

2025 Real Estate Activity in Greenbrae

Market Overview

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|---------------------------|--------------------------------------|
| ↓ Homes Sold (over \$1M): | 32 vs. 39 in 2024 |
| = Avg. Sale Price: | \$2,324,000 same as 2024 |
| ↓ Avg. \$/Sq.Ft.: | \$973 vs. \$1,042 in 2024 |
| ↓ Sold Over Asking: | 36% in 2H 2025 vs. 44% in 1H 2025 |
| ↑ Avg. % Over Asking: | 7.8% in 2H 2025 vs. 7% in 1H 2025 |
| ↓ Multiple Offers: | 28% in 2H 2025 vs. 38% in 1H 2025 |
| ↓ In Escrow ≤15 Days: | 36% in 2H 2025 vs. 61% in 1H 2025 |

| Price Range | Homes Sold (in 2H 2025) | Avg. Price/ Sq. Ft. | Homes Sold (1H 2025) |
|-------------|----------------------------|------------------------|-------------------------|
| \$1M-\$2M | 7 | \$854 | 7 |
| \$2M-\$3M | 5 | \$982 | 7 |
| \$3M-\$4M | 2 | \$1,150 | 3 |
| \$4M-\$5M | 0 | - | 1 |