

KATHY VENDEL & THE NORTHGATE TEAM

2026 Northgate Mid Year Market Report

Avg Sale Price \$1.88M (vs. \$1.89M in 2025)

Avg Price/SQFT \$730 (vs. \$766 in 2025)

Avg Days on Market 20 (vs. 11 in 2025)

Closing Date	Days On Market	Address	Bedrooms	Bath/Partial	SqFt	Lot Sq Ft Apx	Stories	Pool	List Price	Sale Price	Over List	Sale \$/SqFt
6/30/26	26	2618 Via Verde	4	3	2276	11,990	One Story	Private	\$1,625,000	\$1,570,000	(\$55,000)	\$690
6/26/26	8	295 Pine Creek Road	4	3.5	5309	70,567	Two Story	Private	\$2,995,000	\$3,405,000	\$410,000	\$641
6/22/26	39	3104 Kirby Ln	5	3	2974	14,000	One Story	Private	\$2,100,000	\$2,025,000	(\$75,000)	\$681
6/18/26	226	165 Pine Creek Rd	4	3.5	4256	38,333	Two Story	Private	\$2,598,000	\$2,500,000	(\$98,000)	\$587
6/12/26	3	278 El Divisadero Ave	4	2	1643	8,260	One Story	No	\$1,499,000	\$1,575,000	\$76,000	\$959
6/12/26	2	545 Marblehead Ln	3	2	1877	10,200	One Story	No	\$1,595,000	\$1,700,000	\$105,000	\$906
6/11/26	18	1433 Walnut Ave	4	3	2366	12,032	Two Story	No	\$1,650,000	\$1,600,000	(\$50,000)	\$676
6/9/26	26	2201 Loch Ln	5	3	3143	11,550	One Story	Private	\$1,849,000	\$1,849,000	\$0	\$588
6/8/26	67	3139 Deerpark Dr	5	3.5	3065	10,625	Two Story	Private	\$2,199,000	\$1,915,000	(\$284,000)	\$625
6/3/26	10	280 Firestone Dr	4	2	2365	9,600	Two Story	Private	\$1,649,000	\$1,640,000	(\$9,000)	\$693
6/2/26	10	2426 Blackstone Dr	3	2	2005	11,025	One Story	Private	\$1,550,000	\$1,625,000	\$75,000	\$810
5/26/26	8	131 Corte Del Prado	5	2.5	2788	10,350	One Story	No	\$1,650,000	\$1,710,000	\$60,000	\$613
5/26/26	5	2866 Bowling Green Dr	4	3	2366	14,300	Two Story	Private	\$1,695,000	\$1,750,000	\$55,000	\$740
5/22/26	2	919 Cheyenne Dr	5	3	2539	10,800	Two Story	Private	\$1,895,000	\$2,025,000	\$130,000	\$798
5/21/26	3	2216 Blackstone Dr	4	3	2570	10,528	One Story	No	\$1,950,000	\$1,900,000	(\$50,000)	\$739
5/18/26	9	3016 Stinson Cir	3	2	1716	9,990	One Story	Private	\$1,349,000	\$1,400,000	\$51,000	\$816
5/15/26	13	680 Quail Crest Dr	5	3	3480	16,553	Two Story	Private	\$2,575,000	\$2,575,000	\$0	\$740
5/13/26	7	2683 Sundance Ct	5	3	2979	14,300	Two Story	Private	\$1,850,000	\$1,855,000	\$5,000	\$623
5/12/26	18	4155 Arbolado Dr	4	3	3725	18,295	Two Story	Private	\$2,750,000	\$2,700,000	(\$50,000)	\$725
5/12/26	4	625 Filbert Ct	4	2.5	2421	12,015	One Story	No	\$1,799,000	\$1,925,500	\$126,500	\$795
5/11/26	11	3460 Sutcliffe Ct	4	2.5	2309	10,500	One Story	Private	\$1,600,000	\$1,675,000	\$75,000	\$725
5/11/26	10	946 Cheyenne Dr	3	2	1880	10,800	One Story	No	\$1,495,000	\$1,560,000	\$65,000	\$830
5/8/26	32	2030 Clearview Ct	4	3	2822	16,500	Two Story	Private	\$1,649,000	\$1,515,000	(\$134,000)	\$537
5/8/26	6	3374 Whitehaven Dr	4	2.5	2254	10,800	One Story	No	\$1,699,900	\$1,800,000	\$100,100	\$799
5/8/26	8	2122 Dunblane Ct	3	2	2453	11,050	One Story	No	\$1,580,000	\$1,600,000	\$20,000	\$652
5/7/26	5	918 Cortina Ct	4	3	2737	13,560	Two Story	Private	\$1,798,000	\$2,165,000	\$367,000	\$791
5/7/26	17	3318 Ellesmere Ct	4	4.5	3793	15,400	Two Story	No	\$2,199,000	\$2,110,000	(\$89,000)	\$556
5/5/26	0	1000 Springfield Dr	4	3	2614	12,350	One Story	No	\$1,650,000	\$1,552,500	(\$97,500)	\$594
5/4/26	8	599 Timberleaf Ct	4	2.5	2521	8,712	One Story	No	\$1,869,000	\$1,920,000	\$51,000	\$762
5/1/26	7	1033 Woodstock Ct	4	3	2311	11000	Split Level	No	\$1,795,000	\$2,015,000	\$220,000	\$872
5/1/26	18	2253 Belford Dr	4	2	2574	10,670	One Story	No	\$1,725,000	\$1,650,000	(\$75,000)	\$641



RELiance
PARTNERS

YELLOW HIGHLIGHT = homes sold by Kathy

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4/30/26	27	2737 Harland Ct	5	3.5	3389	19,200	Two Story	No	\$2,399,000	\$2,325,000	(\$74,000)	\$686
4/22/26	5	3320 Bowmore Ct	4	2	2332	12,000	One Story	Private	\$1,650,000	\$1,630,000	(\$20,000)	\$699
4/22/26	16	2304 Belford Dr	3	2.5	2205	11,000	One Story	Private	\$1,550,000	\$1,500,000	(\$50,000)	\$680
4/20/26	6	2648 Comistas Dr	5	3.5	3895	18,025	Two Story	Private	\$2,650,000	\$2,800,000	\$150,000	\$719
4/15/26	0	212 El Divisadero Ave	3	2	1321	9,435	One Story	No	\$1,250,000	\$1,250,000	\$0	\$946
4/2/26	6	3085 Avellano Dr	4	2.5	2656	13,530	One Story	No	\$1,895,000	\$2,010,000	\$115,000	\$757
3/31/26	0	1179 Sebastian Ln	5	3.5	4641	40,779	Two Story	Private	\$3,895,000	\$4,500,000	\$605,000	\$970
3/30/26	3	2851 San Antonio Dr	3	2	1250	7,349	One Story	No	\$1,100,000	\$1,200,000	\$100,000	\$960
3/26/26	31	825 Bertram St	5	3	3503	43,516	Two Story	Private	\$2,895,000	\$2,750,000	(\$145,000)	\$785
3/26/26	20	289 El Divisadero Ave	4	2	1746	7,500	One Story	No	\$1,569,000	\$1,500,000	(\$69,000)	\$859
3/26/26	7	726 Buckingham Ct	4	2.5	2665	10,250	One Story	No	\$1,755,000	\$1,900,000	\$145,000	\$713
3/23/26	6	920 Cochise Ct	5	2.5	3207	13,200	Two Story	No	\$1,995,000	\$2,275,000	\$280,000	\$709
3/17/26	13	783 Cattail Ct	3	2	1517	6,000	One Story	Community	\$1,250,000	\$1,310,000	\$60,000	\$864
3/6/26	7	901 Cheyenne Dr	5	2.5	2854	12,500	Two Story	Private	\$1,700,000	\$1,825,000	\$125,000	\$639
3/5/26	17	3124 Shire Ln	3	2	1901	4,500	One Story	Community	\$1,050,000	\$1,025,000	(\$25,000)	\$539
3/4/26	12	2883 Bowling Green Dr	4	2	2120	11,550	One Story	Private	\$1,025,000	\$1,355,000	\$330,000	\$639
2/26/26	6	3624 Springer Ct	4	2	1756	6,825	One Story	Private	\$1,350,000	\$1,440,000	\$90,000	\$820
2/20/26	132	817 Cheyenne Dr	5	2.5	2557	11,520	One Story	Private	\$1,649,000	\$1,575,000	(\$74,000)	\$616
2/17/26	1	271 Los Felicas Ave	3	2	1319	7,200	One Story	No	\$1,198,000	\$1,258,000	\$60,000	\$953
2/13/26	9	3687 Chucker Ct	5	2.5	2682	7,000	Two Story	Community	\$1,595,000	\$1,617,000	\$22,000	\$603
2/11/26	68	1031 Millbrook Ct	5	4	3359	13,500	Split Level	Private	\$1,945,988	\$1,940,000	(\$5,988)	\$578
AVERAGE	20									\$1,880,615		\$730
MEDIAN	9									\$1,730,000		\$716

52 Northgate homes sold in the first half of 2026 (versus 48 homes sold, during the same period in 2025).

Report data is based on information from the Contra Costa Association of REALTORS® MLS as of 08/07/2026. 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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