

# KATHY VENDEL & THE NORTHGATE TEAM

## 2023 Northgate Full Year Market Report

Avg Sale Price \$1.79M (vs. \$1.90M in 2022)

Avg Price/SQFT \$745 (vs. \$792 in 2022)

Avg Days on Market 19 (vs. 13 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
12/28/23	0	3022 Deerpark Dr	6	2/1	2856	17,600	Two Story	Pool	\$1,350,000	\$1,400,000	\$50,000	\$490.20
12/28/23	40	599 WALNUT AVE	4	3	1920	10,000	Two Story	Pool	\$1,498,880	\$1,380,000	(\$118,880)	\$718.75
12/21/23	28	3148 Lippizaner Lane	3	2	1748	4,950	One Story		\$989,000	\$1,025,000	\$36,000	\$586.38
12/14/23	18	225 Clyde Dr	3	2/1	2926	9,375	One Story	Pool	\$2,000,000	\$2,150,000	\$150,000	\$734.79
12/13/23	7	2370 English Ct	5	3/1	2835	11,761	Two Story	Pool	\$1,875,000	\$1,870,000	(\$5,000)	\$659.61
11/30/23	9	3211 Kirby Lane	4	2	2332	10,400	One Story	Pool	\$1,700,000	\$1,800,000	\$100,000	\$771.87
11/27/23	6	101 Arbolado Dr	5	2/1	2283	16,470	One Story		\$1,395,000	\$1,415,000	\$20,000	\$619.80
11/20/23	8	3704 Northgate Woods Ct	6	4/2	5654	40,075	Two Story	Pool	\$3,750,000	\$3,600,000	(\$150,000)	\$636.72
11/13/23	14	3734 Shadowbrook Court	5	3/1	3706	30,013	Two Story		\$2,800,000	\$2,825,000	\$25,000	\$762.28
11/13/23	25	10 Fifi Ct	4	2/1	2330	15,682	One Story	Pool	\$1,650,000	\$1,500,000	(\$150,000)	\$643.78
11/7/23	21	1206 N Gate Road	3	1	1316	23,620	One Story		\$1,000,000	\$940,000	(\$60,000)	\$714.29
11/6/23	3	2887 San Carlos Dr	4	2	2000	8,000	One Story		\$1,395,000	\$1,548,000	\$153,000	\$774.00
11/3/23	22	116 Castle Rock Lane	5	3	2448	17,000	Two Story		\$1,975,000	\$1,880,000	(\$95,000)	\$767.97
10/26/23	16	2705 Yuma Ct	5	3	2510	13,000	Two Story	Pool	\$1,750,000	\$1,760,000	\$10,000	\$701.20
10/13/23	8	240 Las Lomas Way	5	3	2245	10,010	Two Story	Pool	\$1,550,000	\$1,486,875	(\$63,125)	\$662.31
10/12/23	4	980 Castle Rock Road	3	2	1410	103,978	One Story		\$1,579,000	\$1,580,000	\$1,000	\$1,120.57
10/10/23	10	2673 San Carlos Drive	5	2	2054	8,500	One Story		\$1,555,000	\$1,640,000	\$85,000	\$798.44
10/10/23	38	414 Kit Fox Ct	5	3/1	3389	10,498	Two Story		\$2,098,000	\$1,850,000	(\$248,000)	\$545.88
10/5/23	3	2819 Moselle Ct	5	3	2366	11,250	Two Story	Pool	\$1,650,000	\$1,600,000	(\$50,000)	\$676.25
10/5/23	0	1034 Woodstock Ct	4	3	2765	14,300	Two Story	Pool	\$1,895,000	\$1,850,000	(\$45,000)	\$669.08
9/27/23	123	801 North Gate Road	5	3/1	4605	111,078	One Story		\$3,400,000	\$3,100,000	(\$300,000)	\$673.18
9/22/23	6	2212 Cascade Dr	3	2	1911	9,750	One Story	Pool	\$1,395,000	\$1,430,000	\$35,000	\$748.30
9/20/23	6	255 Tamarisk Dr	4	2/1	2241	14,250	One Story		\$1,695,000	\$1,775,000	\$80,000	\$792.06
9/15/23	5	16 Fenway Ct	4	2	2032	14,375	One Story	Pool	\$1,695,000	\$1,800,000	\$105,000	\$885.83
9/14/23	7	3158 Hambletonian Ln	4	2	1829	5,400	One Story		\$1,125,000	\$1,140,000	\$15,000	\$623.29
9/13/23	35	148 Arbolado Dr	4	3	2000	18,300	One Story		\$1,695,000	\$1,925,000	\$230,000	\$962.50
9/1/23	5	3054 Avellano Dr	4	2/1	1969	13,530	One Story		\$1,395,000	\$1,581,000	\$186,000	\$802.95
8/25/23	20	2728 San Antonio Dr	3	2	1249	7,700	One Story	Pool	\$1,375,000	\$1,425,000	\$50,000	\$1,140.91
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
8/23/23	14	145 Castle Rock Rd	4	3	1920	11,960	Two Story	Pool	\$1,695,000	\$1,590,000	(\$105,000)	\$828.13
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



YELLOW HIGHLIGHT = homes sold by Kathy

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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
5/12/23	5	616 Tarrytown Ct	4	2	1756	4,636	One Story		\$1,300,000	\$1,465,000	\$165,000	\$834.28
5/12/23	285	78 Meadow Walk Pl	5	4/3	6098	18,469	Two Story	Pool	\$3,500,000	\$3,250,000	(\$250,000)	\$532.96
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



RELIANCE PARTNERS

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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
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	<b>\$1,510,000</b>	<b>\$115,000</b>	\$792.24
3/30/23	5	1036 Tres Casas Ct	4	3	2709	15,600	Two Story		\$1,795,000	<b>\$2,100,000</b>	<b>\$305,000</b>	\$775.19
3/28/23	5	2864 San Benito Dr	4	2	1503	7,700	One Story		\$1,295,000	<b>\$1,450,000</b>	<b>\$155,000</b>	\$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		<b>\$1,895,000</b>	<b>\$2,300,000</b>	<b>\$405,000</b>	<b>\$778.87</b>
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
2/17/23	99	619 Creekmore Ct	5	3	2589	12,276	Two Story	Pool	\$1,950,000	\$1,760,000	(\$190,000)	\$679.80
2/3/23	58	1155 Snyder Ln	5	4/1	6609	44,126	Two Story	Pool	\$3,599,000	\$3,000,000	(\$599,000)	\$453.93
1/9/23	47	13 San Marino Court	3	2	1982	8,000	One Story		\$1,100,000	\$1,200,000	\$100,000	\$605.45
1/9/23	35	2002 Comistas Dr	4	3	2112	10,800	One Story	Pool	\$1,499,000	\$1,460,000	(\$39,000)	\$691.29
1/3/23	11	101 N Gate Rd	5	3/1	3542	39,000	One Story	Pool	\$2,998,500	\$3,350,000	\$351,500	\$945.79
<b>AVERAGE</b>	<b>19</b>										<b>\$1,788,516</b>	<b>\$745</b>
<b>MEDIAN</b>	<b>8</b>										<b>\$1,635,000</b>	<b>\$744</b>

87 Northgate homes sold in 2023 ( versus 114 homes sold in 2022 ).

Report data is based on information from the Contra Costa Association of REALTORS® MLS as of 01/05/2024. 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

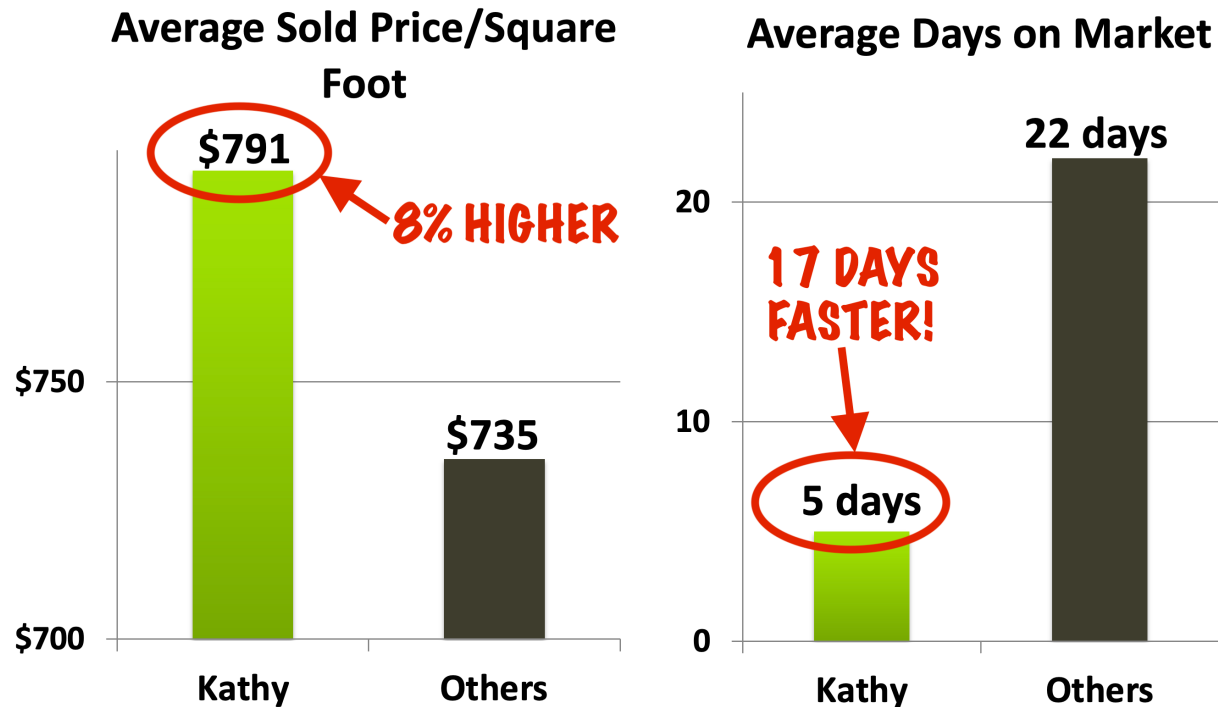
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## THE NORTHGATE TEAM

Kathy's 2023 full-year results, 16 Northgate homes sold:



Kathy's average sold price per square foot is \$56 higher than other agents (**8% higher**) and averaging 17 fewer days on market. With the average Northgate home size being 2,433 square feet, this translates to more than **\$135,000 additional value to the Seller** as compared to other agents.



RELIANCE  
PARTNERS

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