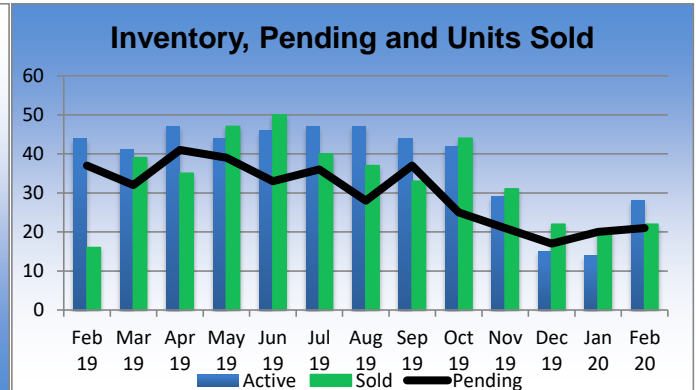
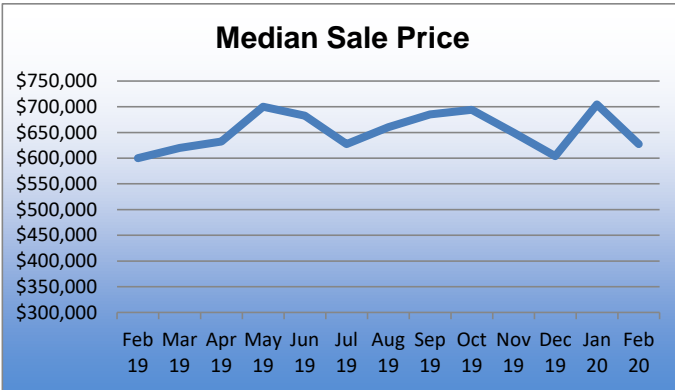


Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of February - approximately 1 month of inventory.
- Sales Activity: 22 single-family detached units were sold during February.
- Median Sales Price: \$627,500 during February.
- Days-on-Market (DOM) year-to-date is approximately 31 days.
- Average sales price was 102.35% 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	44	37	16	1.4	\$602,312	\$600,000	\$604,813	62	\$389	\$391	100.42%
Mar 19	41	32	39	1.3	\$637,674	\$620,000	\$631,127	35	\$389	\$386	98.97%
Apr 19	47	41	35	1.5	\$642,165	\$632,500	\$640,272	37	\$401	\$399	99.71%
May 19	44	39	47	1.2	\$688,193	\$700,000	\$694,095	32	\$406	\$411	100.86%
Jun 19	46	33	50	1.3	\$697,127	\$682,500	\$706,949	22	\$412	\$419	101.41%
Jul 19	47	36	40	1.3	\$755,184	\$627,500	\$755,448	25	\$430	\$432	100.03%
Aug 19	47	28	37	1.4	\$648,986	\$660,000	\$649,419	24	\$396	\$397	100.07%
Sep 19	44	37	33	1.3	\$668,271	\$685,000	\$683,633	34	\$389	\$398	102.30%
Oct 19	42	25	44	1.3	\$677,432	\$694,000	\$683,572	20	\$412	\$414	100.91%
Nov 19	29	21	31	1.0	\$653,616	\$650,000	\$654,257	33	\$398	\$398	100.10%
Dec 19	15	17	22	0.6	\$666,029	\$603,750	\$652,100	40	\$383	\$377	97.91%
Jan 20	14	20	20	0.7	\$768,226	\$704,500	\$771,345	34	\$401	\$405	100.41%
Feb 20	28	21	22	1.4	\$621,480	\$627,500	\$636,106	31	\$415	\$425	102.35%

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	22	37.50%	\$621,480	3.18%	\$627,500	4.58%	\$636,106	5.17%	31	-50.28%	102.35%
Feb 19	16	-50.00%	\$602,312	-13.62%	\$600,000	-4.38%	\$604,813	-13.16%	62	48.88%	100.42%
Feb 18	32	14.29%	\$697,281	11.29%	\$627,500	7.31%	\$696,451	11.09%	42	30.76%	99.88%

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	5	13	13	17	17
\$500-\$599K	10	10	8	17	12
\$600-\$699K	10	4	16	14	9
\$700-\$799K	8	8	10	5	10
\$800-\$899K	6	1	2	2	3
\$900-\$999K	1	1	1		1
\$1-\$1.299m			3	3	
\$1.3-\$1.699m	1		3	3	
\$1.7-\$1.999m	1				
\$2-\$2.999m					
>\$3m					
Totals:	42	37	56	61	52

Presented by:

Includes the areas of Martinez, Crockett, Port Costa

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