

2026 Mid-Year Real Estate Activity in Greenbrae

↑ Homes Sold (over \$1M):	25 in 1H 2026 18 in 1H 2025
↑ Avg. Sale Price:	\$2.5M in 1H 2026 vs. \$2.2M in 2H 2025
↑ Avg. \$/Sq. Ft.:	\$1,153 in 1H 2026 vs. \$942 in 2H 2025
↑ Sold Over Asking:	48% in 1H 2026 vs. 36% in 2H 2025
↑ Avg. % Over Asking:	11.4% in 1H 2026 vs. 7.9% in 2H 2025
↑ Multiple Offers:	52% in 1H 2026 vs. 28% in 2H 2025
↑ In Escrow ≤15 Days:	60% in in 1H 2026 vs. 36% in 2H 2025

Price Range	Homes Sold (in 1H 2026)	Avg. Price/ Sq. Ft.	Homes Sold (1H 2025)
\$1M-\$2M	8	\$1,073	7
\$2M-\$3M	11	\$1,087	7
\$3M-\$4M	4	\$1,236	3
\$4M-\$5M	2	\$1,666	1