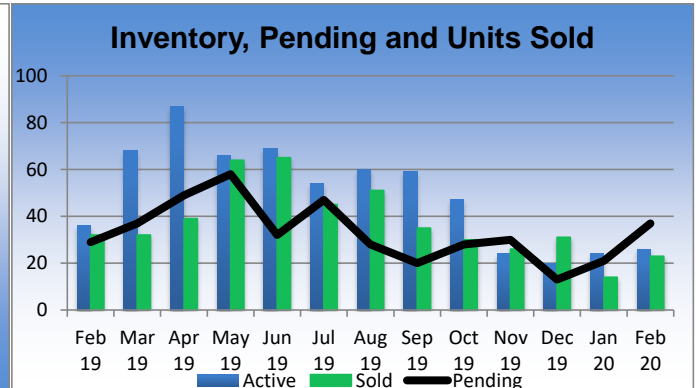
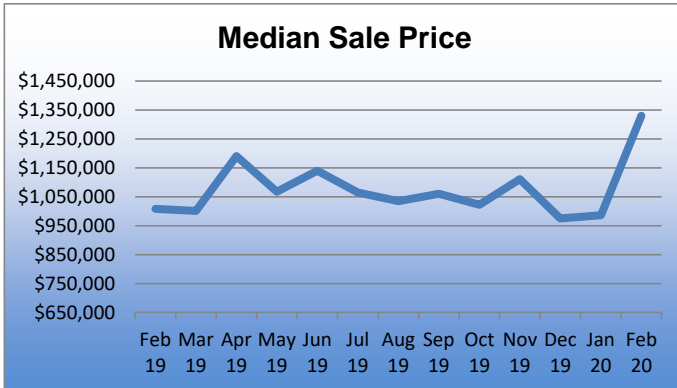


Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of February - approximately 1 month of inventory.
- Sales Activity: 23 single-family detached units were sold during February.
- Median Sales Price: \$1,330,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 22 days.
- Average sales price was 101.38% 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	36	29	32	1.2	\$1,052,275	\$1,008,000	\$1,047,653	26	\$517	\$516	99.56%
Mar 19	68	37	32	2.2	\$1,063,386	\$1,001,000	\$1,063,762	44	\$513	\$518	100.04%
Apr 19	87	49	39	2.5	\$1,171,174	\$1,190,000	\$1,176,678	24	\$473	\$476	100.47%
May 19	66	58	64	1.5	\$1,106,820	\$1,067,500	\$1,115,106	25	\$505	\$510	100.75%
Jun 19	69	32	65	1.6	\$1,180,699	\$1,140,000	\$1,177,468	25	\$488	\$488	99.73%
Jul 19	54	47	45	1.2	\$1,098,029	\$1,065,000	\$1,090,636	31	\$504	\$501	99.33%
Aug 19	60	28	51	1.5	\$1,138,799	\$1,035,000	\$1,129,109	32	\$505	\$503	99.15%
Sep 19	59	20	35	1.9	\$1,110,464	\$1,060,000	\$1,103,494	31	\$487	\$487	99.37%
Oct 19	47	28	30	1.5	\$1,134,107	\$1,022,500	\$1,131,783	25	\$463	\$463	99.80%
Nov 19	24	30	26	0.9	\$1,110,706	\$1,110,345	\$1,092,796	28	\$491	\$485	98.39%
Dec 19	20	13	31	0.9	\$1,061,151	\$975,000	\$1,054,774	39	\$512	\$512	99.40%
Jan 20	24	21	14	1.0	\$1,058,786	\$986,000	\$1,053,714	40	\$476	\$476	99.52%
Feb 20	26	37	23	1.0	\$1,277,252	\$1,330,000	\$1,294,861	22	\$467	\$475	101.38%

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	23	-28.13%	\$1,277,252	21.38%	\$1,330,000	31.94%	\$1,294,861	23.60%	22	-15.32%	101.38%
Feb 19	32	0.00%	\$1,052,275	0.69%	\$1,008,000	-4.00%	\$1,047,653	-2.07%	26	-1.19%	99.56%
Feb 18	32	33.33%	\$1,045,049	-2.07%	\$1,050,000	0.24%	\$1,069,753	1.18%	26	-9.68%	102.36%

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			1	1	6
\$700-\$799K	2	8	3	10	8
\$800-\$899K	3	13	9	1	7
\$900-\$999K	10	6	7	4	5
\$1-\$1.299m	8	18	16	14	10
\$1.3-\$1.699m	12	9	11	13	5
\$1.7-\$1.999m				1	
\$2-\$2.999m	2				
>\$3m					
Totals:	37	54	47	44	41

Presented by: