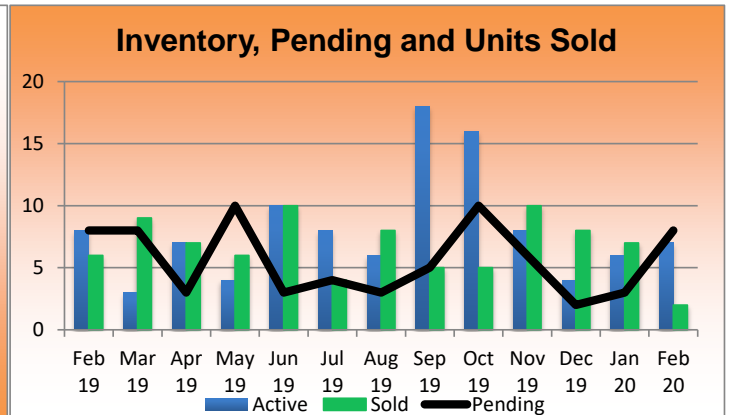
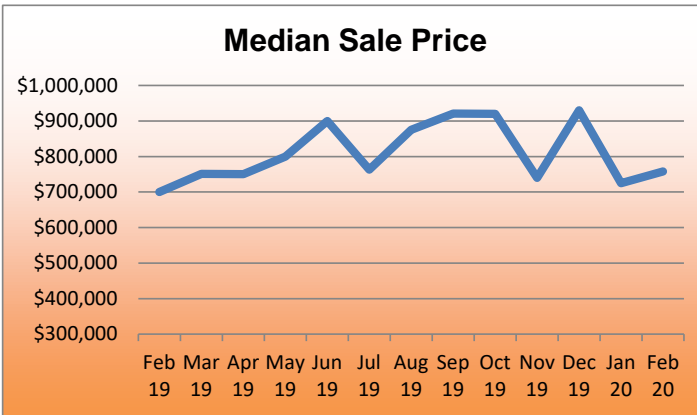


Market Activity Summary:

- Inventory: 7 units were listed for sale as of the last day of February - approximately 1 month of inventory.
- Sales Activity: 2 single-family attached units were sold during February.
- Median Sales Price: \$757,500 during February.
- Days-on-Market (DOM) year-to-date is approximately 7 days.
- Average sales price was 102.09% 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	8	8	6	1.5	\$732,167	\$700,000	\$776,667	57	\$746	\$792	106.08%
Mar 19	3	8	9	0.5	\$670,444	\$751,000	\$725,876	21	\$785	\$845	108.27%
Apr 19	7	3	7	1.2	\$718,843	\$750,000	\$811,857	21	\$765	\$840	112.94%
May 19	4	10	6	0.6	\$689,167	\$800,000	\$780,000	48	\$657	\$755	113.18%
Jun 19	10	3	10	1.7	\$771,500	\$900,000	\$927,000	13	\$738	\$877	120.16%
Jul 19	8	4	4	1.6	\$787,250	\$763,050	\$945,275	13	\$818	\$928	120.07%
Aug 19	6	3	8	1.2	\$762,500	\$875,000	\$883,875	28	\$739	\$831	115.92%
Sep 19	18	5	5	4.8	\$771,800	\$921,000	\$924,400	14	\$865	\$1,026	119.77%
Oct 19	16	10	5	2.9	\$804,800	\$920,000	\$937,000	19	\$700	\$798	116.43%
Nov 19	8	6	10	1.3	\$750,400	\$740,000	\$774,100	52	\$704	\$728	103.16%
Dec 19	4	2	8	0.7	\$784,500	\$930,000	\$840,000	29	\$709	\$753	107.07%
Jan 20	6	3	7	1.1	\$840,571	\$725,000	\$848,571	65	\$721	\$724	100.95%
Feb 20	7	8	2	1.5	\$742,000	\$757,500	\$757,500	7	\$792	\$812	102.09%

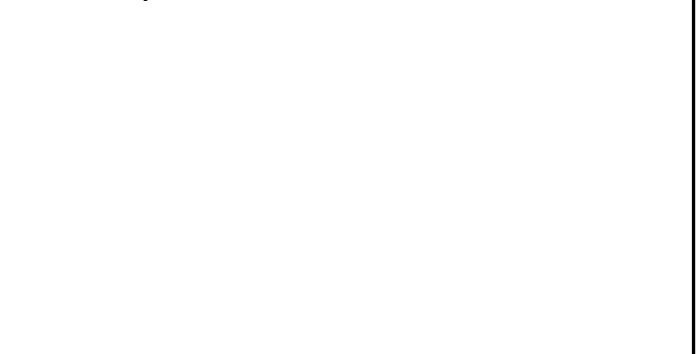
Market Trends

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	2	-66.67%	\$742,000	1.34%	\$757,500	8.21%	\$757,500	-2.47%	7	-88.53%	102.09%
Feb 19	6	-25.00%	\$732,167	-7.67%	\$700,000	-19.77%	\$776,667	-16.88%	57	323.68%	106.08%
Feb 18	8	166.67%	\$793,000	7.94%	\$872,500	2.65%	\$934,375	8.86%	13	-8.81%	117.83%

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
< 100k					
\$100k-299k					
\$300k-399k					
\$400k-499k					
\$500k-599k		1	2	1	
\$600k-699k	3	3		1	
\$700k-799k	2	1		2	
\$800k-899k	2		4	1	
\$900k-999k	1	3	1	1	
\$1m - 1.49m	1		1		
\$1.5m +		1	2		
Totals:	9	9	10	6	0

Presented by:



Includes the areas of Berkeley, Kensington

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