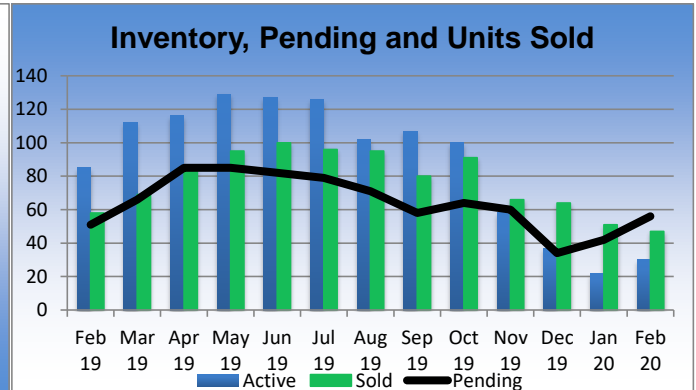
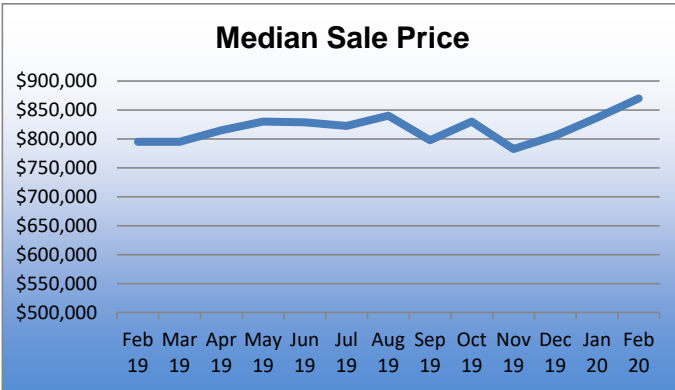


Market Activity Summary:

- Inventory: 30 units were listed for sale as of the last day of February - approximately 1 month of inventory.
- Sales Activity: 47 single-family detached units were sold during February.
- Median Sales Price: \$869,950 during February.
- Days-on-Market (DOM) year-to-date is approximately 40 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	85	51	58	1.3	\$904,114	\$795,000	\$904,280	27	\$488	\$487	100.02%
Mar 19	112	66	69	1.9	\$895,147	\$795,000	\$893,970	24	\$510	\$510	99.87%
Apr 19	116	85	85	1.9	\$892,637	\$815,000	\$899,225	24	\$490	\$494	100.74%
May 19	129	85	95	1.8	\$949,150	\$830,000	\$952,768	22	\$484	\$488	100.38%
Jun 19	127	82	100	1.6	\$959,041	\$828,750	\$951,974	24	\$501	\$499	99.26%
Jul 19	126	79	96	1.5	\$969,458	\$822,500	\$974,744	25	\$477	\$481	100.55%
Aug 19	102	71	95	1.3	\$923,020	\$840,000	\$923,566	29	\$482	\$483	100.06%
Sep 19	107	58	80	1.5	\$879,742	\$797,500	\$879,796	26	\$495	\$496	100.01%
Oct 19	100	64	91	1.5	\$960,095	\$830,000	\$958,852	35	\$478	\$480	99.87%
Nov 19	58	60	66	0.9	\$884,437	\$782,500	\$884,189	30	\$479	\$480	99.97%
Dec 19	37	34	64	0.7	\$898,560	\$805,500	\$886,980	36	\$489	\$484	98.71%
Jan 20	22	42	51	0.4	\$927,242	\$836,500	\$921,325	49	\$494	\$491	99.36%
Feb 20	30	56	47	0.6	\$952,365	\$869,950	\$948,066	40	\$511	\$511	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	47	-18.97%	\$952,365	5.34%	\$869,950	9.43%	\$948,066	4.84%	40	52.17%	99.55%
Feb 19	58	38.10%	\$904,114	1.67%	\$795,000	-5.07%	\$904,280	-0.08%	27	57.32%	100.02%
Feb 18	42	-16.00%	\$889,249	21.08%	\$837,500	20.07%	\$905,039	21.25%	17	-42.85%	101.78%

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		1	1	1	4
\$500-\$599K	2	3	1	13	17
\$600-\$699K	14	17	13	32	22
\$700-\$799K	23	34	28	19	29
\$800-\$899K	20	13	14	10	10
\$900-\$999K	15	10	15	5	9
\$1-\$1.299m	16	16	8	16	7
\$1.3-\$1.699m	6	11	7	5	4
\$1.7-\$1.999m	2	1			
\$2-\$2.999m	2	1	1		1
>\$3m					
Totals:	100	107	88	101	103

Presented by:

