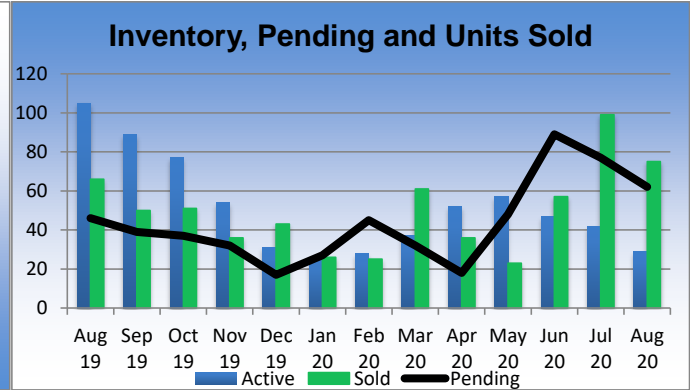
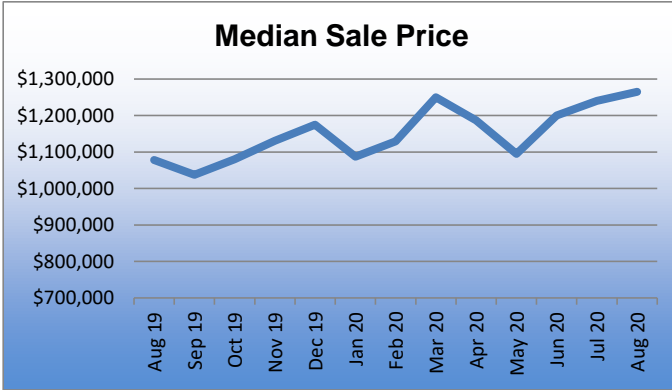


Market Activity Summary:

- Inventory: 29 units were listed for sale as of the last day of August - approximately 0 month of inventory.
- Sales Activity: 75 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 17 days.
- Average sales price was 101.49% 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	105	46	66	1.8	\$1,186,481	\$1,077,750	\$1,171,635	35	\$518	\$512	98.75%
Sep 19	89	39	50	1.7	\$1,150,354	\$1,037,500	\$1,141,553	35	\$515	\$512	99.23%
Oct 19	77	37	51	1.7	\$1,188,743	\$1,080,000	\$1,171,643	41	\$497	\$491	98.56%
Nov 19	54	32	36	1.4	\$1,136,980	\$1,131,000	\$1,128,937	32	\$495	\$492	99.29%
Dec 19	31	17	43	1.0	\$1,191,566	\$1,175,000	\$1,177,583	48	\$506	\$500	98.83%
Jan 20	25	27	26	0.9	\$1,225,761	\$1,087,500	\$1,225,012	31	\$492	\$495	99.94%
Feb 20	28	45	25	0.9	\$1,142,162	\$1,129,000	\$1,142,780	24	\$510	\$511	100.05%
Mar 20	37	32	61	1.2	\$1,324,593	\$1,250,000	\$1,344,000	21	\$486	\$495	101.47%
Apr 20	52	18	36	1.7	\$1,262,232	\$1,186,950	\$1,261,809	11	\$516	\$518	99.97%
May 20	57	48	23	1.6	\$1,143,893	\$1,095,000	\$1,138,988	18	\$553	\$551	99.57%
Jun 20	47	89	57	1.0	\$1,251,832	\$1,200,000	\$1,241,709	22	\$518	\$516	99.19%
Jul 20	42	77	99	0.7	\$1,270,878	\$1,240,000	\$1,283,456	15	\$501	\$507	100.99%
Aug 20	29	62	75	0.4	\$1,347,970	\$1,265,000	\$1,368,014	17	\$499	\$510	101.49%

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	75	13.64%	\$1,347,970	13.61%	\$1,265,000	17.37%	\$1,368,014	16.76%	17	-50.91%	101.49%
Aug 19	66	29.41%	\$1,186,481	-7.31%	\$1,077,750	-15.47%	\$1,171,635	-9.45%	35	78.65%	98.75%
Aug 18	51	-33.77%	\$1,280,002	9.84%	\$1,275,000	19.38%	\$1,293,923	10.33%	20	-5.10%	101.09%

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					1
\$500-\$599K		2	4	1	2
\$600-\$699K	3	9	5	5	3
\$700-\$799K	9	3	5	14	25
\$800-\$899K	12	24	32	83	90
\$900-\$999K	55	69	77	90	86
\$1-\$1.299m	175	227	196	200	170
\$1.3-\$1.699m	118	126	164	124	74
\$1.7-\$1.999m	28	15	20	14	10
\$2-\$2.999m	17	20	14	15	13
>\$3m					
Totals:	417	495	517	546	474

Presented by:

