

May 18 2026

Tri-Valley

Market Signal™

"Opportunities multiply as they are seized."
– Sun Tzu

Market Indicators



Sellers

Pleasanton

Hot



Buyers

Dublin

Hot Buyer



**Seller
Leaning**

San Ramon

Seller-Leaning



**Seller
Leaning**

Livermore

*Offers opportunity –
negotiate confidently*



**Seller
Leaning**

Danville

Seller-Leaning

What This Means For You

Pleasanton – Inventory remains tight, seller confidence at seasonal high

Dublin – High buyer activity, new listings absorbed quickly

San Ramon – Premium homes drawing serious buyers, less room to negotiate

Livermore – Competitive offers increasing, days on market shrinking

Danville – Upscale inventory moving, well-priced homes not lasting the weekend



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This week's biggest surprise:

Several Livermore homes closed above ask with no contingencies – a shift from just weeks ago.