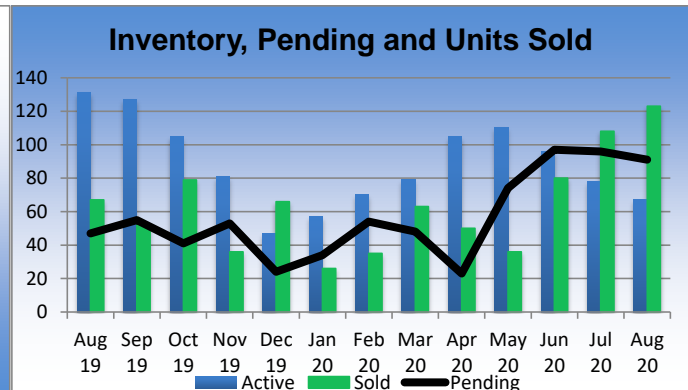
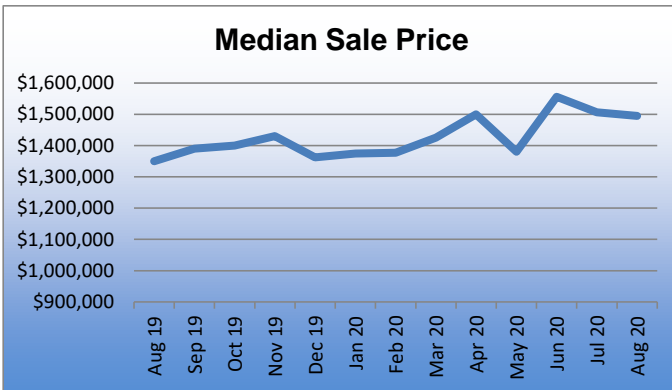


Market Activity Summary:

- Inventory: 67 units were listed for sale as of the last day of August - approximately 1 month of inventory.
- Sales Activity: 123 single-family detached units were sold during August.
- Median Sales Price: \$1,495,000 during August.
- Days-on-Market (DOM) year-to-date is approximately 21 days.
- Average sales price was 101.1% of the average list price during August.



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
Aug 19	131	47	67	2.6	\$1,453,246	\$1,350,000	\$1,433,002	41	\$537	\$531	98.61%
Sep 19	127	55	52	2.5	\$1,508,870	\$1,390,000	\$1,478,095	45	\$542	\$533	97.96%
Oct 19	105	41	79	2.1	\$1,524,314	\$1,400,000	\$1,508,573	45	\$512	\$507	98.97%
Nov 19	81	53	36	1.7	\$1,581,231	\$1,430,000	\$1,553,769	50	\$540	\$533	98.26%
Dec 19	47	24	66	1.1	\$1,477,843	\$1,362,500	\$1,457,027	43	\$538	\$531	98.59%
Jan 20	57	34	26	1.5	\$1,565,688	\$1,375,000	\$1,536,817	68	\$529	\$520	98.16%
Feb 20	70	54	35	1.7	\$1,496,641	\$1,377,000	\$1,491,298	24	\$553	\$560	99.64%
Mar 20	79	48	63	2.0	\$1,517,627	\$1,425,000	\$1,519,764	31	\$533	\$536	100.14%
Apr 20	105	23	50	2.6	\$1,555,793	\$1,500,000	\$1,552,852	21	\$525	\$528	99.81%
May 20	110	74	36	2.2	\$1,404,558	\$1,380,000	\$1,415,170	28	\$516	\$519	100.76%
Jun 20	96	97	80	1.6	\$1,633,311	\$1,556,000	\$1,623,090	28	\$571	\$570	99.37%
Jul 20	78	96	108	1.1	\$1,607,606	\$1,506,678	\$1,606,212	25	\$546	\$547	99.91%
Aug 20	67	91	123	0.7	\$1,607,109	\$1,495,000	\$1,624,815	21	\$565	\$573	101.10%

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
Aug 20	123	83.58%	\$1,607,109	10.59%	\$1,495,000	10.74%	\$1,624,815	13.39%	21	-48.60%	101.10%
Aug 19	67	-4.29%	\$1,453,246	-3.40%	\$1,350,000	-2.17%	\$1,433,002	-4.27%	41	32.87%	98.61%
Aug 18	70	-14.63%	\$1,504,419	6.02%	\$1,380,000	0.73%	\$1,496,879	4.26%	31	16.28%	99.50%

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				1	
\$600-\$699K					
\$700-\$799K				3	2
\$800-\$899K	4	9	6	23	24
\$900-\$999K	12	24	15	39	52
\$1-\$1.299m	145	148	149	175	218
\$1.3-\$1.699m	223	174	217	196	145
\$1.7-\$1.999m	70	61	54	49	38
\$2-\$2.999m	67	47	55	43	29
>\$3m	16	9	6	6	10
Totals:	537	472	502	535	518

Presented by: