	3.43%	\$546,118	1.37%	7	-70.8%	109%
May-20	4	-78.9%	\$639,574	29.8%	\$510,000		\$538,750	7.13%	24	-11.1%	103%

Sales Activity and Price Trends

Price Range	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold
<500K	26	64	39	71	80
\$500-599K	33	37	20	38	23
\$600-699K	25	10	6	8	9
\$700-799K	9	6	17	0	0
\$800-899K	12	4	2	0	0
\$900-999K	5	0	0	0	0
\$1-1.299M	1	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	111	121	84	117	112

Presented by:

Includes San Leandro and San Lorenzo
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