

# May 25 2026

## Tri-Valley

# Market Signal™

*"Don't watch the clock; do what it does. Keep going."*  
– Sam Levenson

### Market Indicators



Pleasanton  
*Hot*



Dublin  
*Hot*



San Ramon  
*Seller-Leaning*



Livermore  
*Seller-Leaning*



Danville  
*Balanced*

### What This Means For You

Pleasanton – Strong close to May; low supply keeping values elevated

Dublin – Market heating into summer; turnkey homes drawing multiple bids

San Ramon – Luxury segment active, entry-level moving fastest

Livermore – Seller momentum sustained, buyers competing on fewer homes

Danville – Balanced but shifting; well-appointed homes attracting premium offers



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This week's biggest surprise:

Memorial Day weekend did not slow showings – motivated buyers are out in full force.