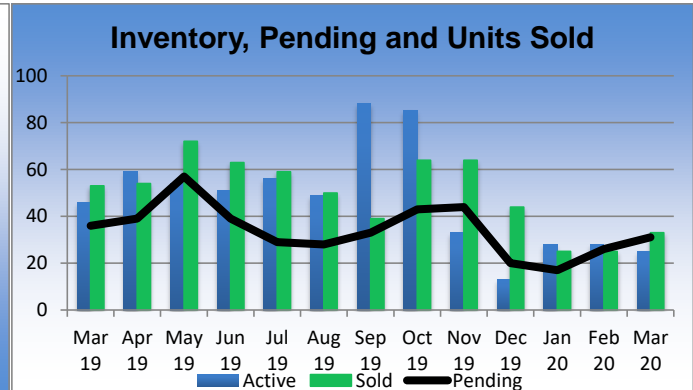
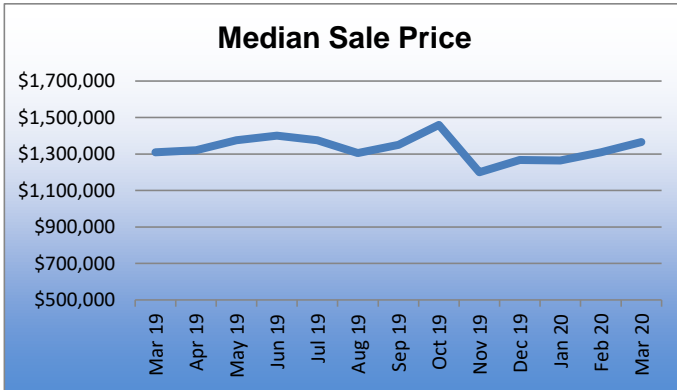


Market Activity Summary:

- Inventory: 25 units were listed for sale as of the last day of March - approximately 1 month of inventory.
- Sales Activity: 33 single-family detached units were sold during March.
- Median Sales Price: \$1,365,000 during March.
- Days-on-Market (DOM) year-to-date is approximately 25 days.
- Average sales price was 117.22% of the average list price during March.



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
Mar 19	46	36	53	1.4	\$1,127,384	\$1,310,000	\$1,289,151	28	\$685	\$795	114.35%
Apr 19	59	39	54	1.9	\$1,136,917	\$1,320,000	\$1,377,620	16	\$681	\$837	121.17%
May 19	54	57	72	1.3	\$1,309,998	\$1,375,000	\$1,541,019	21	\$666	\$808	117.64%
Jun 19	51	39	63	1.2	\$1,292,674	\$1,400,000	\$1,497,742	22	\$666	\$795	115.86%
Jul 19	56	29	59	1.4	\$1,293,143	\$1,375,000	\$1,513,650	18	\$733	\$881	117.05%
Aug 19	49	28	50	1.3	\$1,217,480	\$1,305,000	\$1,468,559	18	\$719	\$868	120.62%
Sep 19	88	33	39	2.7	\$1,168,946	\$1,350,000	\$1,372,738	16	\$701	\$843	117.43%
Oct 19	85	43	64	2.6	\$1,413,844	\$1,459,500	\$1,587,350	19	\$673	\$775	112.27%
Nov 19	33	44	64	0.9	\$1,141,123	\$1,200,000	\$1,267,609	19	\$686	\$772	111.08%
Dec 19	13	20	44	0.4	\$1,269,659	\$1,267,500	\$1,416,021	31	\$707	\$794	111.53%
Jan 20	28	17	25	0.9	\$1,253,320	\$1,265,000	\$1,312,560	42	\$688	\$728	104.73%
Feb 20	28	26	25	1.0	\$1,175,596	\$1,310,000	\$1,402,750	22	\$683	\$826	119.32%
Mar 20	25	31	33	1.1	\$1,339,842	\$1,365,000	\$1,570,621	25	\$698	\$836	117.22%

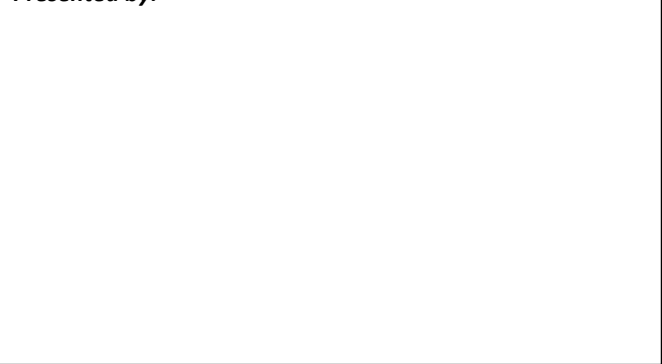
Market Trends

Month to Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Mar 20	33	-37.74%	\$1,339,842	18.85%	\$1,365,000	4.20%	\$1,570,621	21.83%	25	-11.69%	117.22%
Mar 19	53	35.90%	\$1,127,384	-1.56%	\$1,310,000	3.97%	\$1,289,151	-5.25%	28	62.28%	114.35%
Mar 18	39	-20.41%	\$1,145,255	14.12%	\$1,260,000	14.55%	\$1,360,643	14.86%	17	-8.16%	118.81%

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				2
\$500-\$599K	1	3	1	1	6
\$600-\$699K		2	4	2	10
\$700-\$799K	2	6	2	10	13
\$800-\$899K	8	10	6	8	10
\$900-\$999K	5	14	8	8	8
\$1-\$1.299m	24	25	28	28	18
\$1.3-\$1.699m	24	41	19	21	8
\$1.7-\$1.999m	9	7	8	3	8
\$2-\$2.999m	9	4	7	5	3
>\$3m	2			2	1
Totals:	85	112	83	88	87

Presented by:



Includes the areas of Berkeley, Kensington

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