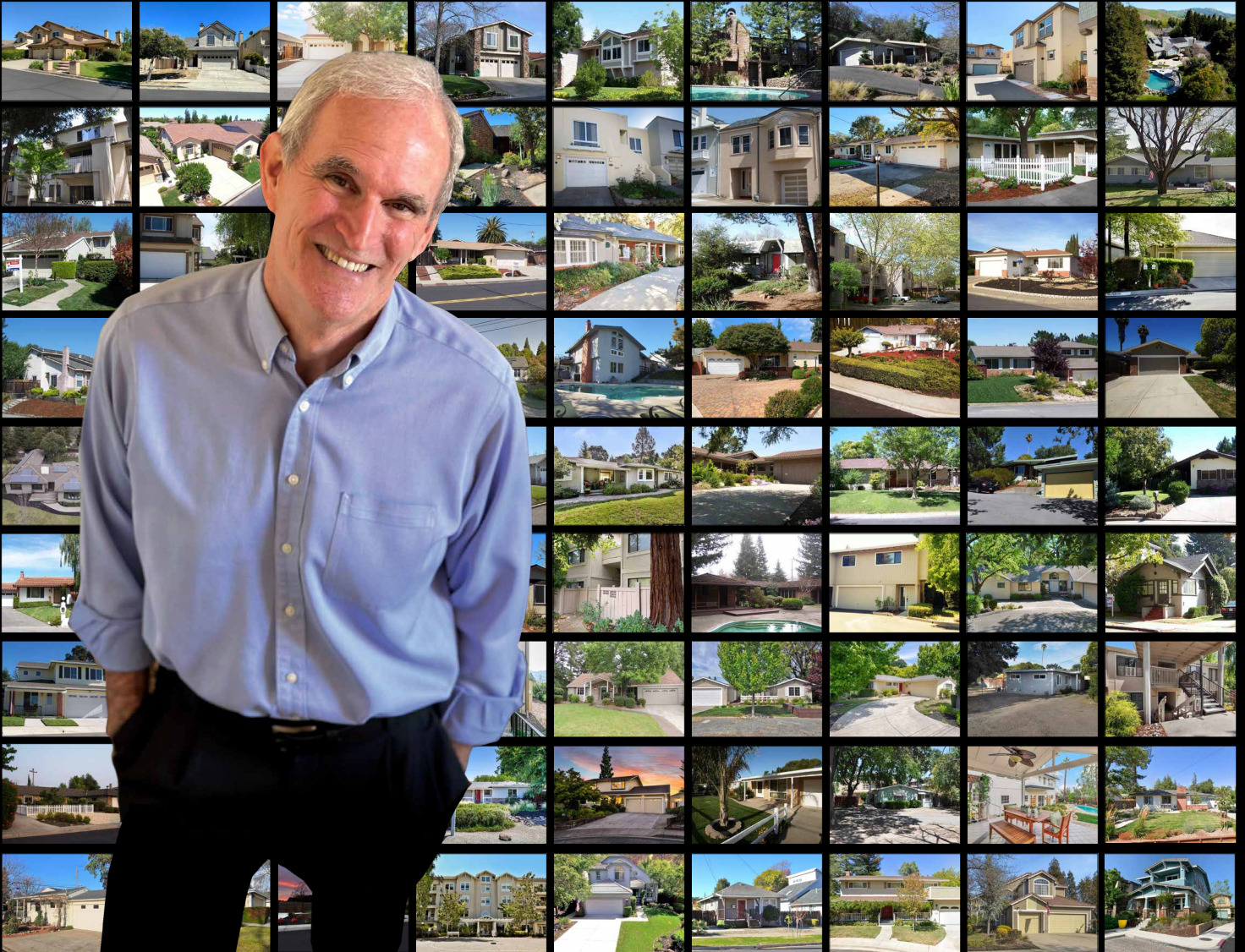


REMAX[®]

400 AGENTS IN THE EAST BAY • 140,000 AGENTS WORLDWIDE



THE
**KEVIN
O'BRIEN**
TEAM

**YOUR FRIENDLY NEIGHBORHOOD
REAL ESTATE AGENT**

**I sold ALL of these homes and many, many more ...
I'd love to help you sell yours!**

Over \$160-Million In Sales • Pleasant Hill Resident Since 1970

BEFORE



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.

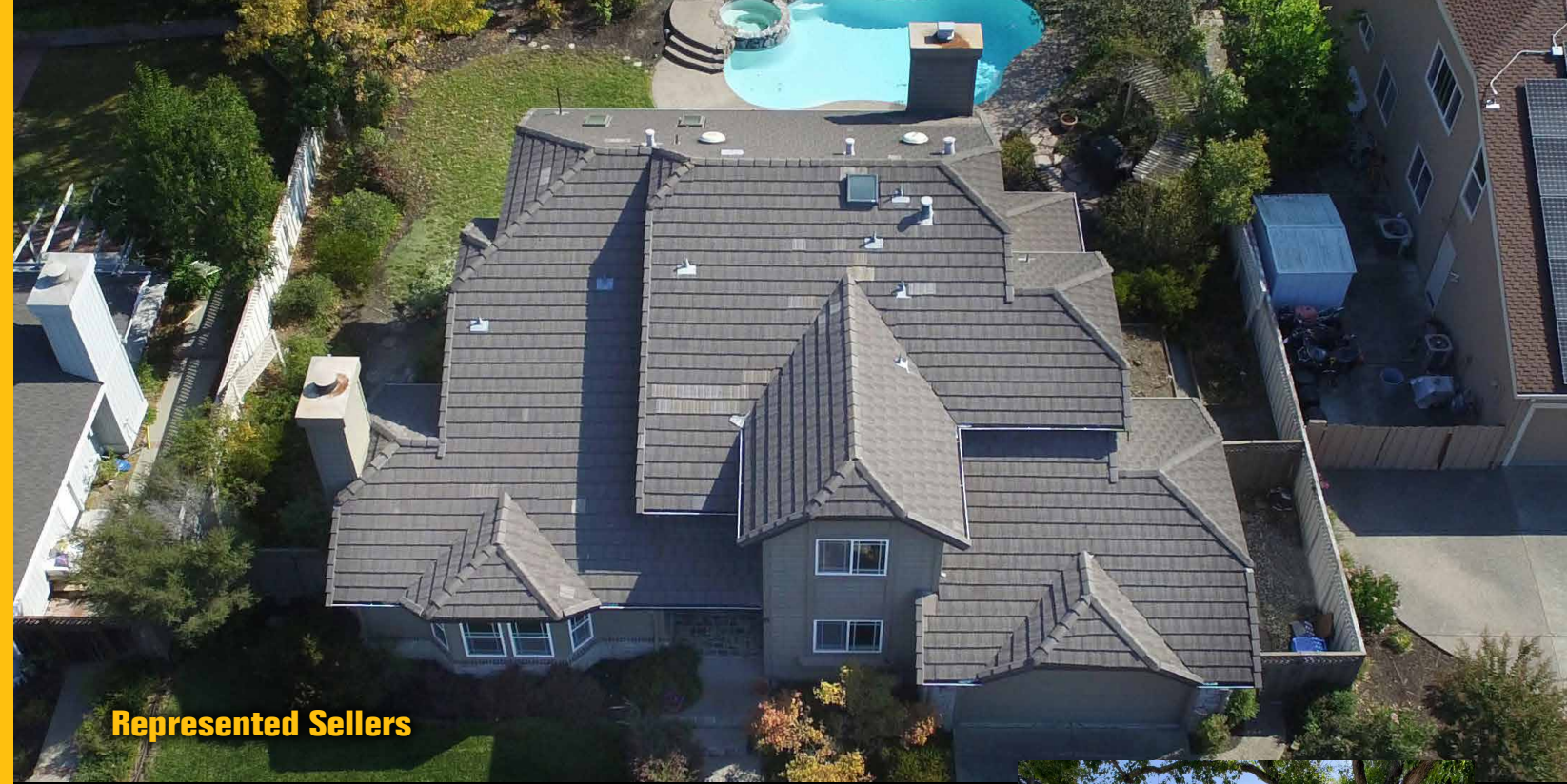
If you have an inherited home to sell, call me. I can help you look at the option of selling it after making a few fixups, or selling it 100% as-is.



THE
**KEVIN
O'BRIEN**
TEAM

(925) 595-0422

Kevin@KevinOBrienTeam.com



Represented Sellers

SELL YOUR HOME WITH KEVIN O'BRIEN

From absolutely amazing homes to fixer-uppers - and everything in-between – if it's real estate, I have sold it!

It's like choosing a good CPA, Attorney, Contractor, Insurance Agent or other specialist – I usually like to work with people who have been around the block a few times and know how to get things done. Selling your home is a complicated process that I can make extremely simple for you.

My experience will give you choices. In our initial meeting (usually around an hour), we can go over dozens of options on pricing, marketing, timing, inspections, tax issues and fixups you might want to consider before going on the market.

There is no cost or obligation to have me stop by for a quick chat. Whether you want to sell your home ASAP, or you are at the very beginning stages, a meeting with me will probably help you a lot.



Represented Sellers

AFTER



Represented Sellers



Represented Sellers



Represented Sellers



Represented Sellers

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.



Represented Sellers



Represented Sellers



Represented Sellers



Represented Sellers



Represented Sellers



Represented Sellers

SOLD BY KEVIN



Represented Buyers



Represented Buyers



Represented Buyers



Represented Buyers



Represented Buyers



Represented Buyers

KEVIN CAN HELP YOU FIND A HOME

Buying a home is a fun process and a bit of an emotional roller coaster. Being a pretty well-known Agent at a large brokerage comes with perks ... it helps me in getting my clients access to "off-market" properties – before they officially go on the MLS. It also gives me access to several VIP level Lenders that can fast-track your loan and get you rates that are often lower than what your bank would charge.

There are a lot of savvy buyers out there looking for the same perfect home that you are. My contacts and experience can help you find deals and get your Offer accepted. I have sold a lot of homes and know exactly what Sellers, and their Agents, want in an Offer. If there are multiple Offers on a choice property, having me on your side can help make the deal happen for you.

I help you analyze a property and give you unbiased feedback on the asking price – is the home over-priced, underpriced – or about right. I've toured over 2,000 homes and have been on hundreds of inspections. My insights and feedback give my clients a lot of comfort during a very expensive home purchase. If you are looking to buy a home – call me – I am a wealth of information and a lot of fun to work with!

(925) 595-0422 • Kevin@KevinOBrienTeam.com



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 10-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 (retired)



Sold 2 Homes + Bought 3 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 Agent with over \$160-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 140,000 Agents and offices in 110 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 over 22-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



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www.KevinOBrienTeam.com



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

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REAL ESTATE AGENT**

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Kevin@KevinOBrienTeam.com
www.KevinOBrienTeam.com

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EDDM RETAIL

**LOCAL
POSTAL CUSTOMER**

PLEASANT HILL HOME PRICES

20 + Year History

Compare PLEASANT HILL to Walnut Creek & other areas

YEAR	AVERAGE	# SOLD	DOM	% Change
2025 YTD	\$1,143,000	181	12	-5 %
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	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

YTD = 2025 Year To Date - January through November 5th

CITY	Avg. PRICE	# Sold	\$/sq ft
Alamo	\$ 2,714,000	140	\$ 824
Lafayette	2,436,000	239	873
Orinda	2,217,000	201	793
Danville	2,156,000	201	844
Moraga	1,949,000	80	805
San Ramon	1,895,000	369	763
Walnut Creek	1,608,000	365	757
Clayton	1,193,000	93	523
Pleasant Hill	1,143,000	181	684
Concord	873,000	648	521
Martinez	871,000	285	523

* Condos and townhouses are not included

Homes Sold from 01/01/25 to 11/05/25

- 1,718 sq ft = avg size home sold in Pleasant Hill
- \$2,250,000 = highest sale price in Pleasant Hill
- 2 homes = sold over \$2,000,000 in Pleasant Hill

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