

KATHY & VENDEL

THE NORTHGATE TEAM

2023 Northgate Mid Year Market Report

Avg Sale Price \$1.74M (vs. \$1.97M in 2022)

Avg Price/SQFT \$758 (vs. \$798 in 2022)

Avg Days on Market 12 (vs. 16 in 2022)

Closing Date	Days On Market	Address	Bedrooms	Bath/Partial	SqFt	Lot Sq Ft Apx	Stories	Pool	List Price	Sale Price	Over List	Sale \$/SqFt
8/24/23	146	2891 San Antonio Dr	4	2	1823	7,700	One Story		\$1,590,000	\$1,410,000	(\$180,000)	\$773.45
8/16/23	6	2674 San Carlos Dr	5	2	1742	7,500	One Story		\$1,275,000	\$1,400,000	\$125,000	\$803.67
8/16/23	4	545 Marblehead Ln	3	2	1877	10,200	One Story		\$1,389,000	\$1,501,000	\$112,000	\$799.68
8/14/23	21	2630 San Benito Dr	4	2	1742	6,700	One Story		\$1,349,000	\$1,250,000	(\$99,000)	\$717.57
8/10/23	7	604 Manhasset Ct	3	2	1528	4,875	One Story		\$1,299,000	\$1,350,000	\$51,000	\$883.51
7/31/23	13	2407 Elgin Lane	4	2	2082	12,000	One Story		\$999,990	\$1,150,000	\$150,010	\$552.35
7/31/23	6	3315 Diablo Shadow Dr	3	2	1912	9,450	One Story		\$1,399,000	\$1,510,000	\$111,000	\$789.75
7/28/23	7	3120 Cafeto Dr	3	2	1887	11,500	One Story	Pool	\$1,425,000	\$1,466,000	\$41,000	\$776.89
7/27/23	22	3346 Worth Ct	4	2/1	1839	6,400	Two Story		\$1,499,000	\$1,499,000	\$0	\$815.12
7/25/23	18	3095 Diablo Shadow Dr	5	3	2562	9,516	Two Story	Pool	\$1,898,000	\$1,900,000	\$2,000	\$741.61
7/24/23	45	43 San Marino Ct	4	2	2085	8,100	One Story		\$1,649,000	\$1,530,000	(\$119,000)	\$733.81
7/17/23	4	321 Fenway Dr	4	2	2032	10,246	One Story		\$1,695,000	\$1,860,000	\$165,000	\$915.35
7/12/23	10	3330 Doral Ct	4	2	1779	12,100	One Story		\$1,075,000	\$1,225,000	\$150,000	\$688.59
7/10/23	3	24 Arbolado Dr	3	2	2564	16,896	One Story		\$1,686,000	\$1,700,000	\$14,000	\$663.03
7/3/23	12	2426 Belford Dr	4	2	2308	11,250	One Story	Pool	\$1,739,000	\$1,739,000	\$0	\$753.47
6/26/23	6	2222 Cascade Dr	5	3	2245	9,500	Two Story		\$1,575,000	\$1,635,000	\$60,000	\$728.29
6/22/23	8	2888 Brian Ranch Ct	5	4/1	3680	14,690	One Story		\$2,500,000	\$2,550,000	\$50,000	\$692.93
6/16/23	7	301 Las Lomas Way	5	3/1	2958	15,812	Two Story		\$1,895,000	\$2,200,000	\$305,000	\$743.75
6/16/23	4	3246 Bennington Ct	5	3/1	3176	14,400	Two Story	Pool	\$1,925,000	\$2,250,000	\$325,000	\$708.44
6/12/23	1	956 Wiget Ln	4	2	1765	12,090	One Story		\$1,295,000	\$1,451,000	\$156,000	\$822.10
6/7/23	6	2967 Filbert Dr	4	2	2230	14,200	One Story	Pool	\$1,599,000	\$1,735,000	\$136,000	\$778.03
6/6/23	11	2878 Grande Camino	3	2/1	1710	10,320	One Story		\$1,220,000	\$1,400,000	\$180,000	\$818.71
6/5/23	6	356 Fenway Dr	3	2	1882	10,700	One Story		\$1,395,000	\$1,567,000	\$172,000	\$832.62
5/30/23	7	2609 Chinook Drive	4	3	2433	11,000	One Story		\$1,649,000	\$1,815,000	\$166,000	\$745.99
5/22/23	6	3177 Hambletonian Ln	4	2	1791	6,050	One Story		\$995,000	\$1,050,000	\$55,000	\$586.26
5/19/23	0	1020 Springfield Dr	4	3	2245	12,197	Two Story		\$1,990,000	\$1,990,000	off-market	\$886.41
5/16/23	8	2431 Deer Valley Ln	4	2/1	3953	86,160	Two Story	Pool	\$2,935,000	\$2,900,000	(\$35,000)	\$733.62
5/15/23	6	3139 Hackney Ln	2	2	1492	4,950	One Story		\$874,950	\$926,000	\$51,050	\$620.64
5/15/23	12	710 Comanche Court	5	2/1	3493	11,875	Two Story		\$1,998,000	\$2,180,000	\$182,000	\$624.11
5/12/23	0	2101 Seccombe	3	2	1683	12,000	One Story	Pool	\$1,349,000	\$1,550,000	\$201,000	\$920.97
5/12/23	9	550 Pine Creek Rd	3	2/2	3105	44,867	One Story		\$2,350,000	\$2,395,000	\$45,000	\$771.34



YELLOW HIGHLIGHT = homes sold by Kathy

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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
5/12/23	5	616 Tarrytown Ct	4	2	1756	4,636	One Story		\$1,300,000	\$1,465,000	\$165,000	\$834.28
5/9/23	2	122 Renwick Pl	4	2/1	2049	9,890	One Story	Pool	\$1,449,000	\$1,449,000	\$0	\$707.17
5/9/23	6	235 Clyde Dr	4	2/1	2435	10,000	One Story		\$1,995,000	\$1,995,000	\$0	\$819.30
5/4/23	6	2042 Belford Dr	6	3	2631	9,680	Two Story	Pool	\$1,795,000	\$2,010,000	\$215,000	\$763.97
4/27/23	0	826 Stonehaven Dr	3	2	1825	14,810	One Story		\$1,431,000	\$1,431,000	off-market	\$784.11
4/17/23	8	785 Sutton Dr	3	2/1	2566	9,009	One Story	Pool	\$1,650,000	\$1,820,000	\$170,000	\$709.28
4/14/23	7	21 Columbia Ct	5	4	2729	12,600	Two Story	Pool	\$1,895,000	\$1,937,000	\$42,000	\$709.78
4/14/23	13	500 Woodfern Ct	4	3	2829	14,375	Two Story	Pool	\$2,599,888	\$2,400,000	(\$199,888)	\$848.36
4/11/23	5	113 Las Lomas Way	3	2	1906	10,800	One Story		\$1,395,000	\$1,510,000	\$115,000	\$792.24
3/30/23	5	1036 Tres Casas Ct	4	3	2709	15,600	Two Story		\$1,795,000	\$2,100,000	\$305,000	\$775.19
3/28/23	5	2864 San Benito Dr	4	2	1503	7,700	One Story		\$1,295,000	\$1,450,000	\$155,000	\$964.74
3/28/23	20	433 Sutcliffe Pl	5	3	2450	11,000	Two Story	Pool	\$2,050,000	\$1,800,000	(\$250,000)	\$734.69
3/24/23	4	2884 San Carlos Dr	3	2	1404	7,700	One Story		\$1,200,000	\$1,265,000	\$65,000	\$901.00
3/23/23	67	2838 Encina Camino	5	2/1	2507	14,400	One Story	Pool	\$1,768,000	\$1,735,000	(\$33,000)	\$692.06
3/22/23	8	1177 Snyder Ln	5	4/1	4356	40,031	Two Story		\$2,495,000	\$2,425,000	(\$70,000)	\$556.70
3/15/23	5	3150 Stinson Cir	4	2/1	2402	10,800	Two Story	Pool	\$1,695,000	\$1,725,000	\$30,000	\$718.15
3/10/23	5	835 Meander Ct	4	3/1	2953	12,000	Two Story		\$1,895,000	\$2,300,000	\$405,000	\$778.87
3/9/23	8	2872 San Benito Dr	4	2	1503	8,240	One Story		\$1,250,000	\$1,365,000	\$115,000	\$908.18
3/7/23	10	203 Clyde Dr	4	2/1	2451	10,000	One Story		\$1,500,000	\$1,500,000	\$0	\$612.00
2/28/23	8	2502 Quiet Place Dr	4	3	2094	11,500	Tri Level	Pool	\$1,398,000	\$1,575,000	\$177,000	\$752.15
2/17/23	4	10 Walker Creek Ct	6	4/1	5279	67,954	Two Story		\$3,374,000	\$3,374,000	\$0	\$639.14
AVERAGE	12									\$1,744,519		\$758
MEDIAN	7									\$1,605,000		\$759

52 Northgate homes sold in 2023 as of August 24th (versus 98 homes sold YTD in 2022).

Report data is based on information from the Contra Costa Association of REALTORS® MLS as of 08/24/2023. 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.



YELLOW HIGHLIGHT = homes sold by Kathy

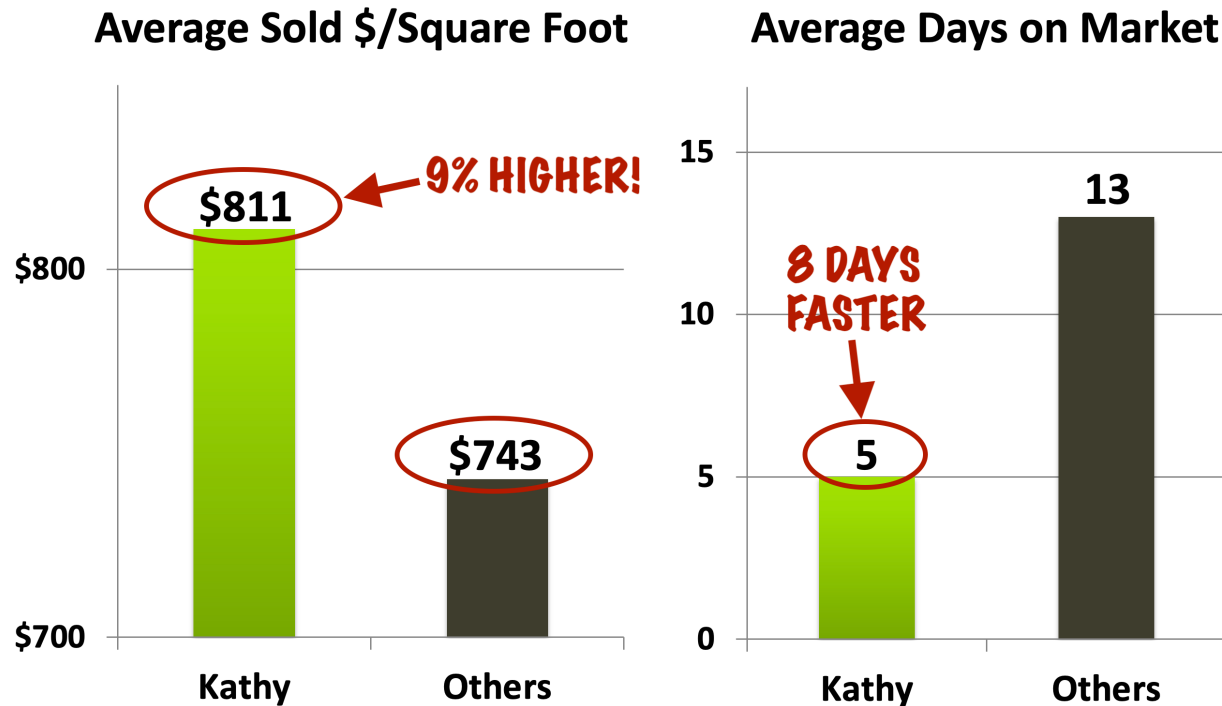
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Kathy's 2023 mid-year results, 11 Northgate homes sold YTD:



Kathy's average sold price per square foot is \$68 higher than other agents (**9% higher**) and averaging 8 fewer days on market. With the average Northgate home size being 2,433 square feet, this translates to more than **\$160,000 additional value to the Seller** as compared to other agents.