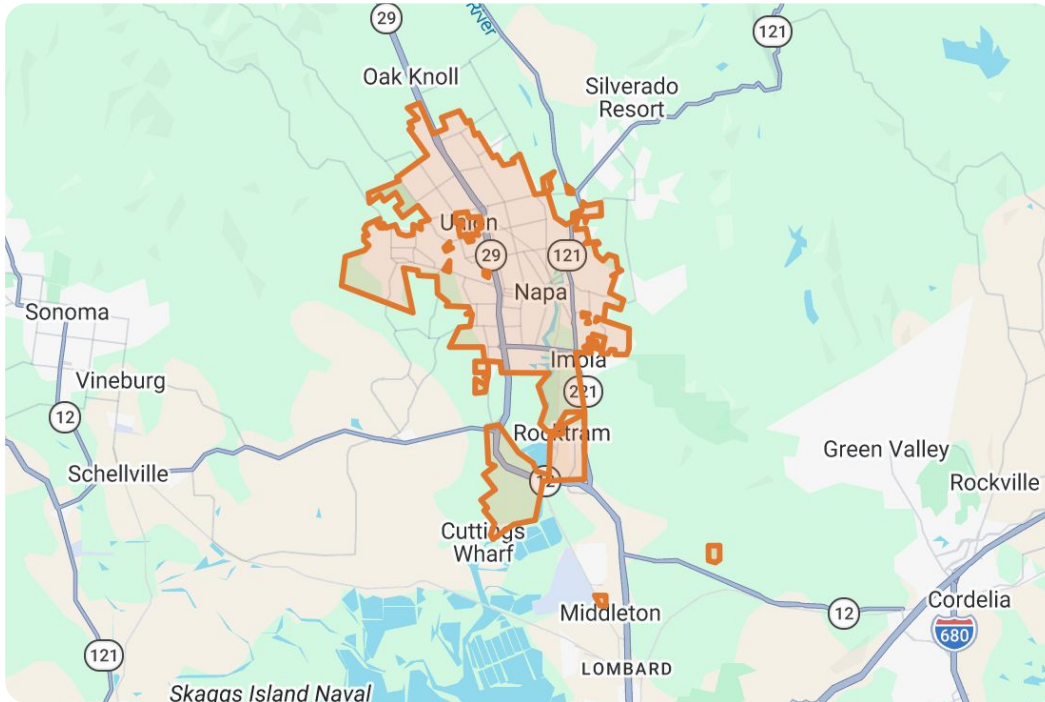


## Napa Market Activity Report

# Napa, California



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Realtor

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**Napa - Lincoln Avenue**

1775 Lincoln Avenue

Napa, CA 94558



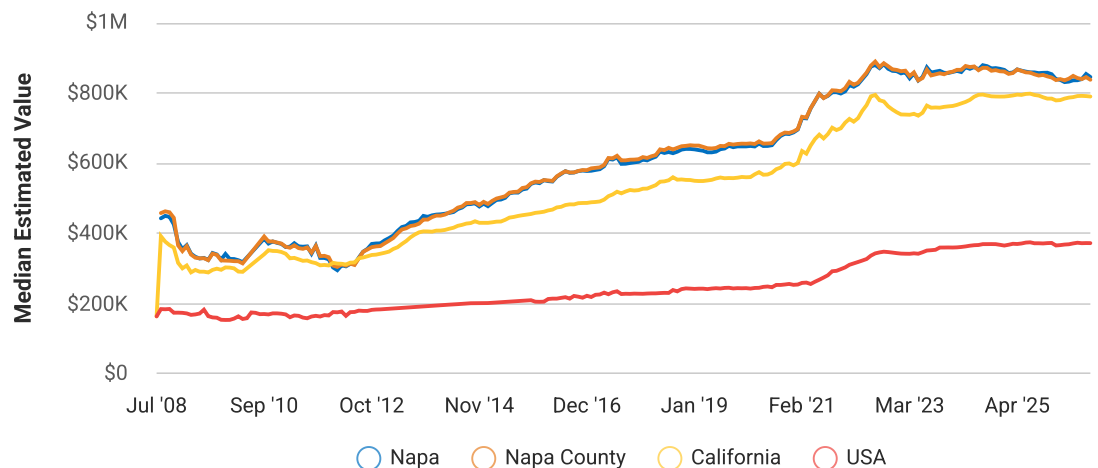
Single Family + Condo/Townhouse/Apt.

# September 2026



Seller's Market      Balanced Market      Buyer's Market

↓ 4.13% MoM



# Napa, California

## September 2026 Active Listings

### Napa, California

Single Family + Condo/Townhouse/Apt.

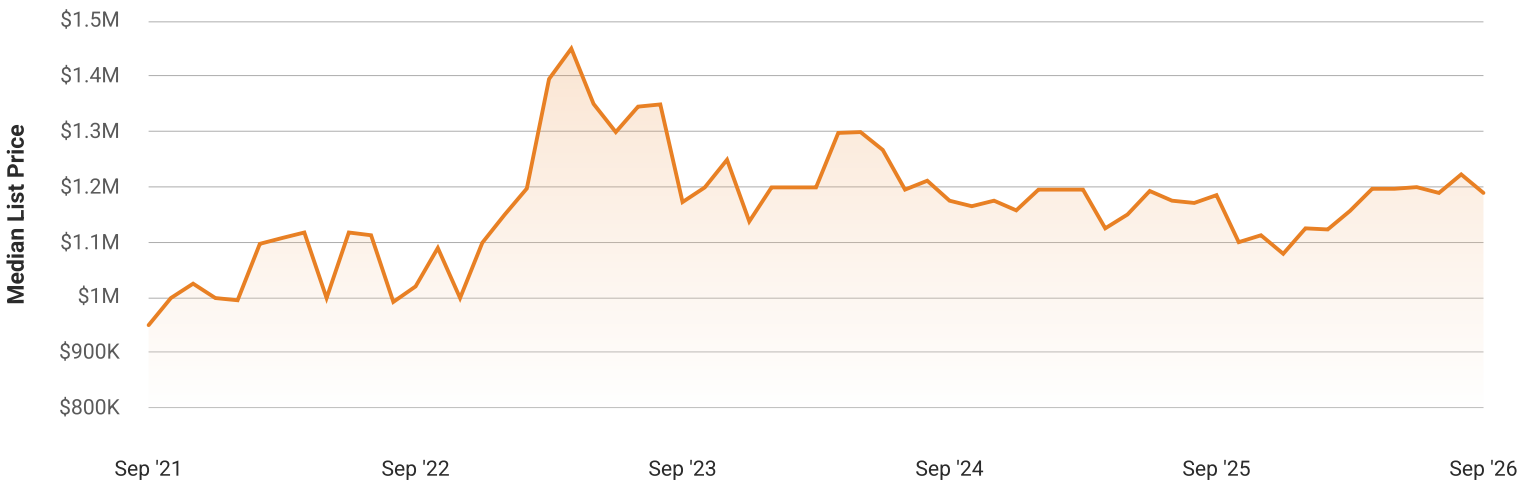
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,189,000

↓ 2.7% Month over Month



# Napa, California

## September 2026 Sold Listings

### Napa, California

Single Family + Condo/Townhouse/Apt.

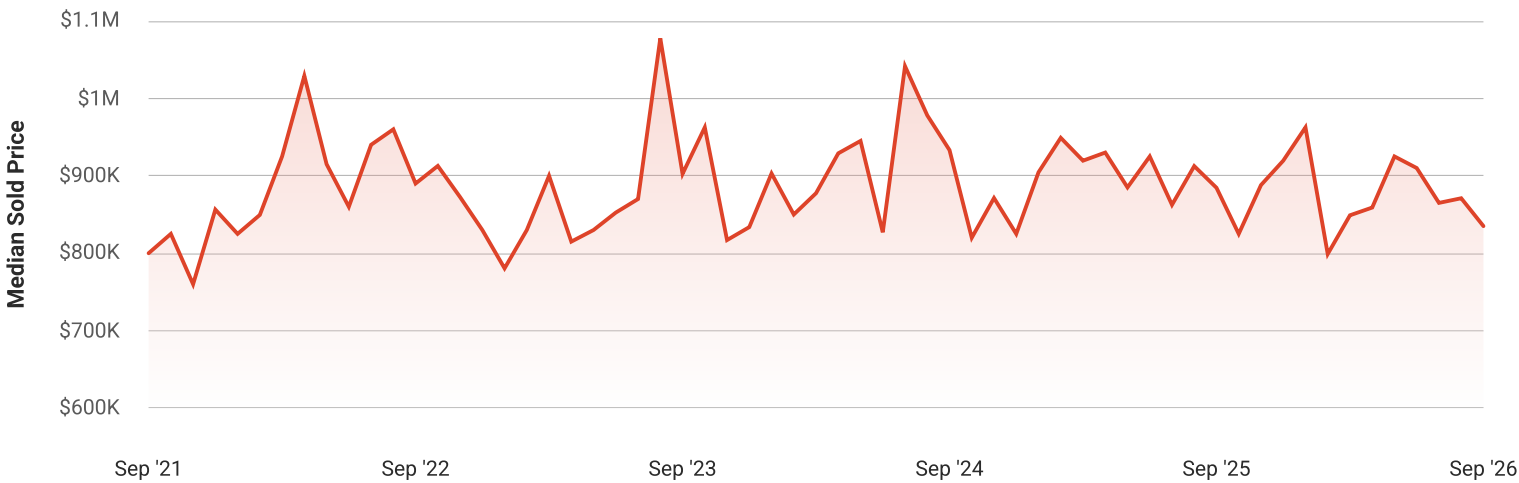
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$835,000

↓ 4.1% Month over Month



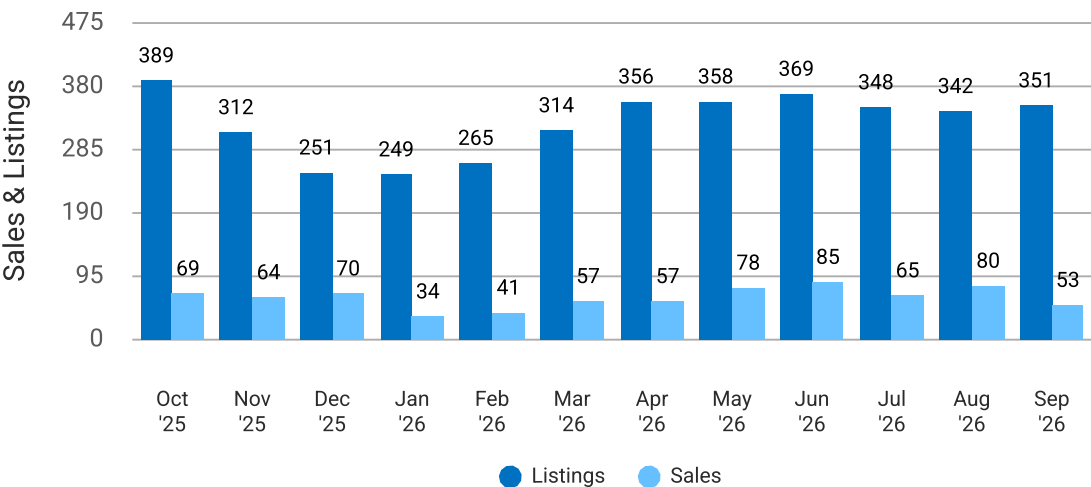
## Total Sales and Active Listings in Napa, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



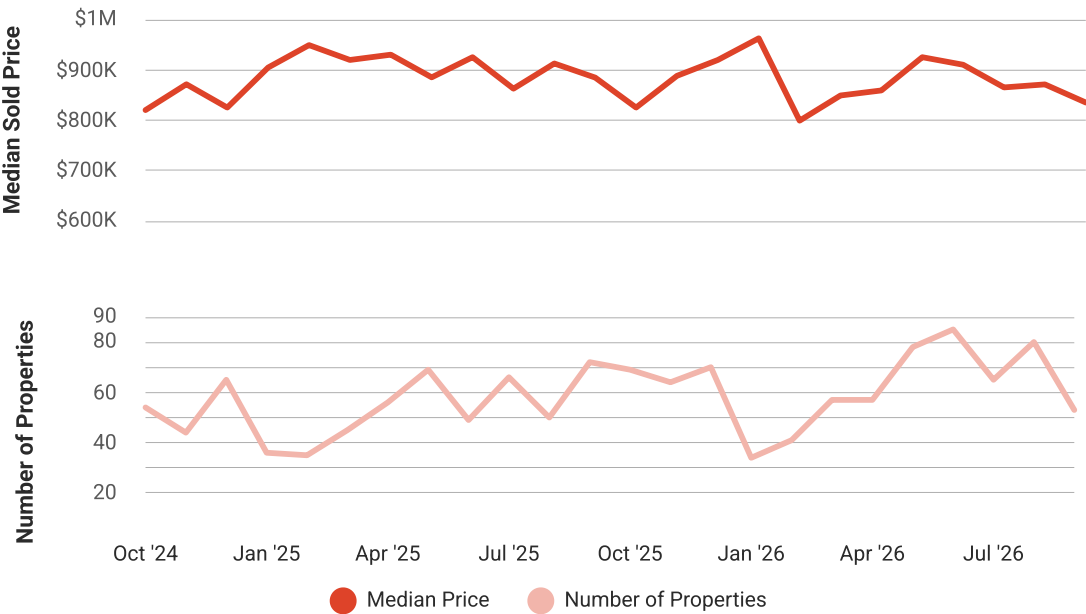
Median Sold Price vs Sold Listings in Napa, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



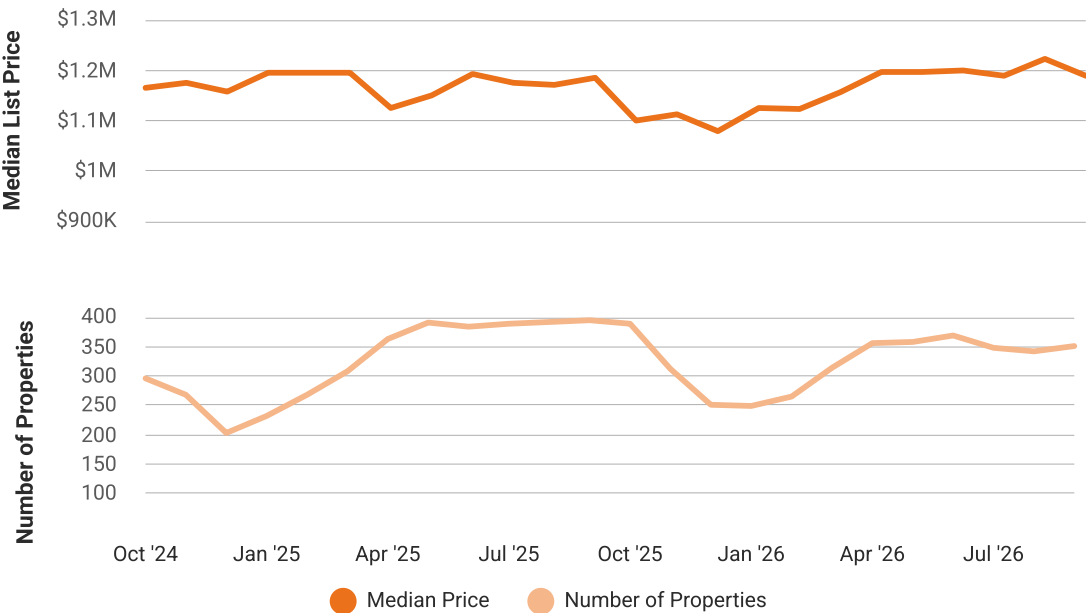
Median List Price vs Active Listings in Napa, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Market Snapshot

## Value and Price Changes

|                                                              | Current     | Last Month            | Last 3 Months         | Last 12 Months        | Last 24 Months        | Last 36 Months        |
|--------------------------------------------------------------|-------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Median Est. Property Value</b><br>Last Updated: 9/30/2026 | \$845,830   | \$854,400<br>-1%      | \$836,560<br>+1.11%   | \$856,830<br>-1.28%   | \$876,730<br>-3.52%   | \$861,130<br>-1.78%   |
| <b>Median Sold Price</b><br>Last Updated: 9/30/2026          | \$835,000   | \$871,000<br>-4.13%   | \$910,000<br>-8.24%   | \$884,500<br>-5.6%    | \$933,156<br>-10.52%  | \$902,500<br>-7.48%   |
| <b>Median List Price</b><br>Last Updated: 9/30/2026          | \$1,189,000 | \$1,222,500<br>-2.74% | \$1,199,500<br>-0.88% | \$1,185,000<br>+0.34% | \$1,175,000<br>+1.19% | \$1,172,500<br>+1.41% |

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.  
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

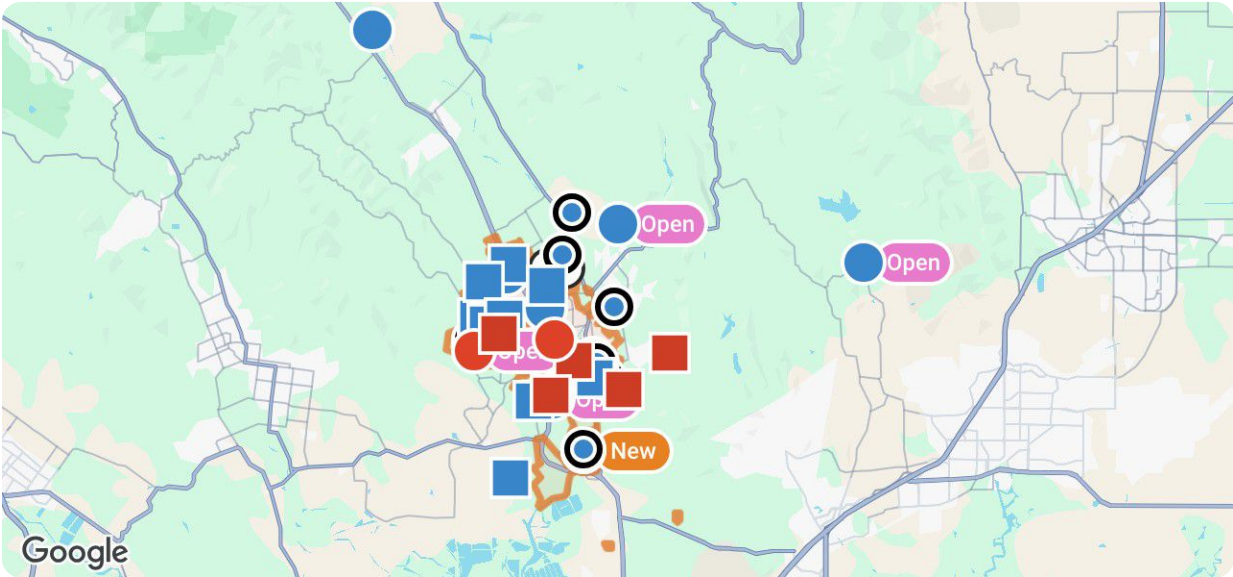
# Market Activity

### Market Activity Filters

- Sort Order:** Recently updated
- Maximum Properties Per Change Type:** 10
- Change Types:** New Listings, Distressed, Pending, Closed
- Property Types:** Single Family, Condo/Townhouse/Apt, CoOp
- Property Features:** Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

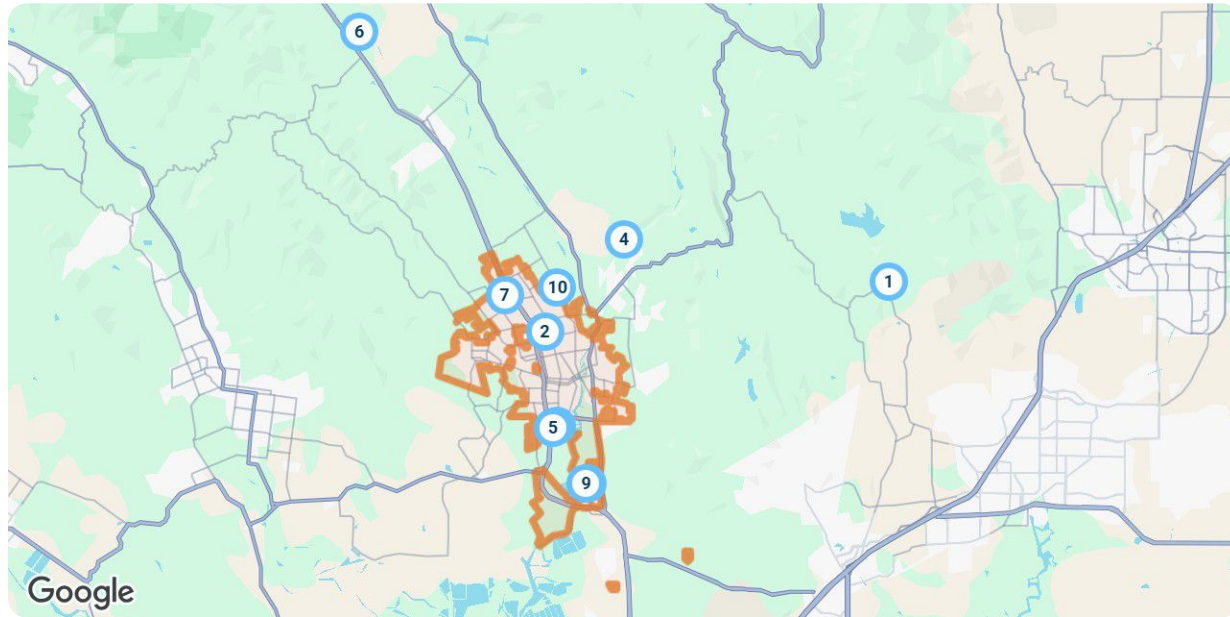
-  For Sale
-  For Sale Pending
-  Distressed For Sale or Lease
-  Recently Closed
-  Distressed

|                                   | New          | Pending      | Closed                    | Distressed                |
|-----------------------------------|--------------|--------------|---------------------------|---------------------------|
| Number of Properties              | 10           | 10           | 10                        | 9                         |
| Lowest Listing Price / Est.Value  | \$755,000    | \$459,000    | \$839,000                 | \$666,990                 |
| Median Listing Price / Est.Value  | \$1,020,000  | \$1,895,000  | \$1,025,000               | \$919,530                 |
| Highest Listing Price / Est.Value | \$13,600,000 | \$9,800,000  | \$13,100,000              | \$1,848,000               |
| Average Price / sqft              | \$750        | \$815        | \$725                     | \$508                     |
| Median Price / sqft               | \$548        | \$647        | \$601                     | \$522                     |
| Average Days in RPR               | 38           | 109          | 114                       | 570                       |
| Median Days in RPR                | 32           | 77           | 137                       | 570                       |
| Total Volume                      | \$23,720,000 | \$31,727,000 | \$24,039,000              | \$9,215,304               |
| Source                            | Listings     | Listings     | Public Records & Listings | Public Records & Listings |

## Market Activity Breakdown

### New

Source: Listings



#### Legend

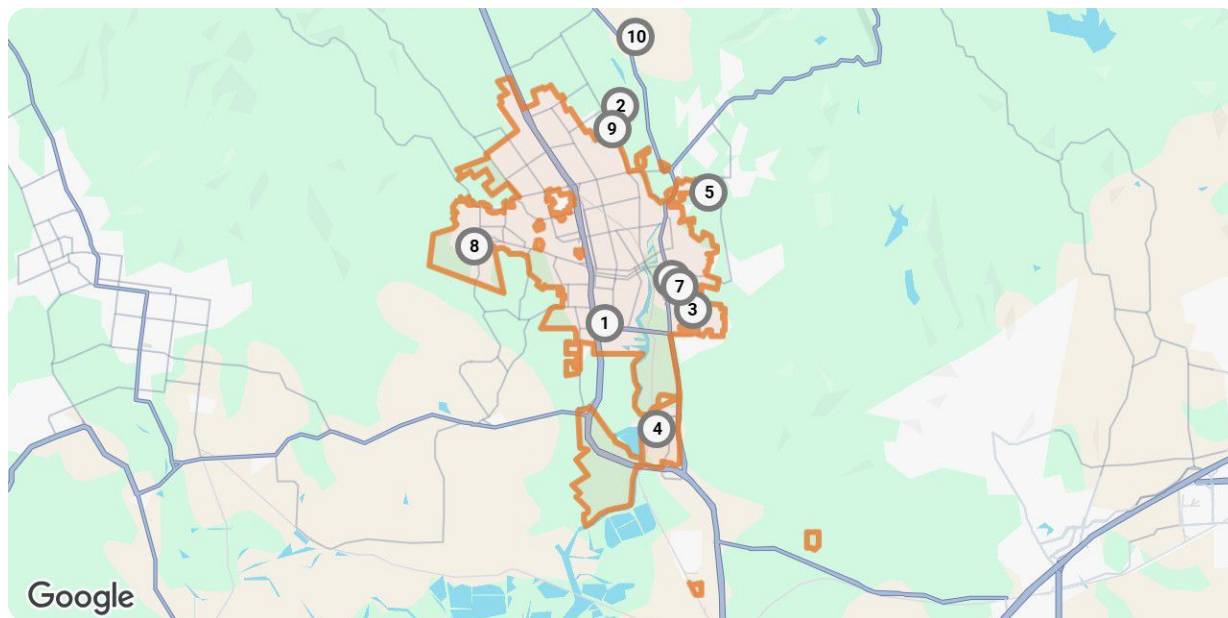
● Active For Sale

| New: 10 properties |                                                                                     | Property Type                                                                                                                                                                                         | Beds / Baths | Living Area (sq ft) | Lot Size    | Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft    |
|--------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|-------------|------------|-------------------------|------------------------------|
| 1                  |  | <b>139 Wingard Cir</b><br><b>Napa, CA 94558</b><br>MLS ID: 326060999<br><span style="color: blue;">●</span> Active / For Sale<br><i>Listing Courtesy of Sotheby's International Realty</i>            |              |                     |             |            |                         |                              |
|                    |                                                                                     | Single Family                                                                                                                                                                                         | 3/3          | 1,551               | 4,861 sqft  | 2000       | 7/28/2026<br>80 days    | \$755,000<br>\$487/sq ft     |
| 2                  |  | <b>2851 Pinewood Dr</b><br><b>Napa, CA 94558</b><br>MLS ID: 326071391<br><span style="color: blue;">●</span> Active / For Sale<br><i>Listing Courtesy of eXp Realty of Southern California</i>        |              |                     |             |            |                         |                              |
|                    |                                                                                     | Single Family                                                                                                                                                                                         | 3/3          | 2,700               | 0.3 acres   | 1987       | 8/21/2026<br>56 days    | \$1,299,000<br>\$481/sq ft   |
| 3                  |  | <b>1154 Ragatz Ln</b><br><b>Napa, CA 94558</b><br>MLS ID: 326077867<br><span style="color: blue;">●</span> Active / For Sale<br><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i> |              |                     |             |            |                         |                              |
|                    |                                                                                     | Single Family                                                                                                                                                                                         | 3/2          | 1,860               | 1.36 acres  | 1963       | 9/22/2026<br>24 days    | \$2,145,000<br>\$1,153/sq ft |
| 4                  |  | <b>3209 Von Uhlit Ranch Rd</b><br><b>Napa, CA 94558</b><br>MLS ID: 326081161<br><span style="color: blue;">●</span> Active / For Sale<br><i>Listing Courtesy of Corcoran Icon Properties</i>          |              |                     |             |            |                         |                              |
|                    |                                                                                     | Single Family                                                                                                                                                                                         | 3/3          | 1,853               | 3,276 sqft  | 2004       | 9/25/2026<br>21 days    | \$835,000<br>\$451/sq ft     |
| 5                  |  | <b>3336 Brittany Cir</b><br><b>Napa, CA 94558</b><br>MLS ID: 326078259<br><span style="color: blue;">●</span> Active / For Sale<br><i>Listing Courtesy of Bialkin Realty Inc.</i>                     |              |                     |             |            |                         |                              |
|                    |                                                                                     | Single Family                                                                                                                                                                                         | 3/2          | 1,649               | 10,485 sqft | 1989       | 9/12/2026<br>34 days    | \$1,115,000<br>\$676/sq ft   |

| New: 10 properties                                        |                                                                                    | Property Type                                                                           | Beds / Baths         | Living Area (sq ft) | Lot Size | Year Built  | List Date / Days in RPR | List Price / \$ Per Sq Ft                             |
|-----------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------------------|---------------------|----------|-------------|-------------------------|-------------------------------------------------------|
| 6                                                         |   | 1552 Parkwood Ct<br>Napa, CA 94558<br>MLS ID: 326077707<br>● Active / For Sale          | Single Family        | 4/3                 | 2,004    | 10,594 sqft | 1970                    | 10/5/2026<br>11 days<br>\$925,000<br>\$462/sq ft      |
| Listing Courtesy of Compass                               |                                                                                    |                                                                                         |                      |                     |          |             |                         |                                                       |
| 7                                                         |   | 1125 La Pintura Ln<br>Napa, CA 94558<br>MLS ID: 326086953<br>● Active / For Sale        | Single Family        | 3/3                 | 2,079    | 7,728 sqft  | 2018                    | 10/15/2026<br>1 day<br>\$1,450,000<br>\$697/sq ft     |
| Listing Courtesy of Country Queen Real Estate             |                                                                                    |                                                                                         |                      |                     |          |             |                         |                                                       |
| 8                                                         |   | 600 4th St<br>Napa, CA 94559<br>MLS ID: 326079061<br>● Active / For Sale                | Single Family        | 3/2                 | 1,440    | 7,070 sqft  | 1985                    | 9/17/2026<br>29 days<br>\$797,000<br>\$553/sq ft      |
| Listing Courtesy of Coldwell Banker Brokers of the Valley |                                                                                    |                                                                                         |                      |                     |          |             |                         |                                                       |
| 9                                                         |   | 2520 Atlas Peak Rd<br>Napa, CA 94558<br>MLS ID: 326077901<br>● Active / For Sale        | Single Family        | 5/7                 | 6,802    | 20.08 acres | 1996                    | 9/11/2026<br>35 days<br>\$13,600,000<br>\$1,999/sq ft |
| Listing Courtesy of Sotheby's International Realty        |                                                                                    |                                                                                         |                      |                     |          |             |                         |                                                       |
| 10                                                        |  | 324 Pear Tree Ter, Unit B<br>Napa, CA 94558<br>MLS ID: 326062367<br>● Active / For Sale | Condo/Townhouse/Apt. | 3/3                 | 1,472    | 902 sqft    | 2021                    | 7/22/2026<br>86 days<br>\$799,000<br>\$543/sq ft      |
| Listing Courtesy of ENRG Realty, Inc.                     |                                                                                    |                                                                                         |                      |                     |          |             |                         |                                                       |

## Pending

Source: Listings



## Legend

● Pending

# Napa, California



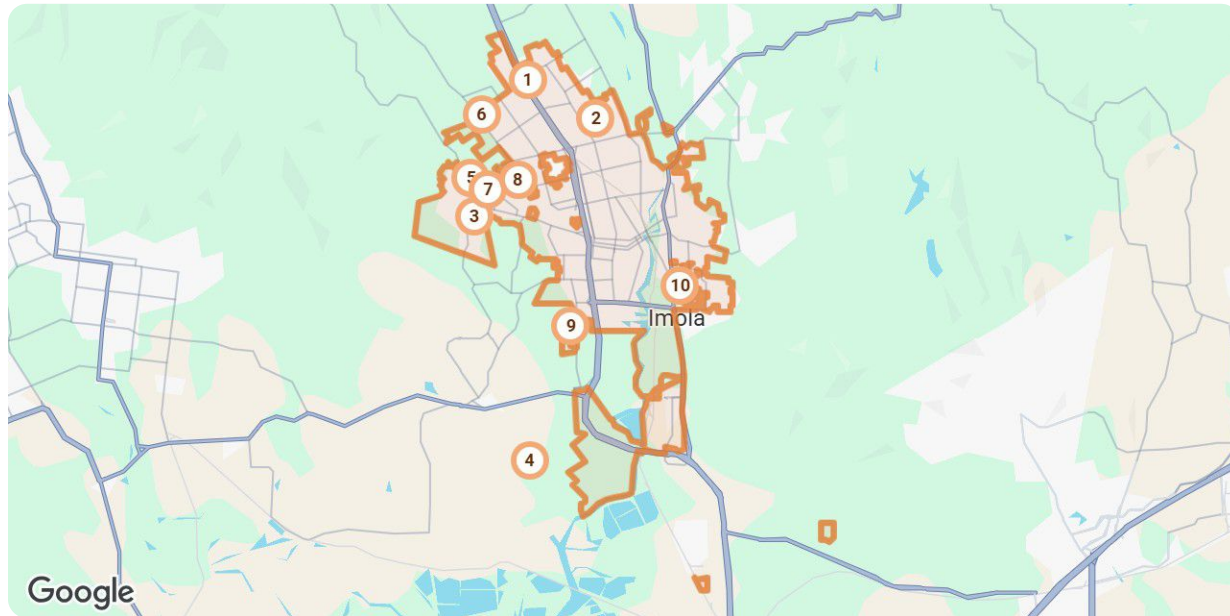
| Pending: 10 properties |                                                                                                                                                                                                                                                                             | Property Type        | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | List Date | List Price / \$ Per Sq Ft    | Pending Date / Days in RPR |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------|---------------------|-----------------------|-----------|------------------------------|----------------------------|
| 1                      |  <p><b>710 Soscol Creek Rd</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326018737<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Douglas Elliman of California, Inc.</i></p>          | Single Family        | 5/6          | 7,329               | 12.28 acres<br>2017   | 3/11/2026 | \$9,800,000<br>\$1,337/sq ft | 9/23/2026<br>196 days      |
| 2                      |  <p><b>2231 1st Ave</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326012906<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Brokers of the Valley</i></p>               | Single Family        | 4/4          | 3,280               | 10.1 acres<br>1975    | 2/20/2026 | \$2,400,000<br>\$732/sq ft   | 9/29/2026<br>221 days      |
| 3                      |  <p><b>70 Belvedere Ct</b><br/><b>Napa, CA 94559</b><br/>MLS ID: 326076407<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Vanguard Properties</i></p>                              | Condo/Townhouse/Apt. | 3/2          | 1,178               | 1,908 sqft<br>1979    | 9/8/2026  | \$459,000<br>\$390/sq ft     | 10/5/2026<br>27 days       |
| 4                      |  <p><b>8 Capitola Ct</b><br/><b>Napa, CA 94559</b><br/>MLS ID: 326075362<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of L'AGENCE Napa Valley</i></p>                               | Single Family        | 3/3          | 1,693               | 4,025 sqft<br>1994    | 9/8/2026  | \$829,000<br>\$490/sq ft     | 9/30/2026<br>22 days       |
| 5                      |  <p><b>205 Kaanapali Dr</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326076595<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Brokers of the Valley</i></p>          | Single Family        | 5/3          | 2,645               | 0.29 acres<br>1978    | 9/9/2026  | \$2,295,000<br>\$868/sq ft   | 10/9/2026<br>30 days       |
| 6                      |  <p><b>5310 Silverado Trl</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326026529<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Brokers of the Valley</i></p>       | Single Family        | 4/5          | 3,984               | 3.47 acres<br>2014    | 3/31/2026 | \$6,995,000<br>\$1,756/sq ft | 10/7/2026<br>190 days      |
| 7                      |  <p><b>1135 Soda Canyon Rd</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 325102024<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p> | Single Family        | 5/5          | 5,270               | 2.66 acres<br>2021    | 2/9/2026  | \$5,995,000<br>\$1,138/sq ft | 9/17/2026<br>220 days      |
| 8                      |  <p><b>1133 Stanford Ct</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326057514<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Engel &amp; Volkers Napa</i></p>                      | Single Family        | 4/4          | 2,658               | 0.8 acres<br>1988     | 7/3/2026  | \$1,495,000<br>\$562/sq ft   | 10/9/2026<br>98 days       |
| 9                      |  <p><b>1901 York St</b><br/><b>Napa, CA 94559</b><br/>MLS ID: 326076714<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Guide Real Estate</i></p>                                 | Single Family        | 3/2          | 1,520               | 6,560 sqft<br>1890    | 9/9/2026  | \$700,000<br>\$461/sq ft     | 10/10/2026<br>31 days      |
| 10                     |  <p><b>20 Linnell Ave</b><br/><b>Napa, CA 94559</b><br/>MLS ID: 326064458<br/>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Vintage Sotheby's International Realty</i></p>          | Single Family        | 3/2          | 1,816               | 6,739 sqft<br>1942    | 8/14/2026 | \$759,000<br>\$418/sq ft     | 10/9/2026<br>56 days       |



# Napa, California

## Closed

Source: Public Records and Listings



### Legend

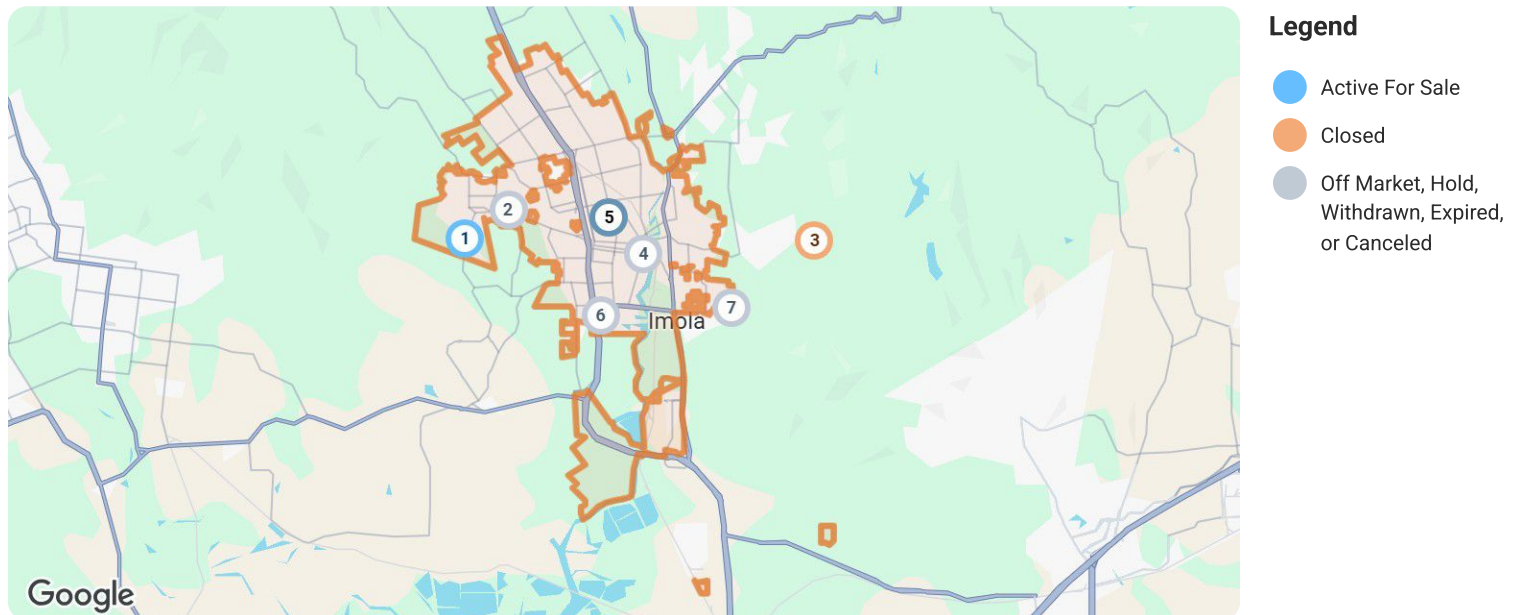
● Closed

| Closed: 10 properties |                                                                                                                                                                                                                                               | Property Type        | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | Closed Date / Days in RPR | Closed Price / \$ Per Sq Ft   | List to Sold Price % |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------|---------------------|-----------------------|---------------------------|-------------------------------|----------------------|
| 1                     |  <div><b>1716 3rd St<br/>Napa, CA 94559</b><br/>MLS ID: 326033482<br/>Closed / For Sale</div> <div>Courtesy of Coldwell Banker Brokers of the Valley</div> | Condo/Townhouse/Apt. | 3/4          | 1,484               | 697 sqft<br>2019      | 10/15/2026<br>161 days    | \$975,000<br>\$657/sq ft      | ↓ 2.01%              |
| 2                     |  <div><b>2350 Big Ranch Rd<br/>Napa, CA 94558</b><br/>MLS ID: 326015216<br/>Closed / For Sale</div> <div>Courtesy of Sotheby's International Realty</div>  | Single Family        | 7/9          | 7,751               | 2.35 acres<br>2025    | 10/14/2026<br>221 days    | \$13,100,000<br>\$1,690/sq ft | ↓ 5.76%              |
| 3                     |  <div><b>15 Glen Ct<br/>Napa, CA 94558</b><br/>MLS ID: 326029215<br/>Closed / For Sale</div> <div>Courtesy of Engel &amp; Volkers Napa</div>               | Single Family        | 4/3          | 2,359               | 9,496 sqft<br>1981    | 9/9/2026<br>138 days      | \$1,200,000<br>\$509/sq ft    | ↓ 7.62%              |
| 4                     |  <div><b>3511 Sandybrook Ln<br/>Napa, CA 94558</b><br/>MLS ID: 326079136<br/>Closed / For Sale</div> <div>Courtesy of Corcoran Icon Properties</div>       | Single Family        | 3/2          | 1,472               | 8,969 sqft<br>1973    | 10/13/2026<br>10 days     | \$880,000<br>\$598/sq ft      | ↑ 3.53%              |
| 5                     |  <div><b>527 Monroe St<br/>Napa, CA 94559</b><br/>Closed / Public Record</div> <div>Google</div>                                                           | Single Family        | 3/2          | 1,449               | 5,935 sqft<br>1915    | 10/5/2026<br>– days       | \$1,000,000<br>\$668/sq ft    | –                    |
| 6                     |  <div><b>2207 Vandeleur Dr<br/>Napa, CA 94558</b><br/>Closed / Public Record</div> <div>Google</div>                                                       | Single Family        | 4/3          | 2,481               | 4,887 sqft<br>2025    | 10/5/2026<br>– days       | \$1,260,000<br>\$525/sq ft    | –                    |

| Closed: 10 properties                                  |                                                                                   | Property Type                                                                                                   | Beds / Baths  | Living Area (sq ft) | Lot Size / Year Built | Closed Date / Days in RPR | Closed Price / \$ Per Sq Ft | List to Sold Price %       |                              |
|--------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------------|---------------------------|-----------------------------|----------------------------|------------------------------|
| 7                                                      |  | <b>38 Sage Way</b><br><b>Napa, CA 94559</b><br>MLS ID: 326078251<br><div><div></div> Closed / For Sale</div>    | Single Family | 3/2                 | 1,414                 | 5,066 sqft<br>1991        | 10/13/2026<br>16 days       | \$839,000<br>\$593/sq ft   | —                            |
| Courtesy of Golden Gate Sotheby's International Realty |                                                                                   |                                                                                                                 |               |                     |                       |                           |                             |                            |                              |
| 8                                                      |  | <b>51 Regatta Way</b><br><b>Napa, CA 94559</b><br>MLS ID: 326019316<br><div><div></div> Closed / For Sale</div> | Single Family | 3/2                 | 1,855                 | 6,852 sqft<br>1996        | 10/9/2026<br>210 days       | \$995,000<br>\$536/sq ft   | —                            |
| Courtesy of Coldwell Banker Brokers of the Valley      |                                                                                   |                                                                                                                 |               |                     |                       |                           |                             |                            |                              |
| 9                                                      |  | <b>4011 E 3rd Ave</b><br><b>Napa, CA 94558</b><br>MLS ID: 326033510<br><div><div></div> Closed / For Sale</div> | Single Family | 4/3                 | 3,161                 | 1.64 acres<br>1941        | 9/15/2026<br>135 days       | \$2,740,000<br>\$867/sq ft | <div><div></div> 3.86%</div> |
| Courtesy of Compass                                    |                                                                                   |                                                                                                                 |               |                     |                       |                           |                             |                            |                              |
| 10                                                     |  | <b>3321 Anita Ct</b><br><b>Napa, CA 94558</b><br>MLS ID: 326068230<br><div><div></div> Closed / For Sale</div>  | Single Family | 4/2                 | 1,737                 | 8,050 sqft<br>1977        | 9/18/2026<br>23 days        | \$1,050,000<br>\$604/sq ft | <div><div></div> 4.55%</div> |
| Courtesy of Windermere Napa Valley Properties          |                                                                                   |                                                                                                                 |               |                     |                       |                           |                             |                            |                              |

## Distressed

Source: Public Records and Listings



| Distressed: 9 properties |                                                                                     | Property Type                                          | Beds / Baths  | Living Area (sq ft) | Lot Size / Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft | Distressed Date / Type     |                   |
|--------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------|---------------|---------------------|-----------------------|-------------------------|---------------------------|----------------------------|-------------------|
| 1                        |  | 1263 Buhman Ave<br>Napa, CA 94558<br>MLS ID: 325016126 | Single Family | 3/4                 | 2,763                 | 1.5 acres<br>1999       | 3/25/2025<br>570 days     | \$1,848,000<br>\$669/sq ft | 9/25/2026<br>None |
|                          | ● Active / For Sale                                                                 |                                                        |               |                     |                       |                         |                           |                            |                   |
|                          | Listing Courtesy of Windermere Napa Valley Properties                               |                                                        |               |                     |                       |                         |                           |                            |                   |

| Distressed: 9 properties |                                                                                                                                                                  | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft | Distressed Date / Type                  |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|---------------------|-----------------------|-------------------------|---------------------------|-----------------------------------------|
| 2                        |  <div>2008 Kirkland Ave<br/>Napa, CA 94558<br/>Closed / Public Record</div>     | Single Family | 3/3          | 2,326               | 1 acre<br>1965        | –<br>– days             | –<br>\$779/sq ft          | 8/12/2026<br>Notice of Foreclosure Sale |
| 3                        |  <div>2261 Adrian St<br/>Napa, CA 94558<br/>Off Market / Public Record</div>    | Single Family | 6/3          | 2,333               | 6,625 sqft<br>1905    | –<br>– days             | –<br>\$394/sq ft          | 9/29/2026<br>Notice of Default          |
| 4                        |  <div>1092 Austin Way<br/>Napa, CA 94558<br/>Off Market / Public Record</div>   | Single Family | 4/2          | 1,727               | 6,400 sqft<br>1971    | –<br>– days             | –<br>\$573/sq ft          | 9/15/2026<br>Notice of Default          |
| 5                        |  <div>2387 Eva St<br/>Napa, CA 94559<br/>Off Market / Public Record</div>       | Single Family | 3/2          | 1,287               | 5,693 sqft<br>1955    | –<br>– days             | –<br>\$536/sq ft          | 8/19/2026<br>Notice of Default          |
| 6                        |  <div>2175 Penny Ln<br/>Napa, CA 94559<br/>Off Market / Public Record</div>     | Single Family | 4/3          | 2,344               | 2.94 acres<br>1979    | –<br>– days             | –<br>\$370/sq ft          | 7/20/2026<br>Notice of Default          |
| 7                        |  <div>1157 Division St<br/>Napa, CA 94559<br/>Off Market / Public Record</div> | Single Family | 5/2          | 2,333               | 9,231 sqft<br>1900    | –<br>– days             | –<br>\$577/sq ft          | 9/2/2026<br>Notice of Default           |
| 8                        |  <div>2460 Gina Dr<br/>Napa, CA 94558<br/>Off Market / Public Record</div>    | Single Family | 4/2          | 1,733               | 0.29 acres<br>1964    | –<br>– days             | –<br>\$522/sq ft          | 9/30/2026<br>Notice of Foreclosure Sale |
| 9                        |  <div>1335 E St<br/>Napa, CA 94559<br/>Off Market / Public Record</div>       | Single Family | 3/2          | 1,322               | 5,356 sqft<br>1936    | –<br>– days             | –<br>\$505/sq ft          | 7/28/2026<br>Notice of Default          |

Summary

For Lease Activity in the Last 3 Months

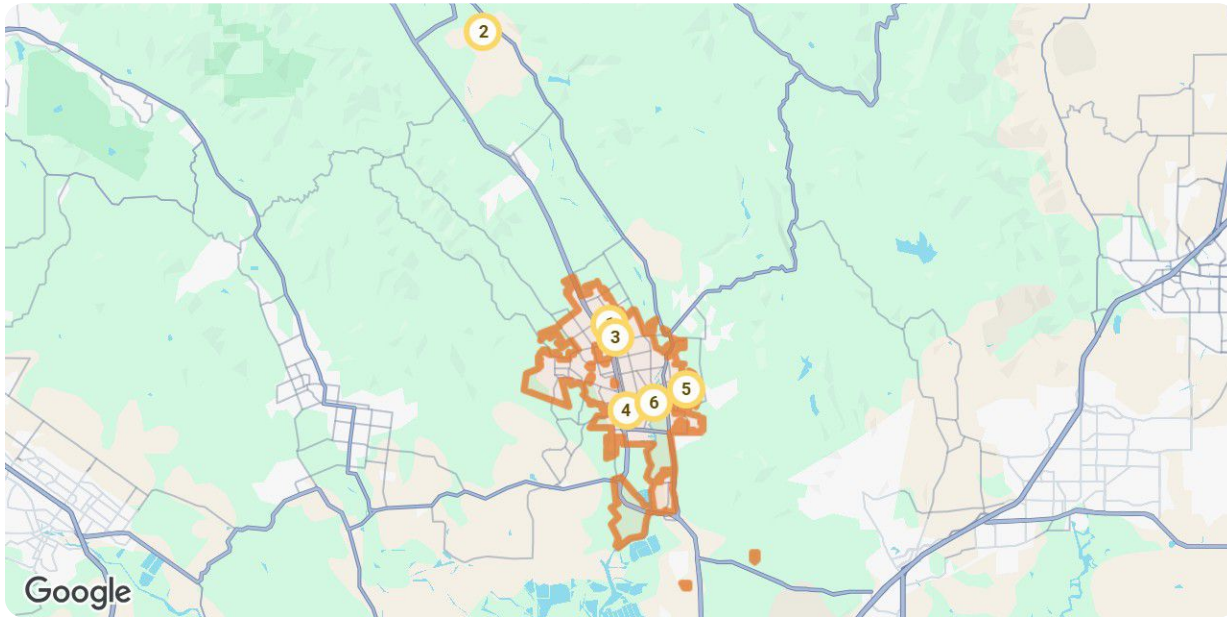


|                                   | New      | Pending  | Closed                    | Distressed                |
|-----------------------------------|----------|----------|---------------------------|---------------------------|
| Number of Properties              | 5        | 1        | 5                         | 9                         |
| Lowest Listing Price / Est.Value  | \$3,500  | \$3,800  | \$2,800                   | \$666,990                 |
| Median Listing Price / Est.Value  | \$3,800  | \$3,800  | \$3,900                   | \$919,530                 |
| Highest Listing Price / Est.Value | \$50,000 | \$3,800  | \$4,495                   | \$1,921,760               |
| Average Price / sqft              | \$4      | \$3      | \$2                       | \$511                     |
| Median Price / sqft               | \$3      | \$3      | \$3                       | \$522                     |
| Average Days in RPR               | 25       | 10       | 48                        | –                         |
| Median Days in RPR                | 17       | 10       | 27                        | –                         |
| Total Volume                      | \$65,700 | \$3,800  | \$18,960                  | \$9,289,064               |
| Source                            | Listings | Listings | Public Records & Listings | Public Records & Listings |

## Market Activity Breakdown

### New

Source: Listings



#### Legend

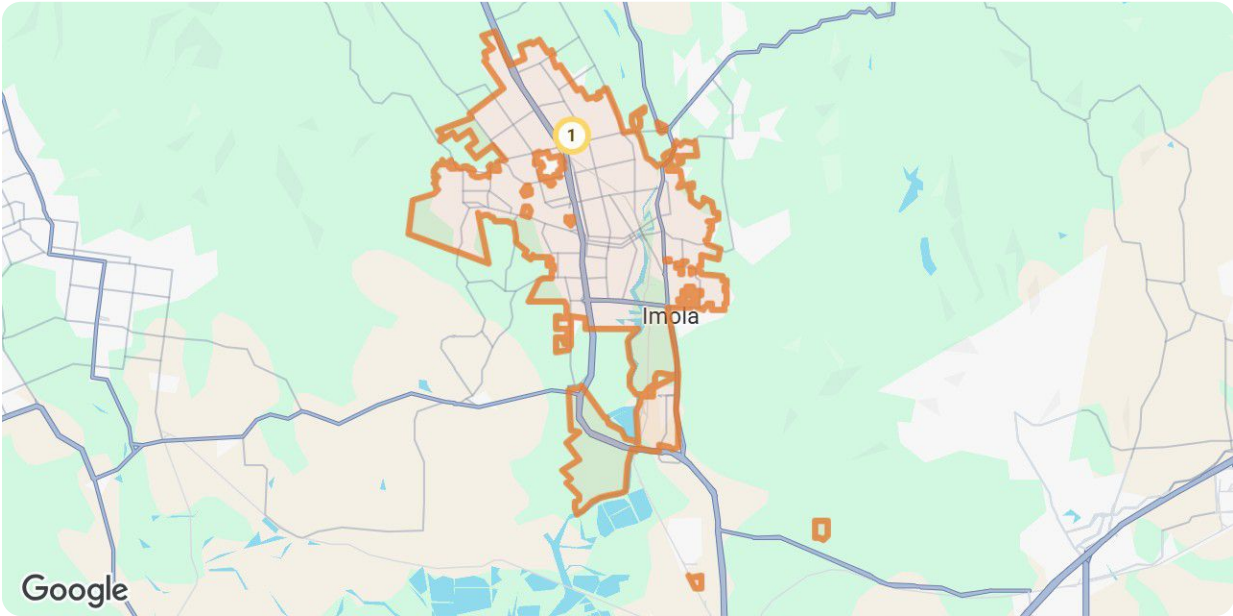
● Active For Lease

| New: 5 properties |                                                                                                                                                                                                                                      | Property Type        | Beds / Baths | Living Area (sq ft) | Lot Size   | Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------|---------------------|------------|------------|-------------------------|---------------------------|
| 1                 |  <div>2139 Eva St<br/>Napa, CA 94559<br/>MLS ID: 41150919<br/>● Active / For Lease</div> <div>Courtesy of RE/MAX Accord</div>                     | Condo/Townhouse/Apt. | 3/3          | 1,364               | 1,119 sqft | 2017       | 10/10/2026<br>6 days    | \$3,500 mo.<br>\$3/sq ft  |
| 2                 |  <div>3 Oak Grove Way<br/>Napa, CA 94559<br/>MLS ID: 326070305<br/>● Active / For Lease</div> <div>Courtesy of Engel &amp; Volkers Napa</div>     | Single Family        | 4/4          | 2,751               | 0.76 acres | 1971       | 8/19/2026<br>58 days    | \$4,750 mo.<br>\$2/sq ft  |
| 3                 |  <div>1601 Yellowstone St<br/>Napa, CA 94558<br/>MLS ID: 326082763<br/>● Active / For Lease</div> <div>Courtesy of RE/MAX Gold Napa</div>         | Single Family        | 3/2          | 1,365               | 6,046 sqft | 1962       | 9/29/2026<br>17 days    | \$3,650 mo.<br>\$3/sq ft  |
| 4                 |  <div>360 Monroe St<br/>Napa, CA 94559<br/>MLS ID: 326079580<br/>● Active / For Lease</div> <div>Courtesy of Napa Homes</div>                     | Single Family        | 3/2          | 1,325               | 6,181 sqft | 1948       | 9/17/2026<br>29 days    | \$3,800 mo.<br>\$3/sq ft  |
| 5                 |  <div>1032 Ponti Rd<br/>Napa, CA 94558<br/>MLS ID: 326083416<br/>● Active / For Lease</div> <div>Courtesy of Sotheby's International Realty</div> | Single Family        | 6/5          | 5,268               | 4.04 acres | 2009       | 10/1/2026<br>15 days    | \$50,000 mo.<br>\$9/sq ft |

# Napa, California

## Pending

Source: Listings



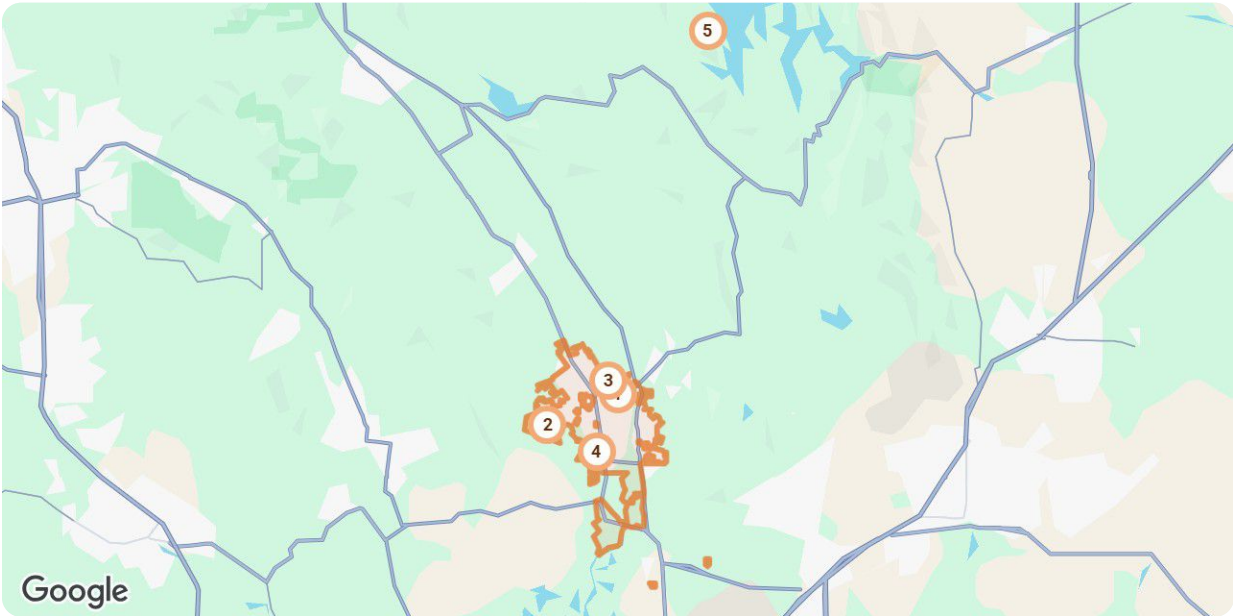
### Legend

● Active For Lease

| Pending: 1 properties |                                                                                                                                                                                                                                   | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | List Date | List Price / \$ Per Sq Ft | Pending Date / Days in RPR |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|---------------------|-----------------------|-----------|---------------------------|----------------------------|
| 1                     | <br><b>3508 Baxter Ave</b><br><b>Napa, CA 94558</b><br>MLS ID: 326083979<br>● Pending / For Lease<br><i>Courtesy of Main Street Management</i> | Single Family | 3/2          | 1,500               | 5,798 sqft<br>1956    | 10/2/2026 | \$3,800 mo.<br>\$3/sq ft  | 10/12/2026<br>10 days      |

## Closed

Source: Public Records and Listings



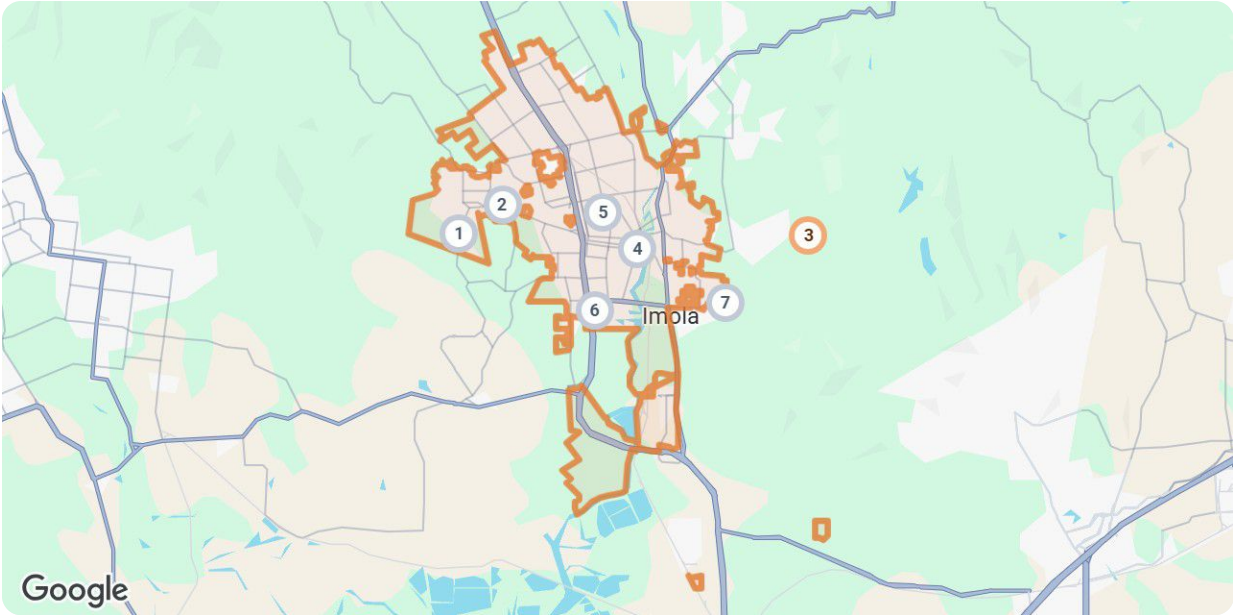
### Legend

● Closed

| Closed: 5 properties |                                                                                                                                                                                                                                                  | Property Type        | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | Closed Date / Days in RPR | Closed Price / \$ Per Sq Ft | List to Sold Price % |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------|---------------------|-----------------------|---------------------------|-----------------------------|----------------------|
| 1                    |  <div><b>327 Pear Tree Ter, Unit B</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326021323<br/>Closed / For Lease</div> <div>Courtesy of L'AGENCE Napa Valley</div> | Condo/Townhouse/Apt. | 3/3          | 1,472               | 889 sqft<br>2020      | 8/4/2026<br>141 days      | —<br>\$3/sq ft              | —                    |
| 2                    |  <div><b>5 Blackberry Dr</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326062816<br/>Closed / For Lease</div> <div>Courtesy of Reserve Properties</div>             | Single Family        | 4/3          | 2,414               | 6,521 sqft<br>1998    | 8/24/2026<br>31 days      | —<br>\$2/sq ft              | —                    |
| 3                    |  <div><b>3474 Quail Ct</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326073299<br/>Closed / For Lease</div> <div>Courtesy of Up Valley Real Estate</div>            | Single Family        | 3/2          | 1,334               | 6,813 sqft<br>1973    | 9/19/2026<br>23 days      | —<br>\$3/sq ft              | —                    |
| 4                    |  <div><b>191 Pickwick Dr</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326060997<br/>Closed / For Lease</div> <div>Courtesy of Main Street Management</div>         | Single Family        | 4/2          | 1,509               | 6,347 sqft<br>1955    | 8/13/2026<br>27 days      | —<br>\$3/sq ft              | —                    |
| 5                    |  <div><b>3923 Berryessa Knoxville Rd</b><br/><b>Napa, CA 94558</b><br/>MLS ID: 326065219<br/>Closed / For Lease</div> <div>Courtesy of Wine Valley Homes</div> | Single Family        | 3/2          | 1,650               | 1 sqft<br>2022        | 8/23/2026<br>20 days      | —<br>\$2/sq ft              | —                    |

## Distressed

Source: Public Records and Listings



- Legend**
- Closed
  - Off Market, Hold, Withdrawn, Expired, or Canceled

| Distressed: 9 properties |                                                                                     |                                                                  | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft | Distressed Date / Type                  |
|--------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------|--------------|---------------------|-----------------------|-------------------------|---------------------------|-----------------------------------------|
| 1                        |    | 2008 Kirkland Ave<br>Napa, CA 94558<br>Closed / Public Record    | Single Family | 3/3          | 2,326               | 1 acre<br>1965        | –<br>– days             | –<br>\$779/sq ft          | 8/12/2026<br>Notice of Foreclosure Sale |
| 2                        |    | 2261 Adrian St<br>Napa, CA 94558<br>Off Market / Public Record   | Single Family | 6/3          | 2,333               | 6,625 sqft<br>1905    | –<br>– days             | –<br>\$394/sq ft          | 9/29/2026<br>Notice of Default          |
| 3                        |    | 1092 Austin Way<br>Napa, CA 94558<br>Off Market / Public Record  | Single Family | 4/2          | 1,727               | 6,400 sqft<br>1971    | –<br>– days             | –<br>\$573/sq ft          | 9/15/2026<br>Notice of Default          |
| 4                        |    | 1263 Buhman Ave<br>Napa, CA 94558<br>Off Market / Public Record  | Single Family | 3/4          | 2,763               | 1.5 acres<br>1999     | –<br>– days             | –<br>\$696/sq ft          | 9/25/2026<br>Notice of Default          |
| 5                        |    | 2387 Eva St<br>Napa, CA 94559<br>Off Market / Public Record      | Single Family | 3/2          | 1,287               | 5,693 sqft<br>1955    | –<br>– days             | –<br>\$536/sq ft          | 8/19/2026<br>Notice of Default          |
| 6                        |   | 2175 Penny Ln<br>Napa, CA 94559<br>Off Market / Public Record    | Single Family | 4/3          | 2,344               | 2.94 acres<br>1979    | –<br>– days             | –<br>\$370/sq ft          | 7/20/2026<br>Notice of Default          |
| 7                        |  | 1157 Division St<br>Napa, CA 94559<br>Off Market / Public Record | Single Family | 5/2          | 2,333               | 9,231 sqft<br>1900    | –<br>– days             | –<br>\$577/sq ft          | 9/2/2026<br>Notice of Default           |
| 8                        |  | 2460 Gina Dr<br>Napa, CA 94558<br>Off Market / Public Record     | Single Family | 4/2          | 1,733               | 0.29 acres<br>1964    | –<br>– days             | –<br>\$522/sq ft          | 9/30/2026<br>Notice of Foreclosure Sale |
| 9                        |  | 1335 E St<br>Napa, CA 94559<br>Off Market / Public Record        | Single Family | 3/2          | 1,322               | 5,356 sqft<br>1936    | –<br>– days             | –<br>\$505/sq ft          | 7/28/2026<br>Notice of Default          |