

Market Activity Summary:

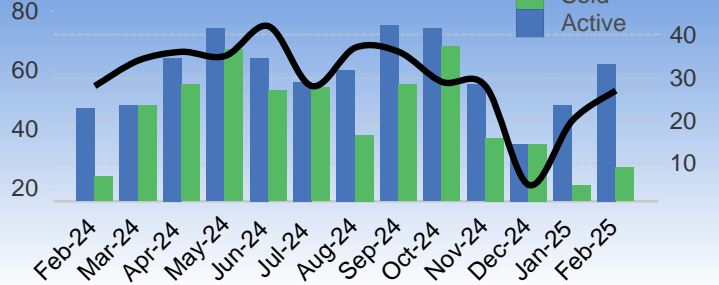
- Inventory: 62 units were listed for sale as of the last day of February - approximately 2.3 months of inventory.
- Sales Activity: 27 units were sold during February,
- Median Sales Price: \$1,500,000 during February
- Average price per sq.ft. in February was \$908
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 123% of list price in February



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
Feb-25	62	27	27	2.3	\$1,296,072	\$1,500,000	\$1,597,888	17	\$788	\$908	123%
Jan-25	48	20	21	1.6	\$1,462,857	\$1,500,000	\$1,532,835	40	\$805	\$818	106%
Dec-24	35	5	35	0.8	\$1,331,800	\$1,375,000	\$1,540,742	32	\$777	\$836	115%
Nov-24	55	28	37	1.0	\$1,334,398	\$1,460,000	\$1,590,314	26	\$818	\$890	120%
Oct-24	74	29	68	1.4	\$1,380,564	\$1,587,500	\$1,698,109	20	\$803	\$961	125%
Sep-24	75	36	55	1.6	\$1,398,123	\$1,600,000	\$1,675,626	22	\$765	\$866	120%
Aug-24	60	37	38	1.2	\$1,266,723	\$1,367,500	\$1,506,032	22	\$787	\$967	122%
Jul-24	56	28	54	1.0	\$1,401,440	\$1,457,500	\$1,652,313	21	\$722	\$921	119%
Jun-24	64	42	53	1.1	\$1,486,118	\$1,550,000	\$1,757,441	22	\$776	\$930	121%
May-24	74	35	67	1.3	\$1,436,805	\$1,550,000	\$1,767,066	16	\$759	\$994	126%
Apr-24	64	36	55	1.5	\$1,324,087	\$1,400,000	\$1,560,426	14	\$785	\$940	120%
Mar-24	48	34	48	1.5	\$1,567,790	\$1,717,000	\$1,781,702	20	\$807	\$913	115%
Feb-24	47	28	24	2.1	\$1,293,583	\$1,380,000	\$1,491,558	19	\$811	\$905	120%

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-25	27	12.5%	\$1,616,843	-3.69%	\$1,500,000	8.7%	\$1,597,888	7.13%	17	-10.5%	123%
Feb-24	24	0%	\$1,678,736	13.5%	\$1,380,000	-10.7%	\$1,491,558	-13.8%	19	-34.5%	120%
Feb-23	24	-35.1%	\$1,479,509	-6.53%	\$1,545,000	-9.12%	\$1,729,625	-18.7%	29	3.57%	115%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	1	0	0
\$600-699K	1	0	0	0	0
\$700-799K	3	1	2	1	0
\$800-899K	3	5	4	1	5
\$900-999K	0	4	3	4	7
\$1-1.299M	10	13	6	10	6
\$1.3-1.699M	13	10	15	17	28
\$1.7-1.999M	8	5	7	9	7
\$2-2.999M	9	10	5	15	7
>3M	1	1	3	8	0
Total	48	49	46	65	60

Presented by:

Includes Berkeley and Kensington

© 2025, Bay East Association of REALTORS®. Reprinted by permission of Bay East Association of REALTORS®. Powered by Aculist and Bay East Association of REALTORS®. The Bay East Housing Reports are based in whole or in part on data supplied by the Bay East Association of REALTORS®, its Multiple Listing Service (MLS) and Data Shares. Neither the Association nor its MLS and Data Shares guarantee or are in any way responsible for its accuracy. Data in this report may not reflect all real estate activity in the market....

Deemed reliable but not guaranteed