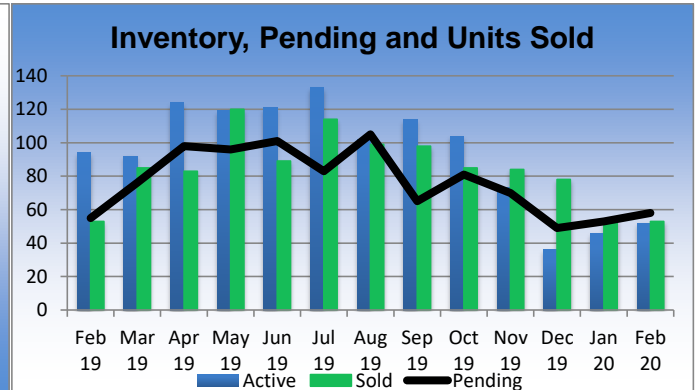
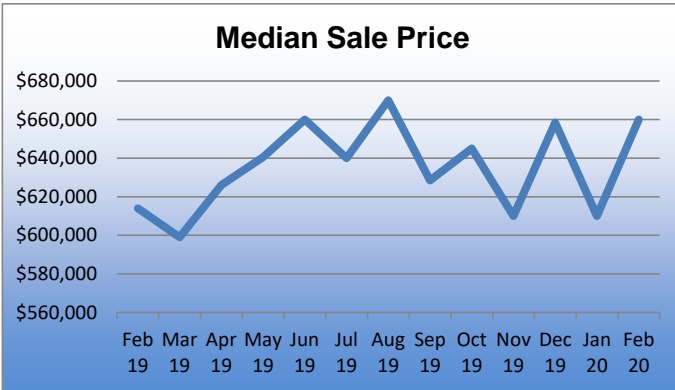


Market Activity Summary:

- Inventory: 52 units were listed for sale as of the last day of February - approximately 1 month of inventory.
- Sales Activity: 53 single-family detached units were sold during February.
- Median Sales Price: \$660,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 34 days.
- Average sales price was 94.84% 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	94	55	53	1.3	\$609,579	\$614,000	\$612,162	38	\$412	\$413	100.42%
Mar 19	92	76	85	1.4	\$640,945	\$599,000	\$642,023	32	\$426	\$428	100.17%
Apr 19	124	98	83	1.7	\$644,061	\$626,000	\$655,506	18	\$414	\$422	101.78%
May 19	119	96	120	1.5	\$661,055	\$640,500	\$674,029	21	\$413	\$421	101.96%
Jun 19	121	101	89	1.3	\$661,612	\$660,000	\$670,626	20	\$393	\$399	101.36%
Jul 19	133	83	114	1.4	\$661,341	\$640,000	\$670,607	20	\$423	\$430	101.40%
Aug 19	102	105	99	1.1	\$671,601	\$670,000	\$680,758	28	\$407	\$415	101.36%
Sep 19	114	65	98	1.3	\$651,415	\$628,500	\$657,340	26	\$414	\$419	100.91%
Oct 19	104	81	85	1.2	\$672,940	\$645,000	\$676,963	25	\$410	\$413	100.60%
Nov 19	73	70	84	0.9	\$630,122	\$610,000	\$631,439	20	\$410	\$412	100.21%
Dec 19	36	49	78	0.5	\$684,349	\$658,500	\$688,150	27	\$405	\$409	100.56%
Jan 20	46	53	54	0.7	\$630,095	\$610,000	\$642,197	43	\$397	\$407	101.92%
Feb 20	52	58	53	0.9	\$716,025	\$660,000	\$679,084	34	\$418	\$419	94.84%

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	53	0.00%	\$716,025	17.46%	\$660,000	7.49%	\$679,084	10.93%	34	-11.20%	94.84%
Feb 19	53	0.00%	\$609,579	0.29%	\$614,000	2.16%	\$612,162	-1.97%	38	32.26%	100.42%
Feb 18	53	-25.35%	\$607,846	3.34%	\$601,000	3.62%	\$624,462	5.26%	29	-29.49%	102.73%

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	10	19	20	39	50
\$500-\$599K	34	32	36	44	20
\$600-\$699K	26	34	22	26	26
\$700-\$799K	21	14	17	13	13
\$800-\$899K	11	6	9	9	7
\$900-\$999K	4		7	3	2
\$1-\$1.299m	3	2	1	1	1
\$1.3-\$1.699m	1				
\$1.7-\$1.999m				1	
\$2-\$2.999m					
>\$3m					
Totals:	110	107	112	136	119

Presented by:

