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ADDRESS	CLOSING DATE	LIST PRICE	SOLD PRICE	SQ FT	BR	Bth	.5 Bth	LOT SQ FT	SOLD PRICE PER SQ FT
		February 2026							
<u>24 Muir Ave</u>	2/4/2026	\$3,895,000	\$4,551,000	4,104	4	4	1	11,250	\$1,109
		January 2026							
<u>2 Cavendish Ln</u>	1/22/2026	\$1,467,375	\$1,578,000	1,696	3	2.5	1	7,584	\$930
<u>44 Farragut Ave</u>	1/15/2026	\$11,750,000	\$11,750,000	12,978	6	8	4	24,786	\$905
<u>1850 Trestle Glen Rd</u>	1/1/2026	\$3,000,000	\$3,000,000	3,516	5	4	0	8,343	\$853
		December 2025							
<u>61 Wildwood Ave</u>	12/24/2025	\$2,398,000	\$2,250,000	2,271	6	4	1	5,550	\$991
<u>2026 Oakland Ave</u>	12/18/2025	\$3,598,000	\$4,275,000	3,873	5	4	0	5,560	\$1,104
<u>240 Wildwood Ave</u>	12/17/2025	\$1,999,000	\$2,004,000	1,872	3	2		4,080	\$1,071
<u>21 Arroyo Ave</u>	12/17/2025	\$1,900,000	\$1,900,000	1,871	3	2		6,650	\$1,015
<u>1361 Oakland Ave</u>	12/16/2025	\$1,350,000	\$1,350,000	1,300	3	2	0	3,420	\$1,038
<u>107 Monticello Ave</u>	12/15/2025	\$1,729,200	\$1,729,200	2,160	3	2	0	5,000	\$801
<u>121 Scenic Ave</u>	12/11/2025	\$3,495,000	\$3,925,000	3,711	5	4	1	15,540	\$1,058
<u>235 Sunnyside Ave</u>	12/5/2025	\$1,795,000	\$2,635,000	2,253	4	3		5,184	\$1,170
<u>187 St James Dr</u>	12/3/2025	\$1,950,000	\$1,575,000	2,910	5	3		15,414	\$541
<u>64 Sharon Ave</u>	12/3/2025	\$4,380,000	\$5,896,000	4,692	6	4	2	12,027	\$1,257
<u>21 Tyson Cir</u>	12/2/2025	\$2,399,000	\$2,375,000	3,372	6	3	0	11,232	\$704
<u>1150 Oakland Ave</u>	12/2/2025	\$1,995,000	\$2,801,017	2,613	4	2	1	5,148	\$1,072
		November 2025							
<u>29 Cambridge Way</u>	11/26/2025	\$1,795,000	\$2,500,000	2,268	4	3	0	5,130	\$1,102
<u>26 Sea View Ave</u>	11/24/2025	\$15,000,000	\$12,750,000	8,470	5	5	5	119,790	\$1,505
<u>191 Indian Rd</u>	11/21/2025	\$3,998,000	\$4,000,000	4,905	7	5	1	10,626	\$815
<u>133 Monticello Ave</u>	11/18/2025	\$998,000	\$1,609,500	1,478	2	1	0	4,366	\$1,089
<u>83 Hazel Ln</u>	11/17/2025	\$5,500,000	\$5,500,000	3,585	4	4	2	16,262	\$1,534
<u>108 Hillside Ave</u>	11/13/2025	\$3,495,000	\$4,300,000	3,314	4	3	1	5,850	\$1,298
<u>2058 Oakland Ave</u>	11/10/2025	\$3,988,000	\$5,600,000	3,549	4	3	1	20,520	\$1,578
<u>33 Richardson Way</u>	11/10/2025	\$2,795,000	\$3,260,000	3,288	4	3	0	6,259	\$991
<u>1140 Winsor Ave</u>	11/10/2025	\$1,780,000	\$2,200,000	2,196	4	2	1	5,985	\$1,002
<u>369 Hampton Rd</u>	11/7/2025	\$1,598,000	\$2,410,000	2,297	2	2	0	6,553	\$1,049
<u>405 Linda Ave</u>	11/4/2025	\$1,075,000	\$1,405,000	1,259	2	2	0	2,520	\$1,116
		October 2025							
<u>1 Sotelo Ave</u>	10/30/2025	\$2,495,000	\$3,400,000	2,759	4	2	1	7,744	\$1,232
<u>73 Fairview Ave</u>	10/28/2025	\$3,375,000	\$3,965,000	3,162	4	3	1	12,370	\$1,254
<u>121 Nova Dr</u>	10/23/2025	\$1,795,000	\$2,000,000	1,970	3	2	0	4,950	\$1,015
<u>535 Hampton Rd</u>	10/23/2025	\$2,495,000	\$2,965,000	2,530	4	3		12,450	\$1,172
<u>300 Pacific Ave</u>	10/22/2025	\$1,795,000	\$2,025,000	1,972	3	2	1	4,356	\$1,027
<u>124 Arbor Dr</u>	10/20/2025	\$2,098,000	\$2,400,000	2,349	4	3	0	4,800	\$1,022
<u>541 Boulevard Way</u>	10/20/2025	\$1,850,000	\$1,900,000	2,367	3	2	0	4,550	\$803
<u>15 Somerset Rd</u>	10/12/2025	\$1,095,000	\$1,800,000	2,077	3	2	0	24,300	\$867
<u>38 Bonita Ave</u>	10/9/2025	\$3,020,000	\$4,025,000	3,023	4	3	1	5,950	\$1,331
<u>1135 Ranleigh Way</u>	10/6/2025	\$1,998,000	\$2,625,000	2,103	4	3	1	4,360	\$1,248
<u>118 Hillside Ave</u>	10/6/2025	\$2,350,000	\$2,800,000	2,450	3	2	1	5,950	\$1,143
<u>3 Craig Ave</u>	10/6/2025	\$2,795,000	\$3,065,000	3,491	5	4	0	6,060	\$878
<u>306 Ramona Ave</u>	10/6/2025	\$1,875,000	\$2,850,000	2,021	3	2	0	5,000	\$1,410
<u>64 Crest Rd</u>	10/3/2025	\$2,995,000	\$3,705,000	3,602	5	4	0	13,005	\$1,029
<u>84 Portsmouth Rd</u>	10/1/2025	\$799,000	\$1,005,000	1,255	2	1	0	4,160	\$801
		September 2025							
<u>50 Lake Ave</u>	9/29/2025	\$1,650,000	\$2,100,000	1,879	4	2	0	4,130	\$1,118
<u>7 Requa Pl</u>	9/23/2025	\$3,025,000	\$4,200,000	3,180	4	4	0	19,109	\$1,321
<u>1047 Ranleigh Way</u>	9/16/2025	\$1,798,000	\$2,025,000	1,935	3	1	1	3,600	\$1,047
<u>101 Palm Dr</u>	9/15/2025	\$2,248,000	\$2,505,000	2,249	5	3	0	4,002	\$1,114
<u>120 Hazel Ln</u>	9/15/2025	\$5,500,000	\$6,500,000	5,599	7	5	1	17,500	\$1,161
<u>155 Arbor Dr</u>	9/15/2025	\$1,898,000	\$2,553,155	1,736	3	2	0	7,450	\$1,471
<u>1071 Harvard Rd</u>	9/12/2025	\$1,995,000	\$2,525,000	2,077	4	2	1	4,040	\$1,216
<u>236 Bonita Ave</u>	9/12/2025	\$2,488,000	\$3,025,000	2,491	4	2	1	5,000	\$1,214
		August 2025							
<u>99 Lexford Rd</u>	8/1/2025	\$2,758,000	\$3,000,000	3,750	6	3	1	15,495	\$800
		July 2025							
<u>169 Ronada Ave</u>	7/24/2025	\$2,100,000	\$1,845,000	1,851	3	3	0	3,900	\$997
<u>356 Mountain Ave</u>	7/21/2025	\$3,195,000	\$3,400,000	3605	4	3	1	7,900	\$943
<u>22 Sea View Ave</u>	7/17/2025	\$5,800,000	\$5,000,000	6068	5	4	1	12,240	\$824
<u>310 Pacific Ave</u>	7/14/2025	\$3,198,000	\$4,500,108	3230	4	3	1	6,552	\$1,393
<u>55 Sea View Ave</u>	7/3/2025	\$13,900,000	\$13,250,000	10355	7	7	3	21,150	\$1,280

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412 Scenic Avenue	7/1/2025	\$2,595,000	\$3,500,000	3137	5	3	0	4,860	\$1,116
		June 2025							
38 La Salle Ave	6/30/2025	\$2,795,000	\$3,000,000	3505	4	3	0	11,664	\$856
108 Bonita Ave	6/30/2025	\$2,395,000	\$2,485,000	2400	4	3	0	5,096	\$1,035
105 Manor Dr	6/27/2025	\$1,099,000	\$1,370,000	1380	3	1	0	4,400	\$993
952 Kingston Ave	6/18/2025	\$1,398,000	\$1,820,000	2082	3	2	0	3,700	\$874
213 Hillside Ave	6/17/2025	\$4,150,000	\$4,800,000	5370	6	4	1	11,635	\$894
24 Somerset Rd	6/16/2025	\$1,495,000	\$1,680,000	2300	4	3	0	5,390	\$730
129 Ronada Ave	6/10/2025	\$995,000	\$1,500,000	1140	2	1	0	3,450	\$1,316
101 Bonita Ave	6/9/2025	\$3,798,000	\$3,543,750	4596	5	3	1	11,700	\$771
125 Palm Dr	6/9/2025	\$2,398,000	\$2,905,000	2512	4	2	1	5,171	\$1,156
1036 Annerley Rd	6/6/2025	\$1,095,000	\$1,363,000	1738	3	1	1	4,080	\$784
126 Caperton Avenue	6/6/2025	\$2,100,000	\$1,800,000	2102	3	2	0	13,267	\$856
701 Blair Ave	6/5/2025	\$1,495,000	\$2,277,710	2512	4	2	1	6,200	\$907
580 Crofton	6/4/2025	\$2,595,000	\$2,886,975	3274	4	2	2	5,625	\$882
		May 2025							
50 Calvert Ct	5/29/2025	\$1,725,000	\$2,175,000	1551	3	2	0	16,201	\$1,402
224 Pala Avenue	5/29/2025	\$2,475,000	\$2,775,000	3368	3	2	1	7,562	\$824
491 Boulevard Way	5/27/2025	\$1,189,000	\$1,130,000	1972	3	1	1	4,446	\$573
68 Fairview Ave.	5/19/2025	\$1,550,000	\$2,100,000	2021	4	1	0	8,178	\$1,039
65 Sea View Ave.	5/15/2025	\$14,800,000	\$13,900,000	11147	8	6	3	29,700	\$1,247
336 Mountain Avenue	5/14/2025	\$2,985,000	\$3,800,000	3747	4	4	1	14,946	\$1,014
139 Hagar Ave	5/13/2025	\$2,098,000	\$3,153,100	2592	3	2	1	18,746	\$1,216
331 Saint James Dr	5/13/2025	\$2,495,000	\$2,175,000	4340	4	4	1	10,767	\$501
22 Nace Ave	5/12/2025	\$1,795,000	\$2,800,000	2317	4	2	1	13,647	\$1,208
30 Prospect Rd	5/8/2025	\$2,748,000	\$3,675,000	3060	4	3	1	9,100	\$1,201
41 Artuna Ave	5/7/2025	\$1,495,000	\$2,125,000	1617	3	1	0	4,200	\$1,314
3 Abbott Way	5/5/2025	\$1,895,000	\$1,975,000	2443	3	2	1	13,580	\$808
		April 2025							
5501 La Salle Avenue	4/29/2025	\$1,858,000	\$2,380,000	2653	4	3	0	10,200	\$897
220 Palm Dr	4/23/2025	\$1,998,000	\$2,250,000	1941	3	2	1	4,185	\$1,159
1121 Winsor Avenue	4/16/2025	\$2,398,000	\$2,680,000	2678	4	2	1	4,410	\$1,001
1 Sandringham Rd	4/11/2025	\$3,950,000	\$4,600,000	4462	6	4	2	18,863	\$1,031
41 Lakeview Avenue	4/11/2025	\$3,399,999	\$3,400,000	3554	3	4	0	9,877	\$957
		March 2025							
1535 Grand Ave	3/26/2025	\$1,495,000	\$1,905,000	2135	4	1	1	2,640	\$892
345 La Salle Ave	3/25/2025	\$4,150,000	\$4,400,000	3741	4	5	1	13,538	\$1,176
270 Estates Dr	3/25/2025	\$1,325,000	\$1,330,000	1571	2	2	0	7,000	\$847
340 La Salle Ave	3/21/2025	\$3,698,000	\$4,500,000	3843	5	3	1	10,293	\$1,171
17 Blair Ave	3/21/2025	\$1,795,000	\$2,408,000	2047	3	2	0	5,000	\$1,176
1 Sierra Ave	3/19/2025	\$4,500,000	\$4,500,000	4571	4	4	1	10,624	\$984
104 Dracena Ave	3/18/2025	\$3,595,000	\$3,750,000	3440	3	3	1	6,780	\$1,090
310 Hillside Ave	3/17/2025	\$3,398,000	\$4,612,000	3424	4	3	1	12,675	\$1,347
2 Monte Ave	3/17/2025	\$2,385,000	\$2,250,000	2799	3	3	1	4,980	\$804
24 Bonita Ave	3/17/2025	\$2,430,000	\$3,005,000	2952	4	2	1	6,750	\$1,018
314 Sheridan Avenue	3/14/2025	\$3,795,000	\$4,700,000	4808	4	3	2	10,004	\$978
80 Wildwood Ave	3/7/2025	\$2,395,000	\$2,350,000	3010	6	4	0	8,350	\$781
		February 2025							
355 Moraga Avenue	2/28/2025	\$2,250,000	\$2,220,000	2627	4	4	1	8,820	\$845
1136 Oakland Ave	2/27/2025	\$2,295,000	\$2,550,000	3207	4	3	0	4,408	\$795
125 Estates Drive	2/26/2025	\$2,695,000	\$3,200,000	2870	3	3	1	5,810	\$1,115
124 Moraga Ave	2/26/2025	\$1,198,000	\$1,350,000	2105	3	2	0	3,400	\$641
233 Park View Ave	2/20/2025	\$2,698,000	\$3,000,000	2931	4	3	1	5,564	\$1,024
111 Hazel Lane	2/18/2025	\$2,495,000	\$3,430,000	2540	4	3	1	8,455	\$1,350
85 La Salle Avenue	2/14/2025	\$2,795,000	\$2,925,000	3562	5	4	1	7,840	\$821
119 Bonita Avenue	2/14/2025	\$3,795,000	\$4,000,000	3506	5	4	1	7,057	\$1,141
1618 Lower Grand Ave	2/7/2025	\$1,499,000	\$1,550,000	2560	5	2	0	3,720	\$605
		January 2025							
91 Cambrian Ave	1/21/2025	\$2,595,000	\$2,250,000	3087	3	3	0	6,900	\$729
2 Sea View Avenue	1/22/2025	\$7,800,000	\$7,150,000	6396	5	4	2	28,480	\$1,118
75 Glen Alpine Rd	1/8/2025	\$8,950,000	\$7,000,000	11630	5	6	3	70,863	\$602
212 Mountain Ave	1/2/2025	\$3,495,000	\$3,495,000	3250	3	3	0	15,595	\$1,075