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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
ADDRESS	CLOSING DATE	LIST PRICE	SOLD PRICE	SQ FT	BR	Bth	.5 Bth	LOT SQ FT	SOLD PRICE PER SQ FT
		July 2026							
126 Woodland Way	7/2/2026	\$4,150,000	\$4,005,000	2,970	3	2	1	5,184	\$1,274
10 Muir Ave	7/1/2026	\$5,495,000	\$5,758,000	4,242	5	4	2	15,000	\$1,357
		June 2026							
148 Dracena Ave	6/29/2026	\$4,888,000	\$5,900,000	3,932	5	5		9,071	\$1,501
125 Guilford Rd	6/26/2026	\$7,775,000	\$8,100,000	6,574	4	3	3	14,256	\$1,232
11 Huntleigh Rd	6/26/2026	\$2,995,000	\$4,430,692	3,608	4	4	1	17,544	\$1,228
156 Hazel Ln	6/23/2026	\$2,960,000	\$4,315,000	3,240	4	3	1	6,952	\$1,332
1618 Grand Ave	6/18/2026	\$2,380,000	\$2,900,000	2,719	5	5		3,720	\$1,067
479 Mountain Ave	6/17/2026	\$2,998,000	\$3,750,000	5,311	6	4	0	11,544	\$706
453 Scenic Ave	6/17/2026	\$2,195,000	\$2,700,000	2,879	4	4	1	16,275	\$938
432 El Cerrito Ave	6/15/2026	\$2,226,000	\$3,375,000	2,649	4	2	1	4,800	\$1,274
223 Park View Ave	6/12/2026	\$1,995,000	\$2,785,000	2,152	4	2	0	4,500	\$1,294
415 Pacific Ave	6/12/2026	\$5,500,000	\$5,000,000	5,056	6	4	1	27,000	\$989
329 Ramona Ave	6/11/2026	\$1,775,000	\$1,775,000	1,966	3	1	1	6,063	\$903
223 Park View Ave	6/12/2026	\$2,785,000	\$2,785,000	2,152	4	2	0	4,500	\$1,294
415 Pacific Ave	6/12/2026	\$5,000,000	\$5,000,000	5,056	6	4	1	27,000	\$989
329 Ramona Ave	6/11/2026	\$1,775,000	\$1,775,000	1,966	3	1	1	6,063	\$903
23 Valant Pl	6/10/2026	\$2,795,000	\$2,702,000	4,207	4	3	1	6,585	\$642
1165 Harvard Rd	6/8/2026	\$1,995,000	\$2,300,000	1,985	3	2	0	4,017	\$1,159
19 Dormidera Ave	6/2/2026	\$3,600,000	\$3,600,000	3,574	4	2	1	6,726	\$1,007
575 Blair Ave	6/2/2026	\$1,950,000	\$2,450,000	2,408	3	2	0	6,076	\$1,017
		May 2026							
46 Sotelo Ave	5/29/2026	\$5,995,000	\$6,500,000	4,820	5	4	1	11,703	\$1,349
306 Wildwood Ave	5/29/2026	\$1,598,000	\$2,808,000	1,752	3	2	0	5,148	\$1,603
429 Linda Ave	5/28/2026	\$760,000	\$760,000	1,022	2	1	0	2,898	\$744
51 Glen Alpine Rd	5/27/2026	\$4,295,000	\$4,750,000	5,331	5	4	2	37,401	\$891
67 Wistaria Way	5/22/2026	\$3,995,000	\$4,900,000	-	4	4	2	5,732	-
131 Waldo Ave	5/20/2026	\$2,748,000	\$3,510,000	3,005	5	3	0	4,500	\$1,168
4 Cavendish Ln	5/19/2026	\$1,148,000	\$1,553,000	1,724	3	2	1	6,564	\$901
1541 Grand Ave	5/19/2026	\$1,695,000	\$2,050,000	1,702	3	2	0	5,280	\$1,204
132 Caperton Ave	5/18/2026	\$2,495,000	\$4,200,000	2,754	5	3	1	9,296	\$1,525
110 Monte Ave	5/14/2026	\$4,395,000	\$5,712,500	4,537	5	2	2	9,375	\$1,259
7 Cavanaugh Ct	5/12/2026	\$1,795,000	\$1,875,000	1,803	3	2	0	5,273	\$1,040
153 Arbor Dr	5/12/2026	\$2,898,000	\$4,205,000	3,359	4	3	0	6,850	\$1,252
1121 Ranleigh Way	5/11/2026	\$1,075,000	\$1,760,000	1,262	2	1	0	4,080	\$1,395
340 Jerome Ave	5/8/2026	\$995,000	\$1,725,000	2,661	3	3		6,014	\$648
62 Farragut Ave	5/8/2026	\$7,900,000	\$8,400,000	11,840	6	8	1	41,546	\$709
3 Maxwelton Rd	5/8/2026	\$3,980,000	\$4,635,000	5,870	6	4	1	28,213	\$790
515 Hampton Rd	5/4/2026	\$4,300,000	\$4,300,000	4,525	5	4	1	8,050	\$950
		April 2026							
165 Bell Ave	4/28/2026	\$2,189,000	\$2,650,000	2,611	4	3	0	6,100	\$1,015
5 Abbott Way	4/28/2026	\$2,289,000	\$2,448,000	2,846	4	3	1	8,520	\$860
316 Pacific Ave	4/27/2026	\$2,598,000	\$2,800,000	3,497	4	2	2	6,688	\$801
1715 Oakland Ave	4/20/2026	\$1,950,000	\$3,300,000	2,992	4	2	2	8,640	\$1,103
15 Blair Ave	4/16/2026	\$1,950,000	\$3,150,000	2,240	4	2	0	5,000	\$1,406
1130 Ranleigh Way	4/15/2026	\$899,000	\$1,325,000	1,716	3	2	0	4,040	\$772
254 Wildwood Ave	4/14/2026	\$1,895,000	\$2,625,400	2,129	4	3	0	5,400	\$1,233
21 Portsmouth Rd	4/13/2026	\$1,095,000	\$1,650,000	1,387	3	1	0	3,320	\$1,190
633 Moraga Ave	4/13/2026	\$1,648,000	\$2,400,000	2,788	4	3	1	7,920	\$861
300 Mountain Ave	4/10/2026	\$2,995,000	\$3,200,000	4,420	4	4	1	11,865	\$724
224 Mountain Ave	4/8/2026	\$5,500,000	\$7,500,000	5,530	6	6	0	8,855	\$1,356
6 Muir Ave	4/8/2026	\$5,295,000	\$6,350,000	4,523	4	3	1	16,800	\$1,404
1546 Oakland Ave	4/7/2026	\$1,989,000	\$2,150,000	2,895	2	2	0	7,500	\$743
19 Monte Ave	4/3/2026	\$3,595,000	\$4,316,000	3,688	4	3	1	6,250	\$1,170
		March 2026							
15 Mesa Ave	3/31/2026	\$2,328,000	\$3,650,000	2,780	3	3	0	6,240	\$1,313
11 Parkside Dr	3/31/2026	\$1,695,000	\$2,400,000	2,013	3	2	0	4,794	\$1,192
301 El Cerrito Ave	3/27/2026	\$1,650,000	\$2,250,000	2,094	3	2	0	5,590	\$1,074
15 Olive Ave	3/26/2026	\$2,998,000	\$3,250,000	4,599	5	4	1	14,050	\$707
23 Monte Ave	3/25/2026	\$2,495,000	\$31,250,000	3,372	4	4	0	6,250	\$934
231 Bonita Ave	3/24/2026	\$3,040,000	\$4,387,500	3,057	4	5	0	6,000	\$1,435
140 Cambridge Way	3/20/2026	\$2,295,000	\$2,625,000	2,264	3	3	0	3,500	\$1,159
1400 Grand Ave	3/19/2026	\$995,000	\$1,610,000	1,115	2	1	0	11,250	\$1,444
136 Waldo Ave	3/13/2026	\$3,295,000	\$3,850,000	3,173	5	2	1	4,500	\$1,213
240 Sunnyside Ave	3/10/2026	\$695,000	\$1,080,000	967	2	1	0	4,125	\$1,117
1111 Winsor Ave	3/3/2026	\$2,289,000	\$3,000,000	2,590	3	2	0	6,324	\$1,158
1006 Rose Ave	3/2/2026	\$2,395,000	\$3,000,000	2,590	4	2	0	7,300	\$1,158
		February 2026							
1117 Ranleigh Way	2/20/2026	\$1,075,000	\$1,560,000	1,287	2	1	0	4,000	\$1,212
46 Manor Dr	2/17/2026	\$1,585,000	\$2,300,000	2,631	3	3	0	5,120	\$874
310 Magnolia Ave	2/13/2026	\$990,000	\$1,405,327	1,620	4	3	0	5,239	\$867
25 Crocker Ave	2/13/2026	\$7,750,000	\$7,556,250	10,265	8	7	2	25,519	\$736
37 Monticello Ave	2/11/2026	\$1,795,000	\$2,450,000	1,813	3	2	0	5,500	\$1,351
295 Scenic Ave	2/10/2026	\$1,985,000	\$1,570,000	1,855	4	3	0	6,500	\$846
333 Hampton Rd	2/10/2026	\$4,995,000	\$6,200,000	4,712	5	4	1	17,129	\$1,316
44 Bellevue Ave	2/4/2026	\$4,495,000	\$5,200,000	4,928	3	2	2	14,300	\$1,055
24 Muir Ave	2/4/2026	\$3,895,000	\$4,551,000	4,104	4	4	1	11,250	\$1,109

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