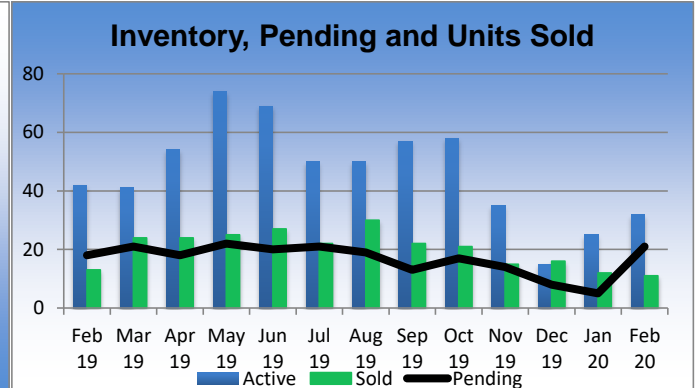
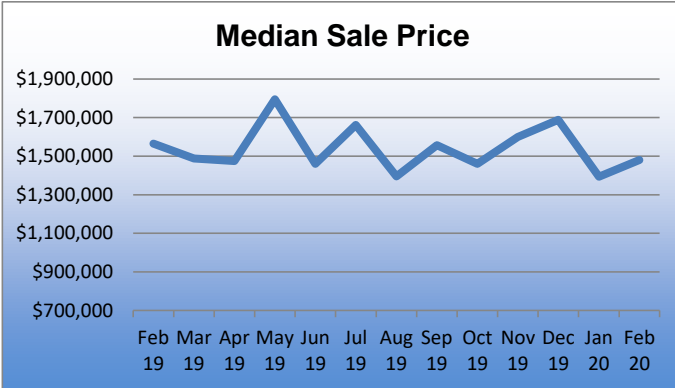


## Market Activity Summary:

- Inventory: 32 units were listed for sale as of the last day of February - approximately 3 months of inventory .
- Sales Activity: 11 single-family detached units were sold during February.
- Median Sales Price: \$1,480,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 53 days.
- Average sales price was 98.98% 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	42	18	13	2.2	\$1,689,850	\$1,565,000	\$1,693,791	54	\$606	\$613	100.23%
Mar 19	41	21	24	2.1	\$1,561,917	\$1,487,500	\$1,578,440	33	\$640	\$653	101.06%
Apr 19	54	18	24	3.0	\$1,601,792	\$1,475,000	\$1,631,923	28	\$600	\$617	101.88%
May 19	74	22	25	3.7	\$1,689,800	\$1,795,000	\$1,763,800	22	\$620	\$648	104.38%
Jun 19	69	20	27	3.4	\$1,441,311	\$1,460,000	\$1,493,943	23	\$617	\$637	103.65%
Jul 19	50	21	22	2.5	\$1,700,280	\$1,662,500	\$1,726,240	39	\$637	\$651	101.53%
Aug 19	50	19	30	2.4	\$1,512,976	\$1,395,000	\$1,510,797	40	\$606	\$611	99.86%
Sep 19	57	13	22	3.1	\$1,846,182	\$1,557,500	\$1,826,433	53	\$603	\$603	98.93%
Oct 19	58	17	21	3.3	\$1,507,190	\$1,460,000	\$1,520,881	41	\$627	\$635	100.91%
Nov 19	35	14	15	2.2	\$1,742,000	\$1,600,000	\$1,733,313	29	\$623	\$628	99.50%
Dec 19	15	8	16	1.2	\$1,828,438	\$1,689,000	\$1,777,844	91	\$642	\$622	97.23%
Jan 20	25	5	12	2.3	\$1,764,167	\$1,393,500	\$1,731,750	64	\$635	\$623	98.16%
Feb 20	32	21	11	2.7	\$1,644,182	\$1,480,000	\$1,627,375	53	\$597	\$593	98.98%

## 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	11	-15.38%	\$1,644,182	-2.70%	\$1,480,000	-5.43%	\$1,627,375	-3.92%	53	-1.15%	98.98%
Feb 19	13	62.50%	\$1,689,850	-17.69%	\$1,565,000	4.93%	\$1,693,791	-14.21%	54	-6.55%	100.23%
Feb 18	8	166.67%	\$2,052,988	71.13%	\$1,491,435	41.16%	\$1,974,419	43.02%	57	455.24%	96.17%

## 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					
\$500-\$599K					
\$600-\$699K					
\$700-\$799K				1	
\$800-\$899K		2	2		1
\$900-\$999K	2	1	1	2	1
\$1-\$1.299m	4	1	5	4	4
\$1.3-\$1.699m	9	11	3		1
\$1.7-\$1.999m	5	3		1	2
\$2-\$2.999m	2	5	1	1	1
>\$3m	1		2		
<b>Totals:</b>	<b>23</b>	<b>23</b>	<b>14</b>	<b>9</b>	<b>10</b>

Presented by: