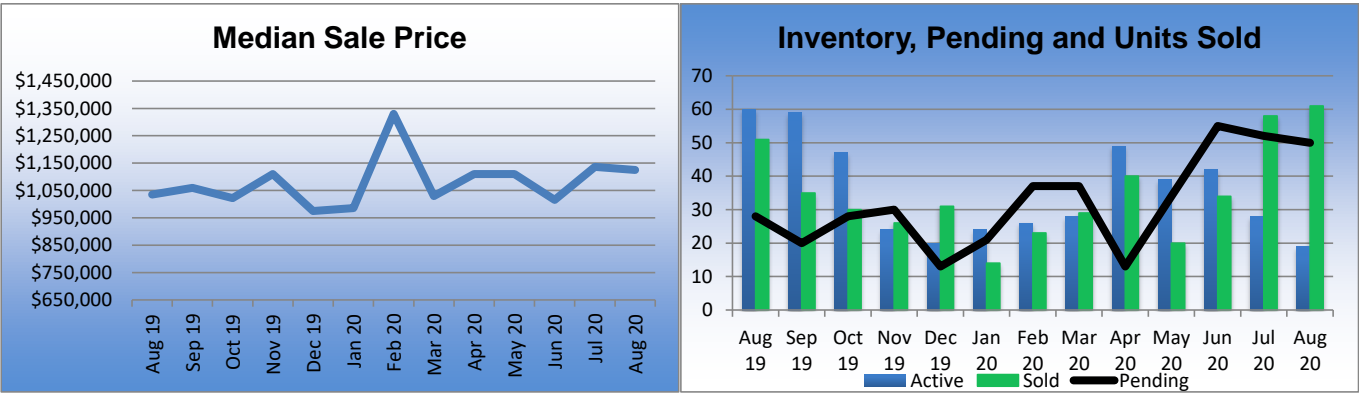


Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of August - approximately 0 month of inventory.
- Sales Activity: 61 single-family detached units were sold during August.
- Median Sales Price: \$1,125,000 during August.
- Days-on-Market (DOM) year-to-date is approximately 24 days.
- Average sales price was 100.75% 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	60	28	51	1.5	\$1,138,799	\$1,035,000	\$1,129,109	32	\$505	\$503	99.15%
Sep 19	59	20	35	1.9	\$1,110,464	\$1,060,000	\$1,103,494	31	\$487	\$487	99.37%
Oct 19	47	28	30	1.5	\$1,134,107	\$1,022,500	\$1,131,783	25	\$463	\$463	99.80%
Nov 19	24	30	26	0.9	\$1,110,706	\$1,110,345	\$1,092,796	28	\$491	\$485	98.39%
Dec 19	20	13	31	0.9	\$1,061,151	\$975,000	\$1,054,774	39	\$512	\$512	99.40%
Jan 20	24	21	14	1.0	\$1,058,786	\$986,000	\$1,053,714	40	\$476	\$476	99.52%
Feb 20	26	37	23	1.0	\$1,277,252	\$1,330,000	\$1,294,861	22	\$467	\$475	101.38%
Mar 20	28	37	29	1.0	\$1,066,959	\$1,030,000	\$1,084,131	12	\$512	\$522	101.61%
Apr 20	49	13	40	1.8	\$1,122,842	\$1,110,359	\$1,133,104	18	\$502	\$507	100.91%
May 20	39	34	20	1.3	\$1,153,538	\$1,110,440	\$1,148,294	21	\$482	\$480	99.55%
Jun 20	42	55	34	1.2	\$1,076,009	\$1,016,000	\$1,077,257	28	\$532	\$534	100.12%
Jul 20	28	52	58	0.7	\$1,156,524	\$1,136,500	\$1,169,476	14	\$501	\$507	101.12%
Aug 20	19	50	61	0.4	\$1,177,459	\$1,125,000	\$1,186,345	24	\$494	\$500	100.75%

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	61	19.61%	\$1,177,459	3.39%	\$1,125,000	8.70%	\$1,186,345	5.07%	24	-24.58%	100.75%
Aug 19	51	10.87%	\$1,138,799	0.07%	\$1,035,000	-7.88%	\$1,129,109	-2.14%	32	42.44%	99.15%
Aug 18	46	-19.30%	\$1,137,979	4.02%	\$1,123,500	3.79%	\$1,153,760	4.66%	22	5.70%	101.39%

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		2	2	5	15
\$700-\$799K	10	20	13	52	52
\$800-\$899K	37	65	43	45	70
\$900-\$999K	46	51	57	48	41
\$1-\$1.299m	126	145	138	125	100
\$1.3-\$1.699m	59	75	75	64	39
\$1.7-\$1.999m	7	9	1	2	7
\$2-\$2.999m	3	4	3		
>\$3m					
Totals:	288	371	332	342	324

Presented by: