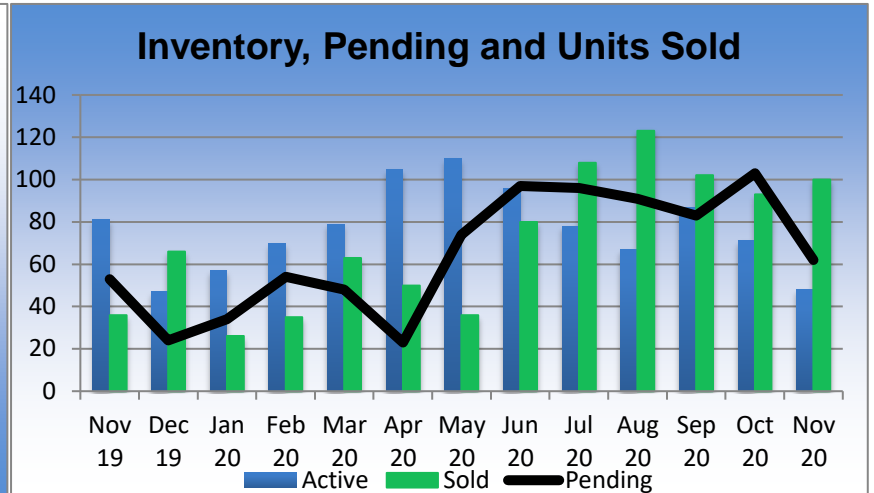
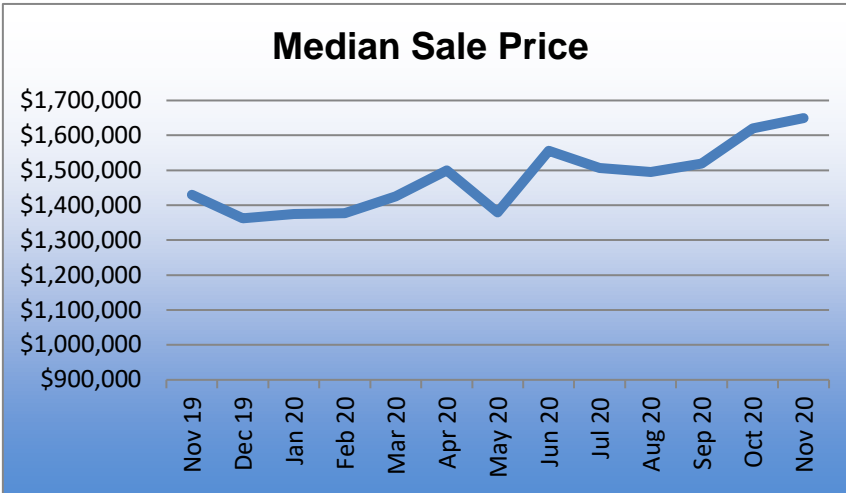


Market Activity Summary:

- Inventory: 48 units were listed for sale as of the last day of November - approximately 1 month of inventory.
- Sales Activity: 100 single-family detached units were sold during November.
- Median Sales Price: \$1,649,500 during November.
- Days-on-Market (DOM) year-to-date is approximately 18 days.
- Average sales price was 102.83% of the average list price during November.



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
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%
Sep 20	87	83	102	0.9	\$1,592,253	\$1,519,000	\$1,613,191	24	\$553	\$565	101.32%
Oct 20	71	103	93	0.8	\$1,726,547	\$1,620,000	\$1,779,992	23	\$587	\$607	103.10%
Nov 20	48	62	100	0.6	\$1,732,274	\$1,649,500	\$1,781,275	18	\$588	\$608	102.83%

Market Trends

Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 20	100	177.78%	\$1,732,274	9.55%	\$1,649,500	15.35%	\$1,781,275	14.64%	18	-63.86%	102.83%
Nov 19	36	-14.29%	\$1,581,231	15.29%	\$1,430,000	15.60%	\$1,553,769	15.22%	50	17.32%	98.26%
Nov 18	42	-35.38%	\$1,371,579	-14.53%	\$1,237,000	-9.38%	\$1,348,497	-13.32%	42	9.52%	98.32%

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		2		4	6
\$800-\$899K	4	11	12	30	31
\$900-\$999K	15	27	19	54	68
\$1-\$1.299m	192	207	210	229	294
\$1.3-\$1.699m	363	241	270	259	184
\$1.7-\$1.999m	123	82	71	62	45
\$2-\$2.999m	119	59	72	61	37
>\$3m	28	17	10	12	12
Totals:	844	646	664	712	677

Presented by: