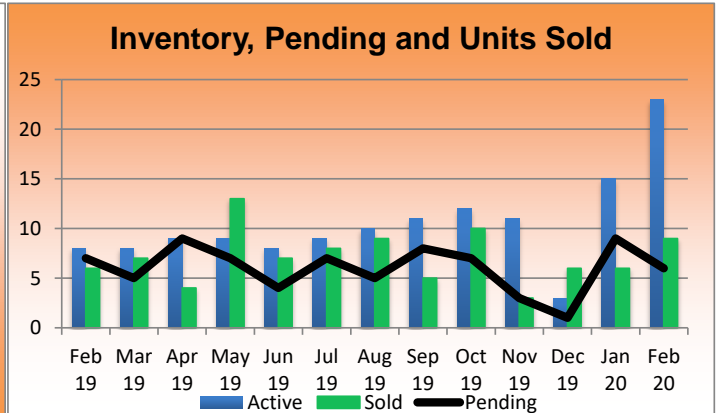
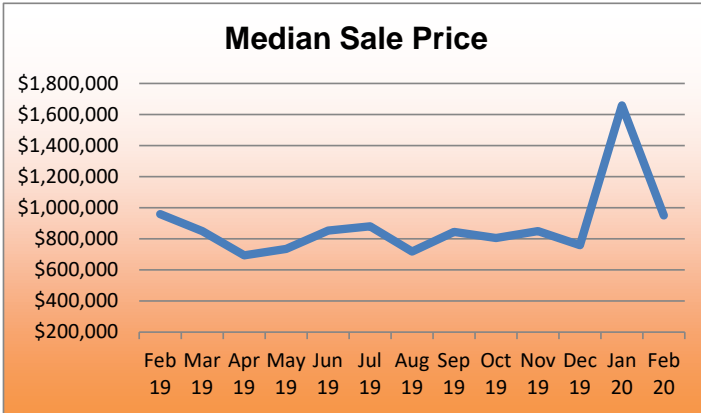


Market Activity Summary:

- Inventory: 23 units were listed for sale as of the last day of February - approximately 5 months of inventory .
- Sales Activity: 9 single-family attached units were sold during February.
- Median Sales Price: \$950,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 38 days.
- Average sales price was 102.34% 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	8	7	6	1.2	\$862,000	\$958,500	\$859,500	21	\$517	\$519	99.71%
Mar 19	8	5	7	1.3	\$798,286	\$850,000	\$804,543	28	\$434	\$439	100.78%
Apr 19	9	9	4	1.4	\$688,000	\$694,000	\$683,000	58	\$501	\$499	99.27%
May 19	9	7	13	1.3	\$757,069	\$736,000	\$761,885	28	\$494	\$499	100.64%
Jun 19	8	4	7	1.3	\$847,999	\$853,000	\$864,143	11	\$542	\$554	101.90%
Jul 19	9	7	8	1.3	\$887,750	\$880,000	\$890,000	33	\$491	\$494	100.25%
Aug 19	10	5	9	1.7	\$728,333	\$719,000	\$740,911	27	\$574	\$582	101.73%
Sep 19	11	8	5	1.8	\$759,198	\$845,000	\$756,398	10	\$546	\$546	99.63%
Oct 19	12	7	10	1.8	\$757,090	\$806,250	\$756,240	21	\$484	\$483	99.89%
Nov 19	11	3	3	1.9	\$885,667	\$850,000	\$887,333	12	\$487	\$489	100.19%
Dec 19	3	1	6	0.6	\$798,992	\$760,000	\$781,658	29	\$559	\$545	97.83%
Jan 20	15	9	6	3.0	\$1,675,686	\$1,658,800	\$1,685,326	19	\$777	\$789	100.58%
Feb 20	23	6	9	4.8	\$1,109,502	\$950,000	\$1,135,442	38	\$629	\$642	102.34%

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	9	50.00%	\$1,109,502	28.71%	\$950,000	-0.89%	\$1,135,442	32.10%	38	78.65%	102.34%
Feb 19	6	0.00%	\$862,000	-12.99%	\$958,500	13.10%	\$859,500	-19.80%	21	103.17%	99.71%
Feb 18	6	-50.00%	\$990,667	52.69%	\$847,500	27.92%	\$1,071,667	61.13%	11	-48.57%	108.18%

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					
\$300k-399k		2			
\$400k-499k				3	
\$500k-599k	3	1	1	3	
\$600k-699k		2	1	5	
\$700k-799k	1	1	1	2	
\$800k-899k	1		2	2	
\$900k-999k	2	2		2	
\$1m - 1.49m		2	1		
\$1.5m +	8		1		
Totals:	15	10	7	17	0

Presented by:

Includes the areas of Moraga, Lafayette, Orinda

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