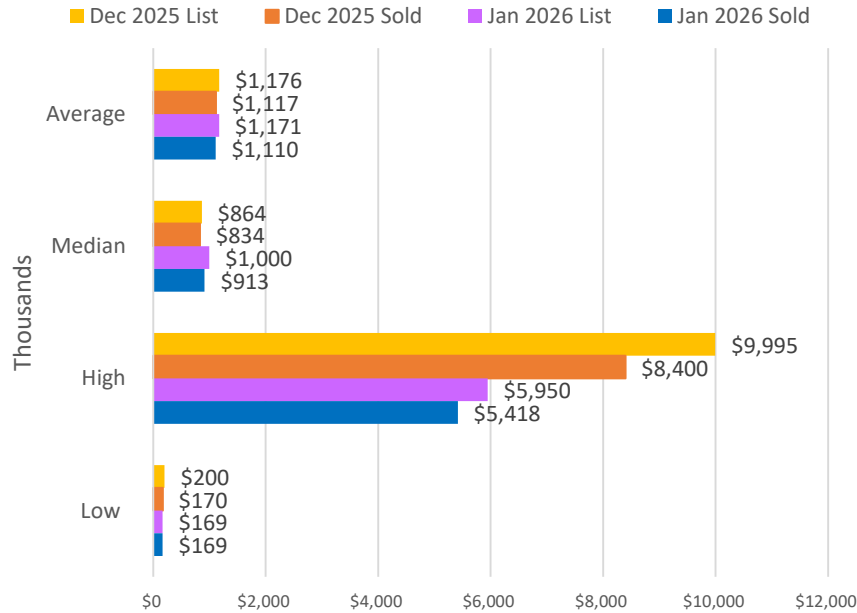


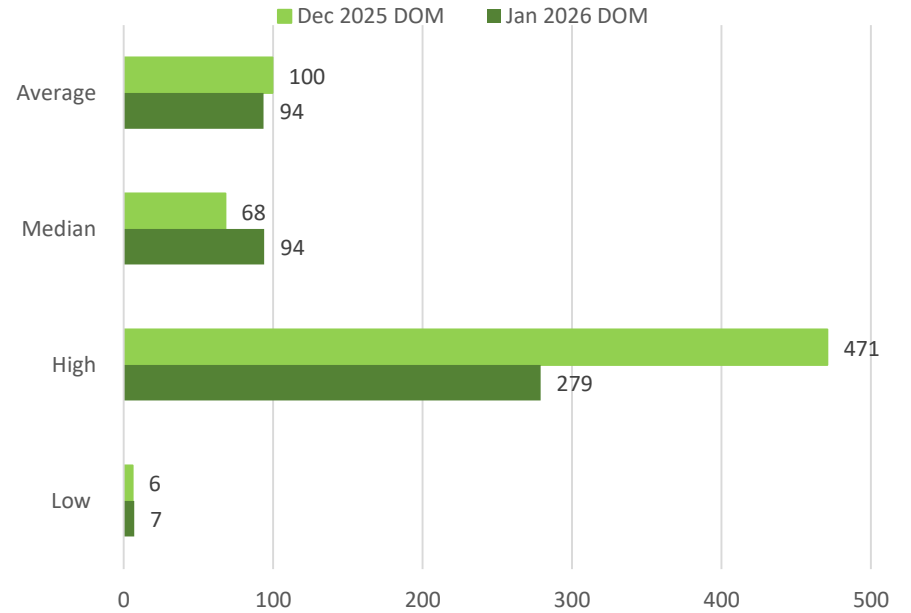
BAREIS MLS Napa County Two-Month Closed Sales Report

December 2025 & January 2026 Residential: SFR, Condo/Co-op, Farms & Ranches, Mobile & Floating Homes

December 2025 & January 2026 List & Sold Price in \$ Thousands



December 2025 & January 2026 Days on Market



January 2025

| Total Properties Sold | | 54 | |
|--------------------------|-------------|-------------|-----|
| | List Price | Sold Price | DOM |
| Average | \$1,217,820 | \$1,122,154 | 88 |
| Median | \$902,000 | \$880,000 | 63 |
| High | \$9,950,000 | \$6,750,000 | 386 |
| Low | \$199,000 | \$188,000 | 3 |
| ¹ Adj Average | \$1,069,487 | \$1,031,891 | 86 |

January 2026

| Total Properties Sold | | 50 | |
|--------------------------|-------------|-------------|-----|
| | List Price | Sold Price | DOM |
| Average | \$1,171,074 | \$1,110,083 | 94 |
| Median | \$1,000,000 | \$912,500 | 94 |
| High | \$5,950,000 | \$5,418,000 | 279 |
| Low | \$169,000 | \$169,000 | 7 |
| ¹ Adj Average | \$1,092,390 | \$1,039,941 | 93 |

December 2024

| Total Properties Sold | | | |
|--------------------------|------------|------------|-----|
| | List Price | Sold Price | DOM |
| Average | | | |
| Median | | | |
| High | | | |
| Low | | | |
| ¹ Adj Average | | | |

December 2025

| Total Properties Sold | | 90 | |
|--------------------------|-------------|-------------|-----|
| | List Price | Sold Price | DOM |
| Average | \$1,175,781 | \$1,117,056 | 100 |
| Median | \$863,750 | \$834,000 | 68 |
| High | \$9,995,000 | \$8,400,000 | 471 |
| Low | \$199,900 | \$170,000 | 6 |
| ¹ Adj Average | \$1,086,652 | \$1,045,057 | 96 |

Statistics reported from BAREIS MLS® February 9, 2026

Information herein believed reliable but not guaranteed. ¹ Adjusted average does not include the high and low sale data.

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