

January 2019 Market Report

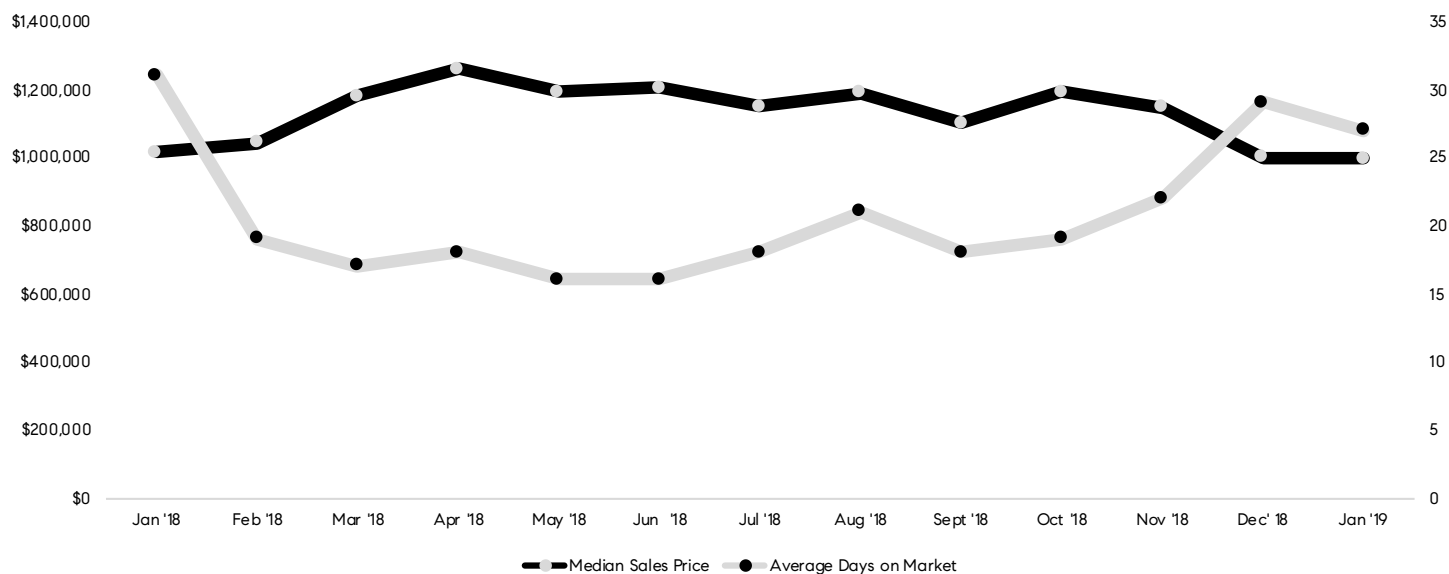
COMPASS

East Bay > Residences

Year-to-Year Analysis of the Market

	JAN-'19	JAN-'18	% CHANGE
Median Sales Price	\$996,500	\$1,015,000	Down 1.8%
Average Days on Market	27	31	4 Days Faster
Number of Homes for Sale	308	233	Up 32.2%
Percent Under Contract	35.7%	33.9%	Up 1.8 Percentage Points
Average Sold Price/Original Price	106.3%	107.2%	Down 0.9%
Average Price per Square Foot	\$610	\$590	Up 3.4%

Median Sales Price and Days on Market Comparison



Source: Terra Datum, February 6, 2019.

Defining East Bay: Our real estate markets in the East Bay region include Oakland ZIP codes 94602, 94609, 94610, 94611, 94618, 94619, and 94705; Alameda; Albany; Berkeley; El Cerrito; Kensington; and Piedmont. Sales data includes single-family homes in these communities.