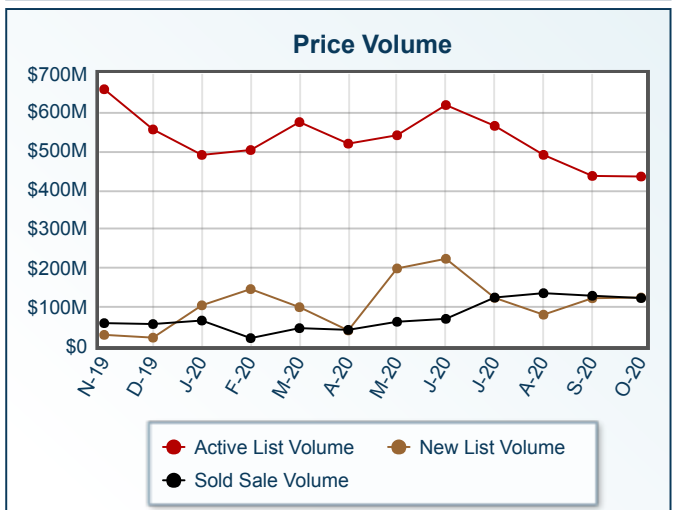
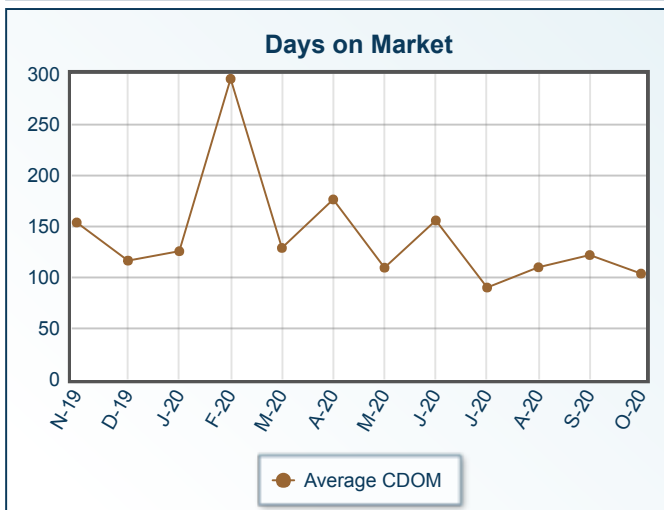
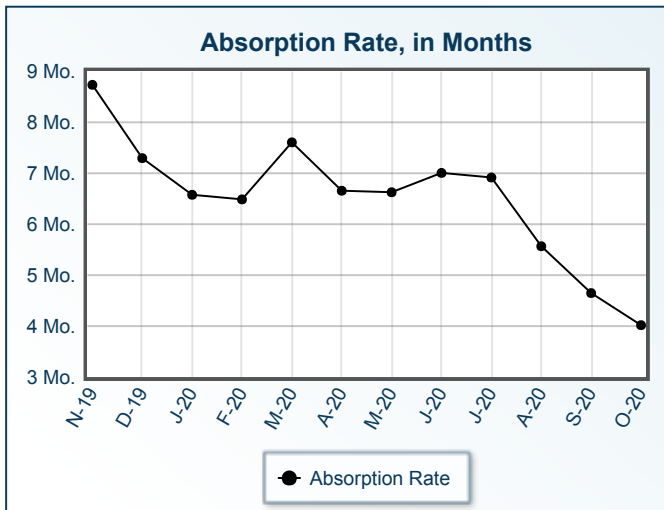
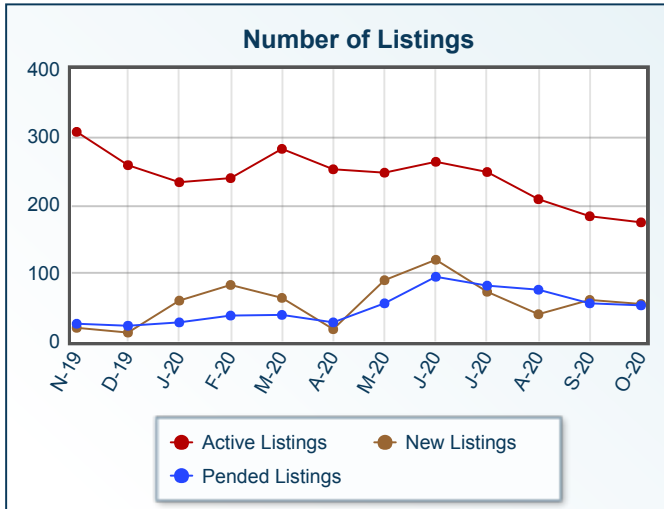


# Market Summary

Single Family, October 2020



Summary Statistics						
	Oct-20	Oct-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	4.02	9.72	-58.64	6.21	10.77	-42.34
Average List Price	\$2,491,634	\$2,479,523	0.49	\$1,976,261	\$2,028,014	-2.55
Median List Price	\$1,850,000	\$1,595,000	15.99	\$1,525,000	\$1,495,000	2.01
Average Sale Price	\$1,991,589	\$1,152,263	72.84	\$1,640,369	\$1,458,328	12.48
Median Sale Price	\$1,633,000	\$950,000	71.89	\$1,377,500	\$1,216,250	13.26
Average CDOM	103	128	-19.53	118	132	-10.61
Median CDOM	56	58	-3.45	63	89	-29.21

Sold Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	0	2	-100.0	15	19
500,000-699,999	4	1	300.0	35	31	12.9
700,000-999,999	13	7	85.7	88	80	10.0
1,000,000-2,999,999	36	9	300.0	322	215	49.8
3,000,000-3,999,999	4	0	N/A	24	10	140.0
4,000,000-4,999,999	4	0	N/A	12	3	300.0
5,000,000-6,999,999	0	0	0.0	1	1	0.0
7,000,000+	1	0	N/A	3	3	0.0
Totals	62	19	226.3	500	362	38.1

Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	1	3	-66.7	16	19
500,000-699,999	2	4	-50.0	32	36	-11.1
700,000-999,999	6	7	-14.3	92	78	17.9
1,000,000-2,999,999	39	19	105.3	361	238	51.7
3,000,000-3,999,999	4	2	100.0	30	18	66.7
4,000,000-4,999,999	0	1	-100.0	14	5	180.0
5,000,000-6,999,999	0	2	-100.0	3	3	0.0
7,000,000+	1	1	0.0	3	5	-40.0
Totals	53	39	35.9	551	402	37.1

Active Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	1	4	-75.0	18	27
500,000-699,999	3	22	-86.4	46	70	-34.3
700,000-999,999	24	47	-48.9	140	164	-14.6
1,000,000-2,999,999	104	213	-51.2	550	596	-7.7
3,000,000-3,999,999	16	19	-15.8	57	56	1.8
4,000,000-4,999,999	15	18	-16.7	41	32	28.1
5,000,000-6,999,999	4	8	-50.0	13	15	-13.3
7,000,000+	8	10	-20.0	15	17	-11.8
Totals	175	341	-48.7	880	977	-9.9

New Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	0	2	-100.0	11	22
500,000-699,999	1	3	-66.7	34	58	-41.4
700,000-999,999	10	8	25.0	112	123	-8.9
1,000,000-2,999,999	31	32	-3.1	419	423	-0.9
3,000,000-3,999,999	4	4	0.0	45	34	32.4
4,000,000-4,999,999	6	0	N/A	27	23	17.4
5,000,000-6,999,999	1	0	N/A	7	11	-36.4
7,000,000+	2	0	N/A	9	9	0.0
Totals	55	49	12.2	664	703	-5.5

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