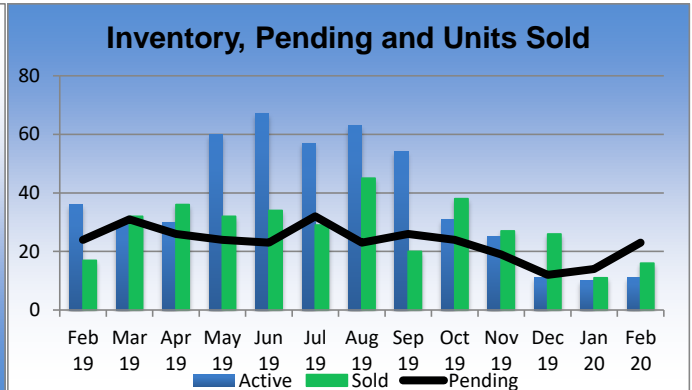
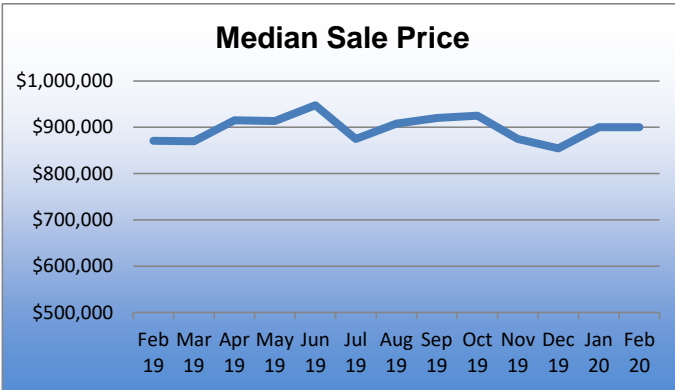


## Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of February - approximately 1 month of inventory.
- Sales Activity: 16 single-family detached units were sold during February.
- Median Sales Price: \$900,000 during February.
- Days-on-Market (DOM) year-to-date is approximately 35 days.
- Average sales price was 99.16% 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	36	24	17	1.0	\$906,872	\$871,000	\$907,471	34	\$549	\$547	100.07%
Mar 19	30	31	32	1.1	\$879,360	\$870,000	\$886,350	31	\$534	\$541	100.79%
Apr 19	30	26	36	1.2	\$916,696	\$915,000	\$941,077	16	\$576	\$590	102.66%
May 19	60	24	32	2.3	\$989,815	\$913,750	\$994,615	22	\$545	\$549	100.48%
Jun 19	67	23	34	2.6	\$962,757	\$947,700	\$973,526	23	\$525	\$528	101.12%
Jul 19	57	32	29	2.2	\$931,147	\$875,000	\$929,364	33	\$531	\$533	99.81%
Aug 19	63	23	45	2.5	\$989,630	\$908,000	\$990,427	30	\$510	\$509	100.08%
Sep 19	54	26	20	2.1	\$912,864	\$920,000	\$919,400	26	\$536	\$538	100.72%
Oct 19	31	24	38	1.2	\$977,259	\$925,000	\$972,915	43	\$539	\$539	99.56%
Nov 19	25	19	27	1.1	\$947,052	\$875,000	\$938,704	41	\$522	\$518	99.12%
Dec 19	11	12	26	0.5	\$907,782	\$854,500	\$895,466	51	\$540	\$527	98.64%
Jan 20	10	14	11	0.6	\$1,011,616	\$900,000	\$976,636	58	\$505	\$492	96.54%
Feb 20	11	23	16	0.6	\$940,031	\$900,000	\$932,109	35	\$542	\$539	99.16%

## 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	16	-5.88%	\$940,031	3.66%	\$900,000	3.33%	\$932,109	2.72%	35	1.90%	99.16%
Feb 19	17	-19.05%	\$906,872	-3.58%	\$871,000	-13.78%	\$907,471	-10.06%	34	36.45%	100.07%
Feb 18	21	23.53%	\$940,514	16.24%	\$1,010,212	22.90%	\$1,008,981	22.34%	25	-55.78%	107.28%

## 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				3	3
\$500-\$599K				2	5
\$600-\$699K	1	2	1	2	26
\$700-\$799K	5	10	6	14	12
\$800-\$899K	7	13	10	10	10
\$900-\$999K	6	7	8	3	1
\$1-\$1.299m	6	14	11	4	1
\$1.3-\$1.699m	2	2	4		
\$1.7-\$1.999m					
\$2-\$2.999m					
>\$3m					
<b>Totals:</b>	<b>27</b>	<b>48</b>	<b>40</b>	<b>38</b>	<b>58</b>

Presented by: