

Mon Aug 04 2025

This week the median list price for San Ramon, CA 94583 is \$1,548,000 with the market action index hovering around 55. This is less than last month's market action index of 57. Inventory has held steady at or around 43.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



MARKET NARRATIVE

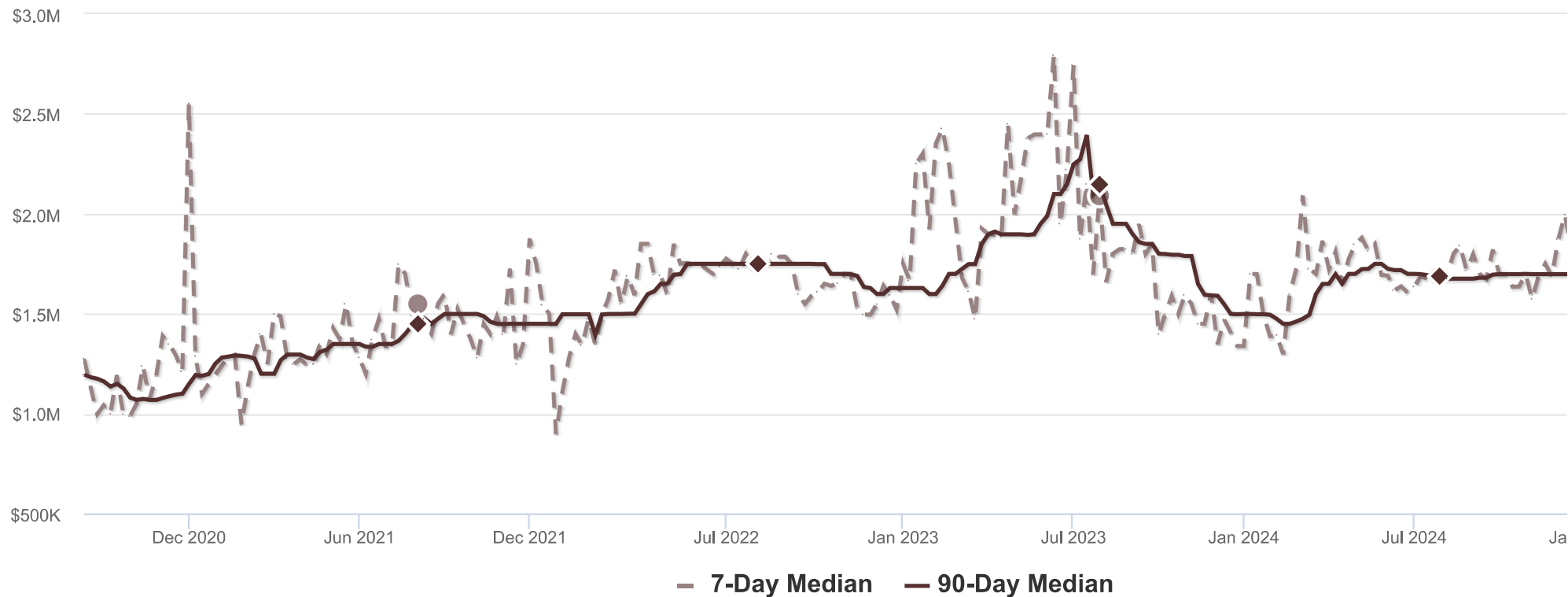
The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

MEDIAN LIST PRICE

REAL-TIME MARKET PROFILE

Median List Price		\$1,548,000
Median Price of New Listings		\$1,349,475
Per Square Foot		\$752
Average Days on Market		46
Median Days on Market		35
Price Decreased		40%
Price Increased		0%
Relisted		16%
Inventory		43
Median Rent		\$4,300
Market Action		55

Strong Seller's Market



Again this week we see prices in this zip code remain roughly at the level they’ve been for several weeks. Since we’re significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,040,000	2,715	6,500 - 8,000 sqft	4	3	11	0	3	56
\$1,669,000	2,448	6,500 - 8,000 sqft	4	3	42	2	2	56
\$1,425,000	1,850	4,500 - 6,500 sqft	4	2	43	1	4	35
\$1,173,500	1,397	6,500 - 8,000 sqft	3	2	54	3	2	14

