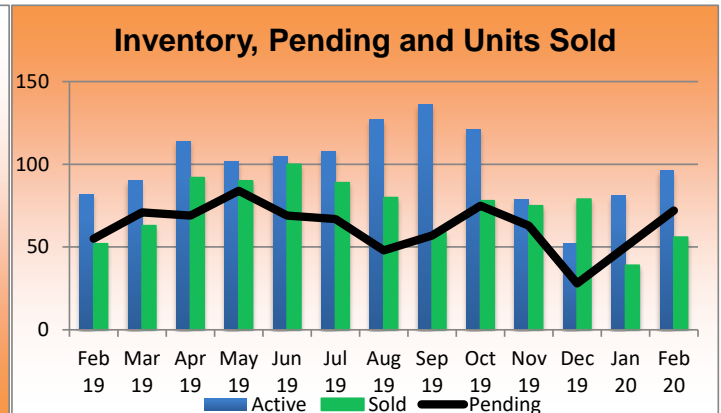
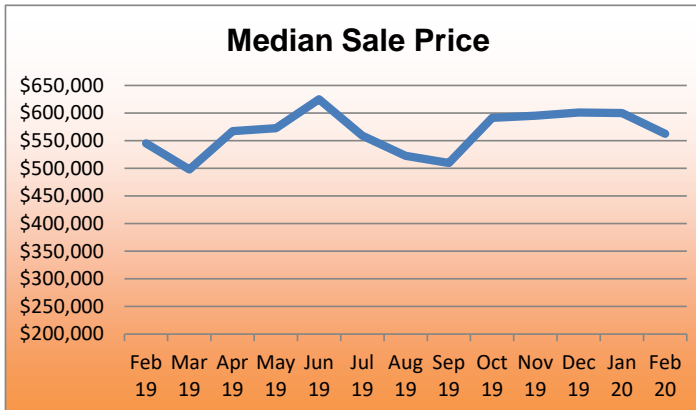


Market Activity Summary:

- Inventory: 96 units were listed for sale as of the last day of February - approximately 2 months of inventory .
- Sales Activity: 56 single-family attached units were sold during February.
- Median Sales Price: \$562,500 during February.
- Days-on-Market (DOM) year-to-date is approximately 34 days.
- Average sales price was 100.08% 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	82	55	52	1.3	\$558,613	\$545,000	\$563,287	29	\$464	\$467	100.84%
Mar 19	90	71	63	1.5	\$563,204	\$498,000	\$569,938	27	\$475	\$481	101.20%
Apr 19	114	69	92	1.9	\$631,509	\$567,500	\$643,758	25	\$477	\$484	101.94%
May 19	102	84	90	1.5	\$599,089	\$572,500	\$603,223	26	\$511	\$515	100.69%
Jun 19	105	69	100	1.4	\$621,802	\$625,000	\$629,083	29	\$503	\$509	101.17%
Jul 19	108	67	89	1.5	\$599,828	\$559,000	\$602,671	25	\$491	\$494	100.47%
Aug 19	127	48	80	1.9	\$573,714	\$522,750	\$579,233	29	\$483	\$487	100.96%
Sep 19	136	57	59	2.3	\$589,411	\$509,500	\$593,924	27	\$471	\$474	100.77%
Oct 19	121	75	78	2.0	\$626,178	\$591,500	\$634,320	29	\$483	\$486	101.30%
Nov 19	79	63	75	1.3	\$604,185	\$595,000	\$604,272	28	\$481	\$480	100.01%
Dec 19	52	28	79	0.9	\$657,290	\$601,000	\$656,857	46	\$500	\$500	99.93%
Jan 20	81	50	39	1.5	\$662,656	\$600,000	\$661,379	47	\$494	\$492	99.81%
Feb 20	96	72	56	1.8	\$605,682	\$562,500	\$606,136	34	\$497	\$498	100.08%

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	56	7.69%	\$605,682	8.43%	\$562,500	3.21%	\$606,136	7.61%	34	16.15%	100.08%
Feb 19	52	-17.46%	\$558,613	6.54%	\$545,000	12.14%	\$563,287	4.51%	29	-14.80%	100.84%
Feb 18	63	3.28%	\$524,325	-4.93%	\$486,000	2.32%	\$538,960	-2.19%	35	48.97%	102.79%

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	5	7	3	19	
\$300k-399k	13	14	36	29	
\$400k-499k	21	24	21	17	
\$500k-599k	11	11	14	14	
\$600k-699k	21	22	16	18	
\$700k-799k	11	9	10	9	
\$800k-899k	8	5	9	4	
\$900k-999k	3	6	3	5	
\$1m - 1.49m	4		2	3	
\$1.5m +	3				
Totals:	100	98	114	118	0

Presented by:

Includes the areas of Walnut Creek, Rossmoor

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