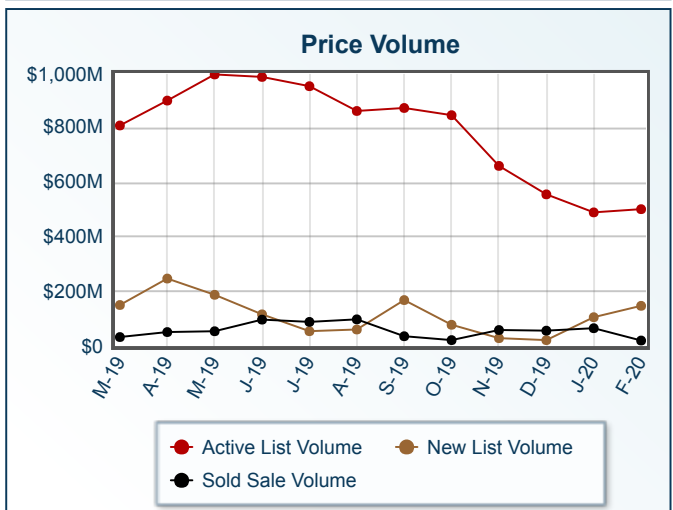
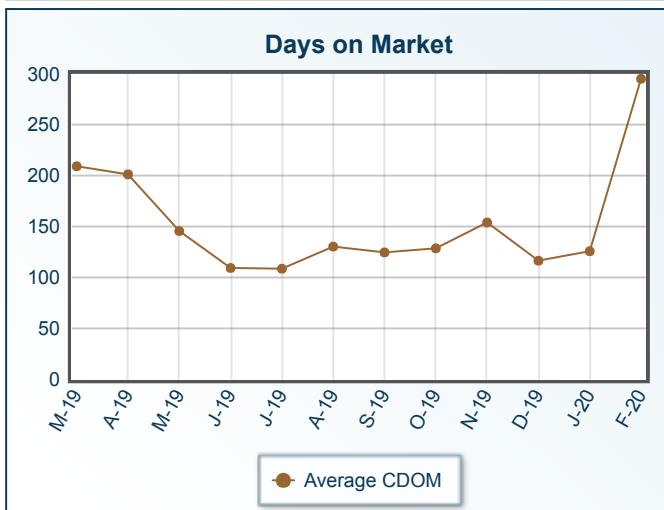
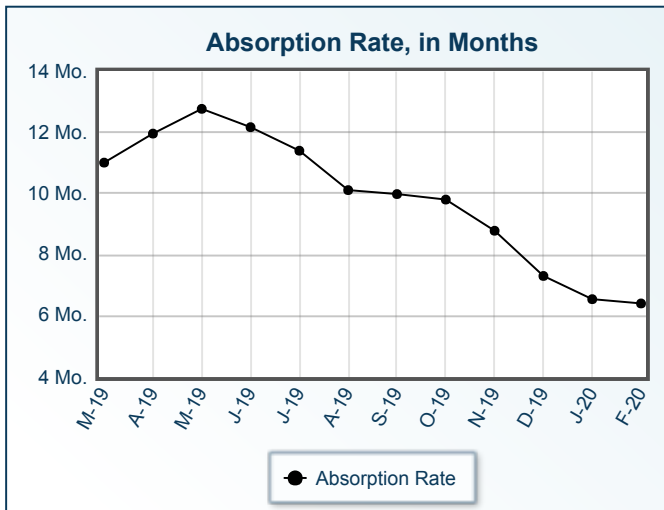
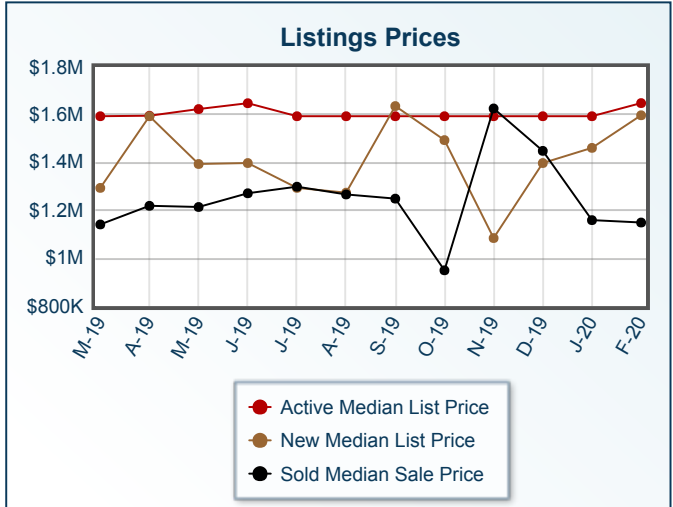
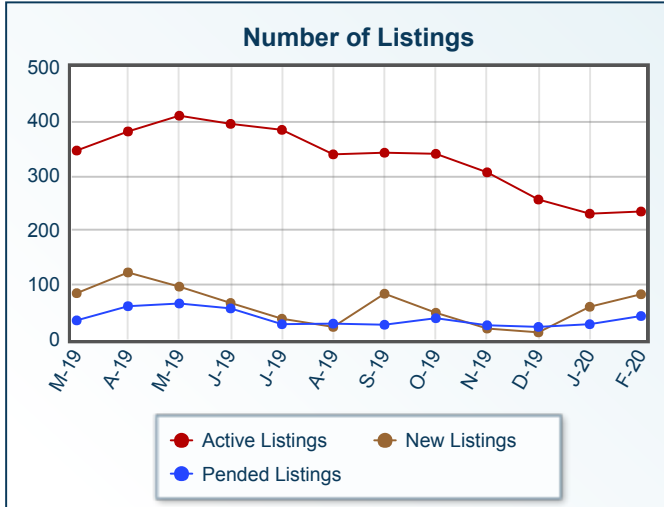


Market Summary

Single Family, February 2020



Summary Statistics						
	Feb-20	Feb-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	6.41	9.76	-34.32	6.48	9.43	-31.28
Average List Price	\$2,140,547	\$2,422,667	-11.65	\$2,030,701	\$2,232,269	-9.03
Median List Price	\$1,650,000	\$1,599,000	3.19	\$1,595,000	\$1,525,000	4.59
Average Sale Price	\$1,360,900	\$1,282,558	6.11	\$1,593,831	\$1,204,938	32.27
Median Sale Price	\$1,150,000	\$1,185,000	-2.95	\$1,155,000	\$1,050,000	10.00
Average CDOM	295	171	72.51	172	171	0.58
Median CDOM	249	219	13.70	122	134	-8.96

Sold Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	3	1	200.0	6	3
500,000-699,999	1	2	-50.0	8	6	33.3
700,000-999,999	1	0	N/A	5	7	-28.6
1,000,000-2,999,999	9	10	-10.0	31	19	63.2
3,000,000-3,999,999	0	0	0.0	2	0	N/A
4,000,000-4,999,999	1	0	N/A	1	0	N/A
5,000,000-6,999,999	0	0	0.0	0	0	0.0
7,000,000+	0	0	0.0	1	0	N/A
Totals	15	13	15.4	54	35	54.3

Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	5	2	150.0	6	3
500,000-699,999	6	2	200.0	10	2	400.0
700,000-999,999	8	11	-27.3	14	15	-6.7
1,000,000-2,999,999	20	23	-13.0	32	37	-13.5
3,000,000-3,999,999	3	2	50.0	6	2	200.0
4,000,000-4,999,999	1	0	N/A	3	0	N/A
5,000,000-6,999,999	0	0	0.0	0	0	0.0
7,000,000+	0	0	0.0	0	0	0.0
Totals	43	40	7.5	71	59	20.3

Active Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	5	7	-28.6	10	9
500,000-699,999	12	20	-40.0	25	26	-3.8
700,000-999,999	29	48	-39.6	59	65	-9.2
1,000,000-2,999,999	149	191	-22.0	205	259	-20.8
3,000,000-3,999,999	16	21	-23.8	26	27	-3.7
4,000,000-4,999,999	16	10	60.0	20	11	81.8
5,000,000-6,999,999	4	4	0.0	6	4	50.0
7,000,000+	4	9	-55.6	6	10	-40.0
Totals	235	310	-24.2	357	411	-13.1

New Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	0	2	-100.0	3	4
500,000-699,999	8	9	-11.1	13	14	-7.1
700,000-999,999	18	7	157.1	31	24	29.2
1,000,000-2,999,999	46	48	-4.2	76	86	-11.6
3,000,000-3,999,999	8	3	166.7	14	5	180.0
4,000,000-4,999,999	3	1	200.0	6	2	200.0
5,000,000-6,999,999	0	0	0.0	0	0	0.0
7,000,000+	0	1	-100.0	0	2	-100.0
Totals	83	71	16.9	143	137	4.4

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