

2025 Mid-Year Real Estate Activity in Greenbrae

Market Overview

↓ Homes Sold (over \$1M):	18 vs. 21 in 1H 2024
↓ Avg. Sale Price:	\$2,452,000 vs. \$2.6M in 2H 2024
↓ Avg. \$/Sq.Ft.:	\$996 vs. \$1,065 in 2H 2024
↓ Sold Over Asking:	44% vs. 61% in 2H 2024
↓ Avg. % Over Asking:	7% vs. 8% in 2H 2024
↑ Multiple Offers:	38% vs. 27% in 2H 2024
= In Escrow ≤15 Days:	61% same as 2H 2024

Price Range	Homes Sold	Avg. Price/ Sq. Ft.	Homes Sold (1H 2024)
\$1M-\$2M	7	\$821	9
\$2M-\$3M	7	\$1,033	10
\$3M-\$4M	3	\$1,186	2
\$4M-\$5M	1	\$1,394	0