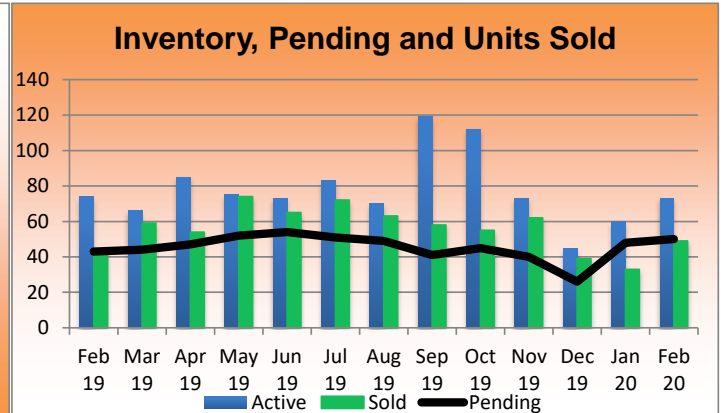
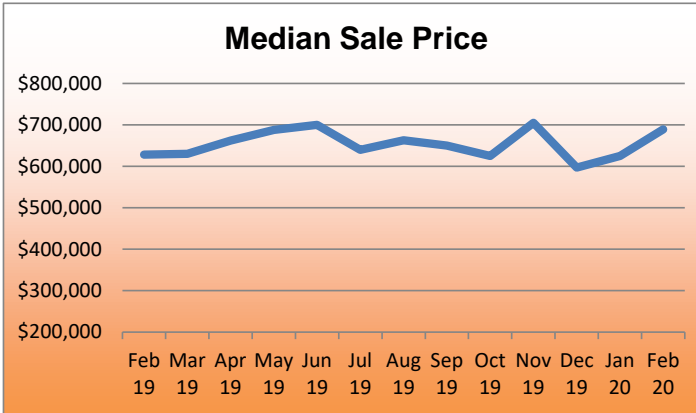


Market Activity Summary:

- Inventory: 73 units were listed for sale as of the last day of February - approximately 2 months of inventory .
- Sales Activity: 49 single-family attached units were sold during February.
- Median Sales Price: \$689,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 37 days.
- Average sales price was 105.42% 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	74	43	42	1.4	\$615,873	\$628,000	\$671,321	17	\$540	\$586	109.00%
Mar 19	66	44	59	1.5	\$648,889	\$630,000	\$689,119	17	\$610	\$648	106.20%
Apr 19	85	47	54	2.1	\$627,011	\$662,500	\$680,035	21	\$618	\$665	108.46%
May 19	75	52	74	1.6	\$677,190	\$688,000	\$733,099	25	\$590	\$639	108.26%
Jun 19	73	54	65	1.5	\$689,118	\$700,000	\$731,996	20	\$609	\$645	106.22%
Jul 19	83	51	72	1.6	\$642,671	\$640,000	\$686,216	21	\$599	\$641	106.78%
Aug 19	70	49	63	1.4	\$629,434	\$662,635	\$663,418	24	\$586	\$615	105.40%
Sep 19	119	41	58	2.4	\$653,375	\$650,000	\$682,530	31	\$621	\$648	104.46%
Oct 19	112	45	55	2.4	\$626,090	\$625,000	\$663,171	24	\$595	\$631	105.92%
Nov 19	73	40	62	1.7	\$714,921	\$705,000	\$737,175	33	\$613	\$634	103.11%
Dec 19	45	26	39	1.2	\$613,038	\$597,000	\$632,350	39	\$592	\$613	103.15%
Jan 20	60	48	33	1.5	\$642,056	\$625,000	\$656,061	42	\$597	\$609	102.18%
Feb 20	73	50	49	1.8	\$662,441	\$689,000	\$698,342	37	\$597	\$628	105.42%

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	49	16.67%	\$662,441	7.56%	\$689,000	9.71%	\$698,342	4.02%	37	115.93%	105.42%
Feb 19	42	23.53%	\$615,873	-0.80%	\$628,000	-3.38%	\$671,321	-2.44%	17	6.00%	109.00%
Feb 18	34	-20.93%	\$620,823	10.14%	\$650,000	14.54%	\$688,124	13.62%	16	-52.26%	110.84%

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		13	
\$300k-399k	3	3	5		
\$400k-499k	10	11	10	22	
\$500k-599k	18	16	15	17	
\$600k-699k	17	17	13	13	
\$700k-799k	17	10	7	10	
\$800k-899k	7	6	7	8	
\$900k-999k	3	3	2	2	
\$1m - 1.49m	8	9	3	2	
\$1.5m +			1		
Totals:	84	76	63	87	0

Presented by:

Includes the areas of Oakland, Piedmont

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