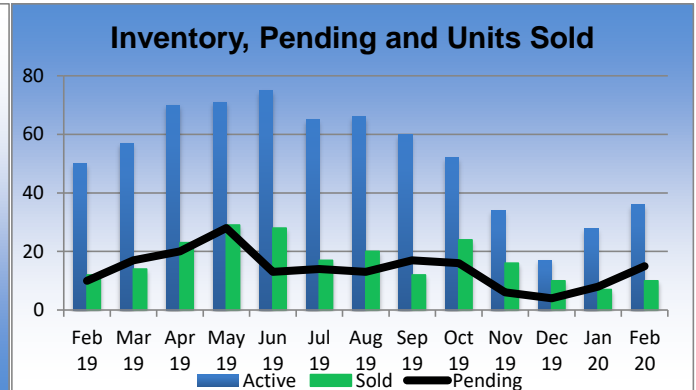
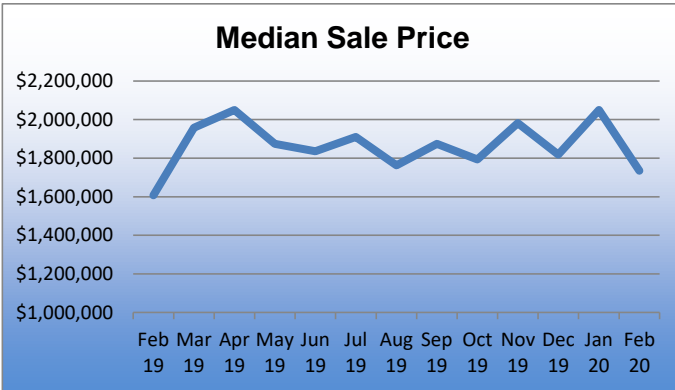


## Market Activity Summary:

- Inventory: 36 units were listed for sale as of the last day of February - approximately 4 months of inventory .
- Sales Activity: 10 single-family detached units were sold during February.
- Median Sales Price: \$1,735,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 35 days.
- Average sales price was 96.49% of the average list price during February.



## Monthly Market Activity

	Active	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft Listed	Avg \$ Sqft Sold	Sale Price/ List Price
Feb 19	50	10	12	2.9	\$1,869,496	\$1,607,500	\$1,850,966	19	\$568	\$564	99.01%
Mar 19	57	17	14	3.9	\$2,151,857	\$1,957,500	\$2,128,821	25	\$612	\$608	98.93%
Apr 19	70	20	23	5.1	\$2,201,010	\$2,050,000	\$2,166,340	42	\$606	\$600	98.42%
May 19	71	28	29	3.8	\$1,978,550	\$1,875,000	\$1,974,448	17	\$582	\$584	99.79%
Jun 19	75	13	28	3.8	\$2,173,529	\$1,835,500	\$2,155,925	21	\$584	\$582	99.19%
Jul 19	65	14	17	3.5	\$2,062,438	\$1,910,000	\$2,014,147	46	\$560	\$548	97.66%
Aug 19	66	13	20	3.9	\$2,018,195	\$1,762,500	\$1,964,785	63	\$592	\$578	97.35%
Sep 19	60	17	12	4.2	\$2,431,750	\$1,875,000	\$2,336,500	82	\$624	\$597	96.08%
Oct 19	52	16	24	3.5	\$2,222,264	\$1,792,785	\$2,180,815	68	\$621	\$615	98.13%
Nov 19	34	6	16	2.6	\$2,063,119	\$1,982,444	\$2,022,274	78	\$595	\$587	98.02%
Dec 19	17	4	10	1.6	\$2,237,500	\$1,818,100	\$2,198,120	73	\$529	\$521	98.24%
Jan 20	28	8	7	3.3	\$2,489,857	\$2,050,000	\$2,431,714	98	\$680	\$669	97.66%
Feb 20	36	15	10	4.4	\$2,035,200	\$1,735,000	\$1,963,800	35	\$544	\$535	96.49%

## Market Trends

Month to Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Feb 20	10	-16.67%	\$2,035,200	8.86%	\$1,735,000	7.93%	\$1,963,800	6.10%	35	86.32%	96.49%
Feb 19	12	71.43%	\$1,869,496	-22.89%	\$1,607,500	-13.11%	\$1,850,966	-23.81%	19	114.52%	99.01%
Feb 18	7	-22.22%	\$2,424,429	43.04%	\$1,850,000	4.23%	\$2,429,357	43.46%	9	-59.12%	100.20%

## Sales Activity & Price Trends

Price Range	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold	2017 YTD units sold	2016 YTD units sold
<\$500K					
\$500-\$599K					
\$600-\$699K					
\$700-\$799K			1		
\$800-\$899K					
\$900-\$999K					
\$1-\$1.299m	2	6	2	4	4
\$1.3-\$1.699m	4	7	9	4	8
\$1.7-\$1.999m	3	2	4	5	2
\$2-\$2.999m	4	8	2	3	3
>\$3m	4	1	2	1	2
<b>Totals:</b>	<b>17</b>	<b>24</b>	<b>20</b>	<b>17</b>	<b>19</b>

**Presented by:**

Includes the areas of Alamo, Diablo

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