

2025 Real Estate Activity in Greenbrae

Market Overview

↓	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