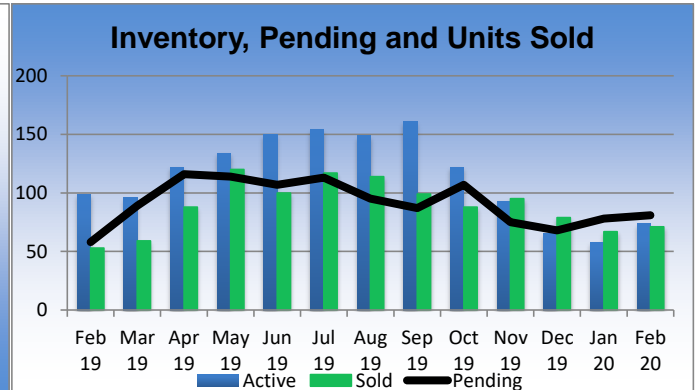
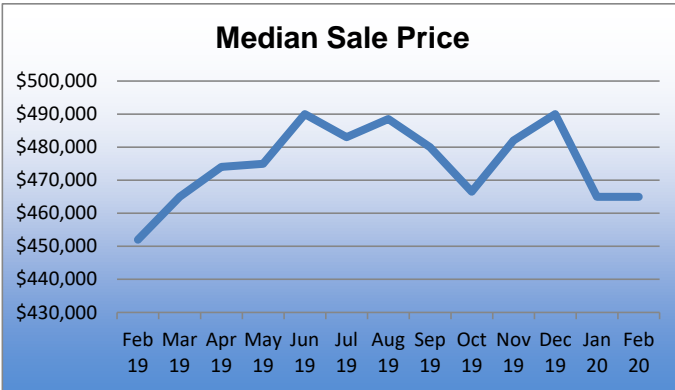


Market Activity Summary:

- Inventory: 74 units were listed for sale as of the last day of February - approximately 1 month of inventory.
- Sales Activity: 71 single-family detached units were sold during February.
- Median Sales Price: \$465,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 43 days.
- Average sales price was 100.86% 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	99	58	53	1.1	\$462,986	\$452,000	\$461,199	43	\$246	\$245	99.61%
Mar 19	96	89	59	1.3	\$474,312	\$465,000	\$474,516	37	\$259	\$260	100.04%
Apr 19	122	116	88	1.5	\$470,829	\$474,000	\$470,944	38	\$258	\$259	100.02%
May 19	134	114	120	1.4	\$472,432	\$475,000	\$476,590	25	\$262	\$266	100.88%
Jun 19	150	107	100	1.4	\$486,717	\$490,000	\$492,418	29	\$254	\$258	101.17%
Jul 19	154	113	117	1.4	\$485,777	\$483,000	\$487,169	23	\$260	\$261	100.29%
Aug 19	149	95	114	1.4	\$479,732	\$488,500	\$480,880	25	\$253	\$253	100.24%
Sep 19	161	87	99	1.6	\$483,606	\$480,000	\$483,338	28	\$253	\$253	99.94%
Oct 19	122	107	88	1.2	\$478,680	\$466,500	\$479,069	29	\$263	\$263	100.08%
Nov 19	93	75	95	1.0	\$477,029	\$482,000	\$477,833	34	\$261	\$261	100.17%
Dec 19	65	68	79	0.8	\$479,942	\$490,000	\$481,384	38	\$253	\$254	100.30%
Jan 20	58	78	67	0.7	\$475,239	\$465,000	\$473,387	38	\$269	\$268	99.61%
Feb 20	74	81	71	1.0	\$456,298	\$465,000	\$460,243	43	\$274	\$275	100.86%

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	71	33.96%	\$456,298	-1.44%	\$465,000	2.88%	\$460,243	-0.21%	43	-0.56%	100.86%
Feb 19	53	-29.33%	\$462,986	5.98%	\$452,000	0.89%	\$461,199	4.76%	43	114.44%	99.61%
Feb 18	75	50.00%	\$436,867	8.72%	\$448,000	9.00%	\$440,243	9.85%	20	-14.35%	100.77%

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	93	93	104	118	159
\$500-\$599K	39	33	33	15	14
\$600-\$699K	6	6	2	3	
\$700-\$799K	2	1			
\$800-\$899K					
\$900-\$999K					
\$1-\$1.299m					
\$1.3-\$1.699m					
\$1.7-\$1.999m					
\$2-\$2.999m					
>\$3m					
Totals:	140	133	139	136	173

Presented by:

