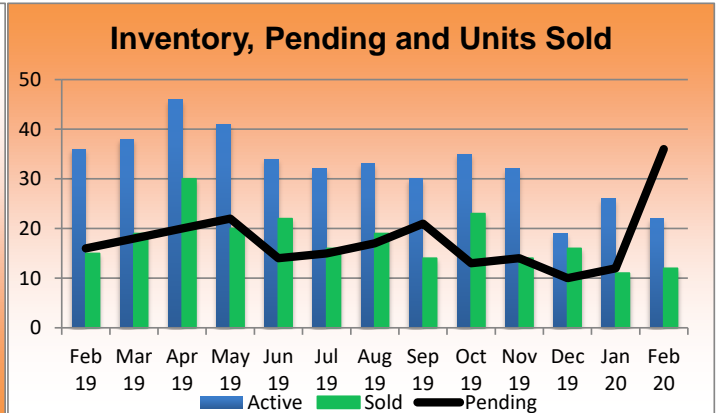
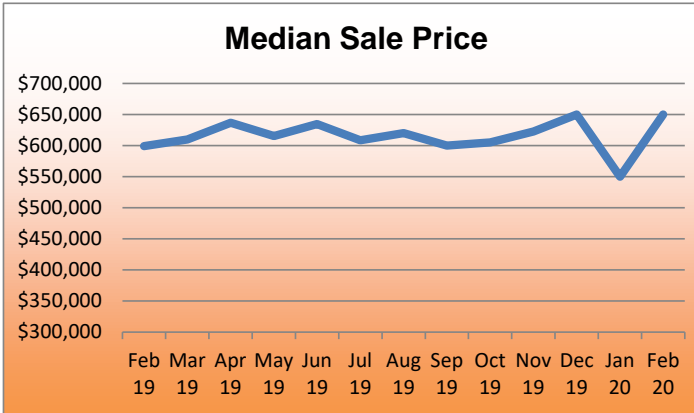


Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of February - approximately 1 month of inventory.
- Sales Activity: 12 single-family attached units were sold during February.
- Median Sales Price: \$650,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 64 days.
- Average sales price was 99.55% 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	16	15	1.8	\$582,083	\$599,000	\$576,067	50	\$482	\$477	98.97%
Mar 19	38	18	19	1.9	\$611,771	\$610,000	\$604,632	36	\$470	\$466	98.83%
Apr 19	46	20	30	2.7	\$626,141	\$636,750	\$619,763	38	\$469	\$465	98.98%
May 19	41	22	20	2.2	\$617,272	\$615,500	\$612,663	32	\$474	\$469	99.25%
Jun 19	34	14	22	1.8	\$624,572	\$634,500	\$618,518	31	\$461	\$456	99.03%
Jul 19	32	15	16	1.8	\$602,869	\$608,745	\$596,999	43	\$442	\$438	99.03%
Aug 19	33	17	19	1.9	\$609,177	\$620,000	\$606,105	33	\$485	\$484	99.50%
Sep 19	30	21	14	1.8	\$602,418	\$600,000	\$597,711	30	\$470	\$467	99.22%
Oct 19	35	13	23	2.1	\$575,669	\$605,000	\$577,837	37	\$457	\$459	100.38%
Nov 19	32	14	14	2.0	\$596,379	\$622,500	\$592,107	47	\$435	\$433	99.28%
Dec 19	19	10	16	1.3	\$645,184	\$650,000	\$642,559	27	\$446	\$445	99.59%
Jan 20	26	12	11	2.1	\$589,531	\$550,000	\$588,955	14	\$492	\$492	99.90%
Feb 20	22	36	12	1.2	\$594,316	\$650,000	\$591,617	64	\$476	\$475	99.55%

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	12	-20.00%	\$594,316	2.10%	\$650,000	8.51%	\$591,617	2.70%	64	28.15%	99.55%
Feb 19	15	0.00%	\$582,083	-1.76%	\$599,000	-0.17%	\$576,067	-4.75%	50	284.69%	98.97%
Feb 18	15	-11.76%	\$592,484	10.02%	\$600,000	10.09%	\$604,793	11.88%	13	-59.83%	102.08%

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		1	1	1	
\$300k-399k	4	2	2	1	
\$400k-499k	1	3		7	
\$500k-599k	6	8	5	11	
\$600k-699k	6	11	10	5	
\$700k-799k	5	2	3	1	
\$800k-899k	1		1		
\$900k-999k					
\$1m - 1.49m					
\$1.5m +					
Totals:	23	27	22	26	0

Presented by: