KATHY & VENDEL
THE NORTHGATE TEAM

# 2021 Northgate Mid Year Market Report

Avg Sale Price $1.58M (vs. $1.35M in 2020)

Avg Price/SQFT $704 (vs. $561 in 2020)

Avg Days on Market 7 (vs. 10 in 2020)

| Closing Date | Days On Market | Address | Bedrooms | Bath/Partial | SqFt | Lot Sq Ft Apx | Stories | Pool | List Price | Sale Price | Over List | Sale $/SqFt |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6/29/21 | 0 | 2556 Comistas Drive | 5 | 2/1 | 2609 | 9,676 | One Story | No | N/A | **$1,728,000** | **N/A** | **$662** |
| 6/25/21 | 5 | 2882 Fyne Drive | 4 | 2 | 1677 | 9,800 | One Story | No | $1,195,000 | **$1,500,000** | **$305,000** | **$894** |
| 6/23/21 | 27 | 1031 Millbrook Ct | 5 | 4 | 3359 | 13,500 | Split Level | Yes | $1,858,000 | $1,858,000 | $0 | $553 |
| 6/7/21 | 0 | 3 San Benito Ct | 3 | 2 | 1534 | 7,600 | One Story | No | $1,195,000 | **$1,365,000** | **$170,000** | **$890** |
| 6/30/21 | 4 | 2007 Belford Dr | 4 | 2 | 2450 | 13,750 | One Story | No | $1,649,950 | $1,725,000 | $75,050 | $704 |
| 6/17/21 | 6 | 49 De Laurenti Ct | 5 | 2/1 | 2778 | 14,500 | One Story | No | $1,620,000 | $1,710,000 | $90,000 | $616 |
| 6/23/21 | 7 | 165 Brandywine Way | 3 | 2/1 | 1987 | 9,860 | One Story | No | $1,158,888 | $1,477,500 | $318,612 | $744 |
| 6/17/21 | 5 | 639 New Seabury Ct | 4 | 2/1 | 2103 | 4,550 | Two Story | No | $1,149,000 | $1,470,000 | $321,000 | $699 |
| 6/15/21 | 11 | 109 Bexley Pl | 4 | 2/1 | 2049 | 9,440 | One Story | No | $1,190,000 | $1,265,000 | $75,000 | $617 |
| 6/14/21 | 0 | 3712 Northgate Woods Ct | 6 | 4/1 | 4851 | 40,075 | Two Story | Yes | $3,185,000 | $3,300,000 | $115,000 | $680 |
| 6/11/21 | 12 | 500 Las Lomas Way | 5 | 3/1 | 5137 | 32,032 | Other | Yes | $2,399,000 | $2,400,000 | $1,000 | $467 |
| 6/14/21 | 5 | 756 Lisboa Ct | 4 | 2/1 | 2606 | 12,075 | One Story | Yes | $1,650,000 | $1,810,000 | $160,000 | $695 |
| 5/17/21 | 0 | 300 Menlo Ct | 4 | 2/1 | 2214 | 11,440 | One Story | Yes | $1,200,000 | $1,300,000 | $100,000 | $587 |
| 6/10/21 | 8 | 2911 Encina Camino | 4 | 2 | 2253 | 9,400 | One Story | No | $1,298,000 | $1,435,000 | $137,000 | $637 |
| 5/25/21 | 8 | 3327 Whitehaven Dr | 4 | 2/1 | 2450 | 12,768 | One Story | Yes | $1,525,000 | $1,825,000 | $300,000 | $745 |
| 6/16/21 | 37 | 2754 Venado Camino | 6 | 4 | 4468 | 13,110 | Two Story | Yes | $2,388,000 | $2,420,000 | $32,000 | $542 |
| 6/11/21 | 6 | 157 Firestone Dr | 4 | 3 | 2453 | 10,570 | Two Story | Yes | $1,750,000 | $1,800,000 | $50,000 | $734 |
| 6/8/21 | 7 | 2274 Brighton Way | 5 | 2/1 | 2471 | 10,625 | One Story | No | $1,295,000 | $1,603,000 | $308,000 | $649 |
| 6/11/21 | 8 | 241 Walnut Ave | 4 | 2 | 1538 | 10,500 | One Story | No | $1,099,000 | $1,280,000 | $181,000 | $832 |
| 6/10/21 | 5 | 2108 Quiet Place Dr | 5 | 3 | 2245 | 10,080 | Two Story | Yes | $1,550,000 | $1,725,000 | $175,000 | $768 |
| 5/28/21 | 4 | 156 Warwick Dr | 4 | 2 | 2017 | 12,600 | One Story | Yes | $1,195,000 | **$1,650,000** | **$455,000** | **$818** |
| 6/1/21 | 0 | 231 Walnut Ave | 4 | 3 | 1886 | 10,500 | One Story | No | $1,200,000 | **$1,335,000** | **$135,000** | **$708** |
| 5/28/21 | 1 | 3105 Shire Lane | 3 | 2 | 1901 | 4,950 | One Story | No | $979,000 | $1,130,000 | $151,000 | $594 |
| 5/17/21 | 0 | 2221 Loch Ln | 4 | 2/1 | 2779 | 10,450 | One Story | Yes | $1,475,000 | **$1,700,000** | **$225,000** | **$612** |
| 5/28/21 | 7 | 3038 Stinson Cir | 4 | 2/1 | 2081 | 10,070 | One Story | No | $950,000 | $1,250,000 | $300,000 | $601 |
| 5/26/21 | 6 | 245 Encina Corte | 4 | 2/1 | 1958 | 12,000 | One Story | Yes | $1,200,000 | $1,520,000 | $320,000 | $776 |
| 5/13/21 | 4 | 207 Los Felicas Ave | 3 | 2 | 1288 | 7,840 | One Story | No | $995,000 | $1,121,000 | $126,000 | $870 |
| 5/14/21 | 3 | 2968 Deerpark Dr | 4 | 2/1 | 2214 | 11,875 | One Story | No | $1,195,000 | **$1,455,000** | **$260,000** | **$657** |
| 4/21/21 | 0 | 2314 Belford Dr | 5 | 2/1 | 3080 | 11,000 | One Story | No | $1,475,000 | $1,475,000 | $0 | $479 |
| 5/19/21 | 22 | 931 Walnut Ave | 5 | 3 | 3130 | 13,000 | Two Story | Yes | $1,388,000 | $1,420,000 | $32,000 | $454 |
| 5/12/21 | 5 | 809 Hutchinson Rd | 3 | 2 | 1689 | 23,043 | One Story | No | $1,295,000 | $1,565,000 | $270,000 | $927 |

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| Closing Date | Days On Market | Address | Bedrooms | Bath/Partial | SqFt | Lot Sq Ft Apx | Stories | Pool | List Price | Sale Price | Over List | Sale $/SqFt |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5/12/21 | 6 | 626 Creekmore Ct | 4 | 2 | 2230 | 16,284 | One Story | No | $1,295,000 | **$1,600,000** | **$305,000** | **$717** |
| 4/13/21 | 0 | 3105 Perra Way | 4 | 3/1 | 2450 | 14,208 | One Story | Yes | $1,500,000 | $1,500,000 | $0 | $612 |
| 5/4/21 | 6 | 663 New Haven Ct | 3 | 2 | 1530 | 4,620 | One Story | Yes | $995,000 | $1,275,000 | $280,000 | $833 |
| 4/26/21 | 5 | 325 Warwick Dr | 4 | 2 | 2032 | 10,152 | One Story | No | $1,220,000 | **$1,525,000** | **$305,000** | **$750** |
| 5/11/21 | 4 | 300 Fenway Dr | 4 | 2 | 2504 | 14,124 | One Story | Yes | $1,375,000 | **$1,850,000** | **$475,000** | **$739** |
| 4/28/21 | 25 | 1250 North Gate Rd | 4 | 5 | 1000 | 221,280 | Two Story | No | $1,390,000 | $1,600,000 | $210,000 | $1,600 |
| 4/29/21 | 6 | 3305 Deerpark Drive | 5 | 3/1 | 2679 | 11,440 | Two Story | No | $1,399,000 | $1,500,000 | $101,000 | $560 |
| 5/5/21 | 5 | 236 Los Cerros Avenue | 4 | 2 | 2021 | 9,000 | One Story | No | $1,325,000 | $1,650,000 | $325,000 | $816 |
| 4/13/21 | 6 | 2682 San Antonio Drive | 3 | 2 | 1543 | 8,500 | One Story | No | $1,100,000 | $1,280,000 | $180,000 | $829 |
| 5/4/21 | 6 | 236 Encina Corte | 5 | 3 | 2253 | 12,600 | One Story | Yes | $1,299,999 | $1,400,000 | $100,001 | $621 |
| 4/26/21 | 1 | 139 Los Banos Ave | 4 | 2 | 1775 | 10,320 | One Story | No | $1,288,000 | $1,600,000 | $312,000 | $901 |
| 4/27/21 | 7 | 2673 Snyder Ct | 5 | 3 | 3057 | 12,180 | Two Story | Yes | $1,679,000 | $2,150,000 | $471,000 | $703 |
| 4/21/21 | 6 | 307 El Divisadero Ave | 3 | 2 | 1792 | 9,975 | One Story | No | $1,050,000 | $1,300,000 | $250,000 | $725 |
| 4/23/21 | 6 | 821 Bertram St | 4 | 3 | 3503 | 42,210 | Two Story | No | $1,850,000 | $2,010,000 | $160,000 | $574 |
| 4/23/21 | 8 | 3169 Cafeto Dr | 4 | 2 | 2133 | 11,011 | One Story | Yes | $1,425,000 | $1,750,000 | $325,000 | $820 |
| 4/2/21 | 2 | 2611 San Benito Dr | 4 | 2 | 1716 | 7,797 | One Story | No | $1,285,000 | $1,500,000 | $215,000 | $874 |
| 4/8/21 | 6 | 3133 Hackney Lane | 3 | 2 | 1748 | 4,950 | One Story | No | $950,000 | $1,140,000 | $190,000 | $652 |
| 4/19/21 | 6 | 122 Millbrae Ct | 4 | 3 | 2453 | 9,828 | Two Story | Yes | $1,480,000 | $1,750,000 | $270,000 | $713 |
| 4/8/21 | 6 | 1060 Crystal Ct | 3 | 3 | 2532 | 15,400 | Two Story | No | $1,325,000 | $1,550,000 | $225,000 | $612 |
| 4/7/21 | 6 | 957 Quiet Place Court | 3 | 2 | 1612 | 13,000 | One Story | Yes | $1,195,000 | $1,445,000 | $250,000 | $896 |
| 4/14/21 | 6 | 250 Las Lomas Way | 4 | 3 | 2245 | 11,000 | Two Story | No | $1,298,000 | $1,480,000 | $182,000 | $659 |
| 4/15/21 | 4 | 451 Silver Hollow Dr | 5 | 4/1 | 3762 | 11,761 | Two Story | Yes | $1,998,000 | $2,070,000 | $72,000 | $550 |
| 4/9/21 | 6 | 3485 Valley Vista Rd | 4 | 2/1 | 2164 | 10,800 | One Story | Yes | $1,349,000 | $1,650,000 | $301,000 | $762 |
| 4/14/21 | 5 | 127 Bexley Place | 4 | 3 | 2453 | 10,400 | Two Story | No | $1,349,000 | $1,550,000 | $201,000 | $632 |
| 3/29/21 | 30 | 2300 English Court | 4 | 2/1 | 2590 | 10,125 | One Story | No | $1,349,000 | $1,315,000 | ($34,000) | $508 |
| 3/30/21 | 4 | 120 Pickering Plc | 4 | 2 | 1913 | 10,695 | One Story | No | $1,225,000 | $1,550,000 | $325,000 | $810 |
| 4/1/21 | 4 | 917 Quiet Place Ct | 3 | 2 | 1612 | 10,000 | One Story | Yes | $1,050,000 | $1,230,000 | $180,000 | $763 |
| 4/1/21 | 5 | 231 Los Felicas Ave | 4 | 2 | 1972 | 9,200 | One Story | No | $1,095,000 | **$1,375,000** | **$280,000** | **$697** |
| 3/11/21 | 11 | 42 San Marino Ct | 4 | 2 | 1663 | 8,600 | One Story | No | $1,278,000 | $1,410,000 | $132,000 | $848 |
| 3/24/21 | 8 | 627 Creekmore Court | 4 | 2 | 2230 | 12,150 | One Story | | $1,258,888 | $1,525,000 | $266,112 | $684 |
| 3/31/21 | 9 | 937 QUIET PLACE COURT | 4 | 2 | 2149 | 9,600 | One Story | Yes | $1,349,900 | **$1,610,000** | **$260,100** | **$749** |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4/1/21 | 2 | 2756 Grande Camino | 3 | 2 | 1679 | 12,400 | One Story | Yes | $1,141,000 | $1,225,000 | $84,000 | $730 |
| 3/3/21 | 4 | 2330 English Ct | 5 | 2/1 | 2634 | 10,000 | One Story | No | $1,349,000 | $1,600,000 | $251,000 | $607 |
| 4/2/21 | 4 | 3376 Worth Ct | 4 | 2/1 | 2164 | 6,920 | Two Story | No | $1,129,000 | $1,235,000 | $106,000 | $571 |
| 3/18/21 | 6 | 411 Sutcliffe Pl | 4 | 2 | 2319 | 10,000 | One Story | Yes | $1,375,000 | $1,600,000 | **$225,000** | $690 |
| 3/15/21 | 7 | 244 Corte De La Reina | 5 | 3 | 3205 | 13,200 | Two Story | Yes | $1,750,000 | **$2,220,000** | **$470,000** | **$693** |
| 2/22/21 | 0 | 3695 Oak Creek Ct | 5 | 3/1 | 3868 | 41,818 | Two Story | No | $1,795,000 | $2,020,000 | $225,000 | $522 |
| 3/15/21 | 7 | 2829 Fyne Dr | 4 | 2 | 2129 | 8,428 | One Story | No | $1,340,000 | $1,390,000 | $50,000 | $653 |
| 3/8/21 | 6 | 2775 San Carlos Drive | 3 | 2 | 1321 | 8,000 | One Story | No | $1,050,000 | $1,275,000 | $225,000 | $965 |
| 3/4/21 | 5 | 166 Warwick Dr | 3 | 2 | 1515 | 11,570 | One Story | No | $995,000 | **$1,255,000** | **$260,000** | **$828** |
| 3/4/21 | 6 | 2333 Belford Dr | 4 | 3 | 3023 | 10,375 | One Story | Yes | $1,749,000 | $1,750,000 | $1,000 | $579 |
| 3/1/21 | 11 | 183 Cerezo Dr | 4 | 2 | 1740 | 15,990 | One Story | No | $1,065,000 | $1,282,000 | $217,000 | $737 |
| 2/8/21 | 5 | 4285 Arbolado Dr. | 5 | 4 | 3376 | 14,810 | Two Story | Yes | $1,975,000 | $2,050,000 | $75,000 | $607 |
| 2/19/21 | 5 | 145 Firestone Dr | 4 | 2/1 | 2062 | 10,000 | One Story | No | $1,185,000 | **$1,380,000** | **$195,000** | **$669** |
| 2/24/21 | 8 | 3382 Worth Court | 4 | 2/1 | 2683 | 4,941 | Two Story | No | $999,000 | $1,035,000 | $36,000 | $386 |
| 2/22/21 | 2 | 3301 Arbolado Dr | 5 | 3 | 3138 | 10,000 | Two Story | No | $1,522,000 | $1,531,000 | $9,000 | $488 |
| 2/26/21 | 7 | 225 San Antonio Way | 3 | 2 | 1543 | 7,500 | One Story | No | $1,180,000 | $1,251,000 | $71,000 | $811 |
| 1/22/21 | 3 | 3844 Arbolado Dr | 4 | 2/1 | 3103 | 20,473 | Two Story | Yes | $1,895,000 | $1,990,000 | $95,000 | $641 |
| **AVERAGE** | **7** | | | | | | | | | **$1,580,335** | | **$704** |
| **MEDIAN** | **6** | | | | | | | | | **$1,525,000** | | **$695** |

*79 Northgate homes sold in 2021 as of June 30th. Report data is based on information from the Contra Costa Association of REALTORS® MLS as of 07/08/2021. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.*

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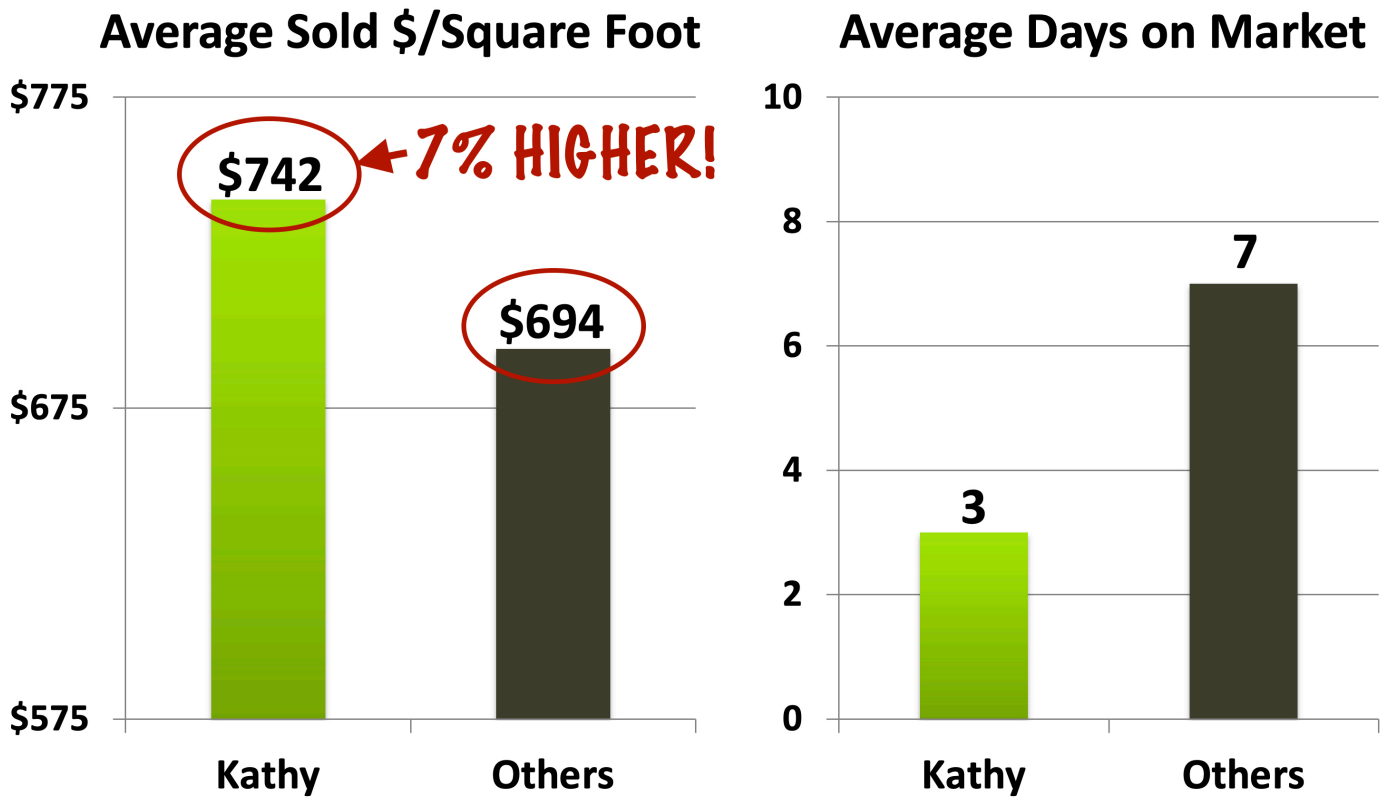
Kathy's 2021 mid-year results, 15 Northgate homes sold:

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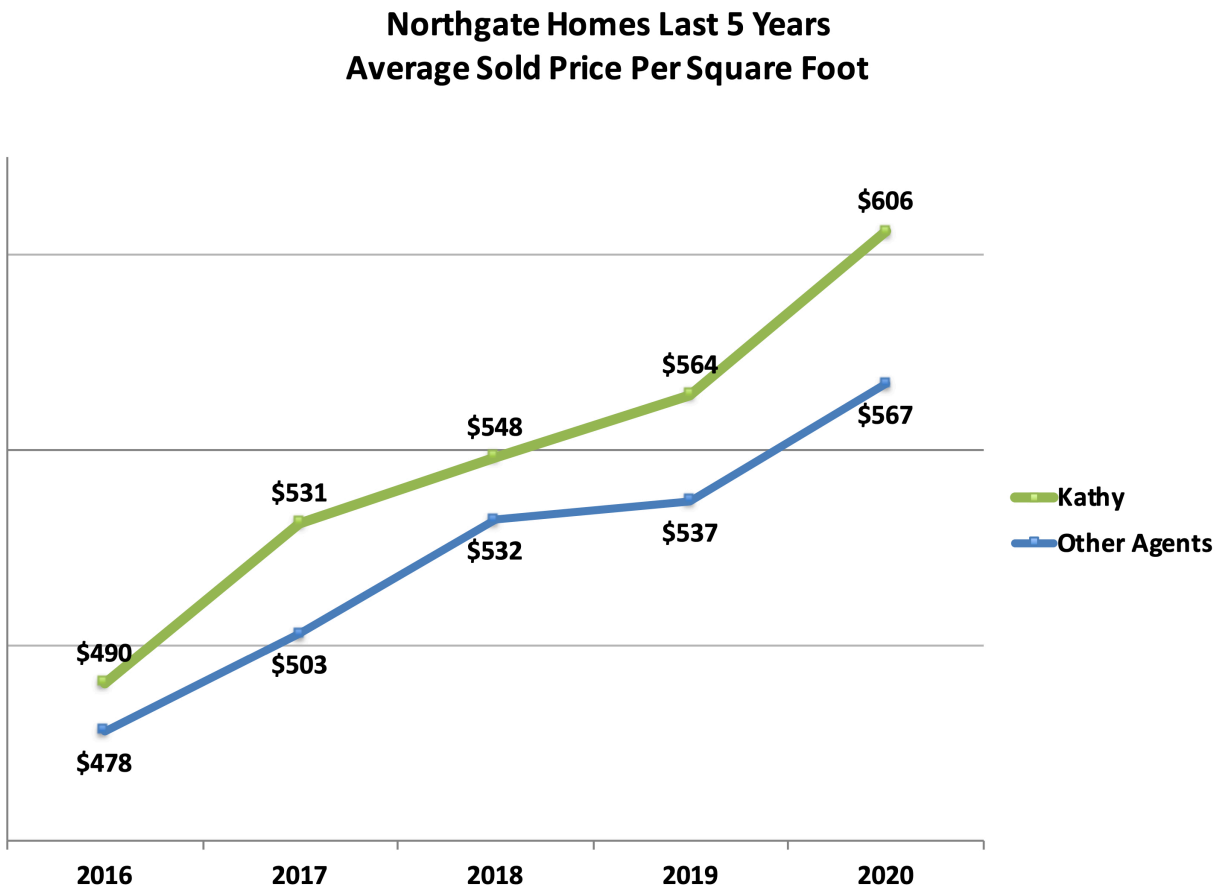
Kathy's five-year results through 2020:

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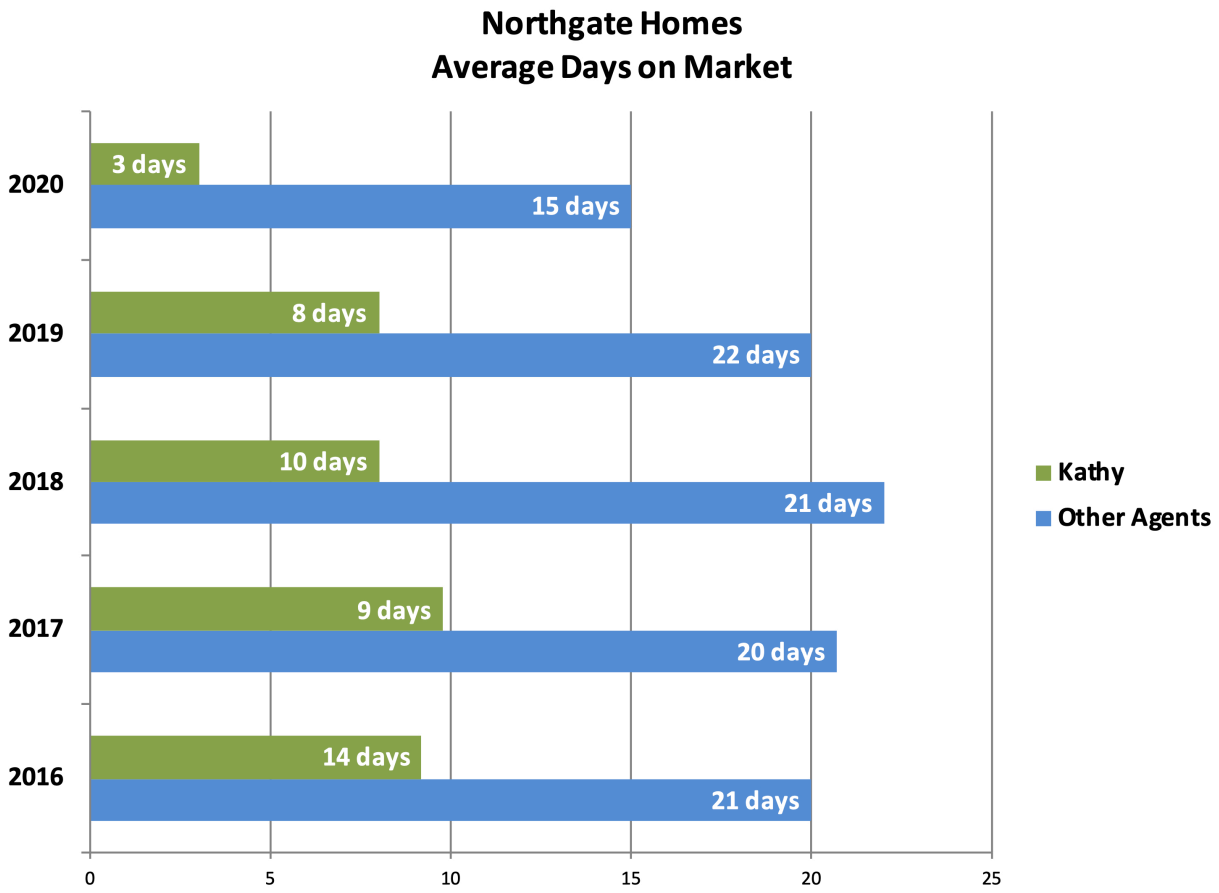


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