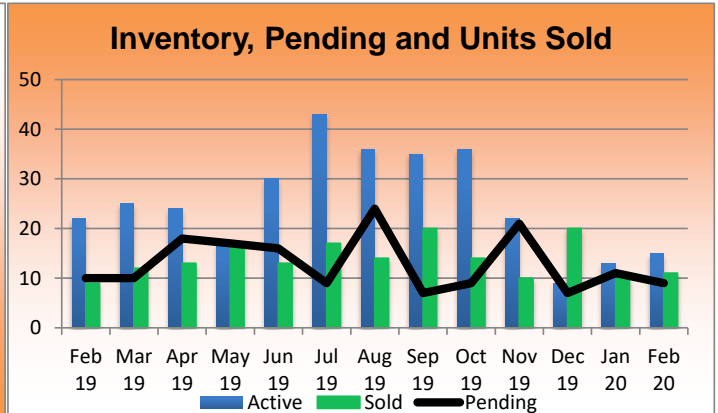
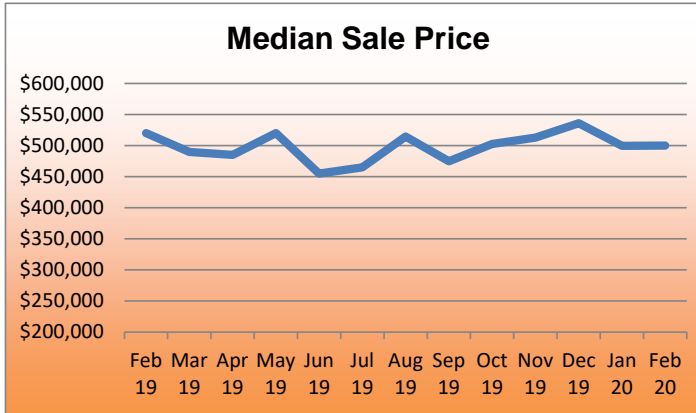


Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of February - approximately 1 month of inventory.
- Sales Activity: 11 single-family attached units were sold during February.
- Median Sales Price: \$500,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 63 days.
- Average sales price was 98.84% 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	22	10	9	1.8	\$492,060	\$520,000	\$499,000	31	\$399	\$403	101.41%
Mar 19	25	10	12	2.0	\$490,811	\$490,000	\$488,375	65	\$440	\$437	99.50%
Apr 19	24	18	13	2.0	\$488,972	\$485,000	\$491,308	26	\$435	\$437	100.48%
May 19	17	17	17	1.2	\$504,582	\$520,000	\$515,647	32	\$411	\$417	102.19%
Jun 19	30	16	13	2.0	\$463,053	\$455,000	\$473,692	30	\$410	\$423	102.30%
Jul 19	43	9	17	2.9	\$488,099	\$465,000	\$500,346	21	\$407	\$418	102.51%
Aug 19	36	24	14	2.2	\$505,007	\$514,500	\$509,532	32	\$424	\$428	100.90%
Sep 19	35	7	20	2.5	\$543,470	\$475,000	\$544,330	27	\$399	\$403	100.16%
Oct 19	36	9	14	2.9	\$530,905	\$502,500	\$534,349	34	\$434	\$439	100.65%
Nov 19	22	21	10	1.4	\$522,112	\$513,000	\$536,420	17	\$394	\$406	102.74%
Dec 19	9	7	20	0.8	\$548,963	\$536,000	\$550,197	65	\$437	\$440	100.22%
Jan 20	13	11	10	1.1	\$552,053	\$499,750	\$553,975	50	\$445	\$454	100.35%
Feb 20	15	9	11	1.3	\$566,941	\$500,000	\$560,382	63	\$433	\$440	98.84%

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	22.22%	\$566,941	15.22%	\$500,000	-3.85%	\$560,382	12.30%	63	102.51%	98.84%
Feb 19	9	-18.18%	\$492,060	18.90%	\$520,000	23.81%	\$499,000	16.95%	31	47.93%	101.41%
Feb 18	11	57.14%	\$413,857	2.77%	\$420,000	6.33%	\$426,693	7.40%	21	-50.58%	103.10%

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	2	1	
\$300k-399k		6	4	7	
\$400k-499k	9	11	7	4	
\$500k-599k	6	4	1	1	
\$600k-699k	1	2	5		
\$700k-799k	5				
\$800k-899k					
\$900k-999k					
\$1m - 1.49m					
\$1.5m +					
Totals:	21	24	19	13	0

Presented by:

Includes the areas of San Leandro, San Lorenzo

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