

May 11 2026

Tri-Valley

Market Signal™

"The secret of getting ahead is getting started."
– Mark Twain

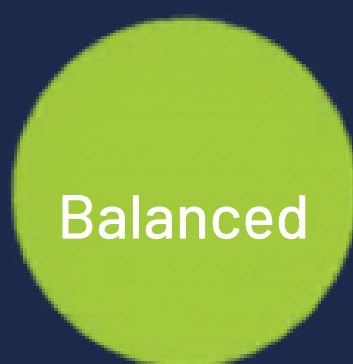
Market Indicators



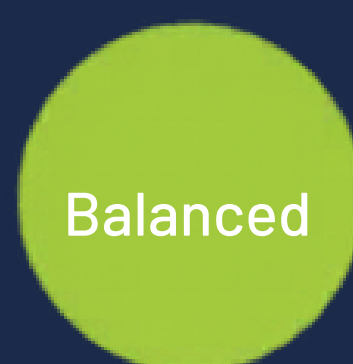
Pleasanton
Hot



Buy More
Buyer Friendly



San Ramon
Balanced



Livermore
*Offers opportunity –
negotiate confidently*



Danville
Seller-Leaning

What This Means For You

Pleasanton – Demand holding strong, limited new inventory

Dublin – Buyer pool expanding, sellers gaining confidence

San Ramon – Pricing momentum building, well-presented homes moving fast

Livermore – Multiple offer situations returning on move-in ready homes

Danville – Luxury market steady, discerning buyers active



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This week's biggest surprise:

Homes priced within 2% of market value are seeing immediate weekend showings and offers.