

Pleasanton: Detached Single-Family Homes

July 2026

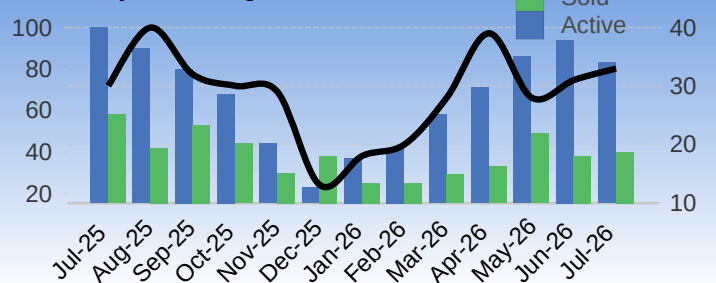
Market Activity Summary:

- Inventory: 83 units were listed for sale as of the last day of July - approximately 2.0 months of inventory.
- Sales Activity: 40 units were sold during July,
- Median Sales Price: \$1,570,000 during July
- Average price per sq.ft. in July was \$801
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 98% of list price in July

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
Jul-26	83	33	40	2.0	\$1,650,419	\$1,570,000	\$1,626,028	27	\$851	\$801	98%
Jun-26	94	31	38	2.4	\$2,100,097	\$1,825,000	\$2,095,265	23	\$836	\$820	100%
May-26	86	28	49	2.3	\$2,128,050	\$1,815,000	\$2,127,007	21	\$838	\$810	100%
Apr-26	71	39	33	2.5	\$1,844,709	\$1,700,000	\$1,881,806	14	\$832	\$878	102%
Mar-26	58	28	29	2.2	\$1,909,364	\$1,470,000	\$1,921,509	15	\$842	\$868	101%
Feb-26	42	20	25	1.4	\$2,099,915	\$1,900,000	\$2,136,840	28	\$809	\$802	103%
Jan-26	37	18	25	1.3	\$1,894,720	\$1,590,000	\$1,882,456	35	\$786	\$815	99%
Dec-25	23	13	38	0.6	\$1,860,757	\$1,665,000	\$1,834,016	33	\$797	\$819	98%
Nov-25	44	29	30	1.0	\$2,082,296	\$1,667,500	\$2,037,037	21	\$808	\$815	98%
Oct-25	68	30	44	1.5	\$2,224,379	\$1,757,500	\$2,172,181	27	\$823	\$807	98%
Sep-25	80	32	53	1.6	\$1,971,159	\$1,527,000	\$1,956,754	26	\$830	\$813	99%
Aug-25	90	40	42	1.7	\$1,957,216	\$1,661,000	\$1,891,705	29	\$857	\$827	97%
Jul-25	100	30	58	1.8	\$2,089,539	\$1,679,444	\$2,027,911	31	\$856	\$803	98%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-26	40	-31%	\$1,827,178	-3.97%	\$1,570,000	-6.52%	\$1,626,028	-19.8%	27	-12.9%	98%
Jul-25	58	3.57%	\$1,902,765	1.94%	\$1,679,444	-4.98%	\$2,027,911	0.412%	31	93.8%	98%
Jul-24	56	19.1%	\$1,866,516	-8.25%	\$1,767,500	-3.15%	\$2,019,590	-0.0287%	16	33.3%	101%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	1	0	0	0	0
\$600-699K	0	2	0	1	0
\$700-799K	1	0	0	0	0
\$800-899K	0	0	0	1	1
\$900-999K	3	5	0	1	2
\$1-1.299M	21	25	20	29	10
\$1.3-1.699M	90	105	74	89	106
\$1.7-1.999M	47	64	79	62	85
\$2-2.999M	48	71	83	42	106
>3M	28	37	48	23	53
Total	239	309	304	248	363

Presented by:

Includes Pleasanton and Sunol

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