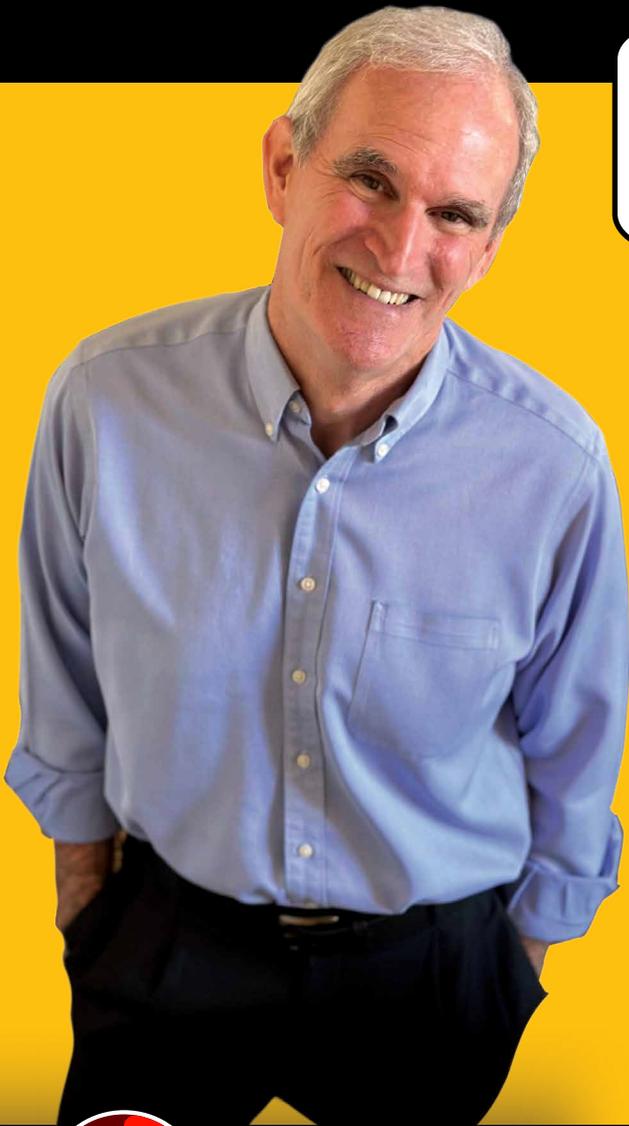


SOLD BY KEVIN



**Would You Like My Help
In Selling Your Home?**

**Pleasant Hill
Resident
Since 1970**

**Sales of Over
\$150-Million**
(That's A Lot of Homes!)



REMAX[®]

400 AGENTS IN THE EAST BAY • 145,000 AGENTS WORLDWIDE



KEVIN O'BRIEN

Hi Neighbors! Big or small, I sold ALL of these homes - and many, many more!

Each of these Clients put their trust in me to handle the sale or purchase of one of their most valuable assets.

WOULD YOU LIKE MY HELP IN SELLING YOUR HOME?

Just call me to schedule a free meeting and current valuation. In less than an hour, you can get a clear sense of direction on the steps involved in selling your home, what fix-ups are worth doing, costs, timelines, inspections and other options you have that can maximize your sales price. There is no cost or obligation.

To schedule a time, call (925) 595-0422 or via email to Kevin@KevinOBrienTeam.com

SOLD BY KEVIN



Bought 1 Home with Kevin

"Kevin helped us find a great deal on a dream house. We had originally wanted another neighborhood and Kevin gave us excellent feedback that took us in another direction. From negotiations with the sellers, to inspections, Kevin was fantastic!"

**Mike & Cristina Kelly
PG&E (retired)**



Bought/Sold 9-Properties with Kevin

"Kevin is easily the best numbers guy in the business. We love that he is always available for a quick question or a long analysis. He is, by far, the absolute best resource we've found for anything real estate."

**Hari & Lori Boukis
Real Estate Investors**



Bought 1-Home with Kevin

"Kevin got us into a fantastic home. We were up against 5 other offers all around the same price. Our offer got accepted because of Kevin's credibility with the sellers agent. We are very happy that we chose Kevin to represent us!"

Kristie and Jay Hart



Sold 1 Home with Kevin

"We had already moved 1,000 miles away to Boise when we sold our Pleasant Hill house - Kevin took care of all the details and he handled the entire process very smoothly. Kevin made it easy for us."

**Patrick & Dina Pfeifer
RV Dealership Owner & CFO**



Bought/Sold 10-Properties with Kevin

"I trust Kevin's suggestions - he negotiated great deals on properties I bought and set records with properties he sold for me. The house he found for my family has been sensational. Kevin even sold my Mom's house in San Francisco."

**James Frugoli
Police Sergeant**



Sold 2 Homes + Bought 2 with Kevin

"Over the years, Kevin has helped us buy and sell our own homes and we've referred several people to him as well. His advice is extremely valuable to us as we look at buying more investment properties - Kevin gets us feedback very quickly."

**Jocelyn and Barry Reite
Contractors & Builders**



1970



2025

ABOUT KEVIN O'BRIEN

I'm a licensed, insured, full-time Realtor with over \$150-million in sales.

I'm a bit of a Local Boy - I've lived in Pleasant Hill since 1970 - that's me in the photo above, when I first moved here in the 3rd grade! I grew up a few blocks away from Mangini's Ranch and went to Strandwood, Valley View, College Park and DVC. I bought my own house next to Paso Nogal Park in 1991.

ABOUT RE/MAX

RE/MAX is the #1 real estate company in the world with a network of over 145,000 Agents and offices in 114 different countries. RE/MAX is publicly traded on the New York Stock Exchange (RMAX).

ABOUT RE/MAX ACCORD

RE/MAX Accord is the local Brokerage with over 400 Agents and over \$1.7-Billion in sales last year - this is an average of \$4.7-Million PER DAY. With 10 offices in the East Bay, RE/MAX Accord is the 3rd biggest RE/MAX Brokerage in California. The Brokers for RE/MAX Accord are Stephanie and Jerry Stadtler. This is a big company with a wonderful family attitude.



Sold 1-Home with Kevin

"Kevin is a terrific realtor. His advice on preparing the house for sale and his calm demeanor helped us tremendously throughout the process. He sold our home, bringing us an all cash buyer."

**Roxane Gruenheid /
Terry Linn Snider
Police Captain (retired)**



Sold 1 Home with Kevin

"Kevin's real estate knowledge got us a much higher price - over \$200,000 more - when he sold our rental property to a developer, instead of another investor. Kevin is a true professional."

**Jesus and Kathleen Figueroa
Shop Foreman & PGE (retired)**



Sold 1-Home & Bought 1 with Kevin

"I was going to sell my home as-is, but after talking to Kevin, I decided to fix it up. Kevin helped coordinate the remodeling and within 3-weeks the contractor had installed a new kitchen, 2 bathrooms, carpet and paint. As a result, I made an extra \$50,000 on the sale."

Richard Green



Sold 1 Home with Kevin

"I had a heart-attack when a neighbor put their house on the market TWO days before mine, with the exact same floorplan. Kevin was confident that he could get a lot more for my house ... he was right - he ended up selling my house for \$91,500 MORE than the neighbor got - thank you, Kevin!!"

Barbara Vitz



Sold 1 Home with Kevin

"I wanted to sell my rental to my tenants - a Police Officer and former US Marine. Kevin went through 4 different lenders to get the zero-down VA financing needed. Kevin went the extra mile to get this deal completed."

**Randy Van Siegman
Contractor**



Sold 2 Homes + Bought 2 with Kevin

"We love Kevin! Our first house was across from Pleasant Hill Park, which we remodeled and sold to get into a bigger home. Kevin sold our first home for more than we thought we'd get - and then got us \$22,000 off on our new home!"

**John & Andrea Levens
Business Owner & CPA**



Sold 1 Home + Bought 1 with Kevin

"I can't say enough how grateful I am for Kevin's guidance and support. From the first time homebuyer experience in a hot market through the subsequent unexpected need to sell less than 3-years later, Kevin was simply the best. Thanks, Kevin!"

**Clay Loveless
Software Engineer**



Sold 1 Home with Kevin

"We interviewed several Realtors to sell our house and chose Kevin because of his straight-forward approach on pricing - allowing us to choose the pricing strategy made us feel like we didn't leave any money on the table when we sold."

**Jim & Kim Fox
Nuclear Engineer & COO (retired)**



Sold-1 Home + Bought-1 with Kevin

"Kevin made both selling a house and hunting for a new house a breeze for our family. He described the paperwork and financial process in terms that we could understand easily, and supported us every step of the way. He earned an A+!"

**John & Joanne McClellan
Investigator & Teacher**



Sold 1-Home + Bought 1 with Kevin

"Kevin was exceptional in assisting us both when buying and selling our home, expertly coordinating necessary improvements and simplifying the entire sales process."

**Paul & Meinhard St John
Tech Executive & Actor**



Sold 1 Home + Bought 1 with Kevin

"This was the first time I've sold a house and Kevin was very helpful throughout the sale process. He was very attentive and made me feel like I was his only client. When I bought a home in Rossmoor, he helped me find the perfect location and place for me!"

Lynn White



Sold 2 Homes + Bought 2 with Kevin

"We were referred to Kevin by another agent. We felt instantly comfortable with Kevin and were very impressed with his knowledge of the area. Kevin was a great advocate for us and found the perfect home. We'd highly recommend Kevin!"

**Dan & Jill West
Doctor & RDN / Author**



"We've worked with Kevin for the last 20-years. Kevin has always had a fantastic work ethic and has consistently been one of our top agents"

**Stephanie and Jerry Stadtler
Broker-Owners of RE/MAX Accord**



[925] 595-0422
www.KeinoBrienTeam.com



BEFORE



Represented Sellers

AFTER

INHERITED PROPERTIES

I've sold quite a few inherited homes. Most are in pretty good shape and just need a bit of paint and maybe a repair or two. Others can have years of deferred maintenance.

The pictures on the left show a home that had "good bones" but needed a lot of prep work to get it ready to sell.

I have resources beyond your average Realtor and I can get work done very quickly. I was able to get this home cleared out, cleaned up and repaired in just 3-weeks. The budget was about \$35,000 and, by doing the improvements, I was able to sell it for \$150,000 more than it was worth as a fixer-upper.

If you have an inherited home to sell, call me. I can help you look at the option of selling it after making a few fixups, or selling it 100% as-is.



Represented Buyers



Represented Buyers



Represented Buyers



Represented Buyers



Represented Buyers



Represented Buyers

BUYER REPRESENTATION

I love working with Buyers! Many of my Sellers were my Buyers at one point – I've been around long enough that many of my clients have moved-up, or down-sized, from their original homes.

My Buyers instantly know how much value I add to their deals. I know what's important to Sellers when we are writing an Offer ... it's pretty competitive right now, and when you find a home and fall madly in-love with it, you want a Realtor on your Team that can get your Offer accepted. I get most of the Offers I write on – sometimes, we are not even the highest price. The credibility of your Agent has a lot to do with getting deals accepted – I am pretty well-known for getting my deals to the finish line without a lot of fuss – because I prepare my Buyers so well.

If you are looking to buy a home – I'd love to help! I can help you compare the values of different cities, neighborhoods and school districts in Contra Costa County. I'm fun to work with, and I'm also extremely well-connected with other Realtors, Contractors, Lenders, Title Companies and other specialists that you will need during our buying journey.

RENTAL PROPERTIES

I can help you sell your rental properties as well. I have sold a wide variety of properties – everything from houses, condos, duplexes, 4-plexes and 8-plexes to small office buildings and warehouses – even a few restaurants.

If you have a rental property to sell, call me for a FREE valuation. **[925] 595-0422**



Represented Sellers



Represented Sellers



Represented Sellers



Represented Sellers



Represented Sellers



Represented Sellers



Represented Sellers

SOLD BY KEVIN



RE/MAX Accord

Over 400 Agents In The East Bay!

3390 Mt. Diablo Blvd, Lafayette, CA 94549

California Department of Real Estate
01385083 and # 01491373

(925) 595-0422

Kevin@KevinOBrienTeam.com

www.KEVINOBRIENTEAM.COM

© Copyright 2025 Kevin O'Brien - All Rights Reserved

PRSR STD
ECRWSS
U. S. POSTAGE
PAID
EDDM RETAIL

LOCAL
POSTAL CUSTOMER

PLEASANT HILL HOME PRICES

20 + Year History

YEAR	AVERAGE	# SOLD	DOM	% Change
2024	\$ 1,204,000	248	9	5%
2023	1,145,000	226	8	- 3 %
2022	1,177,000	300	9	7 %
2021	1,091,000	444	8	13 %
2020	946,000	325	8	9 %
2019	862,000	336	11	2 %
2018	849,000	329	11	8 %
2017	784,000	316	11	6 %
2016	738,000	293	11	10 %
2015	667,000	359	13	2 %
2014	652,000	332	12	12 %
2013	573,000	376	11	18 %
2012	470,000	353	14	8 %
2011	<small>LOW POINT</small> 434,000	301	32	- 11 %
2010	480,000	248	26	0 %
2009	477,000	253	22	- 14 %
2008	545,000	217	33	- 24 %
2007	676,000	264	25	- 4 %
2006	703,000	292	16	- 2 %
2005	714,000	391	10	18 %
2004	588,000	425	9	14 %
2003	504,000	415	12	

- * Condos and townhouses are not included in this analysis
- * AVERAGE = average sales price for a house
- * # SOLD = how many houses sold in that year
- * DOM = MEDIAN days on market until an Offer was accepted
- * % CHANGE = increase or decrease from the previous year

Homes Sold from Jan. 1 to Dec. 31

Compare PLEASANT HILL to Walnut Creek & other areas

CITY	Ave. PRICE	# Sold	\$/sq ft
Alamo	\$ 2,889,000	162	\$ 836
Lafayette	2,352,000	261	847
Danville	2,251,000	278	849
Orinda	2,204,000	201	793
Moraga	1,978,000	114	765
San Ramon	1,971,000	425	793
Walnut Creek	1,678,000	406	750
Clayton	1,212,000	93	529
Pleasant Hill	1,202,000	246	681
Concord	891,000	770	533
Martinez	858,000	361	527

* Condos and townhouses are not included
Homes Sold from April, 2024 to April, 2025
 • 1,754 sqft = avg size home in Pleasant Hill
 • \$2,400,000 = highest sale price in Pleasant Hill
 • 10 homes = over \$2,000,000 in Pleasant Hill

THE KEVIN O'BRIEN TEAM