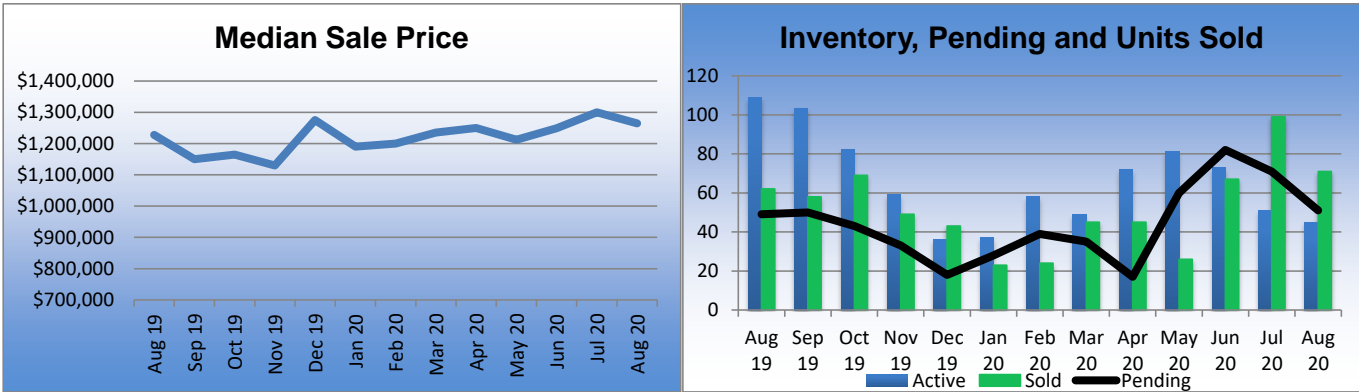


Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of August - approximately 1 month of inventory.
- Sales Activity: 71 single-family detached units were sold during August.
- Median Sales Price: \$1,265,000 during August.
- Days-on-Market (DOM) year-to-date is approximately 19 days.
- Average sales price was 101.38% 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	109	49	62	2.0	\$1,465,596	\$1,227,500	\$1,438,648	37	\$581	\$572	98.16%
Sep 19	103	50	58	2.1	\$1,337,857	\$1,150,000	\$1,323,322	35	\$581	\$577	98.91%
Oct 19	82	43	69	1.7	\$1,418,282	\$1,165,000	\$1,398,057	40	\$572	\$565	98.57%
Nov 19	59	33	49	1.3	\$1,464,573	\$1,130,000	\$1,433,329	47	\$561	\$552	97.87%
Dec 19	36	18	43	1.0	\$1,457,713	\$1,275,000	\$1,456,058	33	\$579	\$587	99.89%
Jan 20	37	28	23	1.2	\$1,483,962	\$1,190,000	\$1,473,977	42	\$586	\$584	99.33%
Feb 20	58	39	24	2.0	\$1,313,033	\$1,200,162	\$1,322,493	21	\$591	\$594	100.72%
Mar 20	49	35	45	1.6	\$1,356,785	\$1,235,000	\$1,371,448	19	\$581	\$591	101.08%
Apr 20	72	17	45	2.4	\$1,395,189	\$1,250,000	\$1,395,721	33	\$576	\$576	100.04%
May 20	81	60	26	2.1	\$1,482,423	\$1,212,500	\$1,452,942	38	\$572	\$565	98.01%
Jun 20	73	82	67	1.5	\$1,491,421	\$1,249,000	\$1,467,941	30	\$586	\$579	98.43%
Jul 20	51	71	99	0.9	\$1,432,785	\$1,300,000	\$1,434,657	26	\$585	\$589	100.13%
Aug 20	45	51	71	0.7	\$1,400,097	\$1,265,000	\$1,419,403	19	\$612	\$623	101.38%

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	71	14.52%	\$1,400,097	-4.47%	\$1,265,000	3.05%	\$1,419,403	-1.34%	19	-48.66%	101.38%
Aug 19	62	-8.82%	\$1,465,596	7.03%	\$1,227,500	-1.29%	\$1,438,648	5.03%	37	63.04%	98.16%
Aug 18	68	-4.23%	\$1,369,294	0.38%	\$1,243,500	3.63%	\$1,369,793	0.99%	23	-18.69%	100.04%

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		2		2	1
\$500-\$599K	3				7
\$600-\$699K	1	1	1	7	2
\$700-\$799K	3	5	3	15	34
\$800-\$899K	16	18	20	61	57
\$900-\$999K	43	64	34	76	83
\$1-\$1.299m	155	189	205	153	135
\$1.3-\$1.699m	98	102	138	75	55
\$1.7-\$1.999m	28	30	33	40	23
\$2-\$2.999m	50	46	55	52	44
>\$3m	9	13	13	8	7
Totals:	406	470	502	489	448

Presented by:



Includes the areas of Pleasanton, Sunol

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