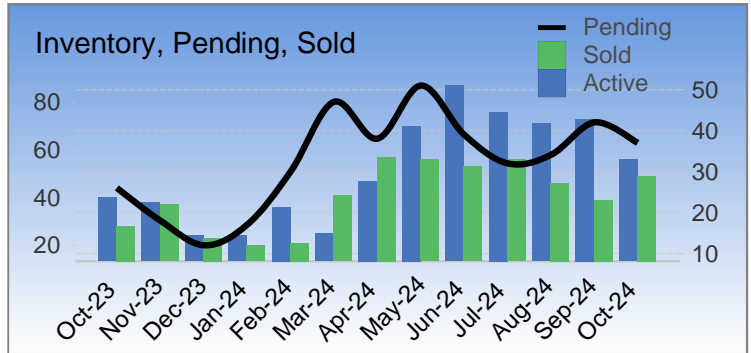


## Market Activity Summary:

- Inventory: 56 units were listed for sale as of the last day of October - approximately 1.3 months of inventory.
- Sales Activity: 49 units were sold during October,
- Median Sales Price: \$1,695,000 during October
- Average price per sq.ft. in October was \$875
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 99% of list price in October



## 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
Oct-24	56	37	49	1.3	\$2,099,468	\$1,695,000	\$2,062,142	29	\$872	\$875	99%
Sep-24	73	42	39	1.6	\$1,908,331	\$1,702,000	\$1,902,540	23	\$892	\$878	100%
Aug-24	71	34	46	1.4	\$1,739,217	\$1,612,500	\$1,724,558	20	\$896	\$931	100%
Jul-24	76	32	56	1.4	\$2,002,876	\$1,767,500	\$2,019,590	16	\$906	\$885	101%
Jun-24	87	39	53	1.6	\$2,078,006	\$1,860,000	\$2,118,122	12	\$886	\$901	103%
May-24	70	51	56	1.4	\$2,091,995	\$1,937,675	\$2,191,160	14	\$889	\$925	106%
Apr-24	47	38	57	1.2	\$2,113,441	\$1,980,000	\$2,207,666	13	\$899	\$905	105%
Mar-24	25	47	41	1.0	\$2,216,378	\$1,948,800	\$2,284,680	16	\$831	\$856	104%
Feb-24	36	30	21	1.7	\$2,221,925	\$1,825,000	\$2,207,071	21	\$838	\$893	102%
Jan-24	24	17	20	0.9	\$2,489,241	\$1,725,000	\$2,458,081	31	\$797	\$856	100%
Dec-23	24	12	23	0.9	\$1,701,516	\$1,501,000	\$1,739,647	14	\$813	\$847	104%
Nov-23	38	18	37	1.1	\$1,902,210	\$1,712,000	\$1,931,898	12	\$839	\$809	102%
Oct-23	40	26	28	1.1	\$2,092,702	\$1,764,500	\$2,120,298	14	\$849	\$821	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	49	75%	\$2,185,197	12.8%	\$1,695,000	-3.94%	\$2,062,142	-2.74%	29	107%	99%
Oct-23	28	-26.3%	\$1,937,970	-8.67%	\$1,764,500	10.4%	\$2,120,298	12.5%	14	-50%	102%
Oct-22	38	-39.7%	\$2,121,968	27%	\$1,599,000	-8.1%	\$1,884,507	-0.74%	28	100%	98%

## 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	1	0
\$500-599K	0	0	0	0	3
\$600-699K	0	1	0	3	1
\$700-799K	0	0	0	5	4
\$800-899K	2	2	4	0	24
\$900-999K	0	2	3	16	61
\$1-1.299M	37	38	33	126	207
\$1.3-1.699M	125	124	173	235	135
\$1.7-1.999M	108	90	100	98	34
\$2-2.999M	105	63	127	111	73
>3M	61	42	68	44	13
Total	438	362	508	639	555

## Presented by:



Includes Pleasanton and Sunol

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