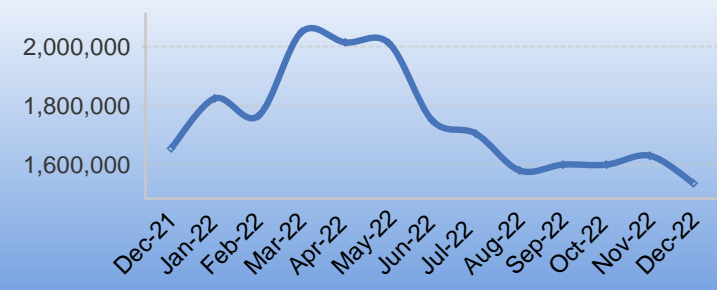


## Market Activity Summary:

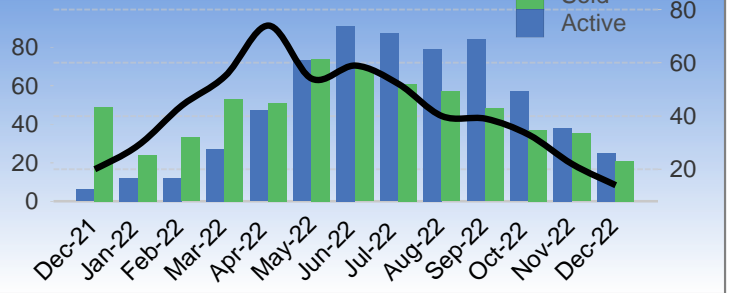
- Inventory: 26 units were listed for sale as of the last day of December - approximately 0.8 months of inventory.
- Sales Activity: 21 units were sold during December
- Median Sales Price: \$1,537,000 during December
- Average price per sq.ft. in December was \$745
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 96% of list price in December



### 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
Dec-22	25	14	21	0.8	\$2,346,510	\$1,537,000	\$1,555,333	36	\$828	\$745	96%
Nov-22	38	22	35	1.0	\$1,837,764	\$1,630,000	\$1,779,436	42	\$793	\$747	95%
Oct-22	57	33	37	1.2	\$2,121,968	\$1,600,000	\$1,896,250	29	\$825	\$771	98%
Sep-22	84	39	48	1.5	\$2,050,414	\$1,600,000	\$1,830,473	31	\$823	\$795	96%
Aug-22	79	40	57	1.3	\$1,977,714	\$1,580,000	\$1,705,921	25	\$826	\$797	98%
Jul-22	87	52	61	1.3	\$1,819,407	\$1,705,000	\$1,889,860	18	\$841	\$840	98%
Jun-22	91	59	69	1.4	\$2,155,484	\$1,750,000	\$2,001,955	14	\$836	\$888	102%
May-22	73	54	74	1.2	\$1,985,243	\$2,012,500	\$2,372,822	8	\$866	\$948	110%
Apr-22	47	74	51	1.0	\$2,154,934	\$2,015,000	\$2,348,145	6	\$874	\$1,005	118%
Mar-22	27	55	53	0.7	\$2,098,774	\$2,050,000	\$2,312,239	7	\$875	\$993	119%
Feb-22	12	44	33	0.3	\$2,035,923	\$1,765,000	\$2,113,845	12	\$843	\$900	113%
Jan-22	12	29	24	0.3	\$1,991,834	\$1,825,000	\$1,917,625	7	\$815	\$840	111%
Dec-21	6	20	49	0.1	\$1,954,237	\$1,655,000	\$1,849,795	8	\$815	\$854	110%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Dec-22	21	-57.1%	\$2,346,510	20.1%	\$1,537,000	-7.13%	\$1,555,333	-15.9%	36	350%	96%
Dec-21	49	-33.8%	\$1,954,237	21.5%	\$1,655,000	19.3%	\$1,849,795	9.07%	8	-42.9%	110%
Dec-20	74	68.2%	\$1,609,001	11.1%	\$1,387,500	8.4%	\$1,696,046	15.5%	14	-50%	104%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	2	0	4
\$500-599K	0	0	2	6	0
\$600-699K	0	4	6	2	8
\$700-799K	0	0	10	16	29
\$800-899K	0	16	3	79	105
\$900-999K	0	9	50	203	296
\$1-1.299M	0	114	475	771	797
\$1.3-1.699M	0	573	928	516	378
\$1.7-1.999M	0	316	452	161	111
\$2-2.999M	0	378	480	282	206
>3M	0	205	217	57	66
Total	0	1615	2625	2093	2000

## Presented by:

Includes Pleasanton and Sunol

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