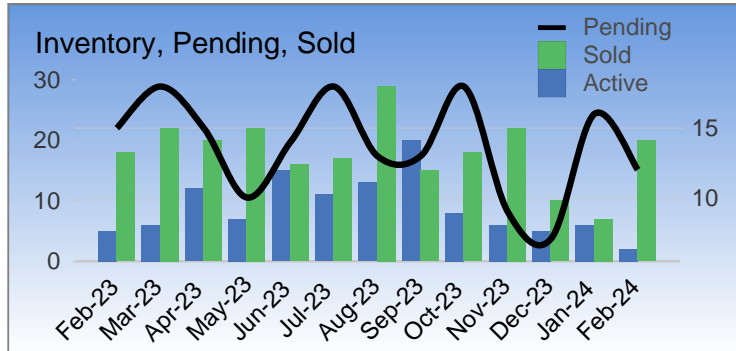


# Union City: Detached Single-Family Homes

February 2024

## Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of February - approximately 0.2 months of inventory.
- Sales Activity: 20 units were sold during February,
- Median Sales Price: \$1,465,000 during February
- Average price per sq.ft. in February was \$855
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 108% of list price in February



## 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	2	12	20	0.2	\$1,327,527	\$1,465,000	\$1,426,850	11	\$842	\$855	108%
Jan-24	6	16	7	0.5	\$1,130,992	\$1,250,000	\$1,119,285	21	\$772	\$765	99%
Dec-23	5	7	10	0.3	\$1,147,172	\$1,142,500	\$1,215,900	10	\$745	\$767	106%
Nov-23	6	9	22	0.3	\$1,312,618	\$1,290,000	\$1,335,631	20	\$763	\$767	102%
Oct-23	8	18	18	0.4	\$1,262,148	\$1,229,000	\$1,333,916	15	\$757	\$813	106%
Sep-23	20	13	15	1.0	\$1,386,845	\$1,450,000	\$1,460,555	14	\$786	\$844	106%
Aug-23	13	13	29	0.6	\$1,337,603	\$1,325,000	\$1,390,344	15	\$797	\$790	104%
Jul-23	11	18	17	0.6	\$1,341,210	\$1,425,000	\$1,433,058	9	\$758	\$825	108%
Jun-23	15	14	16	0.8	\$1,222,104	\$1,352,500	\$1,291,437	9	\$770	\$795	105%
May-23	7	10	22	0.4	\$1,345,662	\$1,375,000	\$1,415,156	8	\$748	\$790	106%
Apr-23	12	15	20	0.7	\$1,239,886	\$1,288,000	\$1,298,949	8	\$755	\$792	105%
Mar-23	6	18	22	0.4	\$1,229,225	\$1,290,000	\$1,293,818	24	\$663	\$785	106%
Feb-23	5	15	18	0.3	\$1,318,476	\$1,340,000	\$1,328,272	14	\$657	\$758	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	20	11.1%	\$1,397,602	10.9%	\$1,465,000	9.33%	\$1,426,850	7.42%	11	-21.4%	108%
Feb-23	18	-18.2%	\$1,260,563	-5.45%	\$1,340,000	-19.5%	\$1,328,272	-18.1%	14	133%	101%
Feb-22	22	69.2%	\$1,333,206	34.8%	\$1,663,650	58.4%	\$1,622,195	45.3%	6	-40%	118%

## 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	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	1	3
\$700-799K	1	0	1	2	6
\$800-899K	1	4	0	3	8
\$900-999K	2	2	4	8	6
\$1-1.299M	5	6	7	13	5
\$1.3-1.699M	17	13	17	6	2
\$1.7-1.999M	0	0	10	1	0
\$2-2.999M	1	2	6	0	0
>3M	0	0	0	0	0
Total	27	27	45	34	30

**Presented by:**