



# MICRO MARKET REPORT

## LUXURY REAL ESTATE MARKET RESEARCH

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December 2019 / Los Angeles, Orange, Santa Barbara, Monterey, Riverside, San Diego

# READING THE REPORT

“Each Micro Market area contains an analysis of current conditions and past trends. In order to take the most away from this report, it is important to understand how to read each micro market.

The Data presents statistical information about past and current conditions, comparing the previous year's month to the current month. Each statistic is compiled from sales data during the month of the respective year. It is then analyzed by Percent Change, which is calculated by taking Current Value minus Past Value and then divided by Past Value.

The Numbers is a compilation of important take-away statistics for each area to gain a quick understanding of market conditions. Median Sales Price and Days on market are 12 month averages for the period ending in the current month. The values for Properties for Sale and Shadow Inventory are presented in both text and graphical form to show the relationship of Shadow to Active Inventory.

The Yearly Trend presents the Median Sales Prices for each month during the past year in graphical format to easily visualize the changes and help identify any trends in sales for that micro market.

**MEDIAN PRICE:**

A value that separates the upper half of prices from the lower half of prices. It can be interpreted like an average, however the extreme prices (high and low) don't hold undue influence.

**AVERAGE PRICE PER SQUARE FOOT:**

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

**PROPERTIES SOLD:**

The number of property transactions that closed and transferred ownership.

**PROPERTIES PENDING SALE:**

The number of properties that entered escrow in preparation for sale.

**PROPERTIES FOR SALE:**

The number of properties on the market and seeking buyers.

**DAYS OF MARKET (PENDING SALE):**

The number of days that properties currently in escrow were on the market.

**MONTH'S SUPPLY OF INVENTORY:**

The number of months it would take to sell all the properties listed for sale at the current pace of sales and if no new listings entered the market.

**PERCENT UNDER CONTRACT:**

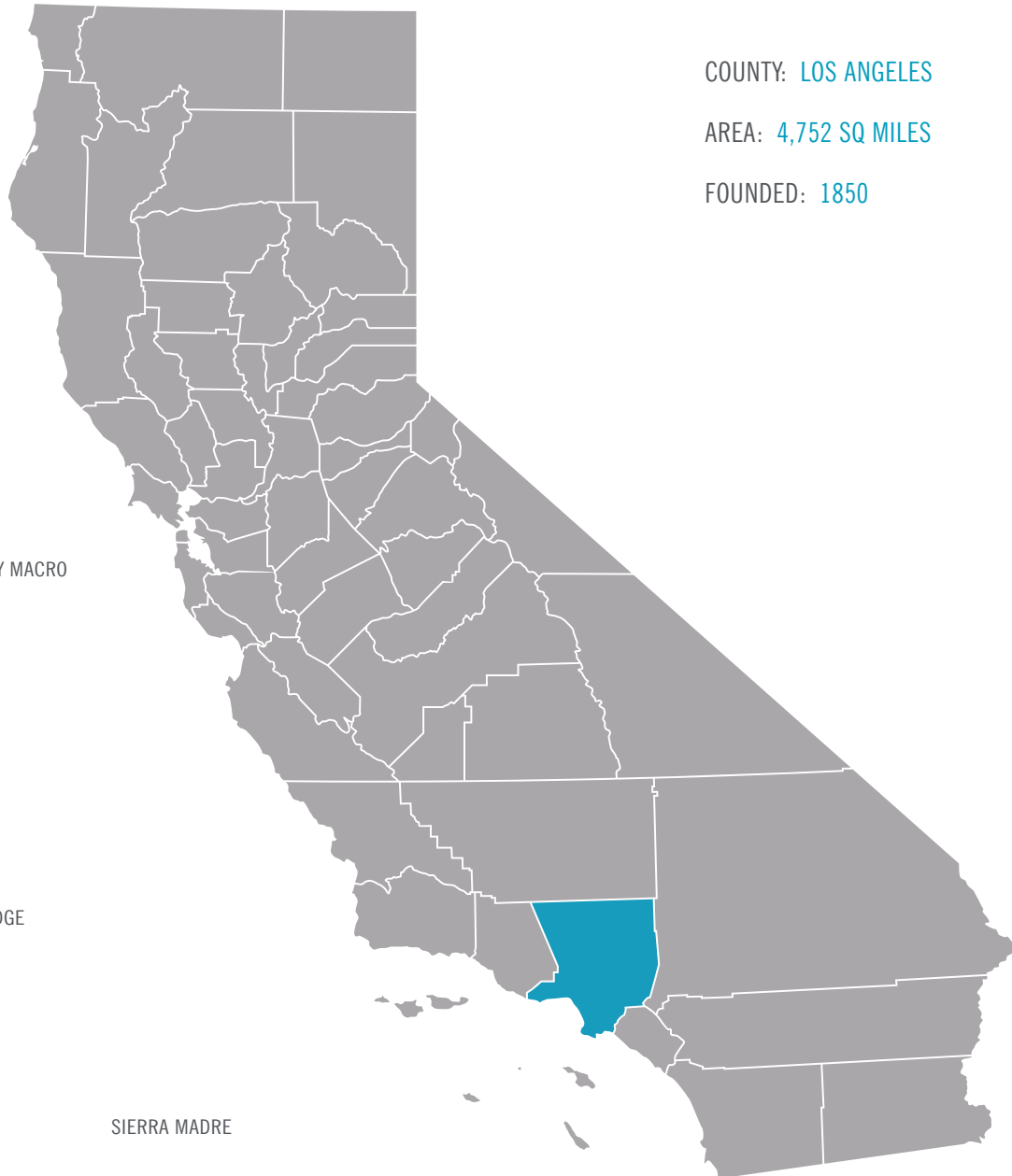
The ratio of properties for sale to properties pending sale.

**AVERAGE MEDIAN PRICE FOR LAST 12:**

The Average Median Price for the Last 12 Months is sales data from 12 months ending in the identified month.

# LOS ANGELES COUNTY

LOS ANGELES COUNTY MACRO	MALIBU	SOUTH BAY MACRO	AGOURA HILLS
BEL AIR - HOLMBY HILLS	MALIBU BEACH	EL SEGUNDO	BURBANK
BEVERLY CENTER - MIRACLE MILE	MARINA DEL REY	HERMOSA BEACH	CALABASAS
BEVERLY HILLS	MID LOS ANGELES	MANHATTAN BEACH	ENCINO
BEVERLY HILLS P.O.	MID WILSHIRE	PALOS VERDES ESTATES	GLENDALE
BEVERLYWOOD	PACIFIC PALISADES	RANCHO PALOS VERDES	LA CRESCENTA
BRENTWOOD	PALMS - MAR VISTA	REDONDO BEACH - NORTH	NORTH HOLLYWOOD
CHEVIOT HILLS - RANCHO PARK	PARK HILLS ESTATES	REDONDO BEACH - SOUTH	SHADOW HILLS
CULVER CITY	PLAYA DEL REY	ROLLING HILLS	SHERMAN OAKS
DOWNTOWN LOS ANGELES	PLAYA VISTA	ROLLING HILLS ESTATES	STUDIO CITY
HANCOCK PARK - WILSHIRE	SANTA MONICA	SAN PEDRO	SUN VALLEY
HOLLYWOOD	SUNSET STRIP - HOLLYWOOD HILLS WEST	TORRANCE - COUNTY STRIP	SUNLAND - TUJUNGA
HOLLYWOOD HILLS EAST	VENICE	TORRANCE - NORTH	TARZANA
INGLEWOOD	WEST HOLLYWOOD	TORRANCE - SOUTH	TOLUCA LAKE
LADERA HEIGHTS	WEST LOS ANGELES	TORRANCE - SOUTHEAST	VALLEY VILLAGE
LAUREL CANYON	WESTCHESTER	TORRANCE - WEST	WESTLAKE VILLAGE
LOS FELIZ	WESTWOOD - CENTURY CITY	SAN FERNANDO MACRO	WOODLAND HILLS



COUNTY: LOS ANGELES

AREA: 4,752 SQ MILES

FOUNDED: 1850

SAN GABRIEL VALLEY MACRO

ALTADENA

ARCADIA

DUARTE

EAGLE ROCK

LA CANADA FLINTRIDGE

MONROVIA

PASADENA

SAN GABRIEL

SIERRA MADRE

SAN MARINO

SOUTH PASADENA

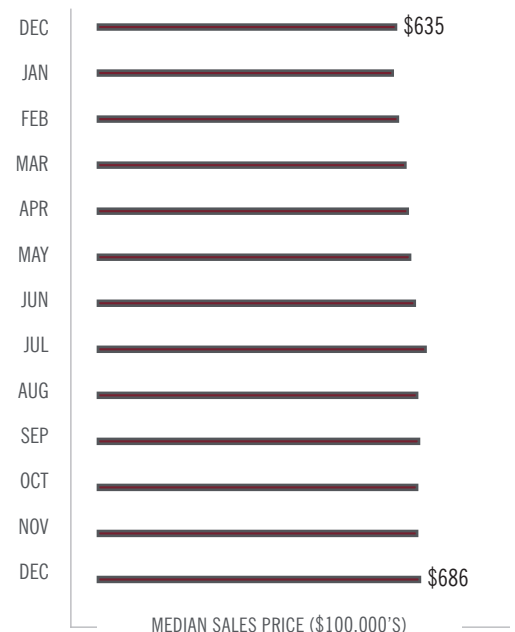
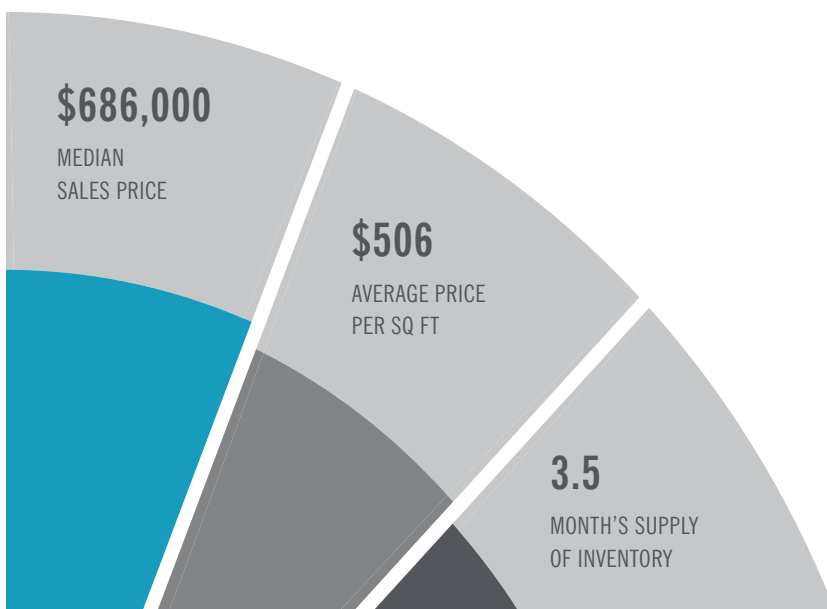
# LOS ANGELES COUNTY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$635,000	\$675,000	\$684,000	\$686,000	8.0%
Average Price per Square Foot .....	\$479	\$495	\$487	\$506	5.6%
Properties Sold .....	3338	4433	3912	3489	4.5%
Properties Pending Sale .....	2472	4371	3988	2944	19.1%
Properties For Sale .....	17,691	20,344	19,111	12,366	-30.1%
Days on Market (Pending Sale) .....	56	44	45	45	-18.4%
Month's Supply of Inventory .....	5.3	4.6	4.9	3.5	-33.1%
Percent Under Contract .....	14.0%	21.5%	20.9%	23.8%	70.4%
Average Median Price for Last 12 Months	\$653,359	\$684,667	\$682,000	\$666,538	2.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Los Angeles County Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



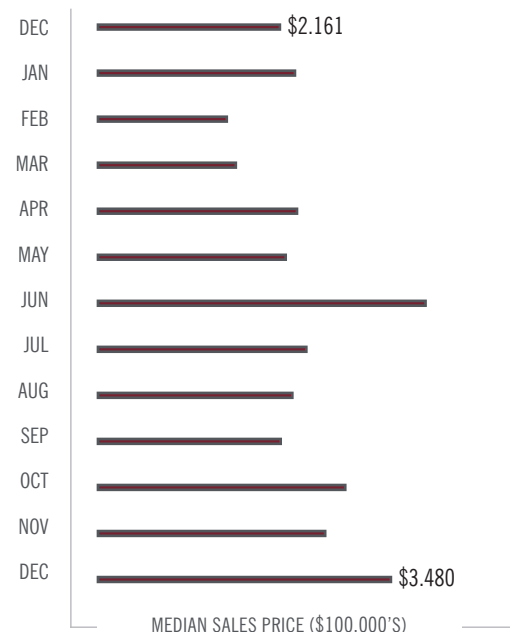
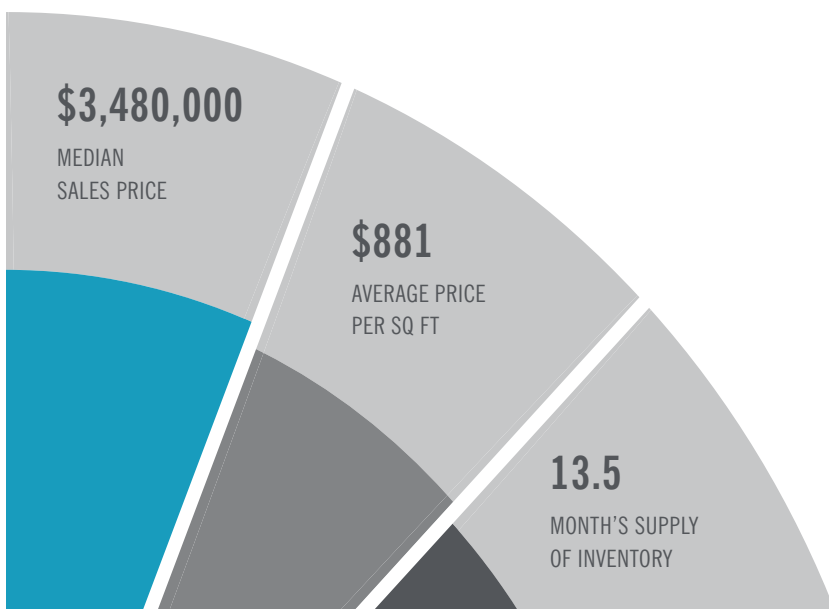
# BEL-AIR HOLMBY HILLS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,161,000	\$3,891,300	\$2,170,500	\$3,480,000	61.0%
Average Price per Square Foot .....	\$954	\$1,007	\$839	\$881	-7.7%
Properties Sold .....	9	18	22	11	22.2%
Properties Pending Sale .....	5	15	15	10	100.0%
Properties For Sale .....	159	192	193	148	-6.9%
Days on Market (Pending Sale) .....	78	82	111	75	-4.7%
Month's Supply of Inventory .....	17.7	10.7	8.8	13.5	-23.8%
Percent Under Contract .....	3.1%	7.8%	7.8%	6.8%	114.9%
Average Median Price for Last 12 Months	\$3,178,625	\$2,678,458	\$3,038,833	\$2,478,840	-28.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Bel-Air Holmby Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



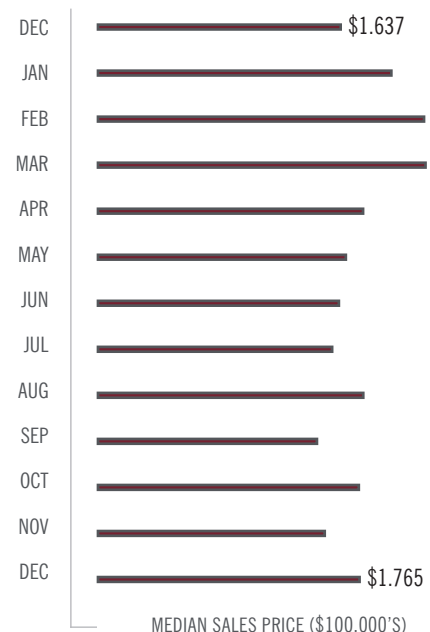
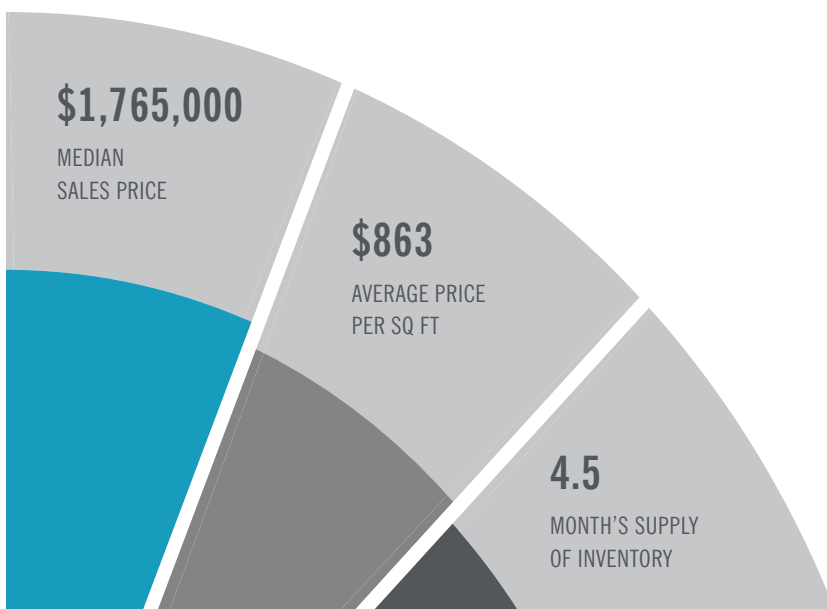
# BEVERLY CENTER - MIRACLE MILE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,637,500	\$1,625,500	\$1,477,500	\$1,765,000	7.8%
Average Price per Square Foot .....	\$901	\$752	\$788	\$863	-4.2%
Properties Sold .....	20	19	10	17	-15.0%
Properties Pending Sale .....	10	27	15	11	10.0%
Properties For Sale .....	77	111	95	76	-1.3%
Days on Market (Pending Sale) .....	51	48	28	60	19.5%
Month's Supply of Inventory .....	3.8	5.8	9.5	4.5	16.1%
Percent Under Contract .....	13.0%	24.3%	15.8%	14.5%	11.4%
Average Median Price for Last 12 Months	\$1,796,547	\$1,650,417	\$1,685,000	\$1,770,476	-1.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Center - Miracle Mile Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





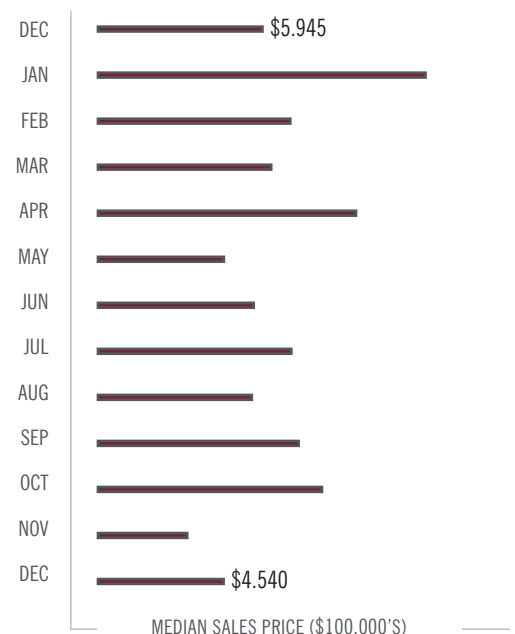
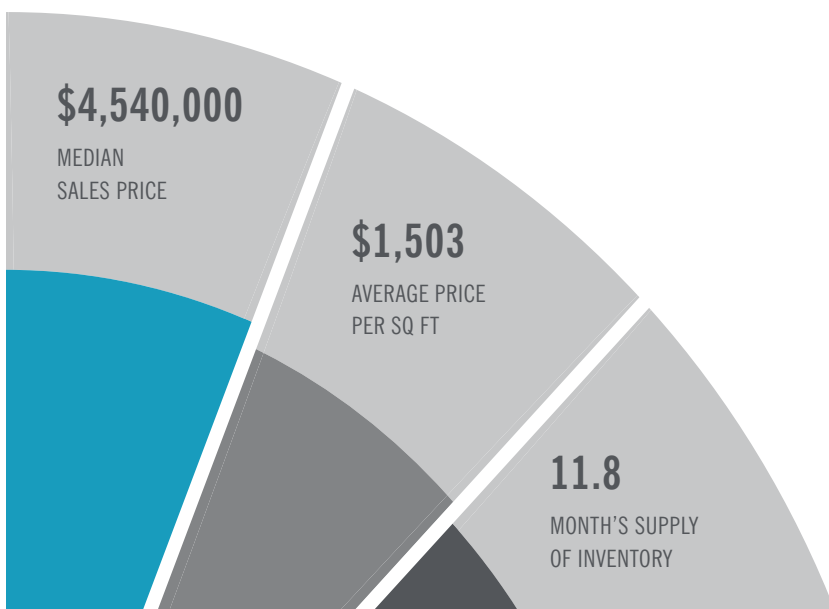
# BEVERLY HILLS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$5,945,000	\$5,626,000	\$7,250,000	\$4,540,000	-23.6%
Average Price per Square Foot .....	\$2,025	\$1,558	\$1,288	\$1,503	-25.8%
Properties Sold .....	3	11	9	12	300.0%
Properties Pending Sale .....	2	9	6	9	350.0%
Properties For Sale .....	140	178	168	142	1.4%
Days on Market (Pending Sale) .....	218	75	61	83	-61.8%
Month's Supply of Inventory .....	46.7	16.2	18.7	11.8	-74.6%
Percent Under Contract .....	1.4%	5.1%	3.6%	6.3%	343.7%
Average Median Price for Last 12 Months	\$5,485,219	\$5,942,917	\$5,286,667	\$6,626,965	17.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



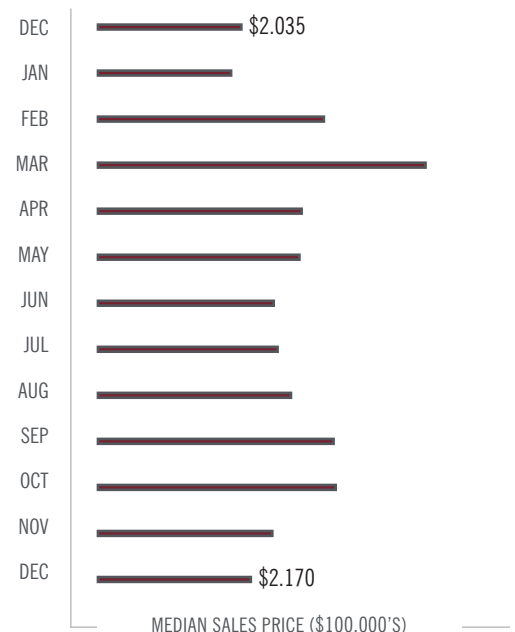
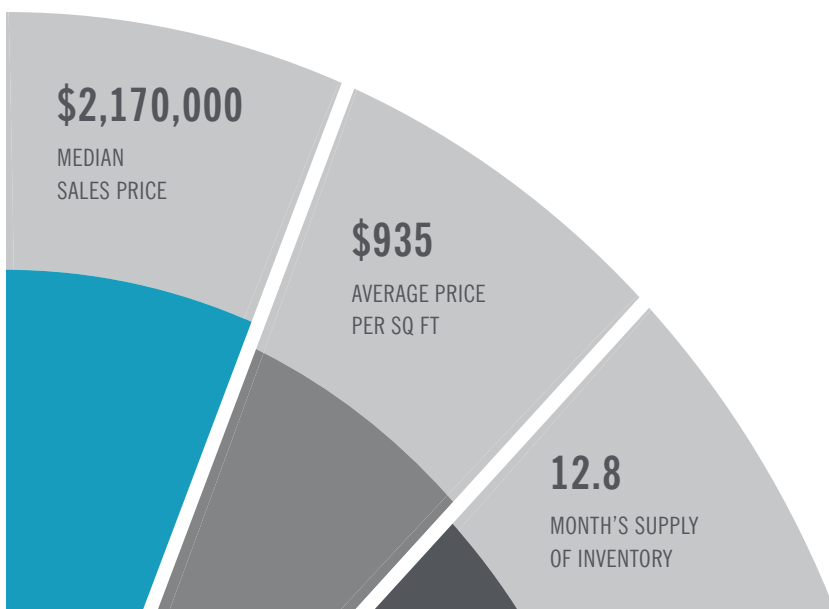
# BEVERLY HILLS- POST OFFICE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,035,400	\$2,495,000	\$3,345,000	\$2,170,000	6.6%
Average Price per Square Foot .....	\$863	\$800	\$974	\$935	8.3%
Properties Sold .....	10	13	11	13	30.0%
Properties Pending Sale .....	6	11	11	20	233.3%
Properties For Sale .....	153	172	185	166	8.5%
Days on Market (Pending Sale) .....	77	80	94	95	23.5%
Month's Supply of Inventory .....	15.3	13.2	16.8	12.8	-16.5%
Percent Under Contract .....	3.9%	6.4%	5.9%	12.0%	207.2%
Average Median Price for Last 12 Months	\$2,799,783	\$2,775,842	\$2,673,350	\$2,821,958	0.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Hills- Post Office Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



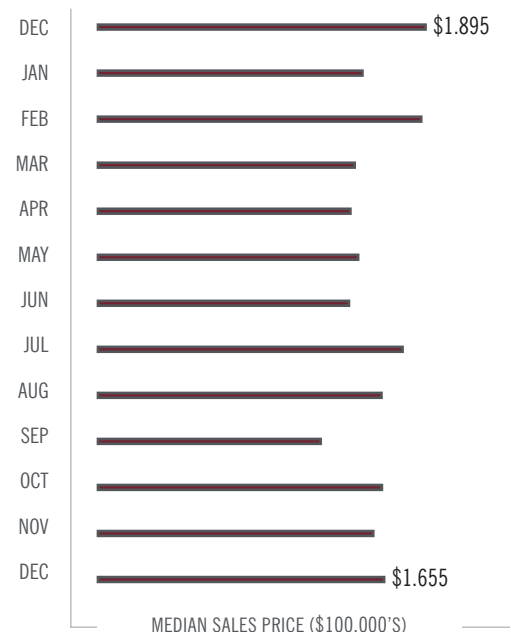
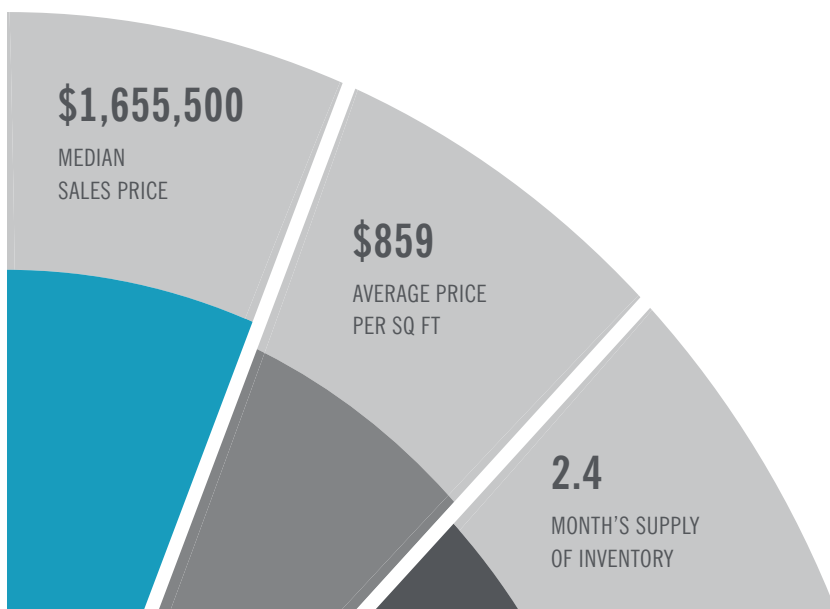
# BEVERLYWOOD

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,895,000	\$1,452,000	\$1,288,500	\$1,655,500	-12.6%
Average Price per Square Foot .....	\$795	\$818	\$803	\$859	8.1%
Properties Sold .....	17	11	18	16	-5.9%
Properties Pending Sale .....	7	10	17	9	28.6%
Properties For Sale .....	58	68	73	38	-34.5%
Days on Market (Pending Sale) .....	63	36	46	18	-70.7%
Month's Supply of Inventory .....	3.4	6.2	4.1	2.4	-30.4%
Percent Under Contract .....	12.1%	14.7%	23.3%	23.7%	96.2%
Average Median Price for Last 12 Months	\$1,579,943	\$1,596,833	\$1,630,167	\$1,598,331	1.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverlywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



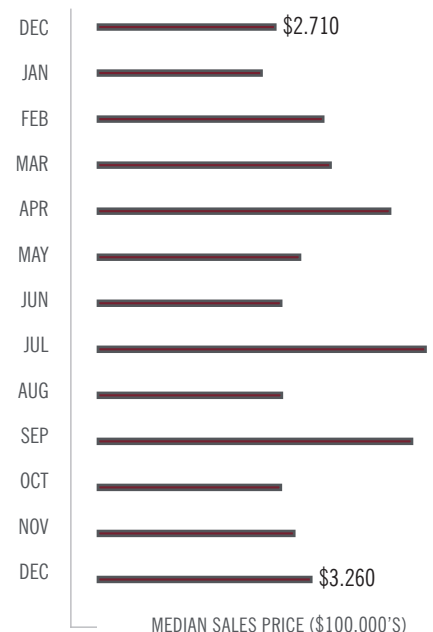
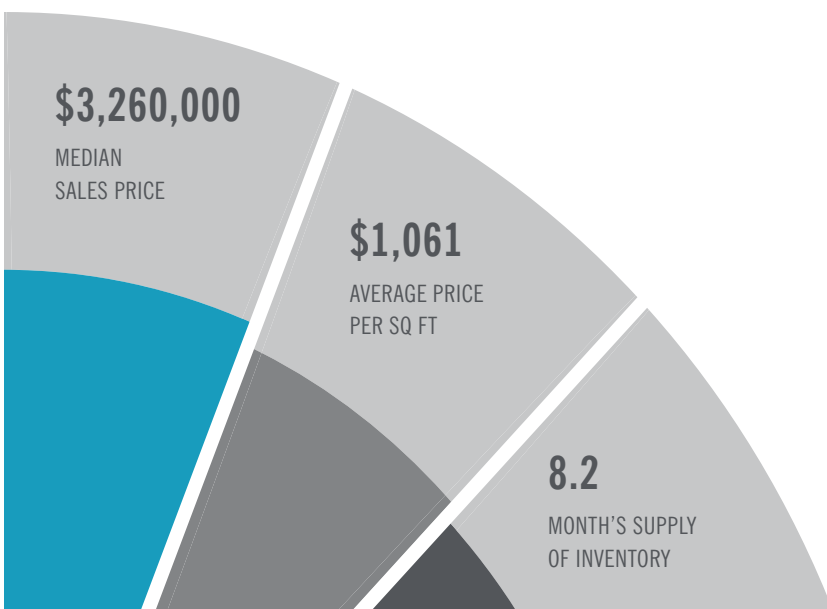
# BRENTWOOD

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,710,000	\$2,800,000	\$4,800,000	\$3,260,000	20.3%
Average Price per Square Foot .....	\$947	\$1,150	\$1,057	\$1,061	12.0%
Properties Sold .....	15	21	17	17	13.3%
Properties Pending Sale .....	12	23	29	13	8.3%
Properties For Sale .....	162	218	196	140	-13.6%
Days on Market (Pending Sale) .....	93	73	81	67	-27.3%
Month's Supply of Inventory .....	10.8	10.4	11.5	8.2	-23.7%
Percent Under Contract .....	7.4%	10.6%	14.8%	9.3%	25.4%
Average Median Price for Last 12 Months	\$3,122,871	\$3,612,083	\$3,018,333	\$3,402,538	8.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Brentwood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



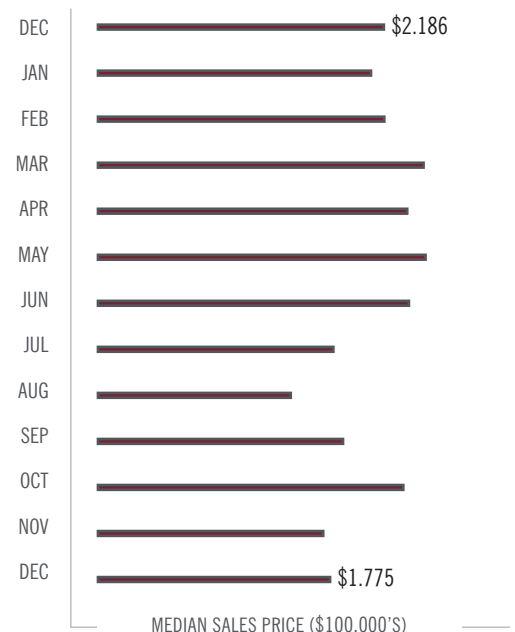
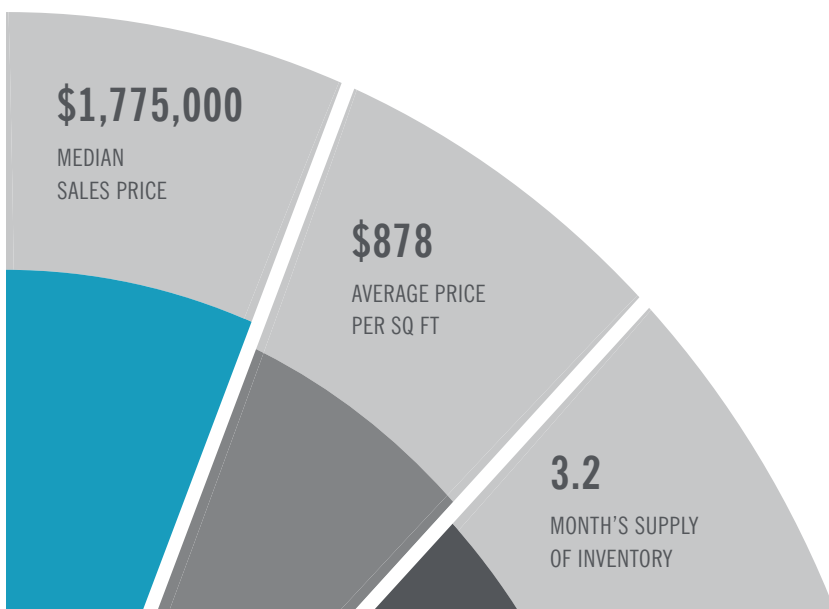
# CHEVIOT HILLS - RANCHO PARK

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,186,250	\$2,377,886	\$1,874,000	\$1,775,000	-18.8%
Average Price per Square Foot .....	\$812	\$953	\$840	\$878	8.1%
Properties Sold .....	6	7	8	6	0.0%
Properties Pending Sale .....	3	5	12	3	0.0%
Properties For Sale .....	23	28	33	19	-17.4%
Days on Market (Pending Sale) .....	53	59	35	32	-38.6%
Month's Supply of Inventory .....	3.8	4	4.1	3.2	-17.4%
Percent Under Contract .....	13.0%	17.9%	36.4%	15.8%	21.1%
Average Median Price for Last 12 Months	\$2,461,188	\$1,830,150	\$1,944,167	\$2,090,964	-17.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Cheviot Hills - Rancho Park Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



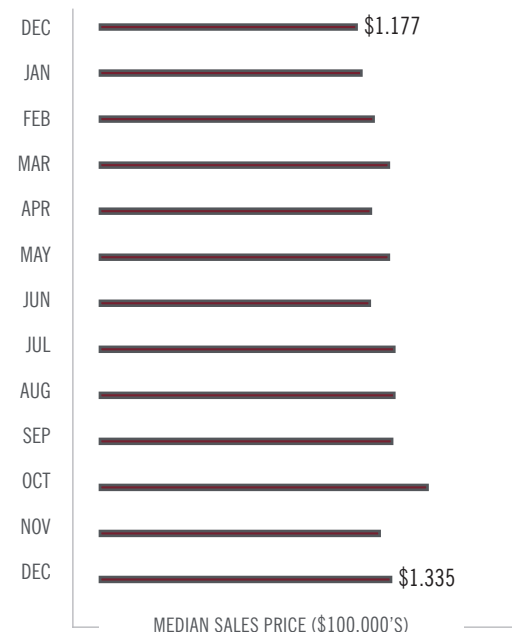
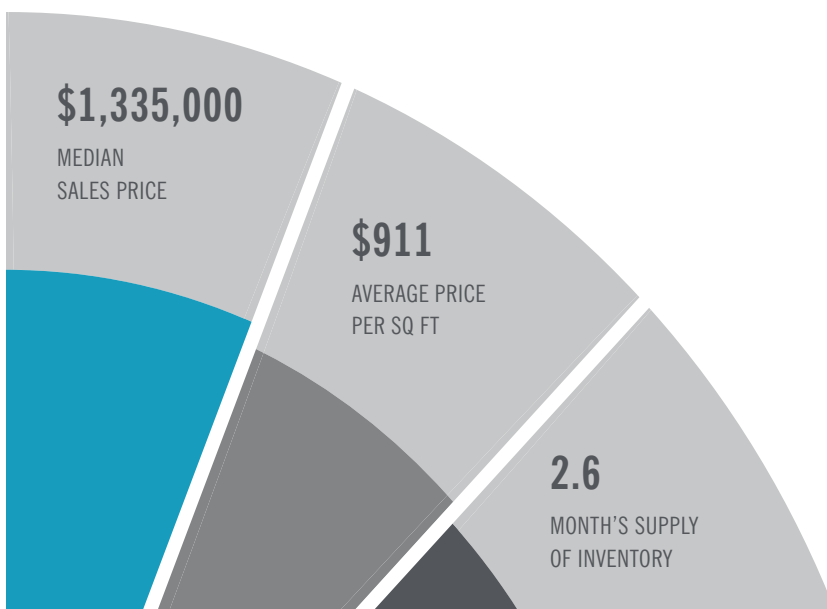
# CULVER CITY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,177,000	\$1,237,500	\$1,340,000	\$1,335,000	13.4%
Average Price per Square Foot .....	\$750	\$870	\$828	\$911	21.5%
Properties Sold .....	15	20	24	17	13.3%
Properties Pending Sale .....	12	30	23	13	8.3%
Properties For Sale .....	64	89	87	45	-29.7%
Days on Market (Pending Sale) .....	48	25	26	45	-7.4%
Month's Supply of Inventory .....	4.3	4.4	3.6	2.6	-38.0%
Percent Under Contract .....	18.8%	33.7%	26.4%	28.9%	54.1%
Average Median Price for Last 12 Months	\$1,302,572	\$1,360,042	\$1,373,417	\$1,301,635	-0.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Culver City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



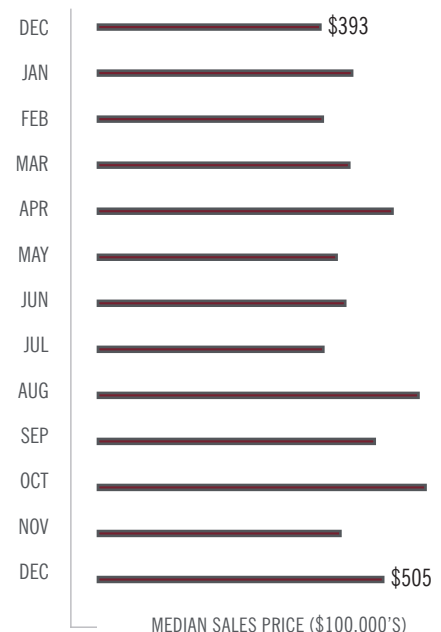
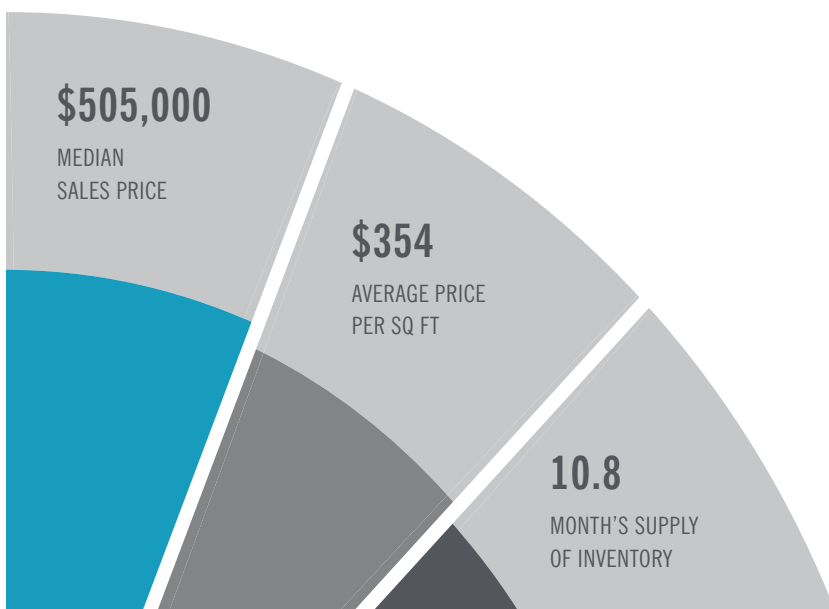
# DOWNTOWN

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$393,750	\$437,750	\$490,000	\$505,000	28.3%
Average Price per Square Foot .....	\$365	\$349	\$589	\$354	-3.0%
Properties Sold .....	8	10	8	4	-50.0%
Properties Pending Sale .....	7	12	4	7	0.0%
Properties For Sale .....	68	58	50	43	-36.8%
Days on Market (Pending Sale) .....	42	39	38	80	91.8%
Month's Supply of Inventory .....	8.5	5.8	6.2	10.8	26.5%
Percent Under Contract .....	10.3%	20.7%	8.0%	16.3%	58.1%
Average Median Price for Last 12 Months	\$397,979	\$495,125	\$504,750	\$464,554	14.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Downtown Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



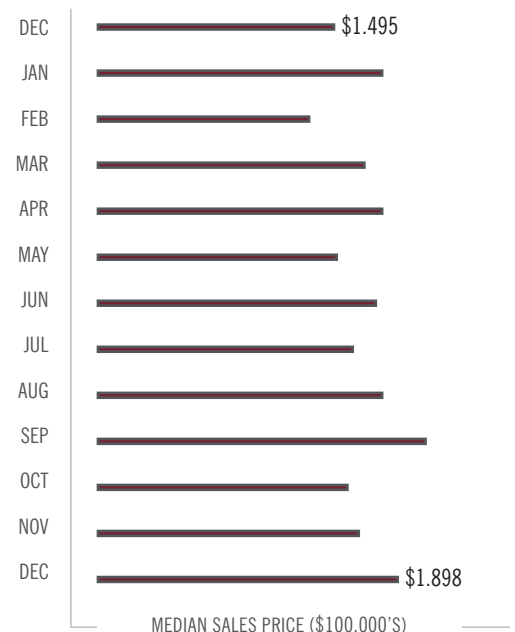
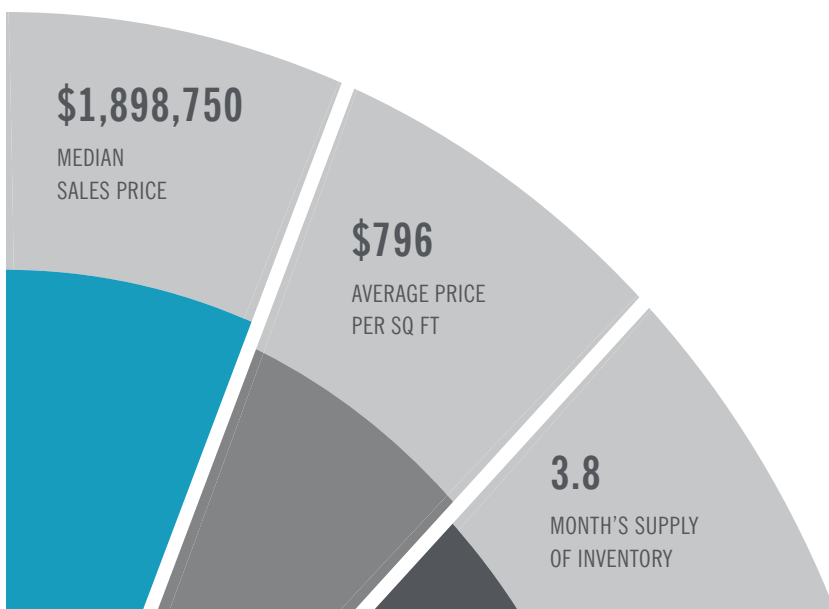
# HANCOCK PARK - WILSHIRE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,495,000	\$1,760,000	\$2,075,000	\$1,898,750	27.0%
Average Price per Square Foot .....	\$801	\$769	\$773	\$796	-0.6%
Properties Sold .....	16	15	22	20	25.0%
Properties Pending Sale .....	6	25	13	13	116.7%
Properties For Sale .....	137	165	140	77	-43.8%
Days on Market (Pending Sale) .....	52	47	50	60	16.9%
Month's Supply of Inventory .....	8.6	11	6.4	3.8	-55.0%
Percent Under Contract .....	4.4%	15.2%	9.3%	16.9%	285.5%
Average Median Price for Last 12 Months	\$1,725,425	\$1,769,958	\$1,710,250	\$1,693,229	-1.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hancock Park - Wilshire Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





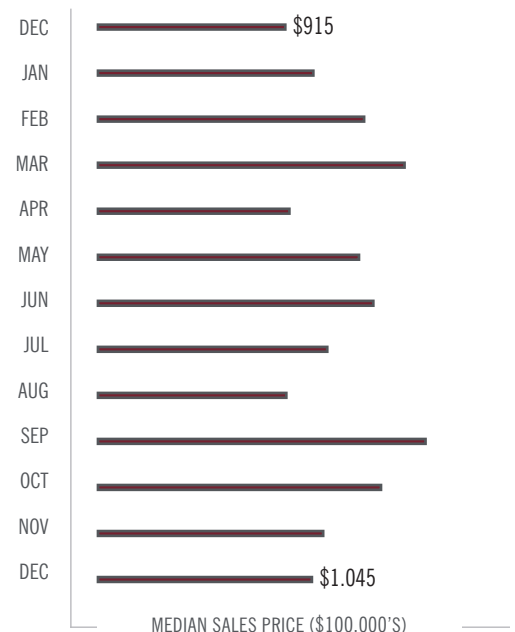
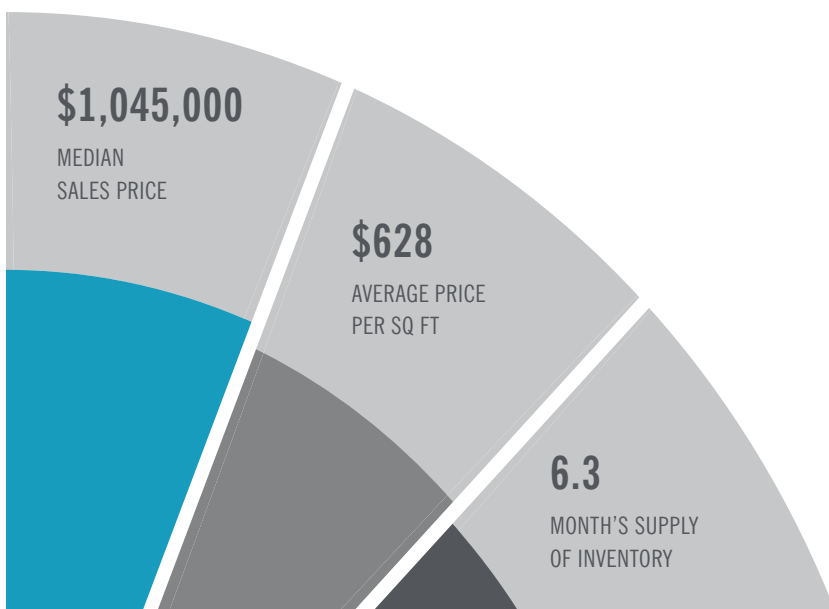
# HOLLYWOOD

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$915,000	\$1,345,000	\$1,600,000	\$1,045,000	14.2%
Average Price per Square Foot .....	\$685	\$703	\$727	\$628	-8.3%
Properties Sold .....	6	11	5	10	66.7%
Properties Pending Sale .....	6	3	8	8	33.3%
Properties For Sale .....	58	66	81	63	8.6%
Days on Market (Pending Sale) .....	72	58	41	39	-45.5%
Month's Supply of Inventory .....	9.7	6	16.2	6.3	-34.8%
Percent Under Contract .....	10.3%	4.5%	9.9%	12.7%	22.8%
Average Median Price for Last 12 Months	\$1,109,438	\$1,194,583	\$1,175,833	\$1,191,308	6.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



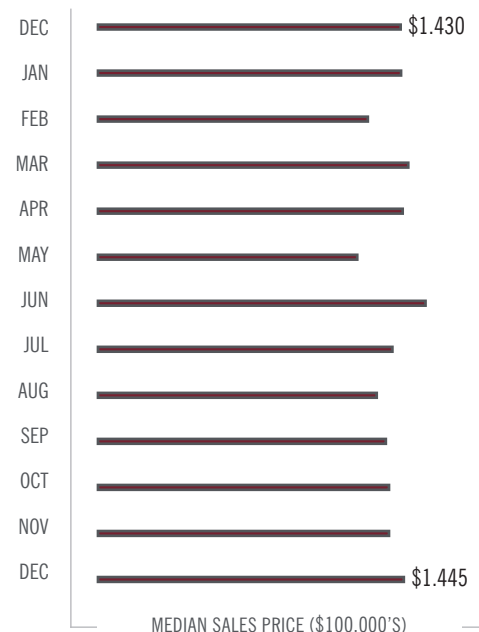
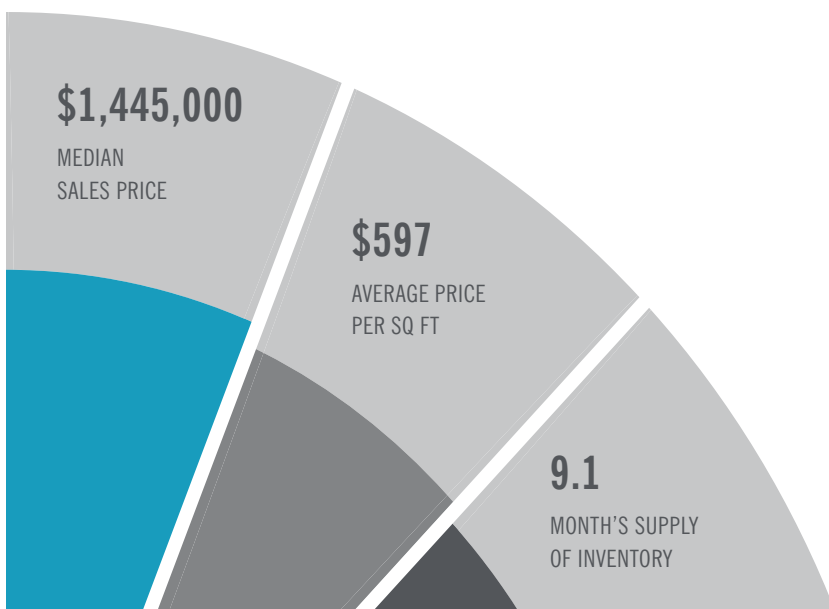
# HOLLYWOOD HILLS EAST

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,430,000	\$1,547,500	\$1,360,000	\$1,445,000	1.0%
Average Price per Square Foot .....	\$634	\$697	\$617	\$597	-5.8%
Properties Sold .....	12	15	9	7	-41.7%
Properties Pending Sale .....	10	17	9	8	-20.0%
Properties For Sale .....	66	91	82	64	-3.0%
Days on Market (Pending Sale) .....	73	39	63	73	1.2%
Month's Supply of Inventory .....	5.5	6.1	9.1	9.1	66.2%
Percent Under Contract .....	15.2%	18.7%	11.0%	12.5%	-17.5%
Average Median Price for Last 12 Months	\$1,465,510	\$1,377,167	\$1,398,333	\$1,390,625	-5.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hollywood Hills East Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



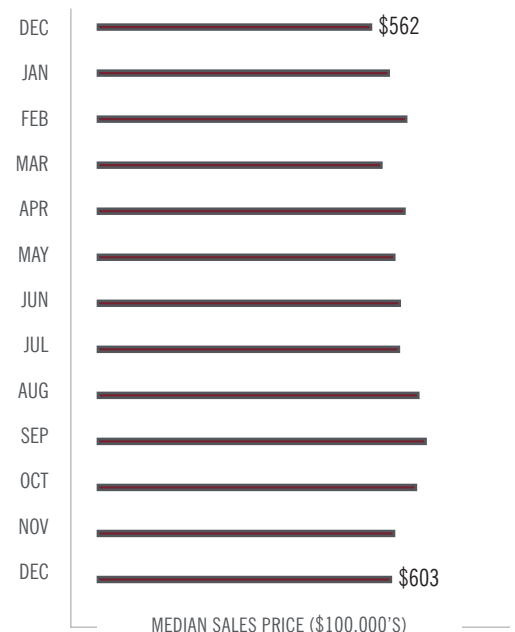
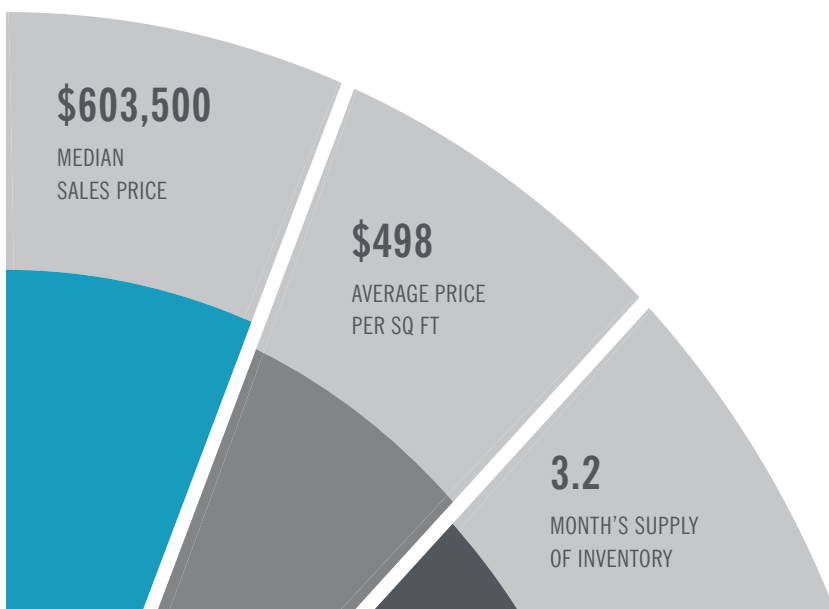
# INGLEWOOD

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$562,500	\$621,700	\$675,000	\$603,500	7.3%
Average Price per Square Foot .....	\$452	\$479	\$442	\$498	10.2%
Properties Sold .....	18	15	17	18	0.0%
Properties Pending Sale .....	15	20	20	19	26.7%
Properties For Sale .....	85	79	71	58	-31.8%
Days on Market (Pending Sale) .....	40	45	44	28	-28.7%
Month's Supply of Inventory .....	5.7	4	3.6	3.2	-43.1%
Percent Under Contract .....	17.6%	25.3%	28.2%	32.8%	85.6%
Average Median Price for Last 12 Months	\$591,198	\$637,250	\$622,833	\$620,585	4.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Inglewood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



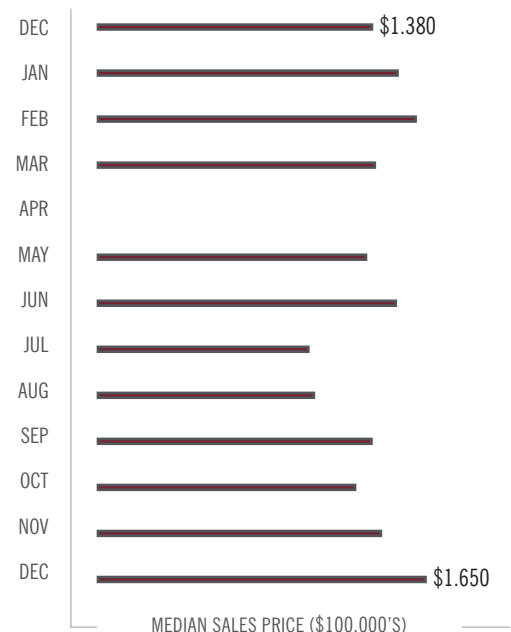
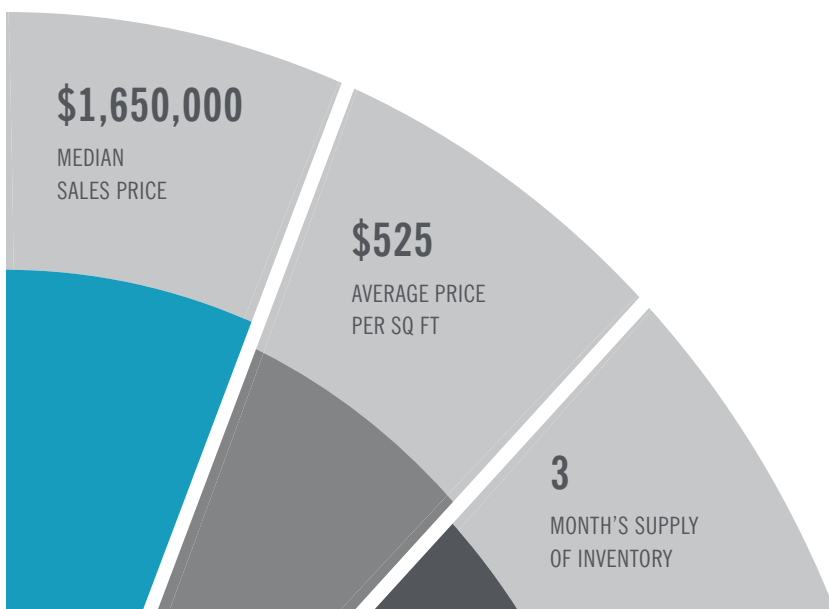
# LADERA HEIGHTS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,380,000	\$1,500,000	\$1,377,500	\$1,650,000	19.6%
Average Price per Square Foot .....	\$495	\$493	\$508	\$525	6.1%
Properties Sold .....	5	3	4	5	0.0%
Properties Pending Sale .....	2	8	4	4	100.0%
Properties For Sale .....	11	25	20	15	36.4%
Days on Market (Pending Sale) .....	66	18	57	66	0.0%
Month's Supply of Inventory .....	5.5	3.1	5	3	-45.5%
Percent Under Contract .....	18.2%	32.0%	20.0%	26.7%	46.7%
Average Median Price for Last 12 Months	\$1,229,533	\$1,315,750	\$1,456,667	\$1,385,660	11.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Ladera Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



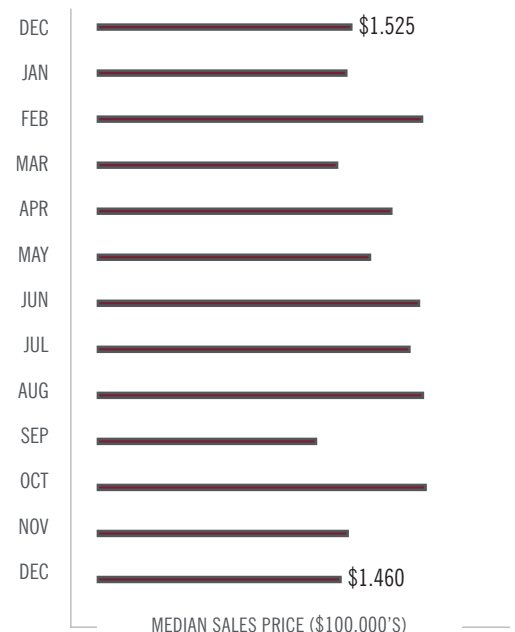
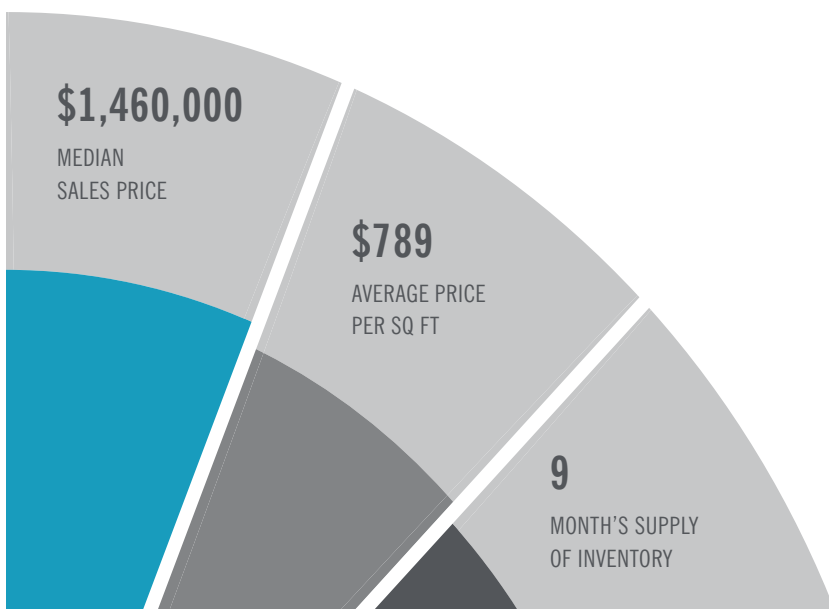
# LAUREL CANYON

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,525,000	\$1,932,500	\$1,312,287	\$1,460,000	-4.3%
Average Price per Square Foot .....	\$1,457	\$803	\$808	\$789	-45.8%
Properties Sold .....	17	24	20	18	5.9%
Properties Pending Sale .....	14	24	24	20	42.9%
Properties For Sale .....	193	236	270	180	-6.7%
Days on Market (Pending Sale) .....	58	72	54	58	-0.5%
Month's Supply of Inventory .....	13.8	9.8	11.2	9	-34.7%
Percent Under Contract .....	7.3%	10.2%	8.9%	11.1%	53.2%
Average Median Price for Last 12 Months	\$1,798,747	\$1,679,840	\$1,645,167	\$1,678,887	-6.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laurel Canyon Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



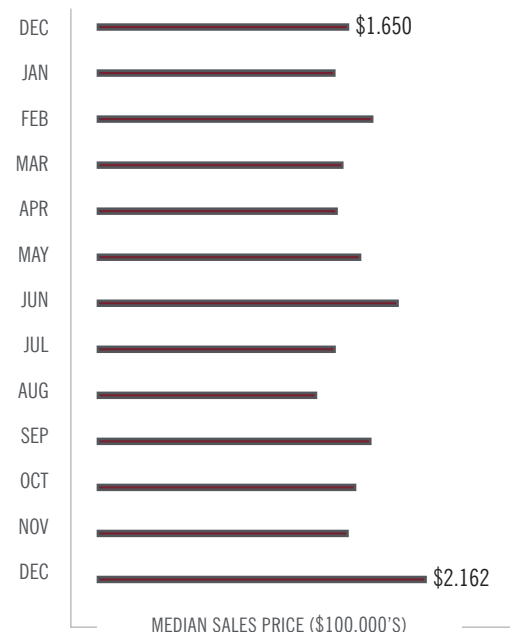
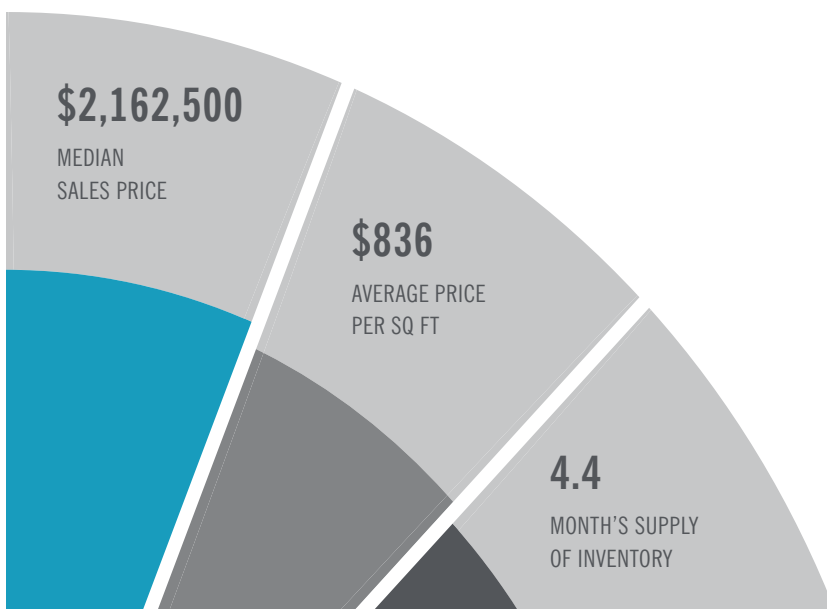
# LOS FELIZ

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,650,000	\$1,977,500	\$1,797,500	\$2,162,500	31.1%
Average Price per Square Foot .....	\$827	\$902	\$806	\$836	1.1%
Properties Sold .....	21	18	18	14	-33.3%
Properties Pending Sale .....	12	15	14	15	25.0%
Properties For Sale .....	81	106	94	61	-24.7%
Days on Market (Pending Sale) .....	66	37	52	30	-54.5%
Month's Supply of Inventory .....	6.8	7.1	6.7	4.4	-35.4%
Percent Under Contract .....	14.8%	14.2%	14.9%	24.6%	66.0%
Average Median Price for Last 12 Months	\$1,799,792	\$1,717,375	\$1,835,500	\$1,709,173	-5.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Los Feliz Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



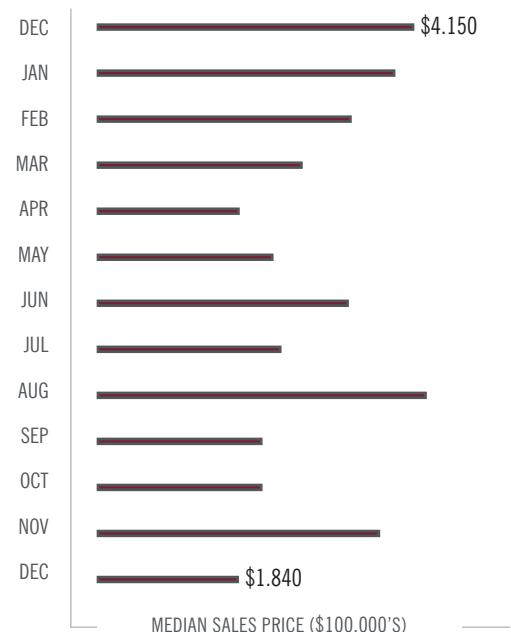
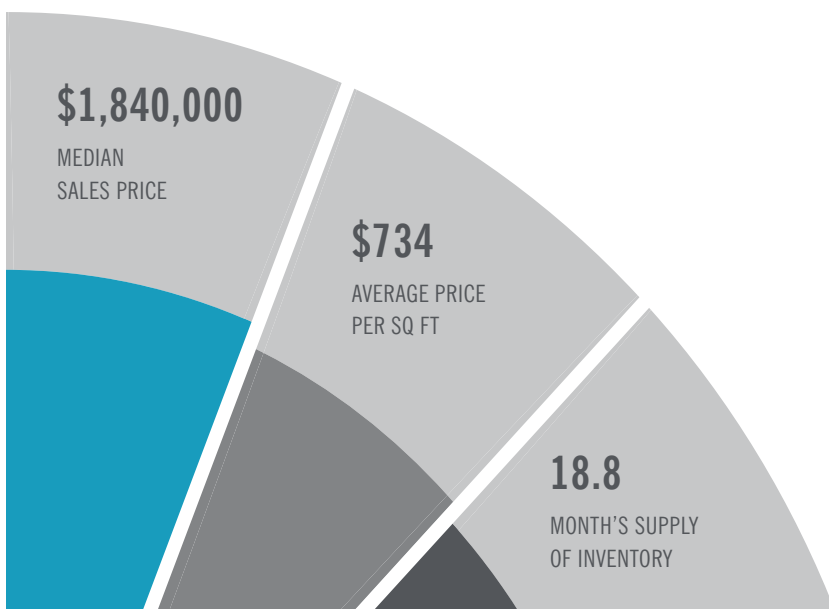
# MALIBU

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$4,150,000	\$3,287,500	\$2,150,000	\$1,840,000	-55.7%
Average Price per Square Foot .....	\$967	\$1,092	\$845	\$734	-24.1%
Properties Sold .....	7	4	9	9	28.6%
Properties Pending Sale .....	5	7	13	8	60.0%
Properties For Sale .....	207	197	215	169	-18.4%
Days on Market (Pending Sale) .....	87	93	98	158	80.6%
Month's Supply of Inventory .....	29.6	49.2	23.9	18.8	-36.5%
Percent Under Contract .....	2.4%	3.6%	6.0%	4.7%	96.0%
Average Median Price for Last 12 Months	\$2,890,875	\$2,759,063	\$2,563,333	\$2,926,260	1.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



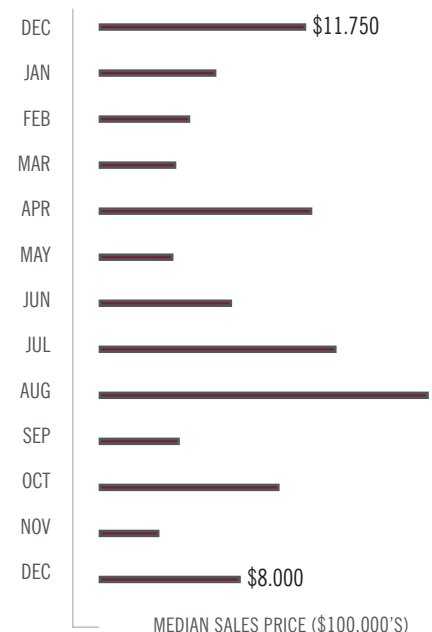
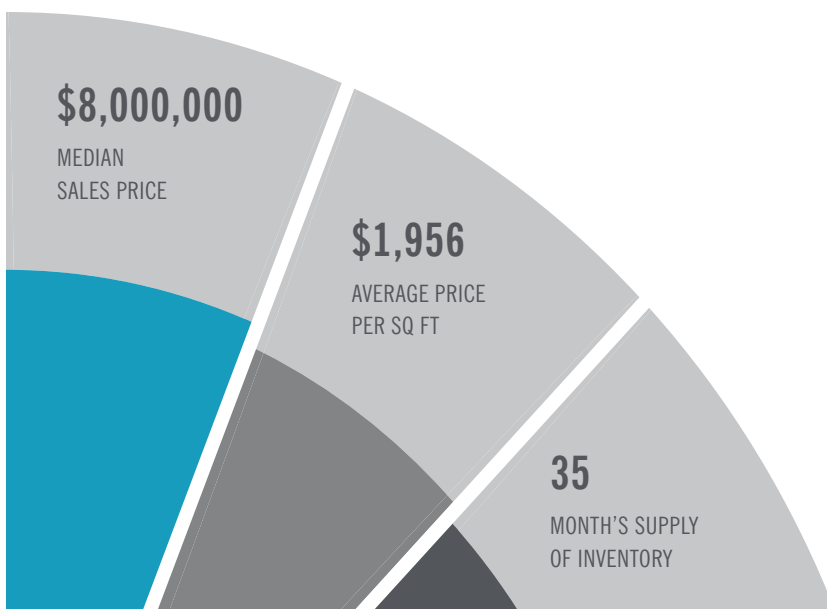
# MALIBU BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$11,750,000	\$7,500,000	\$4,500,000	\$8,000,000	-31.9%
Average Price per Square Foot .....	\$2,813	\$3,107	\$3,028	\$1,956	-30.5%
Properties Sold .....	1	5	3	2	100.0%
Properties Pending Sale .....	3	3	3	2	-33.3%
Properties For Sale .....	69	84	82	70	1.4%
Days on Market (Pending Sale) .....	162	100	45	75	-53.9%
Month's Supply of Inventory .....	69	16.8	27.3	35	-49.3%
Percent Under Contract .....	4.3%	3.6%	3.7%	2.9%	-34.3%
Average Median Price for Last 12 Months	\$6,363,859	\$9,721,458	\$7,185,833	\$8,447,404	24.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





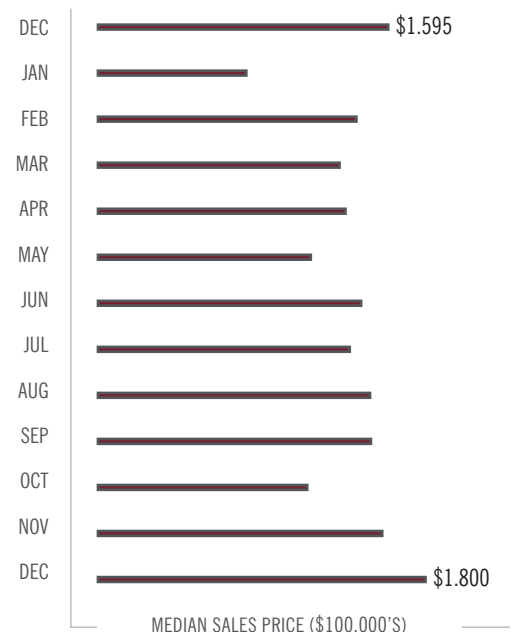
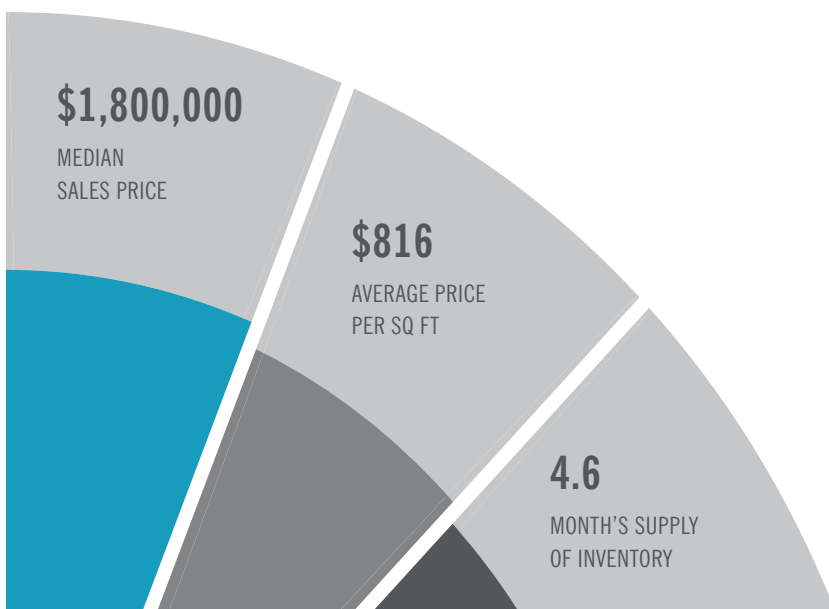
# MARINA DEL REY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,595,000	\$1,445,950	\$1,500,000	\$1,800,000	12.9%
Average Price per Square Foot .....	\$756	\$885	\$835	\$816	7.9%
Properties Sold .....	6	10	7	9	50.0%
Properties Pending Sale .....	4	4	6	6	50.0%
Properties For Sale .....	44	50	60	41	-6.8%
Days on Market (Pending Sale) .....	63	60	59	74	17.3%
Month's Supply of Inventory .....	7.3	5	8.6	4.6	-37.9%
Percent Under Contract .....	9.1%	8.0%	10.0%	14.6%	61.0%
Average Median Price for Last 12 Months	\$1,500,371	\$1,481,750	\$1,504,000	\$1,386,419	-8.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Marina Del Rey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



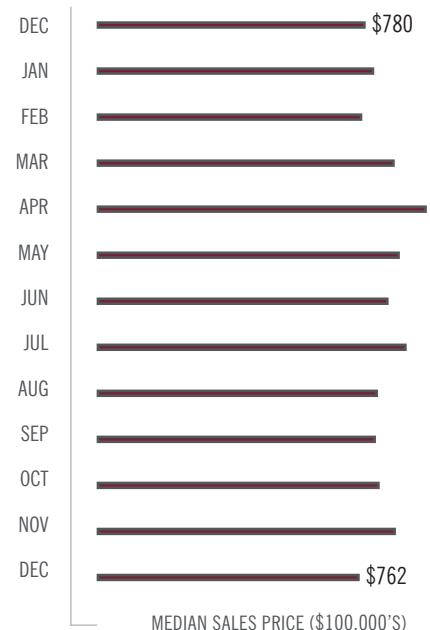
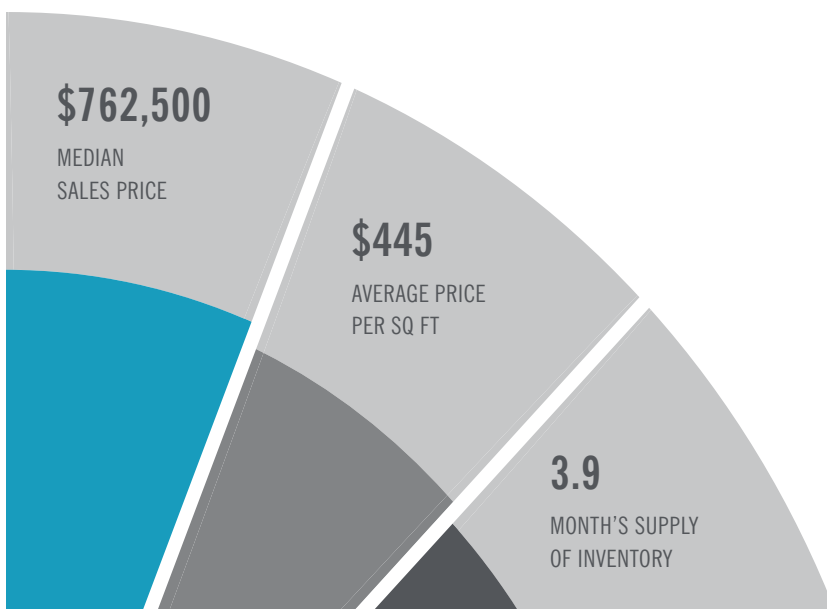
# MID LOS ANGELES

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$780,000	\$847,000	\$810,000	\$762,500	-2.2%
Average Price per Square Foot .....	\$508	\$544	\$491	\$445	-12.4%
Properties Sold .....	22	37	39	28	27.3%
Properties Pending Sale .....	29	40	28	25	-13.8%
Properties For Sale .....	152	171	152	110	-27.6%
Days on Market (Pending Sale) .....	47	39	37	26	-45.3%
Month's Supply of Inventory .....	6.9	4.6	3.9	3.9	-43.1%
Percent Under Contract .....	19.1%	23.4%	18.4%	22.7%	19.1%
Average Median Price for Last 12 Months	\$804,753	\$829,667	\$817,333	\$837,231	3.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mid Los Angeles Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



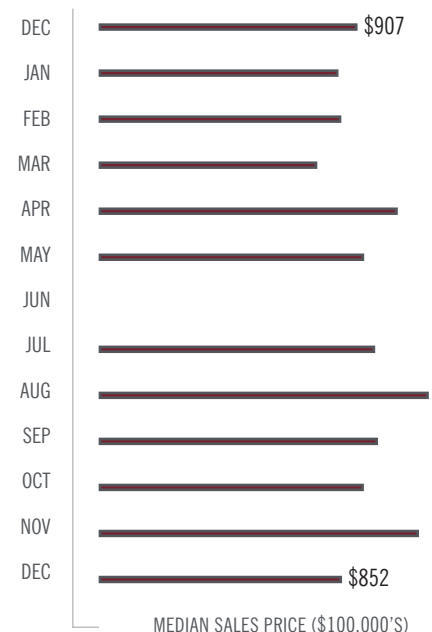
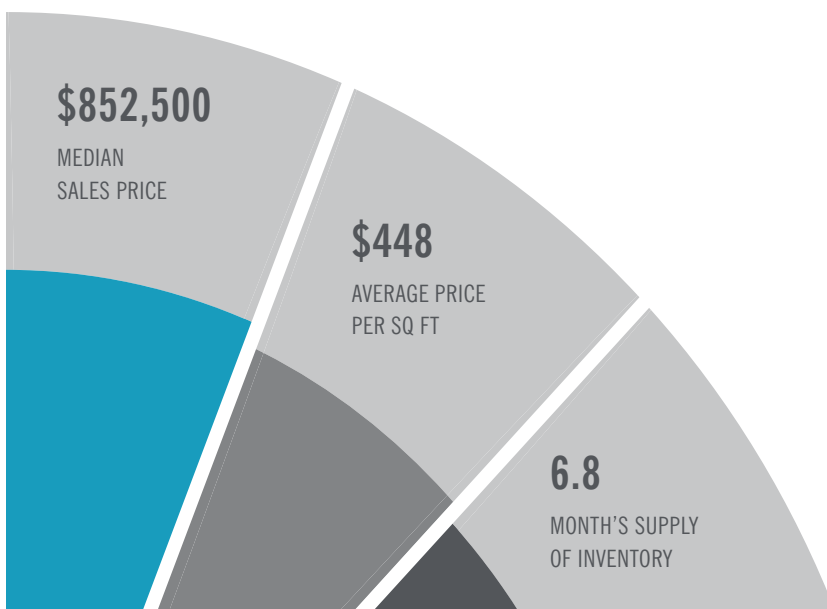
# MID WILSHIRE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$907,500	\$0	\$980,000	\$852,500	-6.1%
Average Price per Square Foot .....	\$563	\$0	\$431	\$448	-20.4%
Properties Sold .....	4	0	3	4	0.0%
Properties Pending Sale .....	2	5	6	4	100.0%
Properties For Sale .....	45	42	40	27	-40.0%
Days on Market (Pending Sale) .....	8	87	119	37	359.4%
Month's Supply of Inventory .....	11.2	n/a	13.3	6.8	-40.0%
Percent Under Contract .....	4.4%	11.9%	15.0%	14.8%	233.3%
Average Median Price for Last 12 Months	\$1,048,150	\$1,002,917	\$969,167	\$946,750	-10.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mid Wilshire Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



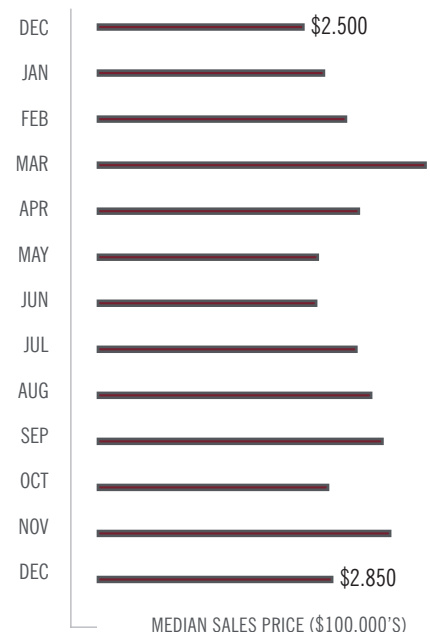
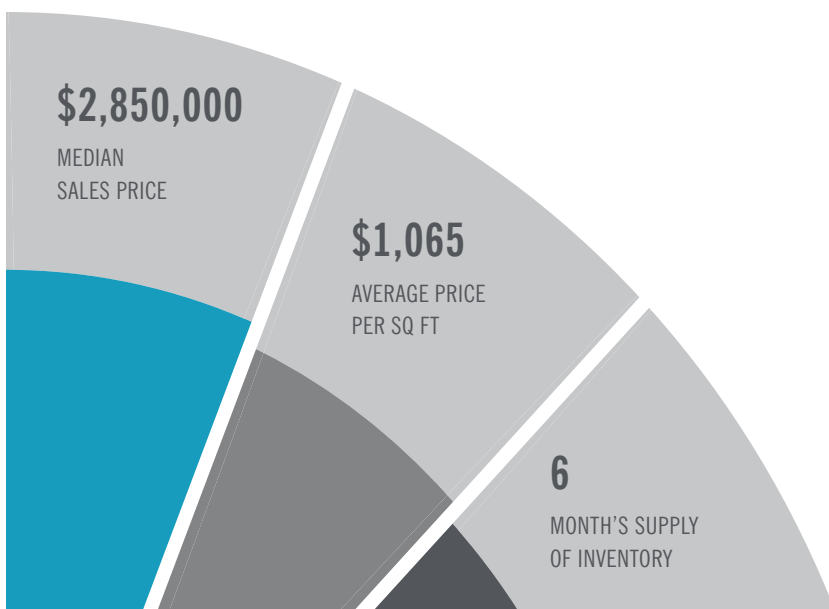
# PACIFIC PALISADES

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,500,000	\$2,655,000	\$3,462,500	\$2,850,000	14.0%
Average Price per Square Foot .....	\$1,021	\$1,111	\$1,122	\$1,065	4.3%
Properties Sold .....	21	22	18	21	0.0%
Properties Pending Sale .....	7	22	20	11	57.1%
Properties For Sale .....	129	172	163	126	-2.3%
Days on Market (Pending Sale) .....	52	63	82	41	-19.8%
Month's Supply of Inventory .....	6.1	7.8	9.1	6	-2.3%
Percent Under Contract .....	5.4%	12.8%	12.3%	8.7%	60.9%
Average Median Price for Last 12 Months	\$3,328,920	\$3,189,665	\$3,068,667	\$3,069,076	-8.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pacific Palisades Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



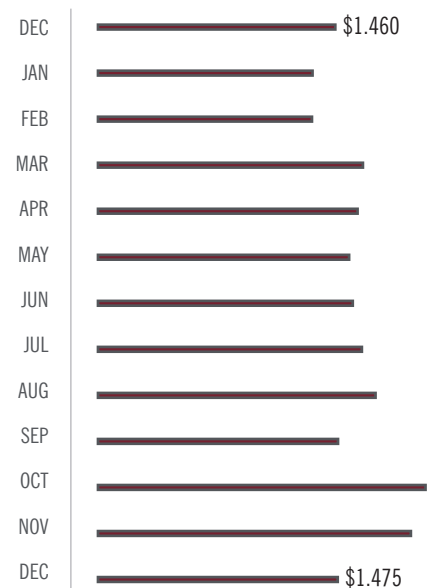
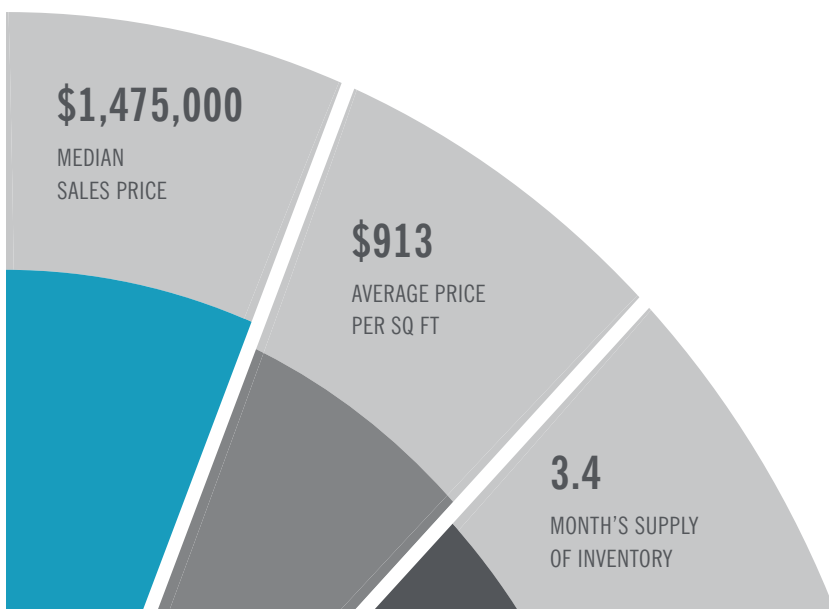
# PALMS - MAR VISTA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,460,000	\$1,567,500	\$1,476,760	\$1,475,000	1.0%
Average Price per Square Foot .....	\$834	\$827	\$896	\$913	9.5%
Properties Sold .....	13	32	22	17	30.8%
Properties Pending Sale .....	14	24	23	9	-35.7%
Properties For Sale .....	93	97	97	57	-38.7%
Days on Market (Pending Sale) .....	37	44	33	17	-53.1%
Month's Supply of Inventory .....	7.2	3	4.4	3.4	-53.1%
Percent Under Contract .....	15.1%	24.7%	23.7%	15.8%	4.9%
Average Median Price for Last 12 Months	\$1,551,464	\$1,703,798	\$1,805,000	\$1,589,139	2.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palms - Mar Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



MEDIAN SALES PRICE (\$100,000'S)

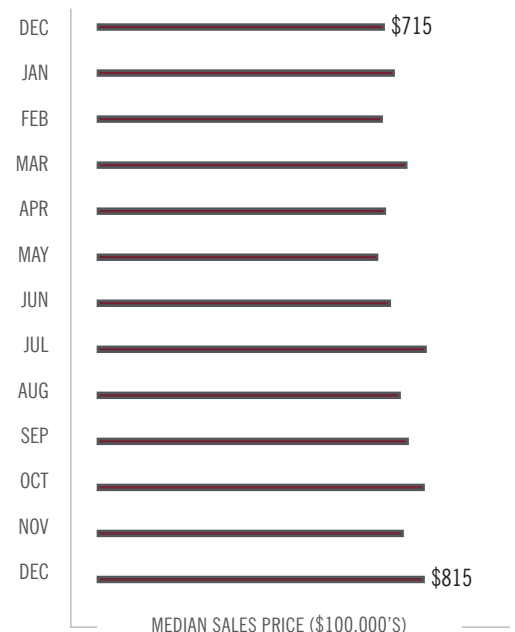
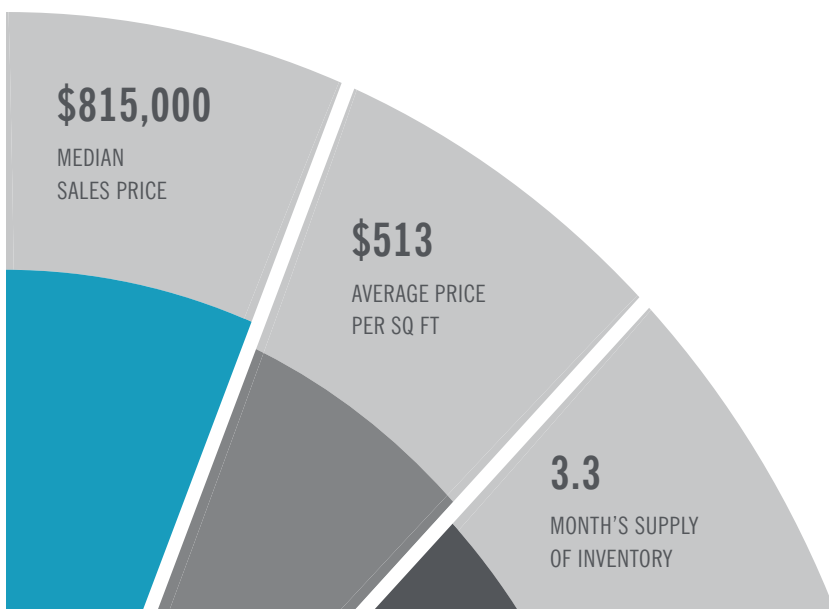
# PARK HILLS HEIGHTS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$715,000	\$730,500	\$775,000	\$815,000	14.0%
Average Price per Square Foot .....	\$455	\$458	\$473	\$513	12.7%
Properties Sold .....	33	39	35	31	-6.1%
Properties Pending Sale .....	23	39	32	28	21.7%
Properties For Sale .....	155	151	147	102	-34.2%
Days on Market (Pending Sale) .....	46	47	48	52	11.1%
Month's Supply of Inventory .....	4.7	3.9	4.2	3.3	-29.9%
Percent Under Contract .....	14.8%	25.8%	21.8%	27.5%	85.0%
Average Median Price for Last 12 Months	\$710,829	\$790,417	\$797,500	\$755,854	6.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Park Hills Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



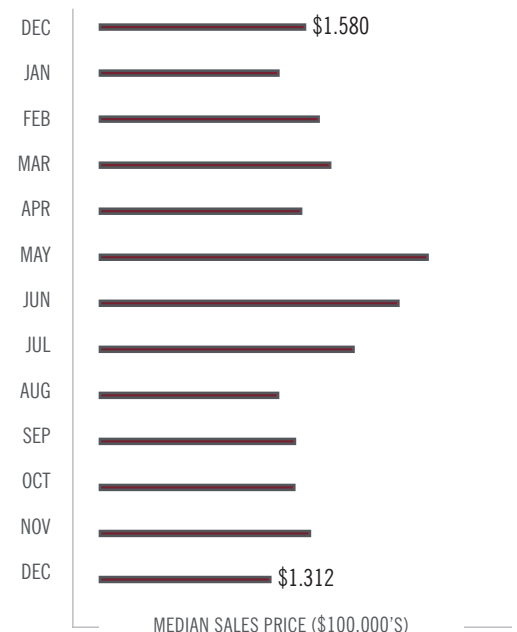
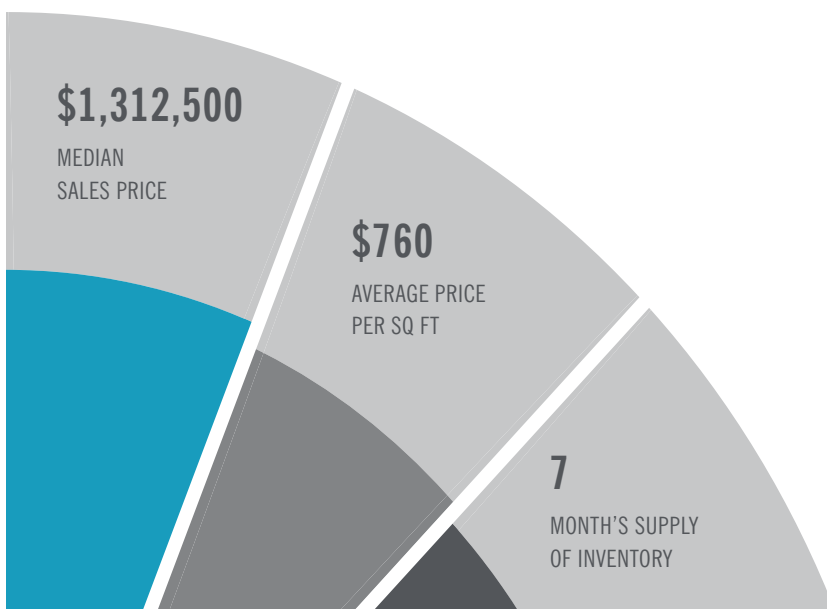
# PLAYA DEL REY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,580,000	\$2,300,000	\$1,502,500	\$1,312,500	-16.9%
Average Price per Square Foot .....	\$588	\$706	\$617	\$760	29.3%
Properties Sold .....	1	2	9	2	100.0%
Properties Pending Sale .....	7	2	5	4	-42.9%
Properties For Sale .....	32	29	33	14	-56.2%
Days on Market (Pending Sale) .....	55	39	65	68	24.0%
Month's Supply of Inventory .....	32	14.5	3.7	7	-78.1%
Percent Under Contract .....	21.9%	6.9%	15.2%	28.6%	30.6%
Average Median Price for Last 12 Months	\$1,725,528	\$1,542,833	\$1,476,000	\$1,695,852	-1.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Playa Del Rey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



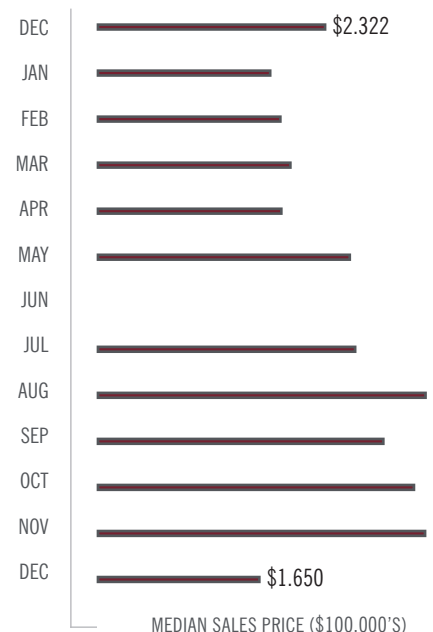
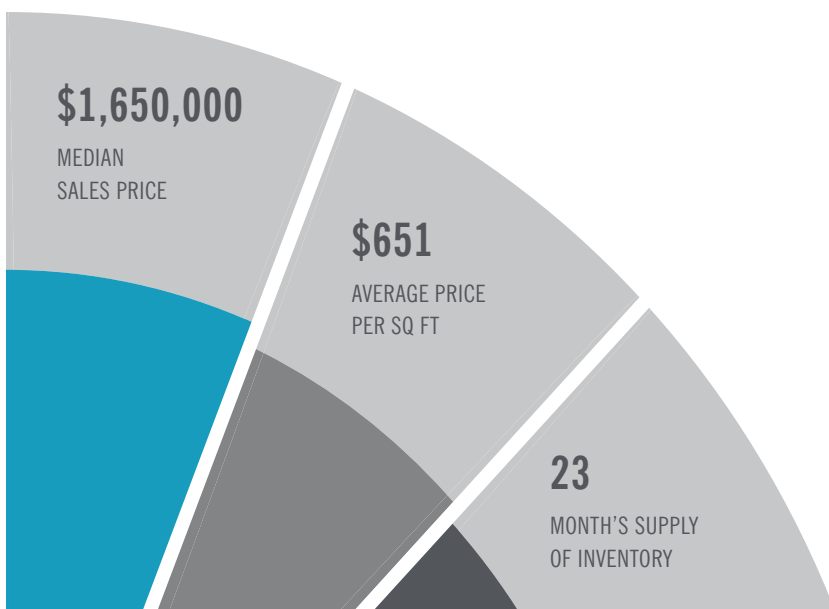
# PLAYA VISTA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,322,500	\$0	\$2,918,000	\$1,650,000	-29.0%
Average Price per Square Foot .....	\$670	\$0	\$819	\$651	-2.8%
Properties Sold .....	2	0	3	1	-50.0%
Properties Pending Sale .....	1	3	2	4	300.0%
Properties For Sale .....	13	24	29	23	76.9%
Days on Market (Pending Sale) .....	116	43	28	37	-68.3%
Month's Supply of Inventory .....	6.5	n/a	9.7	23	253.8%
Percent Under Contract .....	7.7%	12.5%	6.9%	17.4%	126.1%
Average Median Price for Last 12 Months	\$2,541,477	\$2,853,993	\$2,742,096	\$2,457,496	-3.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Playa Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





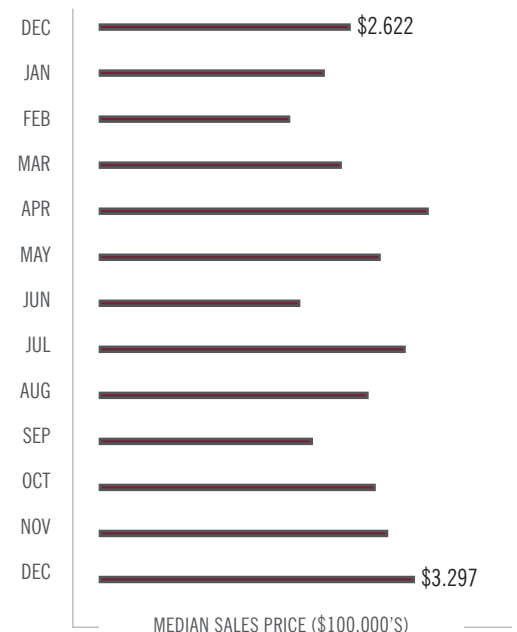
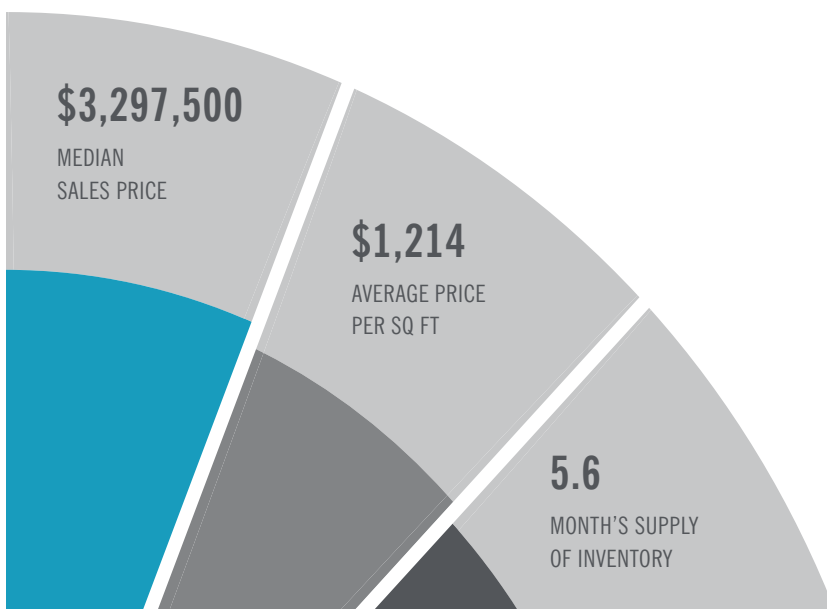
# SANTA MONICA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,622,500	\$2,092,500	\$2,225,000	\$3,297,500	25.7%
Average Price per Square Foot .....	\$1,180	\$1,167	\$1,074	\$1,214	2.9%
Properties Sold .....	10	22	13	16	60.0%
Properties Pending Sale .....	8	14	18	9	12.5%
Properties For Sale .....	97	151	144	89	-8.2%
Days on Market (Pending Sale) .....	59	69	55	47	-21.3%
Month's Supply of Inventory .....	9.7	6.9	11.1	5.6	-42.7%
Percent Under Contract .....	8.2%	9.3%	12.5%	10.1%	22.6%
Average Median Price for Last 12 Months	\$2,866,250	\$2,905,583	\$3,066,167	\$2,722,601	-5.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Monica Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



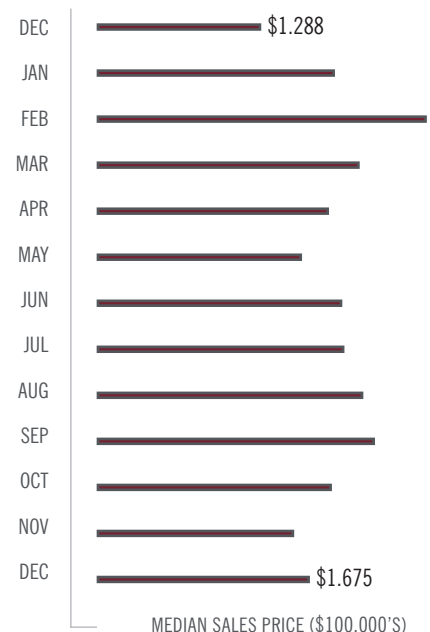
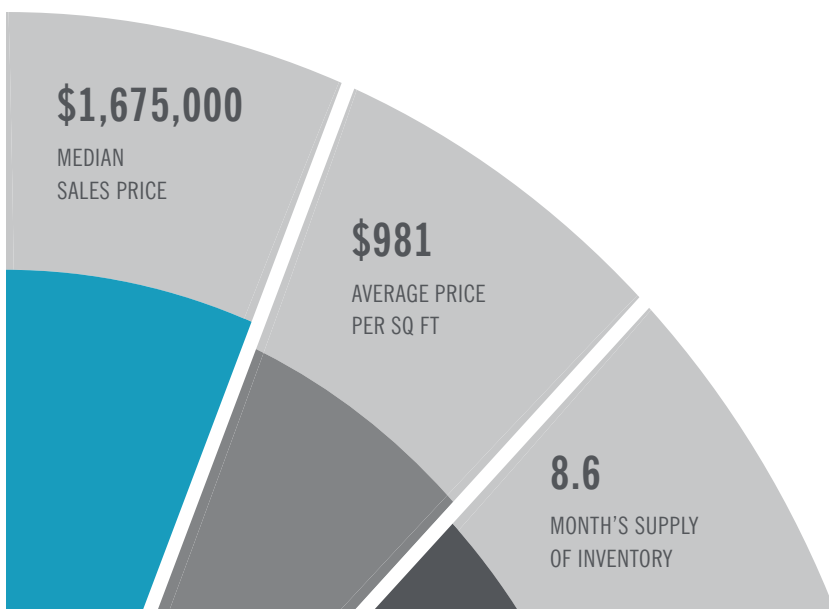
# SUNSET STRIP - HOLLYWOOD HILLS WEST

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,288,000	\$1,932,500	\$2,192,500	\$1,675,000	30.0%
Average Price per Square Foot .....	\$1,215	\$885	\$953	\$981	-19.3%
Properties Sold .....	20	40	28	39	95.0%
Properties Pending Sale .....	19	37	42	32	68.4%
Properties For Sale .....	382	478	489	337	-11.8%
Days on Market (Pending Sale) .....	80	83	45	59	-26.5%
Month's Supply of Inventory .....	19.1	12	17.5	8.6	-54.8%
Percent Under Contract .....	5.0%	7.7%	8.6%	9.5%	90.9%
Average Median Price for Last 12 Months	\$1,903,000	\$1,886,167	\$1,691,667	\$1,886,699	-0.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sunset Strip - Hollywood Hills West Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



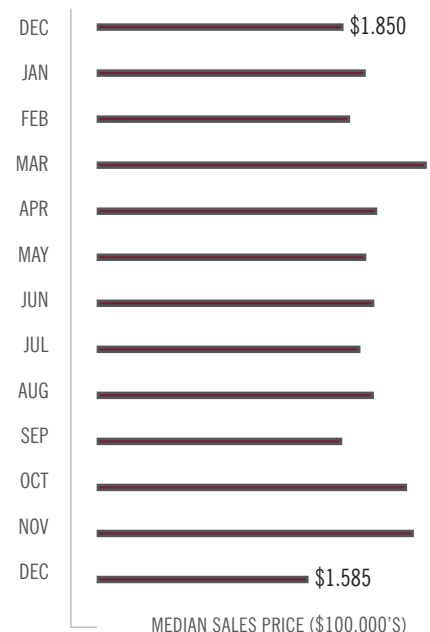
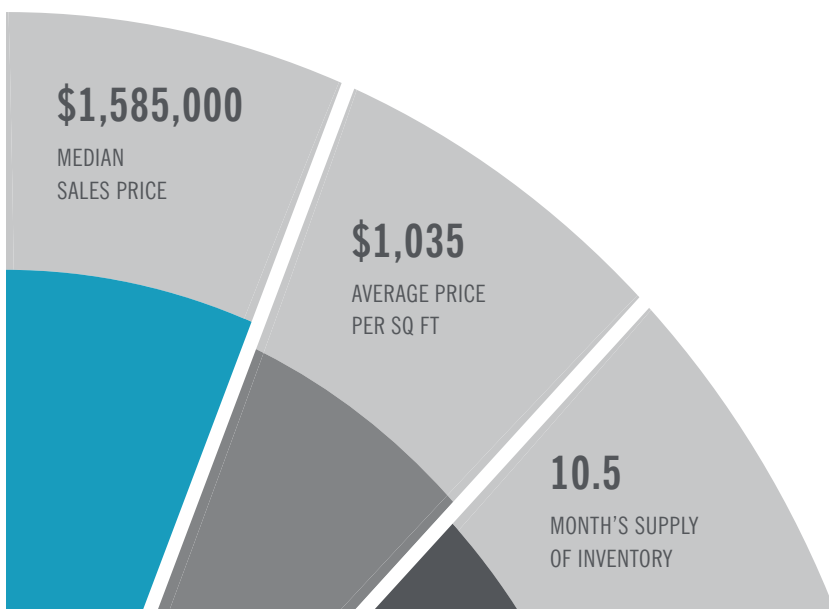
# VENICE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,850,000	\$2,082,500	\$1,840,000	\$1,585,000	-14.3%
Average Price per Square Foot .....	\$1,149	\$1,232	\$1,014	\$1,035	-9.9%
Properties Sold .....	16	12	16	11	-31.2%
Properties Pending Sale .....	10	10	15	15	50.0%
Properties For Sale .....	98	138	157	116	18.4%
Days on Market (Pending Sale) .....	51	27	52	52	3.8%
Month's Supply of Inventory .....	6.1	11.5	9.8	10.5	72.2%
Percent Under Contract .....	10.2%	7.2%	9.6%	12.9%	26.7%
Average Median Price for Last 12 Months	\$2,141,125	\$2,032,845	\$2,099,690	\$2,050,486	-4.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Venice Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



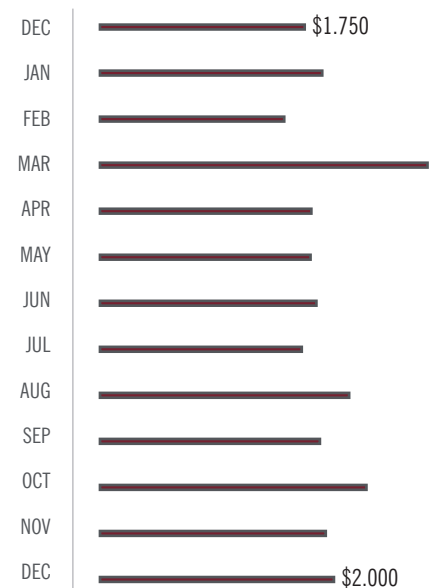
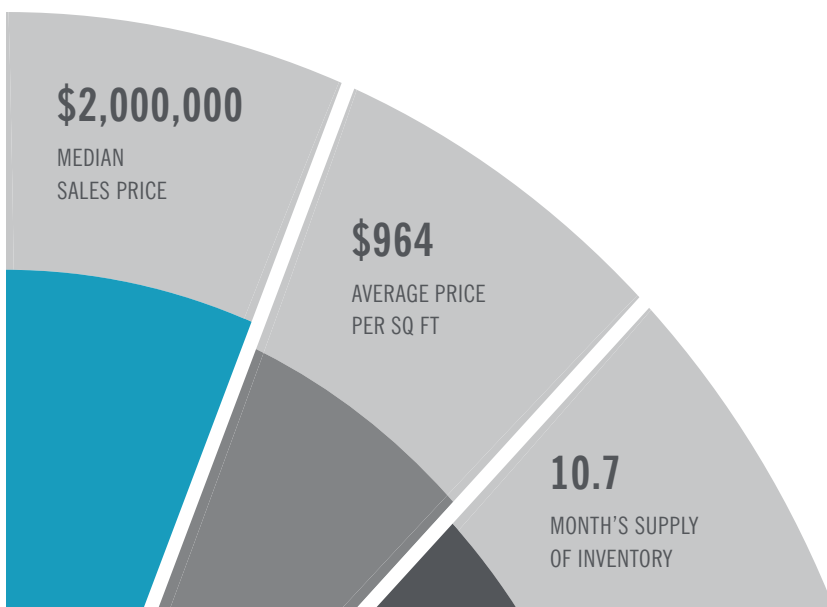
# WEST HOLLYWOOD

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,750,000	\$1,850,000	\$1,880,000	\$2,000,000	14.3%
Average Price per Square Foot .....	\$1,127	\$922	\$1,070	\$964	-14.5%
Properties Sold .....	10	5	13	7	-30.0%
Properties Pending Sale .....	5	6	10	6	20.0%
Properties For Sale .....	72	91	107	75	4.2%
Days on Market (Pending Sale) .....	64	67	78	47	-27.1%
Month's Supply of Inventory .....	7.2	18.2	8.2	10.7	48.8%
Percent Under Contract .....	6.9%	6.6%	9.3%	8.0%	15.2%
Average Median Price for Last 12 Months	\$1,820,229	\$1,990,479	\$2,069,292	\$1,955,760	6.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



MEDIAN SALES PRICE (\$100,000'S)

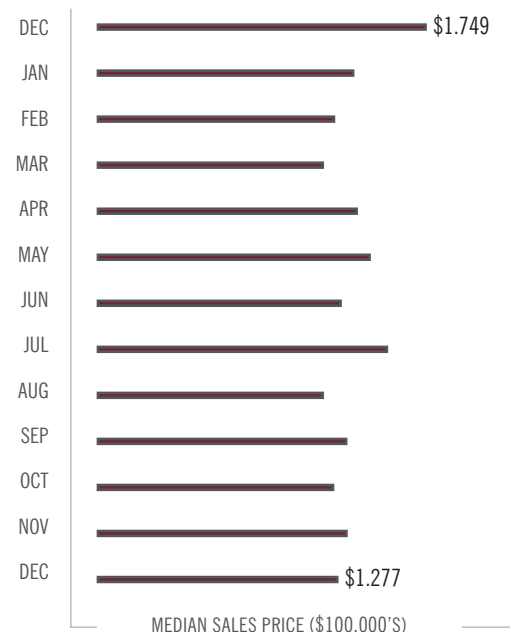
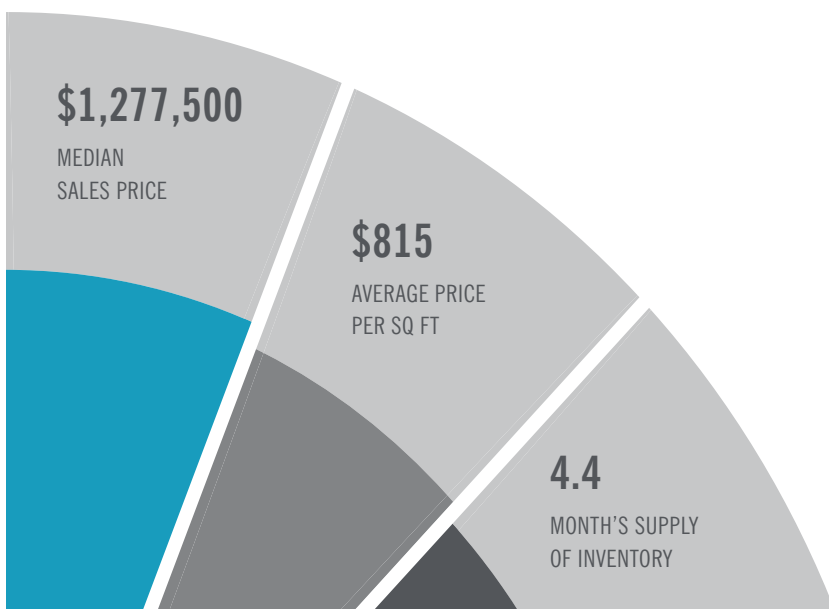
# WEST LOS ANGELES

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,749,000	\$1,295,000	\$1,325,000	\$1,277,500	-27.0%
Average Price per Square Foot .....	\$655	\$789	\$833	\$815	24.4%
Properties Sold .....	7	13	7	8	14.3%
Properties Pending Sale .....	9	10	8	5	-44.4%
Properties For Sale .....	44	43	39	35	-20.5%
Days on Market (Pending Sale) .....	31	93	30	18	-42.6%
Month's Supply of Inventory .....	6.3	3.3	5.6	4.4	-30.4%
Percent Under Contract .....	20.5%	23.3%	20.5%	14.3%	-30.2%
Average Median Price for Last 12 Months	\$1,464,881	\$1,321,083	\$1,286,333	\$1,355,669	-7.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Los Angeles Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



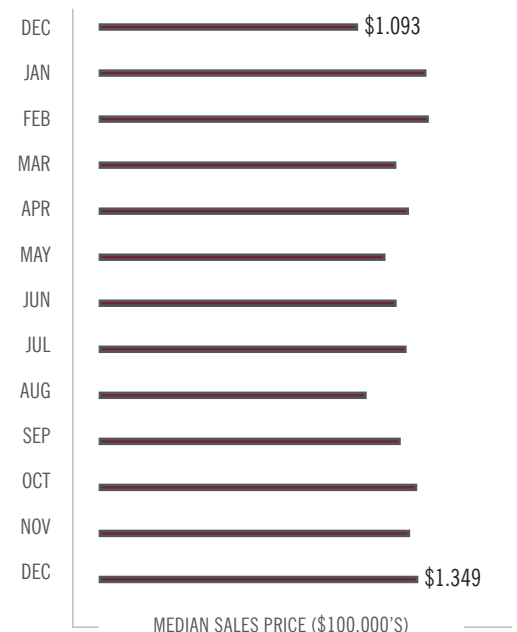
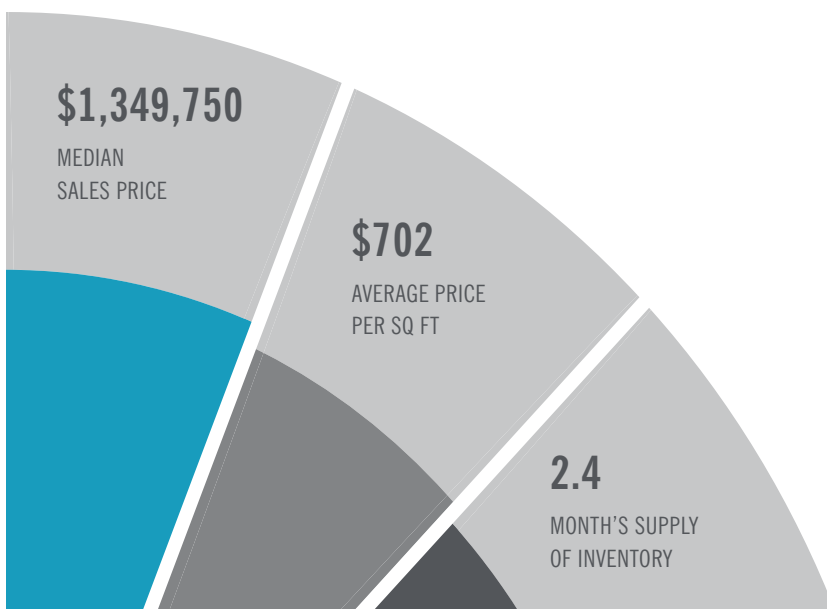
# WESTCHESTER

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,093,500	\$1,257,500	\$1,275,000	\$1,349,750	23.4%
Average Price per Square Foot .....	\$682	\$654	\$712	\$702	2.9%
Properties Sold .....	16	28	27	26	62.5%
Properties Pending Sale .....	19	31	25	15	-21.1%
Properties For Sale .....	75	117	109	62	-17.3%
Days on Market (Pending Sale) .....	82	31	32	39	-52.3%
Month's Supply of Inventory .....	4.7	4.2	4	2.4	-49.1%
Percent Under Contract .....	25.3%	26.5%	22.9%	24.2%	-4.5%
Average Median Price for Last 12 Months	\$1,214,992	\$1,285,792	\$1,336,583	\$1,278,538	5.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westchester Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



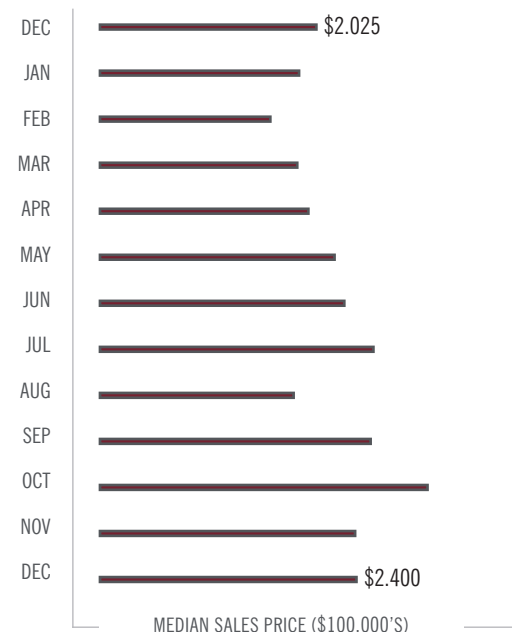
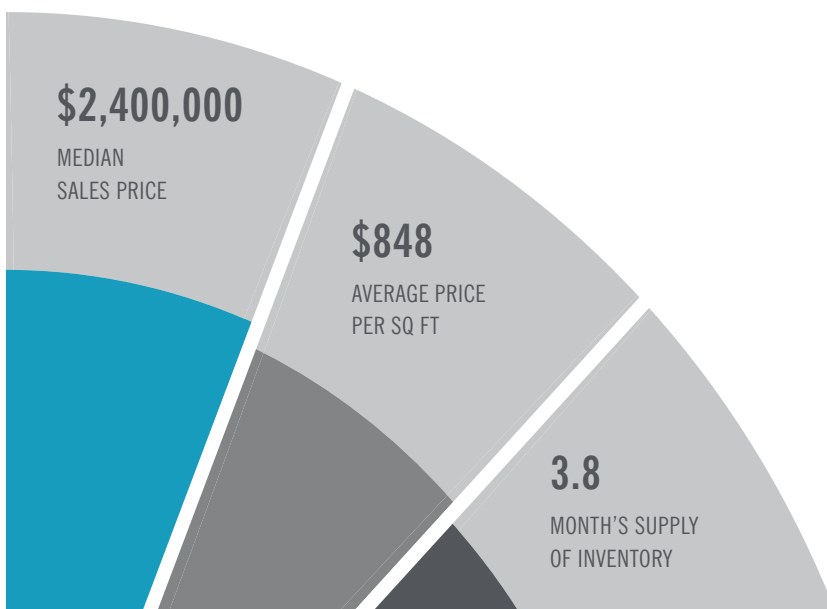
# WESTWOOD - CENTURY CITY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,025,000	\$2,286,250	\$2,532,594	\$2,400,000	18.5%
Average Price per Square Foot .....	\$855	\$1,003	\$945	\$848	-0.8%
Properties Sold .....	10	18	16	13	30.0%
Properties Pending Sale .....	5	9	12	8	60.0%
Properties For Sale .....	57	77	76	50	-12.3%
Days on Market (Pending Sale) .....	45	45	37	33	-26.8%
Month's Supply of Inventory .....	5.7	4.3	4.8	3.8	-32.5%
Percent Under Contract .....	8.8%	11.7%	15.8%	16.0%	82.4%
Average Median Price for Last 12 Months	\$2,191,854	\$2,459,296	\$2,617,500	\$2,193,473	0.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westwood - Century City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



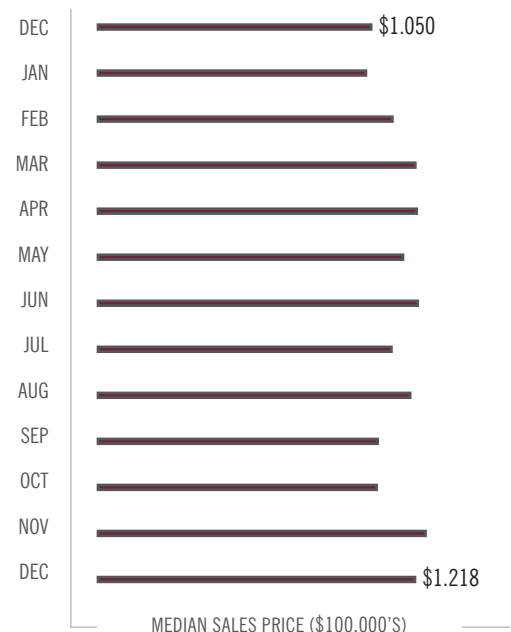
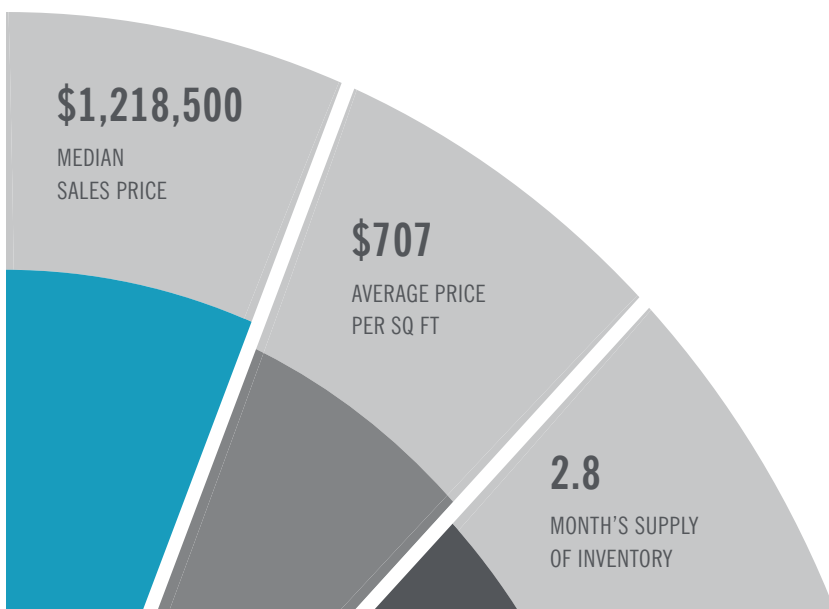
# SOUTH BAY MACRO MARKET

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,050,000	\$1,229,000	\$1,075,000	\$1,218,500	16.0%
Average Price per Square Foot .....	\$693	\$698	\$645	\$707	2.0%
Properties Sold .....	178	241	201	220	23.6%
Properties Pending Sale .....	115	239	224	118	2.6%
Properties For Sale .....	781	1,137	1,066	607	-22.3%
Days on Market (Pending Sale) .....	48	39	41	55	16.1%
Month's Supply of Inventory .....	4.4	4.7	5.3	2.8	-37.1%
Percent Under Contract .....	14.7%	21.0%	21.0%	19.4%	32.0%
Average Median Price for Last 12 Months	\$1,132,538	\$1,158,583	\$1,182,833	\$1,154,577	1.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in South Bay Macro Market Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





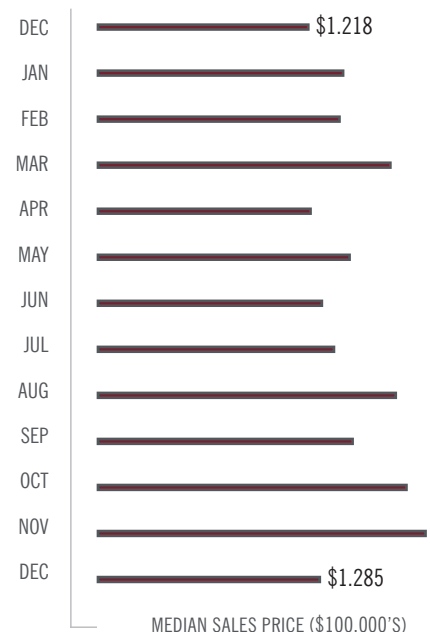
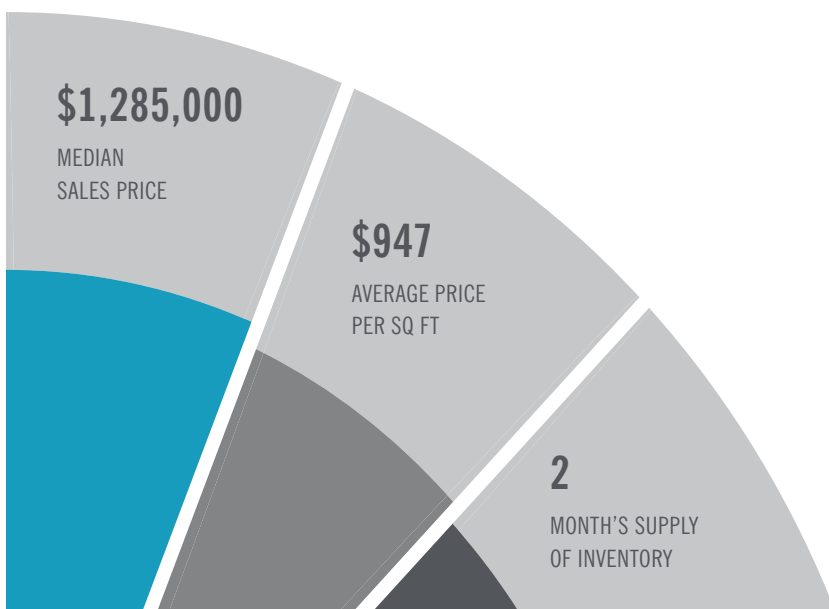
# EL SEGUNDO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,218,250	\$1,297,000	\$1,475,000	\$1,285,000	5.5%
Average Price per Square Foot .....	\$667	\$715	\$721	\$947	42.0%
Properties Sold .....	4	10	5	5	25.0%
Properties Pending Sale .....	5	8	8	5	0.0%
Properties For Sale .....	30	26	20	10	-66.7%
Days on Market (Pending Sale) .....	67	46	59	79	18.2%
Month's Supply of Inventory .....	7.5	0	4	2	-73.3%
Percent Under Contract .....	16.7%	30.8%	40.0%	50.0%	200.0%
Average Median Price for Last 12 Months	\$1,378,938	\$1,589,417	\$1,656,500	\$1,481,030	7.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in El Segundo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



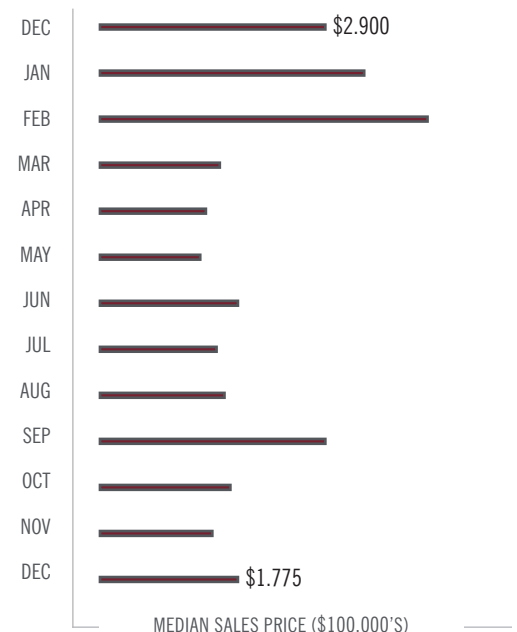
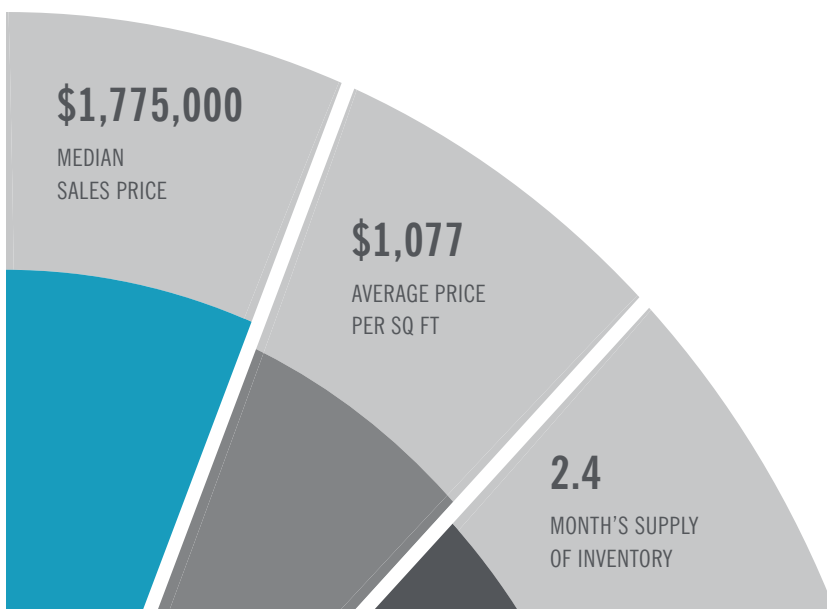
# HERMOSA BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,900,000	\$1,775,000	\$2,900,000	\$1,775,000	-38.8%
Average Price per Square Foot .....	\$1,518	\$1,281	\$1,197	\$1,077	-29.1%
Properties Sold .....	7	11	5	13	85.7%
Properties Pending Sale .....	4	11	15	6	50.0%
Properties For Sale .....	34	57	68	31	-8.8%
Days on Market (Pending Sale) .....	90	49	31	46	-49.3%
Month's Supply of Inventory .....	4.9	5.2	13.6	2.4	-50.9%
Percent Under Contract .....	11.8%	19.3%	22.1%	19.4%	64.5%
Average Median Price for Last 12 Months	\$2,298,004	\$1,816,771	\$1,632,875	\$2,106,567	-8.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hermosa Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



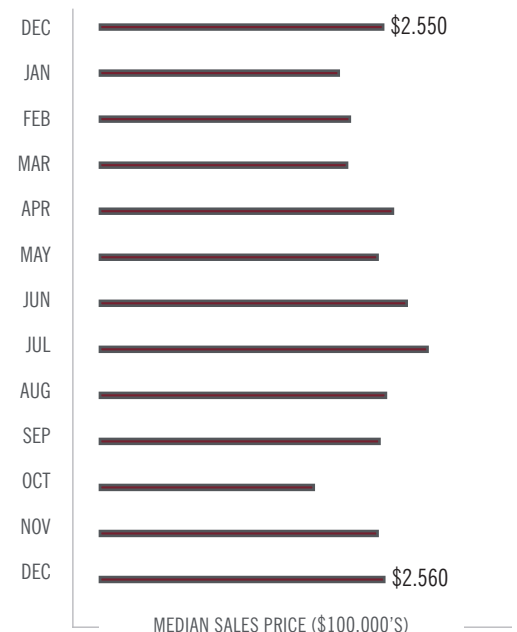
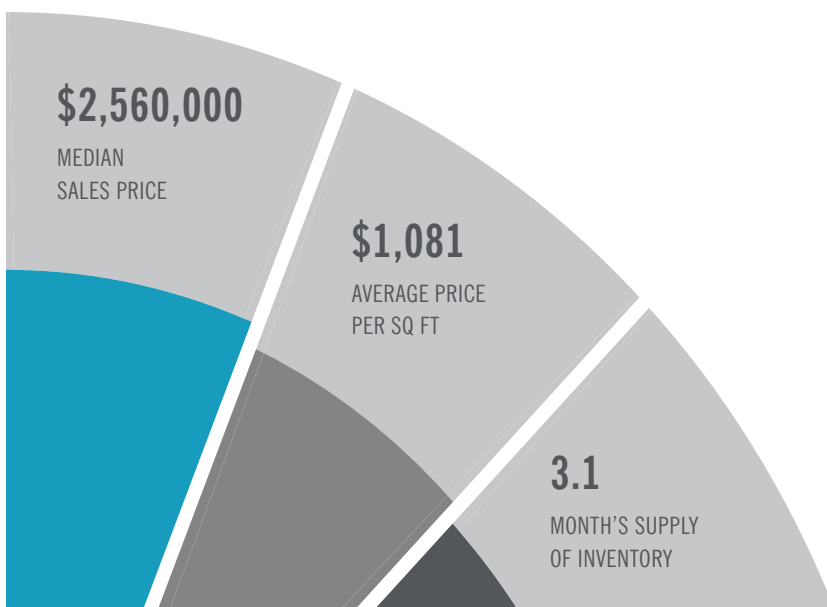
# MANHATTAN BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,550,000	\$2,762,050	\$2,517,013	\$2,560,000	0.4%
Average Price per Square Foot .....	\$1,097	\$1,067	\$965	\$1,081	-1.5%
Properties Sold .....	17	25	20	29	70.6%
Properties Pending Sale .....	11	30	19	12	9.1%
Properties For Sale .....	98	168	159	89	-9.2%
Days on Market (Pending Sale) .....	78	65	57	56	-28.7%
Month's Supply of Inventory .....	5.8	6.7	8	3.1	-46.8%
Percent Under Contract .....	11.2%	17.9%	11.9%	13.5%	20.1%
Average Median Price for Last 12 Months	\$2,532,458	\$2,504,502	\$2,328,333	\$2,469,389	-2.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



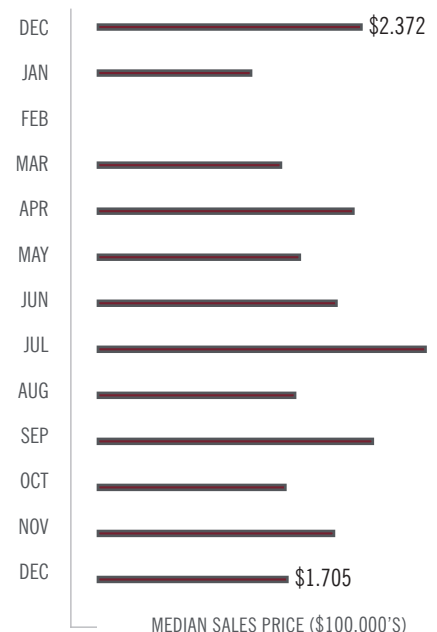
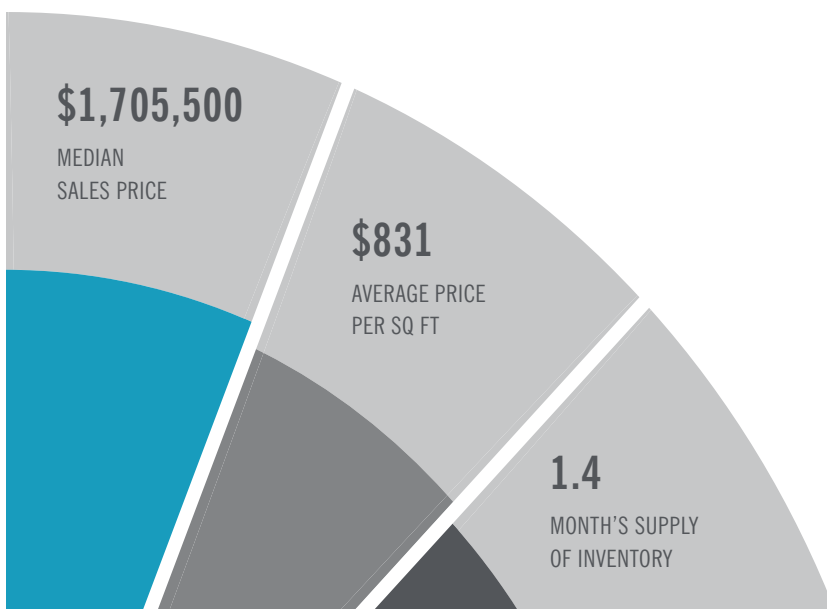
# MANHATTAN BEACH MIRA COSTA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,372,500	\$2,147,500	\$2,475,000	\$1,705,500	-28.1%
Average Price per Square Foot .....	\$787	\$886	\$829	\$831	5.6%
Properties Sold .....	4	6	6	8	100.0%
Properties Pending Sale .....	3	5	1	3	0.0%
Properties For Sale .....	17	28	24	11	-35.3%
Days on Market (Pending Sale) .....	70	48	65	31	-55.5%
Month's Supply of Inventory .....	4.2	4.7	4	1.4	-67.6%
Percent Under Contract .....	17.6%	17.9%	4.2%	27.3%	54.5%
Average Median Price for Last 12 Months	\$2,190,888	\$2,119,667	\$1,839,333	\$2,031,792	-7.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Mira Costa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



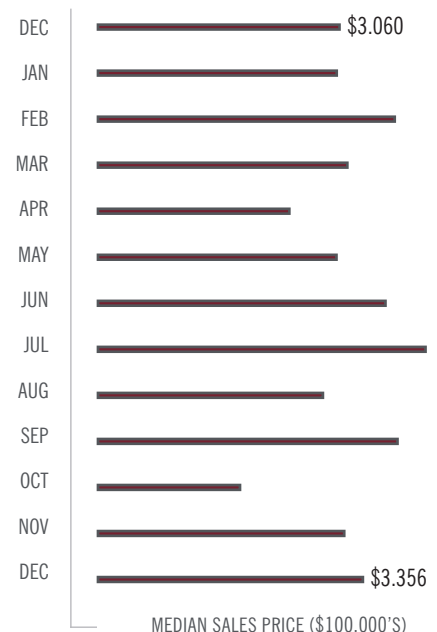
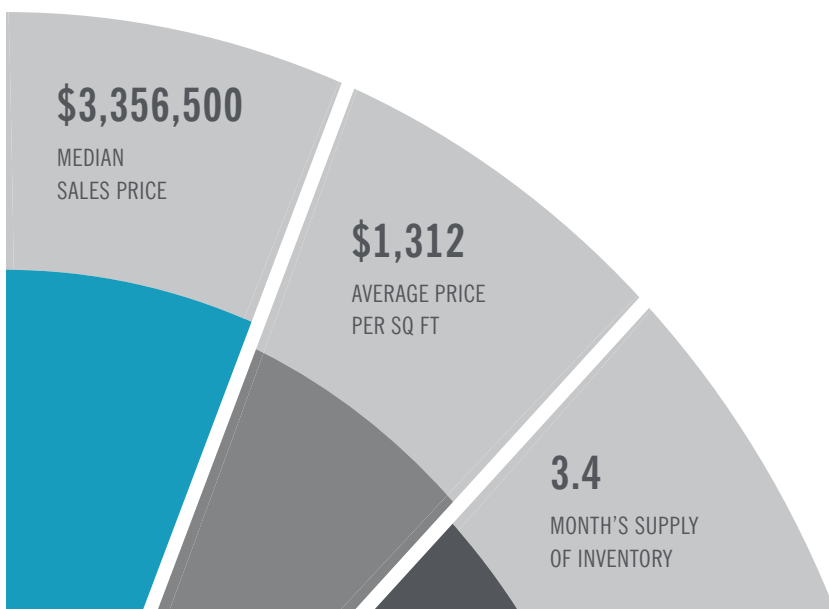
# MANHATTAN BEACH SAND

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$3,060,000	\$3,642,500	\$3,795,000	\$3,356,500	9.7%
Average Price per Square Foot .....	\$1,449	\$1,184	\$1,491	\$1,312	-9.5%
Properties Sold .....	6	6	4	11	83.3%
Properties Pending Sale .....	3	8	7	3	0.0%
Properties For Sale .....	34	61	63	37	8.8%
Days on Market (Pending Sale) .....	104	95	56	99	-4.5%
Month's Supply of Inventory .....	5.7	10.2	15.8	3.4	-40.6%
Percent Under Contract .....	8.8%	13.1%	11.1%	8.1%	-8.1%
Average Median Price for Last 12 Months	\$3,213,063	\$3,178,500	\$2,758,667	\$3,166,481	-1.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Sand Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



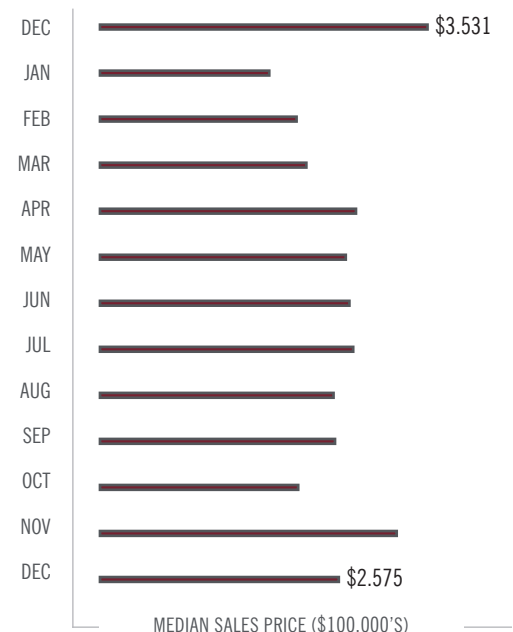
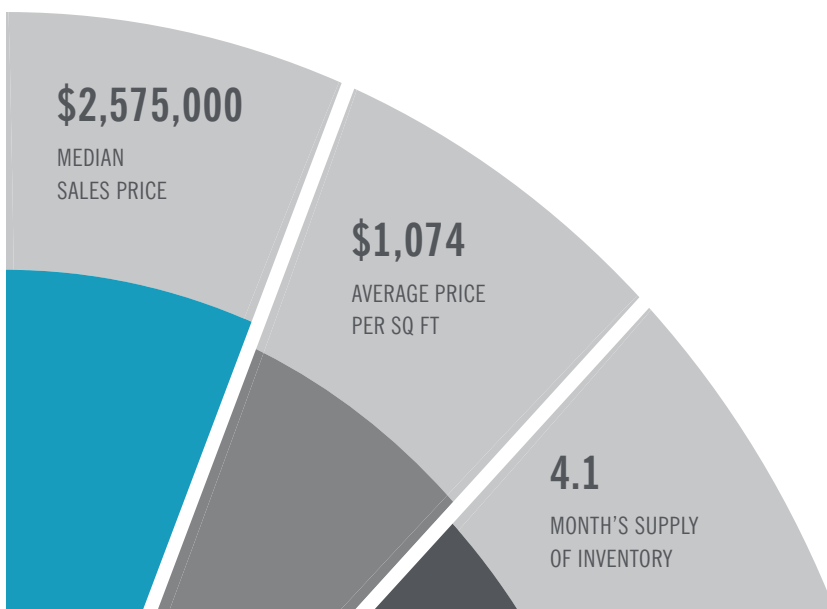
# MANHATTAN BEACH TREE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$3,531,250	\$2,689,025	\$2,534,025	\$2,575,000	-27.1%
Average Price per Square Foot .....	\$802	\$1,125	\$844	\$1,074	33.9%
Properties Sold .....	2	10	7	7	250.0%
Properties Pending Sale .....	3	11	7	4	33.3%
Properties For Sale .....	32	45	40	29	-9.4%
Days on Market (Pending Sale) .....	84	63	31	27	-68.5%
Month's Supply of Inventory .....	16	4.5	5.7	4.1	-74.1%
Percent Under Contract .....	9.4%	24.4%	17.5%	13.8%	47.1%
Average Median Price for Last 12 Months	\$2,644,688	\$2,615,504	\$2,637,000	\$2,576,369	-2.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Tree Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



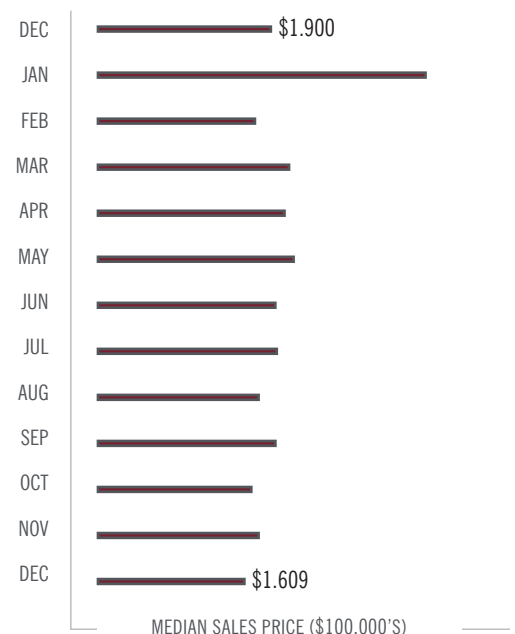
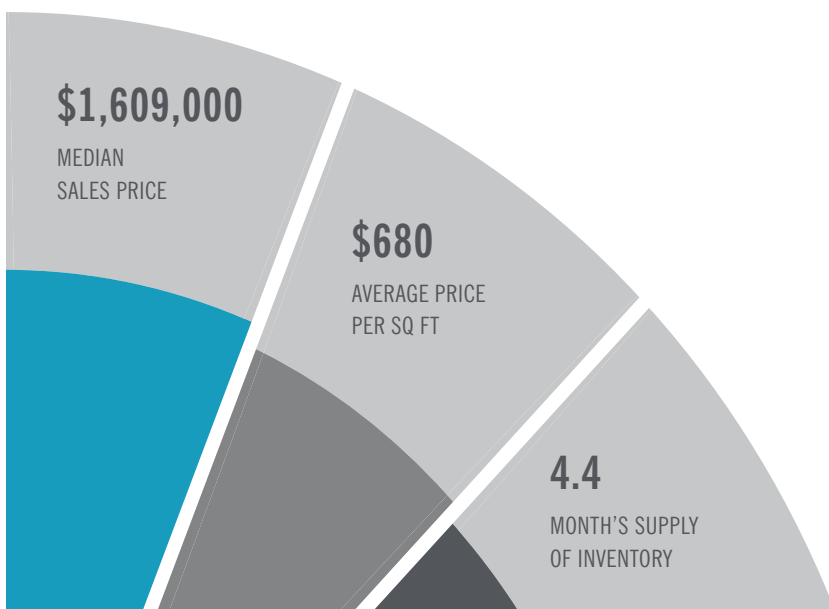
# PALOS VERDES ESTATES

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,900,000	\$1,949,000	\$1,950,000	\$1,609,000	-15.3%
Average Price per Square Foot .....	\$678	\$727	\$727	\$680	0.3%
Properties Sold .....	11	16	13	16	45.5%
Properties Pending Sale .....	5	20	15	6	20.0%
Properties For Sale .....	80	132	115	70	-12.5%
Days on Market (Pending Sale) .....	98	62	55	112	14.4%
Month's Supply of Inventory .....	7.3	8.2	8.8	4.4	-39.8%
Percent Under Contract .....	6.2%	15.2%	13.0%	8.6%	37.1%
Average Median Price for Last 12 Months	\$1,871,917	\$1,789,833	\$1,686,333	\$2,016,385	7.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palos Verdes Estates Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



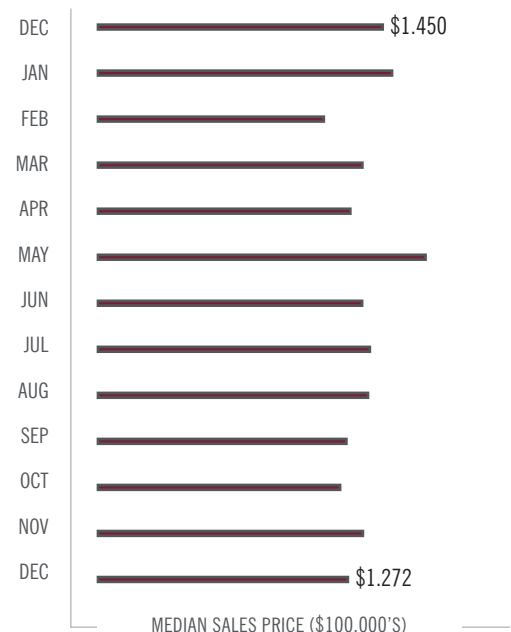
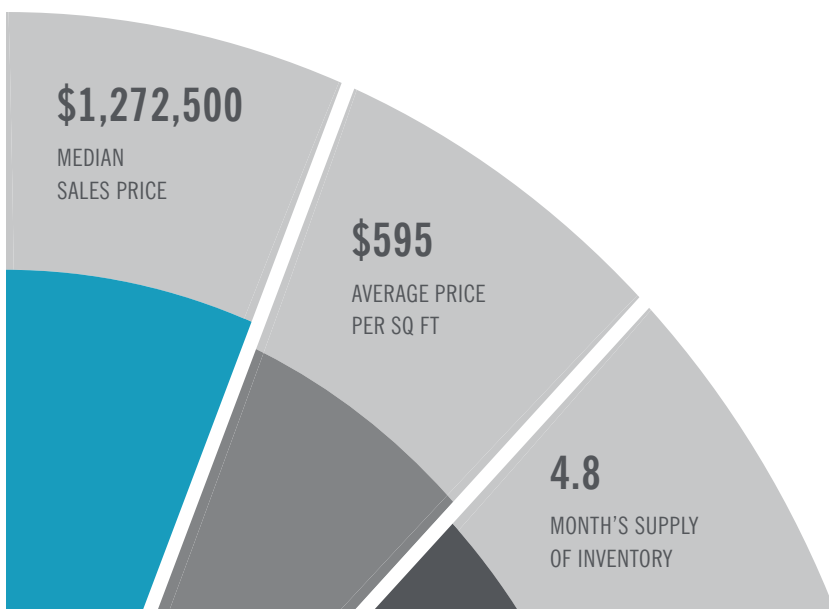
# RANCHO PALOS VERDES

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,450,000	\$1,345,000	\$1,265,000	\$1,272,500	-12.2%
Average Price per Square Foot .....	\$629	\$605	\$581	\$595	-5.4%
Properties Sold .....	23	35	29	26	13.0%
Properties Pending Sale .....	9	33	31	24	166.7%
Properties For Sale .....	139	203	190	125	-10.1%
Days on Market (Pending Sale) .....	63	38	50	67	5.4%
Month's Supply of Inventory .....	6	5.8	6.6	4.8	-20.4%
Percent Under Contract .....	6.5%	16.3%	16.3%	19.2%	196.5%
Average Median Price for Last 12 Months	\$1,362,585	\$1,313,167	\$1,284,833	\$1,355,462	-0.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Palos Verdes Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





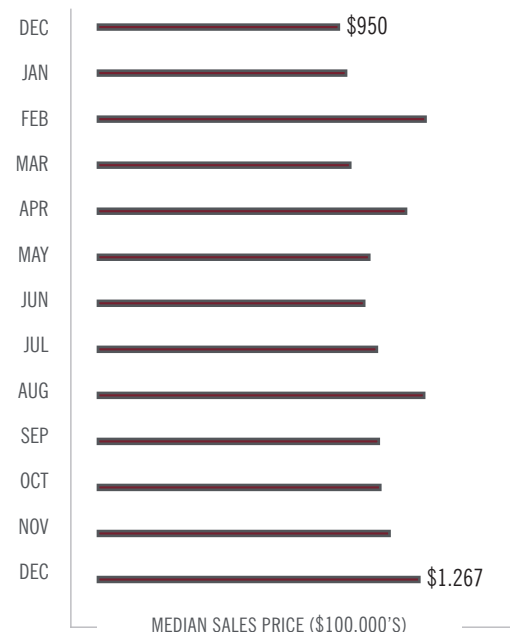
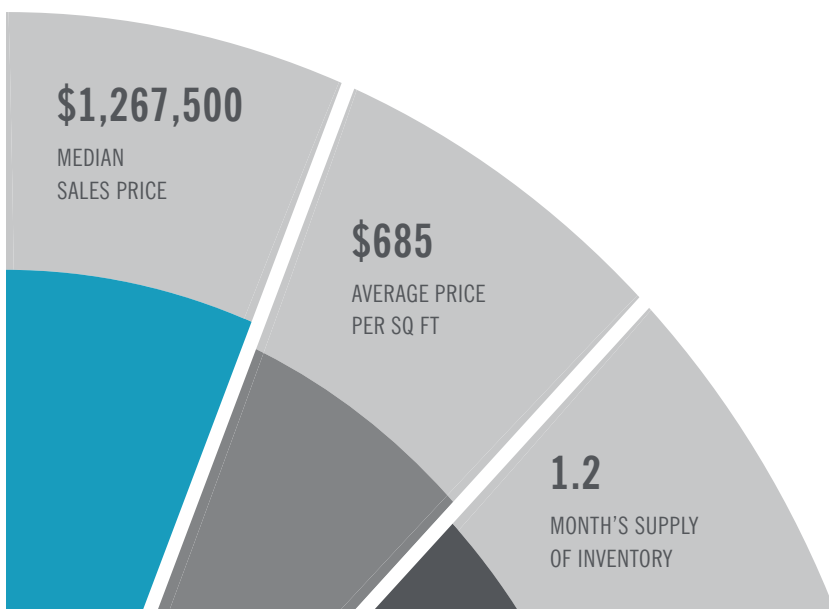
# REDONDO BEACH- NORTH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$950,000	\$1,050,000	\$1,107,500	\$1,267,500	33.4%
Average Price per Square Foot .....	\$636	\$698	\$631	\$685	7.7%
Properties Sold .....	11	19	10	16	45.5%
Properties Pending Sale .....	5	9	19	4	-20.0%
Properties For Sale .....	34	50	56	20	-41.2%
Days on Market (Pending Sale) .....	27	18	21	130	386.0%
Month's Supply of Inventory .....	3.1	2.6	5.6	1.2	-59.6%
Percent Under Contract .....	14.7%	18.0%	33.9%	20.0%	36.0%
Average Median Price for Last 12 Months	\$1,079,708	\$1,170,833	\$1,177,000	\$1,121,192	3.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Redondo Beach- North Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



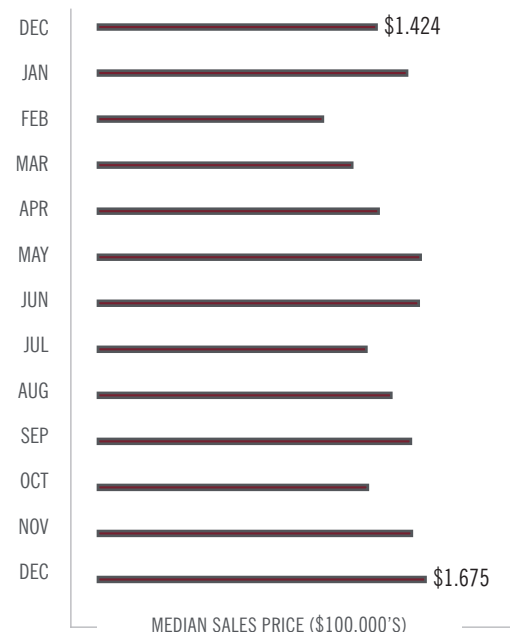
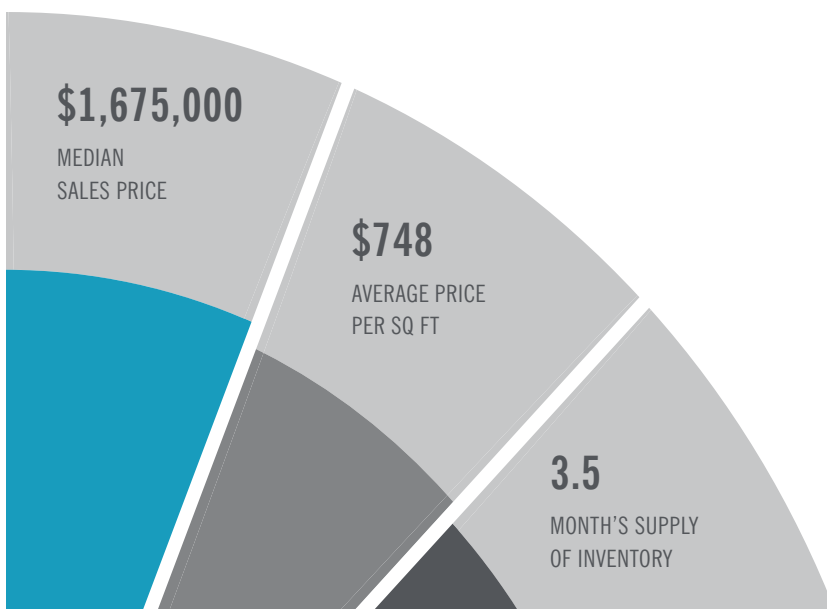
# REDONDO BEACH- SOUTH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,424,500	\$1,640,000	\$1,600,000	\$1,675,000	17.6%
Average Price per Square Foot .....	\$723	\$706	\$773	\$748	3.5%
Properties Sold .....	10	19	7	10	0.0%
Properties Pending Sale .....	8	16	12	9	12.5%
Properties For Sale .....	47	60	60	35	-25.5%
Days on Market (Pending Sale) .....	48	43	64	35	-27.3%
Month's Supply of Inventory .....	4.7	3.2	8.6	3.5	-25.5%
Percent Under Contract .....	17.0%	26.7%	20.0%	25.7%	51.1%
Average Median Price for Last 12 Months	\$1,561,057	\$1,522,083	\$1,553,333	\$1,485,577	-4.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Redondo Beach- South Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



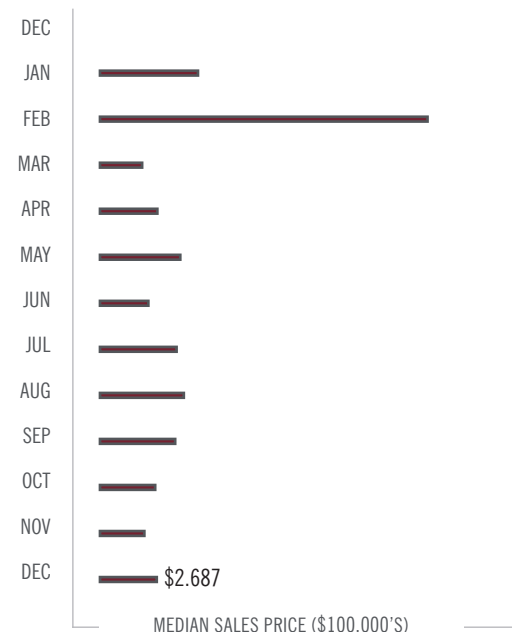
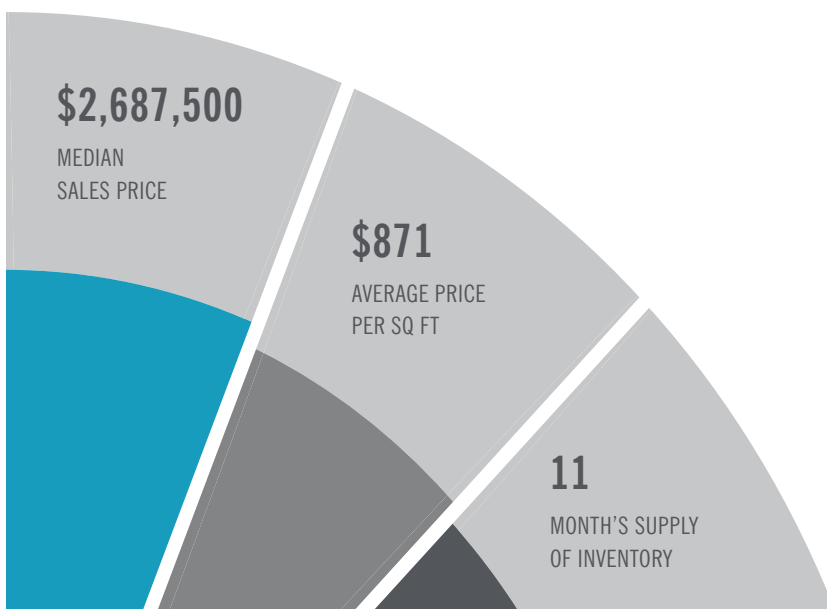
# ROLLING HILLS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$0	\$2,288,888	\$3,558,750	\$2,687,500	n/a
Average Price per Square Foot .....	\$0	\$968	\$720	\$871	n/a
Properties Sold .....	0	1	1	2	n/a
Properties Pending Sale .....	1	2	0	1	0.0%
Properties For Sale .....	23	22	28	22	-4.3%
Days on Market (Pending Sale) .....	441	258	0	99	-77.6%
Month's Supply of Inventory .....	n/a	22	28	11	n/a
Percent Under Contract .....	4.3%	9.1%	0.0%	4.5%	4.5%
Average Median Price for Last 12 Months	\$2,667,364	\$3,091,875	\$2,466,667	\$4,123,970	54.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rolling Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



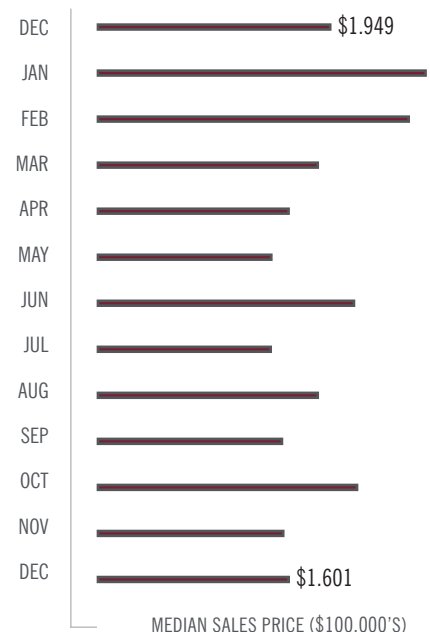
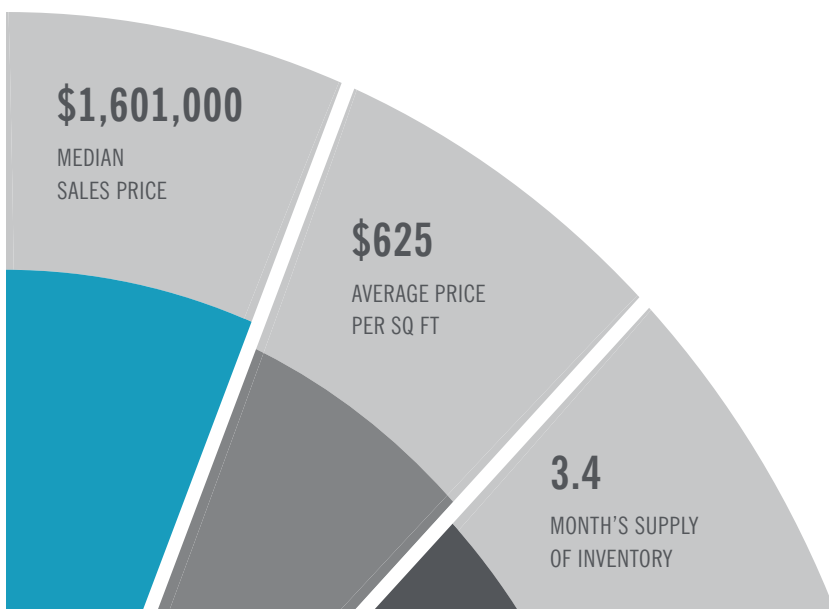
# ROLLING HILLS ESTATES

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,949,500	\$2,149,000	\$1,544,500	\$1,601,000	-17.9%
Average Price per Square Foot .....	\$561	\$645	\$622	\$625	11.4%
Properties Sold .....	8	9	10	7	-12.5%
Properties Pending Sale .....	7	5	10	2	-71.4%
Properties For Sale .....	36	45	44	24	-33.3%
Days on Market (Pending Sale) .....	38	32	48	17	-56.6%
Month's Supply of Inventory .....	4.5	5	4.4	3.4	-23.8%
Percent Under Contract .....	19.4%	11.1%	22.7%	8.3%	-57.1%
Average Median Price for Last 12 Months	\$1,758,479	\$1,695,083	\$1,777,000	\$1,886,746	7.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rolling Hills Estates Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



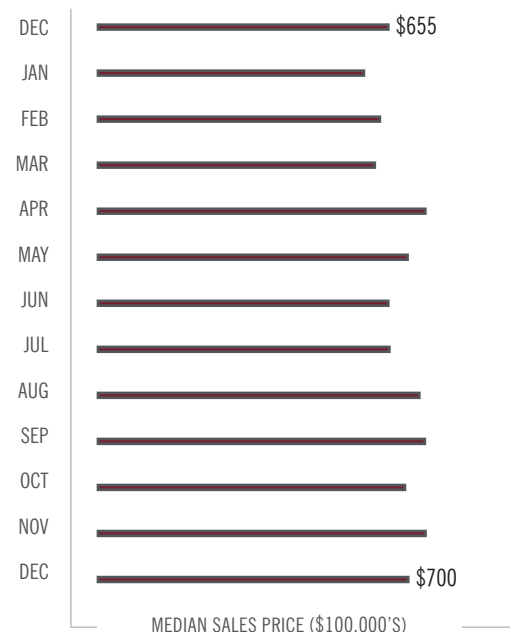
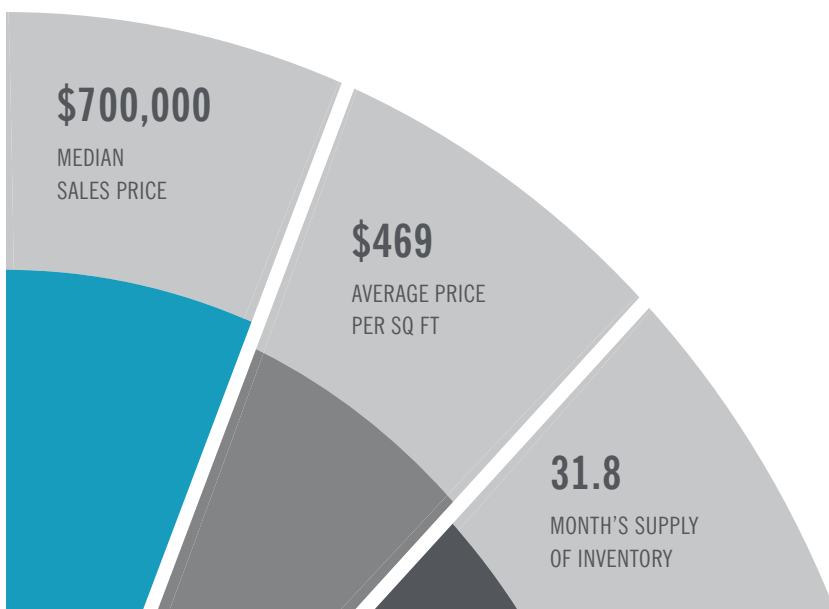
# SAN PEDRO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$655,000	\$655,000	\$737,500	\$700,000	6.9%
Average Price per Square Foot .....	\$438	\$472	\$450	\$469	7.1%
Properties Sold .....	31	26	22	33	6.5%
Properties Pending Sale .....	15	32	22	16	6.7%
Properties For Sale .....	82	127	115	79	-3.7%
Days on Market (Pending Sale) .....	27	26	48	48	75.6%
Month's Supply of Inventory .....	43.5	20.2	22.6	31.8	-26.9%
Percent Under Contract .....	18.3%	25.2%	19.1%	20.3%	10.7%
Average Median Price for Last 12 Months	\$676,095	\$708,583	\$710,500	\$681,462	0.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Pedro Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



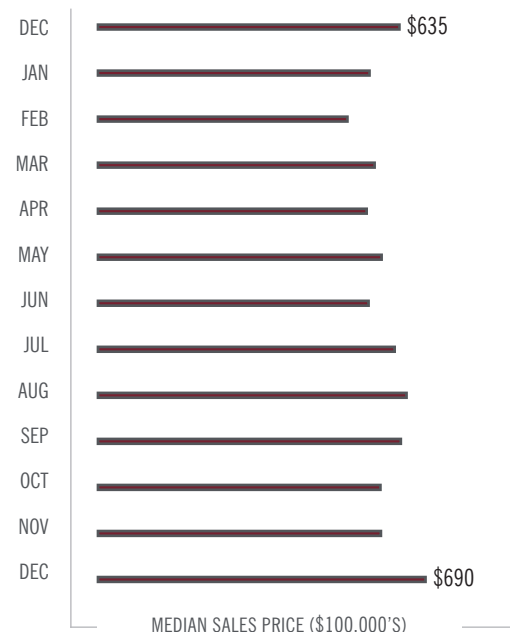
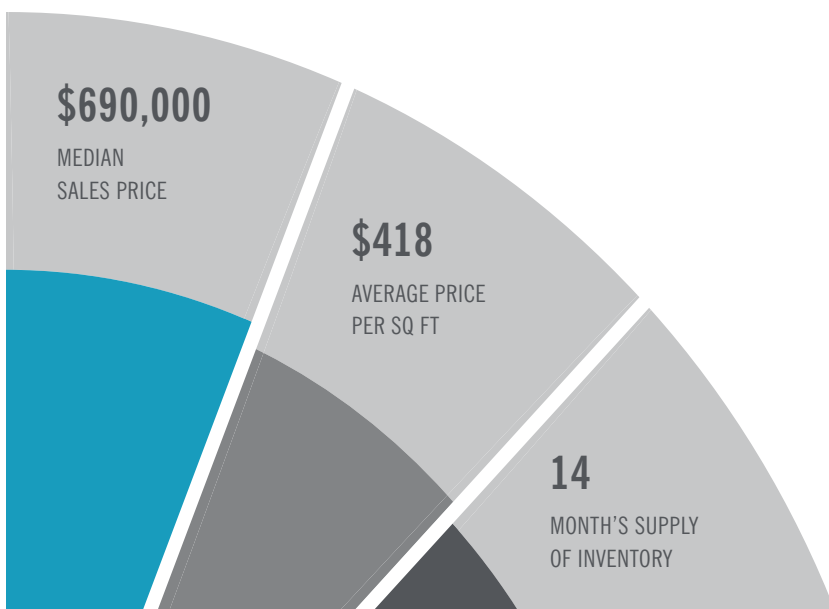
# TORRANCE- COUNTY STRIP

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$635,000	\$570,000	\$638,000	\$690,000	8.7%
Average Price per Square Foot .....	\$423	\$439	\$394	\$418	-1.2%
Properties Sold .....	9	3	7	1	-88.9%
Properties Pending Sale .....	3	5	8	4	33.3%
Properties For Sale .....	18	19	22	14	-22.2%
Days on Market (Pending Sale) .....	58	49	16	56	-3.8%
Month's Supply of Inventory .....	2	6.3	3.1	14	600.0%
Percent Under Contract .....	16.7%	26.3%	36.4%	28.6%	71.4%
Average Median Price for Last 12 Months	\$566,708	\$632,342	\$627,017	\$603,292	6.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- County Strip Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



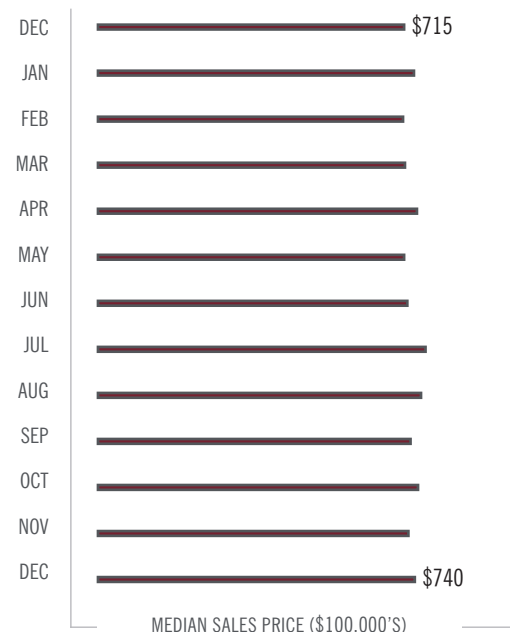
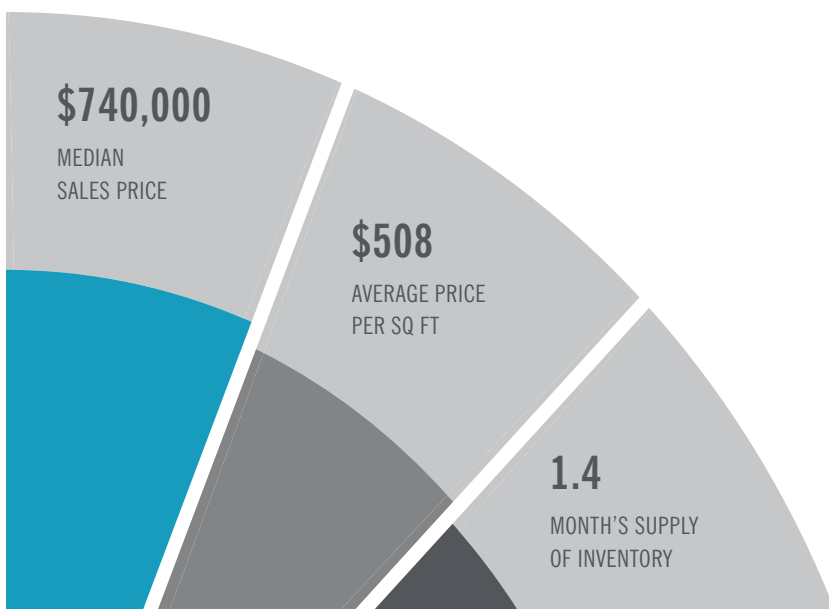
# TORRANCE- NORTH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$715,000	\$722,500	\$730,000	\$740,000	3.5%
Average Price per Square Foot .....	\$527	\$494	\$532	\$508	-3.6%
Properties Sold .....	13	20	11	14	7.7%
Properties Pending Sale .....	15	15	13	7	-53.3%
Properties For Sale .....	38	33	37	20	-47.4%
Days on Market (Pending Sale) .....	24	23	17	19	-20.5%
Month's Supply of Inventory .....	2.9	1.6	3.4	1.4	-51.1%
Percent Under Contract .....	39.5%	45.5%	35.1%	35.0%	-11.3%
Average Median Price for Last 12 Months	\$721,771	\$743,667	\$737,500	\$732,846	1.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- North Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



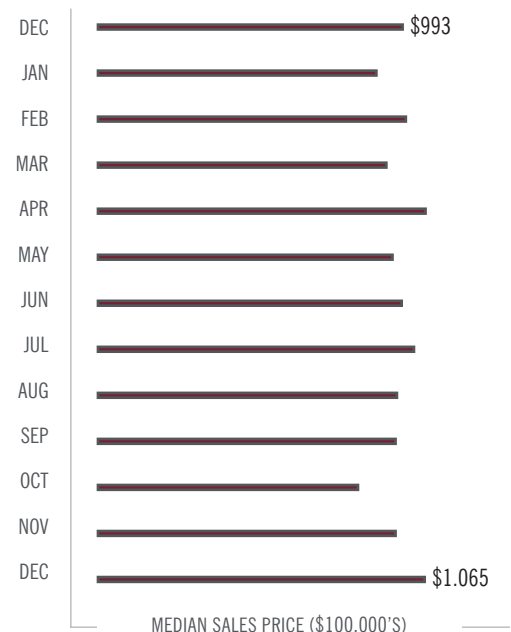
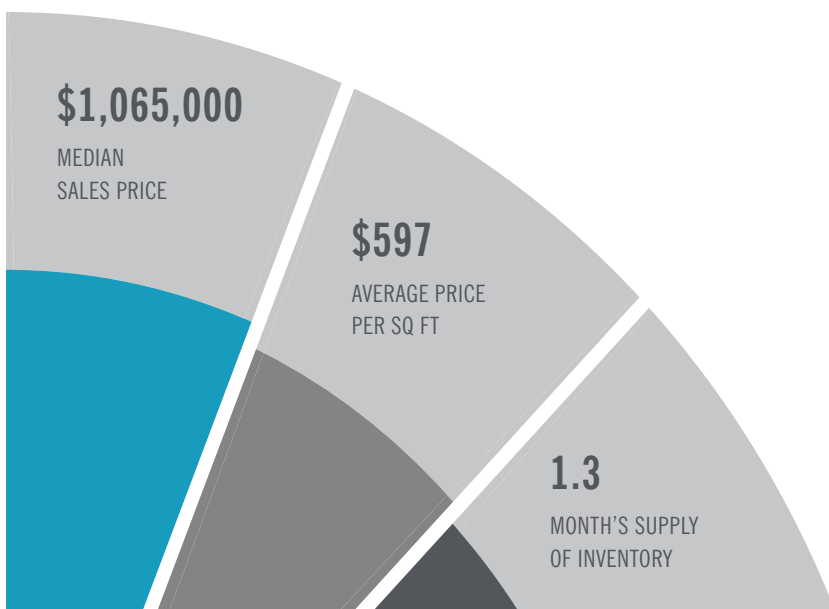
# TORRANCE- SOUTH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$993,000	\$989,900	\$970,000	\$1,065,000	7.3%
Average Price per Square Foot .....	\$588	\$533	\$633	\$597	1.5%
Properties Sold .....	16	20	21	23	43.8%
Properties Pending Sale .....	12	16	21	9	-25.0%
Properties For Sale .....	41	71	65	30	-26.8%
Days on Market (Pending Sale) .....	28	19	24	41	49.4%
Month's Supply of Inventory .....	2.6	3.6	3.1	1.3	-49.1%
Percent Under Contract .....	29.3%	22.5%	32.3%	30.0%	2.5%
Average Median Price for Last 12 Months	\$970,583	\$976,167	\$960,833	\$978,353	0.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- South Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





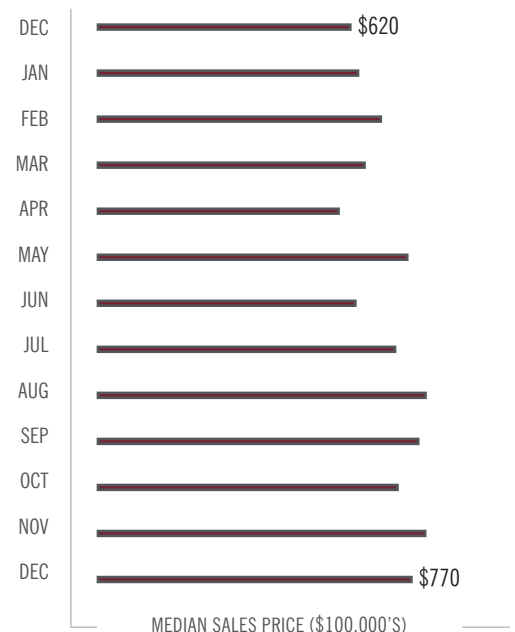
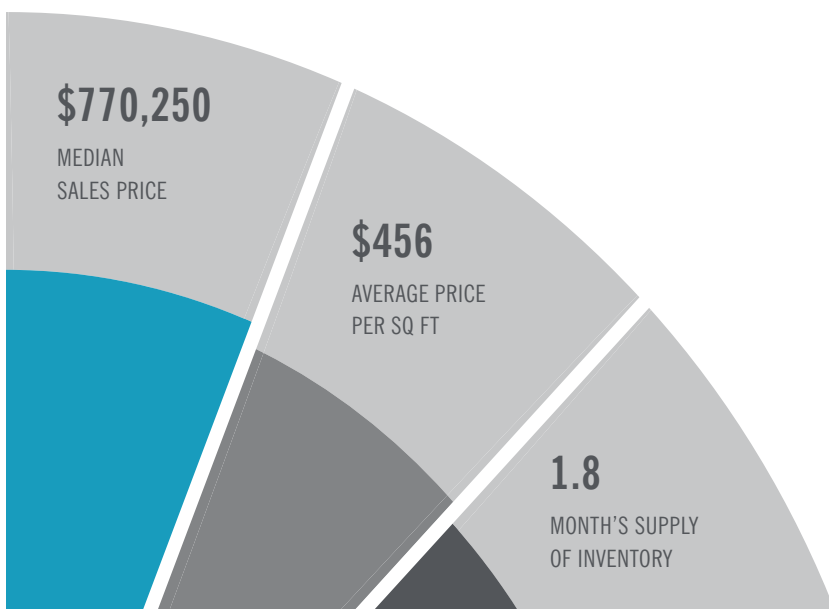
# TORRANCE- SOUTHEAST

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$620,000	\$632,500	\$787,000	\$770,250	24.2%
Average Price per Square Foot .....	\$424	\$502	\$428	\$456	7.5%
Properties Sold .....	6	10	18	13	116.7%
Properties Pending Sale .....	6	24	17	7	16.7%
Properties For Sale .....	47	66	53	23	-51.1%
Days on Market (Pending Sale) .....	27	25	26	49	80.4%
Month's Supply of Inventory .....	7.8	6.6	2.9	1.8	-77.4%
Percent Under Contract .....	12.8%	36.4%	32.1%	30.4%	138.4%
Average Median Price for Last 12 Months	\$702,063	\$772,042	\$770,083	\$709,615	1.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- Southeast Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



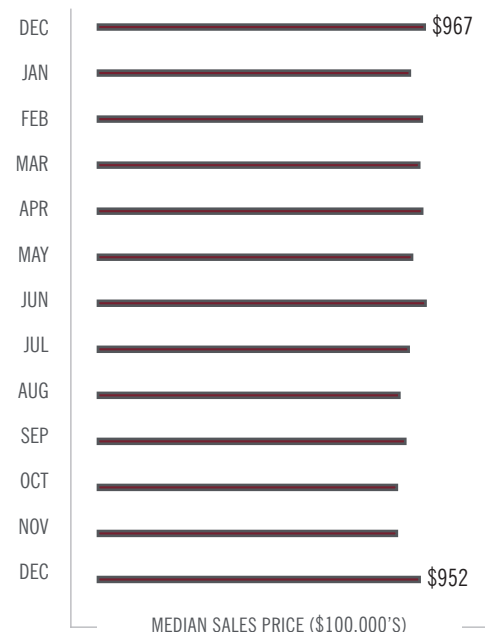
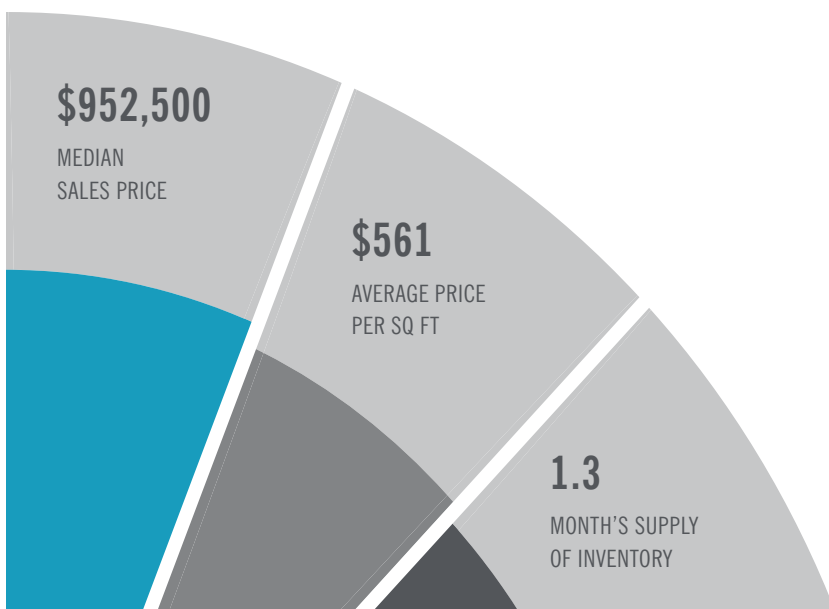
# TORRANCE- WEST

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$967,500	\$970,000	\$910,000	\$952,500	-1.6%
Average Price per Square Foot .....	\$522	\$572	\$525	\$561	7.5%
Properties Sold .....	12	17	22	12	0.0%
Properties Pending Sale .....	9	13	14	6	-33.3%
Properties For Sale .....	35	59	35	16	-54.3%
Days on Market (Pending Sale) .....	22	21	52	18	-21.6%
Month's Supply of Inventory .....	2.9	3.5	1.6	1.3	-54.3%
Percent Under Contract .....	25.7%	22.0%	40.0%	37.5%	45.8%
Average Median Price for Last 12 Months	\$946,063	\$907,500	\$907,500	\$931,241	-1.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- West Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



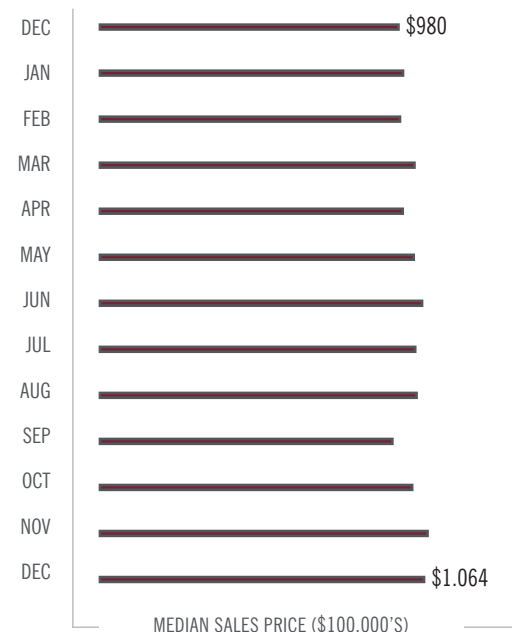
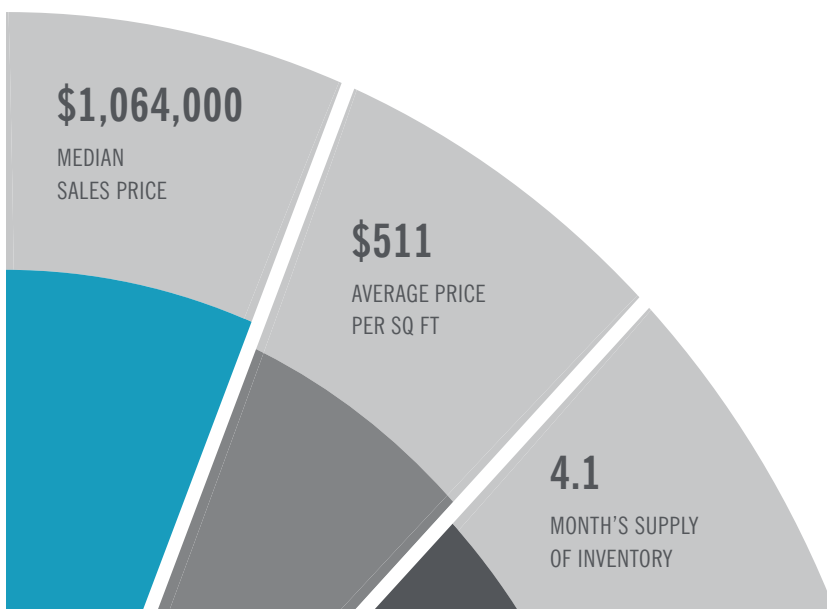
# SAN FERNANDO VALLEY MACRO MARKET

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$980,000	\$1,057,500	\$960,000	\$1,064,000	8.6%
Average Price per Square Foot .....	\$509	\$515	\$527	\$511	0.4%
Properties Sold .....	363	500	454	373	2.8%
Properties Pending Sale .....	283	543	468	373	31.8%
Properties For Sale .....	1,958	2,536	2,367	1,525	-22.1%
Days on Market (Pending Sale) .....	62	48	51	51	-17.8%
Month's Supply of Inventory .....	5.4	5.1	5.2	4.1	-24.2%
Percent Under Contract .....	14.5%	21.4%	19.8%	24.5%	69.2%
Average Median Price for Last 12 Months	\$989,917	\$1,033,167	\$1,054,833	\$1,021,000	3.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Fernando Valley Macro Market Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



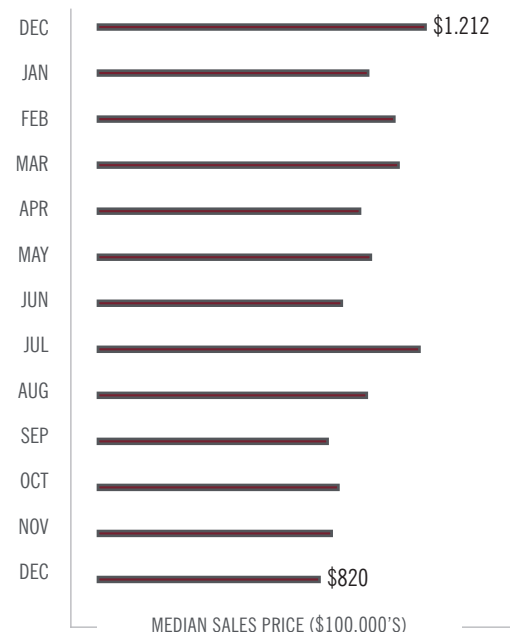
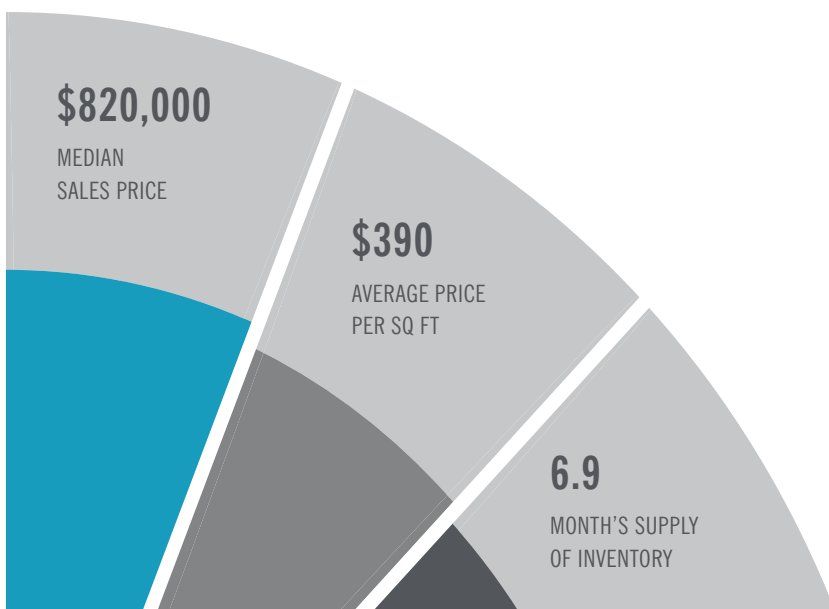
# AGOURA HILLS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,212,500	\$902,500	\$850,000	\$820,000	-32.4%
Average Price per Square Foot .....	\$379	\$413	\$423	\$390	2.9%
Properties Sold .....	18	30	16	11	-38.9%
Properties Pending Sale .....	11	23	21	14	27.3%
Properties For Sale .....	86	124	102	76	-11.6%
Days on Market (Pending Sale) .....	116	47	57	42	-63.6%
Month's Supply of Inventory .....	4.8	4.1	6.4	6.9	44.6%
Percent Under Contract .....	12.8%	18.5%	20.6%	18.4%	44.0%
Average Median Price for Last 12 Months	\$986,839	\$935,000	\$858,333	\$993,423	0.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Agoura Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



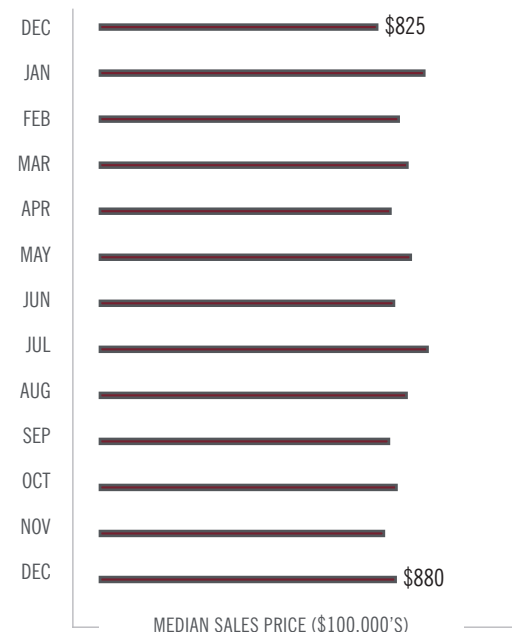
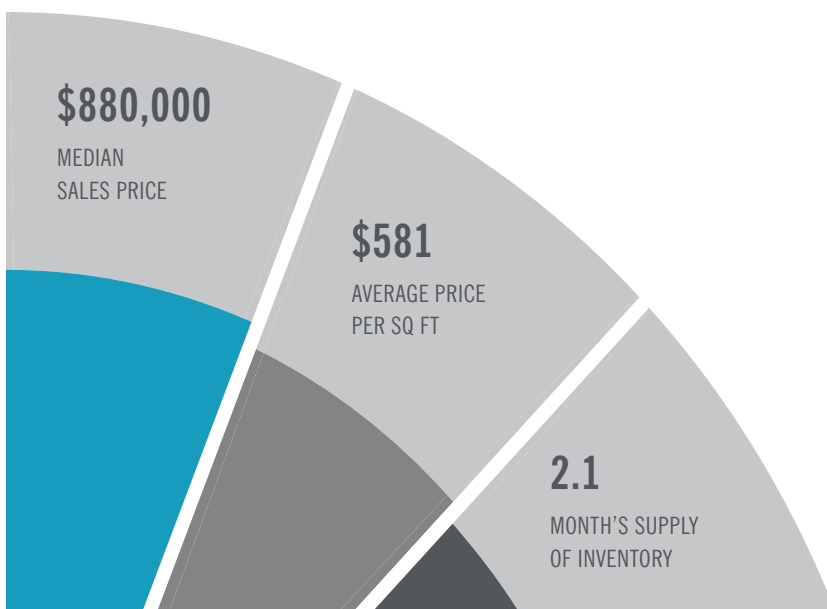
# BURBANK

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$825,000	\$875,000	\$860,000	\$880,000	6.7%
Average Price per Square Foot .....	\$527	\$544	\$565	\$581	10.2%
Properties Sold .....	39	35	47	43	10.3%
Properties Pending Sale .....	27	43	42	34	25.9%
Properties For Sale .....	130	154	153	90	-30.8%
Days on Market (Pending Sale) .....	42	45	30	58	37.5%
Month's Supply of Inventory .....	3.3	4.4	3.3	2.1	-37.2%
Percent Under Contract .....	20.8%	27.9%	27.5%	37.8%	81.9%
Average Median Price for Last 12 Months	\$852,630	\$892,500	\$869,167	\$893,365	4.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Burbank Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



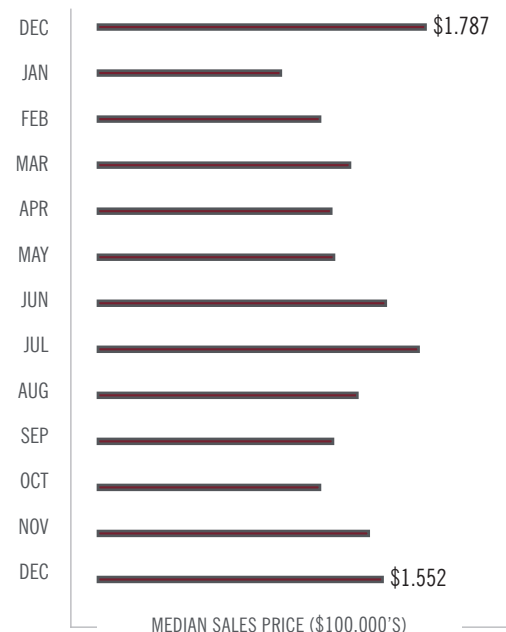
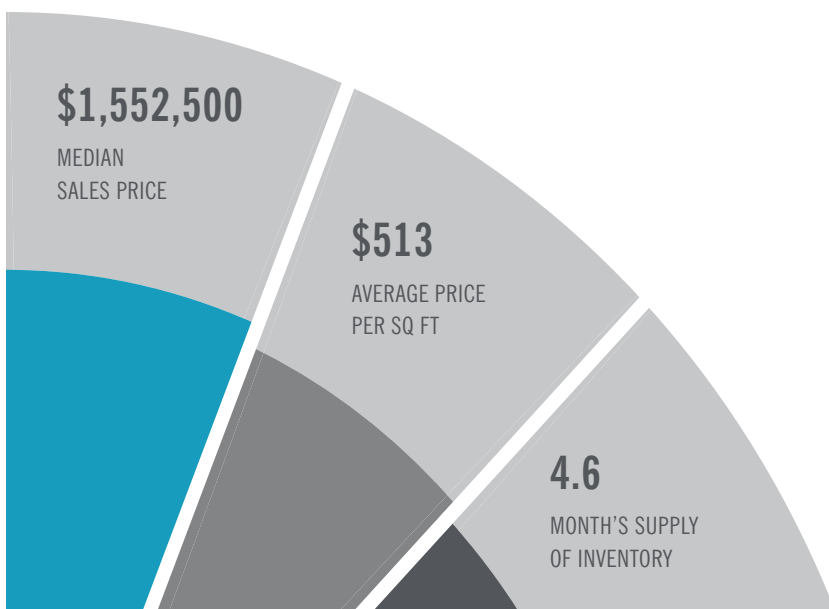
# CALABASAS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,787,000	\$1,570,000	\$1,282,000	\$1,552,500	-13.1%
Average Price per Square Foot .....	\$407	\$516	\$430	\$513	26.0%
Properties Sold .....	17	22	28	22	29.4%
Properties Pending Sale .....	13	28	30	19	46.2%
Properties For Sale .....	142	184	171	102	-28.2%
Days on Market (Pending Sale) .....	78	73	77	69	-11.3%
Month's Supply of Inventory .....	8.4	8.4	6.1	4.6	-44.5%
Percent Under Contract .....	9.2%	15.2%	17.5%	18.6%	103.5%
Average Median Price for Last 12 Months	\$1,525,657	\$1,447,750	\$1,413,500	\$1,399,024	-8.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Calabasas Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



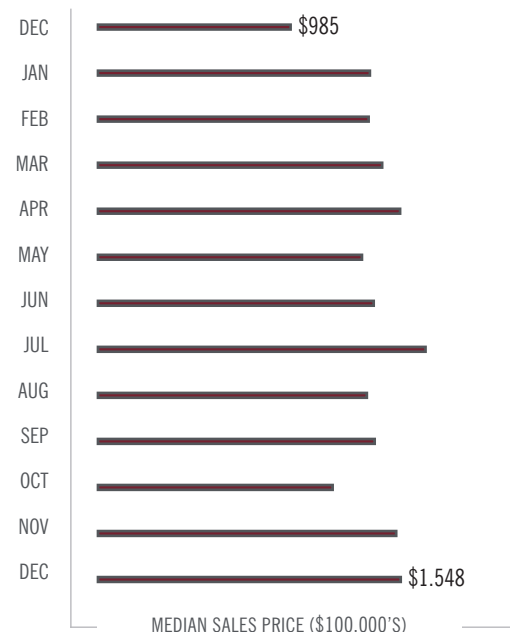
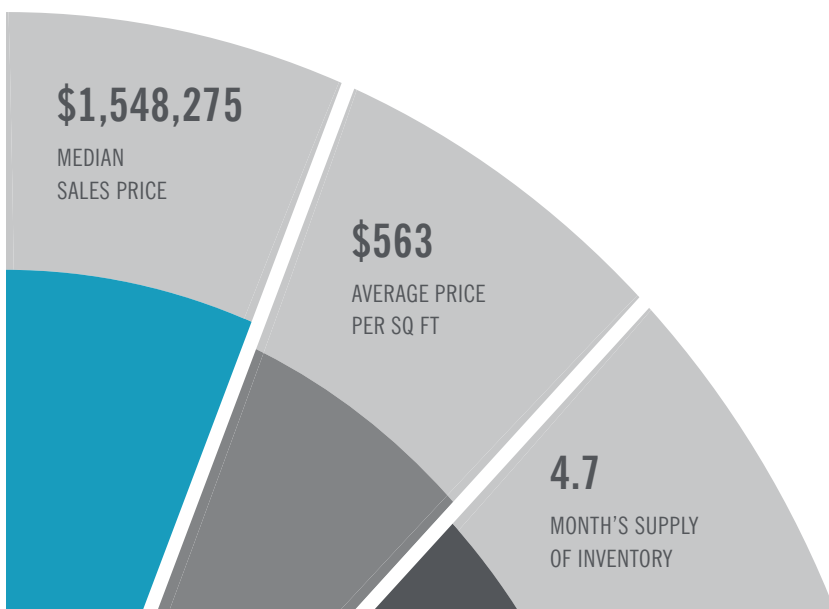
# ENCINO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$985,000	\$1,410,000	\$1,415,000	\$1,548,275	57.2%
Average Price per Square Foot .....	\$562	\$576	\$584	\$563	0.2%
Properties Sold .....	29	45	39	34	17.2%
Properties Pending Sale .....	28	47	36	28	0.0%
Properties For Sale .....	222	263	250	161	-27.5%
Days on Market (Pending Sale) .....	52	64	51	67	28.0%
Month's Supply of Inventory .....	7.7	5.8	6.4	4.7	-38.1%
Percent Under Contract .....	12.6%	17.9%	14.4%	17.4%	37.9%
Average Median Price for Last 12 Months	\$1,410,646	\$1,456,379	\$1,424,425	\$1,404,310	-0.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Encino Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



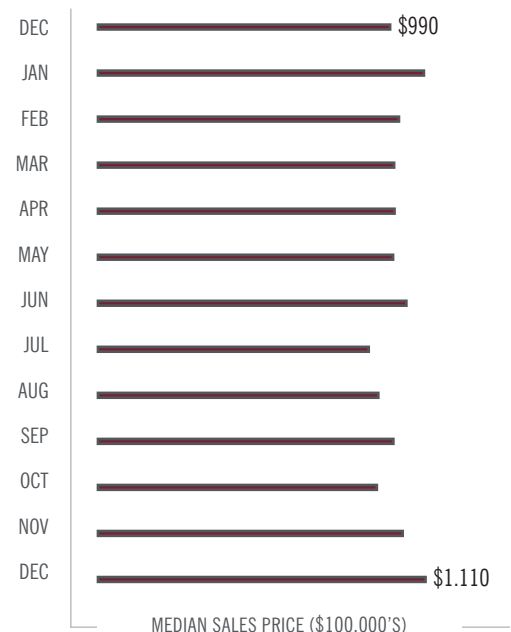
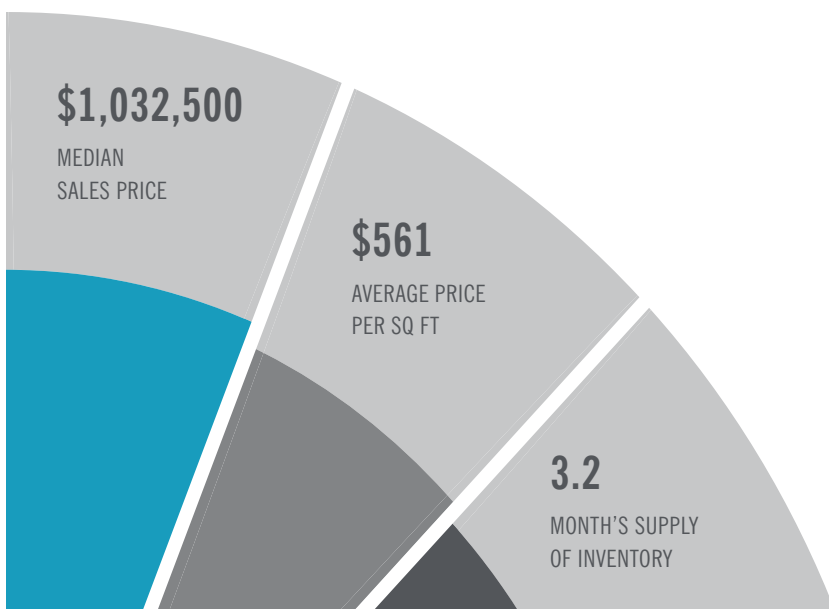
# GLENDALE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,110,000	\$1,000,000	\$950,000	\$1,032,500	-7.0%
Average Price per Square Foot .....	\$551	\$542	\$541	\$561	1.8%
Properties Sold .....	45	63	51	50	11.1%
Properties Pending Sale .....	52	74	55	55	5.8%
Properties For Sale .....	146	274	252	199	36.3%
Days on Market (Pending Sale) .....	44	41	56	50	12.4%
Month's Supply of Inventory .....	4	3.9	4.2	3.2	-18.9%
Percent Under Contract .....	17.2%	24.5%	25.2%	35.6%	106.8%
Average Median Price for Last 12 Months	\$1,011,518	\$981,833	\$992,833	\$1,001,167	-1.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Glendale Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





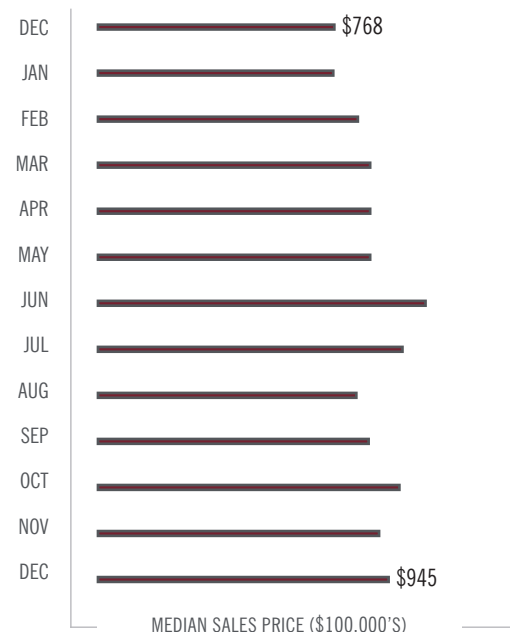
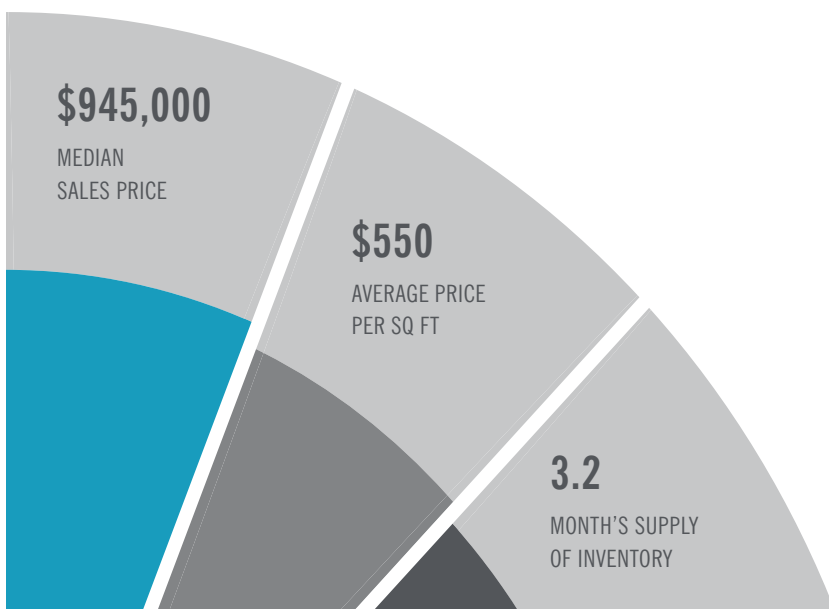
# LA CRESCENTA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$768,500	\$1,065,000	\$880,000	\$945,000	23.0%
Average Price per Square Foot .....	\$578	\$551	\$573	\$550	-4.8%
Properties Sold .....	10	24	15	13	30.0%
Properties Pending Sale .....	11	33	14	15	36.4%
Properties For Sale .....	46	80	59	41	-10.9%
Days on Market (Pending Sale) .....	53	37	50	32	-40.0%
Month's Supply of Inventory .....	4.6	3.3	3.9	3.2	-31.4%
Percent Under Contract .....	23.9%	41.2%	23.7%	36.6%	53.0%
Average Median Price for Last 12 Months	\$907,260	\$924,833	\$946,333	\$895,962	-1.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Crescenta Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



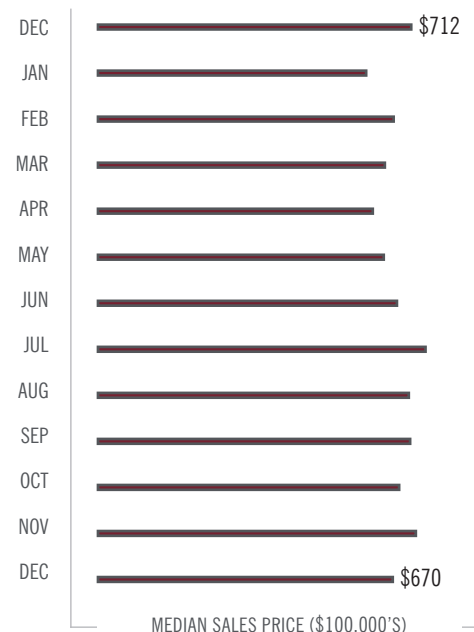
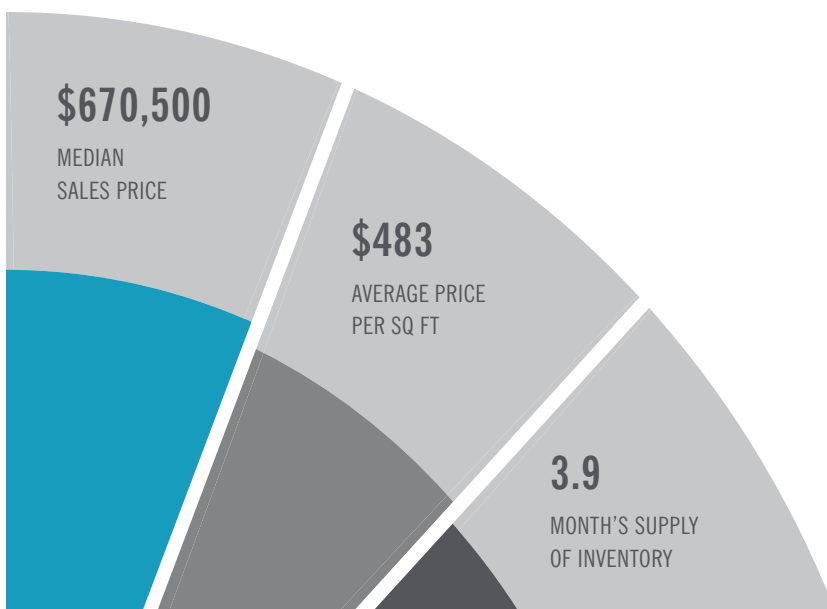
# NORTH HOLLYWOOD

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$712,500	\$680,000	\$710,000	\$670,500	-5.9%
Average Price per Square Foot .....	\$465	\$471	\$491	\$483	3.9%
Properties Sold .....	20	27	39	22	10.0%
Properties Pending Sale .....	18	34	29	27	50.0%
Properties For Sale .....	126	129	126	86	-31.7%
Days on Market (Pending Sale) .....	46	36	43	29	-36.6%
Month's Supply of Inventory .....	6.3	4.8	3.2	3.9	-38.0%
Percent Under Contract .....	14.3%	26.4%	23.0%	31.4%	119.8%
Average Median Price for Last 12 Months	\$643,288	\$706,750	\$692,833	\$680,236	5.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in North Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



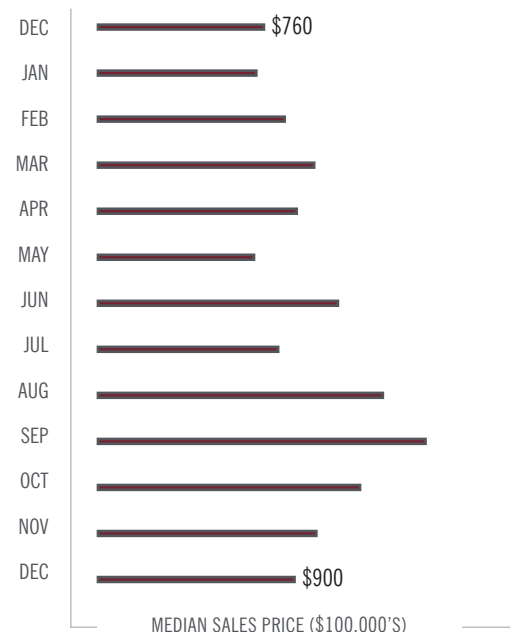
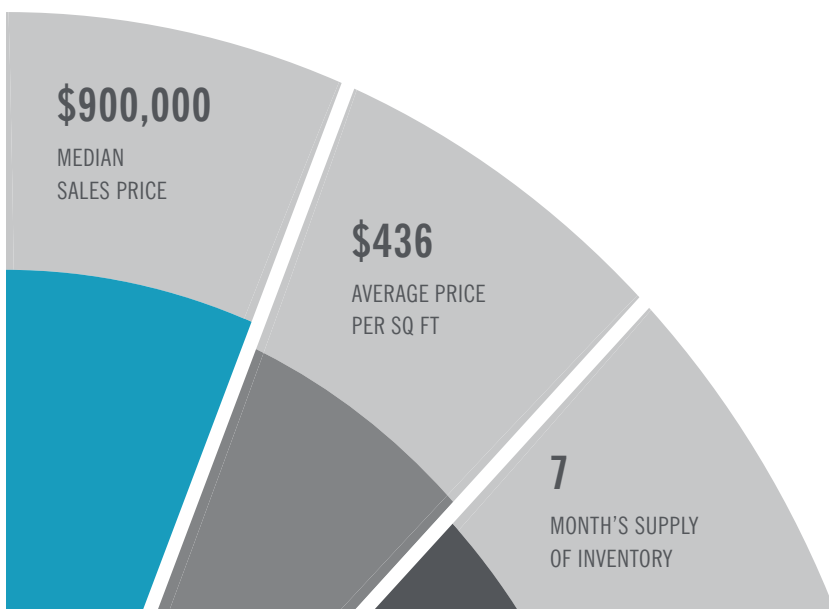
# SHADOW HILLS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$760,000	\$1,098,750	\$1,500,000	\$900,000	18.4%
Average Price per Square Foot .....	\$419	\$320	\$482	\$436	4.1%
Properties Sold .....	1	2	2	3	200.0%
Properties Pending Sale .....	1	6	3	5	400.0%
Properties For Sale .....	18	22	18	21	16.7%
Days on Market (Pending Sale) .....	9	35	73	60	562.2%
Month's Supply of Inventory .....	18	11	9	7	-61.1%
Percent Under Contract .....	5.6%	27.3%	16.7%	23.8%	328.6%
Average Median Price for Last 12 Months	\$911,950	\$1,121,583	\$1,033,333	\$983,288	7.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Shadow Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



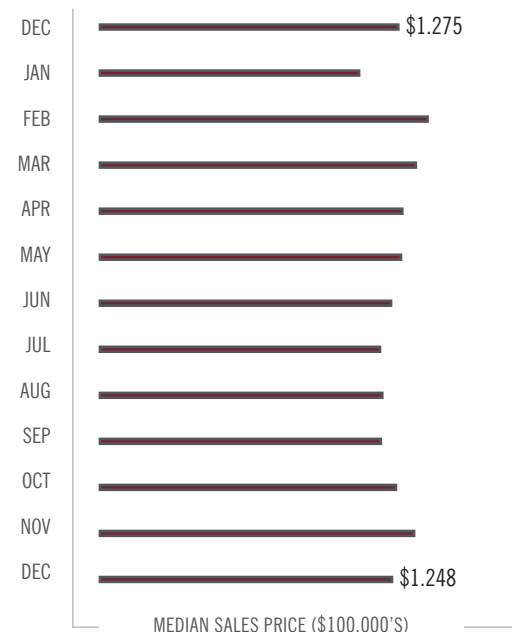
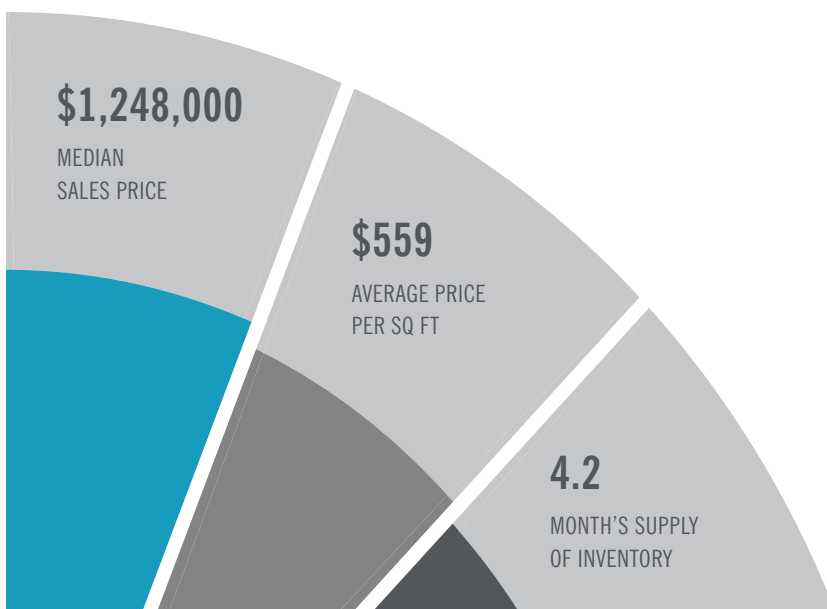
# SHERMAN OAKS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,275,000	\$1,244,000	\$1,200,000	\$1,248,000	-2.1%
Average Price per Square Foot .....	\$621	\$596	\$582	\$559	-10.0%
Properties Sold .....	43	66	57	44	2.3%
Properties Pending Sale .....	35	64	49	34	-2.9%
Properties For Sale .....	210	305	282	184	-12.4%
Days on Market (Pending Sale) .....	84	48	51	46	-45.4%
Month's Supply of Inventory .....	4.9	4.6	4.9	4.2	-14.4%
Percent Under Contract .....	16.7%	21.0%	17.4%	18.5%	10.9%
Average Median Price for Last 12 Months	\$1,231,754	\$1,243,083	\$1,285,167	\$1,262,577	2.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sherman Oaks Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



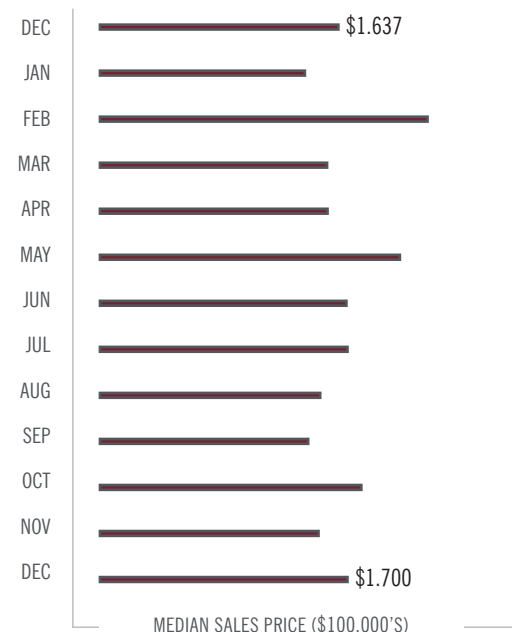
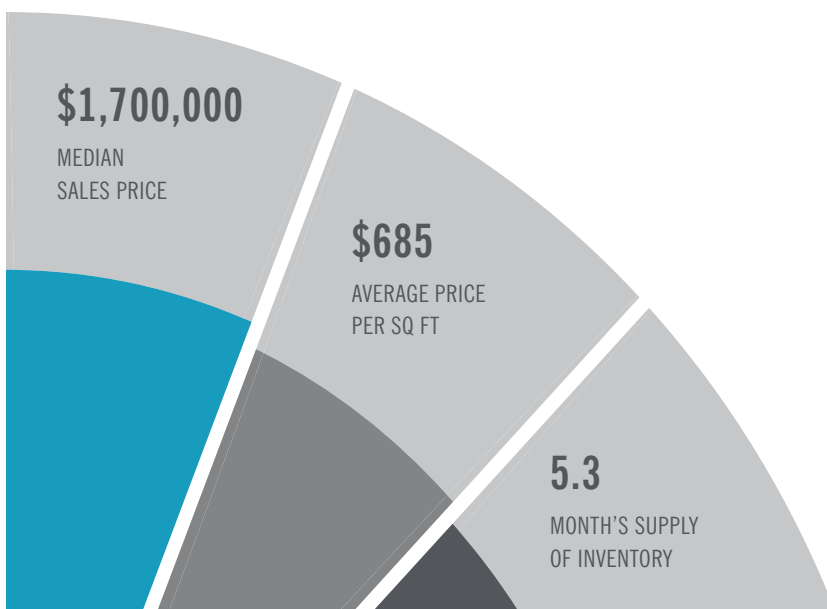
# STUDIO CITY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,637,500	\$1,692,500	\$1,430,000	\$1,700,000	3.8%
Average Price per Square Foot .....	\$715	\$703	\$669	\$685	-4.2%
Properties Sold .....	25	26	23	19	-24.0%
Properties Pending Sale .....	17	30	28	7	-58.8%
Properties For Sale .....	133	165	150	101	-24.1%
Days on Market (Pending Sale) .....	76	50	52	57	-25.1%
Month's Supply of Inventory .....	5.3	6.3	6.5	5.3	-0.1%
Percent Under Contract .....	12.8%	18.2%	18.7%	6.9%	-45.8%
Average Median Price for Last 12 Months	\$1,564,313	\$1,606,417	\$1,665,333	\$1,677,615	7.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Studio City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



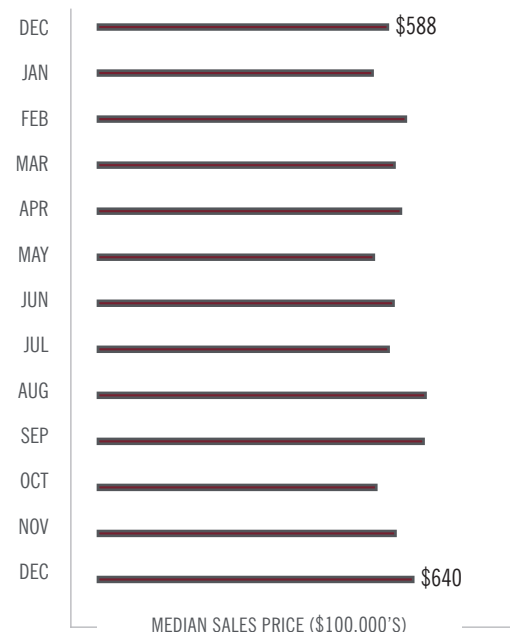
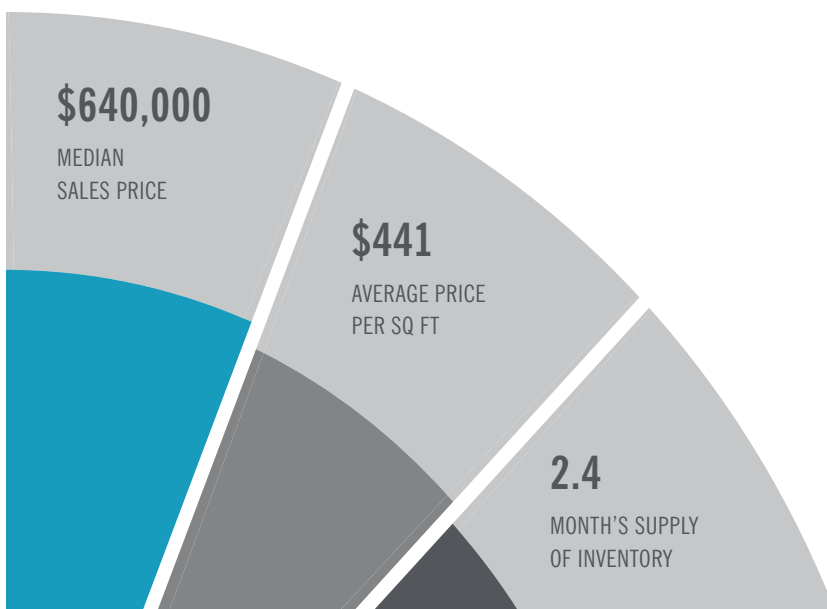
# SUN VALLEY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$588,500	\$600,000	\$661,000	\$640,000	8.8%
Average Price per Square Foot .....	\$440	\$396	\$443	\$441	0.2%
Properties Sold .....	20	15	19	17	-15.0%
Properties Pending Sale .....	12	12	11	12	0.0%
Properties For Sale .....	65	52	44	41	-36.9%
Days on Market (Pending Sale) .....	68	49	46	30	-55.0%
Month's Supply of Inventory .....	3.2	3.5	2.3	2.4	-25.8%
Percent Under Contract .....	18.5%	23.1%	25.0%	29.3%	58.5%
Average Median Price for Last 12 Months	\$566,675	\$620,833	\$603,000	\$605,615	6.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sun Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



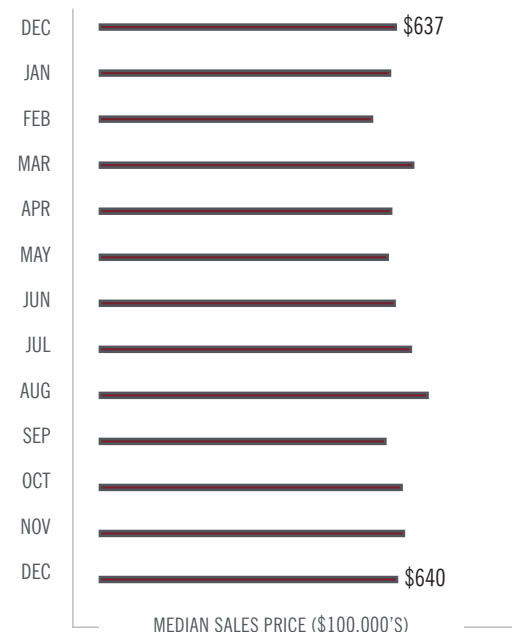
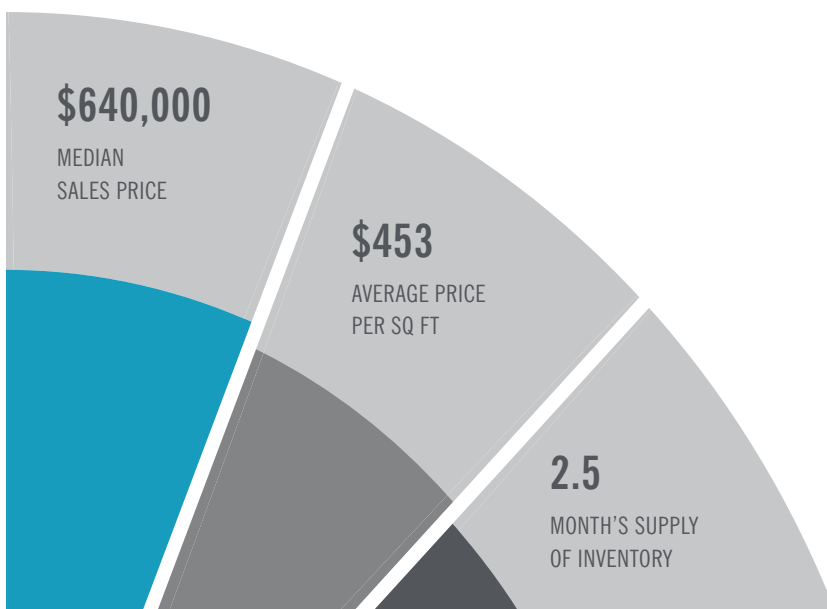
# SUNLAND/TUJUNGA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$637,500	\$635,000	\$615,000	\$640,000	0.4%
Average Price per Square Foot .....	\$442	\$448	\$457	\$453	2.5%
Properties Sold .....	34	29	37	37	8.8%
Properties Pending Sale .....	31	31	33	48	54.8%
Properties For Sale .....	141	137	135	94	-33.3%
Days on Market (Pending Sale) .....	54	40	41	38	-29.4%
Month's Supply of Inventory .....	4.1	4.7	3.6	2.5	-38.7%
Percent Under Contract .....	22.0%	22.6%	24.4%	51.1%	132.3%
Average Median Price for Last 12 Months	\$617,604	\$656,000	\$648,333	\$641,712	3.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sunland/Tujunga Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



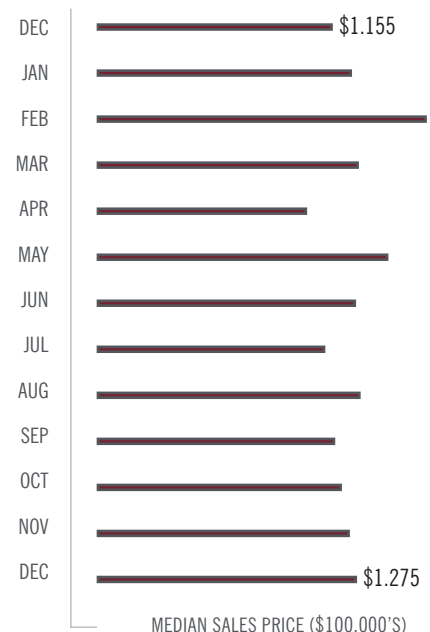
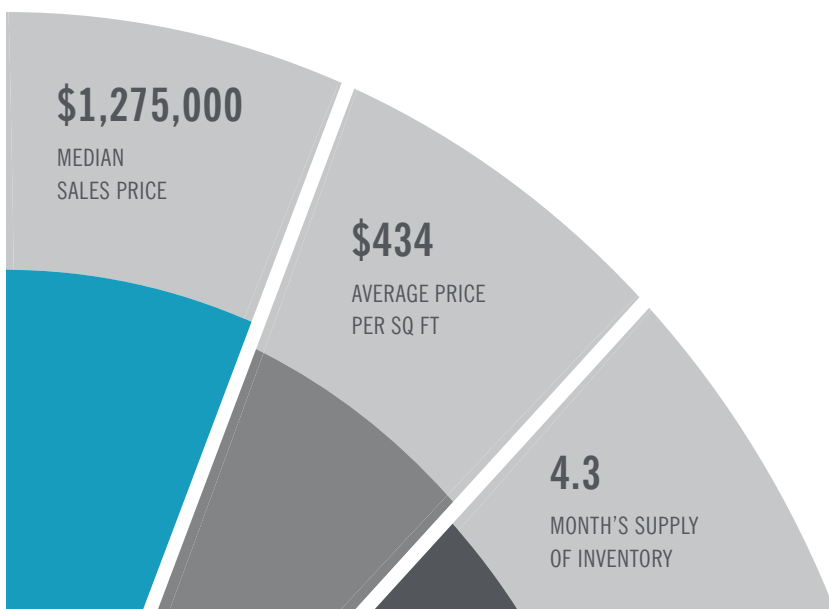
# TARZANA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,155,000	\$1,270,000	\$1,167,000	\$1,275,000	10.4%
Average Price per Square Foot .....	\$461	\$404	\$417	\$434	-5.9%
Properties Sold .....	18	24	20	22	22.2%
Properties Pending Sale .....	11	25	26	26	136.4%
Properties For Sale .....	146	166	153	95	-34.9%
Days on Market (Pending Sale) .....	58	56	61	50	-14.8%
Month's Supply of Inventory .....	8.1	6.9	7.6	4.3	-46.8%
Percent Under Contract .....	7.5%	15.1%	17.0%	27.4%	263.3%
Average Median Price for Last 12 Months	\$1,110,146	\$1,215,324	\$1,238,148	\$1,256,073	13.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Tarzana Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





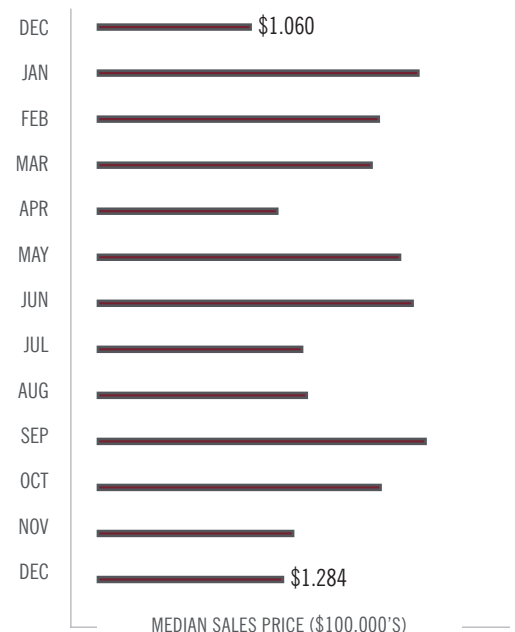
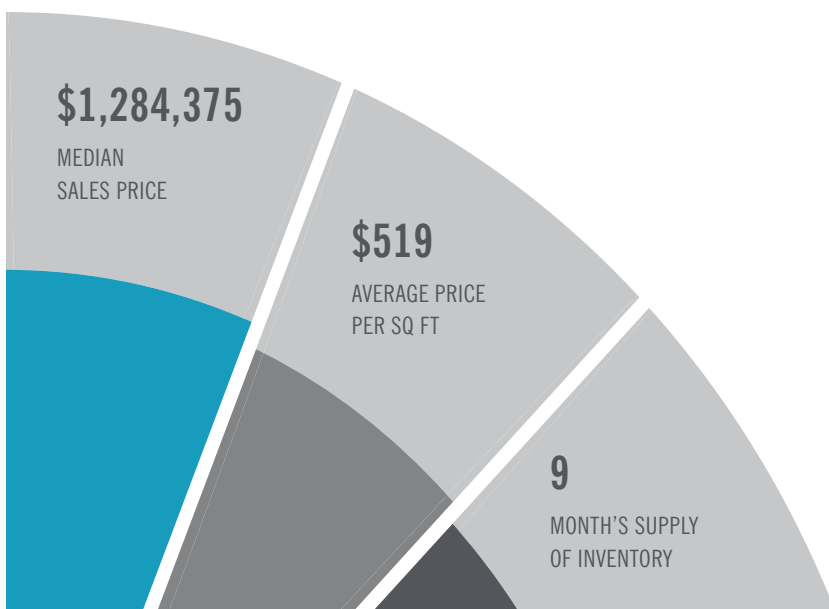
# TOLUCA LAKE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,060,000	\$2,185,000	\$2,275,000	\$1,284,375	21.2%
Average Price per Square Foot .....	\$580	\$628	\$949	\$519	-10.5%
Properties Sold .....	3	6	9	2	-33.3%
Properties Pending Sale .....	5	7	2	1	-80.0%
Properties For Sale .....	27	39	29	18	-33.3%
Days on Market (Pending Sale) .....	92	29	128	57	-37.9%
Month's Supply of Inventory .....	9	6.5	3.2	9	0.0%
Percent Under Contract .....	18.5%	17.9%	6.9%	5.6%	-70.0%
Average Median Price for Last 12 Months	\$1,501,583	\$1,624,063	\$1,533,958	\$1,723,606	14.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Toluca Lake Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



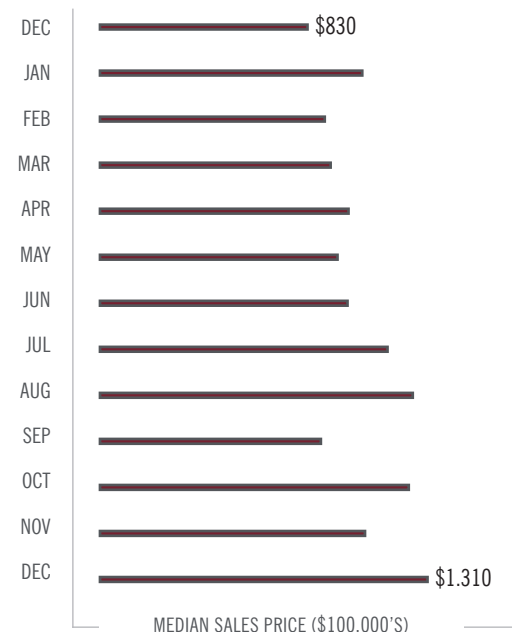
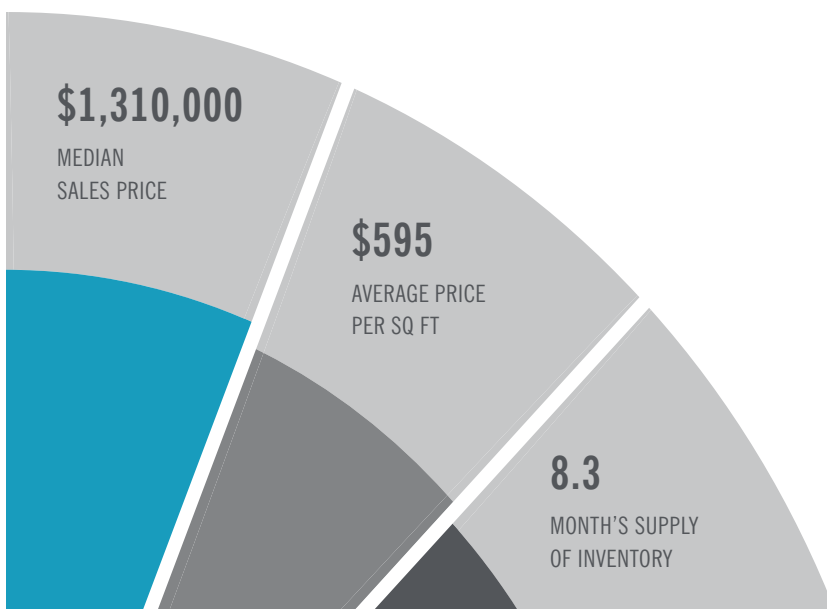
# VALLEY VILLAGE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$830,000	\$990,000	\$883,500	\$1,310,000	57.8%
Average Price per Square Foot .....	\$522	\$608	\$549	\$595	14.0%
Properties Sold .....	13	12	12	6	-53.8%
Properties Pending Sale .....	8	17	12	19	137.5%
Properties For Sale .....	44	60	56	50	13.6%
Days on Market (Pending Sale) .....	46	38	36	45	-1.1%
Month's Supply of Inventory .....	3.4	5	4.7	8.3	146.2%
Percent Under Contract .....	18.2%	28.3%	21.4%	38.0%	109.0%
Average Median Price for Last 12 Months	\$1,068,283	\$1,148,250	\$1,201,667	\$1,040,308	-2.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Valley Village Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



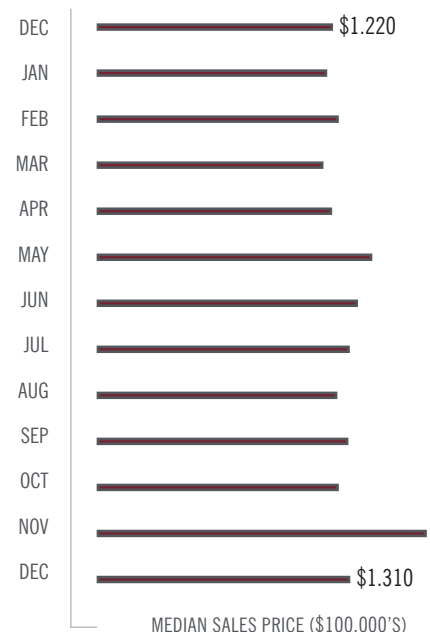
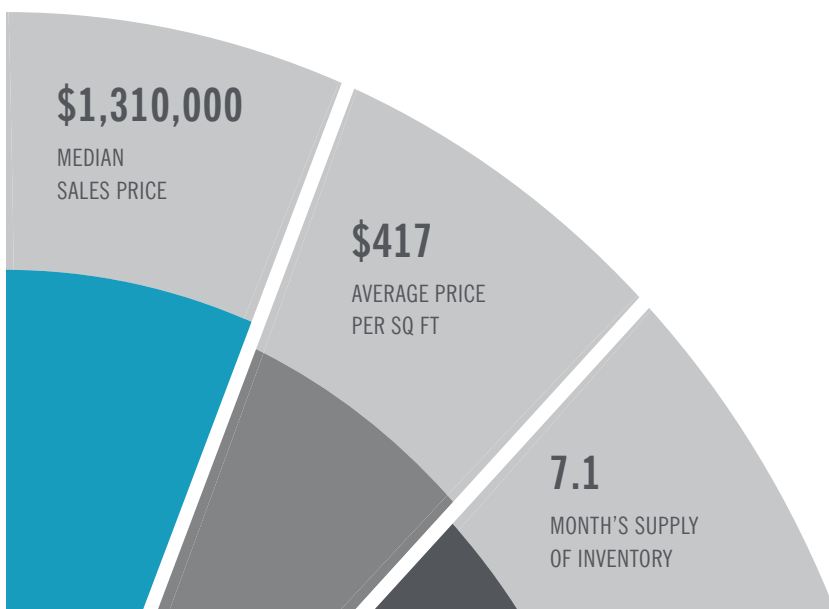
# WESTLAKE VILLAGE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,220,000	\$1,350,000	\$1,300,000	\$1,310,000	7.4%
Average Price per Square Foot .....	\$439	\$448	\$483	\$417	-5.0%
Properties Sold .....	21	35	19	17	-19.0%
Properties Pending Sale .....	19	31	22	25	31.6%
Properties For Sale .....	160	196	182	121	-24.4%
Days on Market (Pending Sale) .....	62	47	54	58	-7.2%
Month's Supply of Inventory .....	7.6	5.6	9.6	7.1	-6.6%
Percent Under Contract .....	11.9%	15.8%	12.1%	20.7%	74.0%
Average Median Price for Last 12 Months	\$1,259,663	\$1,353,250	\$1,423,167	\$1,303,019	3.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westlake Village Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



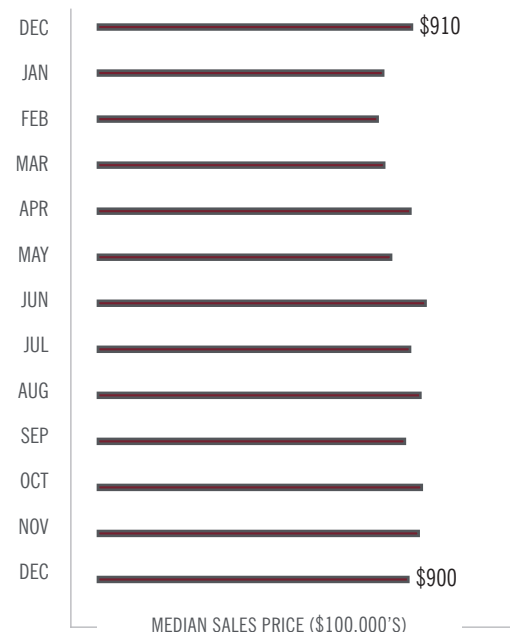
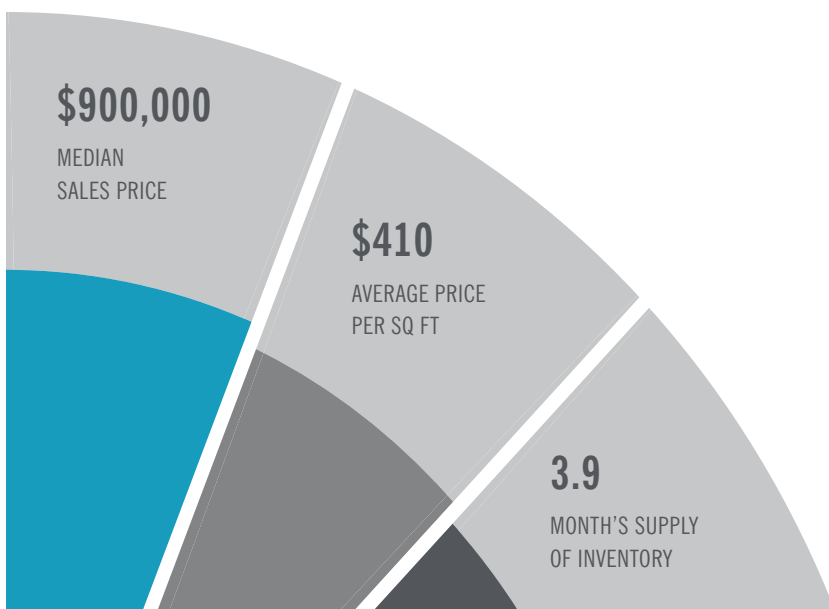
# WOODLAND HILLS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$910,500	\$950,000	\$890,000	\$900,000	-1.2%
Average Price per Square Foot .....	\$405	\$408	\$409	\$410	1.2%
Properties Sold .....	42	65	53	51	21.4%
Properties Pending Sale .....	32	77	76	52	62.5%
Properties For Sale .....	234	335	325	197	-15.8%
Days on Market (Pending Sale) .....	56	52	60	58	4.0%
Month's Supply of Inventory .....	5.6	5.2	6.1	3.9	-30.7%
Percent Under Contract .....	13.7%	23.0%	23.4%	26.4%	93.0%
Average Median Price for Last 12 Months	\$868,433	\$916,500	\$923,000	\$891,044	2.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Woodland Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



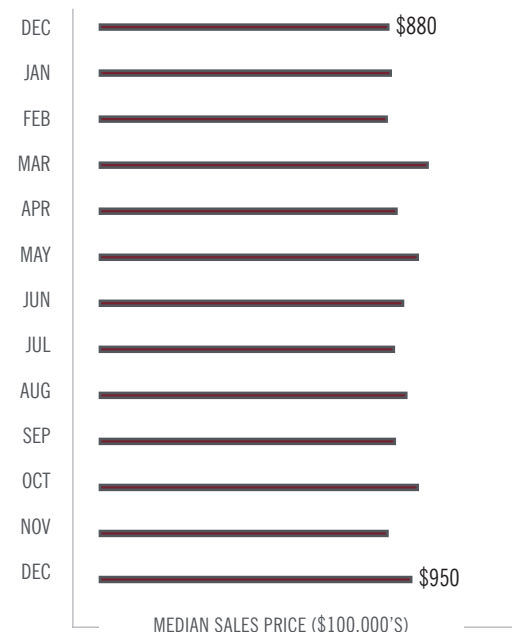
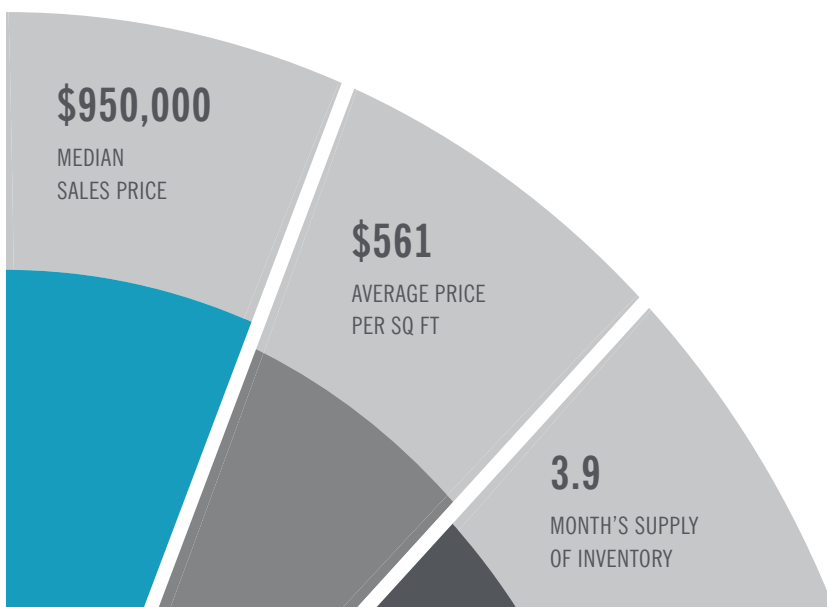
# SAN GABRIEL VALLEY MACRO MARKET

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$880,000	\$925,000	\$899,900	\$950,000	8.0%
Average Price per Square Foot .....	\$552	\$588	\$550	\$561	1.6%
Properties Sold .....	179	288	243	211	17.9%
Properties Pending Sale .....	162	297	235	186	14.8%
Properties For Sale .....	1,137	1,382	1,272	825	-27.4%
Days on Market (Pending Sale) .....	52	41	45	58	10.9%
Month's Supply of Inventory .....	6.4	4.8	5.2	3.9	-38.4%
Percent Under Contract .....	14.2%	21.5%	18.5%	22.5%	58.2%
Average Median Price for Last 12 Months	\$914,500	\$921,567	\$932,500	\$920,915	0.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Gabriel Valley Macro Market Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



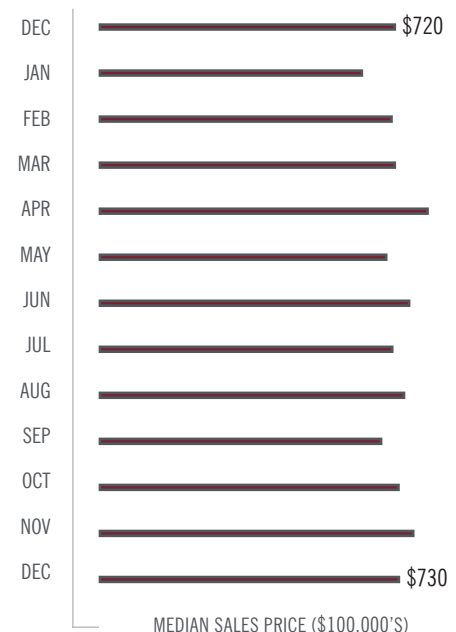
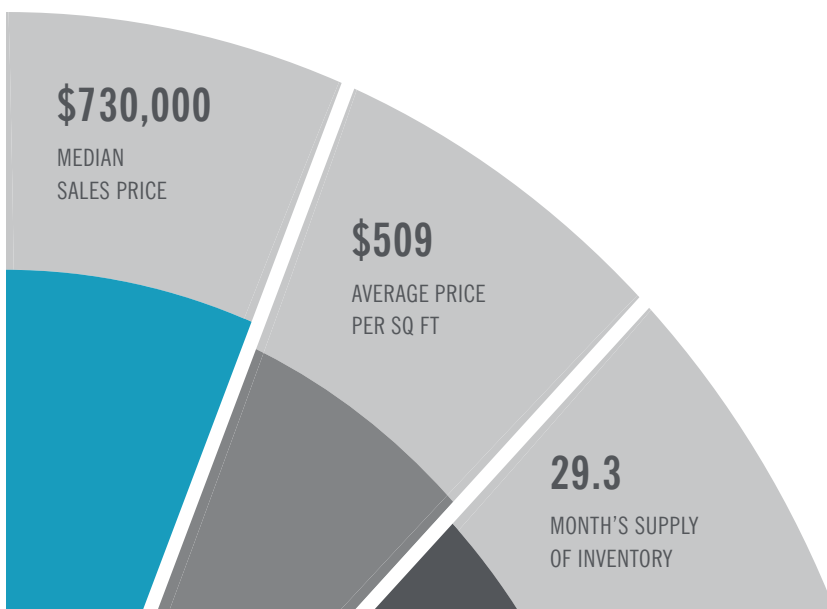
# ALHAMBRA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$720,000	\$755,000	\$686,500	\$730,000	1.4%
Average Price per Square Foot .....	\$431	\$473	\$462	\$509	18.1%
Properties Sold .....	12	27	26	12	0.0%
Properties Pending Sale .....	6	27	14	10	66.7%
Properties For Sale .....	55	87	58	40	-27.3%
Days on Market (Pending Sale) .....	73	36	53	24	-67.1%
Month's Supply of Inventory .....	36.6	18.9	40.9	29.3	-19.9%
Percent Under Contract .....	10.9%	31.0%	24.1%	25.0%	129.2%
Average Median Price for Last 12 Months	\$755,359	\$727,792	\$741,333	\$724,019	-4.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Alhambra Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



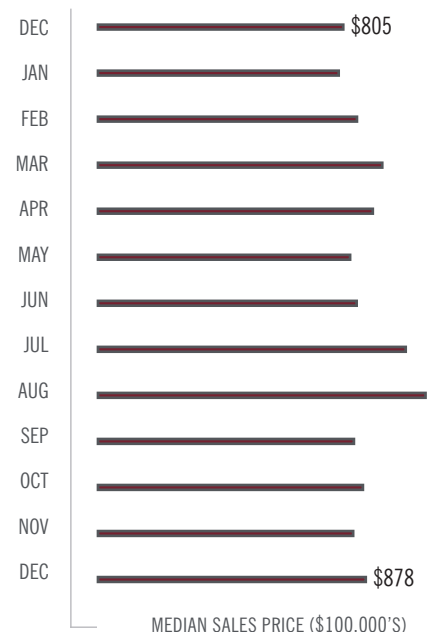
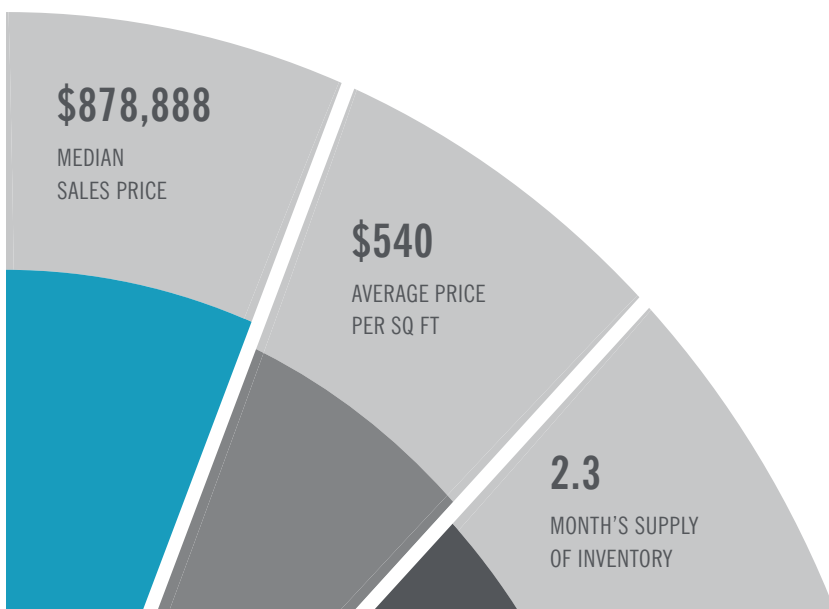
# ALTADENA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$805,000	\$849,000	\$840,000	\$878,888	9.2%
Average Price per Square Foot .....	\$537	\$551	\$556	\$540	0.6%
Properties Sold .....	25	28	31	31	24.0%
Properties Pending Sale .....	21	37	36	29	38.1%
Properties For Sale .....	104	123	112	71	-31.7%
Days on Market (Pending Sale) .....	45	48	33	48	5.6%
Month's Supply of Inventory .....	4.2	4.4	3.6	2.3	-44.9%
Percent Under Contract .....	20.2%	30.1%	32.1%	40.8%	102.3%
Average Median Price for Last 12 Months	\$830,375	\$918,481	\$861,963	\$882,107	6.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Altadena Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



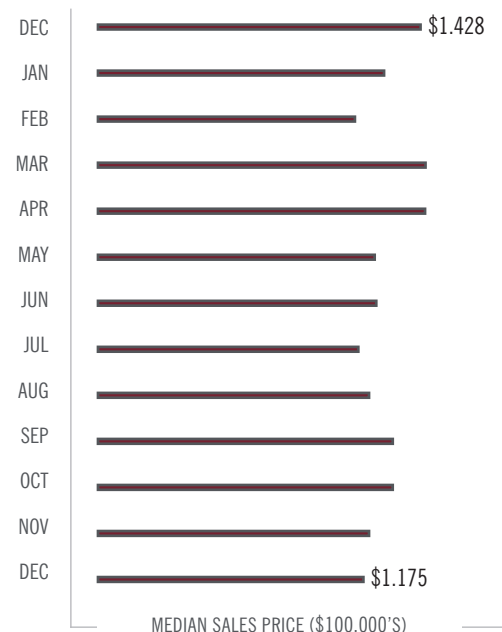
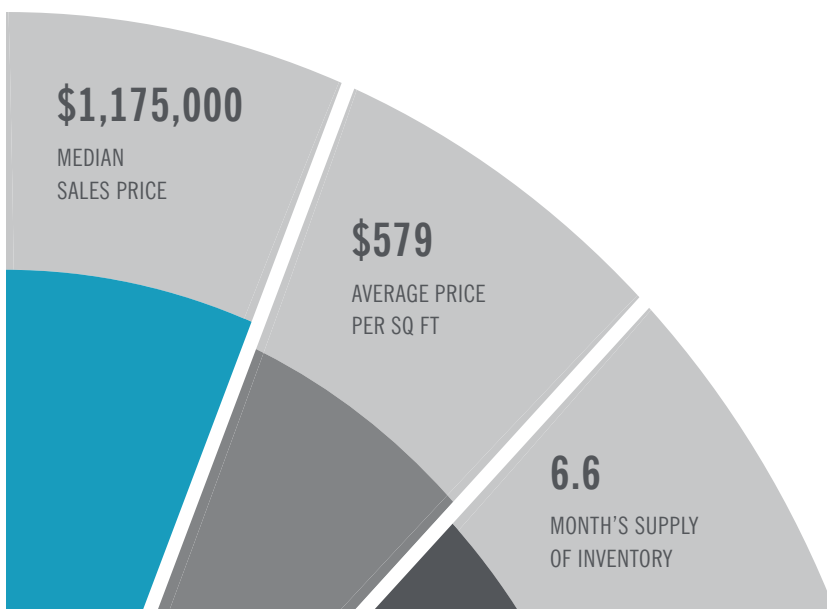
# ARCADIA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,428,000	\$1,232,000	\$1,305,000	\$1,175,000	-17.7%
Average Price per Square Foot .....	\$521	\$494	\$489	\$579	11.1%
Properties Sold .....	19	34	33	32	68.4%
Properties Pending Sale .....	21	37	34	18	-14.3%
Properties For Sale .....	282	307	313	210	-25.5%
Days on Market (Pending Sale) .....	45	52	58	126	179.5%
Month's Supply of Inventory .....	14.8	9	9.5	6.6	-55.8%
Percent Under Contract .....	7.4%	12.1%	10.9%	8.6%	15.1%
Average Median Price for Last 12 Months	\$1,352,750	\$1,222,888	\$1,226,608	\$1,271,102	-6.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Arcadia Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



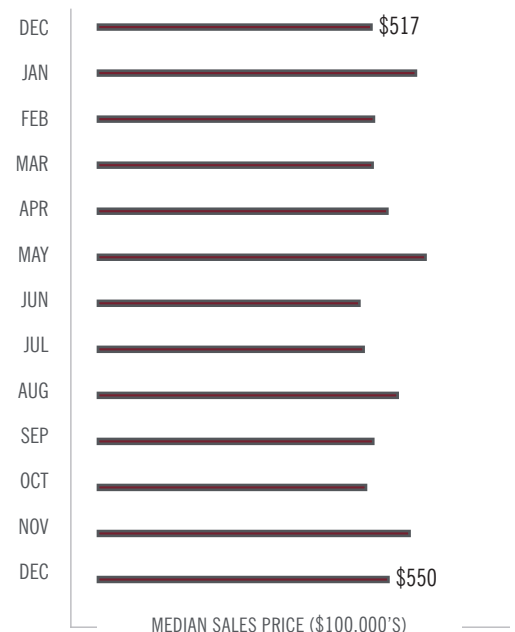
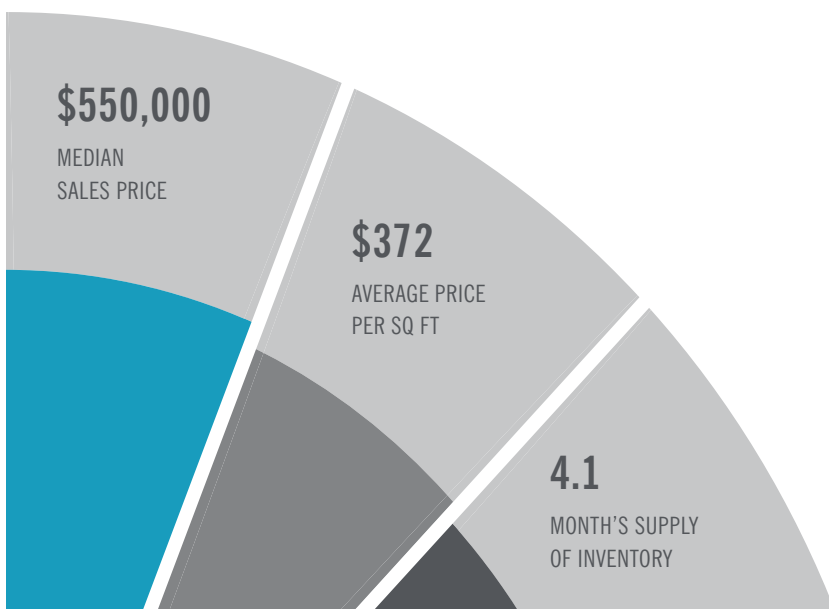


## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$517,800	\$495,000	\$521,250	\$550,000	6.2%
Average Price per Square Foot .....	\$371	\$431	\$393	\$372	0.3%
Properties Sold .....	13	6	10	11	-15.4%
Properties Pending Sale .....	10	14	9	11	10.0%
Properties For Sale .....	48	47	55	45	-6.2%
Days on Market (Pending Sale) .....	43	31	34	51	18.4%
Month's Supply of Inventory .....	3.7	7.8	5.5	4.1	10.8%
Percent Under Contract .....	20.8%	29.8%	16.4%	24.4%	17.3%
Average Median Price for Last 12 Months	\$549,708	\$539,875	\$549,167	\$543,446	-1.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Duarte Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



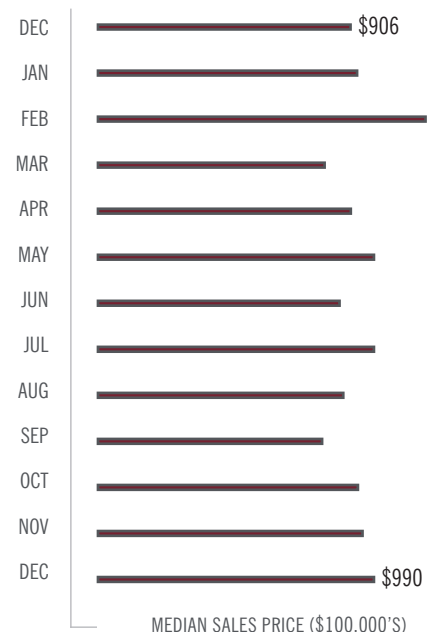
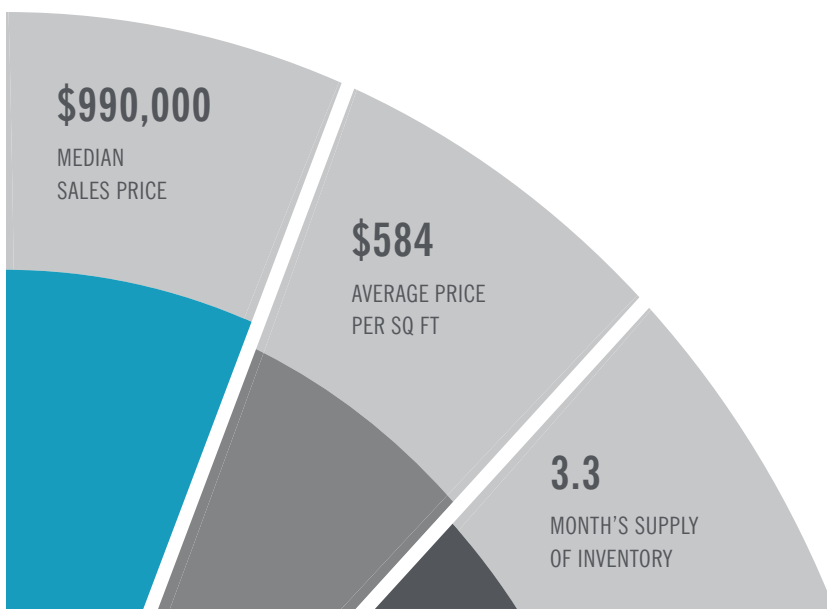
# EAGLE ROCK

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$906,000	\$866,500	\$804,000	\$990,000	9.3%
Average Price per Square Foot .....	\$563	\$532	\$615	\$584	3.7%
Properties Sold .....	14	43	20	11	-21.4%
Properties Pending Sale .....	8	42	11	10	25.0%
Properties For Sale .....	50	84	57	36	-28.0%
Days on Market (Pending Sale) .....	43	24	57	46	6.4%
Month's Supply of Inventory .....	3.6	2	2.8	3.3	-8.4%
Percent Under Contract .....	16.0%	50.0%	19.3%	27.8%	73.6%
Average Median Price for Last 12 Months	\$940,604	\$924,242	\$957,167	\$933,268	-0.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Eagle Rock Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



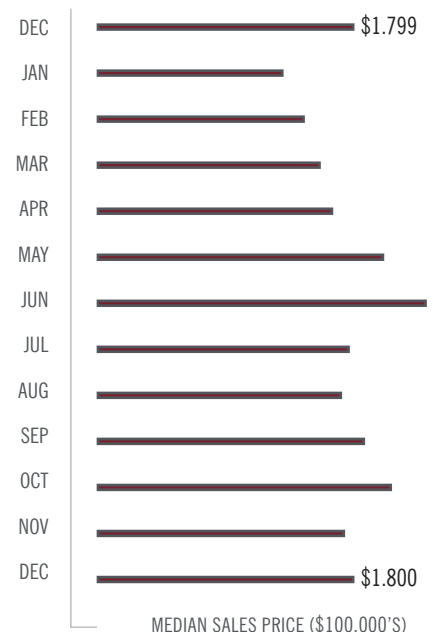
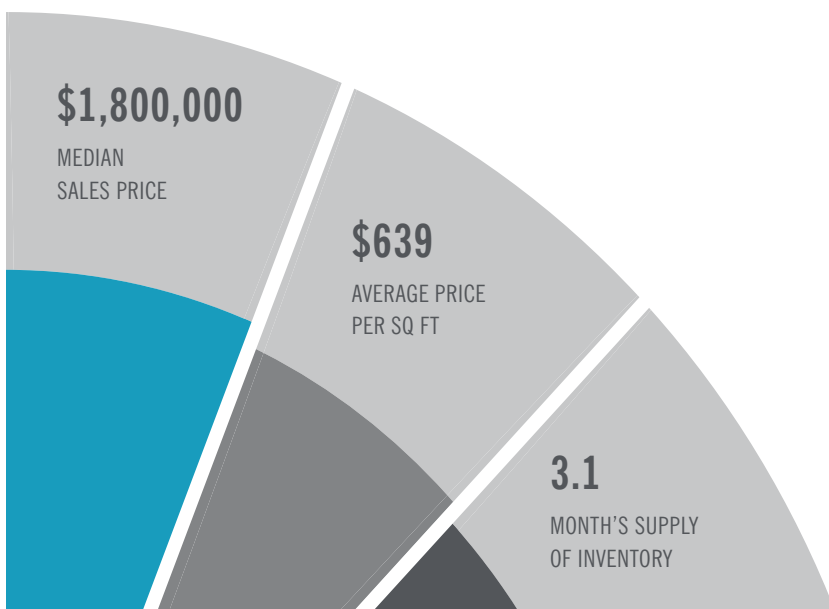
# LA CANADA FLINTRIDGE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,799,950	\$2,310,500	\$1,875,000	\$1,800,000	0.0%
Average Price per Square Foot .....	\$640	\$679	\$665	\$639	-0.2%
Properties Sold .....	26	21	9	21	-19.2%
Properties Pending Sale .....	15	23	14	18	20.0%
Properties For Sale .....	85	119	111	66	-22.4%
Days on Market (Pending Sale) .....	75	51	74	71	-6.4%
Month's Supply of Inventory .....	3.3	5.7	12.3	3.1	-3.9%
Percent Under Contract .....	17.6%	19.3%	12.6%	27.3%	54.5%
Average Median Price for Last 12 Months	\$1,801,746	\$1,825,667	\$1,866,333	\$1,772,073	-1.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Canada Flintridge Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



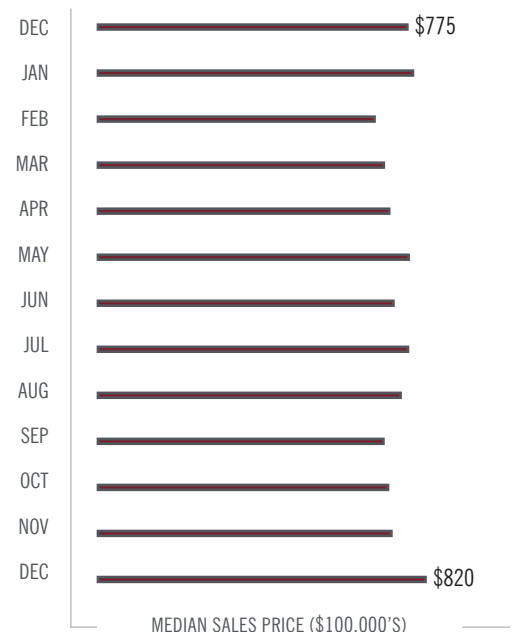
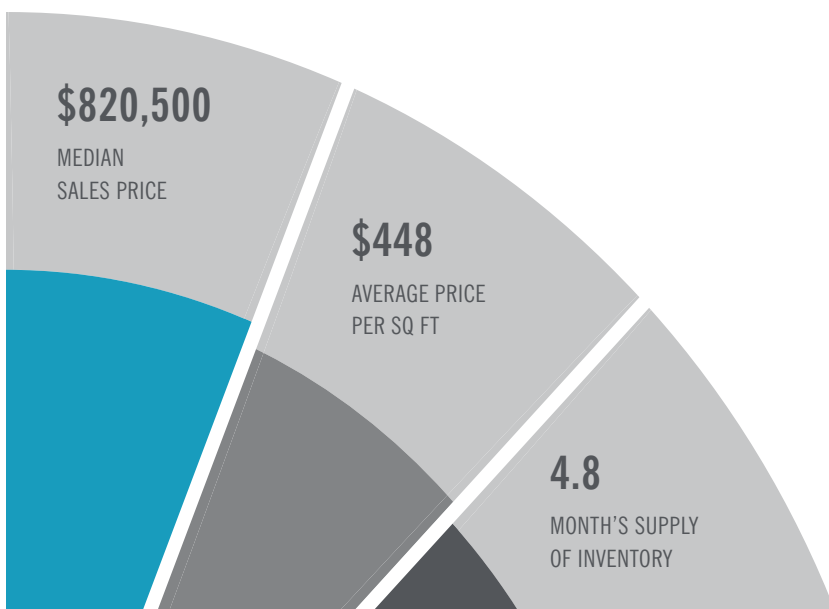
# MONROVIA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$775,000	\$740,000	\$715,000	\$820,500	5.9%
Average Price per Square Foot .....	\$456	\$461	\$539	\$448	-1.8%
Properties Sold .....	15	25	18	13	-13.3%
Properties Pending Sale .....	16	24	22	18	12.5%
Properties For Sale .....	74	89	90	62	-16.2%
Days on Market (Pending Sale) .....	49	34	46	43	-12.3%
Month's Supply of Inventory .....	4.9	3.6	5	4.8	-3.3%
Percent Under Contract .....	21.6%	27.0%	24.4%	29.0%	34.3%
Average Median Price for Last 12 Months	\$751,617	\$755,242	\$760,650	\$750,151	-0.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Monrovia Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



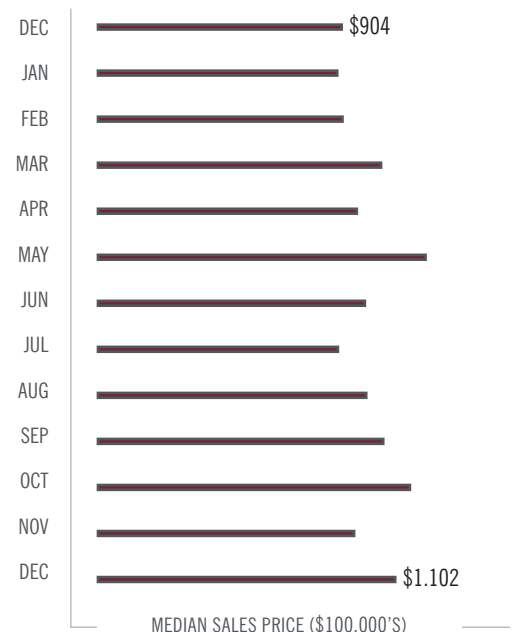
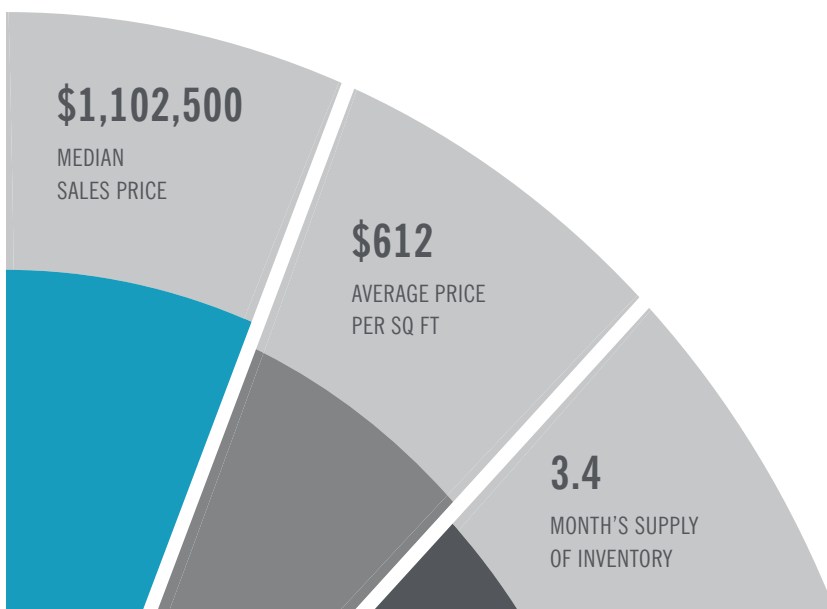
# PASADENA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$904,000	\$990,000	\$1,058,000	\$1,102,500	22.0%
Average Price per Square Foot .....	\$604	\$603	\$582	\$612	1.3%
Properties Sold .....	62	91	74	60	-3.2%
Properties Pending Sale .....	55	90	75	49	-10.9%
Properties For Sale .....	307	408	344	203	-33.9%
Days on Market (Pending Sale) .....	61	45	49	58	-5.1%
Month's Supply of Inventory .....	5	4.5	4.6	3.4	-31.7%
Percent Under Contract .....	17.9%	22.1%	21.8%	24.1%	34.7%
Average Median Price for Last 12 Months	\$1,002,375	\$1,025,400	\$1,069,833	\$1,005,066	0.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pasadena Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



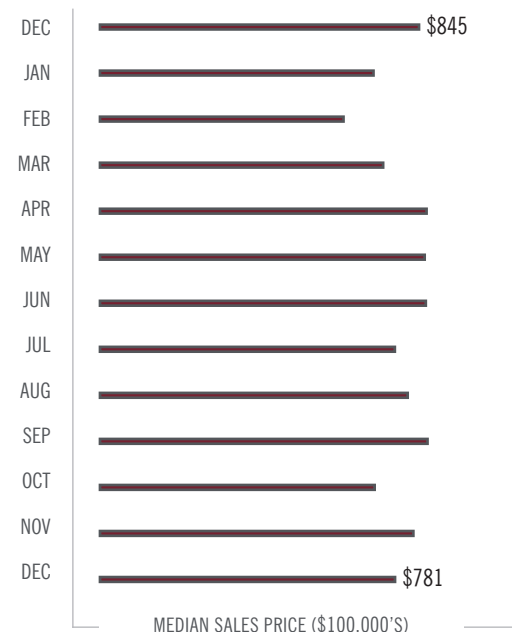
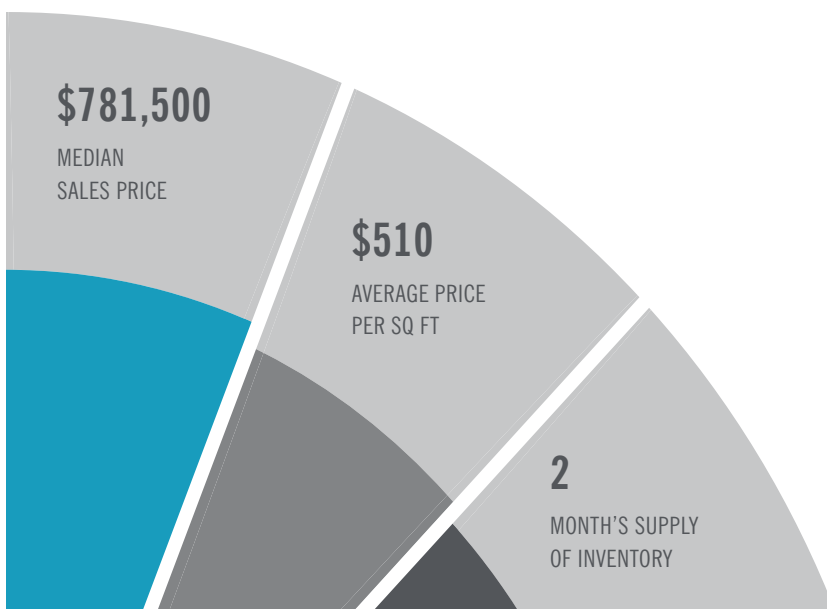
# SAN GABRIEL

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$845,000	\$863,000	\$867,500	\$781,500	-7.5%
Average Price per Square Foot .....	\$438	\$529	\$477	\$510	16.4%
Properties Sold .....	10	20	22	32	220.0%
Properties Pending Sale .....	12	15	22	20	66.7%
Properties For Sale .....	88	99	104	63	-28.4%
Days on Market (Pending Sale) .....	50	50	30	48	-5.4%
Month's Supply of Inventory .....	8.8	5	4.7	2	-77.6%
Percent Under Contract .....	13.6%	15.2%	21.2%	31.7%	132.8%
Average Median Price for Last 12 Months	\$797,540	\$800,417	\$779,667	\$796,533	-0.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Gabriel Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



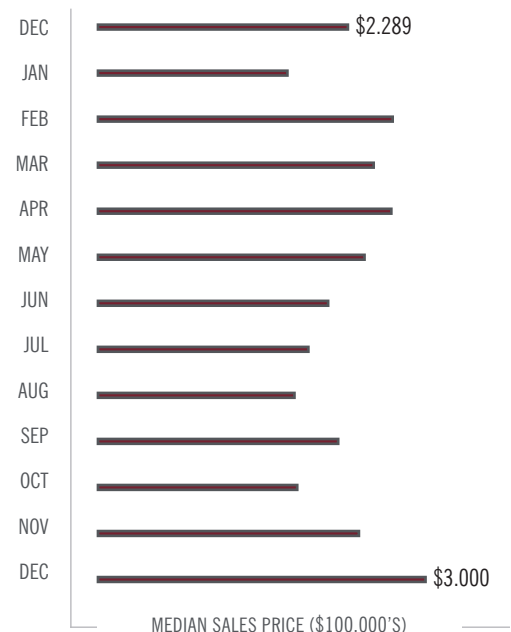
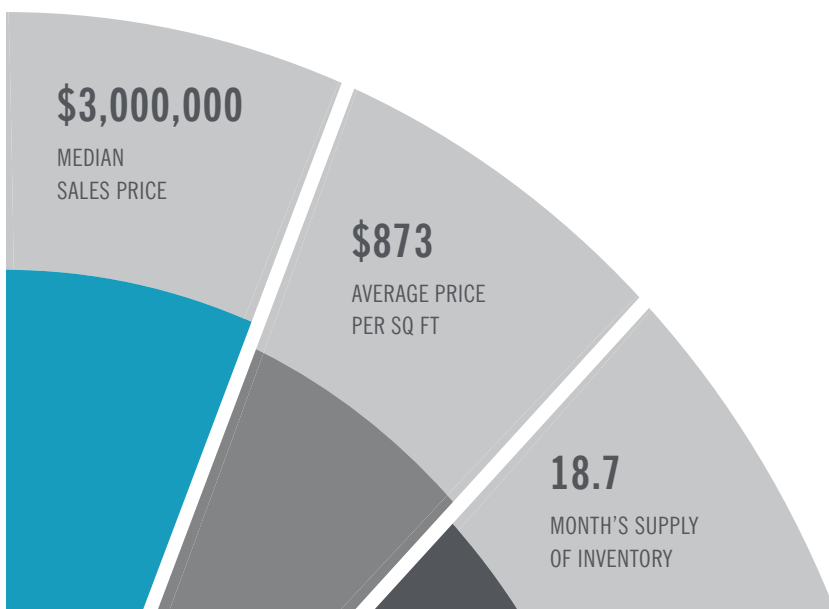
# SAN MARINO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,289,000	\$2,108,000	\$2,200,000	\$3,000,000	31.1%
Average Price per Square Foot .....	\$806	\$1,004	\$817	\$873	8.3%
Properties Sold .....	6	15	7	3	-50.0%
Properties Pending Sale .....	6	9	4	9	50.0%
Properties For Sale .....	69	108	82	56	-18.8%
Days on Market (Pending Sale) .....	55	50	33	69	24.5%
Month's Supply of Inventory .....	11.5	7.2	11.7	18.7	62.3%
Percent Under Contract .....	8.7%	8.3%	4.9%	16.1%	84.8%
Average Median Price for Last 12 Months	\$2,132,662	\$2,190,241	\$2,405,000	\$2,278,898	6.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Marino Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



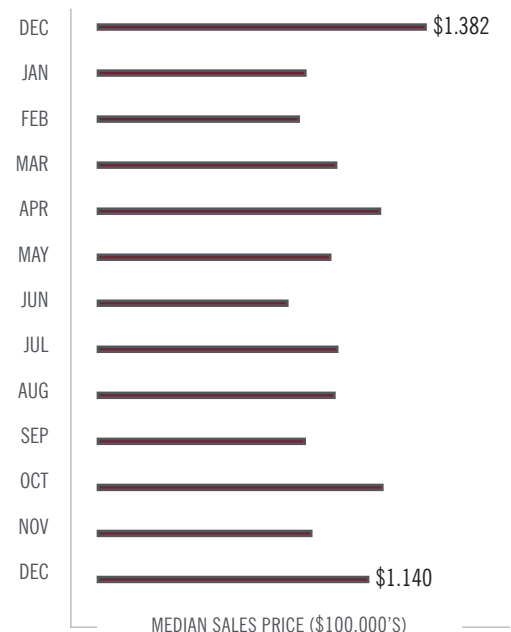
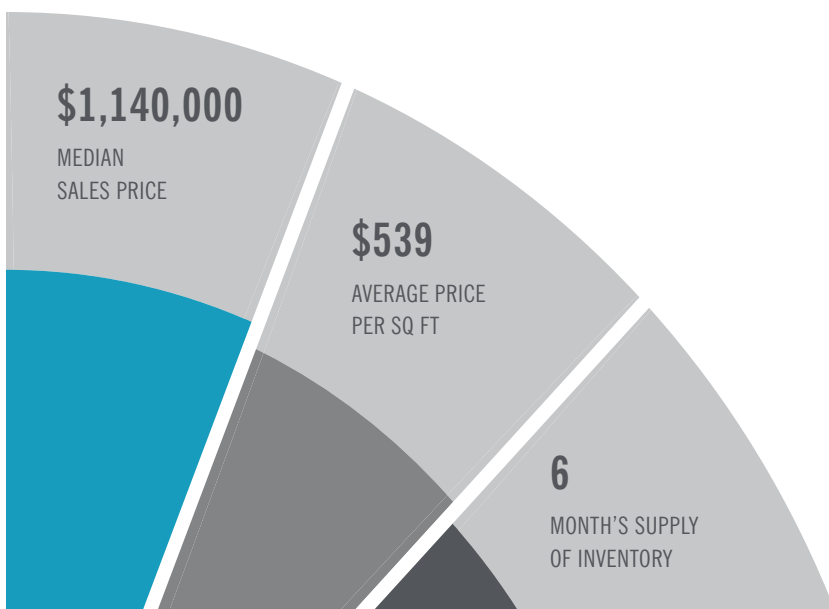
# SIERRA MADRE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,382,500	\$799,000	\$872,500	\$1,140,000	-17.5%
Average Price per Square Foot .....	\$505	\$568	\$551	\$539	6.7%
Properties Sold .....	6	7	8	5	-16.7%
Properties Pending Sale .....	4	13	9	10	150.0%
Properties For Sale .....	38	45	46	30	-21.1%
Days on Market (Pending Sale) .....	43	45	43	66	53.7%
Month's Supply of Inventory .....	6.3	6.4	5.8	6	-5.3%
Percent Under Contract .....	10.5%	28.9%	19.6%	33.3%	216.7%
Average Median Price for Last 12 Months	\$1,049,042	\$1,019,949	\$1,080,000	\$1,015,246	-3.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sierra Madre Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





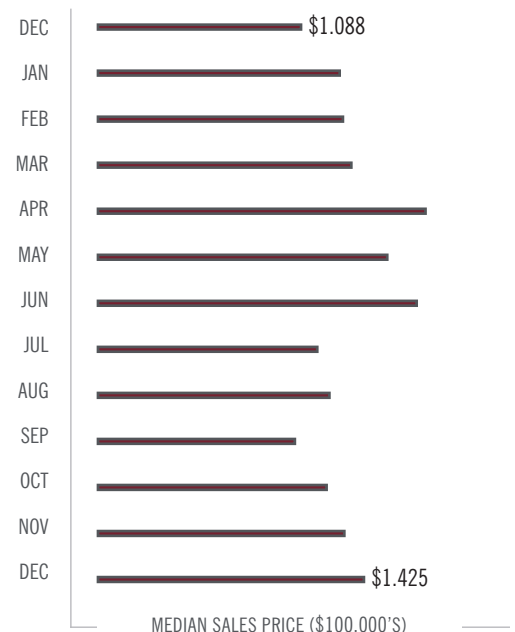
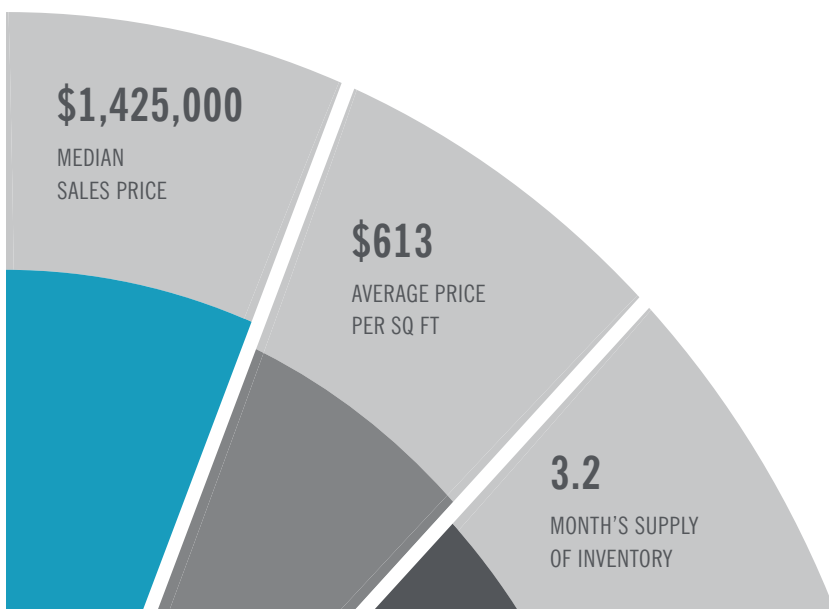
# SOUTH PASADENA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,088,000	\$1,707,625	\$1,055,000	\$1,425,000	31.0%
Average Price per Square Foot .....	\$632	\$740	\$691	\$613	-3.0%
Properties Sold .....	7	12	11	9	28.6%
Properties Pending Sale .....	6	10	8	11	83.3%
Properties For Sale .....	32	32	46	29	-9.4%
Days on Market (Pending Sale) .....	43	19	64	39	-8.5%
Month's Supply of Inventory .....	4.6	2.7	4.2	3.2	-29.5%
Percent Under Contract .....	18.8%	31.2%	17.4%	37.9%	102.3%
Average Median Price for Last 12 Months	\$1,397,160	\$1,240,000	\$1,323,333	\$1,346,587	-3.6%

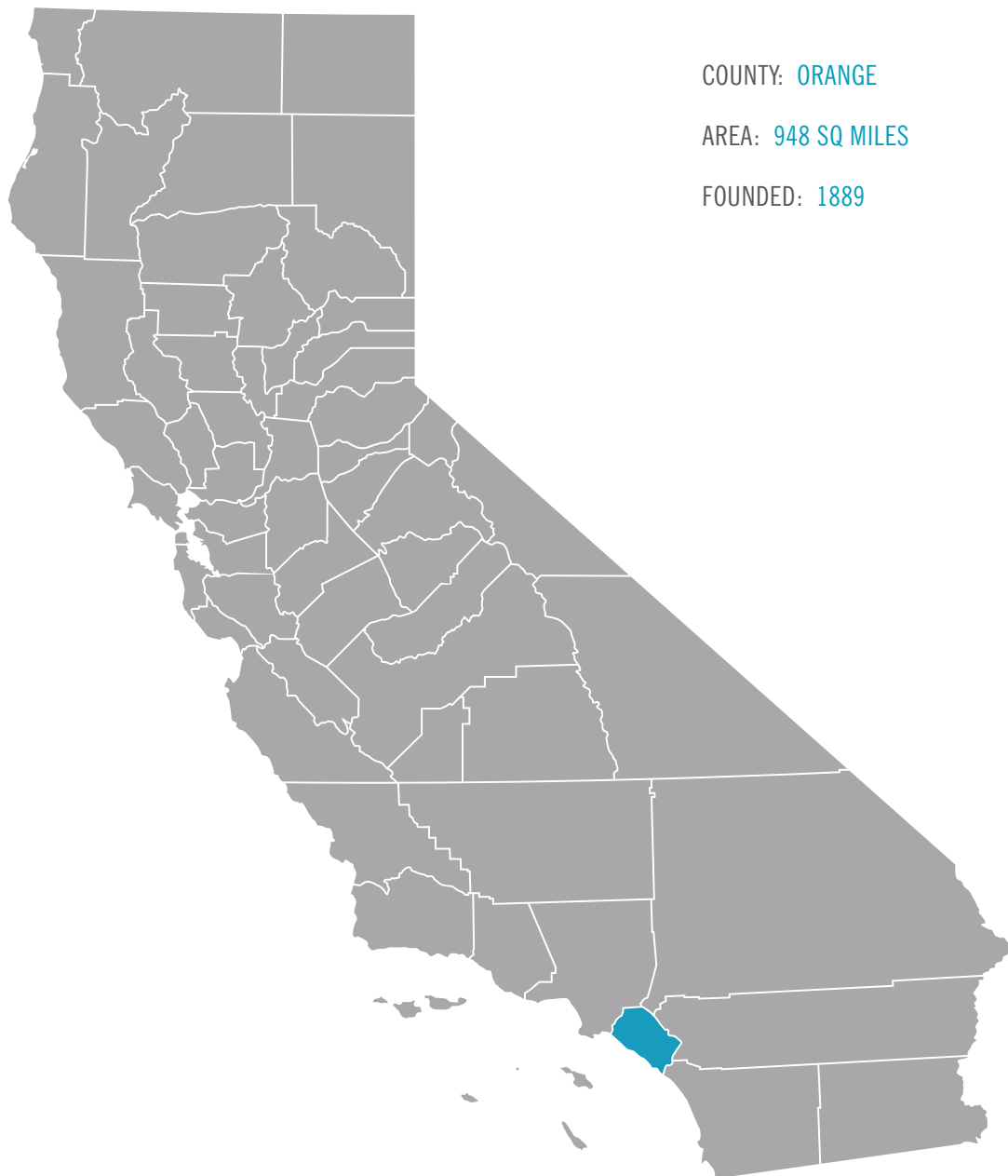
\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in South Pasadena Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



# ORANGE COUNTY

ORANGE COUNTY MACRO	LADERA RANCH	NEWPORT HEIGHTS
ALISO VIEJO	LAGUNA BEACH	RANCHO SANTA MARGARITA
BALBOA PENINSULA	LAGUNA HILLS	SAN CLEMENTE
CORONA DEL MAR - SPYGLASS	LAGUNA NIGUEL	SAN JUAN CAPISTRANO
COTO DE CAZA	LAGUNA WOODS	SEAL BEACH
CRYSTAL COVE	LAKE FOREST	SHADY CANYON
DANA POINT	LANTERN VILLAGE IN DANA POINT	TURTLE RIDGE
EAST BLUFF - HARBOR VIEW	LOWER NEWPORT BAY - BALBOA ISLAND	TURTLE ROCK
EAST COSTA MESA	MISSION VIEJO	WESTMINSTER
COSTA MESA	MONARCH BEACH	WEST BAY - SANTA ANA HEIGHTS
FOUNTAIN VALLEY	NELLE GAIL	WEST NEWPORT - LIDO
HUNTINGTON BEACH	NEWPORT BEACH	
IRVINE	NEWPORT COAST	



COUNTY: **ORANGE**

AREA: **948 SQ MILES**

FOUNDED: **1889**

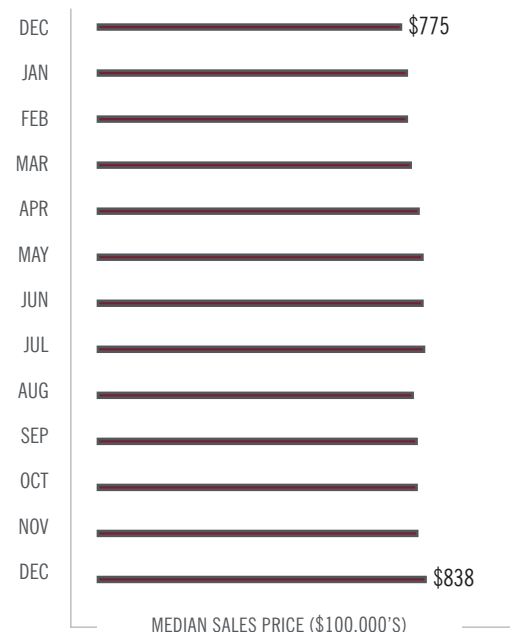
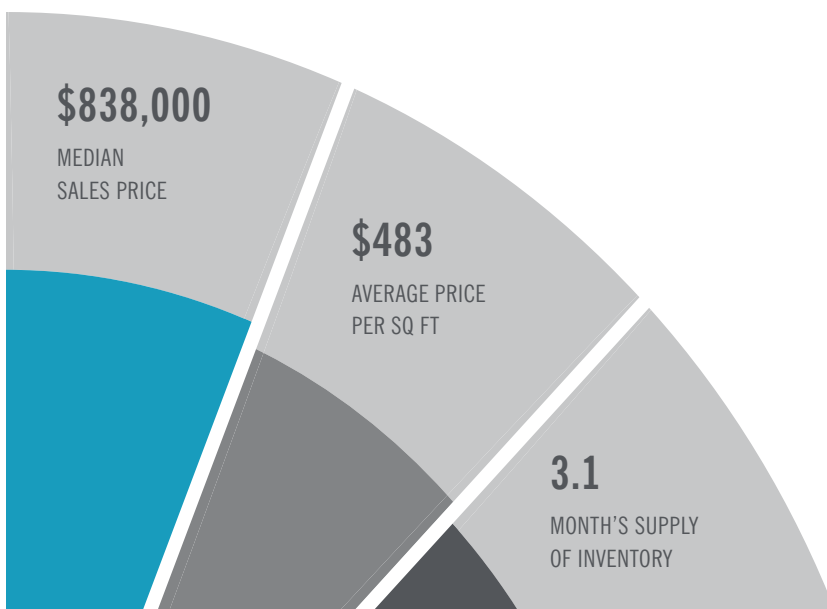
# ORANGE COUNTY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$775,000	\$830,000	\$815,000	\$838,000	8.1%
Average Price per Square Foot .....	\$484	\$477	\$479	\$483	-0.2%
Properties Sold .....	1114	1725	1615	1331	19.5%
Properties Pending Sale .....	854	1735	1542	1027	20.3%
Properties For Sale .....	5,627	7,702	6,847	4,089	-27.3%
Days on Market (Pending Sale) .....	59	43	50	61	2.7%
Month's Supply of Inventory .....	5.1	4.5	4.2	3.1	-39.2%
Percent Under Contract .....	15.2%	22.5%	22.5%	25.1%	65.5%
Average Median Price for Last 12 Months	\$809,522	\$820,604	\$823,208	\$812,202	0.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Orange County Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



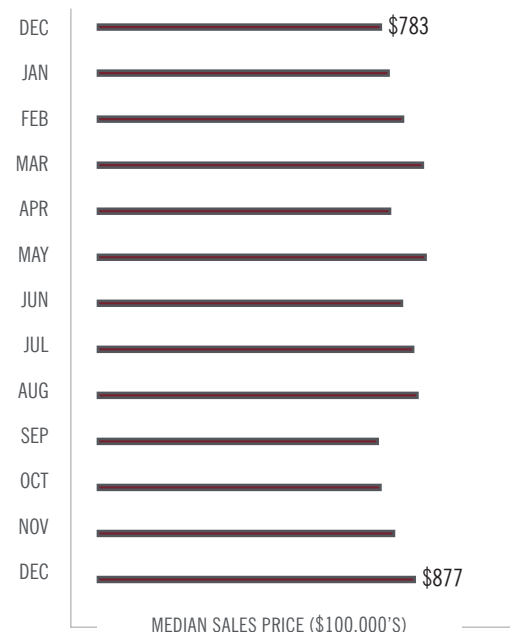
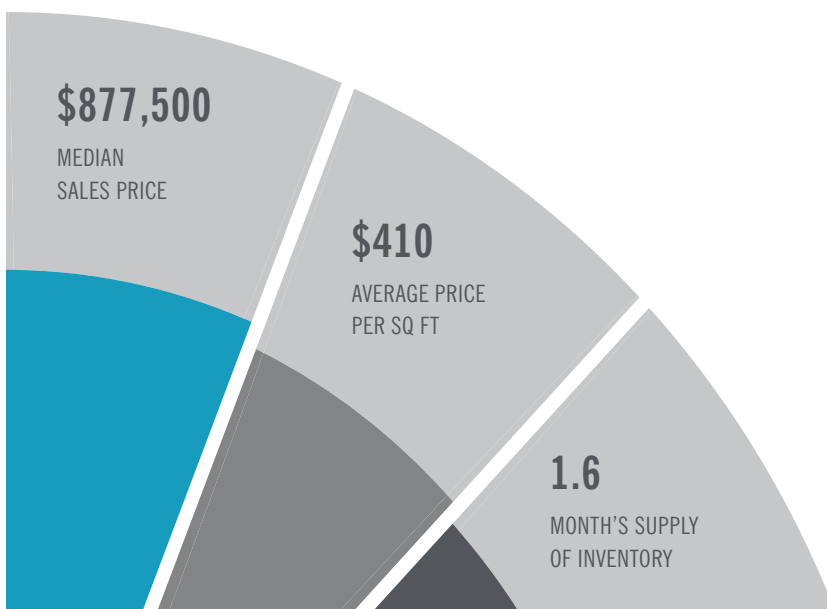
# ALISO VIEJO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$783,500	\$842,000	\$775,000	\$877,500	12.0%
Average Price per Square Foot .....	\$440	\$417	\$384	\$410	-6.8%
Properties Sold .....	10	25	16	22	120.0%
Properties Pending Sale .....	5	15	21	20	300.0%
Properties For Sale .....	35	48	59	35	0.0%
Days on Market (Pending Sale) .....	34	33	42	24	-29.4%
Month's Supply of Inventory .....	3.5	1.9	3.7	1.6	-54.5%
Percent Under Contract .....	14.3%	31.2%	35.6%	57.1%	300.0%
Average Median Price for Last 12 Months	\$857,200	\$835,500	\$826,667	\$838,846	-2.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Aliso Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



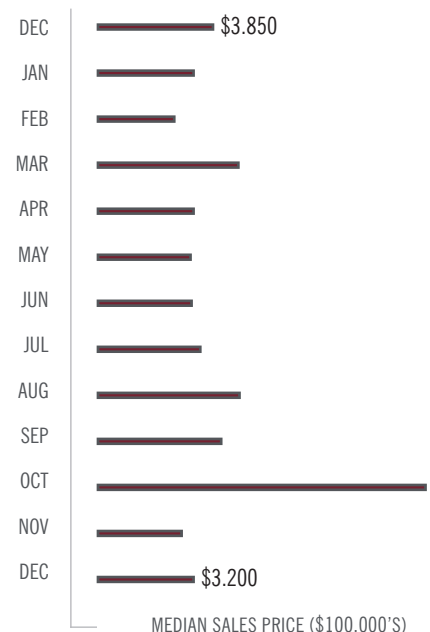
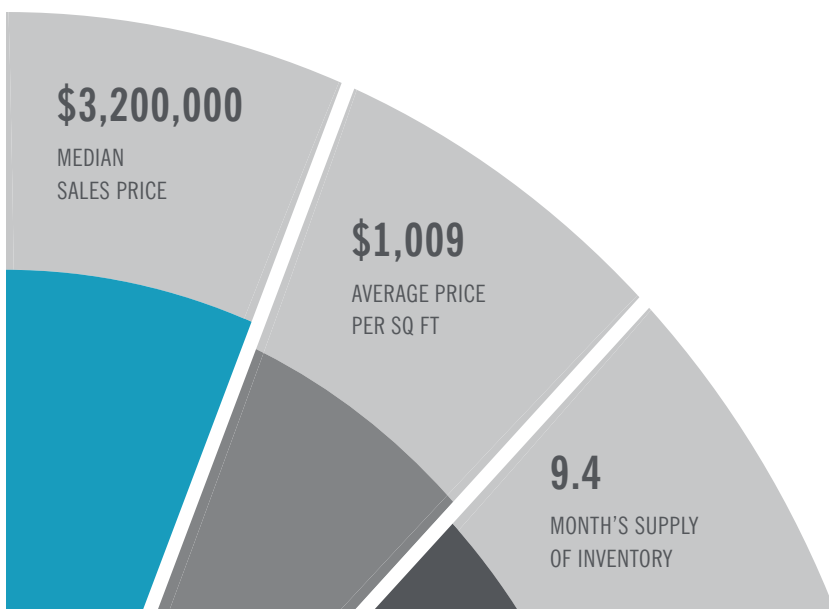
# BALBOA PENINSULA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$3,850,000	\$3,133,250	\$4,125,000	\$3,200,000	-16.9%
Average Price per Square Foot .....	\$1,505	\$1,649	\$1,676	\$1,009	-33.0%
Properties Sold .....	5	8	5	5	0.0%
Properties Pending Sale .....	2	9	5	5	150.0%
Properties For Sale .....	41	59	56	47	14.6%
Days on Market (Pending Sale) .....	148	62	84	251	69.5%
Month's Supply of Inventory .....	8.2	7.4	11.2	9.4	14.6%
Percent Under Contract .....	4.9%	15.3%	8.9%	10.6%	118.1%
Average Median Price for Last 12 Months	\$4,453,833	\$4,875,417	\$5,655,000	\$4,075,985	-8.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Balboa Peninsula Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



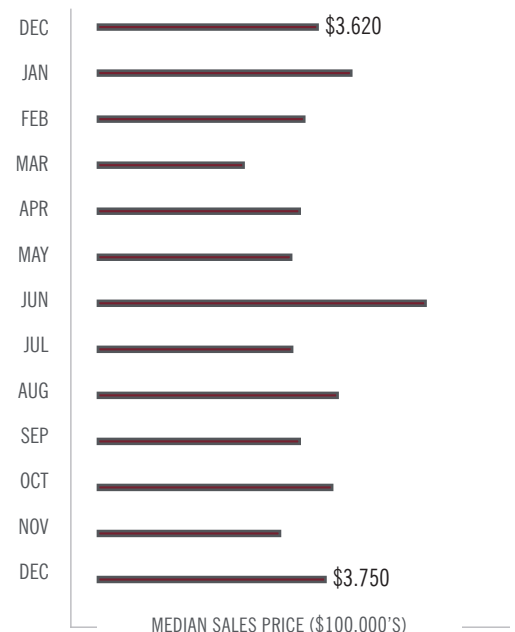
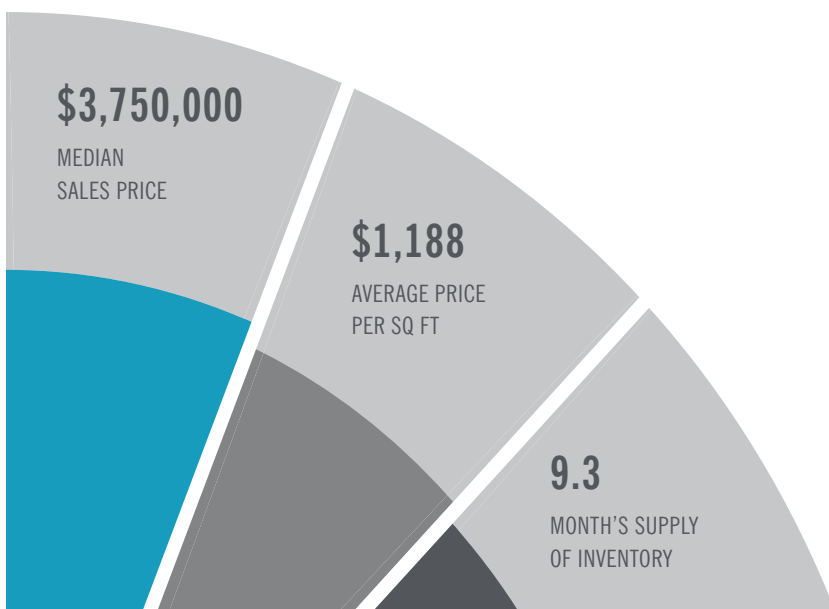
# CORONA DEL MAR - SPYGLASS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$3,620,000	\$5,400,000	\$3,325,000	\$3,750,000	3.6%
Average Price per Square Foot .....	\$1,181	\$1,513	\$1,428	\$1,188	0.6%
Properties Sold .....	8	9	12	9	12.5%
Properties Pending Sale .....	7	12	13	6	-14.3%
Properties For Sale .....	76	113	117	84	10.5%
Days on Market (Pending Sale) .....	71	65	74	160	123.7%
Month's Supply of Inventory .....	9.5	12.6	9.8	9.3	-1.8%
Percent Under Contract .....	9.2%	10.6%	11.1%	7.1%	-22.4%
Average Median Price for Last 12 Months	\$3,331,052	\$3,514,167	\$3,536,667	\$3,583,769	7.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Corona del Mar - Spyglass Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



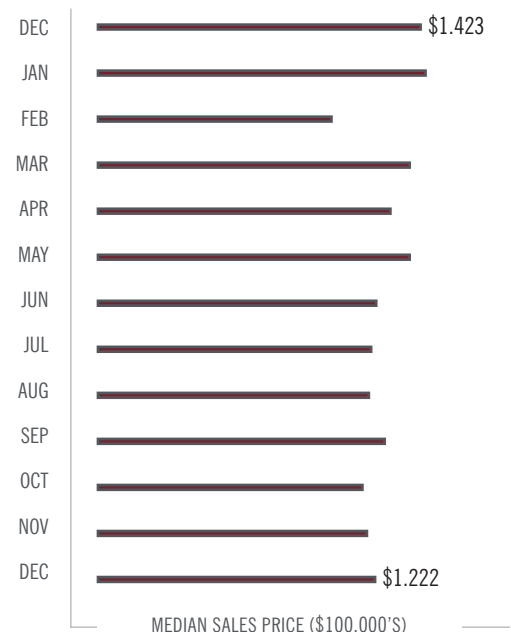
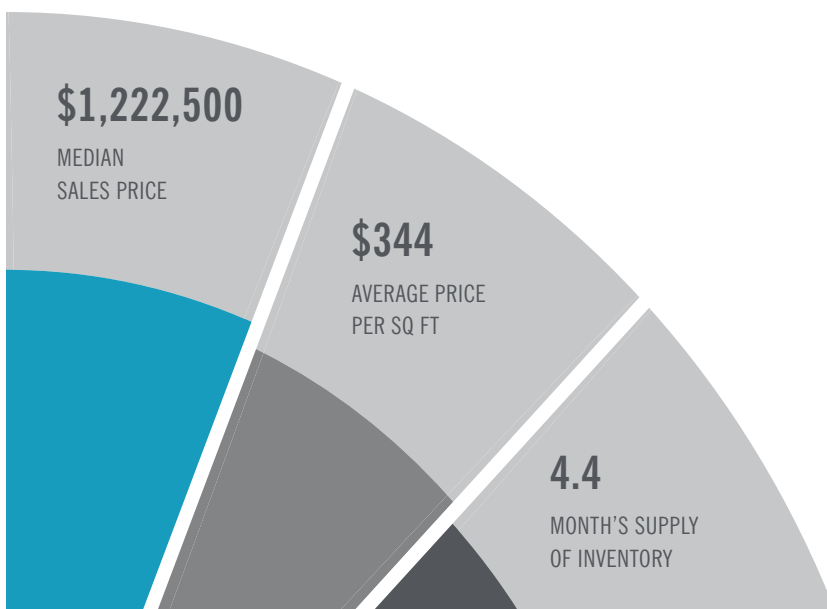
# COTO DE CAZA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,423,250	\$1,227,500	\$1,265,000	\$1,222,500	-14.1%
Average Price per Square Foot .....	\$360	\$354	\$408	\$344	-4.4%
Properties Sold .....	10	26	20	16	60.0%
Properties Pending Sale .....	12	19	24	10	-16.7%
Properties For Sale .....	89	139	132	70	-21.3%
Days on Market (Pending Sale) .....	75	48	57	127	69.5%
Month's Supply of Inventory .....	8.9	5.3	6.6	4.4	-50.8%
Percent Under Contract .....	13.5%	13.7%	18.2%	14.3%	6.0%
Average Median Price for Last 12 Months	\$1,377,374	\$1,206,760	\$1,191,854	\$1,262,024	-8.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Coto de Caza Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





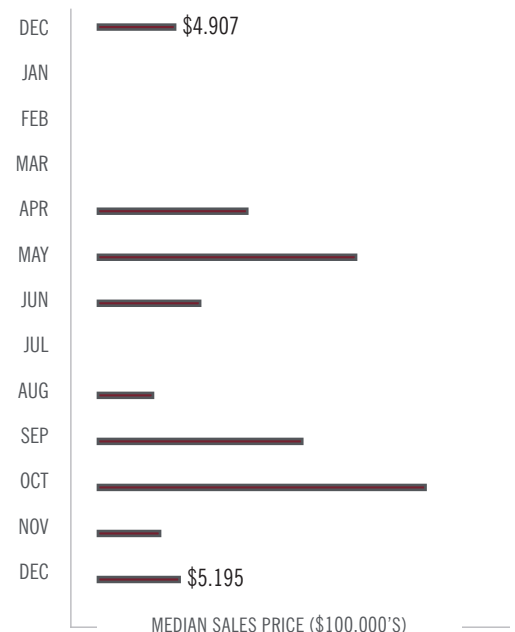
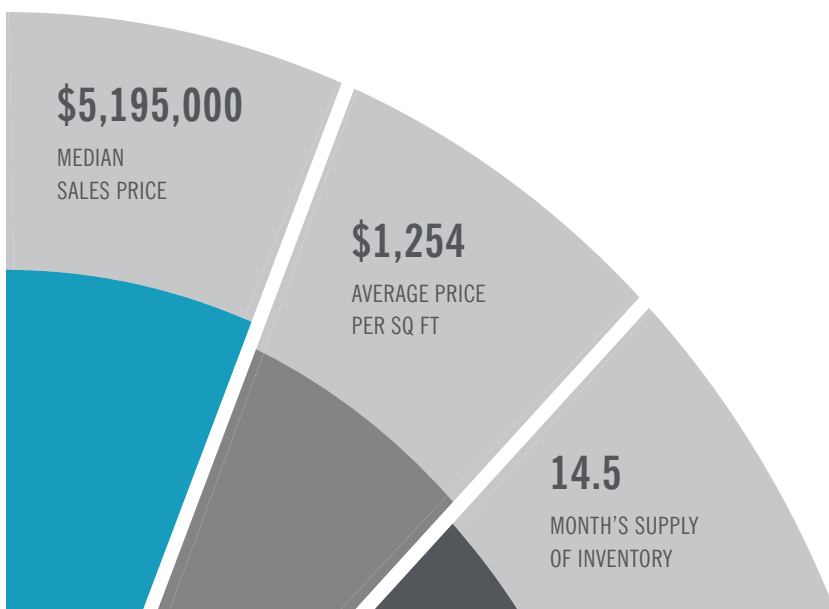
# CRYSTAL COVE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$4,907,500	\$6,500,000	\$13,000,000	\$5,195,000	5.9%
Average Price per Square Foot .....	\$1,292	\$1,543	\$1,993	\$1,254	-2.9%
Properties Sold .....	4	3	1	2	-50.0%
Properties Pending Sale .....	2	0	1	3	50.0%
Properties For Sale .....	22	29	34	29	31.8%
Days on Market (Pending Sale) .....	17	0	3	220	1192.2%
Month's Supply of Inventory .....	5.5	9.7	34	14.5	163.6%
Percent Under Contract .....	9.1%	0.0%	2.9%	10.3%	13.8%
Average Median Price for Last 12 Months	\$8,534,091	\$9,298,500	\$9,997,500	\$9,313,889	9.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Crystal Cove Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



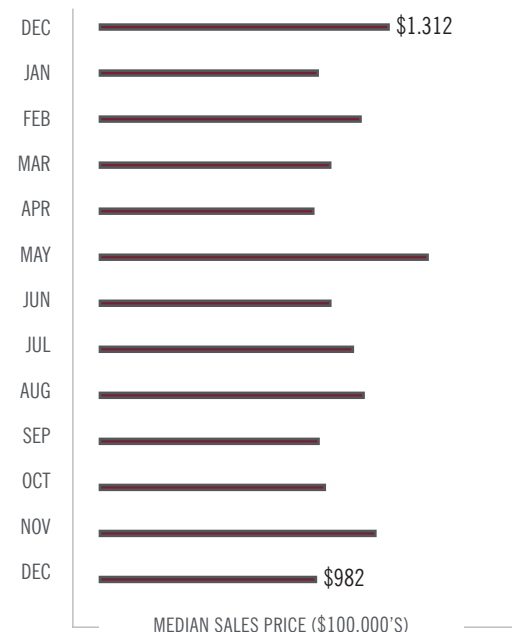
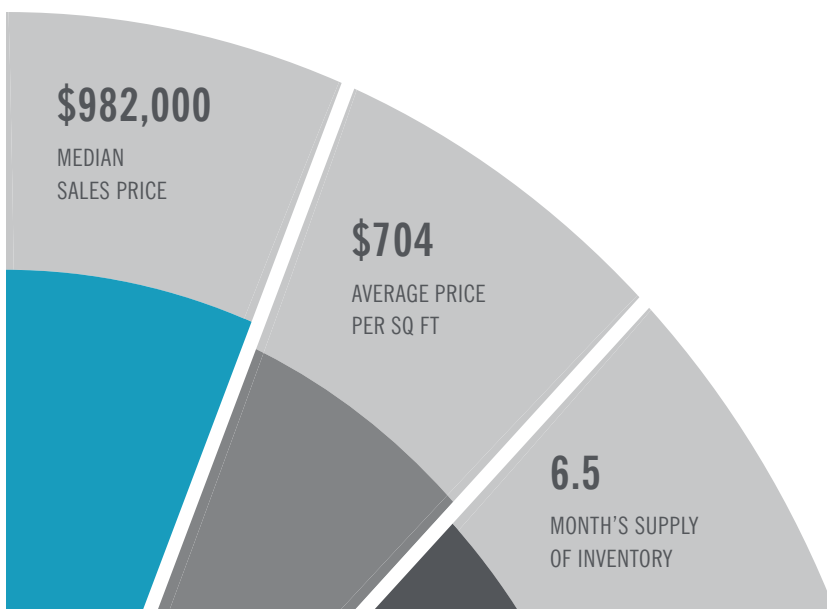
# DANA POINT

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,312,500	\$1,047,500	\$994,000	\$982,000	-25.2%
Average Price per Square Foot .....	\$692	\$647	\$595	\$704	1.7%
Properties Sold .....	18	35	24	24	33.3%
Properties Pending Sale .....	22	31	32	16	-27.3%
Properties For Sale .....	167	222	229	157	-6.0%
Days on Market (Pending Sale) .....	57	48	54	113	99.3%
Month's Supply of Inventory .....	9.3	6.3	9.5	6.5	-29.5%
Percent Under Contract .....	13.2%	14.0%	14.0%	10.2%	-22.6%
Average Median Price for Last 12 Months	\$1,172,229	\$1,099,992	\$1,085,650	\$1,126,304	-3.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Dana Point Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



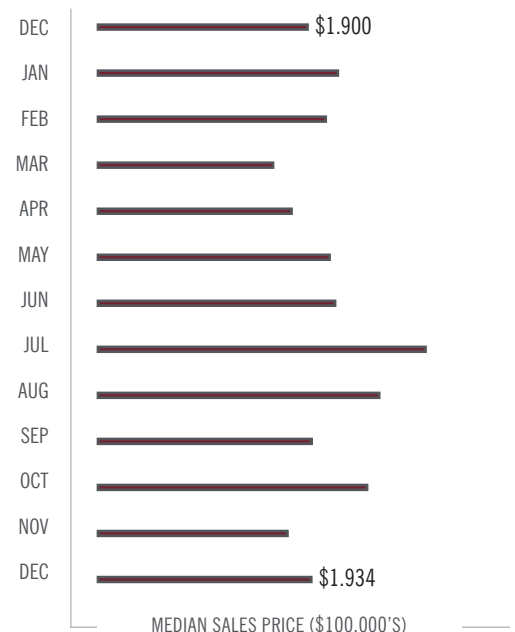
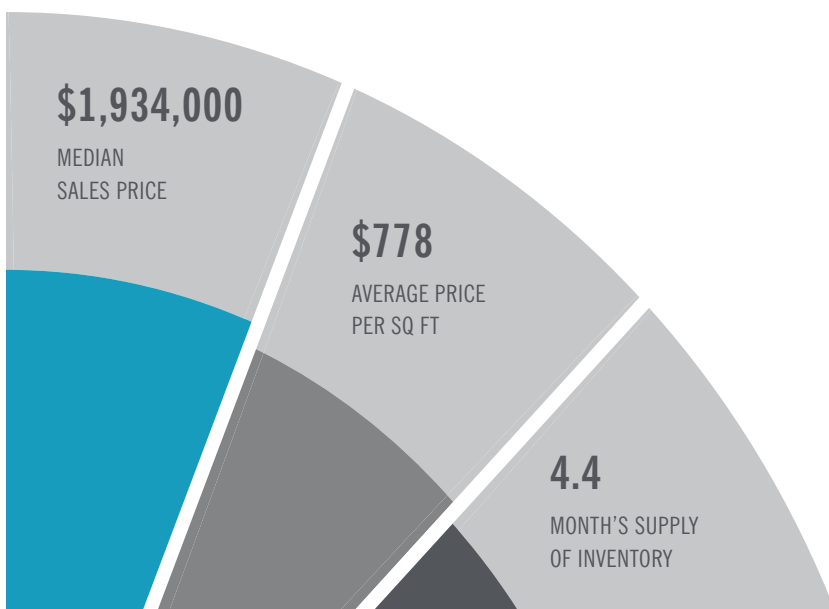
# EAST BLUFF - HARBOR VIEW

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,900,000	\$2,150,000	\$1,937,500	\$1,934,000	1.8%
Average Price per Square Foot .....	\$766	\$768	\$707	\$778	1.6%
Properties Sold .....	11	22	20	20	81.8%
Properties Pending Sale .....	13	29	12	16	23.1%
Properties For Sale .....	107	151	140	87	-18.7%
Days on Market (Pending Sale) .....	70	63	71	54	-22.0%
Month's Supply of Inventory .....	9.7	6.9	7	4.4	-55.3%
Percent Under Contract .....	12.1%	19.2%	8.6%	18.4%	51.4%
Average Median Price for Last 12 Months	\$2,167,667	\$2,258,250	\$2,030,667	\$2,098,615	-3.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in East Bluff - Harbor View Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



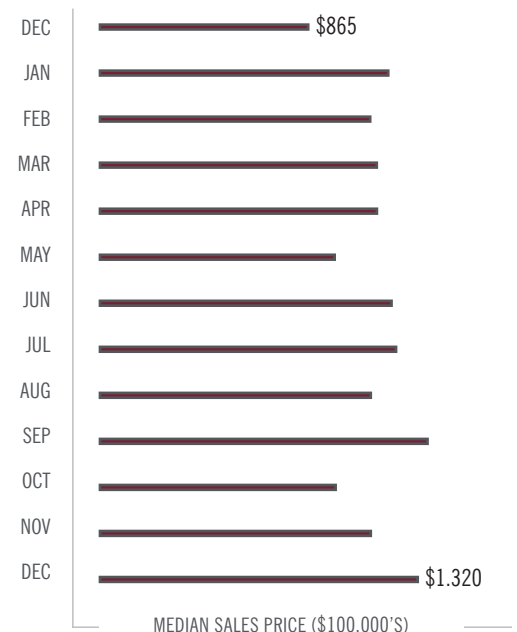
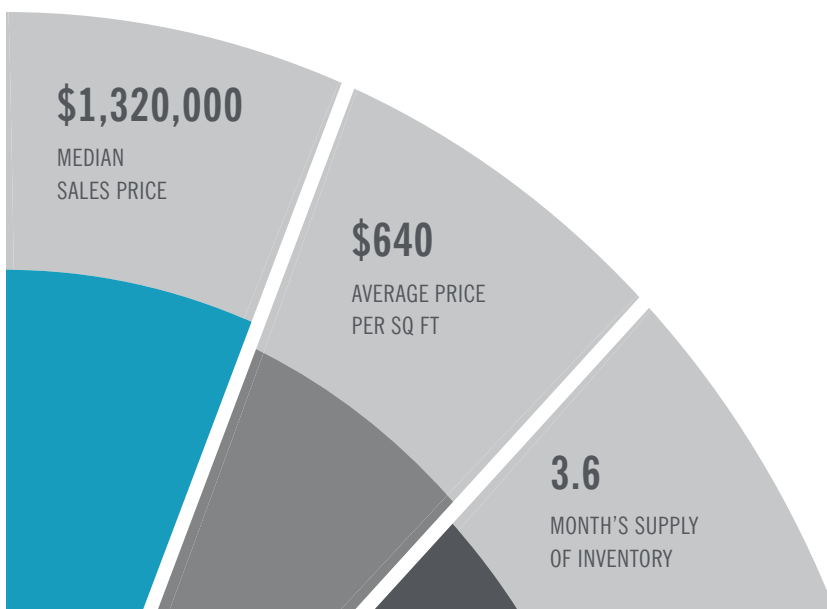
# EAST COSTA MESA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$865,000	\$1,211,170	\$1,360,750	\$1,320,000	52.6%
Average Price per Square Foot .....	\$619	\$621	\$654	\$640	3.4%
Properties Sold .....	8	19	14	17	112.5%
Properties Pending Sale .....	7	15	18	13	85.7%
Properties For Sale .....	53	89	90	62	17.0%
Days on Market (Pending Sale) .....	99	35	57	83	-16.4%
Month's Supply of Inventory .....	6.6	4.7	6.4	3.6	-45.0%
Percent Under Contract .....	13.2%	16.9%	20.0%	21.0%	58.8%
Average Median Price for Last 12 Months	\$1,105,043	\$1,189,958	\$1,141,333	\$1,139,340	3.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in East Costa Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



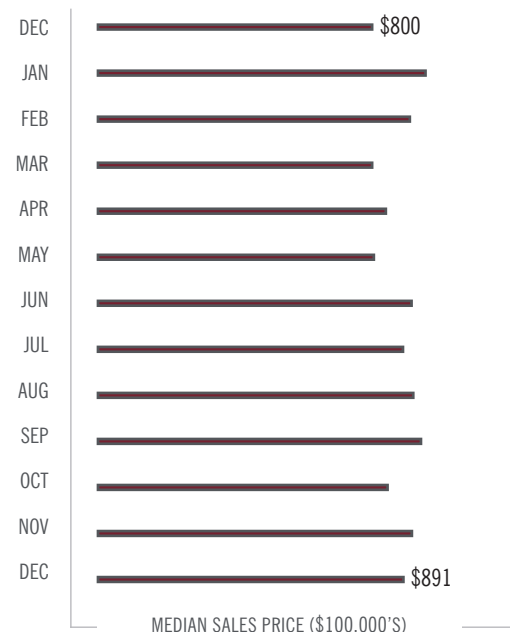
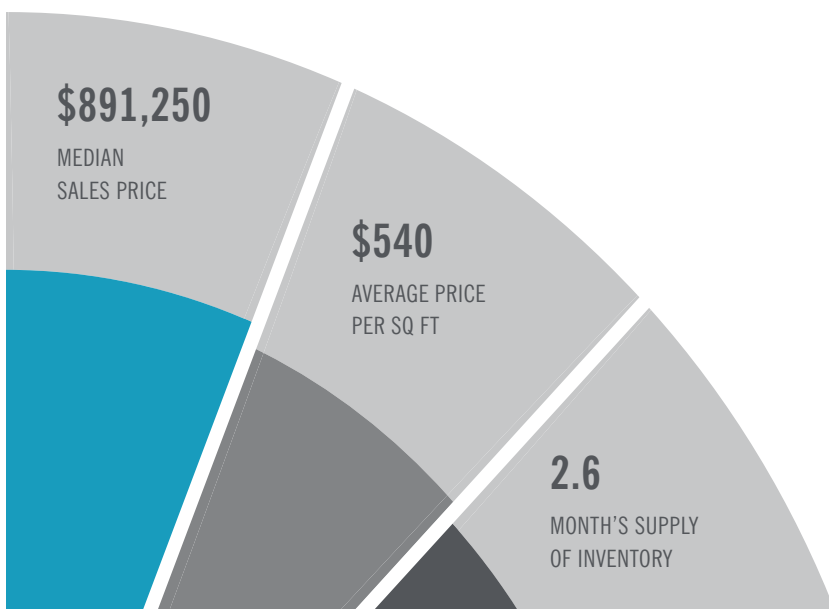
# COSTA MESA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$800,000	\$915,000	\$942,500	\$891,250	11.4%
Average Price per Square Foot .....	\$525	\$511	\$535	\$540	2.9%
Properties Sold .....	29	68	48	48	65.5%
Properties Pending Sale .....	24	60	56	34	41.7%
Properties For Sale .....	166	244	218	127	-23.5%
Days on Market (Pending Sale) .....	44	29	62	52	17.5%
Month's Supply of Inventory .....	5.7	3.6	4.5	2.6	-53.8%
Percent Under Contract .....	14.5%	24.6%	25.7%	26.8%	85.2%
Average Median Price for Last 12 Months	\$879,651	\$900,796	\$884,092	\$879,271	-0.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Costa Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



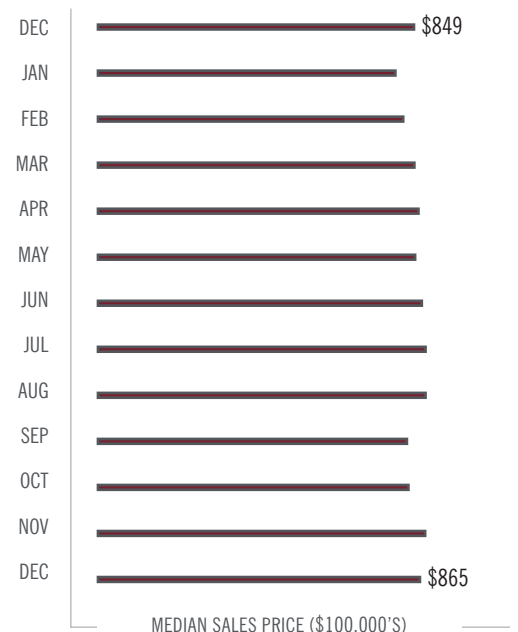
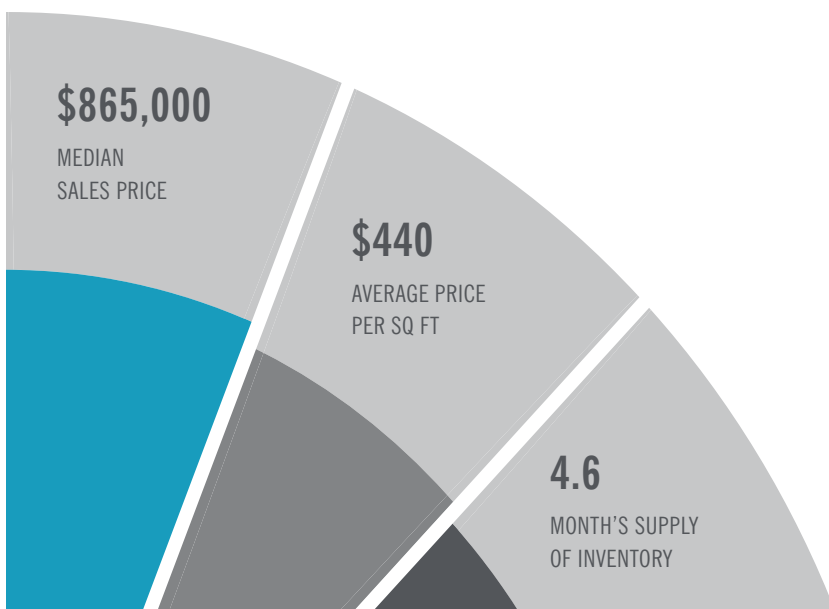
# FOUNTAIN VALLEY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$849,000	\$870,000	\$830,000	\$865,000	1.9%
Average Price per Square Foot .....	\$426	\$440	\$452	\$440	3.3%
Properties Sold .....	23	35	27	9	-60.9%
Properties Pending Sale .....	15	38	26	11	-26.7%
Properties For Sale .....	58	80	65	41	-29.3%
Days on Market (Pending Sale) .....	37	17	22	29	-23.2%
Month's Supply of Inventory .....	2.5	2.3	2.4	4.6	80.7%
Percent Under Contract .....	25.9%	47.5%	40.0%	26.8%	3.7%
Average Median Price for Last 12 Months	\$829,325	\$861,333	\$859,333	\$851,462	2.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Fountain Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



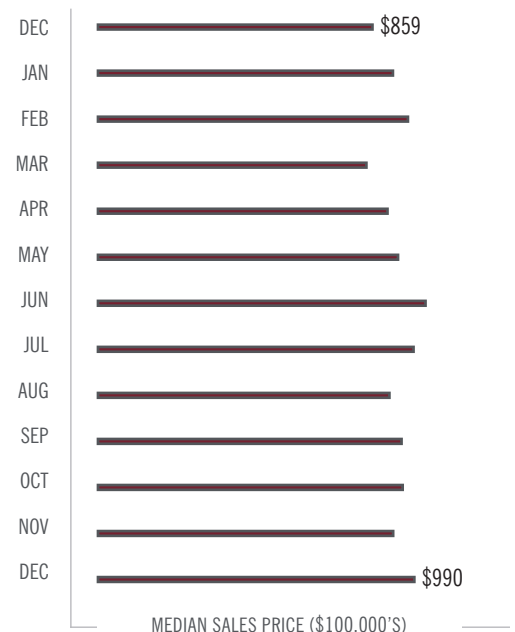
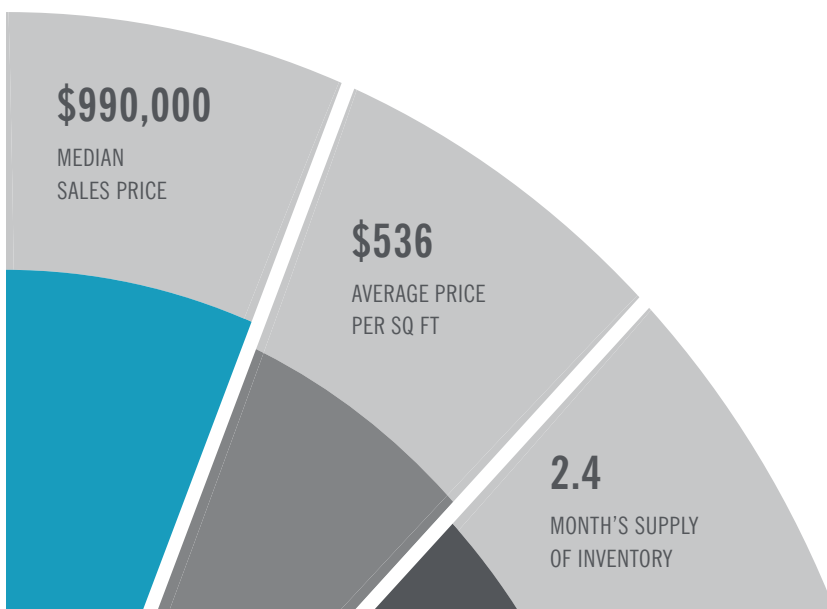
# HUNTINGTON BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$859,000	\$1,025,000	\$950,000	\$990,000	15.3%
Average Price per Square Foot .....	\$526	\$552	\$542	\$536	1.9%
Properties Sold .....	75	105	121	92	22.7%
Properties Pending Sale .....	65	102	116	63	-3.1%
Properties For Sale .....	312	422	412	225	-27.9%
Days on Market (Pending Sale) .....	61	36	39	56	-7.6%
Month's Supply of Inventory .....	4.2	4	3.4	2.4	-41.2%
Percent Under Contract .....	20.8%	24.2%	28.2%	28.0%	34.4%
Average Median Price for Last 12 Months	\$897,917	\$952,792	\$955,750	\$936,827	4.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Huntington Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



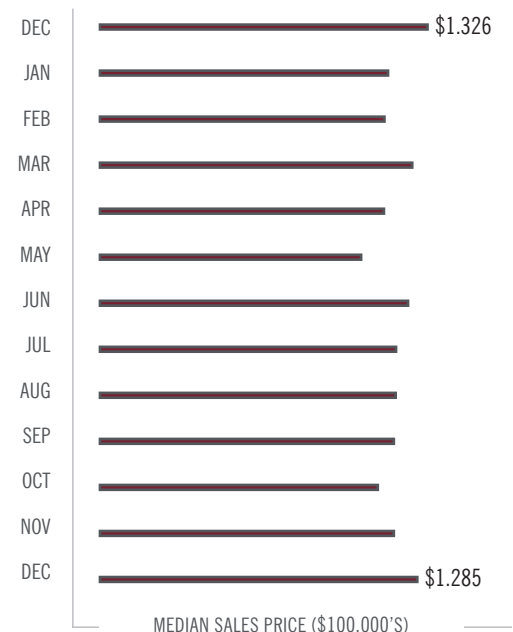
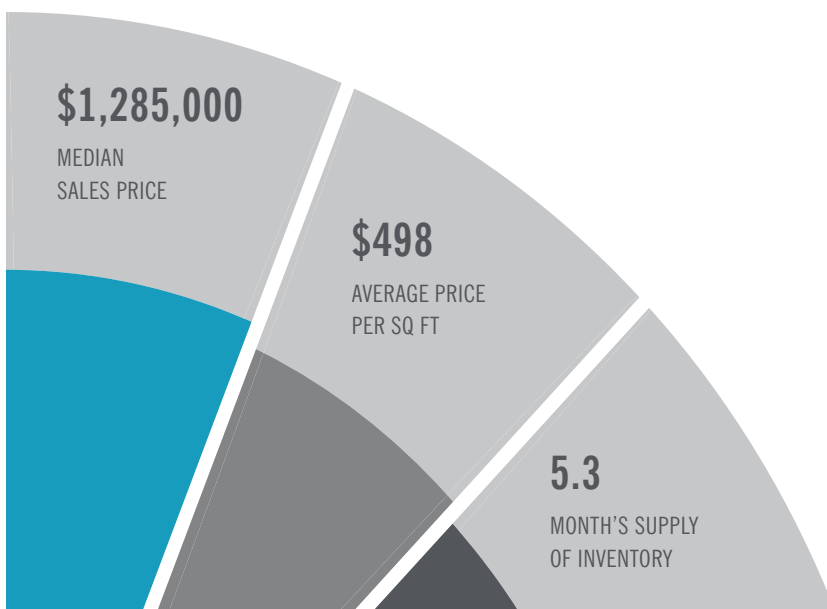
# IRVINE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,326,500	\$1,247,500	\$1,190,000	\$1,285,000	-3.1%
Average Price per Square Foot .....	\$506	\$498	\$506	\$498	-1.6%
Properties Sold .....	64	100	87	71	10.9%
Properties Pending Sale .....	62	102	80	63	1.6%
Properties For Sale .....	436	630	611	373	-14.4%
Days on Market (Pending Sale) .....	59	51	65	74	24.2%
Month's Supply of Inventory .....	6.8	6.3	7	5.3	-22.9%
Percent Under Contract .....	14.2%	16.2%	13.1%	16.9%	18.8%
Average Median Price for Last 12 Months	\$1,231,660	\$1,197,750	\$1,200,000	\$1,196,229	-2.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Irvine Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





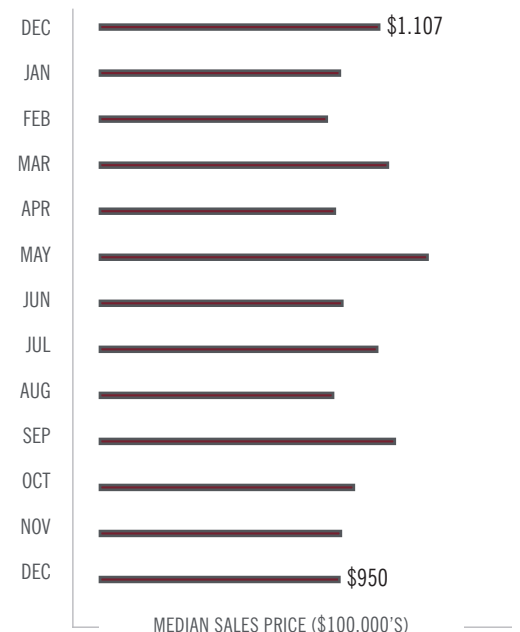
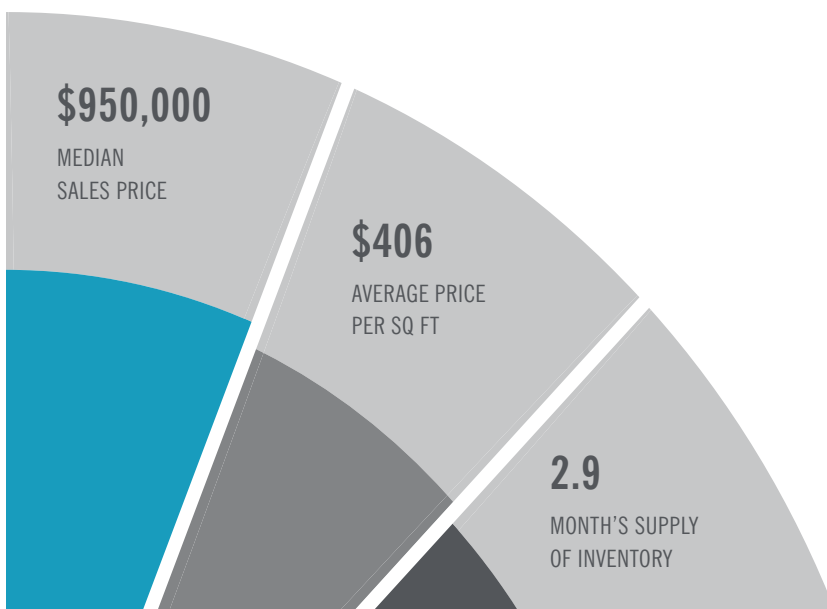
# LADERA RANCH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,107,900	\$961,750	\$1,170,000	\$950,000	-14.3%
Average Price per Square Foot .....	\$406	\$364	\$384	\$406	0.0%
Properties Sold .....	17	34	23	23	35.3%
Properties Pending Sale .....	10	32	15	15	50.0%
Properties For Sale .....	77	139	99	67	-13.0%
Days on Market (Pending Sale) .....	19	37	56	74	289.1%
Month's Supply of Inventory .....	4.5	4.1	4.3	2.9	-35.7%
Percent Under Contract .....	13.0%	23.0%	15.2%	22.4%	72.4%
Average Median Price for Last 12 Months	\$1,012,590	\$1,018,083	\$971,167	\$1,031,127	1.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Ladera Ranch Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



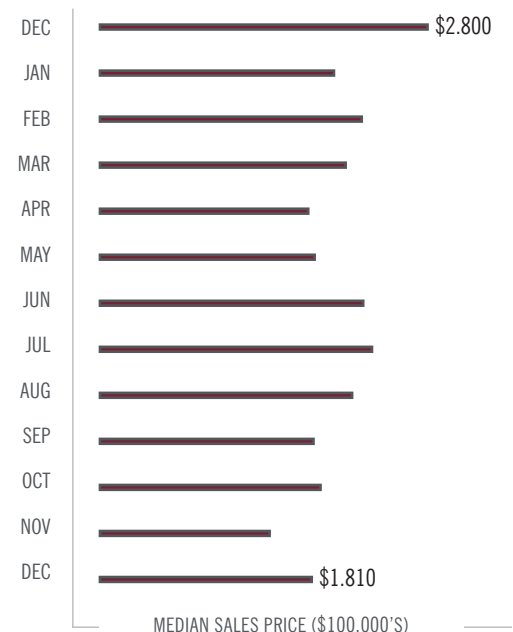
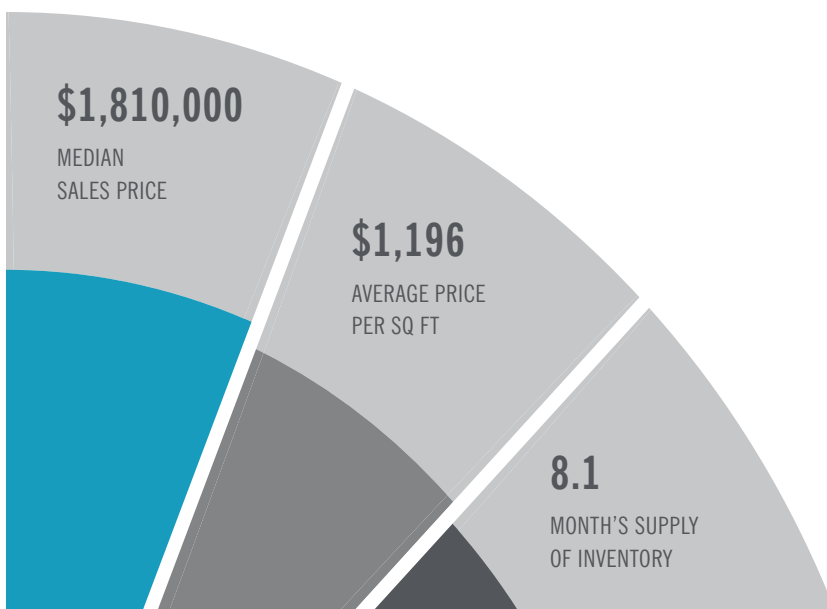
# LAGUNA BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,800,000	\$2,250,000	\$1,825,000	\$1,810,000	-35.4%
Average Price per Square Foot .....	\$1,920	\$1,065	\$1,037	\$1,196	-37.7%
Properties Sold .....	11	29	33	26	136.4%
Properties Pending Sale .....	19	26	33	22	15.8%
Properties For Sale .....	257	334	303	211	-17.9%
Days on Market (Pending Sale) .....	163	84	128	165	1.1%
Month's Supply of Inventory .....	23.4	11.5	9.2	8.1	-65.3%
Percent Under Contract .....	7.4%	7.8%	10.9%	10.4%	41.0%
Average Median Price for Last 12 Months	\$2,163,395	\$1,908,333	\$1,715,000	\$2,034,808	-5.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



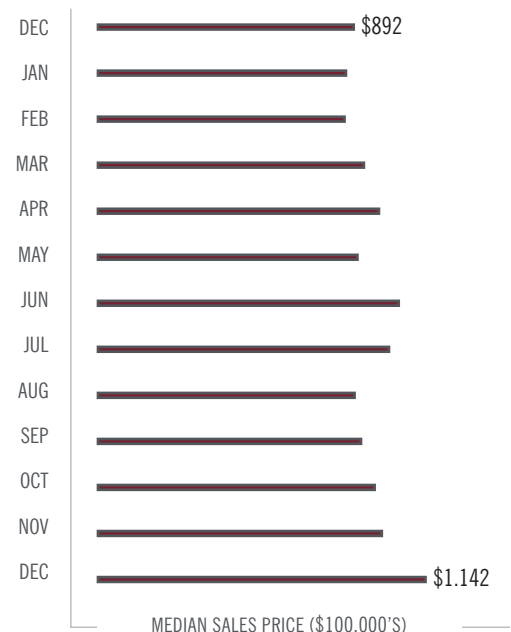
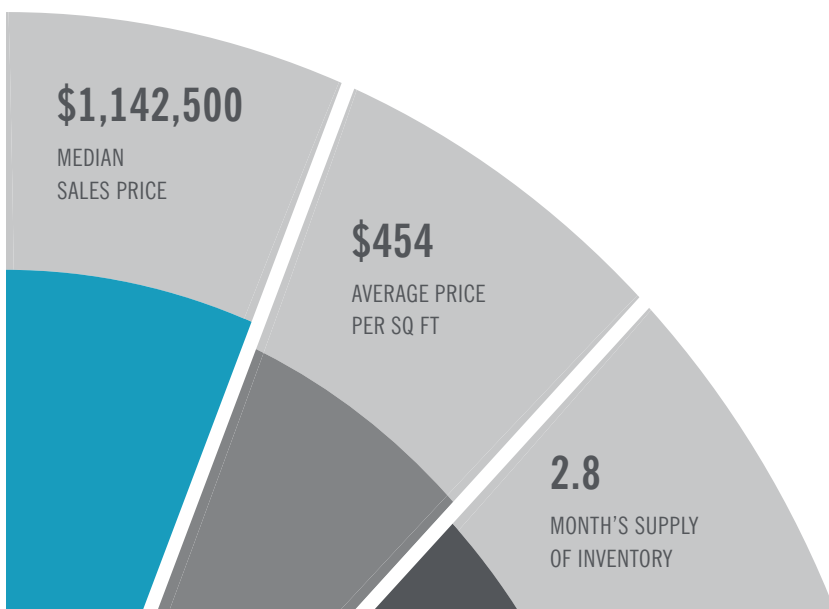
# LAGUNA NIGUEL

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$892,000	\$1,049,020	\$917,500	\$1,142,500	28.1%
Average Price per Square Foot .....	\$417	\$448	\$436	\$454	8.9%
Properties Sold .....	32	59	52	54	68.8%
Properties Pending Sale .....	30	57	51	33	10.0%
Properties For Sale .....	222	301	279	150	-32.4%
Days on Market (Pending Sale) .....	72	56	63	82	13.8%
Month's Supply of Inventory .....	6.9	5.1	5.4	2.8	-60.0%
Percent Under Contract .....	13.5%	18.9%	18.3%	22.0%	62.8%
Average Median Price for Last 12 Months	\$985,451	\$987,500	\$1,032,500	\$954,117	-3.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Niguel Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



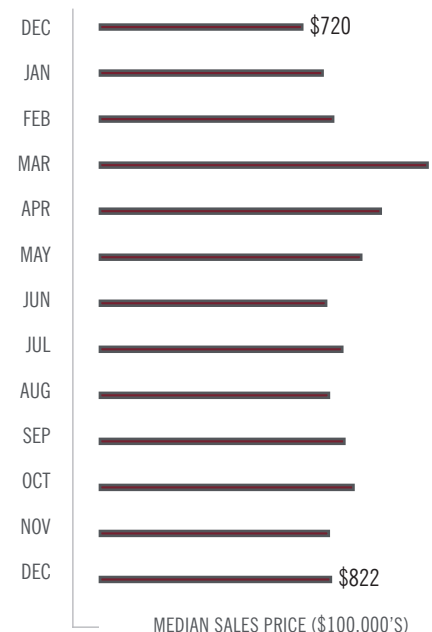
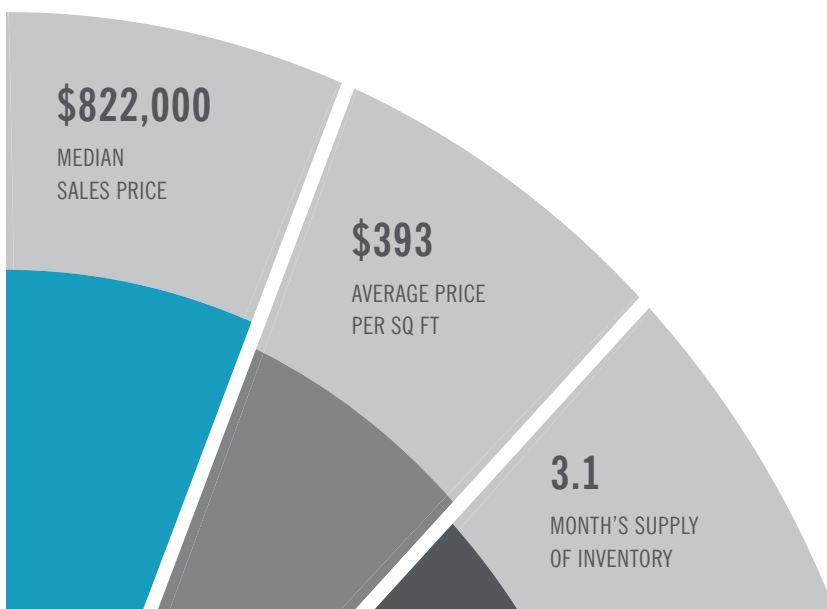
# LAGUNA HILLS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$720,000	\$805,000	\$870,000	\$822,000	14.2%
Average Price per Square Foot .....	\$448	\$423	\$385	\$393	-12.3%
Properties Sold .....	13	29	16	19	46.2%
Properties Pending Sale .....	15	21	19	19	26.7%
Properties For Sale .....	84	126	108	59	-29.8%
Days on Market (Pending Sale) .....	87	47	41	78	-10.1%
Month's Supply of Inventory .....	6.5	4.3	6.8	3.1	-51.9%
Percent Under Contract .....	17.9%	16.7%	17.6%	32.2%	80.3%
Average Median Price for Last 12 Months	\$867,771	\$847,750	\$846,333	\$871,519	0.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



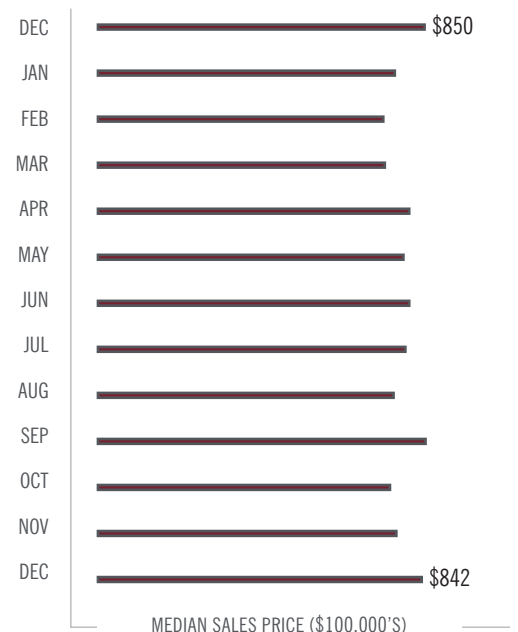
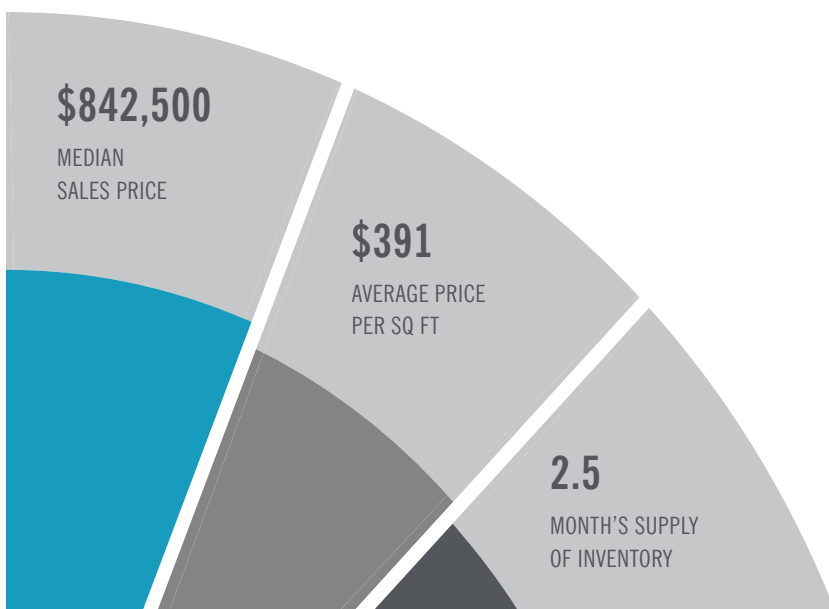
# LAKE FOREST

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$850,000	\$810,000	\$852,500	\$842,500	-0.9%
Average Price per Square Foot .....	\$370	\$373	\$384	\$391	5.7%
Properties Sold .....	41	60	50	48	17.1%
Properties Pending Sale .....	28	70	47	35	25.0%
Properties For Sale .....	200	264	197	122	-39.0%
Days on Market (Pending Sale) .....	54	43	48	56	3.9%
Month's Supply of Inventory .....	4.9	4.4	3.9	2.5	-47.9%
Percent Under Contract .....	14.0%	26.5%	23.9%	28.7%	104.9%
Average Median Price for Last 12 Months	\$797,517	\$800,108	\$792,967	\$794,392	-0.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lake Forest Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



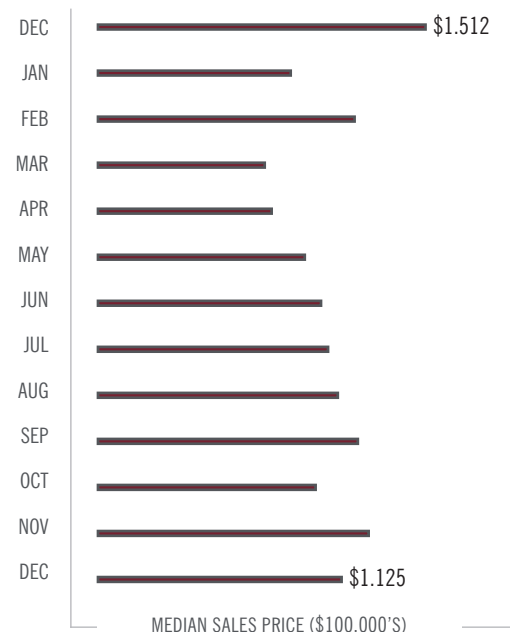
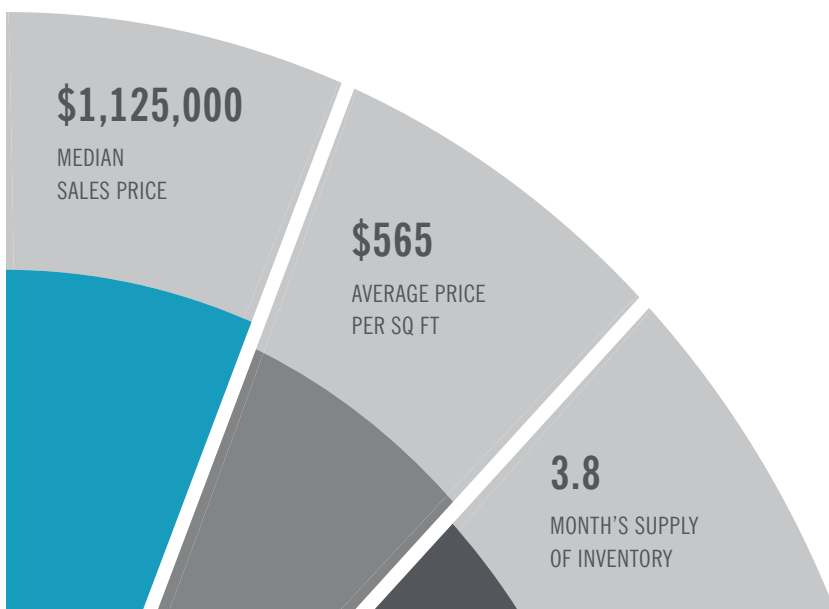
# LANTERN VILLAGE IN DANA POINT

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,512,500	\$1,030,000	\$1,200,000	\$1,125,000	-25.6%
Average Price per Square Foot .....	\$657	\$610	\$650	\$565	-14.0%
Properties Sold .....	2	8	3	5	150.0%
Properties Pending Sale .....	1	3	3	3	200.0%
Properties For Sale .....	21	26	31	19	-9.5%
Days on Market (Pending Sale) .....	95	18	110	194	104.2%
Month's Supply of Inventory .....	10.5	3.2	10.3	3.8	-63.8%
Percent Under Contract .....	4.8%	11.5%	9.7%	15.8%	231.6%
Average Median Price for Last 12 Months	\$1,186,000	\$1,124,983	\$1,126,633	\$1,068,800	-9.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lantern Village in Dana Point Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



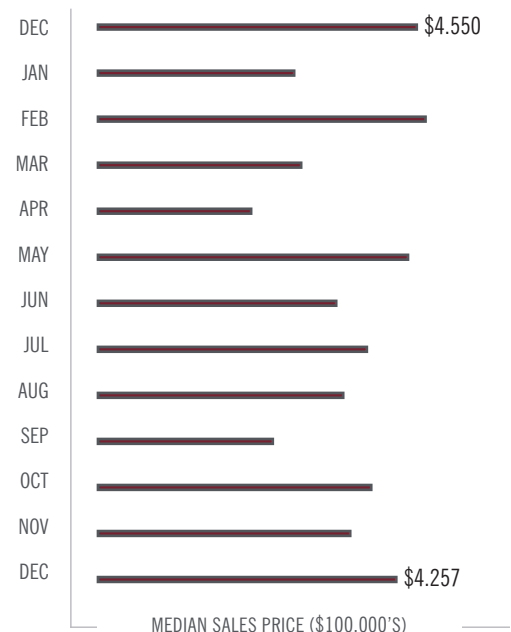
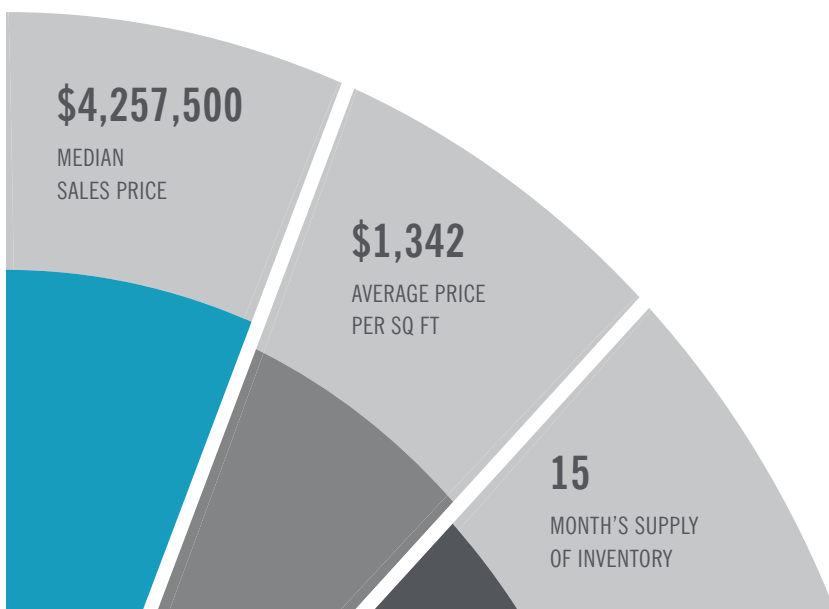
# LOWER NEWPORT BAY - BALBOA ISLAND

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$4,550,000	\$3,400,000	\$2,495,000	\$4,257,500	-6.4%
Average Price per Square Foot .....	\$1,797	\$1,710	\$1,217	\$1,342	-25.3%
Properties Sold .....	1	3	3	2	100.0%
Properties Pending Sale .....	1	6	6	2	100.0%
Properties For Sale .....	31	51	45	30	-3.2%
Days on Market (Pending Sale) .....	196	24	85	85	-56.9%
Month's Supply of Inventory .....	31	17	15	15	-51.6%
Percent Under Contract .....	3.2%	11.8%	13.3%	6.7%	106.7%
Average Median Price for Last 12 Months	\$3,965,958	\$3,598,333	\$3,919,167	\$3,578,923	-9.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lower Newport Bay - Balboa Island Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



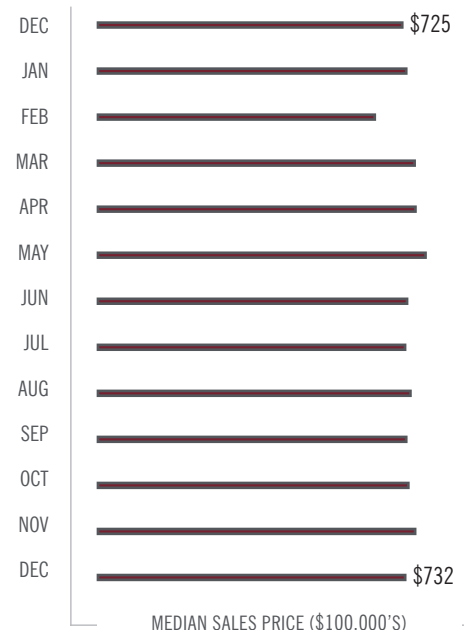
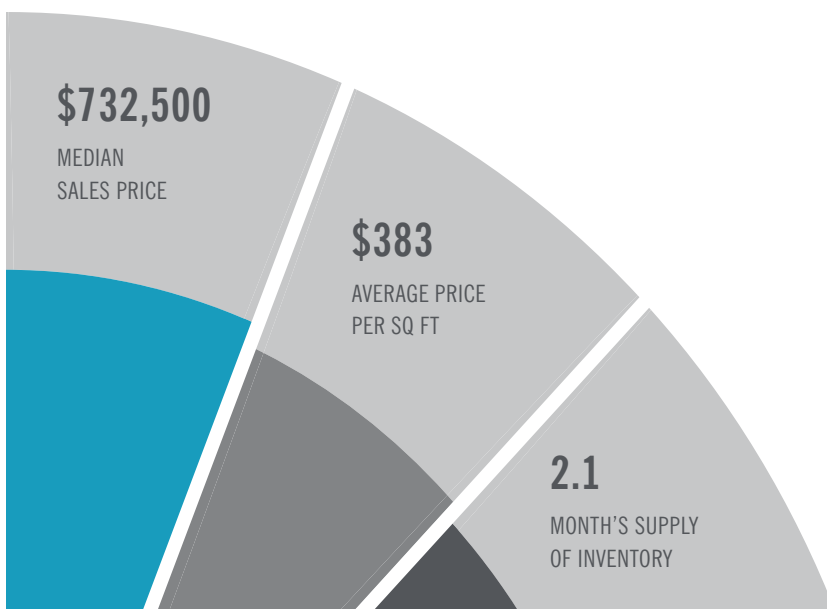
# MISSION VIEJO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$725,500	\$737,000	\$735,000	\$732,500	1.0%
Average Price per Square Foot .....	\$382	\$389	\$395	\$383	0.3%
Properties Sold .....	58	85	91	64	10.3%
Properties Pending Sale .....	39	110	76	42	7.7%
Properties For Sale .....	237	362	274	136	-42.6%
Days on Market (Pending Sale) .....	53	46	51	36	-32.6%
Month's Supply of Inventory .....	4.1	4.3	3	2.1	-48.0%
Percent Under Contract .....	16.5%	30.4%	27.7%	30.9%	87.7%
Average Median Price for Last 12 Months	\$750,700	\$740,167	\$742,917	\$737,808	-1.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mission Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





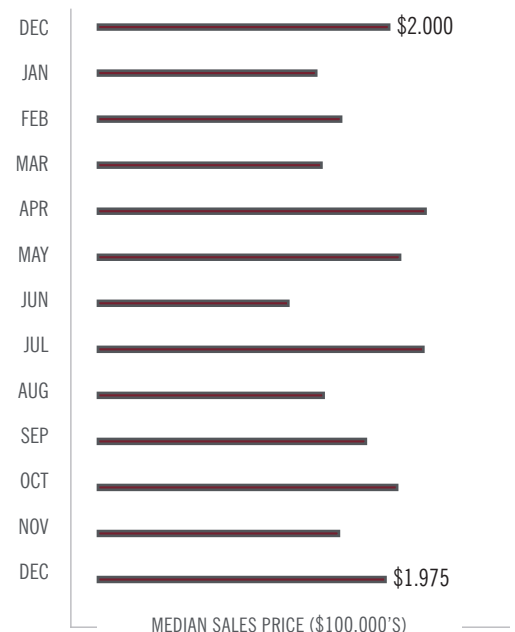
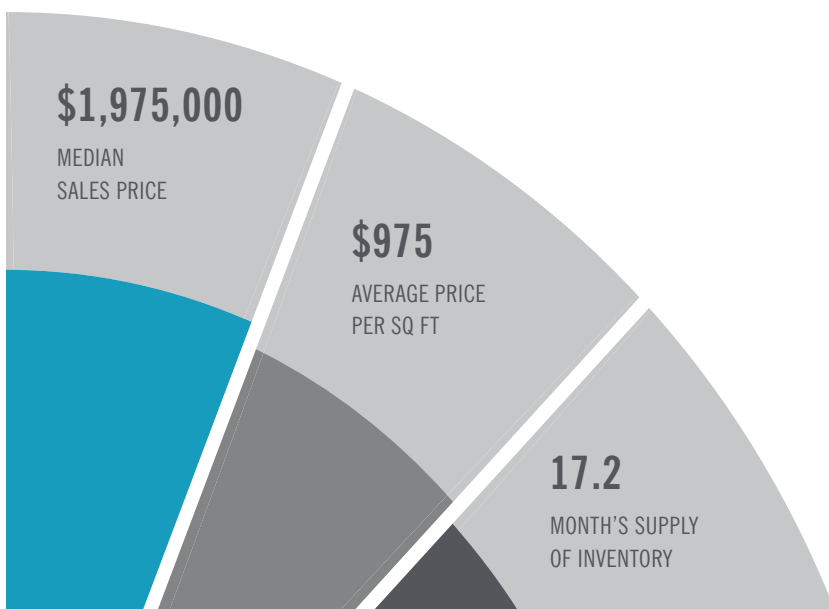
# MONARCH BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,000,000	\$1,307,500	\$1,840,000	\$1,975,000	-1.2%
Average Price per Square Foot .....	\$869	\$776	\$778	\$975	12.2%
Properties Sold .....	9	10	6	4	-55.6%
Properties Pending Sale .....	8	13	8	5	-37.5%
Properties For Sale .....	65	95	90	69	6.2%
Days on Market (Pending Sale) .....	48	71	60	94	95.1%
Month's Supply of Inventory .....	7.2	9.5	15	17.2	138.8%
Percent Under Contract .....	12.3%	13.7%	8.9%	7.2%	-41.1%
Average Median Price for Last 12 Months	\$1,966,792	\$1,885,000	\$1,895,000	\$1,818,962	-7.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Monarch Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



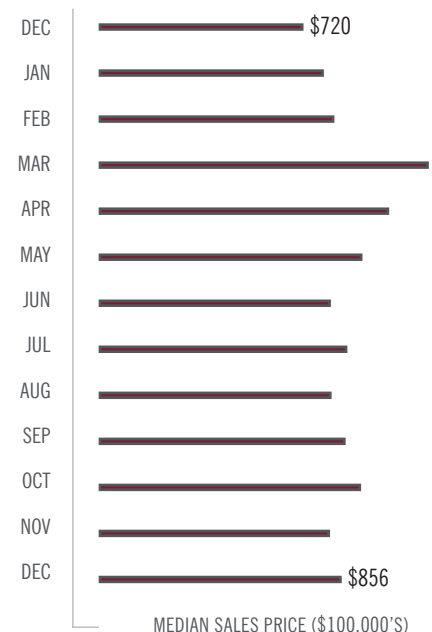
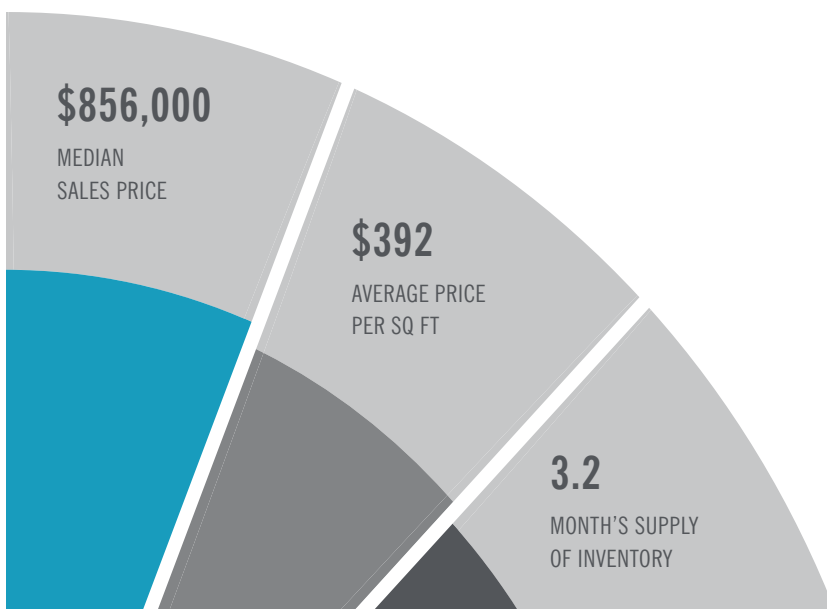
# NELLIE GAIL

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$720,000	\$817,500	\$870,000	\$856,000	18.9%
Average Price per Square Foot .....	\$448	\$425	\$385	\$392	-12.5%
Properties Sold .....	13	28	16	18	38.5%
Properties Pending Sale .....	15	19	18	17	13.3%
Properties For Sale .....	83	124	106	57	-31.3%
Days on Market (Pending Sale) .....	87	51	42	85	-2.5%
Month's Supply of Inventory .....	6.4	4.4	6.6	3.2	-50.4%
Percent Under Contract .....	18.1%	15.3%	17.0%	29.8%	65.0%
Average Median Price for Last 12 Months	\$875,229	\$860,292	\$865,167	\$880,231	0.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Nellie Gail Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



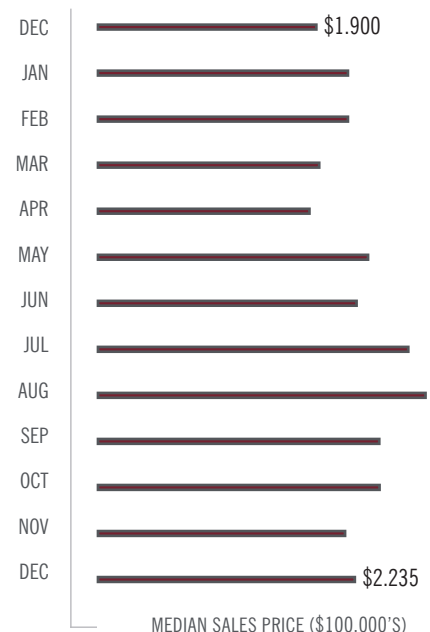
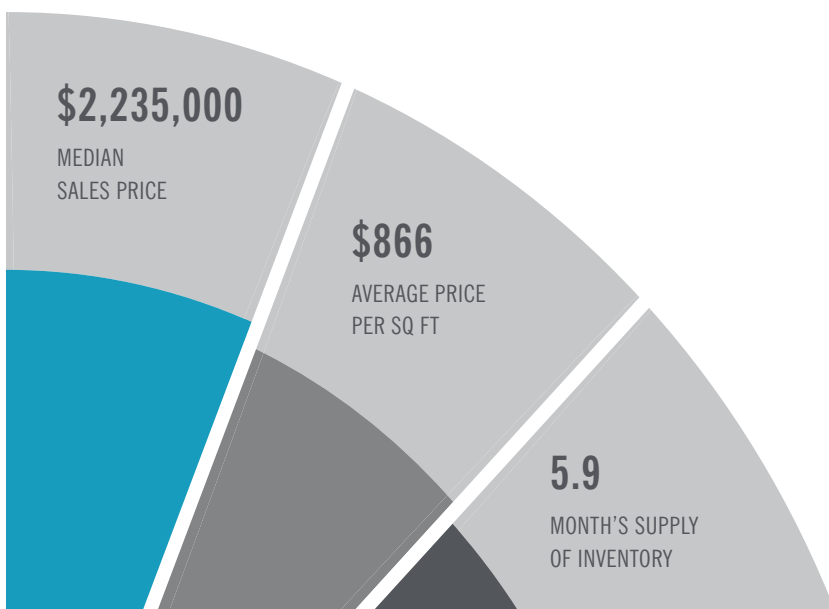
# NEWPORT BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,900,000	\$2,250,000	\$2,447,500	\$2,235,000	17.6%
Average Price per Square Foot .....	\$1,007	\$948	\$930	\$866	-14.0%
Properties Sold .....	31	55	52	45	45.2%
Properties Pending Sale .....	27	62	57	39	44.4%
Properties For Sale .....	305	417	404	266	-12.8%
Days on Market (Pending Sale) .....	75	63	70	92	22.1%
Month's Supply of Inventory .....	9.8	7.6	7.8	5.9	-39.9%
Percent Under Contract .....	8.9%	14.9%	14.1%	14.7%	65.6%
Average Median Price for Last 12 Months	\$2,342,542	\$2,472,083	\$2,278,333	\$2,265,192	-3.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



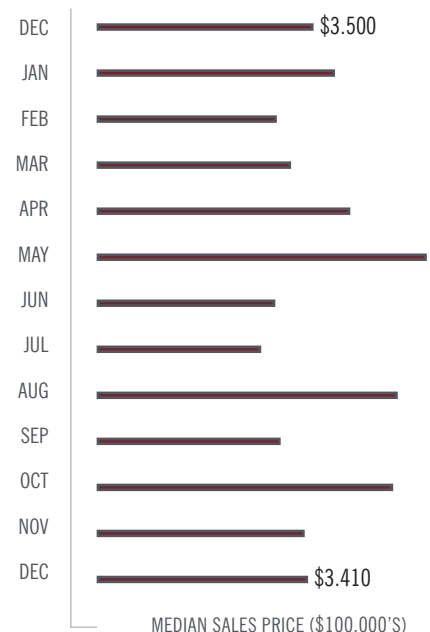
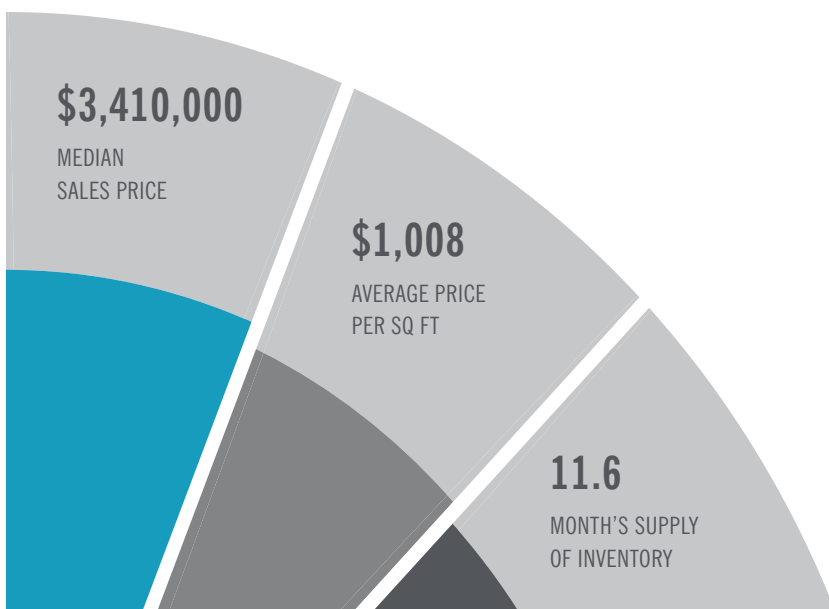
# NEWPORT COAST

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$3,500,000	\$2,874,998	\$2,962,500	\$3,410,000	-2.6%
Average Price per Square Foot .....	\$1,075	\$1,024	\$1,103	\$1,008	-6.2%
Properties Sold .....	11	12	8	8	-27.3%
Properties Pending Sale .....	7	8	6	14	100.0%
Properties For Sale .....	93	114	121	93	0.0%
Days on Market (Pending Sale) .....	118	115	85	112	-4.5%
Month's Supply of Inventory .....	8.5	9.5	15.1	11.6	37.5%
Percent Under Contract .....	7.5%	7.0%	5.0%	15.1%	100.0%
Average Median Price for Last 12 Months	\$3,748,354	\$3,674,583	\$3,855,000	\$3,673,461	-2.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Coast Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



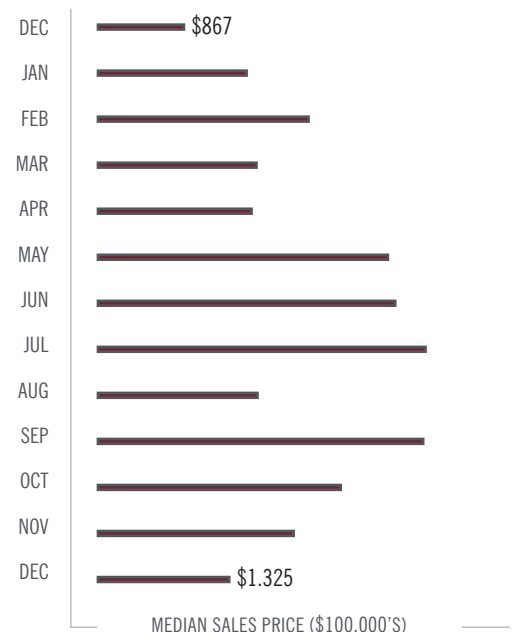
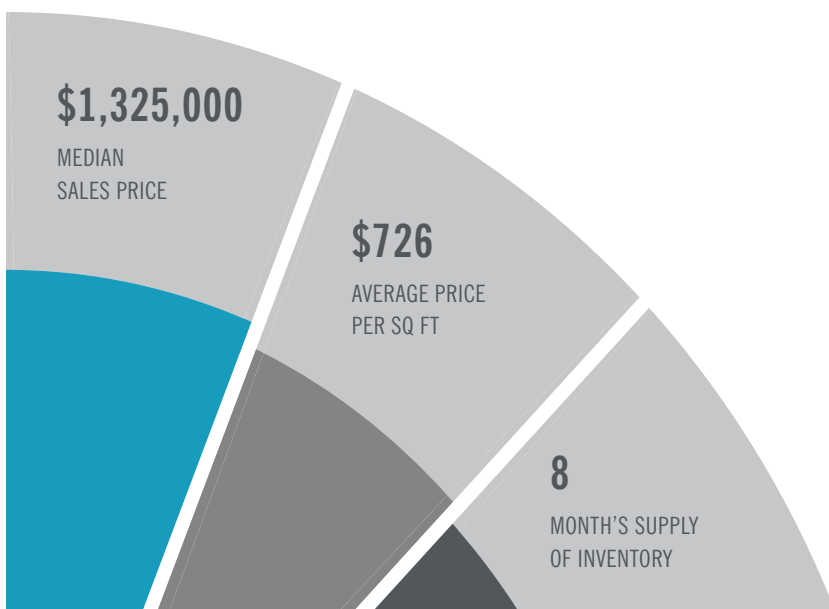
# NEWPORT HEIGHTS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$867,500	\$3,000,000	\$3,282,000	\$1,325,000	52.7%
Average Price per Square Foot .....	\$563	\$624	\$848	\$726	29.0%
Properties Sold .....	2	1	6	3	50.0%
Properties Pending Sale .....	3	5	7	2	-33.3%
Properties For Sale .....	30	41	37	24	-20.0%
Days on Market (Pending Sale) .....	57	112	93	216	278.9%
Month's Supply of Inventory .....	15	41	6.2	8	-46.7%
Percent Under Contract .....	10.0%	12.2%	18.9%	8.3%	-16.7%
Average Median Price for Last 12 Months	\$2,144,583	\$2,324,667	\$1,916,667	\$2,116,654	-1.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



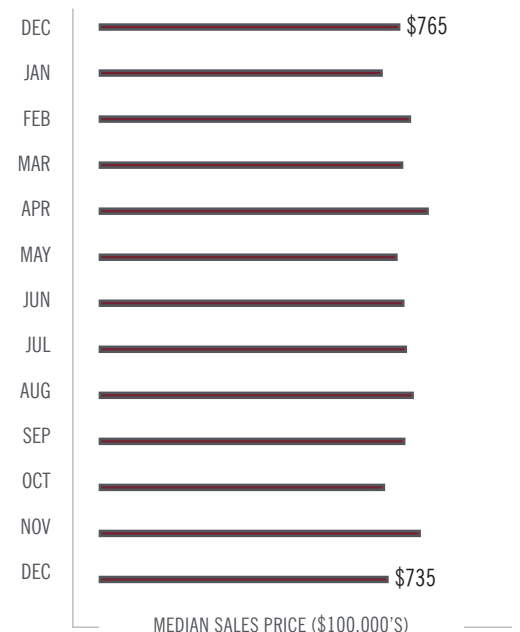
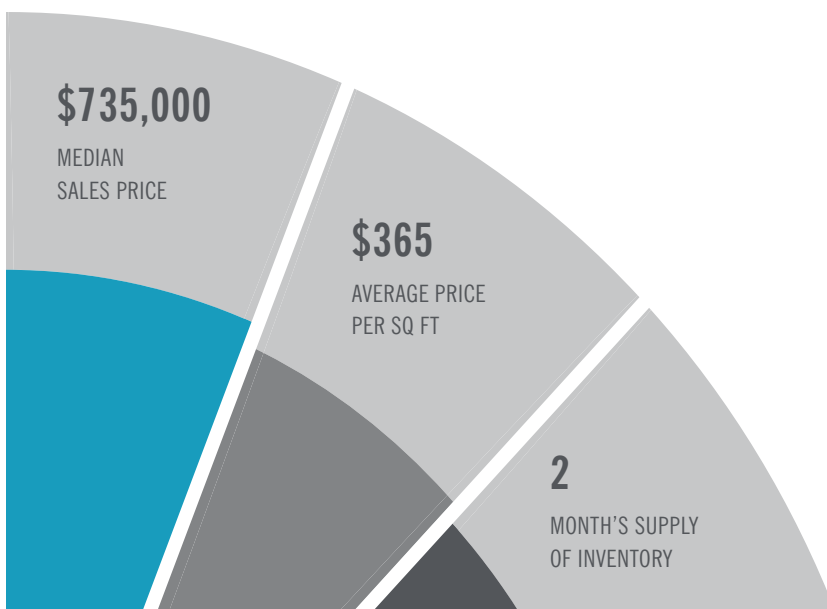
# RANCHO SANTA MARGARITA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$765,000	\$775,500	\$777,900	\$735,000	-3.9%
Average Price per Square Foot .....	\$354	\$375	\$357	\$365	3.1%
Properties Sold .....	24	50	38	31	29.2%
Properties Pending Sale .....	21	51	48	22	4.8%
Properties For Sale .....	103	163	127	62	-39.8%
Days on Market (Pending Sale) .....	69	36	38	55	-20.0%
Month's Supply of Inventory .....	4.3	3.3	3.3	2	-53.4%
Percent Under Contract .....	20.4%	31.3%	37.8%	35.5%	74.0%
Average Median Price for Last 12 Months	\$805,604	\$772,983	\$759,500	\$773,781	-4.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Santa Margarita Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



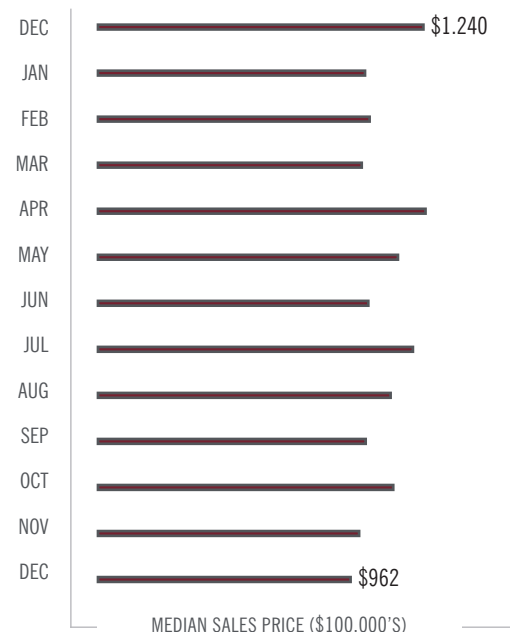
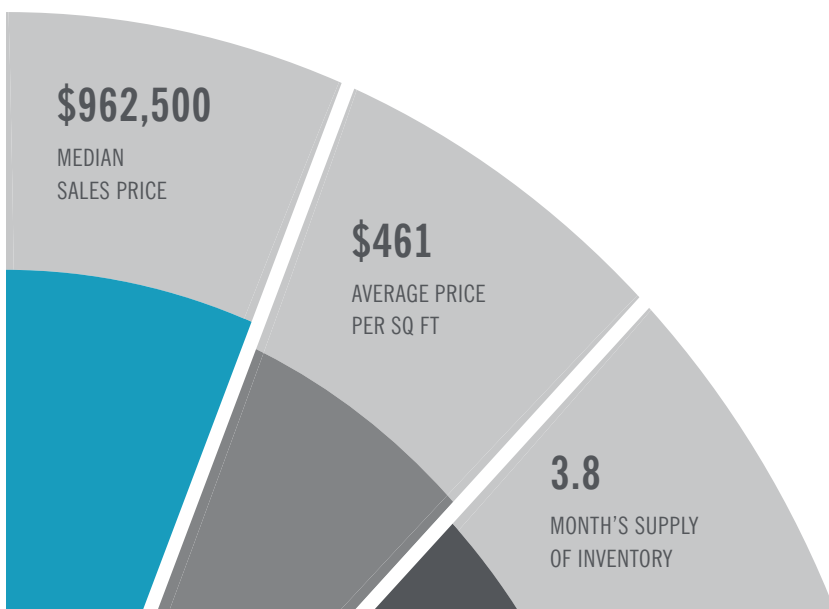
# SAN CLEMENTE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,240,000	\$1,030,000	\$1,020,000	\$962,500	-22.4%
Average Price per Square Foot .....	\$504	\$492	\$467	\$461	-8.5%
Properties Sold .....	43	81	61	42	-2.3%
Properties Pending Sale .....	25	71	51	41	64.0%
Properties For Sale .....	213	334	277	159	-25.4%
Days on Market (Pending Sale) .....	62	51	56	75	20.8%
Month's Supply of Inventory .....	5	4.1	4.5	3.8	-23.6%
Percent Under Contract .....	11.7%	21.3%	18.4%	25.8%	119.7%
Average Median Price for Last 12 Months	\$1,068,292	\$1,069,583	\$1,027,500	\$1,087,385	1.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Clemente Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



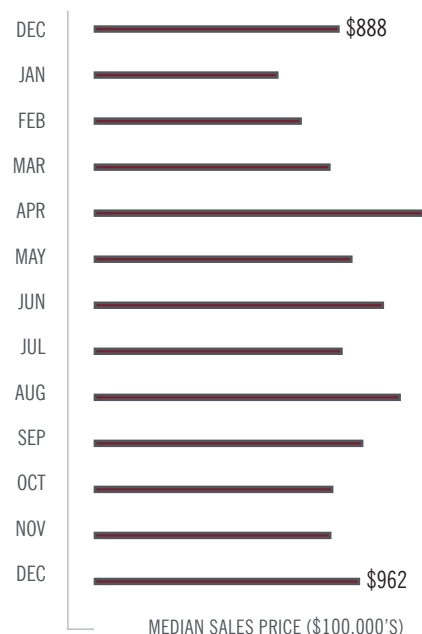
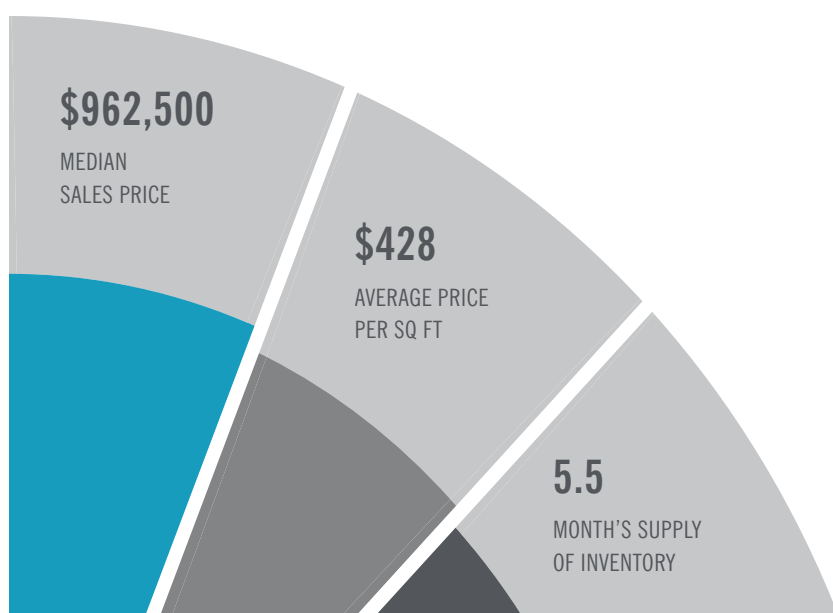
# SAN JUAN CAPISTRANO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$888,000	\$1,050,000	\$974,500	\$962,500	8.4%
Average Price per Square Foot .....	\$408	\$442	\$404	\$428	4.9%
Properties Sold .....	21	29	22	22	4.8%
Properties Pending Sale .....	7	28	25	24	242.9%
Properties For Sale .....	113	166	173	120	6.2%
Days on Market (Pending Sale) .....	93	57	106	81	-12.4%
Month's Supply of Inventory .....	5.4	5.7	7.9	5.5	1.4%
Percent Under Contract .....	6.2%	16.9%	14.5%	20.0%	222.9%
Average Median Price for Last 12 Months	\$1,017,603	\$945,042	\$895,167	\$923,712	-9.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Juan Capistrano Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





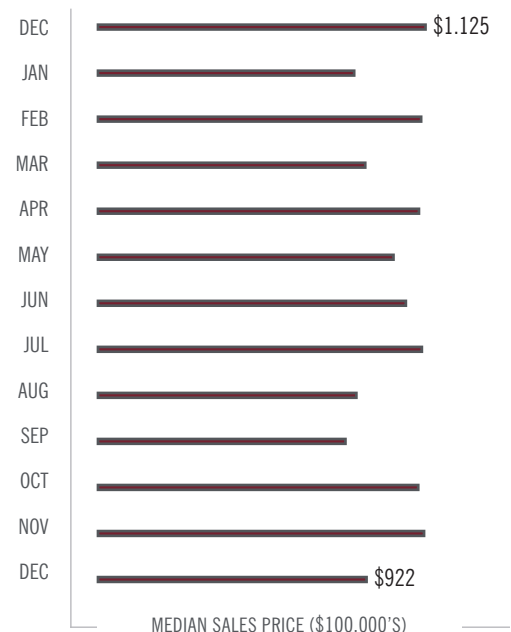
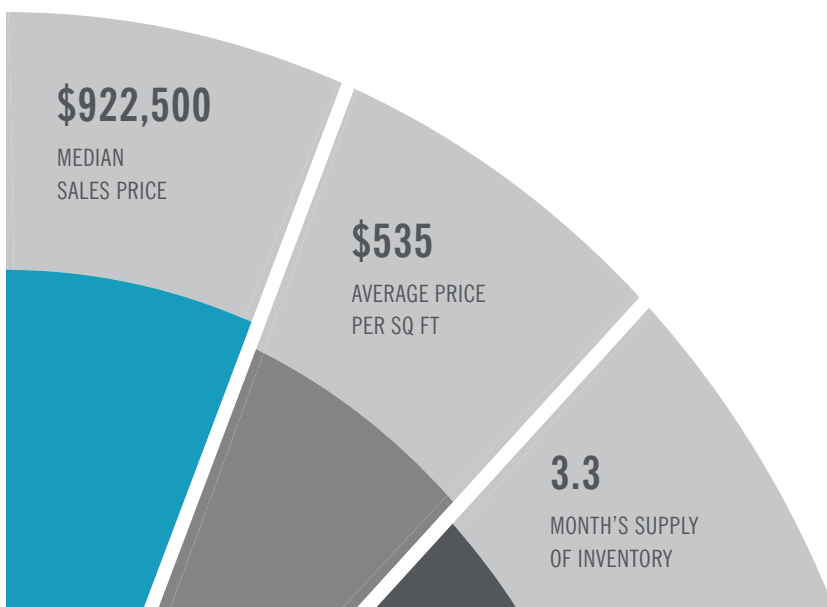
# SEAL BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,125,000	\$1,057,500	\$850,000	\$922,500	-18.0%
Average Price per Square Foot .....	\$684	\$448	\$572	\$535	-21.8%
Properties Sold .....	6	10	5	6	0.0%
Properties Pending Sale .....	4	13	7	5	25.0%
Properties For Sale .....	25	36	31	20	-20.0%
Days on Market (Pending Sale) .....	90	19	45	82	-9.1%
Month's Supply of Inventory .....	4.2	3.6	6.2	3.3	-20.0%
Percent Under Contract .....	16.0%	36.1%	22.6%	25.0%	56.2%
Average Median Price for Last 12 Months	\$1,051,625	\$998,750	\$1,047,500	\$1,015,423	-3.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Seal Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



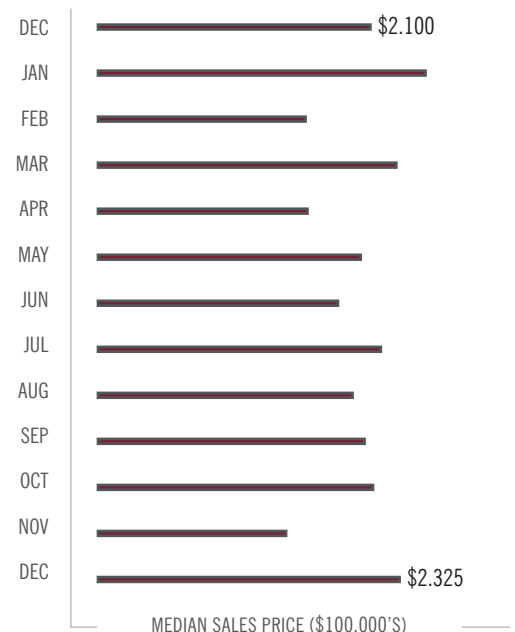
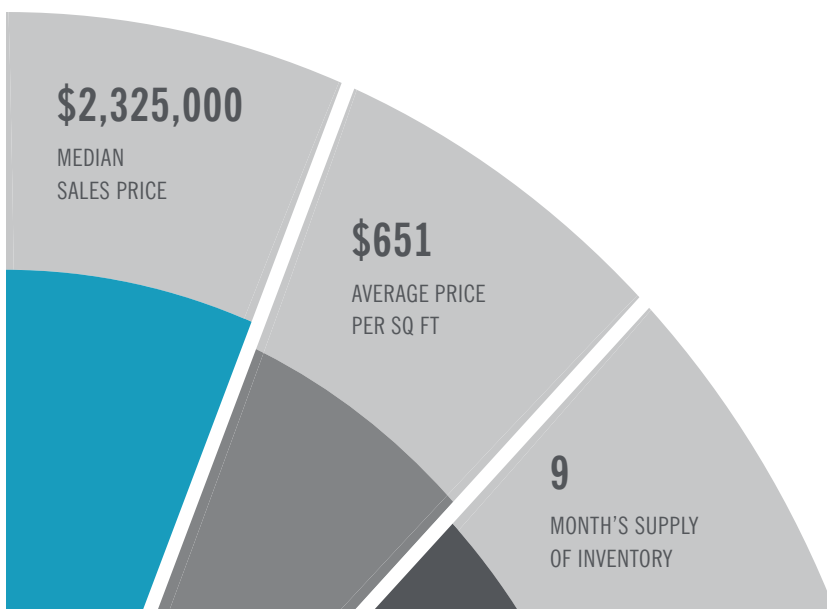
# SHADY CANYON

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,100,000	\$1,850,000	\$2,055,000	\$2,325,000	10.7%
Average Price per Square Foot .....	\$647	\$630	\$644	\$651	0.6%
Properties Sold .....	8	8	10	7	-12.5%
Properties Pending Sale .....	6	10	10	6	0.0%
Properties For Sale .....	83	121	108	63	-24.1%
Days on Market (Pending Sale) .....	95	60	146	91	-4.0%
Month's Supply of Inventory .....	10.4	15.1	10.8	9	-13.3%
Percent Under Contract .....	7.2%	8.3%	9.3%	9.5%	31.7%
Average Median Price for Last 12 Months	\$2,202,120	\$2,015,500	\$1,965,000	\$2,008,308	-8.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Shady Canyon Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



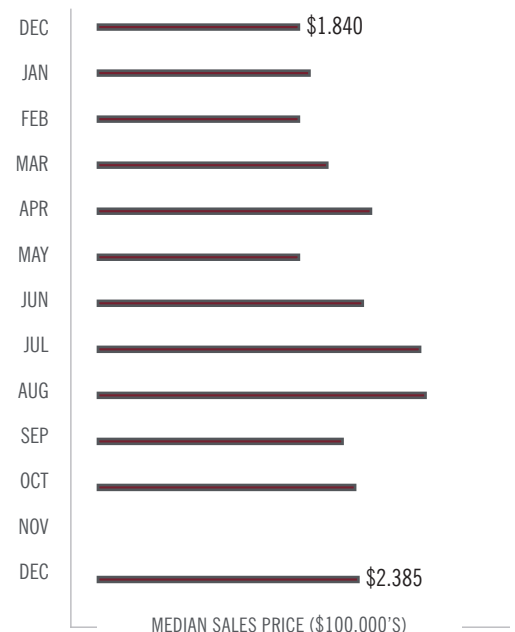
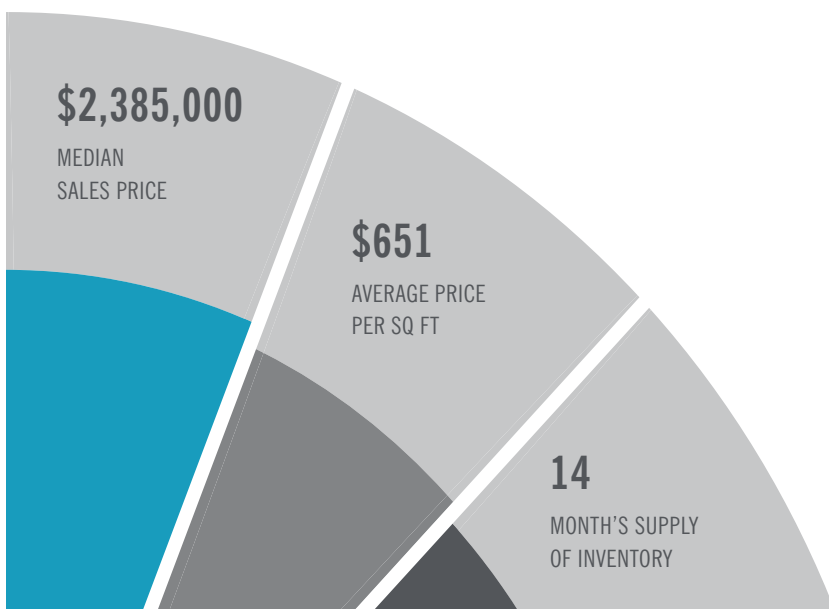
# TURTLE RIDGE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,840,000	\$2,425,000	\$2,240,000	\$2,385,000	29.6%
Average Price per Square Foot .....	\$640	\$725	\$605	\$651	1.7%
Properties Sold .....	2	3	2	1	-50.0%
Properties Pending Sale .....	2	3	0	1	-50.0%
Properties For Sale .....	23	28	22	14	-39.1%
Days on Market (Pending Sale) .....	41	142	0	148	265.4%
Month's Supply of Inventory .....	11.5	9.3	11	14	21.7%
Percent Under Contract .....	8.7%	10.7%	0.0%	7.1%	-17.9%
Average Median Price for Last 12 Months	\$2,489,708	\$2,586,000	\$2,370,000	\$2,284,329	-8.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Turtle Ridge Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



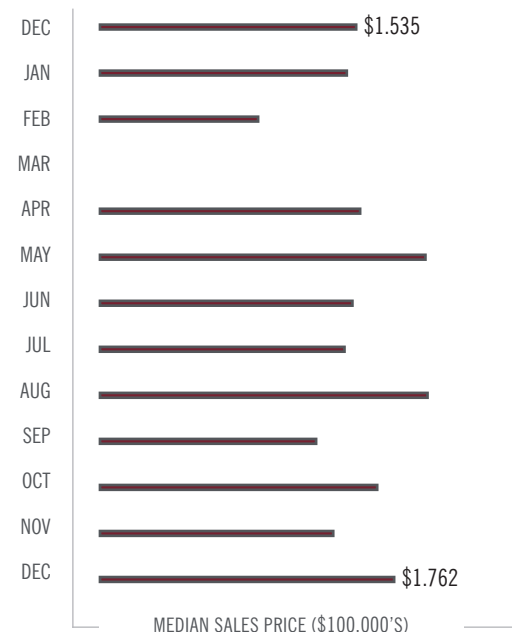
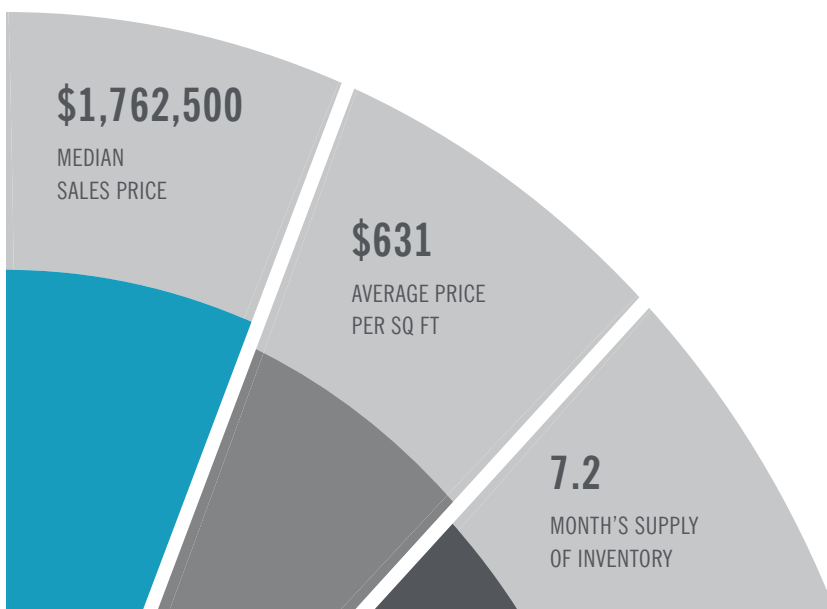
# TURTLE ROCK

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,535,000	\$1,512,500	\$1,295,000	\$1,762,500	14.8%
Average Price per Square Foot .....	\$460	\$632	\$676	\$631	37.2%
Properties Sold .....	3	2	3	4	33.3%
Properties Pending Sale .....	1	7	7	6	500.0%
Properties For Sale .....	27	48	49	29	7.4%
Days on Market (Pending Sale) .....	66	25	89	76	15.2%
Month's Supply of Inventory .....	9	24	16.3	7.2	-19.4%
Percent Under Contract .....	3.7%	14.6%	14.3%	20.7%	458.6%
Average Median Price for Last 12 Months	\$1,723,316	\$1,590,583	\$1,607,000	\$1,543,845	-10.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Turtle Rock Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



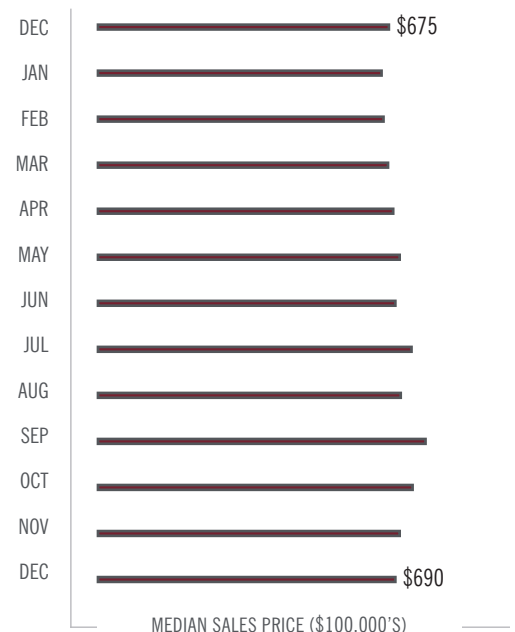
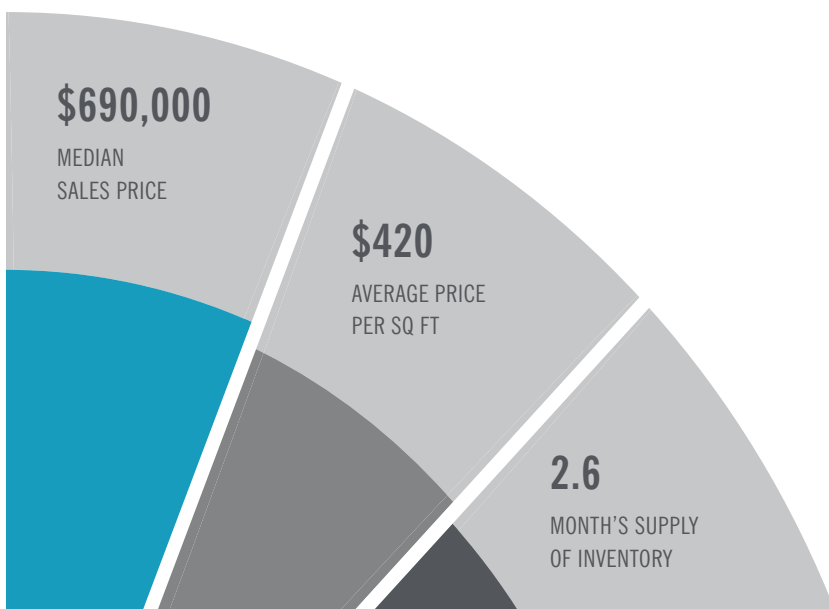
# WESTMINSTER

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$675,000	\$690,000	\$760,000	\$690,000	2.2%
Average Price per Square Foot .....	\$388	\$424	\$393	\$420	8.2%
Properties Sold .....	24	27	30	23	-4.2%
Properties Pending Sale .....	18	25	23	22	22.2%
Properties For Sale .....	72	79	73	60	-16.7%
Days on Market (Pending Sale) .....	41	32	27	22	-46.0%
Month's Supply of Inventory .....	3	2.9	2.4	2.6	-13.0%
Percent Under Contract .....	25.0%	31.6%	31.5%	36.7%	46.7%
Average Median Price for Last 12 Months	\$677,629	\$718,333	\$706,667	\$696,423	2.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westminster Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



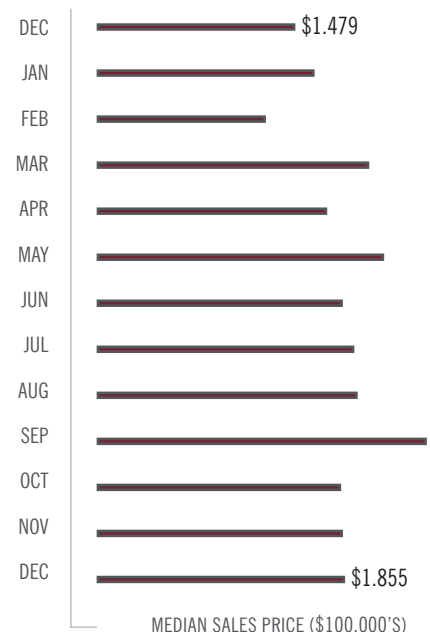
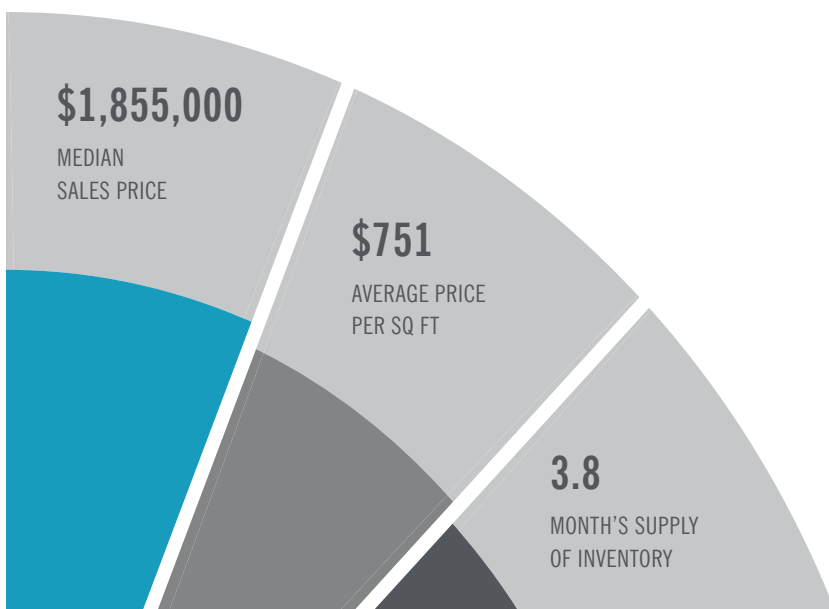
# WEST BAY - SANTA ANA HEIGHTS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,479,852	\$1,837,946	\$2,472,000	\$1,855,000	25.4%
Average Price per Square Foot .....	\$613	\$723	\$858	\$751	22.5%
Properties Sold .....	7	16	12	11	57.1%
Properties Pending Sale .....	5	6	18	11	120.0%
Properties For Sale .....	54	56	71	42	-22.2%
Days on Market (Pending Sale) .....	57	70	53	58	1.6%
Month's Supply of Inventory .....	7.7	3.5	5.9	3.8	-50.5%
Percent Under Contract .....	9.3%	10.7%	25.4%	26.2%	182.9%
Average Median Price for Last 12 Months	\$1,776,819	\$1,977,667	\$1,839,667	\$1,844,113	3.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Bay - Santa Ana Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



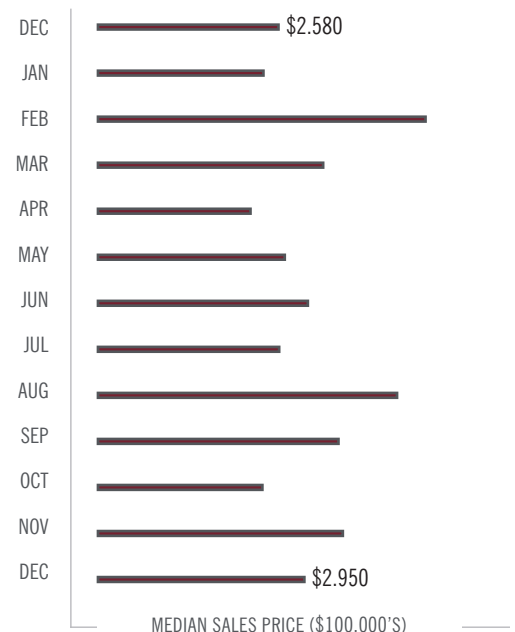
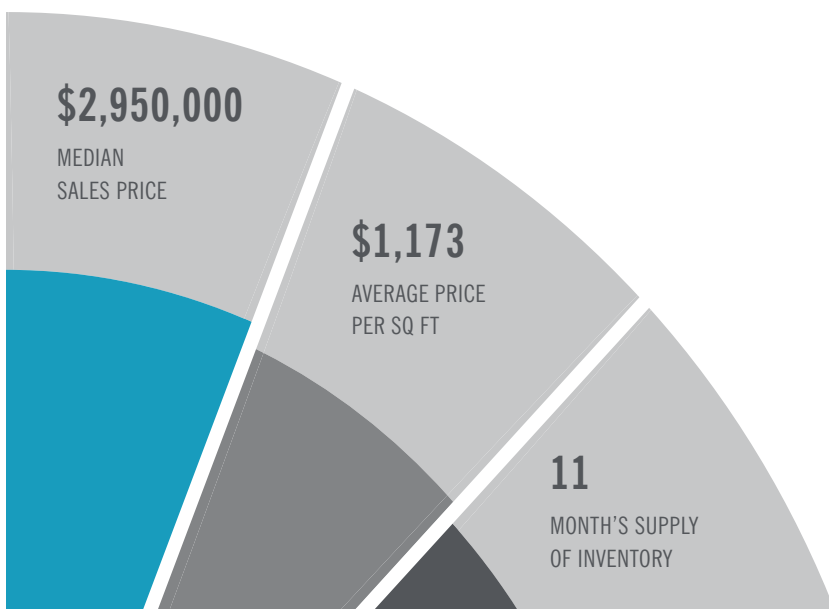
# WEST NEWPORT - LIDO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,580,000	\$3,000,000	\$3,437,500	\$2,950,000	14.3%
Average Price per Square Foot .....	\$1,684	\$1,256	\$1,247	\$1,173	-30.3%
Properties Sold .....	5	4	6	3	-40.0%
Properties Pending Sale .....	3	7	8	3	0.0%
Properties For Sale .....	36	56	49	33	-8.3%
Days on Market (Pending Sale) .....	57	56	75	71	23.3%
Month's Supply of Inventory .....	7.2	14	8.2	11	52.8%
Percent Under Contract .....	8.3%	12.5%	16.3%	9.1%	9.1%
Average Median Price for Last 12 Months	\$2,822,718	\$3,183,750	\$2,933,333	\$3,061,404	8.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Newport - Lido Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



# SANTA BARBARA COUNTY

CARPINTERIA

SANTA BARBARA EAST OF STATE

GOLETA

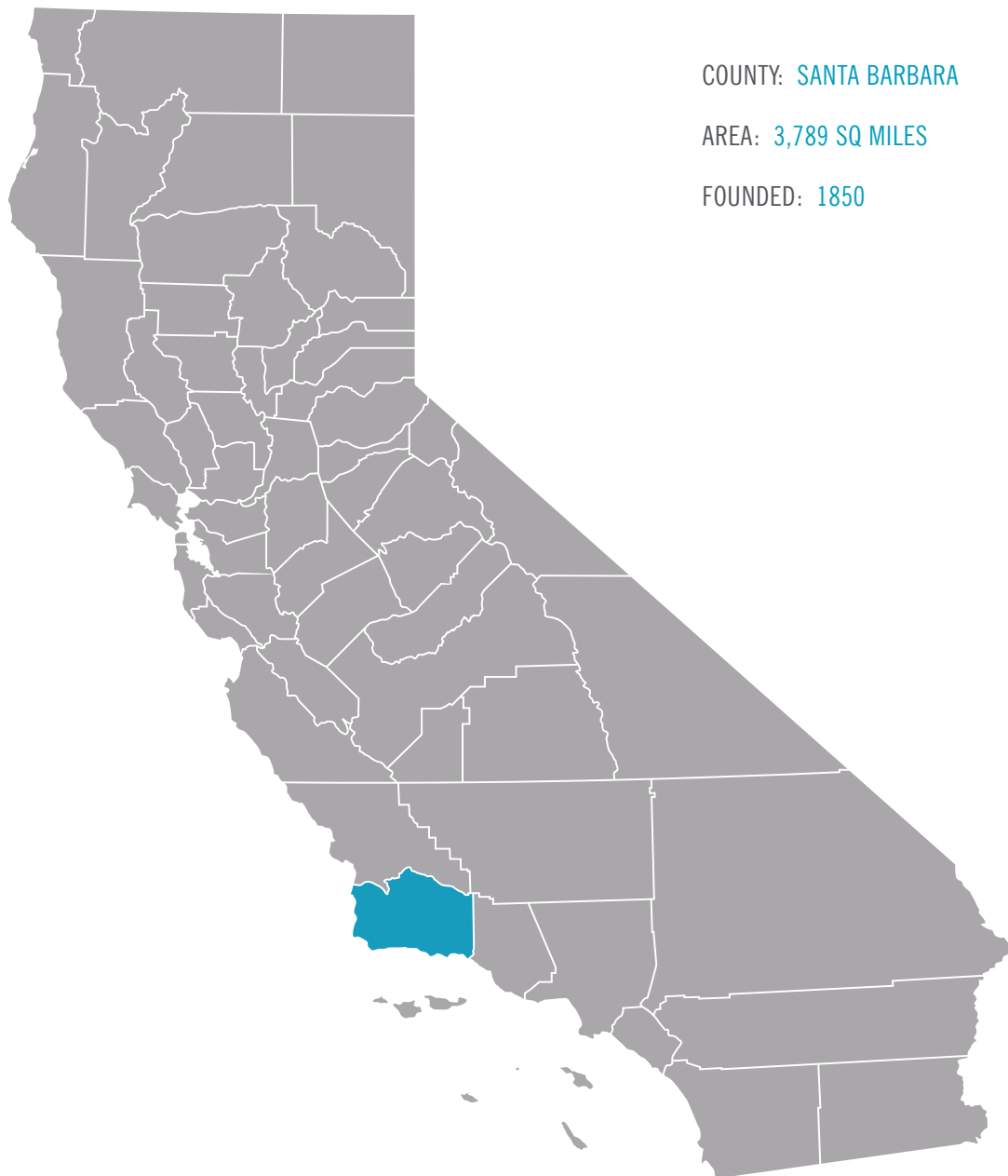
SANTA BARBARA WEST OF STATE

HOPE RANCH

SANTA YNEZ

MONTECITO





COUNTY: SANTA BARBARA

AREA: 3,789 SQ MILES

FOUNDED: 1850

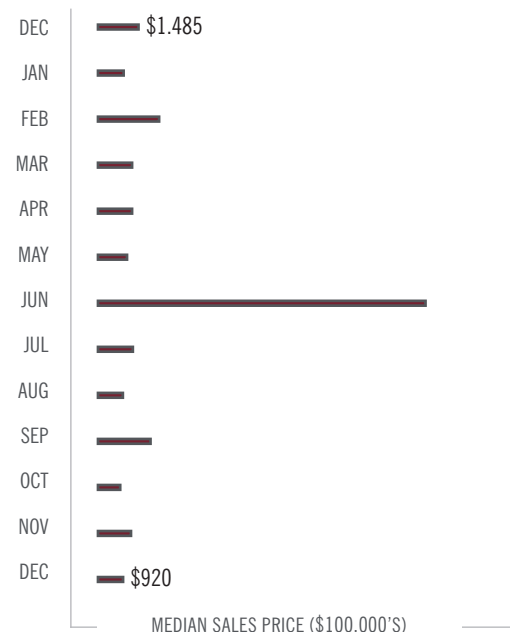
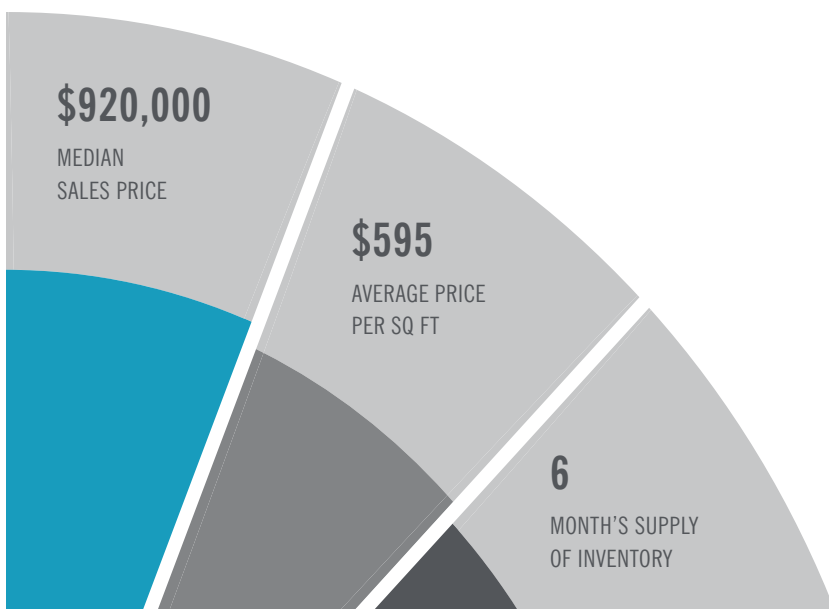
# CARPINTERIA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,485,000	\$12,000,000	\$1,925,000	\$920,000	-38.0%
Average Price per Square Foot .....	\$798	\$2,262	\$1,936	\$595	-25.4%
Properties Sold .....	9	5	7	4	-55.6%
Properties Pending Sale .....	11	5	6	5	-54.5%
Properties For Sale .....	42	43	34	24	-42.9%
Days on Market (Pending Sale) .....	72	127	73	41	-43.3%
Month's Supply of Inventory .....	4.7	8.6	4.9	6	28.6%
Percent Under Contract .....	26.2%	11.6%	17.6%	20.8%	-20.5%
Average Median Price for Last 12 Months	\$1,165,936	\$1,176,602	\$981,500	\$2,099,201	80.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carpinteria Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



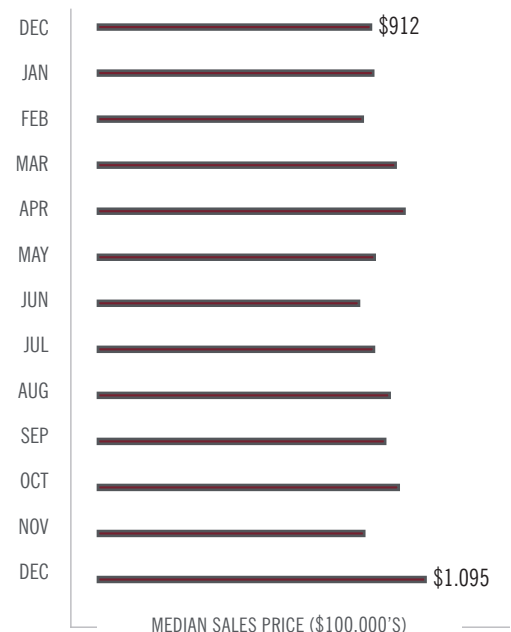
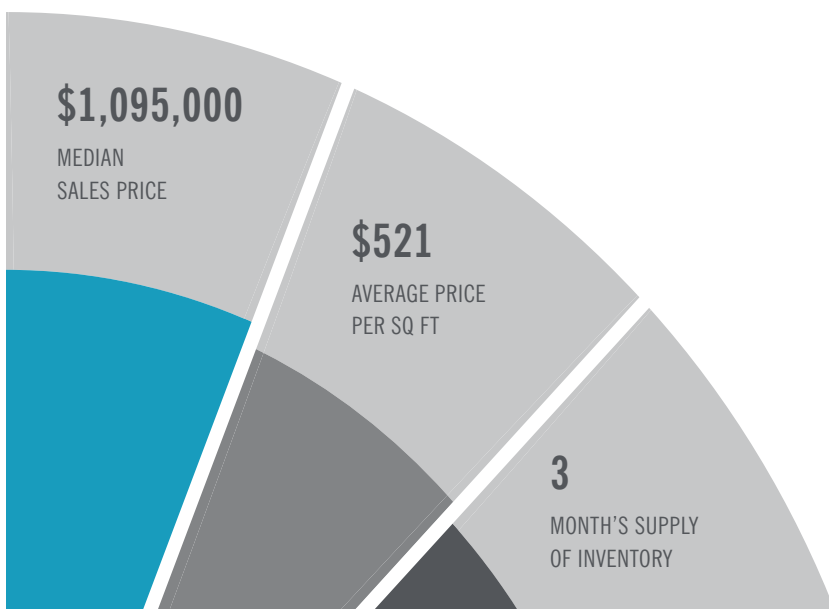
# GOLETA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$912,500	\$872,500	\$960,000	\$1,095,000	20.0%
Average Price per Square Foot .....	\$521	\$539	\$451	\$521	0.0%
Properties Sold .....	14	11	13	8	-42.9%
Properties Pending Sale .....	7	14	9	4	-42.9%
Properties For Sale .....	25	37	35	24	-4.0%
Days on Market (Pending Sale) .....	24	34	31	190	688.0%
Month's Supply of Inventory .....	1.8	3.4	2.7	3	68.0%
Percent Under Contract .....	28.0%	37.8%	25.7%	16.7%	-40.5%
Average Median Price for Last 12 Months	\$881,616	\$974,625	\$996,750	\$952,488	8.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Goleta Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



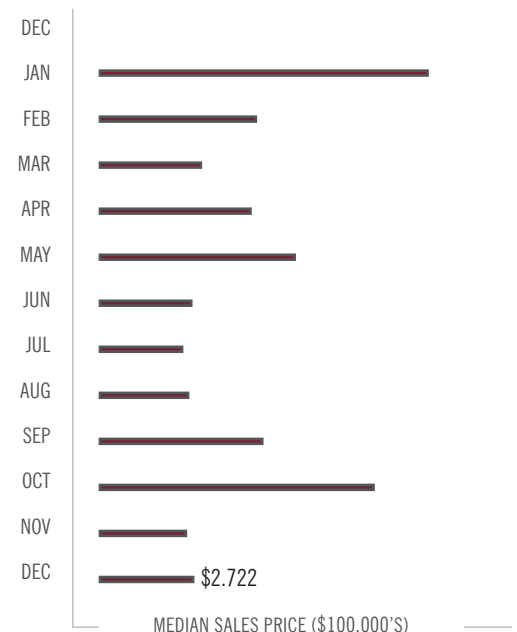
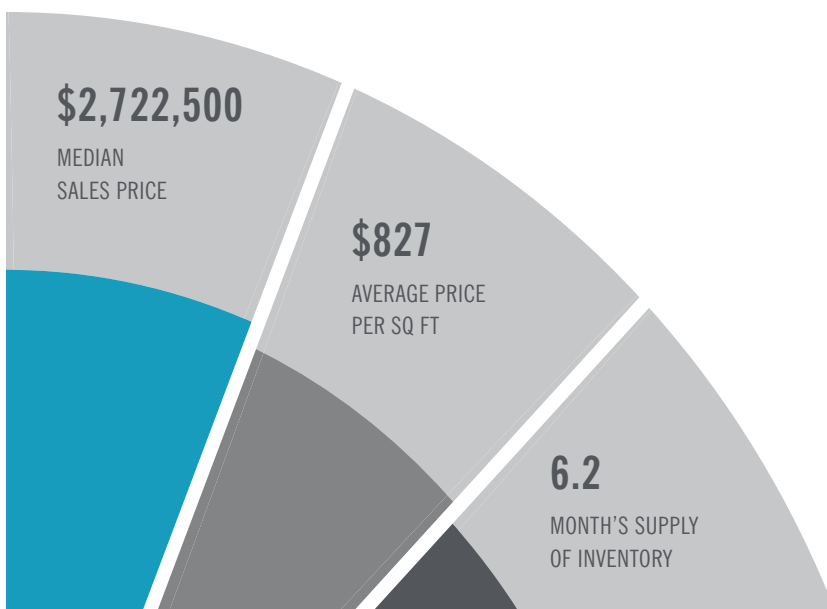
# HOPE RANCH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$0	\$2,667,100	\$4,742,500	\$2,722,500	n/a
Average Price per Square Foot .....	\$0	\$1,004	\$1,158	\$827	n/a
Properties Sold .....	0	6	4	4	n/a
Properties Pending Sale .....	0	1	1	1	n/a
Properties For Sale .....	22	35	36	25	13.6%
Days on Market (Pending Sale) .....	0	279	82	272	n/a
Month's Supply of Inventory .....	n/a	5.8	9	6.2	n/a
Percent Under Contract .....	0.0%	2.9%	2.8%	4.0%	n/a
Average Median Price for Last 12 Months	\$4,364,758	\$3,824,271	\$4,409,375	\$4,398,435	0.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hope Ranch Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



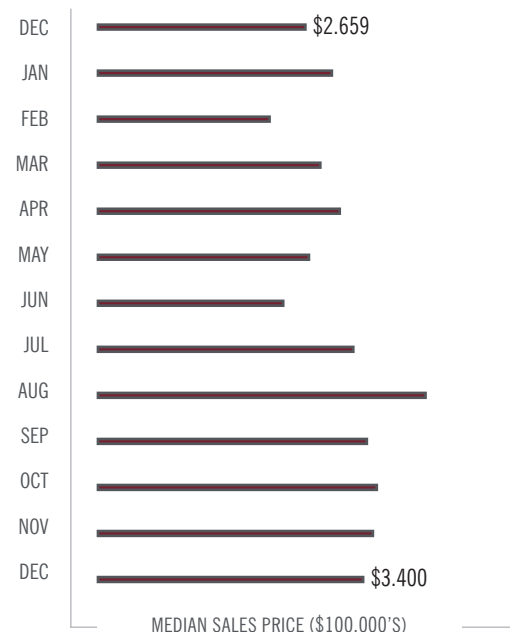
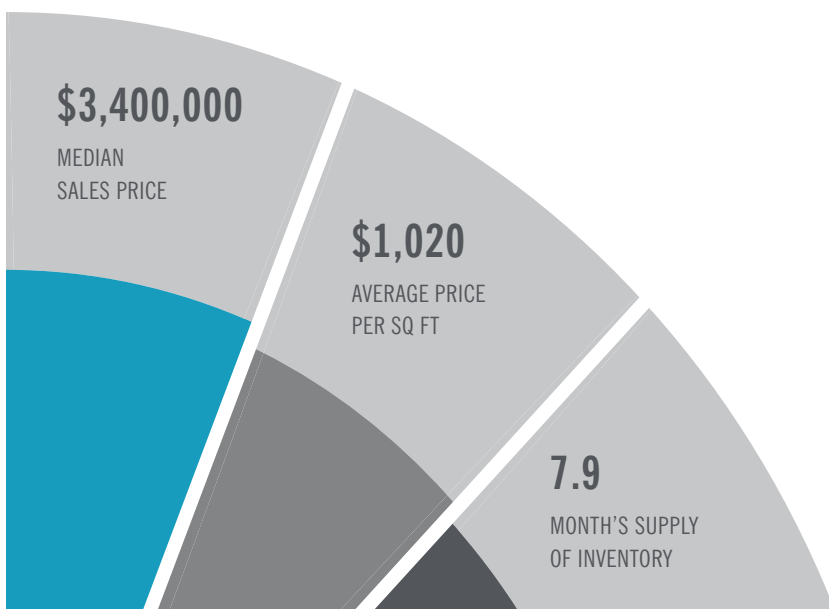
# MONTECITO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,659,500	\$2,375,000	\$3,447,500	\$3,400,000	27.8%
Average Price per Square Foot .....	\$980	\$1,053	\$941	\$1,020	4.1%
Properties Sold .....	14	17	20	21	50.0%
Properties Pending Sale .....	10	19	19	13	30.0%
Properties For Sale .....	142	221	225	166	16.9%
Days on Market (Pending Sale) .....	111	77	90	203	83.2%
Month's Supply of Inventory .....	10.1	13	11.2	7.9	-22.1%
Percent Under Contract .....	7.0%	8.6%	8.4%	7.8%	11.2%
Average Median Price for Last 12 Months	\$2,821,814	\$3,570,172	\$3,500,000	\$3,100,806	9.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Montecito Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



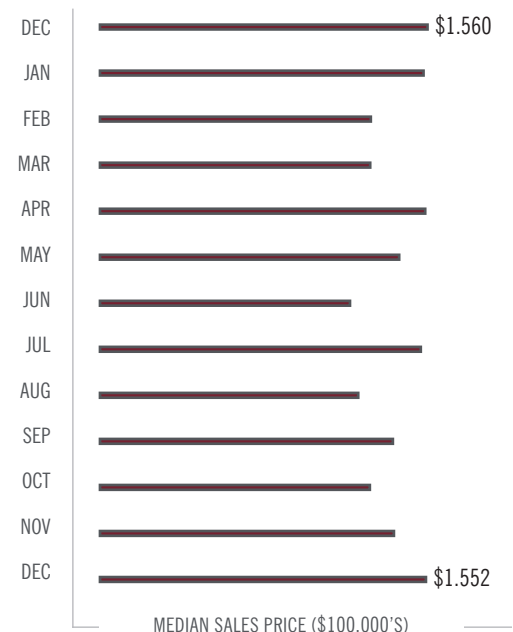
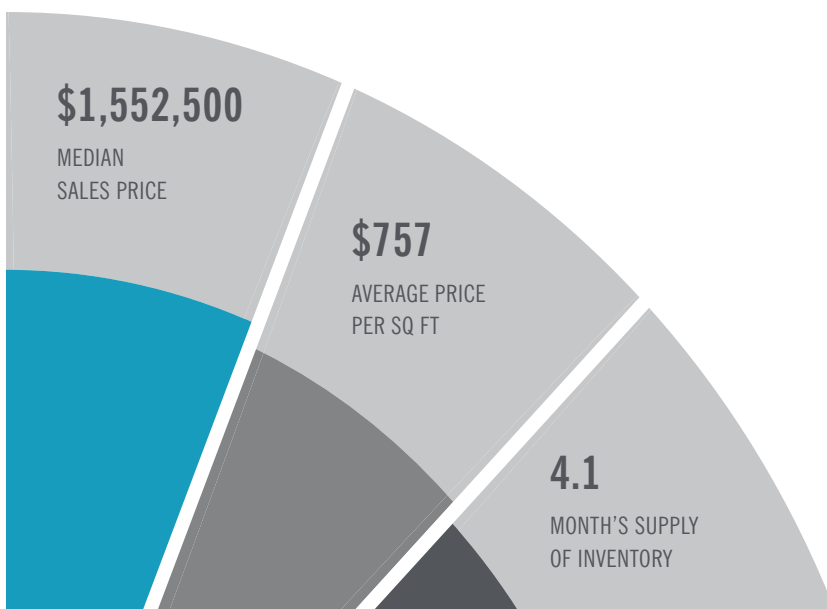
# SANTA BARBARA EAST OF STATE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,560,000	\$1,190,750	\$1,395,000	\$1,552,500	-0.5%
Average Price per Square Foot .....	\$668	\$703	\$768	\$757	13.3%
Properties Sold .....	15	30	13	26	73.3%
Properties Pending Sale .....	16	22	20	22	37.5%
Properties For Sale .....	118	120	140	106	-10.2%
Days on Market (Pending Sale) .....	97	80	40	31	-67.4%
Month's Supply of Inventory .....	7.9	4	10.8	4.1	-48.2%
Percent Under Contract .....	13.6%	18.3%	14.3%	20.8%	53.1%
Average Median Price for Last 12 Months	\$1,395,865	\$1,398,472	\$1,412,608	\$1,402,583	0.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Barbara East of State Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



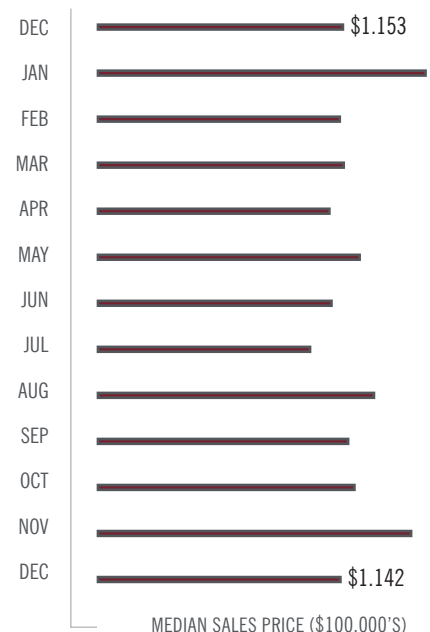
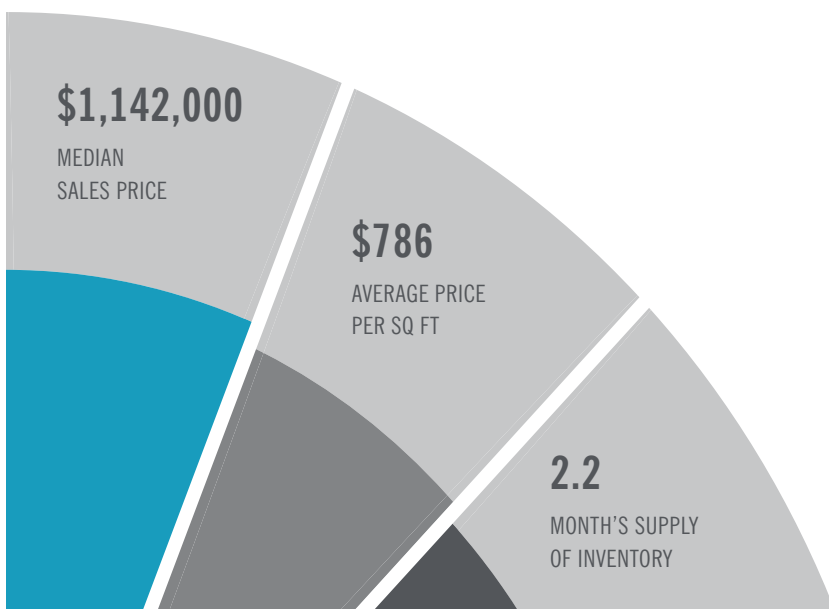
# SANTA BARBARA WEST OF STATE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,153,750	\$1,100,000	\$1,178,300	\$1,142,000	-1.0%
Average Price per Square Foot .....	\$932	\$750	\$753	\$786	-15.7%
Properties Sold .....	26	19	24	25	-3.8%
Properties Pending Sale .....	13	19	18	18	38.5%
Properties For Sale .....	73	85	77	56	-23.3%
Days on Market (Pending Sale) .....	29	35	34	69	140.6%
Month's Supply of Inventory .....	2.8	4.5	3.2	2.2	-20.2%
Percent Under Contract .....	17.8%	22.4%	23.4%	32.1%	80.5%
Average Median Price for Last 12 Months	\$1,206,614	\$1,217,050	\$1,275,000	\$1,209,079	0.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Barbara West of State Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



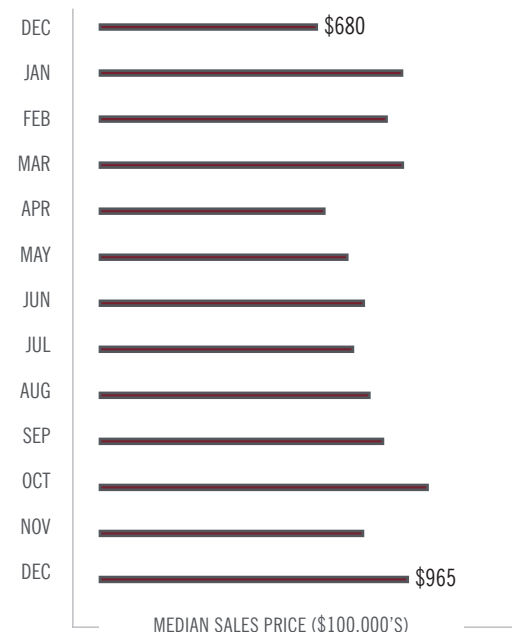
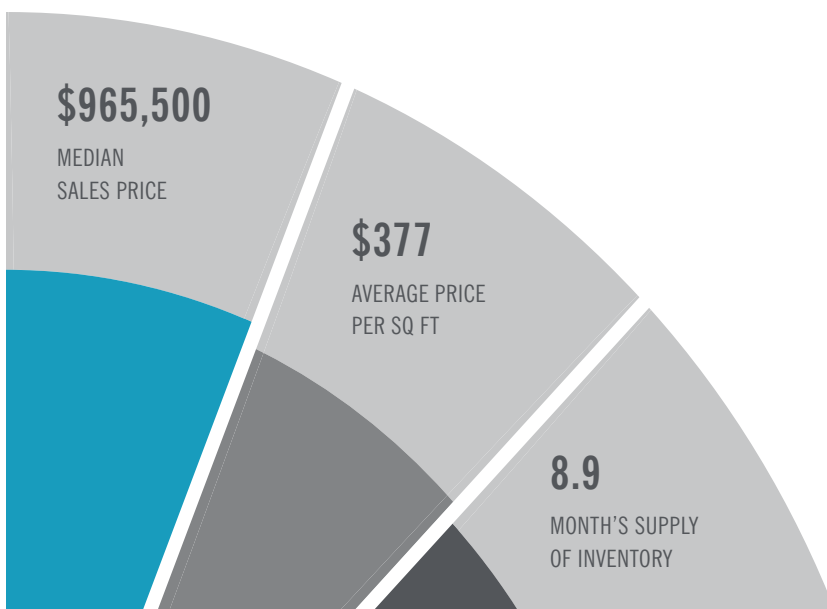
# SANTA YNEZ

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$680,000	\$827,500	\$887,700	\$965,500	42.0%
Average Price per Square Foot .....	\$414	\$429	\$400	\$377	-8.9%
Properties Sold .....	9	20	14	11	22.2%
Properties Pending Sale .....	15	20	19	9	-40.0%
Properties For Sale .....	114	137	129	98	-14.0%
Days on Market (Pending Sale) .....	138	99	94	74	-46.5%
Month's Supply of Inventory .....	12.7	6.8	9.2	8.9	-29.7%
Percent Under Contract .....	13.2%	14.6%	14.7%	9.2%	-30.2%
Average Median Price for Last 12 Months	\$931,375	\$890,717	\$939,367	\$855,985	-8.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Ynez Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT







# MONTEREY COUNTY

CARMEL

PACIFIC GROVE

CARMEL VALLEY

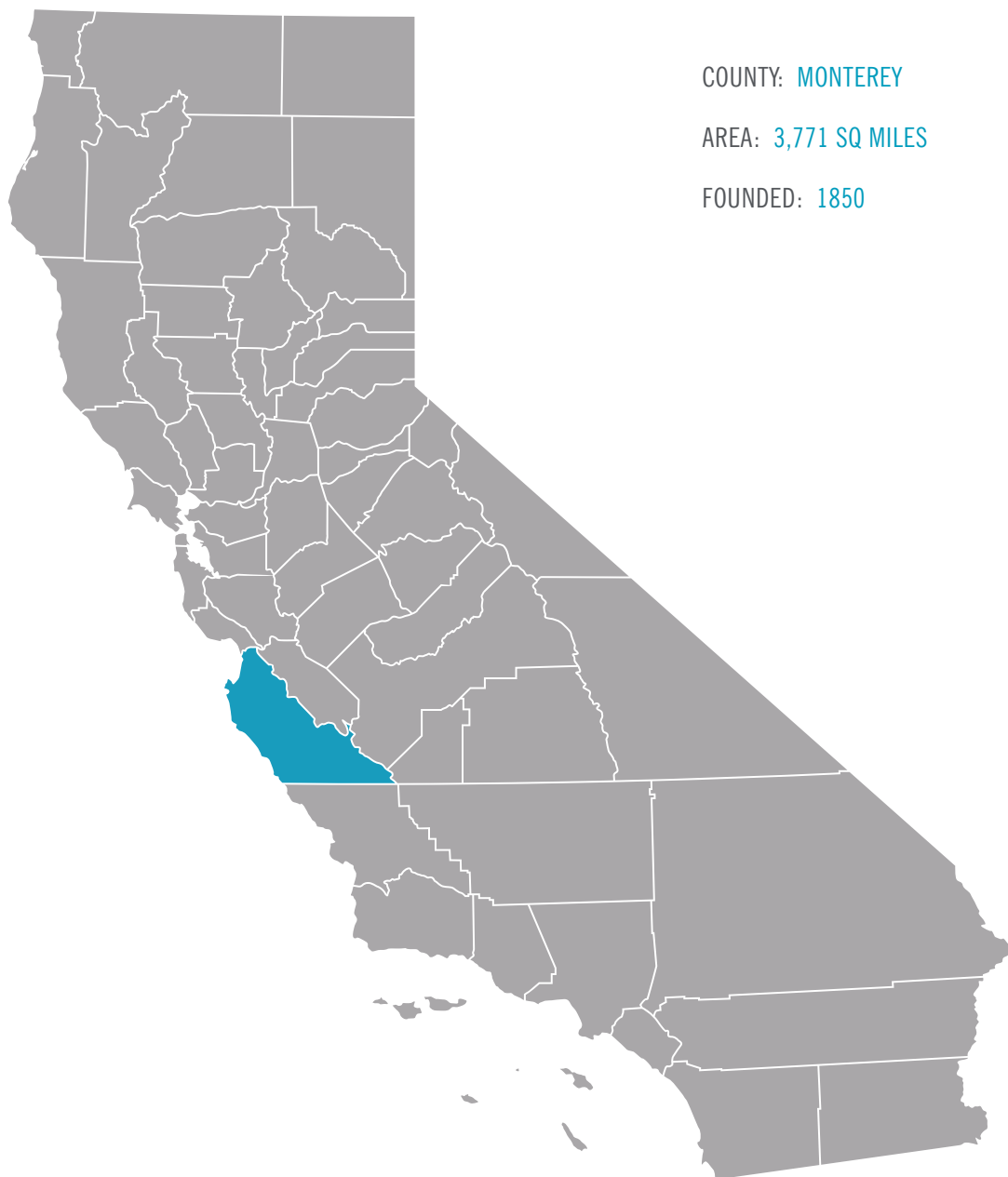
PEBBLE BEACH

MARINA

SALINAS

MONTEREY

SEASIDE



COUNTY: MONTEREY

AREA: 3,771 SQ MILES

FOUNDED: 1850

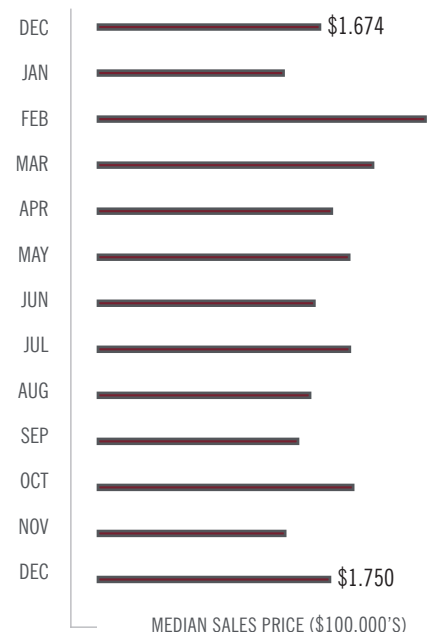
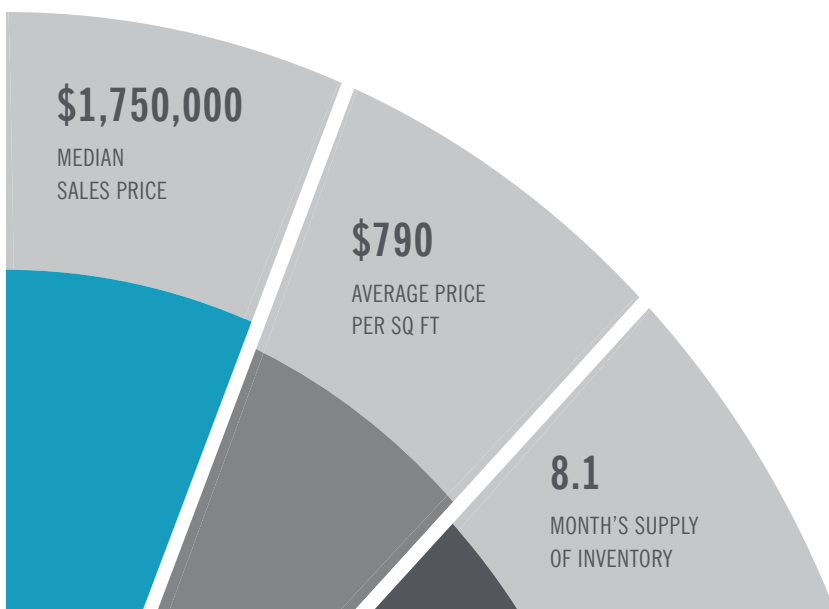
# CARMEL

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,674,500	\$1,632,500	\$1,509,000	\$1,750,000	4.5%
Average Price per Square Foot .....	\$886	\$990	\$827	\$790	-10.8%
Properties Sold .....	16	14	26	18	12.5%
Properties Pending Sale .....	11	16	23	21	90.9%
Properties For Sale .....	146	199	207	146	0.0%
Days on Market (Pending Sale) .....	104	84	105	132	26.9%
Month's Supply of Inventory .....	9.1	14.2	8	8.1	-11.1%
Percent Under Contract .....	7.5%	8.0%	11.1%	14.4%	90.9%
Average Median Price for Last 12 Months	\$1,820,856	\$1,682,689	\$1,695,712	\$1,769,847	-2.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carmel Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



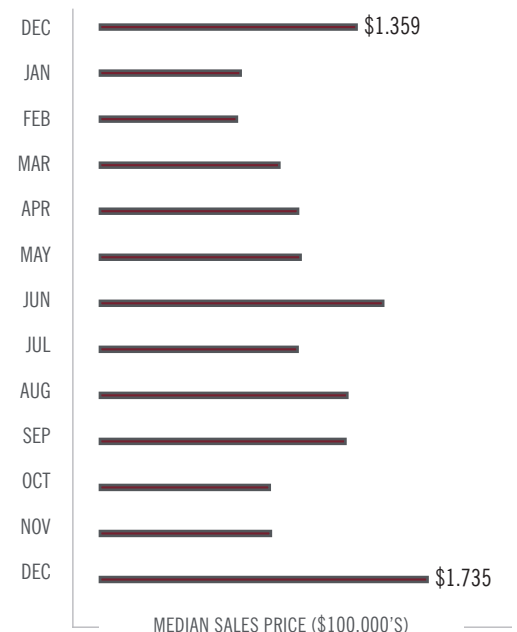
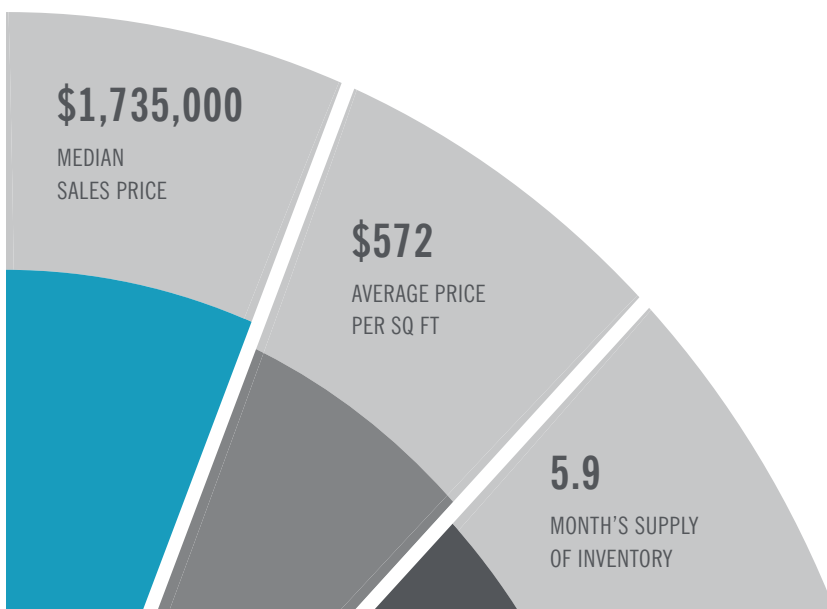
# CARMEL VALLEY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,359,000	\$1,500,000	\$1,300,000	\$1,735,000	27.7%
Average Price per Square Foot .....	\$524	\$599	\$492	\$572	9.2%
Properties Sold .....	3	10	4	10	233.3%
Properties Pending Sale .....	2	8	9	9	350.0%
Properties For Sale .....	61	67	74	59	-3.3%
Days on Market (Pending Sale) .....	111	55	27	39	-64.7%
Month's Supply of Inventory .....	20.3	6.7	18.5	5.9	-71.0%
Percent Under Contract .....	3.3%	11.9%	12.2%	15.3%	365.3%
Average Median Price for Last 12 Months	\$1,119,069	\$1,199,250	\$1,179,667	\$1,122,000	0.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carmel Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



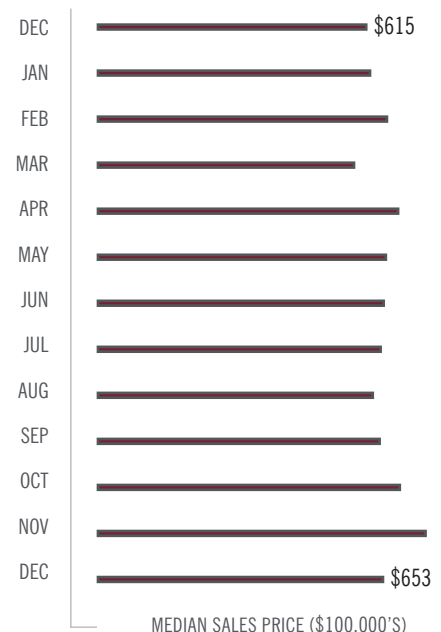
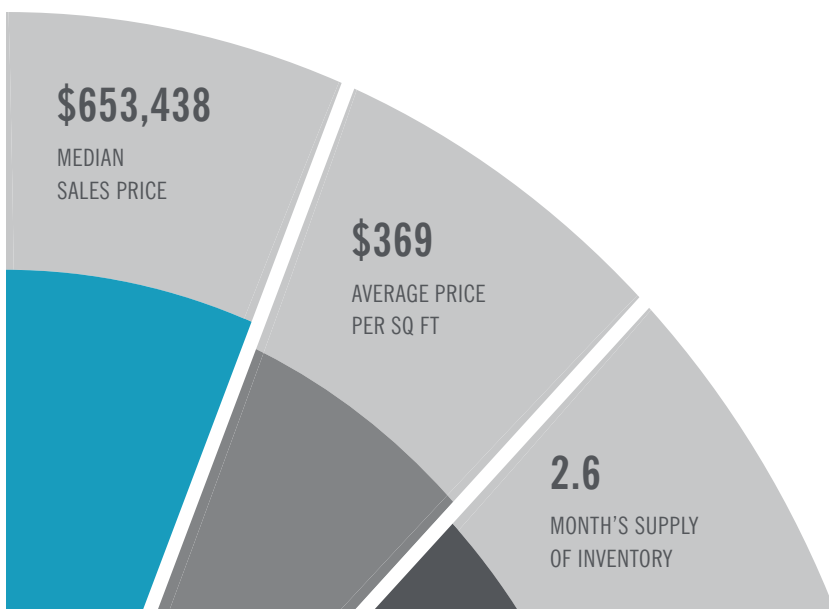
# MARINA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$615,000	\$655,000	\$645,708	\$653,438	6.2%
Average Price per Square Foot .....	\$327	\$343	\$368	\$369	12.8%
Properties Sold .....	11	13	11	14	27.3%
Properties Pending Sale .....	14	18	12	6	-57.1%
Properties For Sale .....	47	39	43	36	-23.4%
Days on Market (Pending Sale) .....	52	51	37	35	-31.8%
Month's Supply of Inventory .....	4.3	3	3.9	2.6	-39.8%
Percent Under Contract .....	29.8%	46.2%	27.9%	16.7%	-44.0%
Average Median Price for Last 12 Months	\$601,707	\$670,024	\$698,813	\$654,735	8.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Marina Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



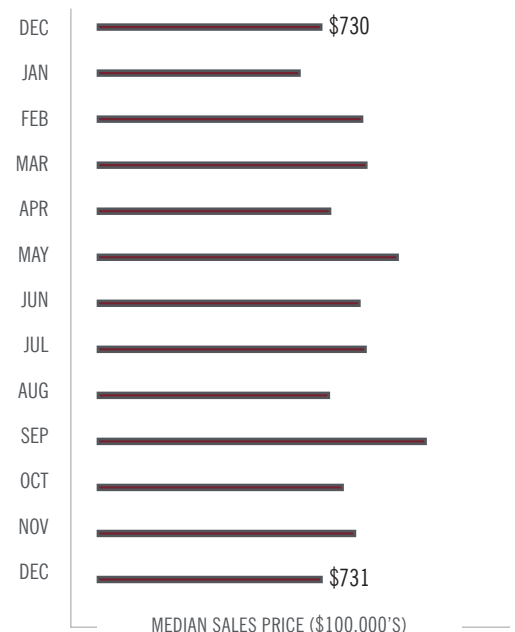
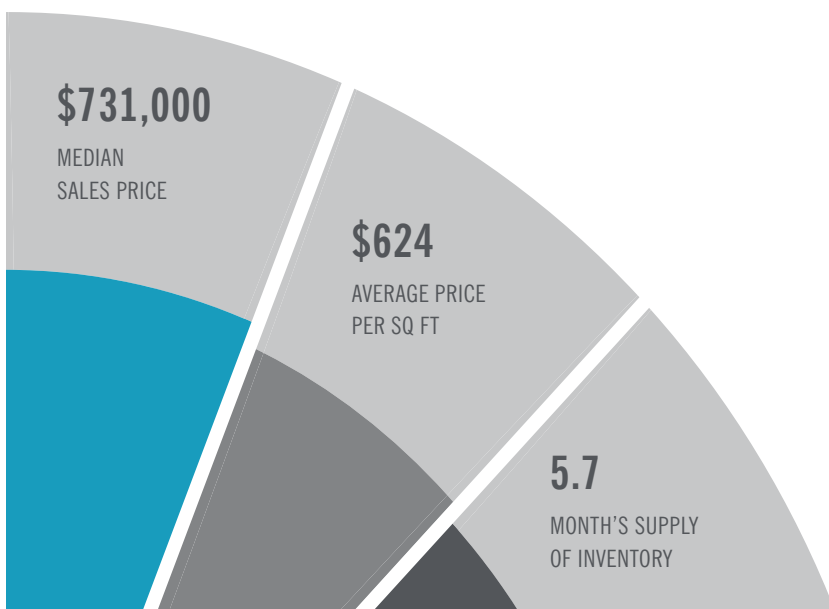
# MONTEREY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$730,000	\$855,000	\$1,071,432	\$731,000	0.1%
Average Price per Square Foot .....	\$492	\$467	\$443	\$624	26.8%
Properties Sold .....	13	28	14	12	-7.7%
Properties Pending Sale .....	14	17	18	15	7.1%
Properties For Sale .....	90	96	96	68	-24.4%
Days on Market (Pending Sale) .....	61	42	82	74	21.2%
Month's Supply of Inventory .....	6.9	3.4	6.9	5.7	-18.1%
Percent Under Contract .....	15.6%	17.7%	18.8%	22.1%	41.8%
Average Median Price for Last 12 Months	\$865,153	\$845,474	\$790,471	\$830,542	-4.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Monterey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



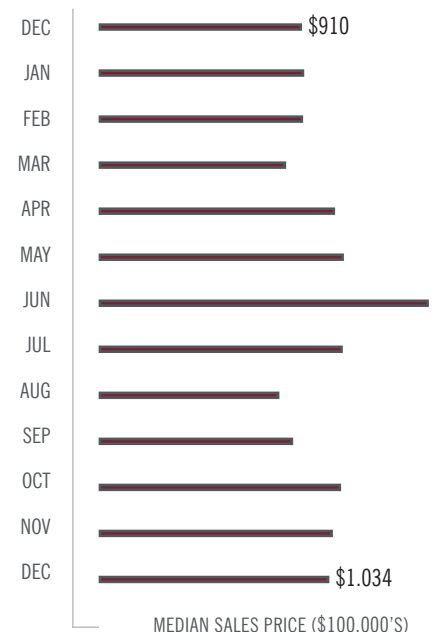
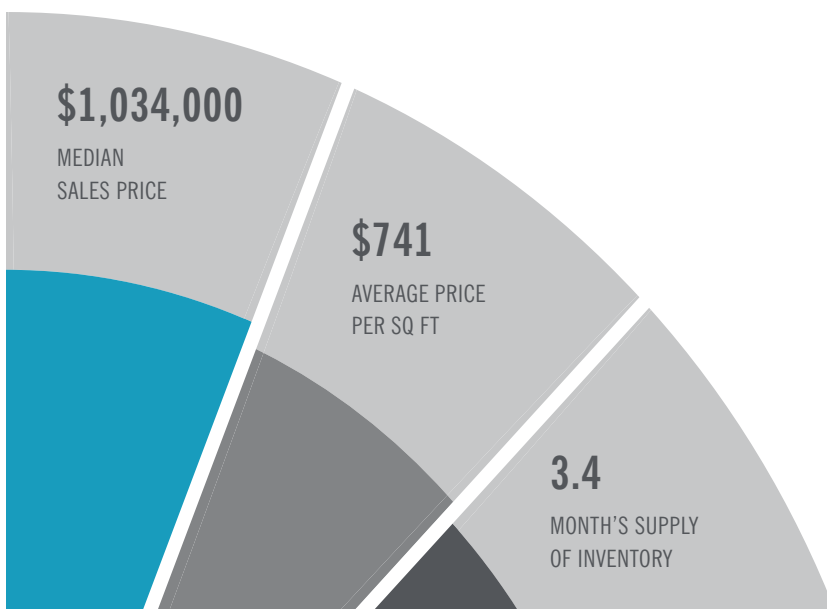
# PACIFIC GROVE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$910,000	\$1,485,000	\$870,000	\$1,034,000	13.6%
Average Price per Square Foot .....	\$785	\$734	\$639	\$741	-5.6%
Properties Sold .....	7	2	17	11	57.1%
Properties Pending Sale .....	10	14	18	7	-30.0%
Properties For Sale .....	55	59	63	37	-32.7%
Days on Market (Pending Sale) .....	39	75	43	70	79.2%
Month's Supply of Inventory .....	7.9	29.5	3.7	3.4	-57.2%
Percent Under Contract .....	18.2%	23.7%	28.6%	18.9%	4.1%
Average Median Price for Last 12 Months	\$941,625	\$990,625	\$1,057,083	\$1,013,212	7.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pacific Grove Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





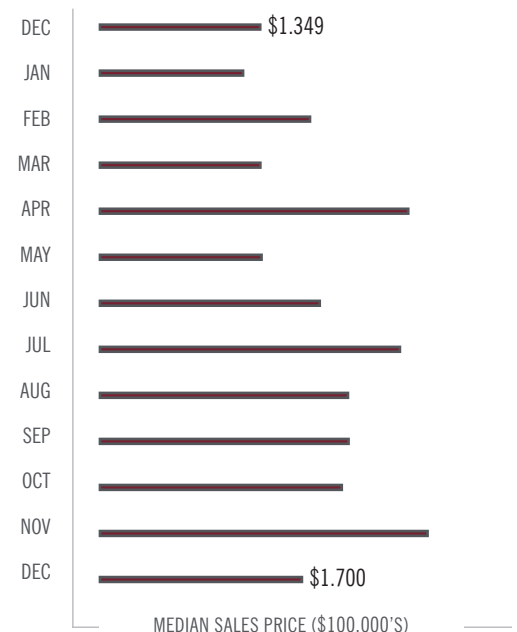
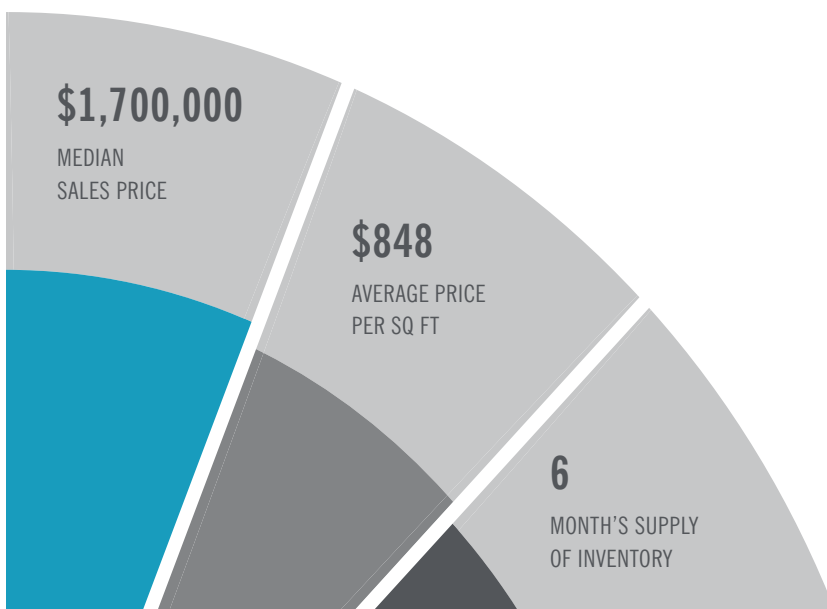
# PEBBLE BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,349,000	\$1,850,000	\$2,092,500	\$1,700,000	26.0%
Average Price per Square Foot .....	\$617	\$917	\$1,228	\$848	37.4%
Properties Sold .....	5	11	12	13	160.0%
Properties Pending Sale .....	6	10	9	6	0.0%
Properties For Sale .....	83	89	95	78	-6.0%
Days on Market (Pending Sale) .....	96	123	133	79	-17.8%
Month's Supply of Inventory .....	16.6	8.1	7.9	6	-63.9%
Percent Under Contract .....	7.2%	11.2%	9.5%	7.7%	6.4%
Average Median Price for Last 12 Months	\$2,028,113	\$2,199,667	\$2,164,333	\$1,898,035	-6.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pebble Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



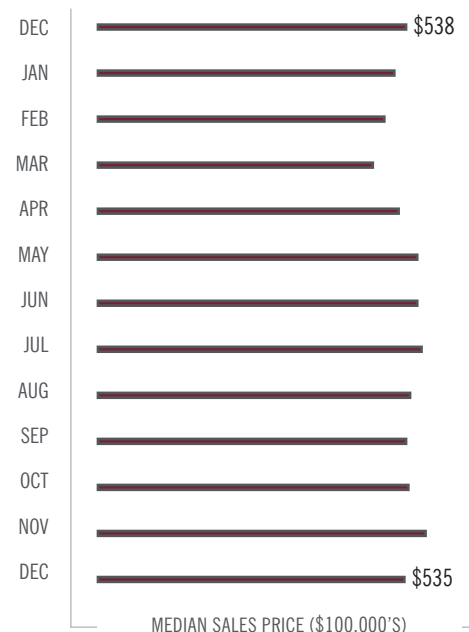
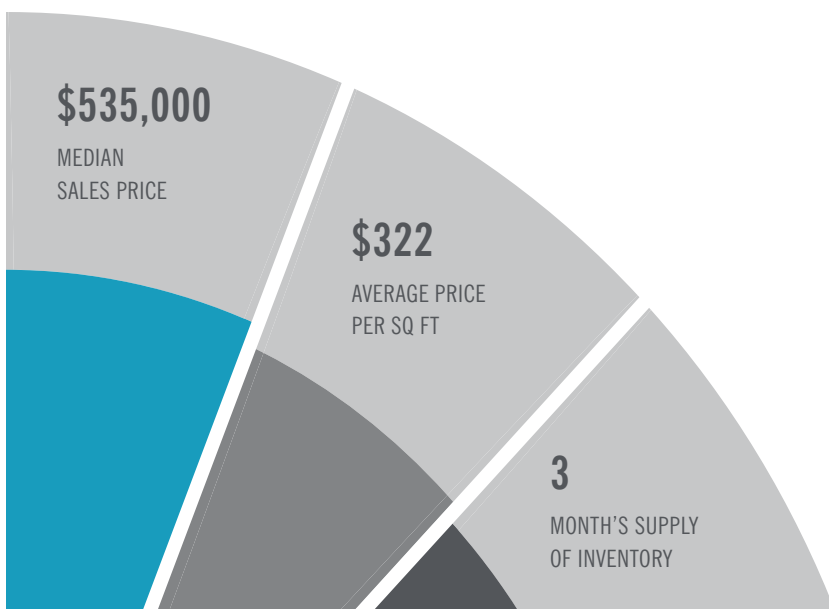
# SALINAS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$538,000	\$557,500	\$538,000	\$535,000	-0.6%
Average Price per Square Foot .....	\$331	\$327	\$309	\$322	-2.7%
Properties Sold .....	41	54	47	45	9.8%
Properties Pending Sale .....	41	45	66	36	-12.2%
Properties For Sale .....	175	166	194	133	-24.0%
Days on Market (Pending Sale) .....	58	34	47	41	-28.9%
Month's Supply of Inventory .....	4.3	3.1	4.1	3	-30.8%
Percent Under Contract .....	23.4%	27.1%	34.0%	27.1%	15.5%
Average Median Price for Last 12 Months	\$508,635	\$549,500	\$549,667	\$536,338	5.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Salinas Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



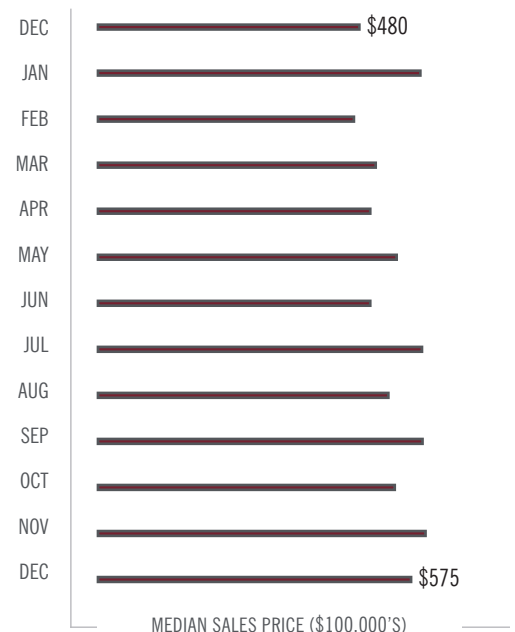
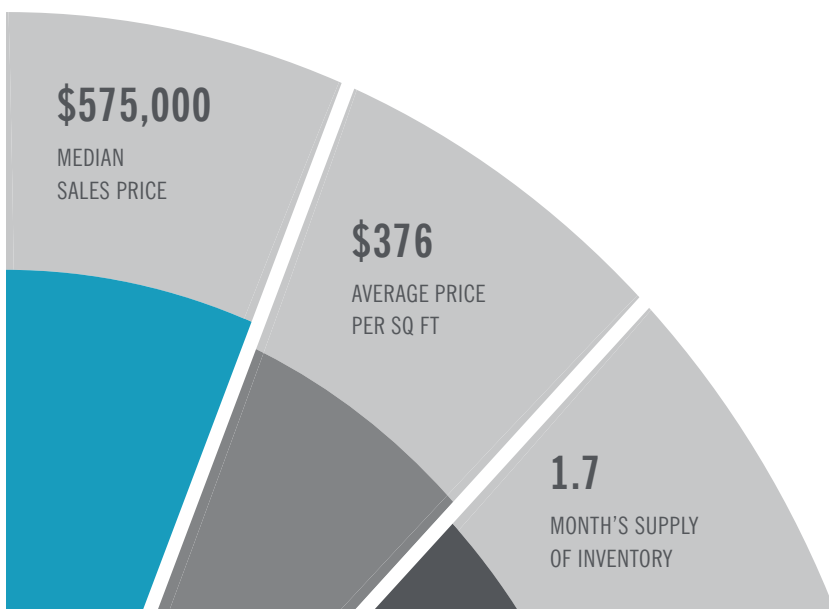
# SEASIDE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$480,000	\$500,000	\$596,000	\$575,000	19.8%
Average Price per Square Foot .....	\$524	\$422	\$403	\$376	-28.2%
Properties Sold .....	6	16	9	15	150.0%
Properties Pending Sale .....	7	21	17	6	-14.3%
Properties For Sale .....	40	57	48	25	-37.5%
Days on Market (Pending Sale) .....	51	38	31	32	-37.8%
Month's Supply of Inventory .....	6.7	3.6	5.3	1.7	-75.0%
Percent Under Contract .....	17.5%	36.8%	35.4%	24.0%	37.1%
Average Median Price for Last 12 Months	\$543,145	\$574,292	\$573,833	\$542,019	-0.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Seaside Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



# RIVERSIDE COUNTY

BERMUDA DUNES

LA QUINTA

CATHEDRAL CITY

PALM DESERT

COACHELLA

PALM SPRINGS

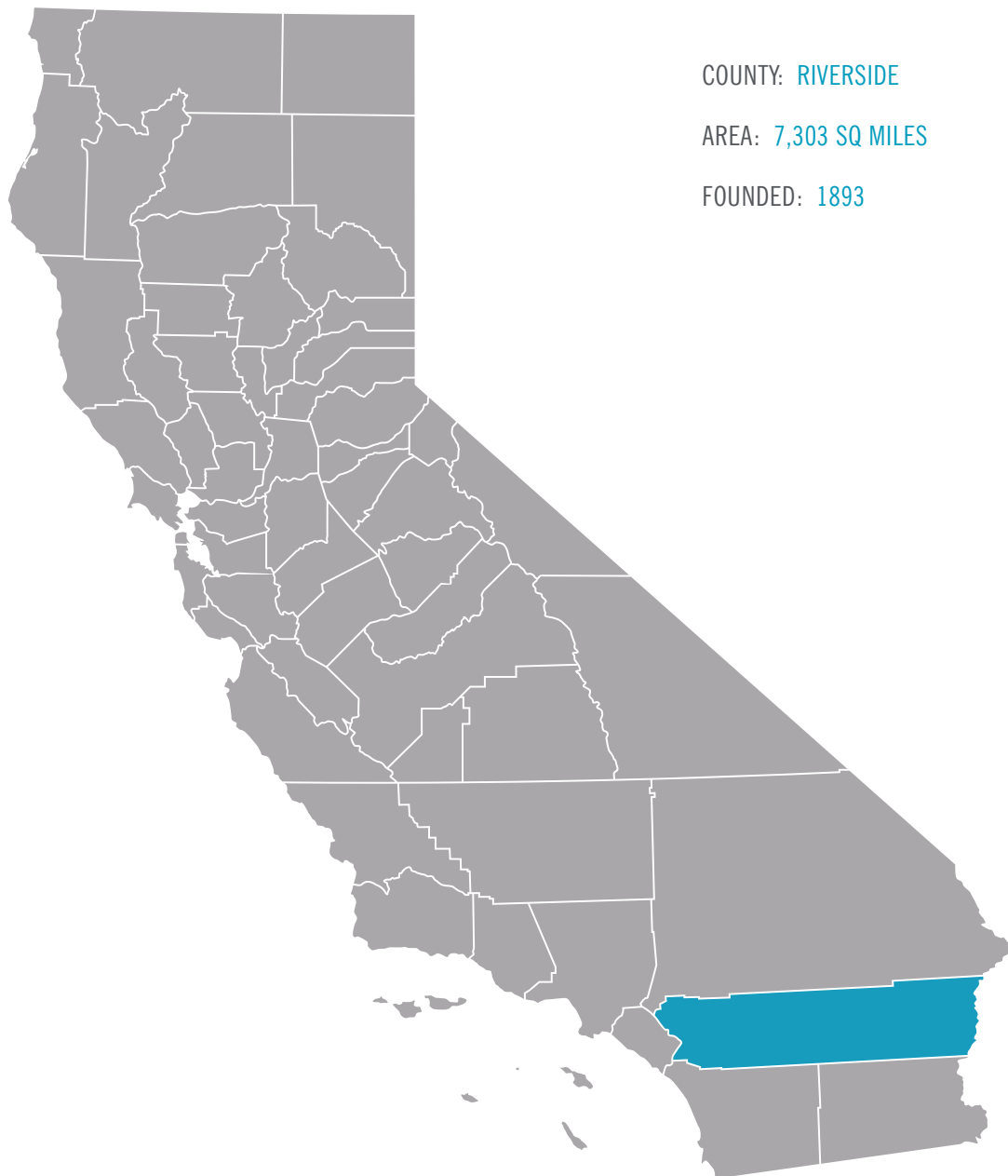
DESERT HOT SPRINGS

RANCHO MIRAGE

INDIAN WELLS

THOUSAND PALMS

INDIO



COUNTY: RIVERSIDE

AREA: 7,303 SQ MILES

FOUNDED: 1893

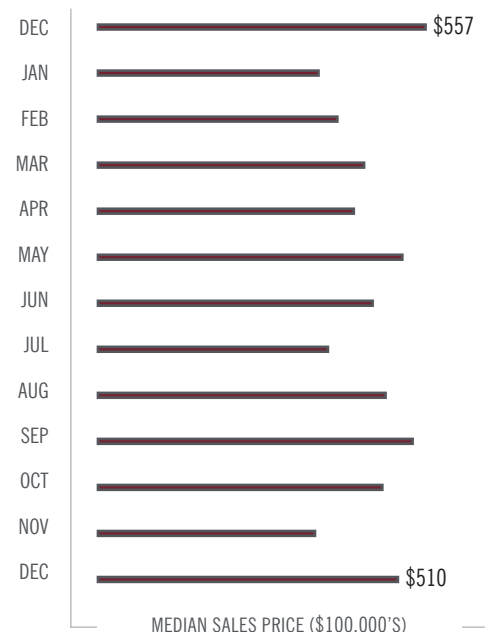
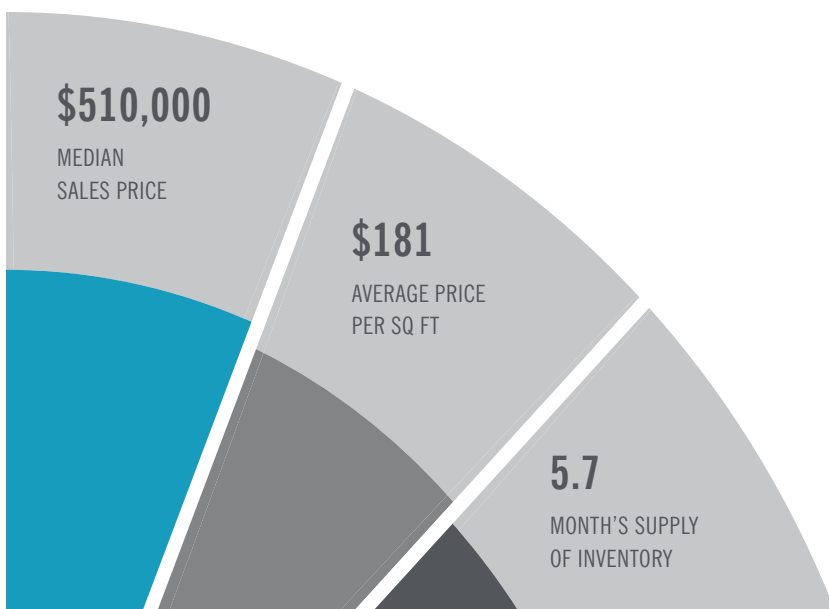
# BERMUDA DUNES

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$557,000	\$467,000	\$535,000	\$510,000	-8.4%
Average Price per Square Foot .....	\$175	\$194	\$211	\$181	3.4%
Properties Sold .....	3	7	9	10	233.3%
Properties Pending Sale .....	4	11	17	12	200.0%
Properties For Sale .....	67	83	79	57	-14.9%
Days on Market (Pending Sale) .....	137	84	88	78	-42.8%
Month's Supply of Inventory .....	22.3	11.9	8.8	5.7	-74.5%
Percent Under Contract .....	6.0%	13.3%	21.5%	21.1%	252.6%
Average Median Price for Last 12 Months	\$415,704	\$462,917	\$454,167	\$460,654	9.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Bermuda Dunes Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



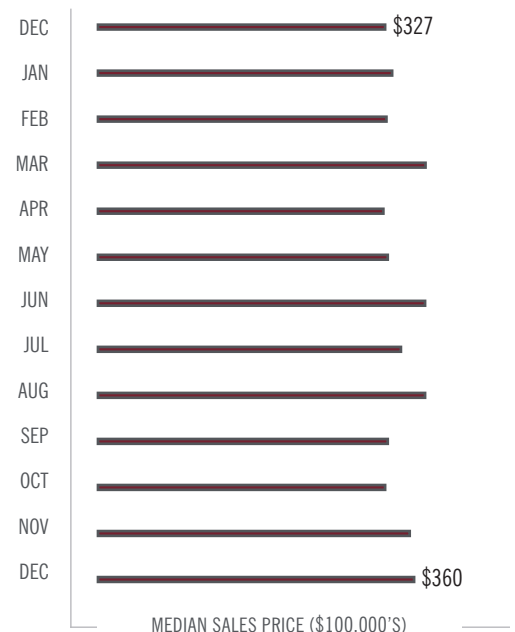
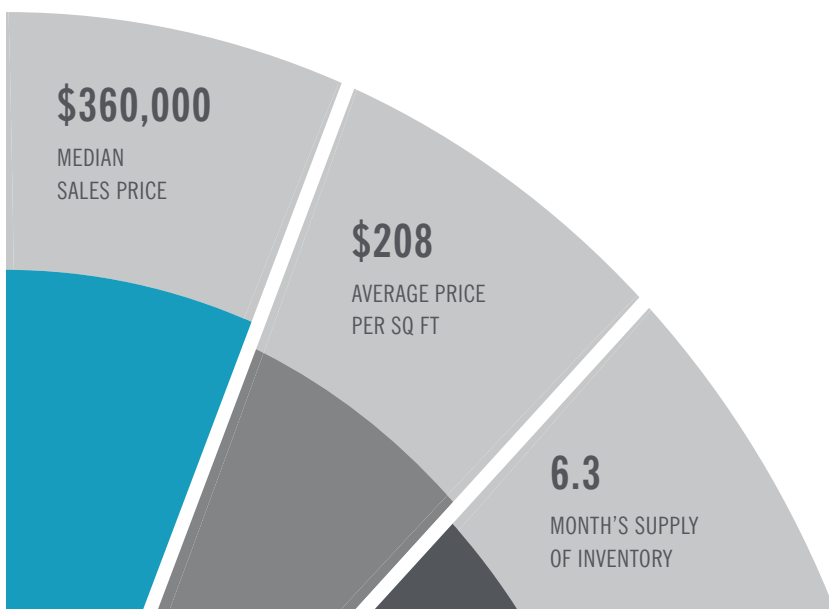
# CATHEDRAL CITY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$327,000	\$372,500	\$330,000	\$360,000	10.1%
Average Price per Square Foot .....	\$192	\$207	\$207	\$208	8.3%
Properties Sold .....	57	78	48	43	-24.6%
Properties Pending Sale .....	53	78	43	59	11.3%
Properties For Sale .....	329	327	313	270	-17.9%
Days on Market (Pending Sale) .....	42	54	57	61	45.3%
Month's Supply of Inventory .....	5.8	4.2	6.5	6.3	8.8%
Percent Under Contract .....	16.1%	23.9%	13.7%	21.9%	35.6%
Average Median Price for Last 12 Months	\$325,000	\$348,250	\$347,333	\$344,654	5.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Cathedral City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



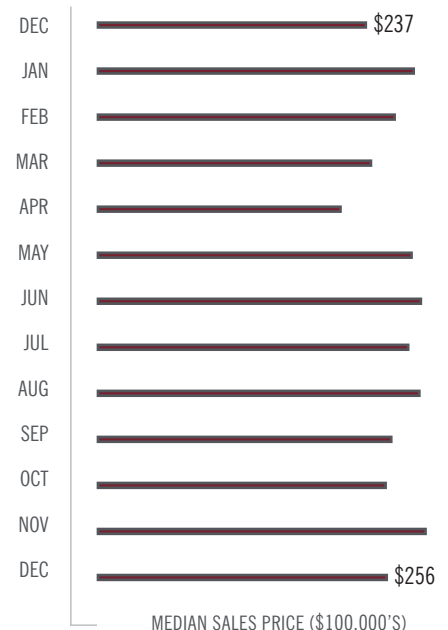
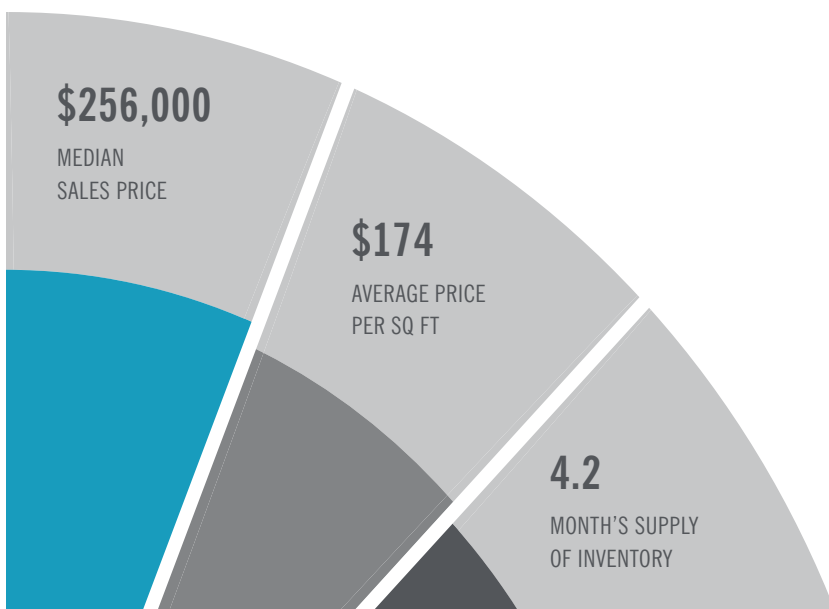
# COACHELLA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$237,450	\$286,250	\$260,000	\$256,000	7.8%
Average Price per Square Foot .....	\$151	\$153	\$162	\$174	15.2%
Properties Sold .....	16	10	15	20	25.0%
Properties Pending Sale .....	18	16	19	23	27.8%
Properties For Sale .....	115	100	109	83	-27.8%
Days on Market (Pending Sale) .....	66	78	48	54	-17.9%
Month's Supply of Inventory .....	7.2	10	7.3	4.2	-42.3%
Percent Under Contract .....	15.7%	16.0%	17.4%	27.7%	77.0%
Average Median Price for Last 12 Months	\$252,520	\$270,217	\$267,133	\$263,300	4.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Coachella Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





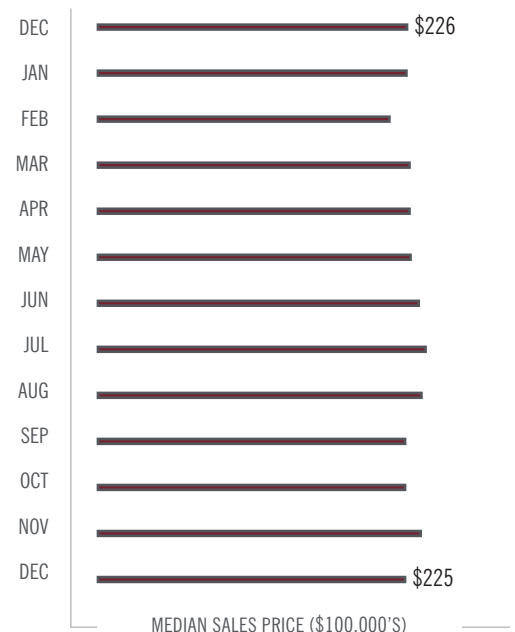
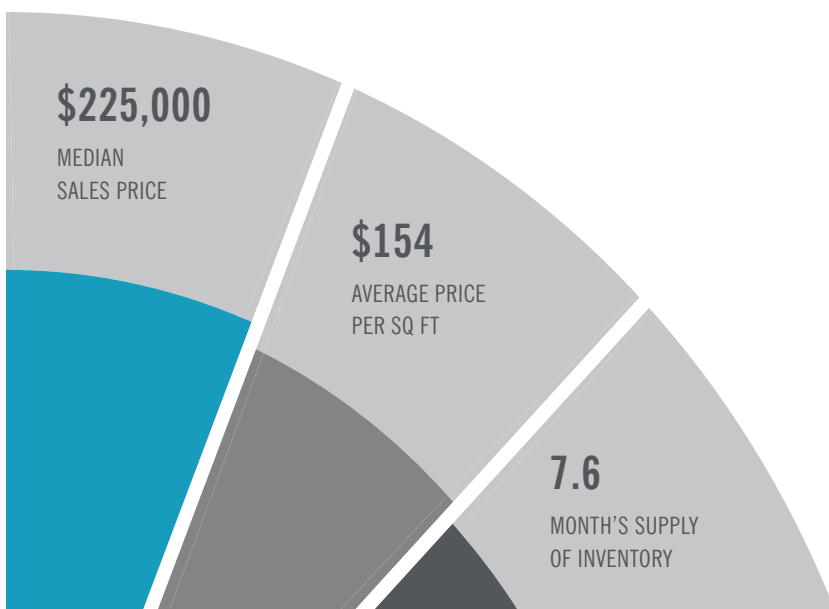
# DESERT HOT SPRINGS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$226,450	\$235,000	\$225,000	\$225,000	-0.6%
Average Price per Square Foot .....	\$138	\$154	\$141	\$154	11.6%
Properties Sold .....	44	88	55	41	-6.8%
Properties Pending Sale .....	55	74	72	51	-7.3%
Properties For Sale .....	429	447	410	313	-27.0%
Days on Market (Pending Sale) .....	68	99	107	69	1.9%
Month's Supply of Inventory .....	9.8	5.1	7.5	7.6	-21.7%
Percent Under Contract .....	12.8%	16.6%	17.6%	16.3%	27.1%
Average Median Price for Last 12 Months	\$220,288	\$231,408	\$228,817	\$228,838	3.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Desert Hot Springs Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



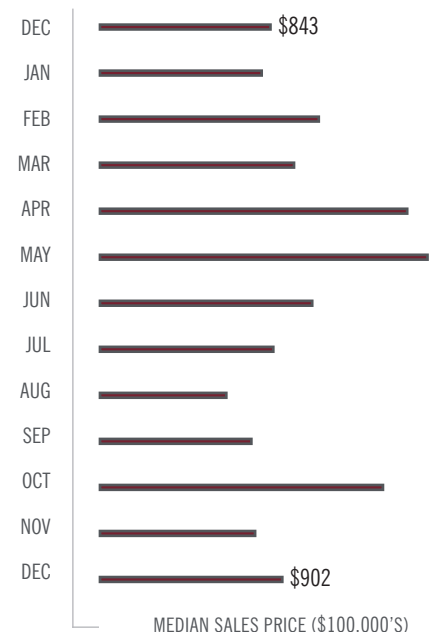
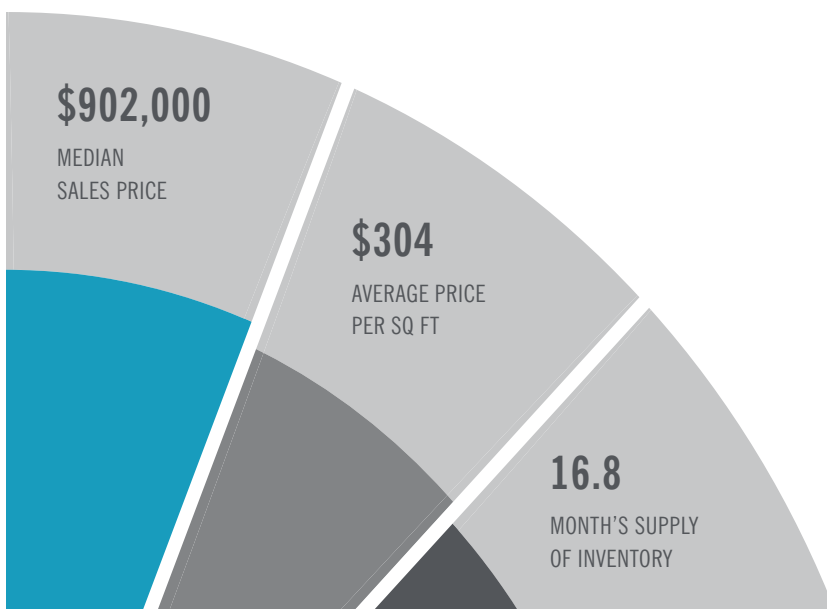
# INDIAN WELLS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$843,500	\$1,050,000	\$749,000	\$902,000	6.9%
Average Price per Square Foot .....	\$285	\$357	\$361	\$304	6.7%
Properties Sold .....	16	24	23	12	-25.0%
Properties Pending Sale .....	21	20	17	26	23.8%
Properties For Sale .....	244	251	195	202	-17.2%
Days on Market (Pending Sale) .....	105	177	138	77	-26.4%
Month's Supply of Inventory .....	15.2	10.5	8.5	16.8	10.4%
Percent Under Contract .....	8.6%	8.0%	8.7%	12.9%	49.6%
Average Median Price for Last 12 Months	\$962,208	\$883,500	\$1,023,167	\$1,013,654	5.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Indian Wells Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT

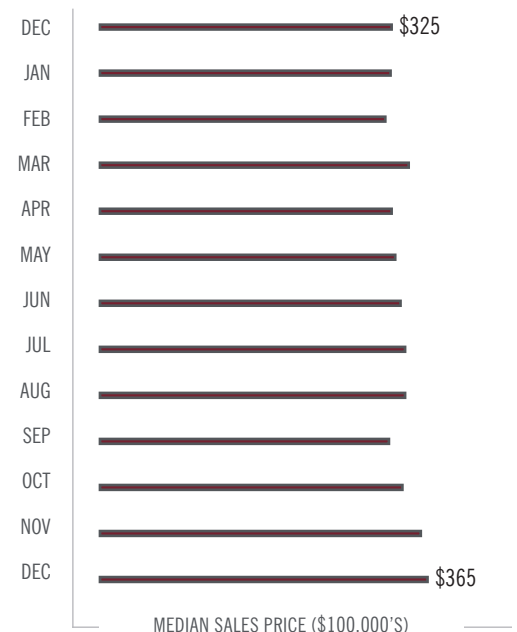
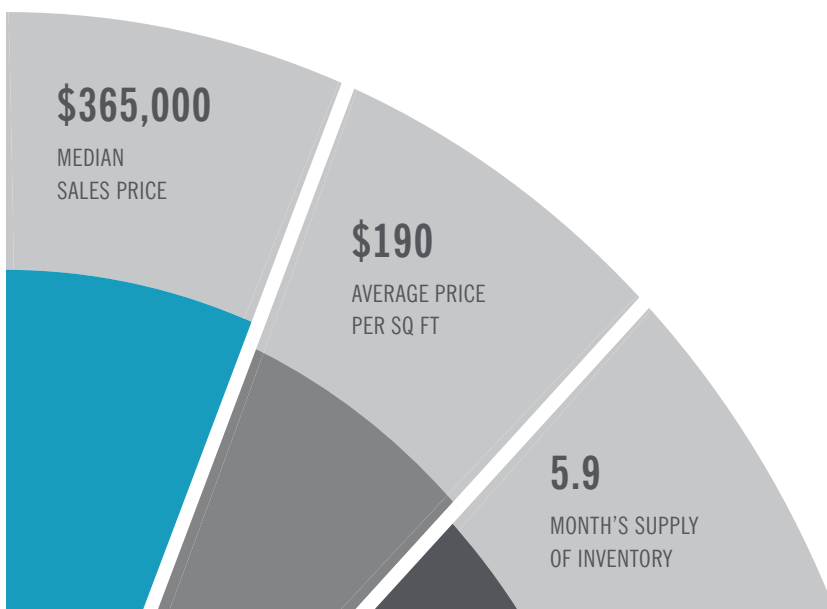


## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$325,000	\$334,900	\$322,000	\$365,000	12.3%
Average Price per Square Foot .....	\$171	\$179	\$173	\$190	11.1%
Properties Sold .....	101	131	100	87	-13.9%
Properties Pending Sale .....	107	154	119	117	9.3%
Properties For Sale .....	685	741	614	515	-24.8%
Days on Market (Pending Sale) .....	77	85	83	68	-11.8%
Month's Supply of Inventory .....	6.8	5.7	6.1	5.9	-12.7%
Percent Under Contract .....	15.6%	20.8%	19.4%	22.7%	45.4%
Average Median Price for Last 12 Months	\$322,076	\$343,583	\$353,167	\$335,473	4.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Indio Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



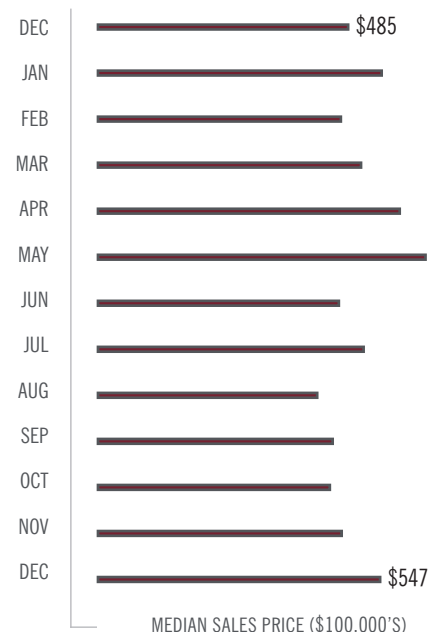
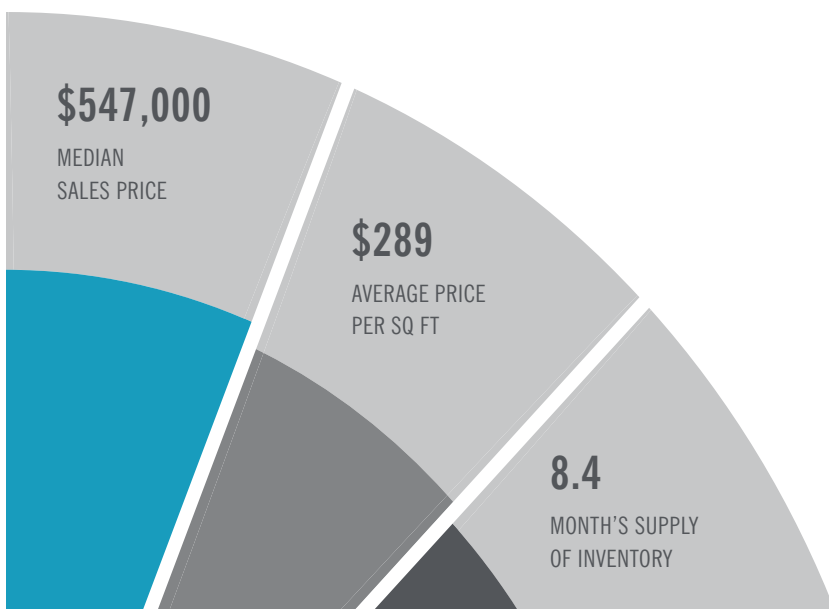
# LA QUINTA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$485,000	\$467,000	\$455,000	\$547,000	12.8%
Average Price per Square Foot .....	\$342	\$270	\$251	\$289	-15.5%
Properties Sold .....	89	122	99	84	-5.6%
Properties Pending Sale .....	88	124	97	125	42.0%
Properties For Sale .....	917	876	737	707	-22.9%
Days on Market (Pending Sale) .....	88	101	104	86	-3.1%
Month's Supply of Inventory .....	10.3	7.2	7.4	8.4	-18.3%
Percent Under Contract .....	9.6%	14.2%	13.2%	17.7%	84.2%
Average Median Price for Last 12 Months	\$483,083	\$477,325	\$489,650	\$505,141	4.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Quinta Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



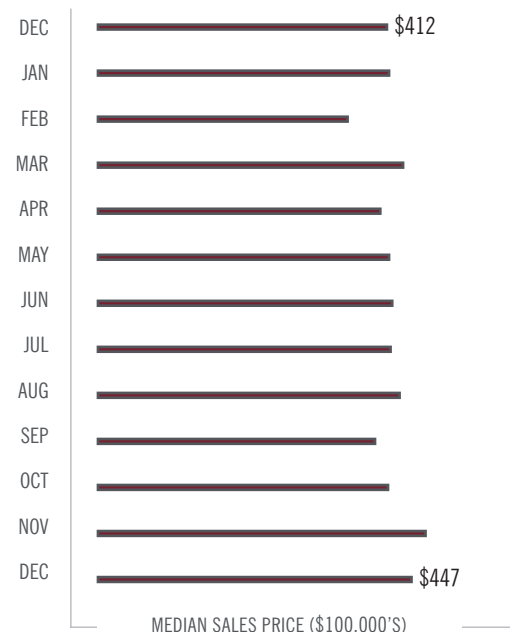
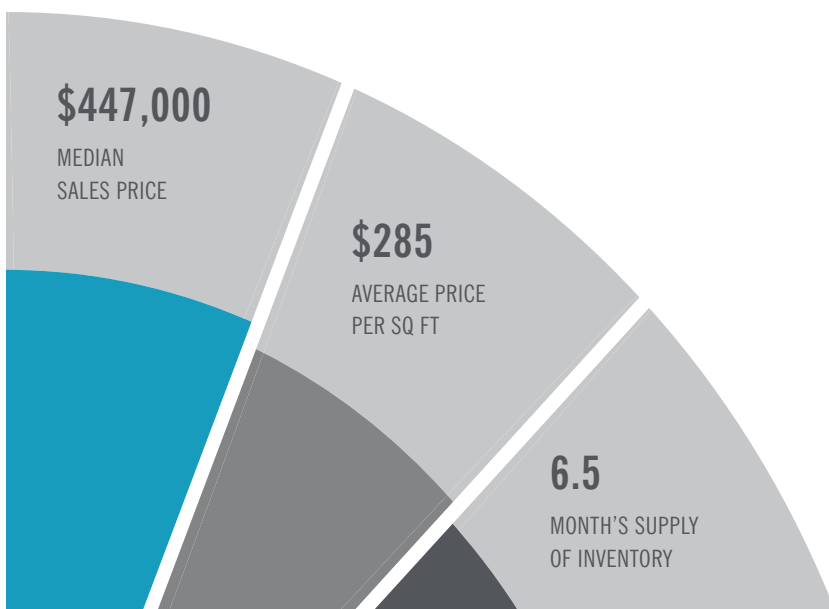
# PALM DESERT

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$412,000	\$419,500	\$395,000	\$447,000	8.5%
Average Price per Square Foot .....	\$314	\$282	\$224	\$285	-9.2%
Properties Sold .....	75	139	79	90	20.0%
Properties Pending Sale .....	66	139	96	125	89.4%
Properties For Sale .....	678	763	623	581	-14.3%
Days on Market (Pending Sale) .....	81	81	88	62	-23.1%
Month's Supply of Inventory .....	9	5.5	7.9	6.5	-28.6%
Percent Under Contract .....	9.7%	18.2%	15.4%	21.5%	121.0%
Average Median Price for Last 12 Months	\$413,642	\$428,275	\$442,500	\$417,272	0.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palm Desert Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



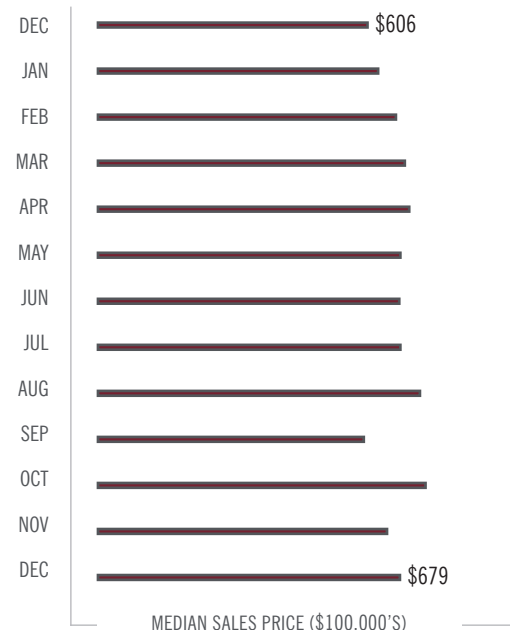
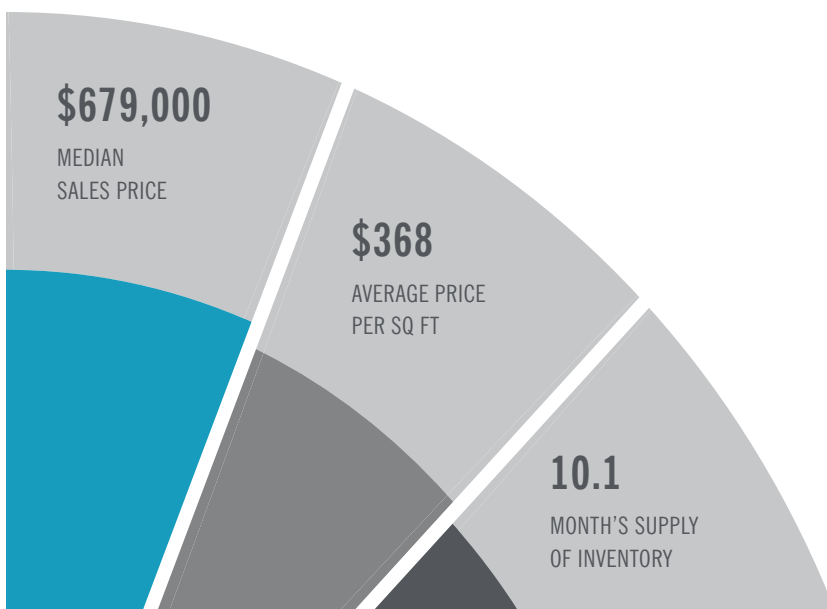
# PALM SPRINGS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$606,085	\$677,500	\$597,750	\$679,000	12.0%
Average Price per Square Foot .....	\$339	\$392	\$350	\$368	8.6%
Properties Sold .....	117	140	96	57	-51.3%
Properties Pending Sale .....	122	140	76	85	-30.3%
Properties For Sale .....	794	808	634	577	-27.3%
Days on Market (Pending Sale) .....	73	67	71	66	-9.2%
Month's Supply of Inventory .....	6.8	5.8	6.6	10.1	49.2%
Percent Under Contract .....	15.4%	17.3%	12.0%	14.7%	-4.1%
Average Median Price for Last 12 Months	\$634,190	\$677,884	\$688,519	\$670,830	5.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palm Springs Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



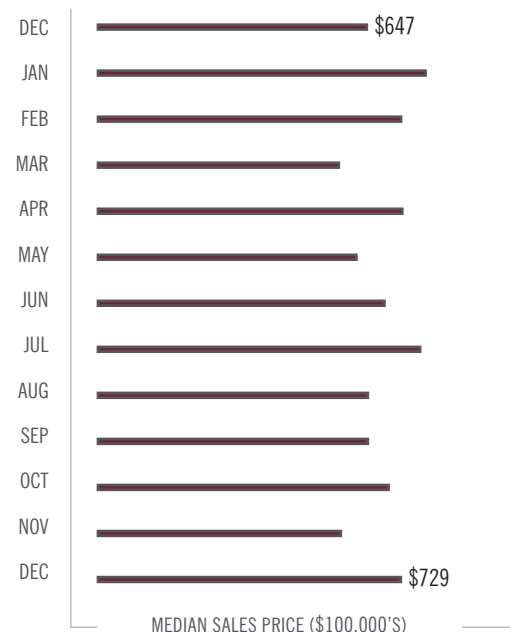
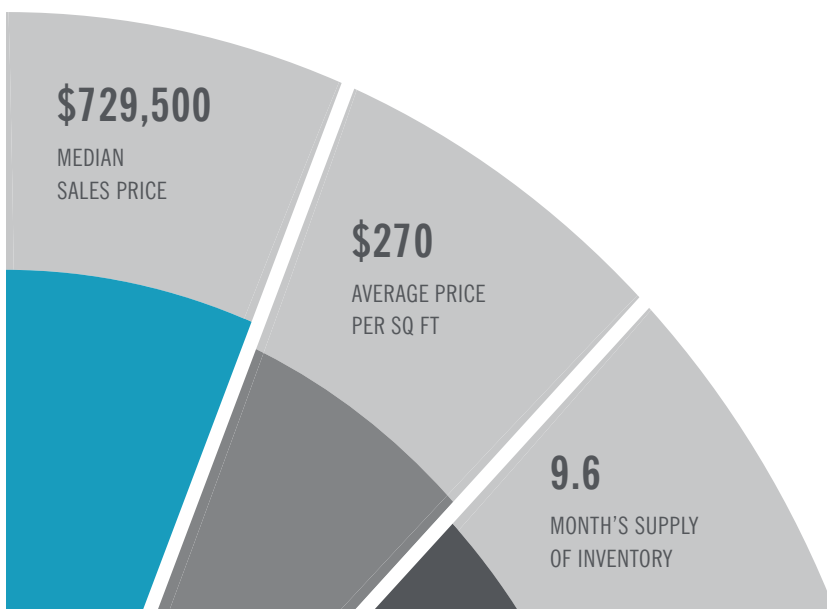
# RANCHO MIRAGE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$647,500	\$690,000	\$650,000	\$729,500	12.7%
Average Price per Square Foot .....	\$269	\$241	\$258	\$270	0.4%
Properties Sold .....	38	60	51	46	21.1%
Properties Pending Sale .....	34	58	44	71	108.8%
Properties For Sale .....	546	579	473	443	-18.9%
Days on Market (Pending Sale) .....	69	101	84	98	42.4%
Month's Supply of Inventory .....	14.4	9.6	9.3	9.6	-33.0%
Percent Under Contract .....	6.2%	10.0%	9.3%	16.0%	157.4%
Average Median Price for Last 12 Months	\$641,865	\$681,750	\$671,500	\$683,269	6.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Mirage Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



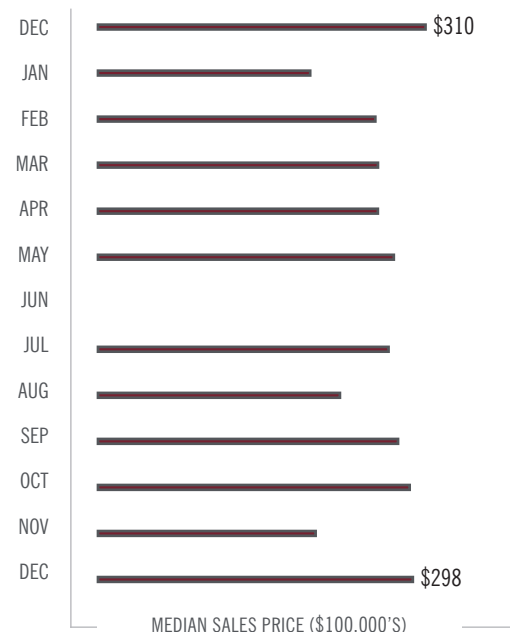
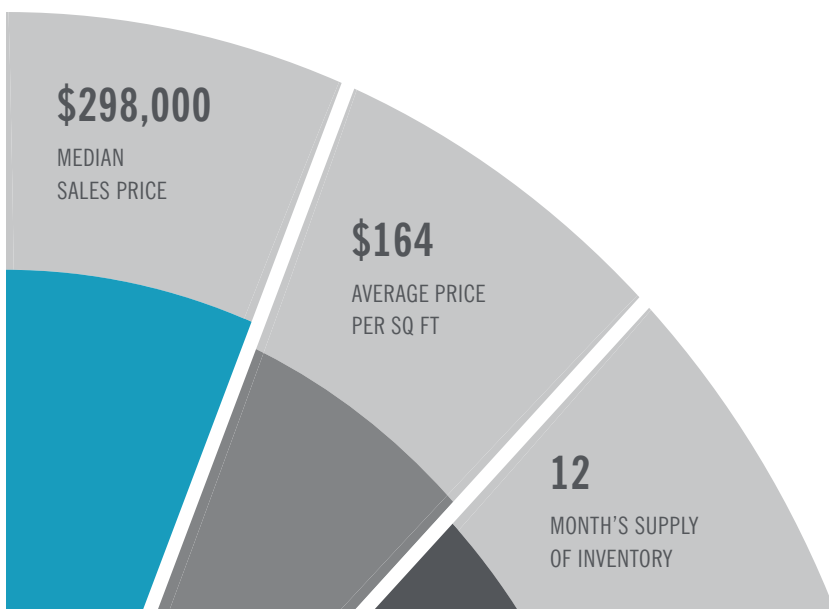
# THOUSAND PALMS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$310,000	\$0	\$284,000	\$298,000	-3.9%
Average Price per Square Foot .....	\$169	\$0	\$210	\$164	-3.0%
Properties Sold .....	7	0	3	3	-57.1%
Properties Pending Sale .....	6	10	5	6	0.0%
Properties For Sale .....	43	40	39	36	-16.3%
Days on Market (Pending Sale) .....	70	78	60	60	-14.9%
Month's Supply of Inventory .....	7.2	4	7.8	12	67.4%
Percent Under Contract .....	14.0%	25.0%	12.8%	16.7%	19.4%
Average Median Price for Last 12 Months	\$260,825	\$264,500	\$266,333	\$264,188	1.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Thousand Palms Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT







# SAN DIEGO COUNTY

SAN DIEGO MACRO

LA MESA

BAY PARK / OLD TOWN / MIDWAY DISTRICT

LINDA VISTA / CLAIREMONT MESA EAST

CARLSBAD

LEMON GROVE

CARMEL VALLEY

NATIONAL CITY

CHULA VISTA

OCEANSIDE

CLAIREMONT / BAY HO / BAY PARK

POWAY

CORONADO

RANCHO BERNARDO

DEL MAR

SAN MARCOS

EL CAJON

SAN DIEGO

ENCINITAS

SANTEE

ESCONDIDO

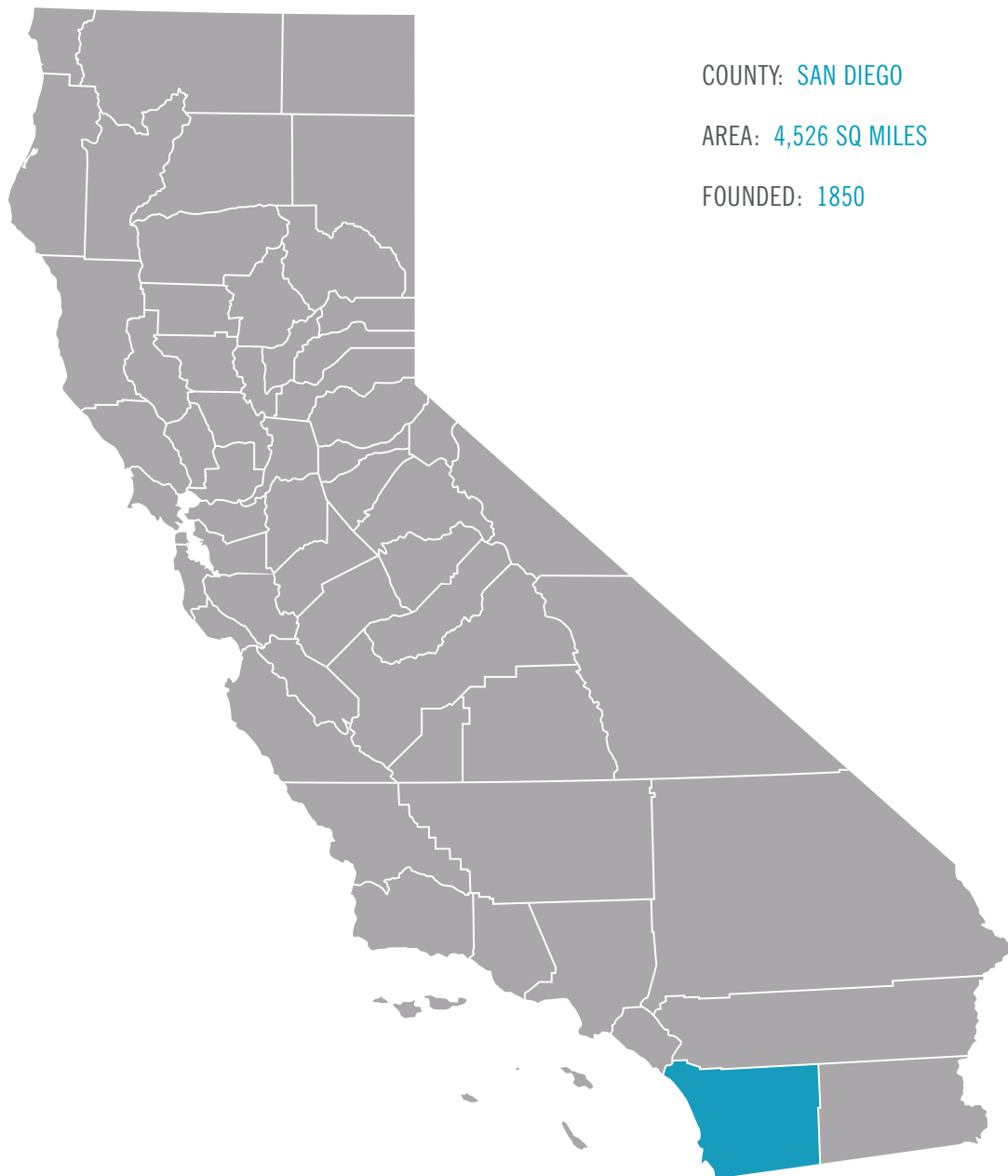
SOLANA BEACH

IMPERIAL BEACH

SPRING VALLEY

LA JOLLA

VISTA



COUNTY: **SAN DIEGO**

AREA: **4,526 SQ MILES**

FOUNDED: **1850**

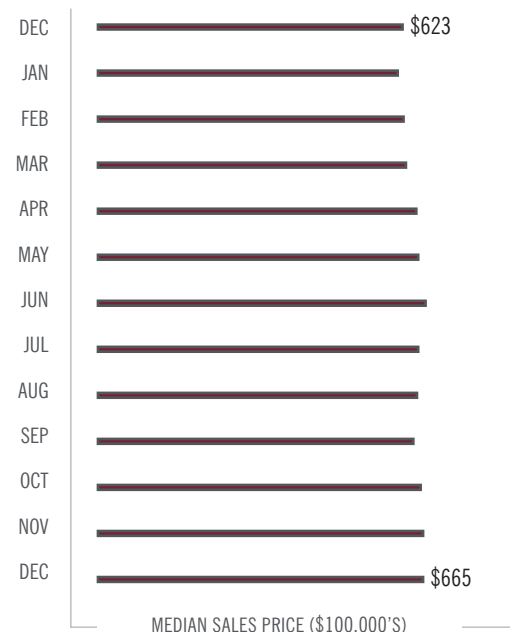
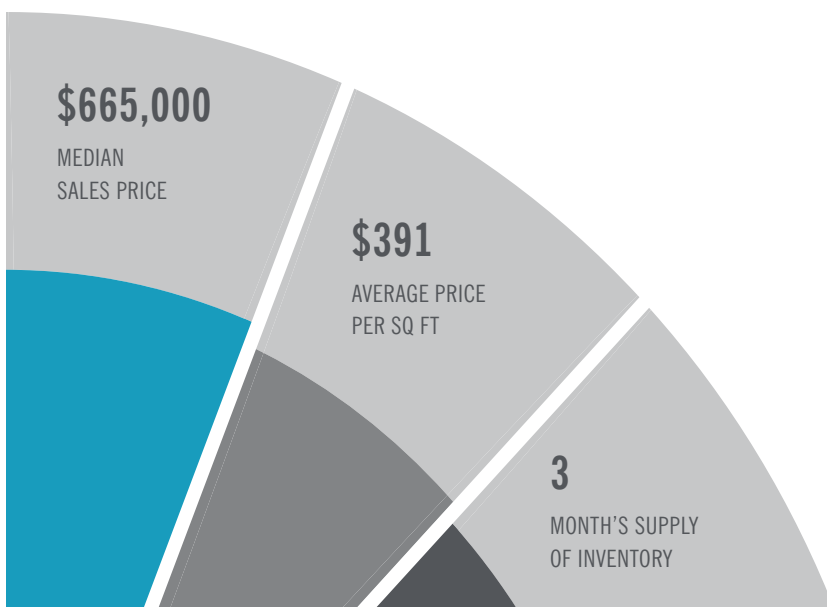
# SAN DIEGO COUNTY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$623,000	\$670,000	\$645,000	\$665,000	6.7%
Average Price per Square Foot .....	\$381	\$385	\$394	\$391	n/a
Properties Sold .....	1497	2006	1874	1531	2.3%
Properties Pending Sale .....	1207	1979	1838	1374	13.8%
Properties For Sale .....	6,627	7,949	7,192	4,542	-31.5%
Days on Market (Pending Sale) .....	48	35	38	45	-6.2%
Month's Supply of Inventory .....	4.4	4	3.8	3	-33.0%
Percent Under Contract .....	18.2%	24.9%	25.6%	30.3%	66.1%
Average Median Price for Last 12 Months	\$637,096	\$657,083	\$663,333	\$646,885	1.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Diego County Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



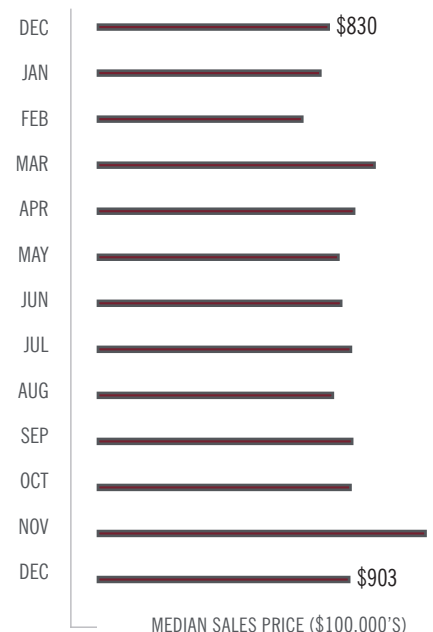
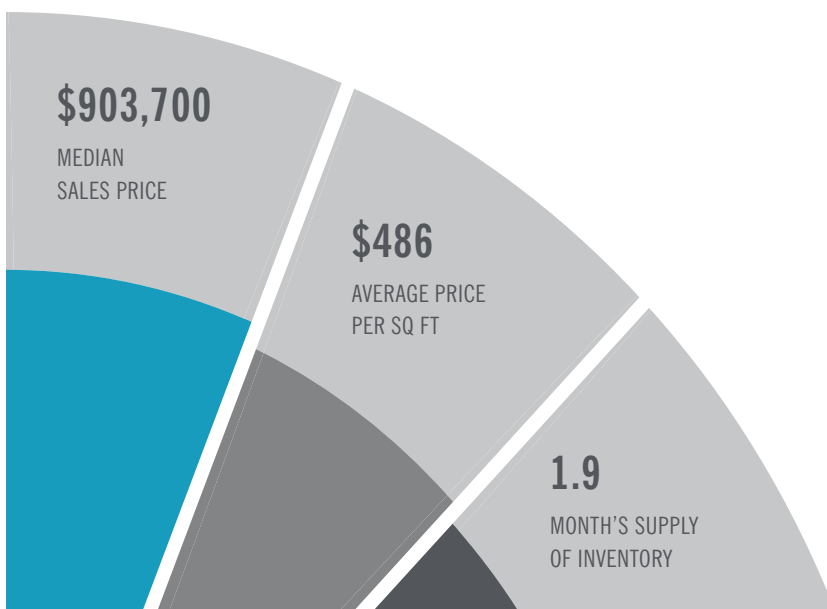
# BAY PARK/OLD TOWN/MIDWAY DISTRICT

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$830,000	\$874,950	\$914,500	\$903,700	8.9%
Average Price per Square Foot .....	\$490	\$568	\$483	\$486	n/a
Properties Sold .....	8	14	14	10	25.0%
Properties Pending Sale .....	9	9	12	11	22.2%
Properties For Sale .....	36	35	26	19	-47.2%
Days on Market (Pending Sale) .....	49	25	35	22	-55.8%
Month's Supply of Inventory .....	4.5	2.5	1.9	1.9	-57.8%
Percent Under Contract .....	25.0%	25.7%	46.2%	57.9%	131.6%
Average Median Price for Last 12 Months	\$842,697	\$943,367	\$996,900	\$898,588	6.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Bay Park/Old Town/Midway District Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



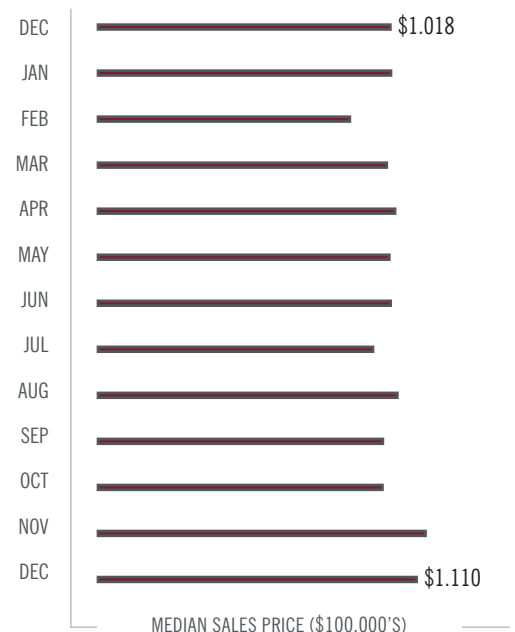
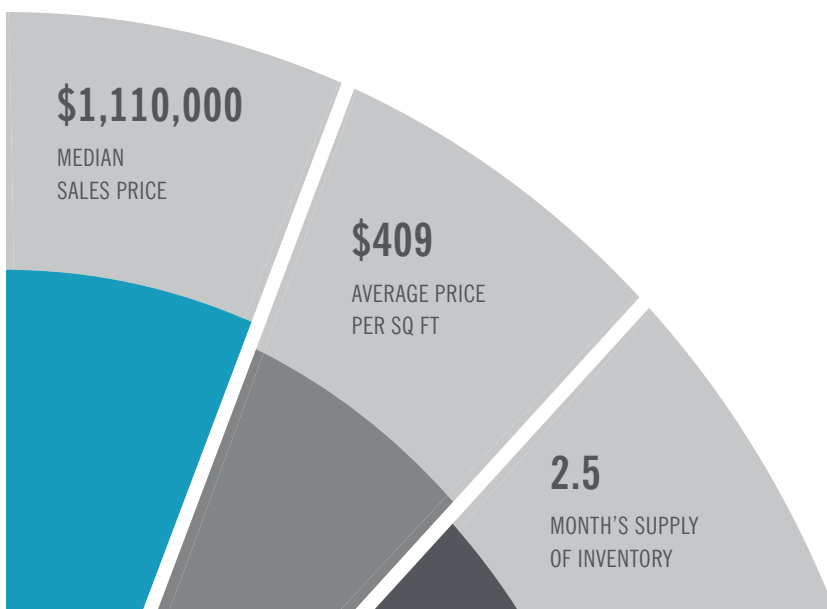
# CARLSBAD

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,018,500	\$1,019,500	\$992,444	\$1,110,000	9.0%
Average Price per Square Foot .....	\$383	\$391	\$403	\$409	n/a
Properties Sold .....	56	104	66	69	23.2%
Properties Pending Sale .....	58	89	89	41	-29.3%
Properties For Sale .....	272	337	327	171	-37.1%
Days on Market (Pending Sale) .....	57	31	43	36	-37.5%
Month's Supply of Inventory .....	4.9	3.2	5	2.5	-49.0%
Percent Under Contract .....	21.3%	26.4%	27.2%	24.0%	12.4%
Average Median Price for Last 12 Months	\$1,013,125	\$1,039,241	\$1,080,667	\$1,017,511	0.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carlsbad Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



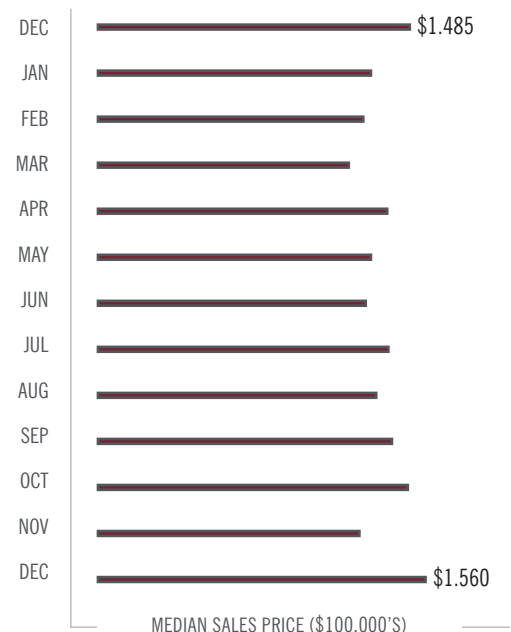
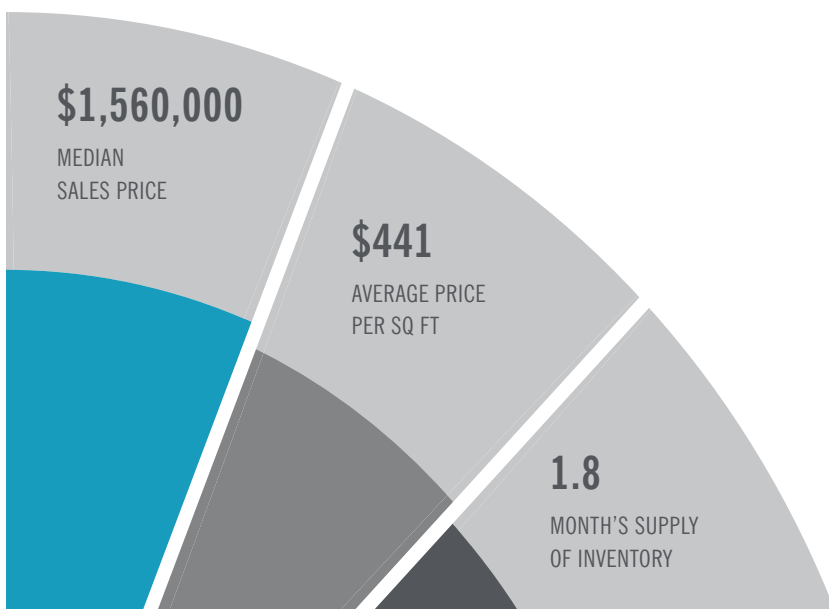
# CARMEL VALLEY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,485,000	\$1,275,000	\$1,400,000	\$1,560,000	5.1%
Average Price per Square Foot .....	\$444	\$470	\$441	\$441	n/a
Properties Sold .....	43	55	25	47	9.3%
Properties Pending Sale .....	32	49	28	19	-40.6%
Properties For Sale .....	107	188	146	86	-19.6%
Days on Market (Pending Sale) .....	41	45	42	43	4.4%
Month's Supply of Inventory .....	2.5	3.4	5.8	1.8	-26.5%
Percent Under Contract .....	29.9%	26.1%	19.2%	22.1%	-26.1%
Average Median Price for Last 12 Months	\$1,316,375	\$1,398,091	\$1,426,850	\$1,352,619	2.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carmel Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



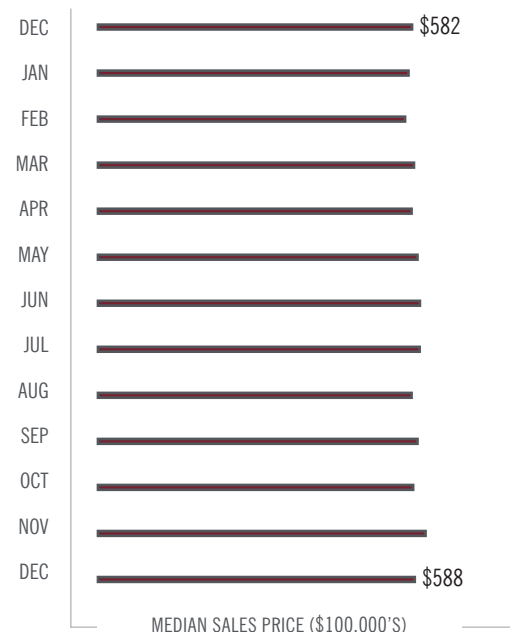
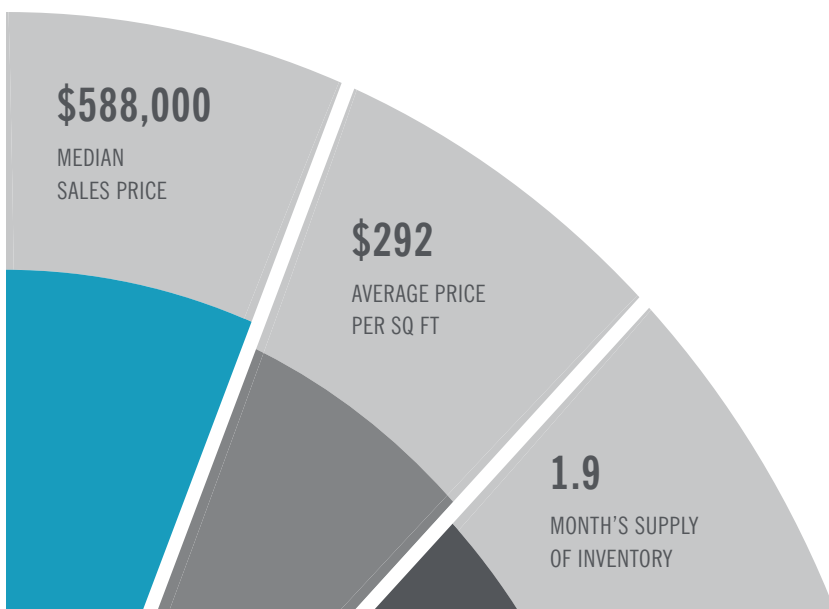
# CHULA VISTA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$582,899	\$597,500	\$593,000	\$588,000	0.9%
Average Price per Square Foot .....	\$281	\$289	\$298	\$292	n/a
Properties Sold .....	110	158	137	110	0.0%
Properties Pending Sale .....	93	141	122	81	-12.9%
Properties For Sale .....	431	404	391	214	-50.3%
Days on Market (Pending Sale) .....	51	33	31	44	-12.4%
Month's Supply of Inventory .....	3.9	2.6	2.9	1.9	-50.3%
Percent Under Contract .....	21.6%	34.9%	31.2%	37.9%	75.4%
Average Median Price for Last 12 Months	\$572,908	\$592,150	\$593,633	\$587,781	2.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Chula Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





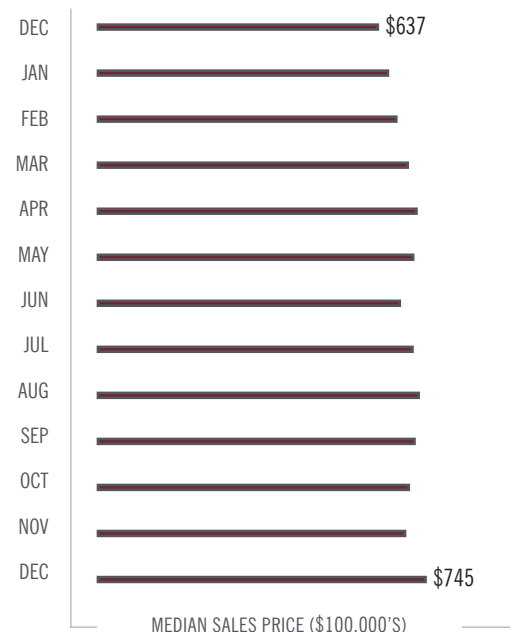
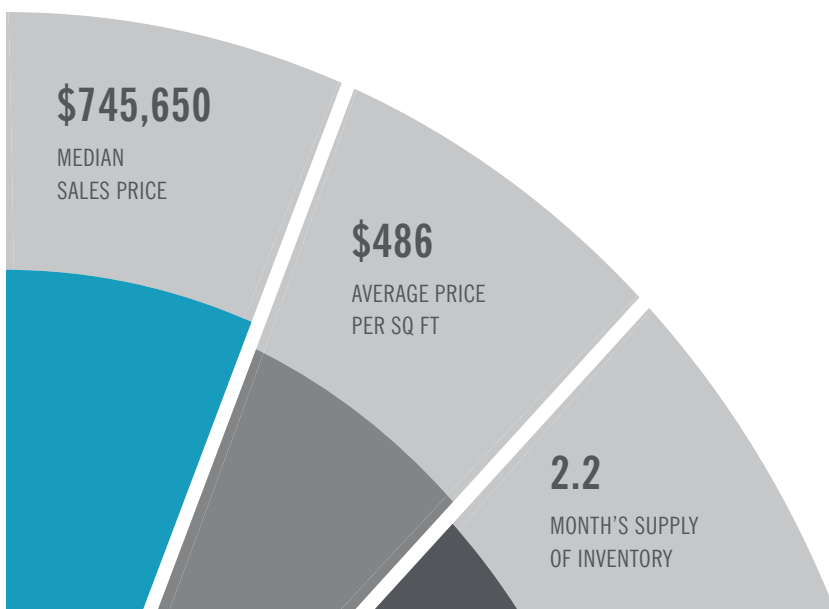
# CLAIREMONT/BAY HO/BAY PARK

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$637,000	\$687,000	\$720,500	\$745,650	17.1%
Average Price per Square Foot .....	\$459	\$512	\$497	\$486	n/a
Properties Sold .....	29	38	38	29	0.0%
Properties Pending Sale .....	22	41	33	21	-4.5%
Properties For Sale .....	99	118	110	64	-35.4%
Days on Market (Pending Sale) .....	44	21	20	37	-17.5%
Month's Supply of Inventory .....	3.4	3.1	2.9	2.2	-35.4%
Percent Under Contract .....	22.2%	34.7%	30.0%	32.8%	47.7%
Average Median Price for Last 12 Months	\$695,329	\$719,754	\$717,383	\$702,233	1.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Clairemont/Bay Ho/Bay Park Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



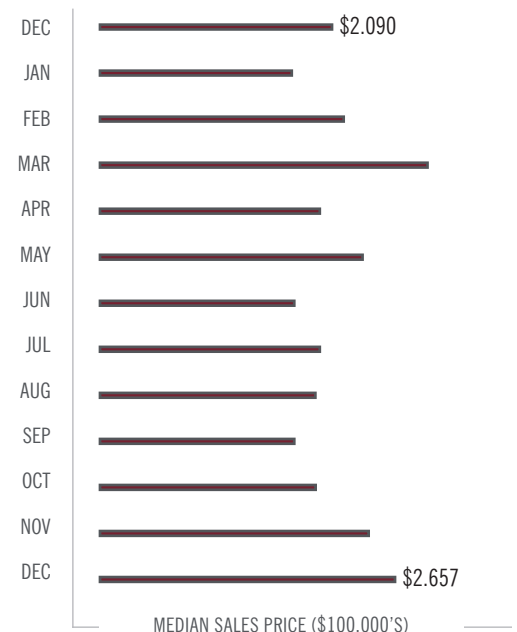
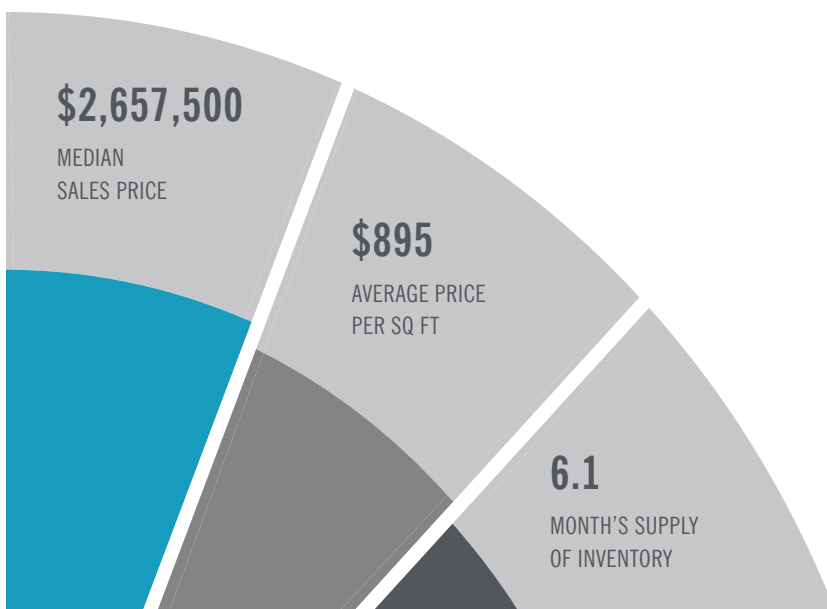
# CORONADO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,090,000	\$1,750,000	\$1,750,000	\$2,657,500	27.2%
Average Price per Square Foot .....	\$914	\$995	\$902	\$895	n/a
Properties Sold .....	8	17	17	12	50.0%
Properties Pending Sale .....	9	11	13	6	-33.3%
Properties For Sale .....	92	134	120	73	-20.7%
Days on Market (Pending Sale) .....	74	48	48	100	35.7%
Month's Supply of Inventory .....	11.5	7.9	7.1	6.1	-47.1%
Percent Under Contract .....	9.8%	8.2%	10.8%	8.2%	-16.0%
Average Median Price for Last 12 Months	\$2,163,854	\$2,115,000	\$2,340,000	\$2,134,423	-1.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Coronado Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



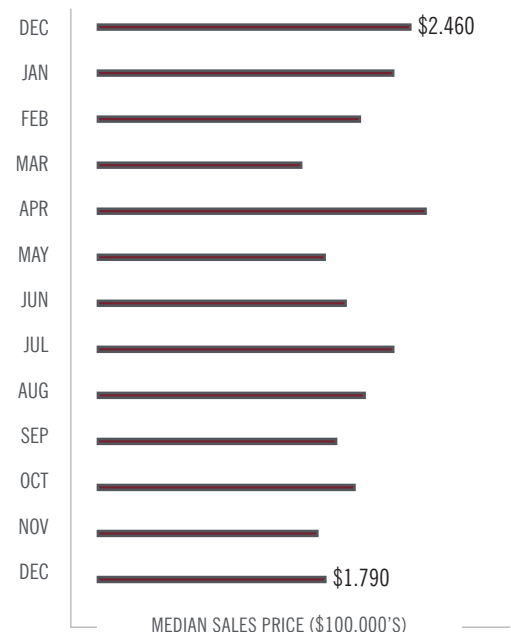
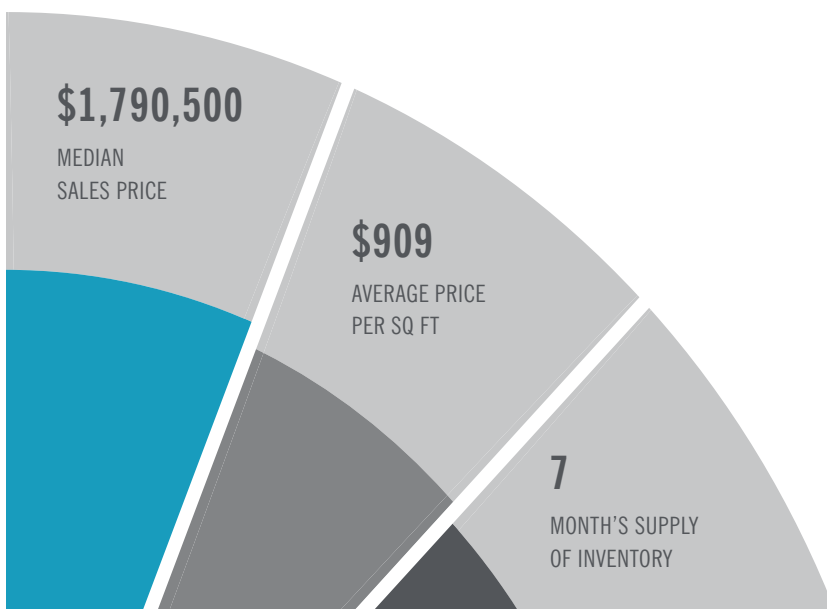
# DEL MAR

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,460,000	\$1,950,000	\$1,875,000	\$1,790,500	-27.2%
Average Price per Square Foot .....	\$866	\$831	\$1,363	\$909	n/a
Properties Sold .....	7	9	13	10	42.9%
Properties Pending Sale .....	8	14	11	7	-12.5%
Properties For Sale .....	93	95	93	70	-24.7%
Days on Market (Pending Sale) .....	90	48	66	120	34.0%
Month's Supply of Inventory .....	13.3	10.6	7.2	7	-47.3%
Percent Under Contract .....	8.6%	14.7%	11.8%	10.0%	16.2%
Average Median Price for Last 12 Months	\$2,060,125	\$1,973,000	\$1,846,000	\$2,046,192	-0.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Del Mar Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



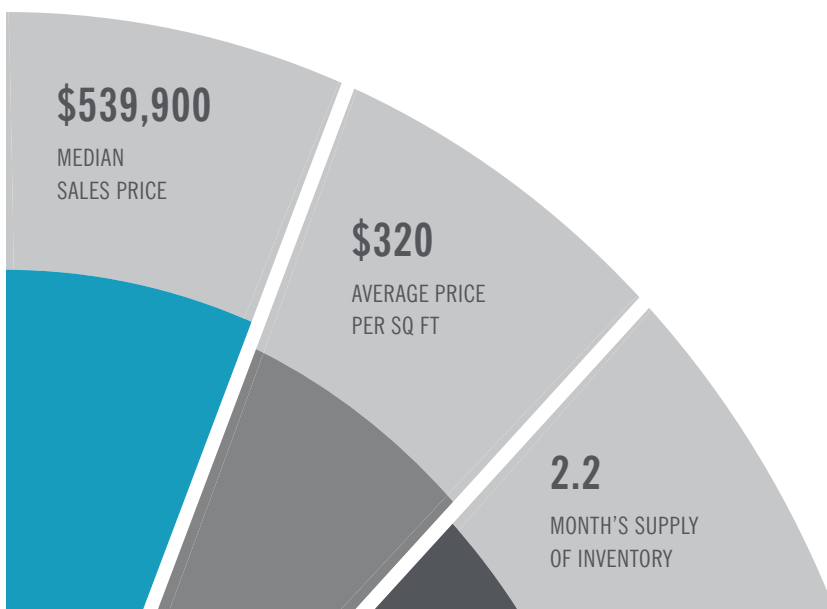
# EL CAJON

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$575,000	\$553,000	\$550,000	\$539,900	-6.1%
Average Price per Square Foot .....	\$295	\$307	\$314	\$320	n/a
Properties Sold .....	91	100	95	81	-11.0%
Properties Pending Sale .....	55	108	99	64	16.4%
Properties For Sale .....	328	368	323	176	-46.3%
Days on Market (Pending Sale) .....	40	34	37	38	-5.5%
Month's Supply of Inventory .....	3.6	3.7	3.4	2.2	-39.7%
Percent Under Contract .....	16.8%	29.3%	30.7%	36.4%	116.9%
Average Median Price for Last 12 Months	\$542,042	\$558,733	\$553,300	\$557,146	2.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in El Cajon Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



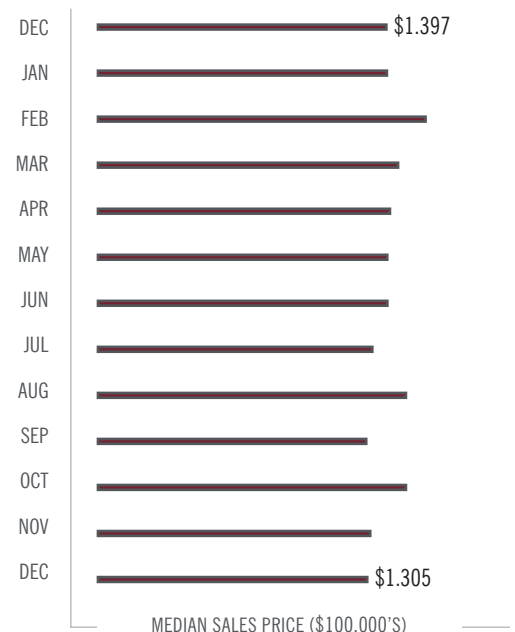
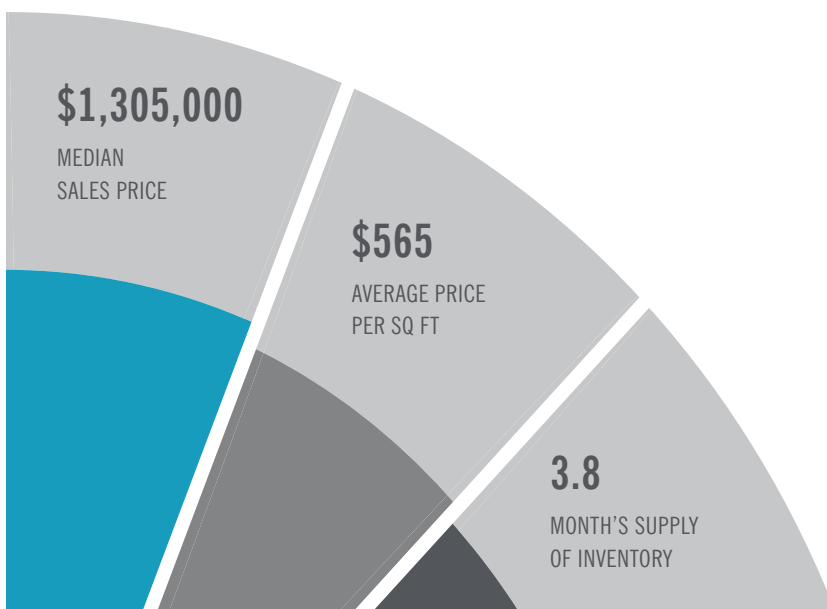
# ENCINITAS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,397,500	\$1,402,500	\$1,300,000	\$1,305,000	-6.6%
Average Price per Square Foot .....	\$628	\$510	\$582	\$565	n/a
Properties Sold .....	34	36	49	30	-11.8%
Properties Pending Sale .....	17	33	33	26	52.9%
Properties For Sale .....	101	159	159	113	11.9%
Days on Market (Pending Sale) .....	60	25	42	51	-14.3%
Month's Supply of Inventory .....	3	4.4	3.2	3.8	26.8%
Percent Under Contract .....	16.8%	20.8%	20.8%	23.0%	36.7%
Average Median Price for Last 12 Months	\$1,267,083	\$1,373,156	\$1,372,313	\$1,407,548	10.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Encinitas Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



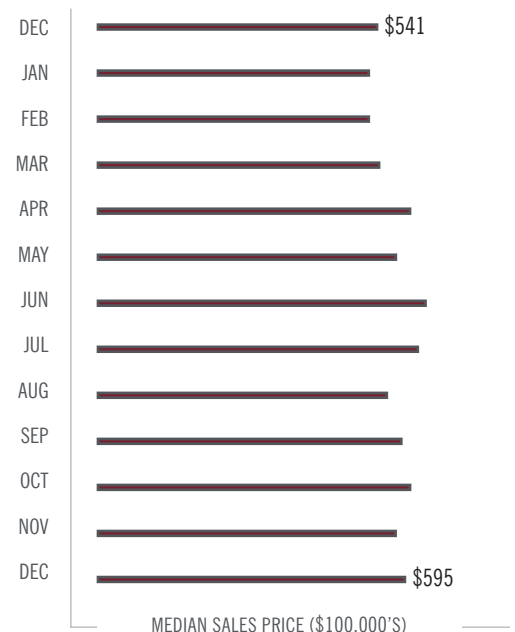
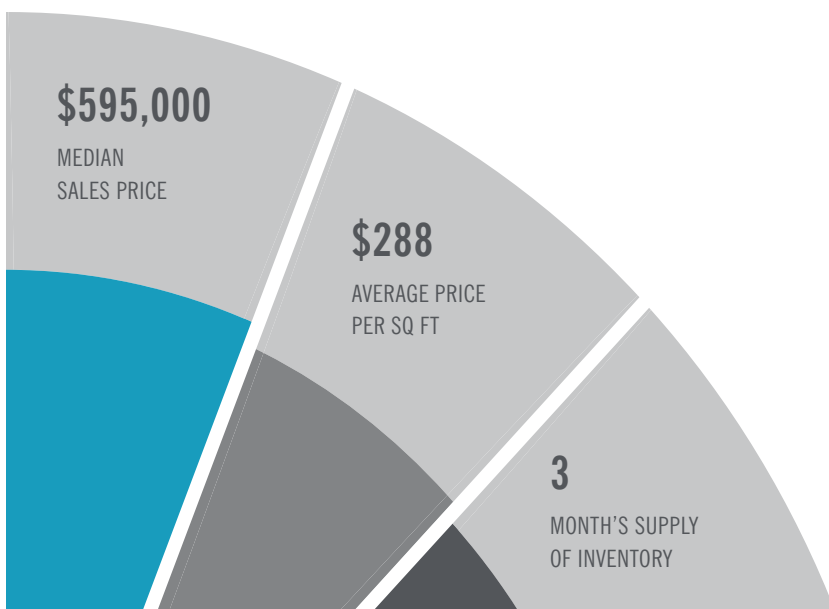
# ESCONDIDO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$541,000	\$635,000	\$588,000	\$595,000	10.0%
Average Price per Square Foot .....	\$277	\$296	\$297	\$288	n/a
Properties Sold .....	94	129	105	108	14.9%
Properties Pending Sale .....	80	134	118	115	43.8%
Properties For Sale .....	438	546	486	321	-26.7%
Days on Market (Pending Sale) .....	44	33	41	43	-2.1%
Month's Supply of Inventory .....	4.7	4.2	4.6	3	-36.2%
Percent Under Contract .....	18.3%	24.5%	24.3%	35.8%	96.1%
Average Median Price for Last 12 Months	\$560,538	\$590,833	\$592,333	\$576,808	2.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Escondido Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



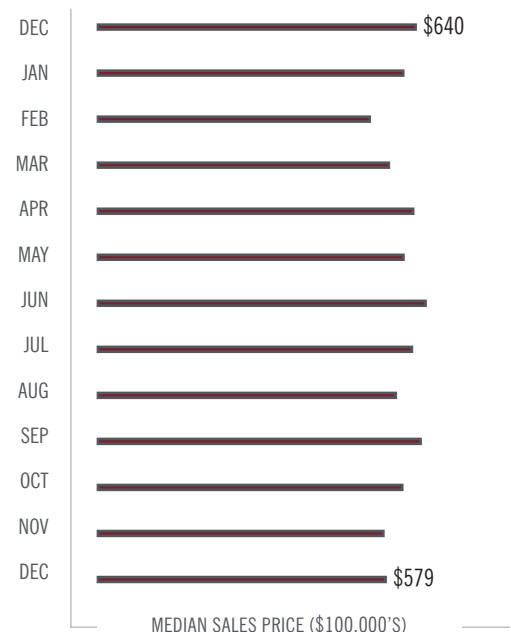
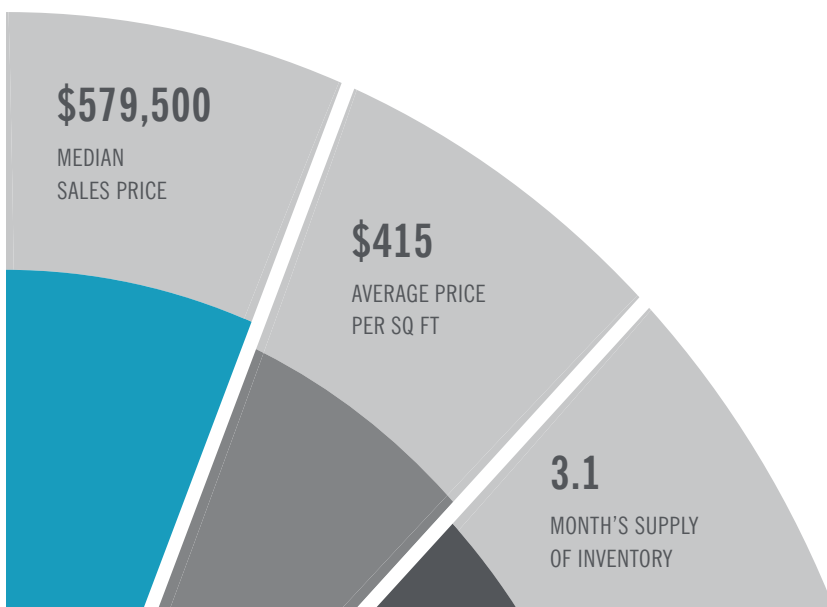
# IMPERIAL-BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$640,000	\$660,000	\$649,999	\$579,500	-9.5%
Average Price per Square Foot .....	\$468	\$413	\$486	\$415	n/a
Properties Sold .....	9	7	9	10	11.1%
Properties Pending Sale .....	10	6	7	11	10.0%
Properties For Sale .....	36	38	36	31	-13.9%
Days on Market (Pending Sale) .....	36	12	42	40	11.4%
Month's Supply of Inventory .....	4	5.4	4	3.1	-22.5%
Percent Under Contract .....	27.8%	15.8%	19.4%	35.5%	27.7%
Average Median Price for Last 12 Months	\$591,563	\$608,333	\$589,167	\$611,461	3.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Imperial-Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



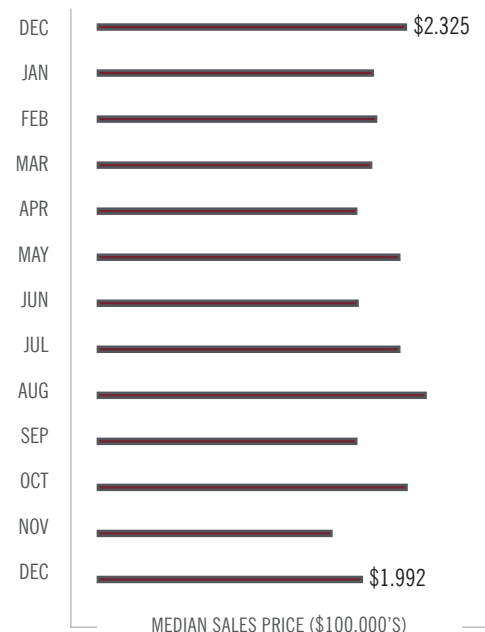
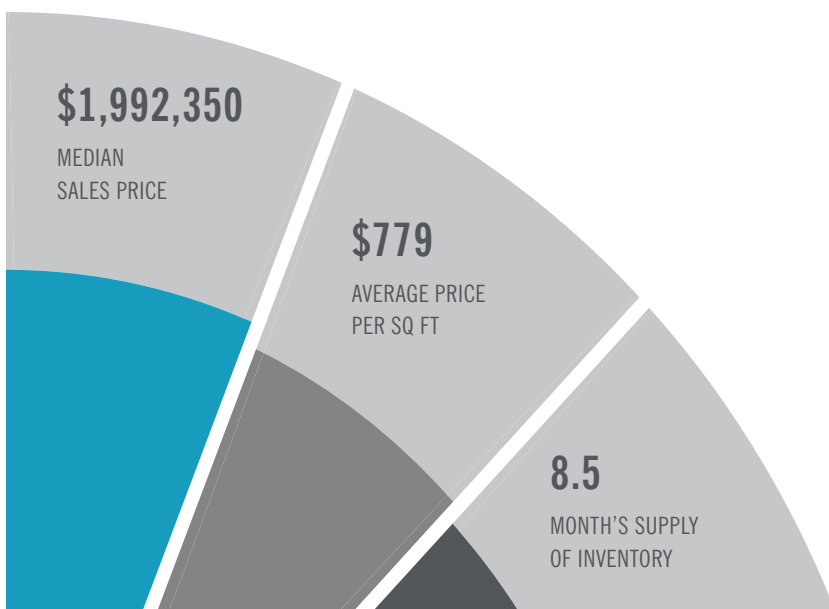
# LA JOLLA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$2,325,000	\$1,960,000	\$1,950,000	\$1,992,350	-14.3%
Average Price per Square Foot .....	\$903	\$806	\$721	\$779	n/a
Properties Sold .....	20	35	27	22	10.0%
Properties Pending Sale .....	18	33	29	22	22.2%
Properties For Sale .....	241	264	251	187	-22.4%
Days on Market (Pending Sale) .....	56	64	64	102	82.5%
Month's Supply of Inventory .....	12	7.5	9.3	8.5	-29.5%
Percent Under Contract .....	7.5%	12.5%	11.6%	11.8%	57.5%
Average Median Price for Last 12 Months	\$2,132,771	\$2,130,642	\$2,028,283	\$2,117,796	-0.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Jolla Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





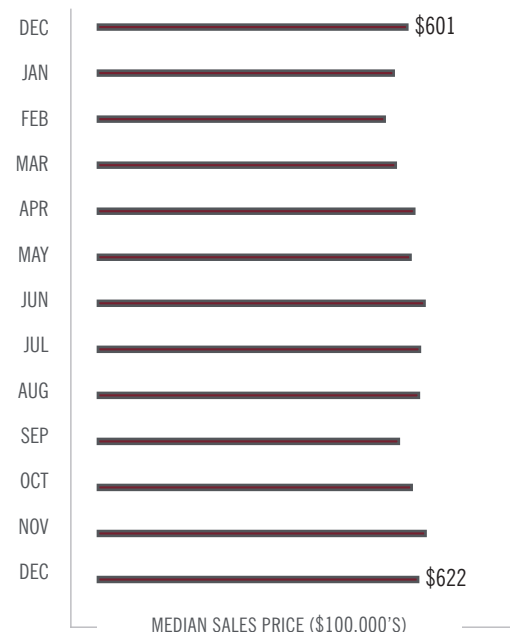
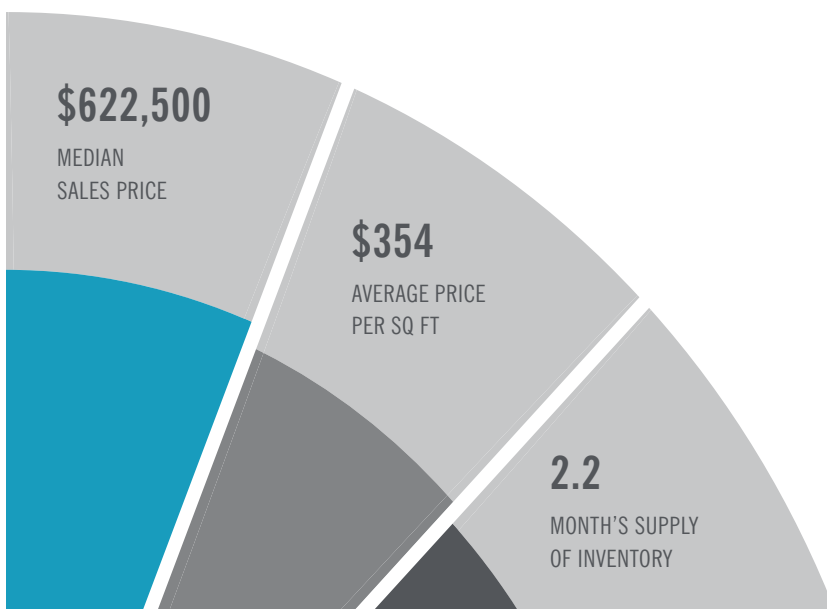
# LA MESA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$601,500	\$635,000	\$585,000	\$622,500	3.5%
Average Price per Square Foot .....	\$347	\$368	\$362	\$354	n/a
Properties Sold .....	45	61	52	49	8.9%
Properties Pending Sale .....	45	55	55	45	0.0%
Properties For Sale .....	157	192	165	107	-31.8%
Days on Market (Pending Sale) .....	35	25	30	29	-15.6%
Month's Supply of Inventory .....	3.5	3.5	3	2.2	-37.4%
Percent Under Contract .....	28.7%	28.6%	33.3%	42.1%	46.7%
Average Median Price for Last 12 Months	\$594,042	\$617,417	\$623,167	\$605,788	1.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



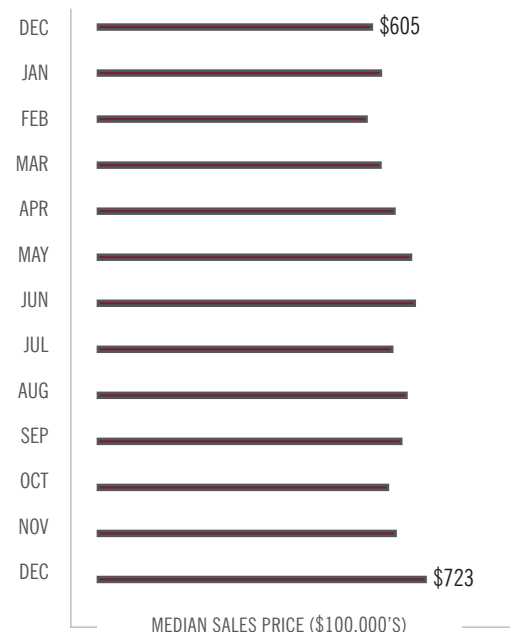
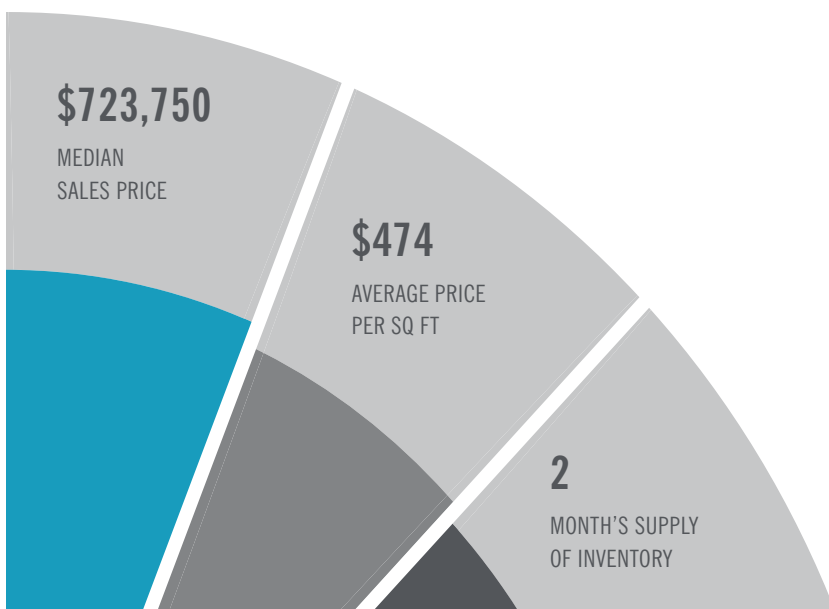
# LINDA VISTA/CLAIREMONT MESA EAST

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$605,000	\$699,900	\$670,000	\$723,750	19.6%
Average Price per Square Foot .....	\$386	\$491	\$467	\$474	n/a
Properties Sold .....	15	17	28	12	-20.0%
Properties Pending Sale .....	13	25	22	10	-23.1%
Properties For Sale .....	47	61	35	24	-48.9%
Days on Market (Pending Sale) .....	33	39	20	20	-39.7%
Month's Supply of Inventory .....	3.6	2.4	1.6	2	-44.7%
Percent Under Contract .....	27.7%	41.0%	62.9%	41.7%	50.6%
Average Median Price for Last 12 Months	\$605,000	\$670,542	\$673,917	\$655,146	7.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Linda Vista/Clairemont Mesa East Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



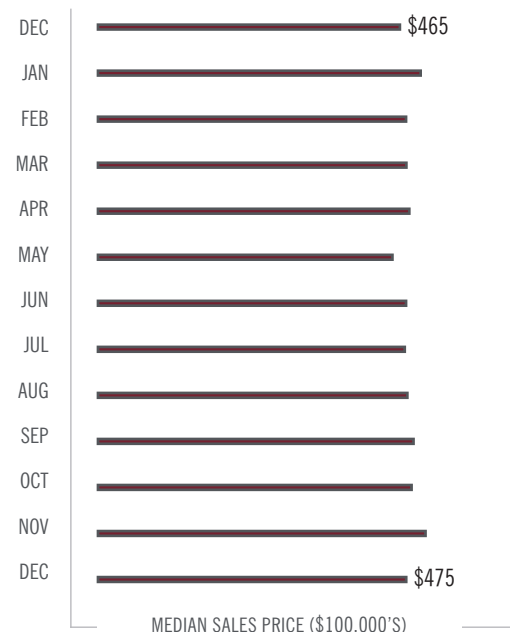
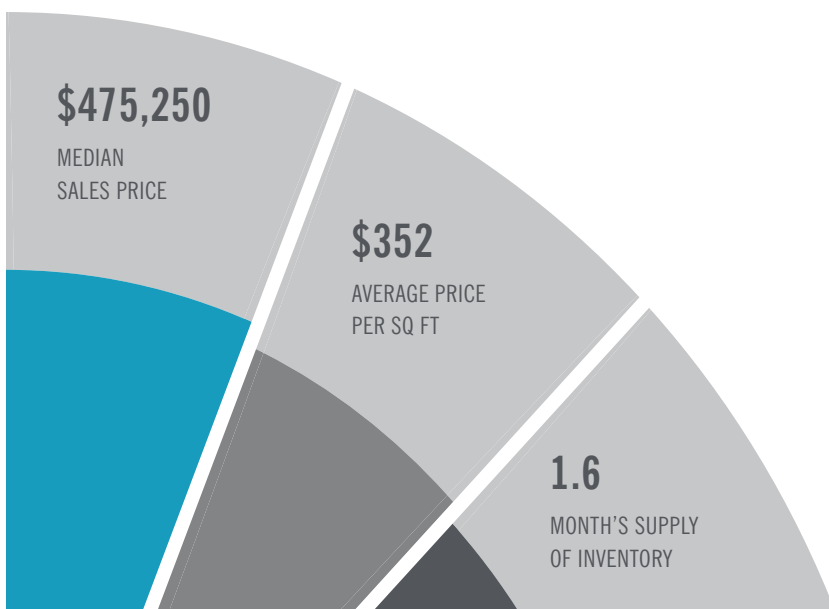
# LEMON GROVE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$465,500	\$475,000	\$486,500	\$475,250	2.1%
Average Price per Square Foot .....	\$328	\$319	\$328	\$352	n/a
Properties Sold .....	20	18	28	14	-30.0%
Properties Pending Sale .....	18	14	25	6	-66.7%
Properties For Sale .....	47	43	49	23	-51.1%
Days on Market (Pending Sale) .....	28	31	17	25	-10.8%
Month's Supply of Inventory .....	2.6	3.1	2	1.6	-37.1%
Percent Under Contract .....	38.3%	32.6%	51.0%	26.1%	-31.9%
Average Median Price for Last 12 Months	\$465,542	\$483,375	\$487,917	\$478,673	2.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lemon Grove Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



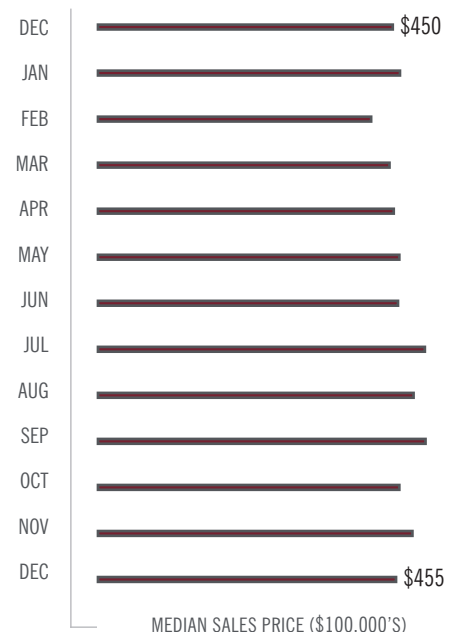
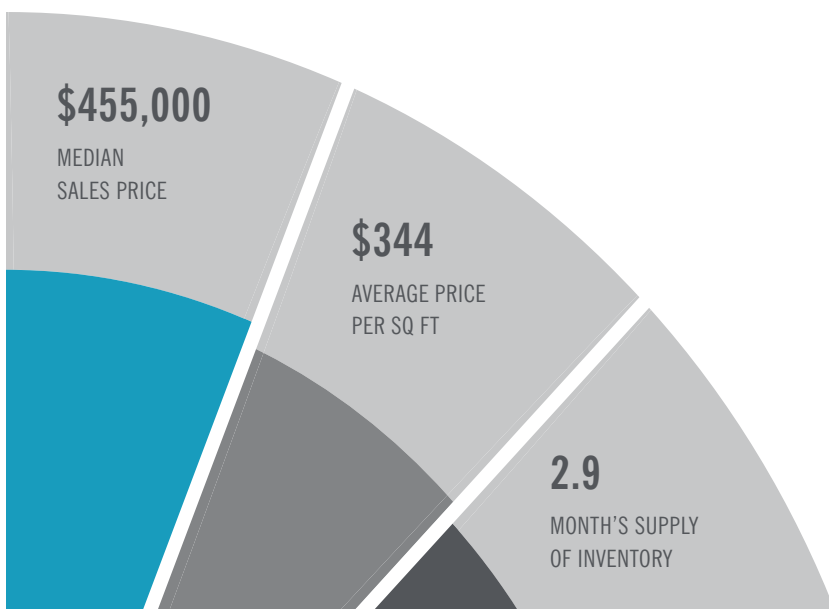
# NATIONAL CITY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$450,000	\$458,000	\$500,000	\$455,000	1.1%
Average Price per Square Foot .....	\$337	\$319	\$319	\$344	n/a
Properties Sold .....	13	21	9	9	-30.8%
Properties Pending Sale .....	11	15	8	11	0.0%
Properties For Sale .....	45	32	28	26	-42.2%
Days on Market (Pending Sale) .....	34	56	51	45	32.1%
Month's Supply of Inventory .....	4.1	2.1	3.5	2.9	-29.4%
Percent Under Contract .....	24.4%	46.9%	28.6%	42.3%	73.1%
Average Median Price for Last 12 Months	\$437,958	\$479,292	\$465,000	\$462,942	5.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in National City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



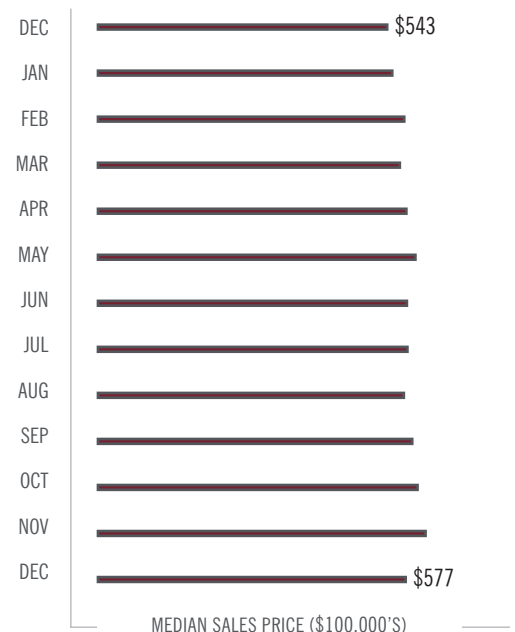
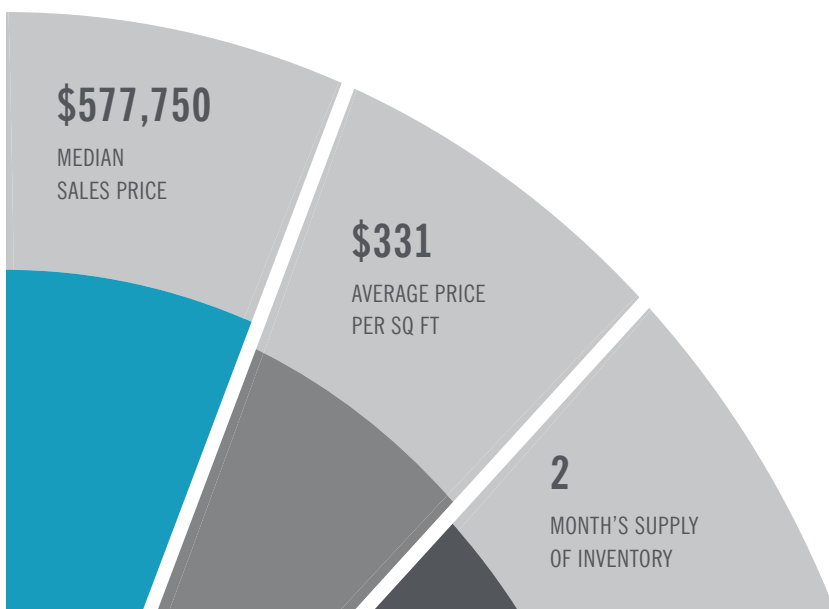
# OCEANSIDE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$543,000	\$580,000	\$590,000	\$577,750	6.4%
Average Price per Square Foot .....	\$323	\$317	\$329	\$331	n/a
Properties Sold .....	83	103	119	94	13.3%
Properties Pending Sale .....	80	117	101	74	-7.5%
Properties For Sale .....	302	371	319	184	-39.1%
Days on Market (Pending Sale) .....	44	27	31	36	-17.0%
Month's Supply of Inventory .....	3.6	3.6	2.7	2	-46.2%
Percent Under Contract .....	26.5%	31.5%	31.7%	40.2%	51.8%
Average Median Price for Last 12 Months	\$1,131,611	\$589,667	\$597,583	\$579,248	-95.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Oceanside Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT

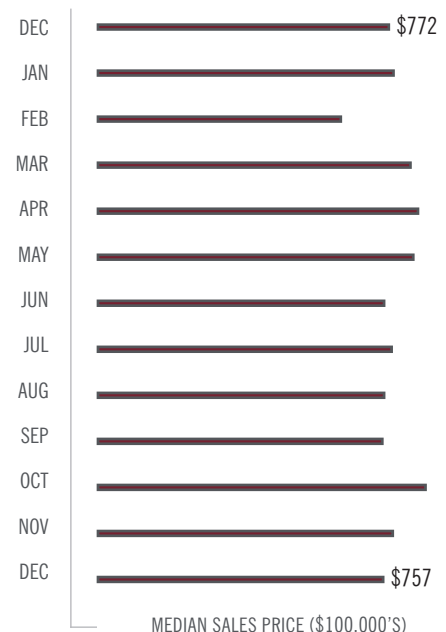
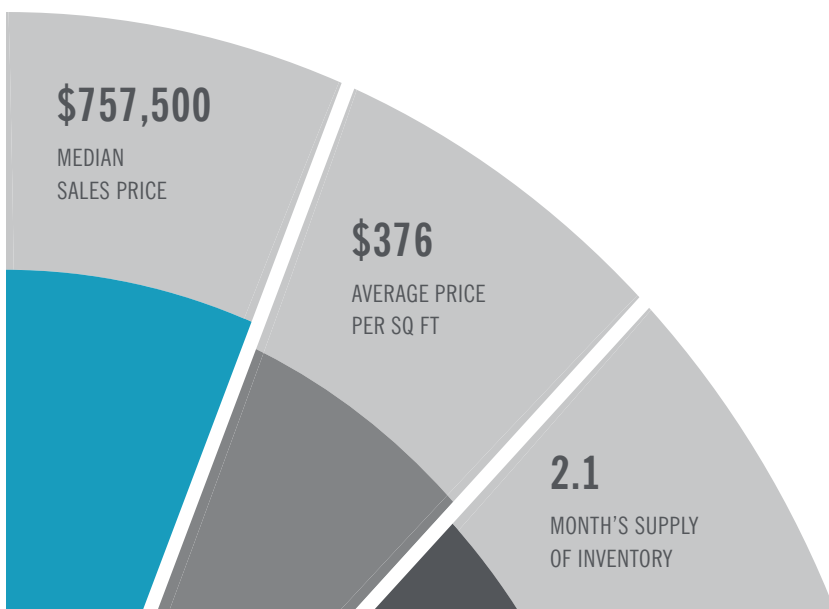


## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$772,500	\$760,000	\$755,250	\$757,500	-1.9%
Average Price per Square Foot .....	\$350	\$376	\$377	\$376	n/a
Properties Sold .....	38	37	40	40	5.3%
Properties Pending Sale .....	20	41	33	32	60.0%
Properties For Sale .....	145	161	143	84	-42.1%
Days on Market (Pending Sale) .....	49	34	36	41	-15.1%
Month's Supply of Inventory .....	3.8	4.4	3.6	2.1	-45.0%
Percent Under Contract .....	13.8%	25.5%	23.1%	38.1%	176.2%
Average Median Price for Last 12 Months	\$796,583	\$784,292	\$803,500	\$783,519	-1.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Poway Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



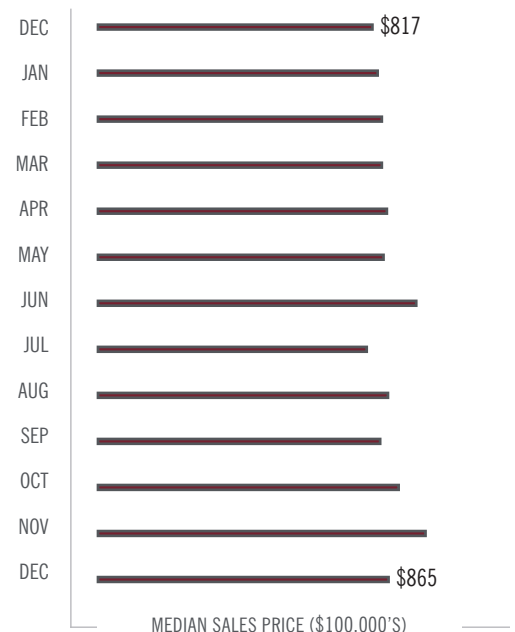
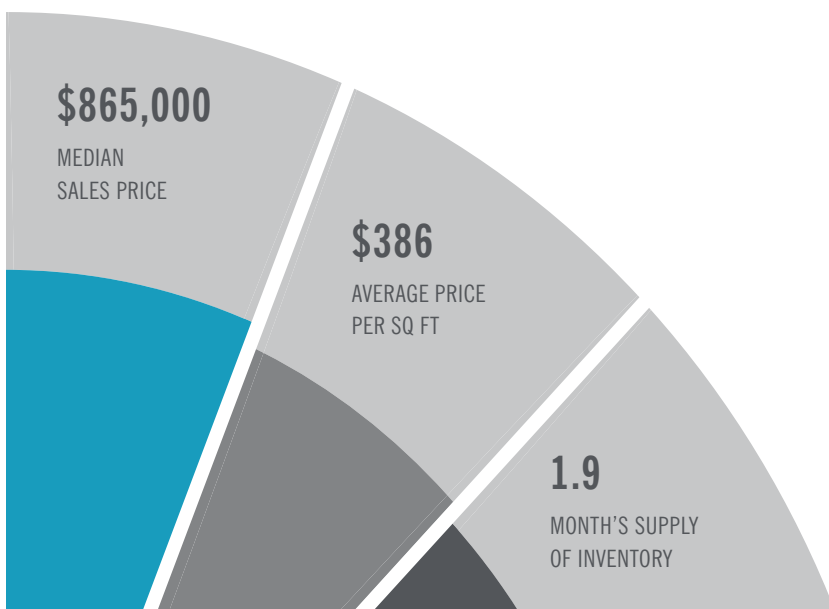
# RANCHO BERNARDO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$817,000	\$947,378	\$839,999	\$865,000	5.9%
Average Price per Square Foot .....	\$380	\$397	\$388	\$386	n/a
Properties Sold .....	59	102	105	74	25.4%
Properties Pending Sale .....	36	85	95	46	27.8%
Properties For Sale .....	260	391	313	144	-44.6%
Days on Market (Pending Sale) .....	60	35	37	37	-38.8%
Month's Supply of Inventory .....	4.2	4.3	5	1.9	-54.0%
Percent Under Contract .....	13.8%	21.7%	30.4%	31.9%	130.7%
Average Median Price for Last 12 Months	\$844,671	\$873,042	\$911,667	\$864,241	2.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Bernardo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



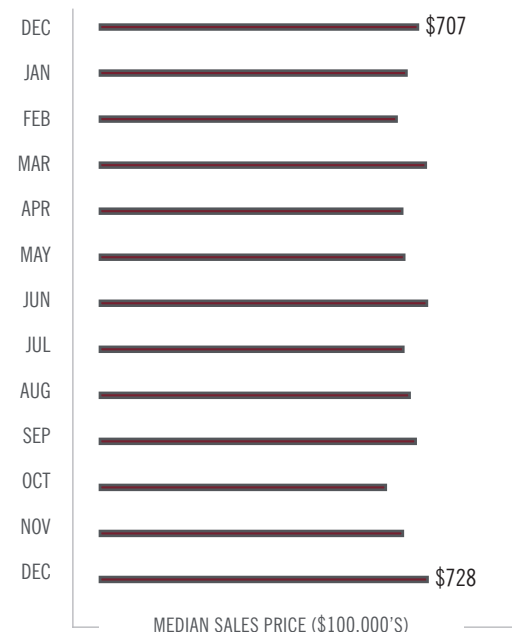
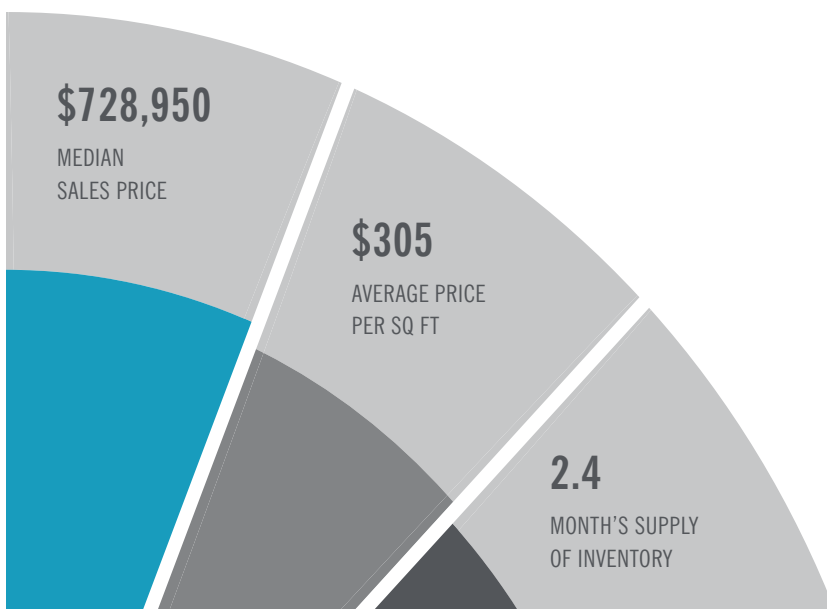
# SAN MARCOS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$707,500	\$727,500	\$702,500	\$728,950	3.0%
Average Price per Square Foot .....	\$308	\$325	\$311	\$305	n/a
Properties Sold .....	53	80	56	54	1.9%
Properties Pending Sale .....	35	76	64	50	42.9%
Properties For Sale .....	186	266	243	129	-30.6%
Days on Market (Pending Sale) .....	49	64	37	39	-19.7%
Month's Supply of Inventory .....	3.5	3.3	4.3	2.4	-31.9%
Percent Under Contract .....	18.8%	28.6%	26.3%	38.8%	106.0%
Average Median Price for Last 12 Months	\$693,027	\$684,233	\$679,633	\$688,992	-0.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Marcos Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





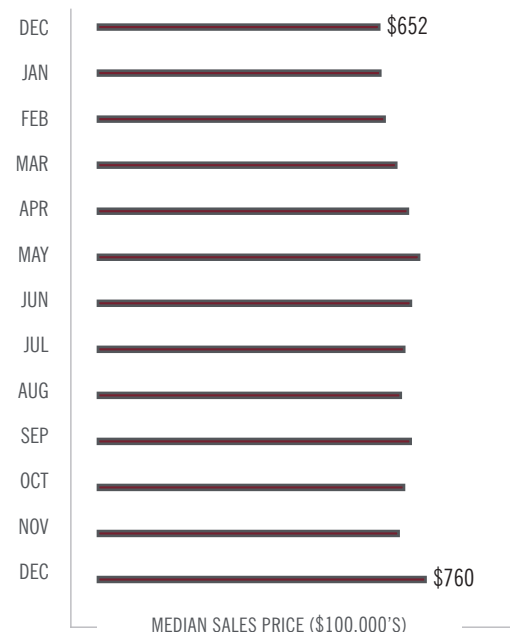
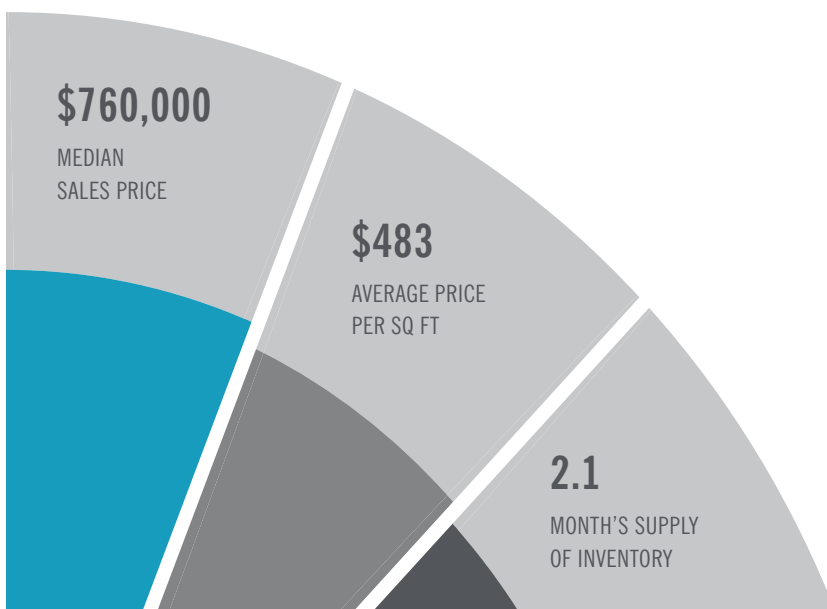
# SAN DIEGO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$652,500	\$726,000	\$725,500	\$760,000	16.5%
Average Price per Square Foot .....	\$442	\$519	\$485	\$483	n/a
Properties Sold .....	52	69	80	51	-1.9%
Properties Pending Sale .....	44	75	67	42	-4.5%
Properties For Sale .....	182	214	171	107	-41.2%
Days on Market (Pending Sale) .....	42	27	23	29	-31.6%
Month's Supply of Inventory .....	3.5	3.1	2.1	2.1	-40.1%
Percent Under Contract .....	24.2%	35.0%	39.2%	39.3%	62.4%
Average Median Price for Last 12 Months	\$685,188	\$717,667	\$722,500	\$704,654	2.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Diego Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT

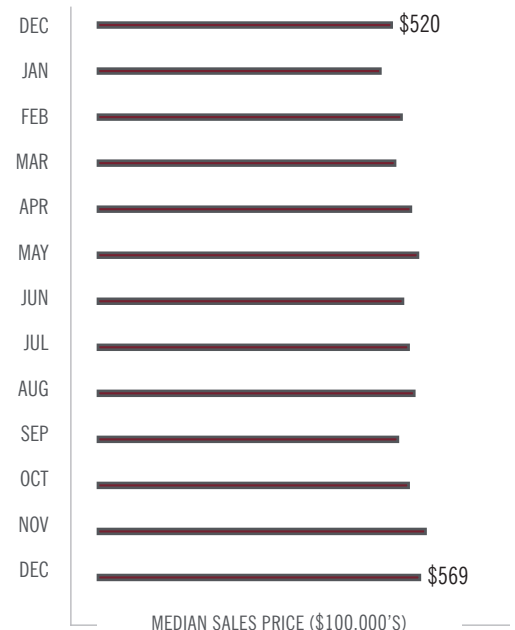
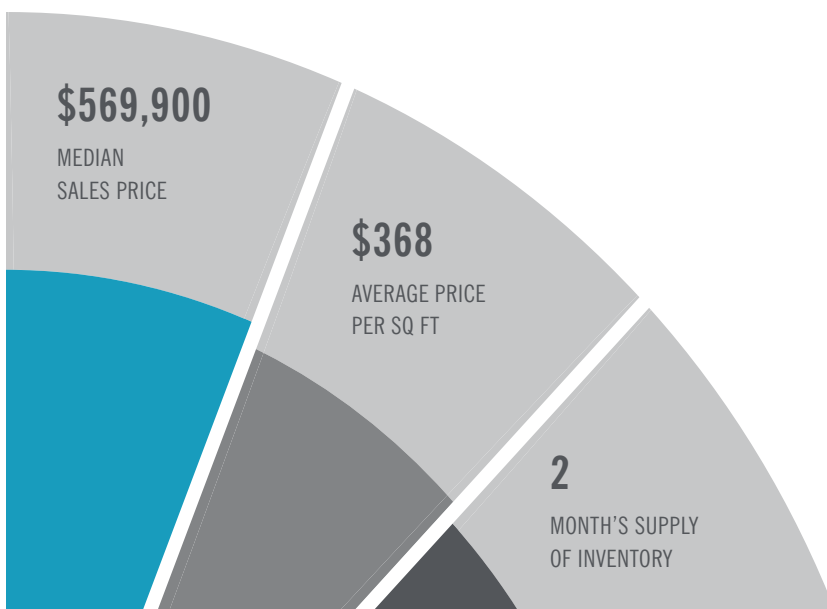


## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$520,000	\$540,000	\$531,000	\$569,900	9.6%
Average Price per Square Foot .....	\$327	\$353	\$359	\$368	n/a
Properties Sold .....	37	39	47	29	-21.6%
Properties Pending Sale .....	44	44	34	28	-36.4%
Properties For Sale .....	132	122	86	58	-56.1%
Days on Market (Pending Sale) .....	41	39	18	44	6.6%
Month's Supply of Inventory .....	3.6	3.1	1.8	2	-43.9%
Percent Under Contract .....	33.3%	36.1%	39.5%	48.3%	44.8%
Average Median Price for Last 12 Months	\$545,083	\$556,800	\$566,617	\$544,981	-0.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santee Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



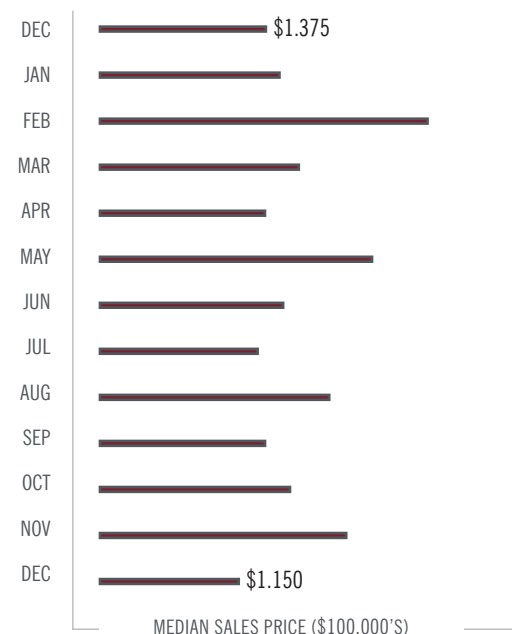
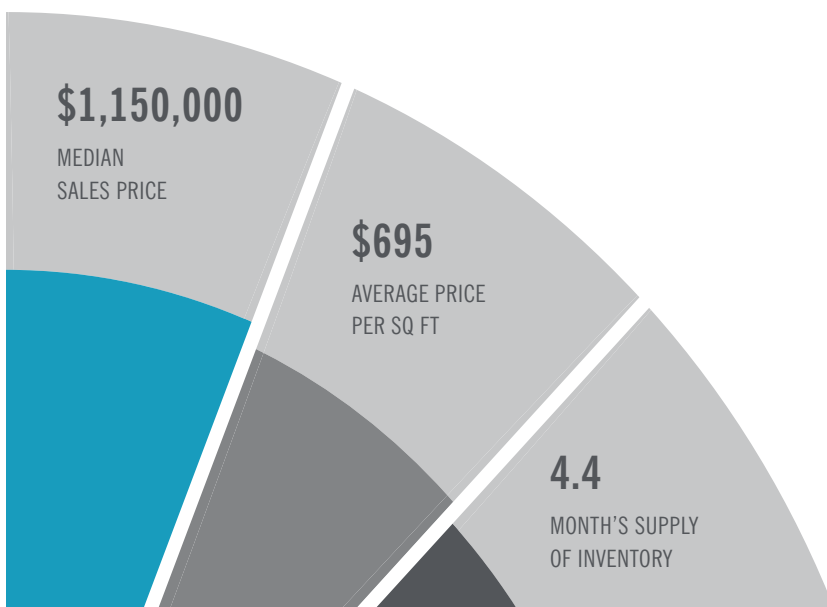
# SOLANA BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,375,000	\$1,518,000	\$1,368,000	\$1,150,000	-16.4%
Average Price per Square Foot .....	\$1,150	\$633	\$722	\$695	n/a
Properties Sold .....	3	6	14	8	166.7%
Properties Pending Sale .....	6	9	4	9	50.0%
Properties For Sale .....	33	47	38	35	6.1%
Days on Market (Pending Sale) .....	70	41	61	113	60.7%
Month's Supply of Inventory .....	11	7.8	2.7	4.4	-60.2%
Percent Under Contract .....	18.2%	19.1%	10.5%	25.7%	41.4%
Average Median Price for Last 12 Months	\$1,656,167	\$1,556,750	\$1,588,667	\$1,669,715	0.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Solana Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



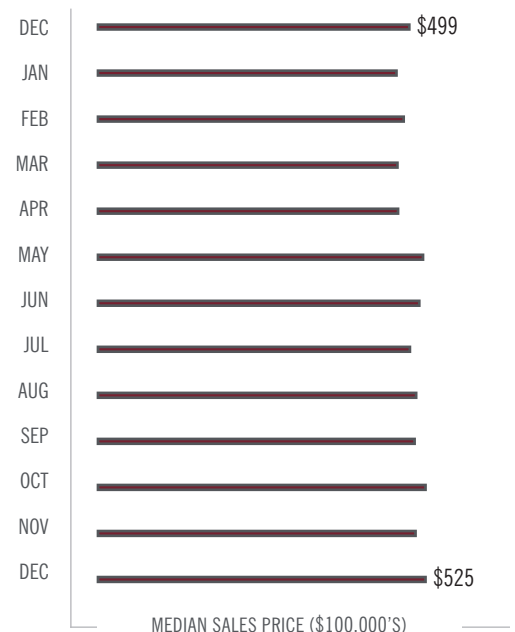
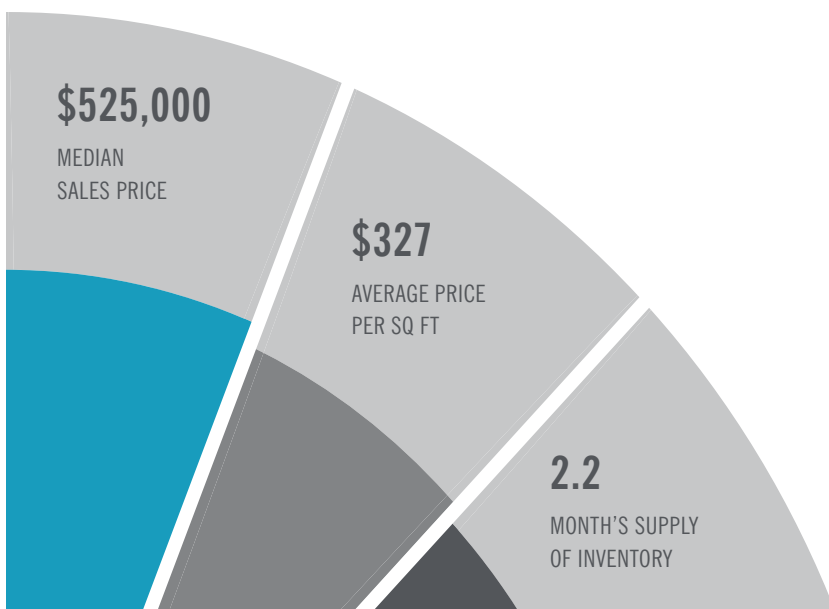
# SPRING VALLEY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$499,000	\$515,000	\$507,500	\$525,000	5.2%
Average Price per Square Foot .....	\$290	\$302	\$304	\$327	n/a
Properties Sold .....	43	41	52	39	-9.3%
Properties Pending Sale .....	40	37	40	42	5.0%
Properties For Sale .....	153	133	133	86	-43.8%
Days on Market (Pending Sale) .....	43	21	32	53	23.5%
Month's Supply of Inventory .....	3.6	3.2	2.6	2.2	-38.0%
Percent Under Contract .....	26.1%	27.8%	30.1%	48.8%	86.8%
Average Median Price for Last 12 Months	\$486,138	\$512,750	\$519,667	\$503,150	3.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Spring Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT

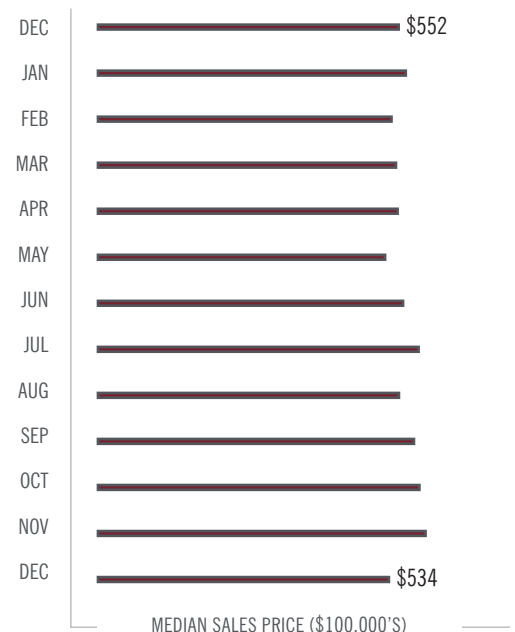
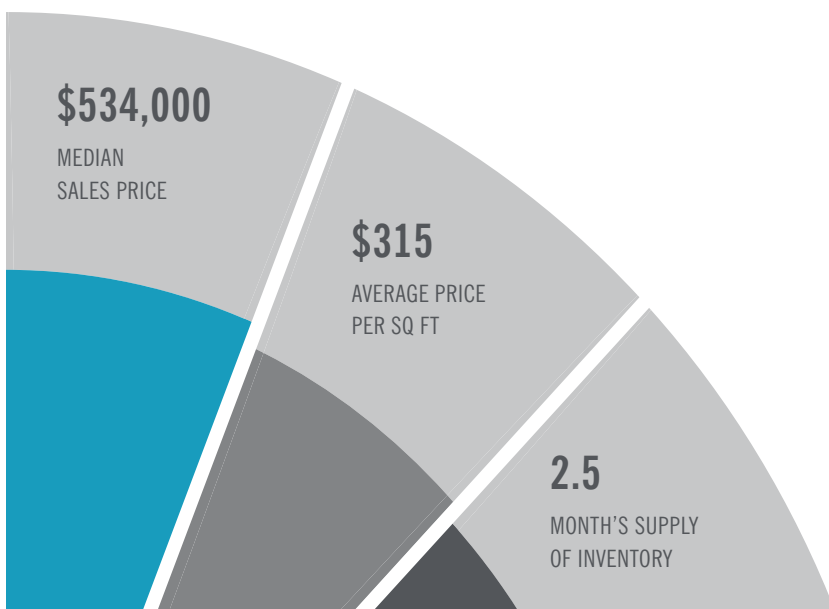


## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$552,000	\$560,000	\$580,000	\$534,000	-3.3%
Average Price per Square Foot .....	\$290	\$306	\$301	\$315	n/a
Properties Sold .....	46	63	81	58	26.1%
Properties Pending Sale .....	41	69	70	52	26.8%
Properties For Sale .....	224	269	244	145	-35.3%
Days on Market (Pending Sale) .....	44	43	42	42	-5.7%
Month's Supply of Inventory .....	4.9	4.3	3	2.5	-48.7%
Percent Under Contract .....	18.3%	25.7%	28.7%	35.9%	95.9%
Average Median Price for Last 12 Months	\$557,971	\$574,367	\$575,083	\$560,458	0.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



# CONDOMINIUMS

BEVERLY CENTER - MIRACLE MILE

MARINA DEL REY

BEVERLY HILLS

SANTA MONICA

BRENTWOOD

SHERMAN OAKS

CULVER CITY

STUDIO CITY

DOWNTOWN

VENICE

ENCINO

WEST HOLLYWOOD

MALIBU

WEST LA

MALIBU BEACH

WESTWOOD - CENTURY CITY



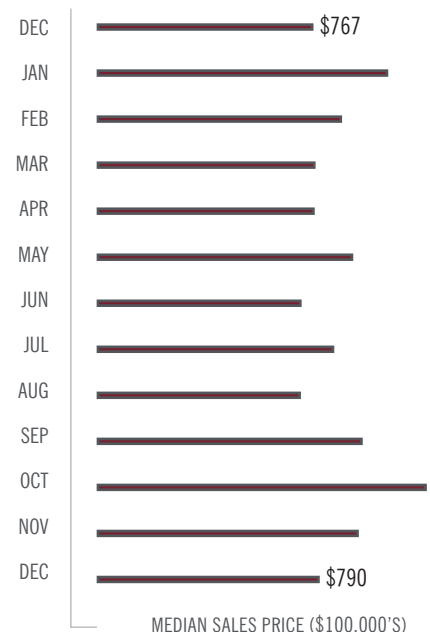
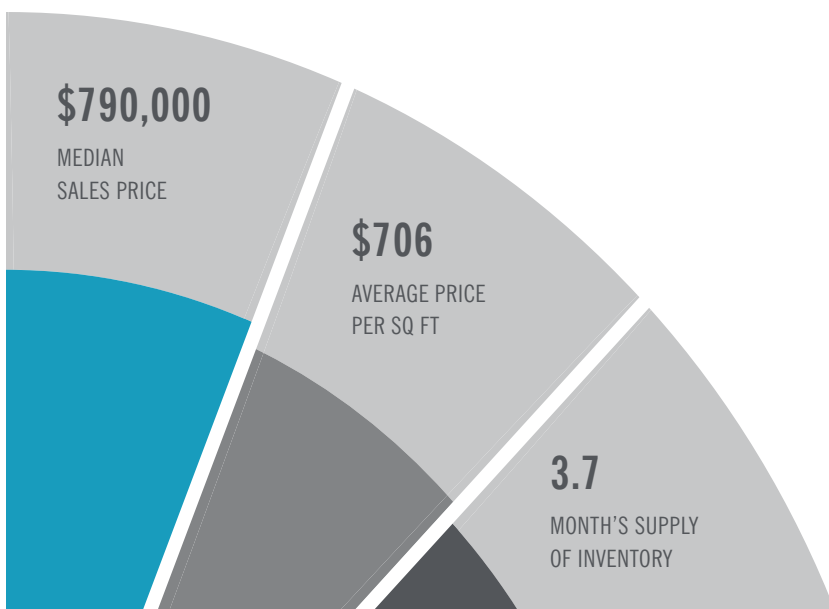
# BEVERLY CENTER - MIRACLE MILE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$767,500	\$725,000	\$944,000	\$790,000	2.9%
Average Price per Square Foot .....	\$702	\$675	\$799	\$706	0.6%
Properties Sold .....	8	11	12	6	-25.0%
Properties Pending Sale .....	6	8	9	3	-50.0%
Properties For Sale .....	39	33	39	22	-43.6%
Days on Market (Pending Sale) .....	81	44	31	40	-50.9%
Month's Supply of Inventory .....	4.9	3	3.2	3.7	-24.8%
Percent Under Contract .....	15.4%	24.2%	23.1%	13.6%	-11.4%
Average Median Price for Last 12 Months	\$781,646	\$900,375	\$964,583	\$865,942	10.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Center - Miracle Mile Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT





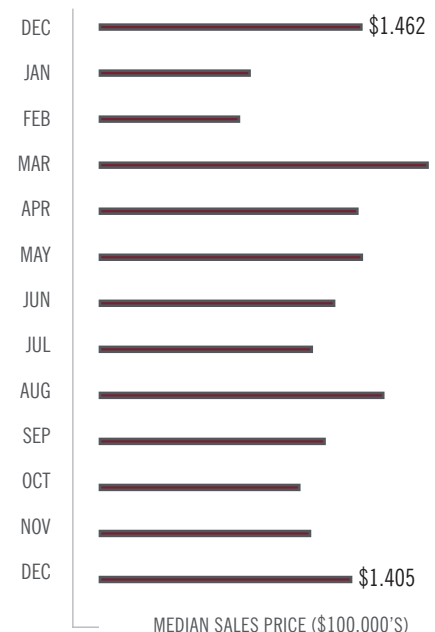
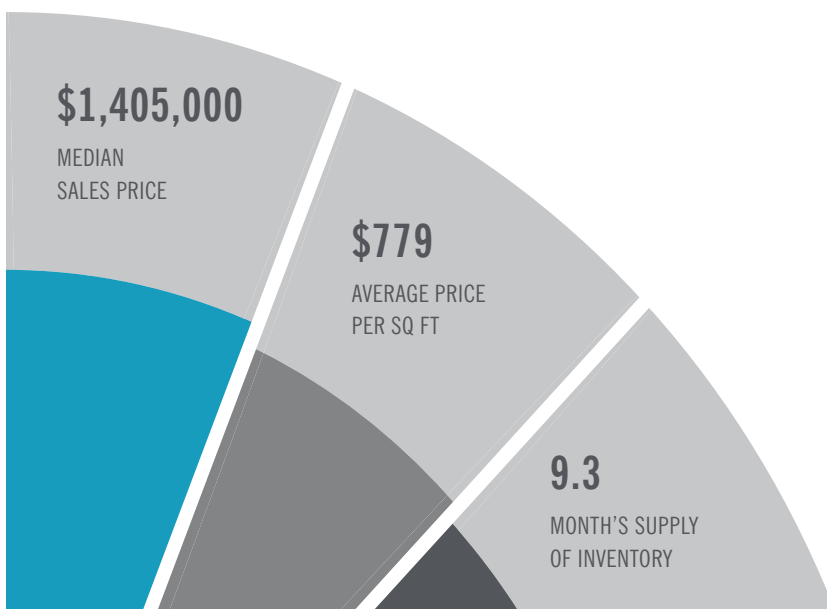
# BEVERLY HILLS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,462,500	\$1,310,000	\$1,256,500	\$1,405,000	-3.9%
Average Price per Square Foot .....	\$752	\$727	\$854	\$779	3.6%
Properties Sold .....	6	8	2	6	0.0%
Properties Pending Sale .....	7	10	7	3	-57.1%
Properties For Sale .....	54	74	76	56	3.7%
Days on Market (Pending Sale) .....	76	34	100	48	-36.0%
Month's Supply of Inventory .....	9	9.2	38	9.3	3.7%
Percent Under Contract .....	13.0%	13.5%	9.2%	5.4%	-58.7%
Average Median Price for Last 12 Months	\$1,271,089	\$1,286,917	\$1,231,667	\$1,295,885	2.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



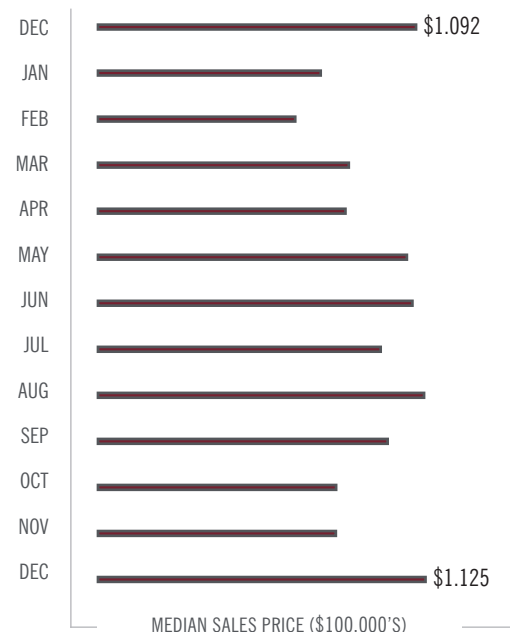
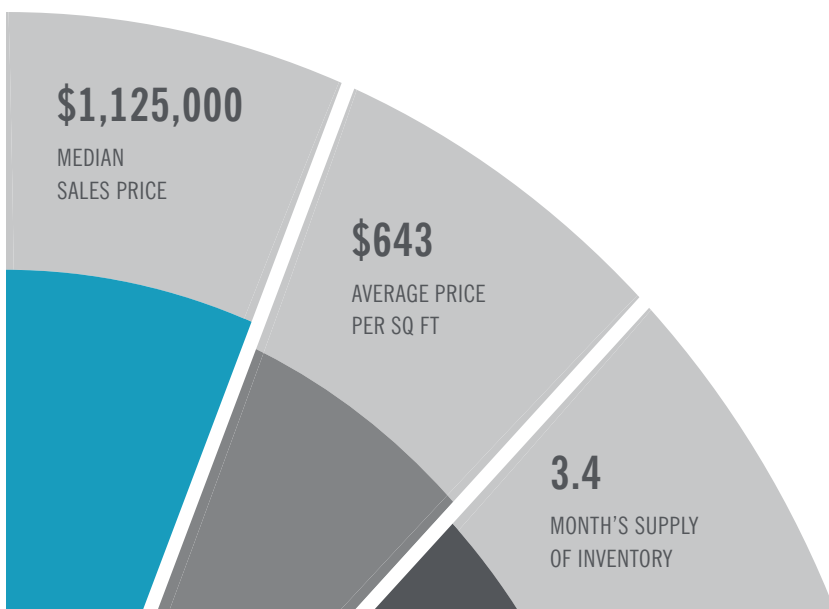
# BRENTWOOD

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,092,500	\$1,080,000	\$995,000	\$1,125,000	3.0%
Average Price per Square Foot .....	\$703	\$674	\$665	\$643	-8.5%
Properties Sold .....	16	13	19	13	-18.8%
Properties Pending Sale .....	3	12	12	11	266.7%
Properties For Sale .....	52	73	67	44	-15.4%
Days on Market (Pending Sale) .....	57	42	50	41	-28.3%
Month's Supply of Inventory .....	3.2	5.6	3.5	3.4	4.1%
Percent Under Contract .....	5.8%	16.4%	17.9%	25.0%	333.3%
Average Median Price for Last 12 Months	\$991,185	\$974,333	\$920,000	\$941,038	-5.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Brentwood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



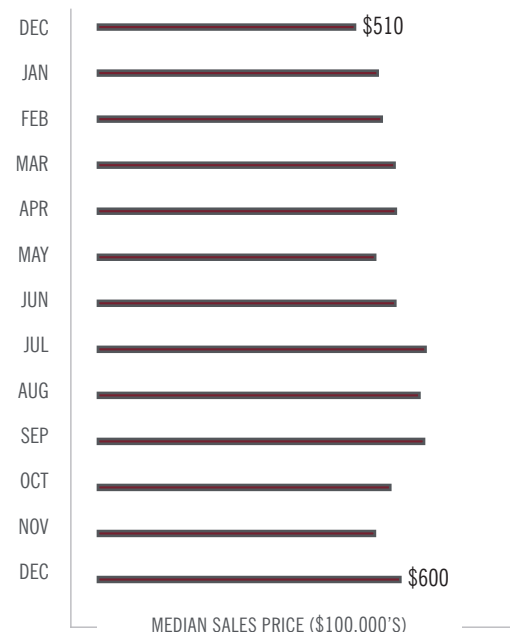
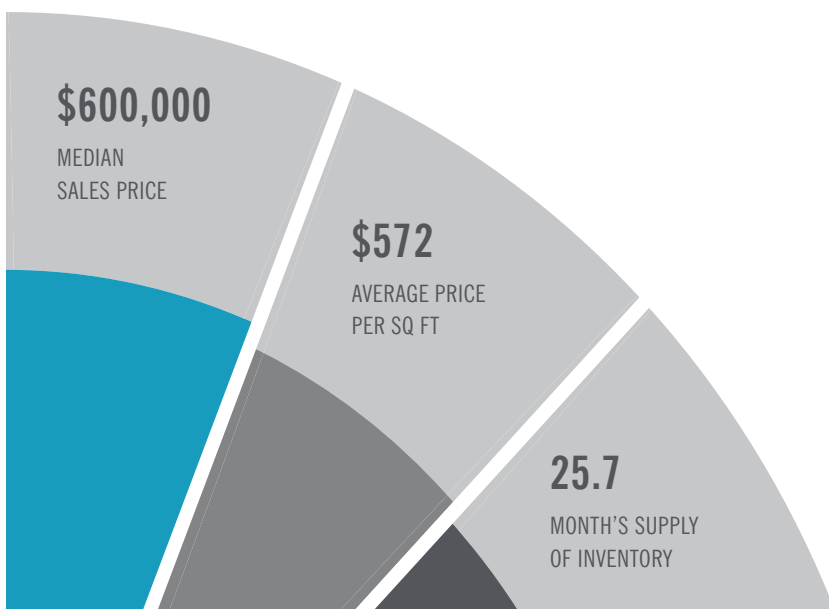
# CULVER CITY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$510,000	\$590,000	\$647,000	\$600,000	17.6%
Average Price per Square Foot .....	\$560	\$596	\$608	\$572	2.1%
Properties Sold .....	13	15	12	11	-15.4%
Properties Pending Sale .....	9	11	6	6	-33.3%
Properties For Sale .....	45	28	35	22	-51.1%
Days on Market (Pending Sale) .....	20	18	32	37	86.2%
Month's Supply of Inventory .....	26.9	20.5	39.8	25.7	-4.5%
Percent Under Contract .....	20.0%	39.3%	17.1%	27.3%	36.4%
Average Median Price for Last 12 Months	\$565,438	\$610,729	\$576,500	\$585,529	3.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Culver City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



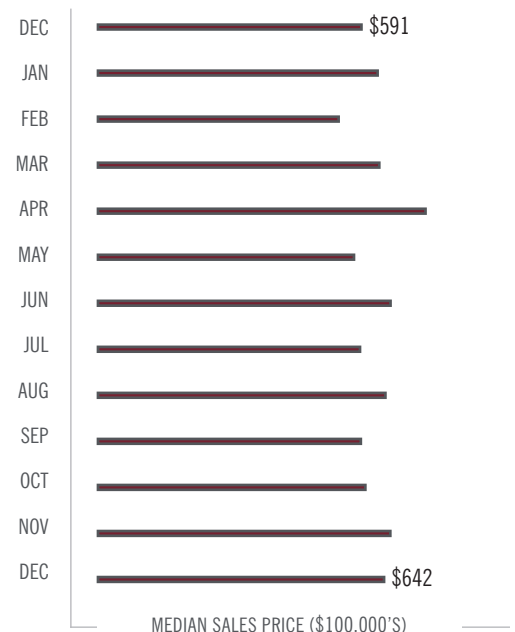
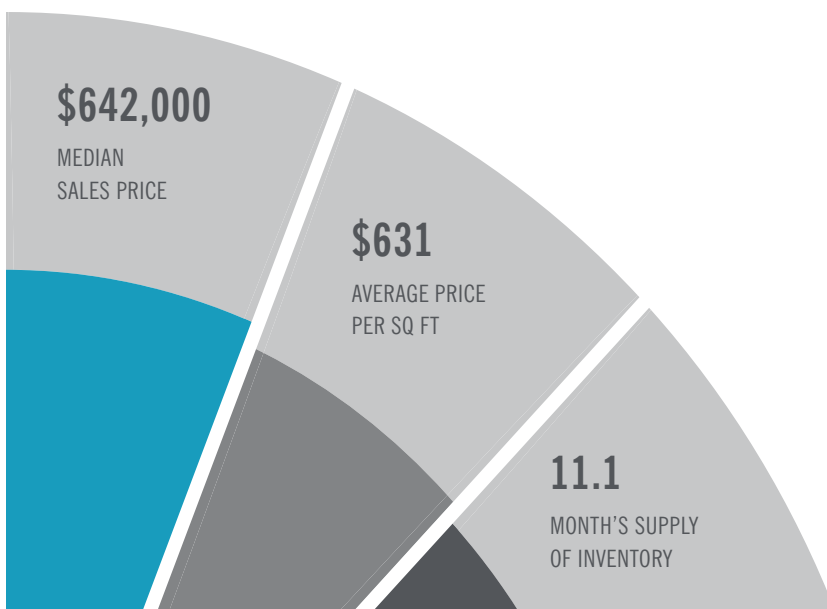
# DOWNTOWN

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$591,250	\$656,500	\$589,875	\$642,000	8.6%
Average Price per Square Foot .....	\$646	\$735	\$651	\$631	-2.3%
Properties Sold .....	26	22	36	22	-15.4%
Properties Pending Sale .....	25	26	30	38	52.0%
Properties For Sale .....	231	320	311	245	6.1%
Days on Market (Pending Sale) .....	62	58	79	67	9.4%
Month's Supply of Inventory .....	8.9	14.5	8.6	11.1	25.3%
Percent Under Contract .....	10.8%	8.1%	9.6%	15.5%	43.3%
Average Median Price for Last 12 Months	\$638,862	\$620,146	\$632,667	\$621,298	-2.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Downtown Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



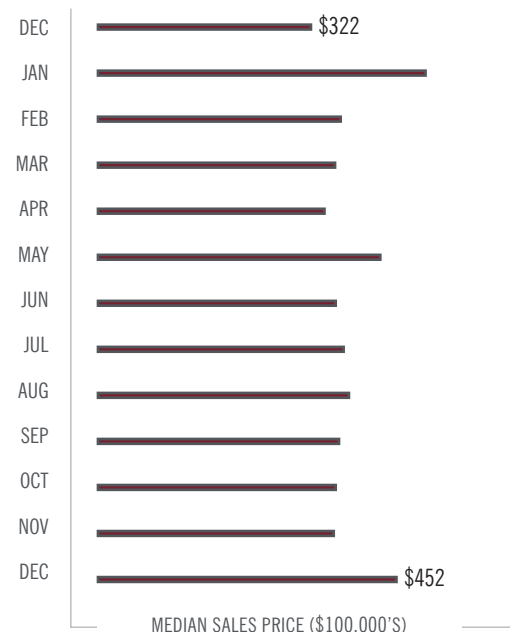
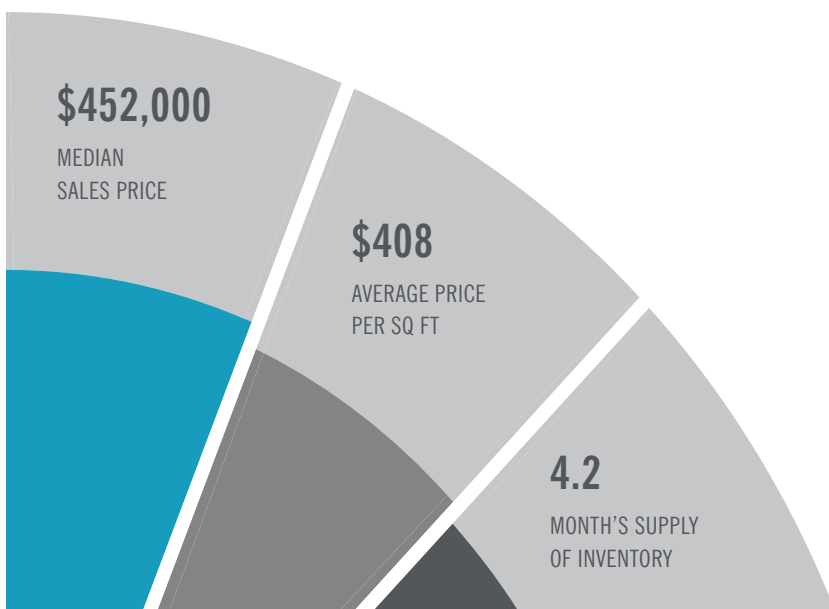
# ENCINO

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$322,500	\$360,000	\$365,000	\$452,000	40.2%
Average Price per Square Foot .....	\$350	\$392	\$359	\$408	16.6%
Properties Sold .....	11	23	12	11	0.0%
Properties Pending Sale .....	10	21	14	10	0.0%
Properties For Sale .....	57	70	66	46	-19.3%
Days on Market (Pending Sale) .....	67	54	59	45	-32.3%
Month's Supply of Inventory .....	5.2	3	5.5	4.2	-19.3%
Percent Under Contract .....	17.5%	30.0%	21.2%	21.7%	23.9%
Average Median Price for Last 12 Months	\$408,475	\$381,000	\$389,667	\$381,654	-6.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Encino Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



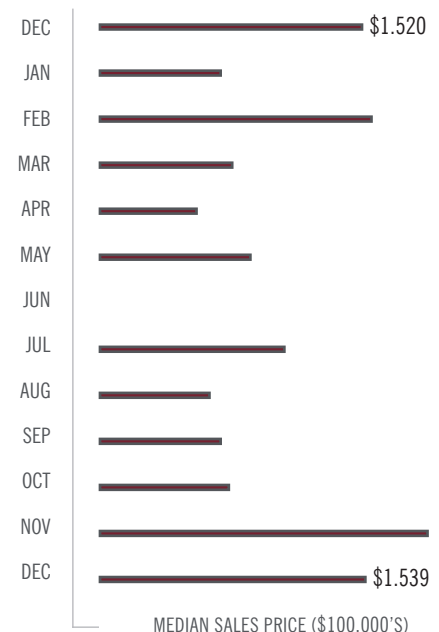
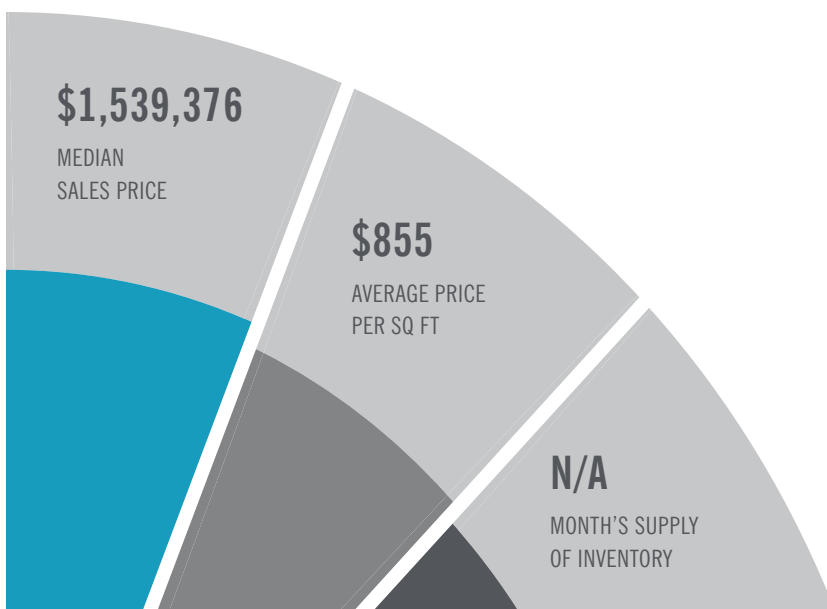
# MALIBU

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,520,000	\$0	\$700,000	\$1,539,376	1.3%
Average Price per Square Foot .....	\$907	\$0	\$508	\$855	-5.7%
Properties Sold .....	3	0	1	2	-33.3%
Properties Pending Sale .....	2	3	2	0	-100.0%
Properties For Sale .....	38	29	23	22	-42.1%
Days on Market (Pending Sale) .....	45	64	143	0	-100.0%
Month's Supply of Inventory .....	12.7	n/a	23	n/a	n/a
Percent Under Contract .....	5.3%	10.3%	8.7%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,177,814	\$1,098,563	\$1,395,625	\$1,048,823	-11.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



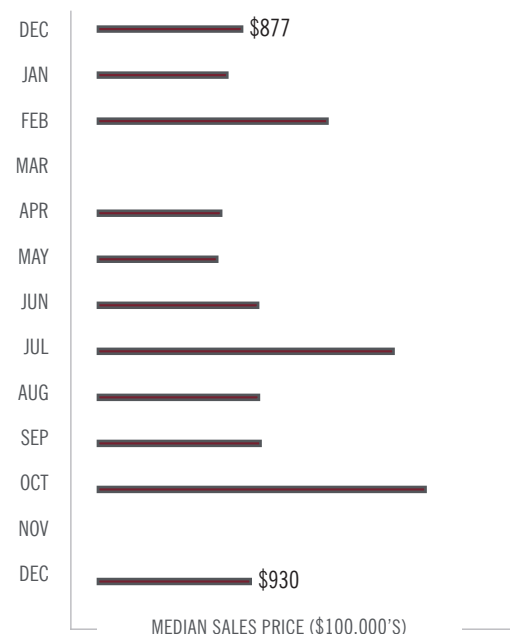
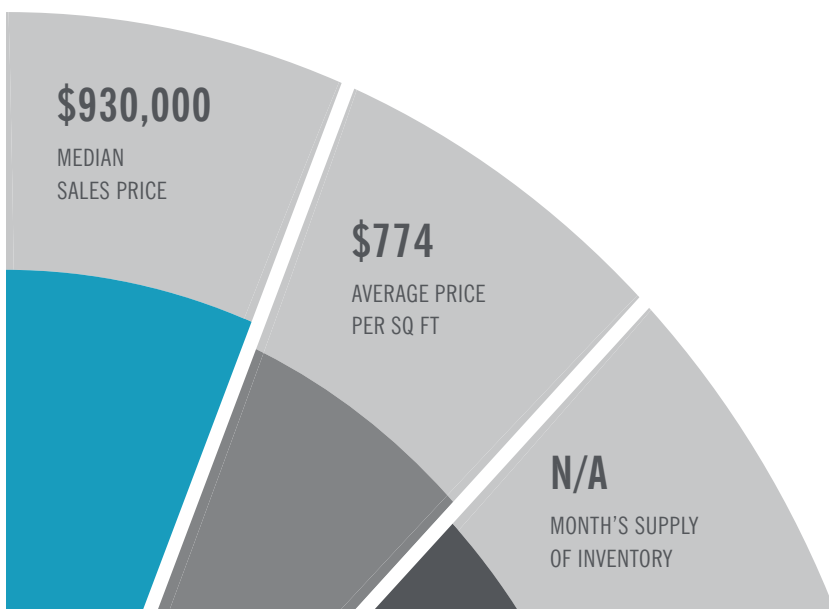
# MALIBU BEACH

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$877,500	\$975,000	\$990,000	\$930,000	6.0%
Average Price per Square Foot .....	\$1,090	\$740	\$1,159	\$774	-29.0%
Properties Sold .....	3	1	2	1	-66.7%
Properties Pending Sale .....	1	3	2	0	-100.0%
Properties For Sale .....	19	24	27	17	-10.5%
Days on Market (Pending Sale) .....	95	21	18	0	-100.0%
Month's Supply of Inventory .....	6.3	24	13.5	n/a	n/a
Percent Under Contract .....	5.3%	12.5%	7.4%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,152,361	\$1,339,000	\$1,462,500	\$1,109,861	-3.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



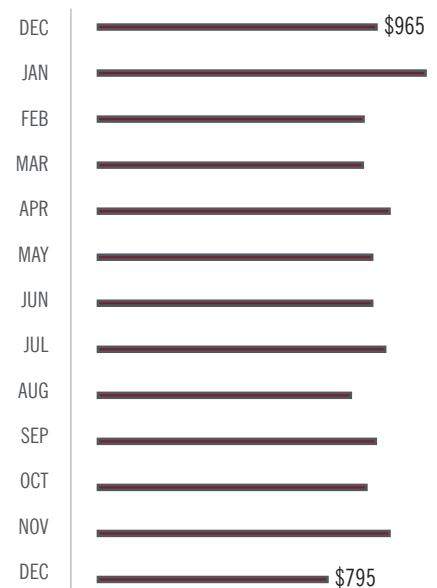
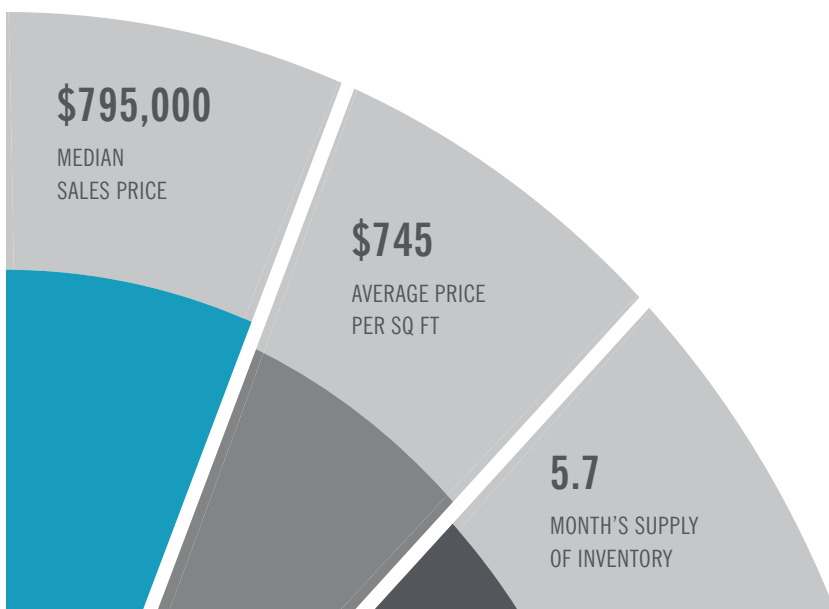
# MARINA DEL REY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$965,000	\$950,000	\$962,500	\$795,000	-17.6%
Average Price per Square Foot .....	\$747	\$674	\$707	\$745	-0.3%
Properties Sold .....	11	19	18	14	27.3%
Properties Pending Sale .....	12	18	24	12	0.0%
Properties For Sale .....	96	107	104	80	-16.7%
Days on Market (Pending Sale) .....	57	60	57	41	-27.0%
Month's Supply of Inventory .....	8.7	5.6	5.8	5.7	-34.5%
Percent Under Contract .....	12.5%	16.8%	23.1%	15.0%	20.0%
Average Median Price for Last 12 Months	\$1,009,787	\$928,083	\$911,667	\$955,077	-5.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Marina Del Rey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



MEDIAN SALES PRICE (\$100,000'S)



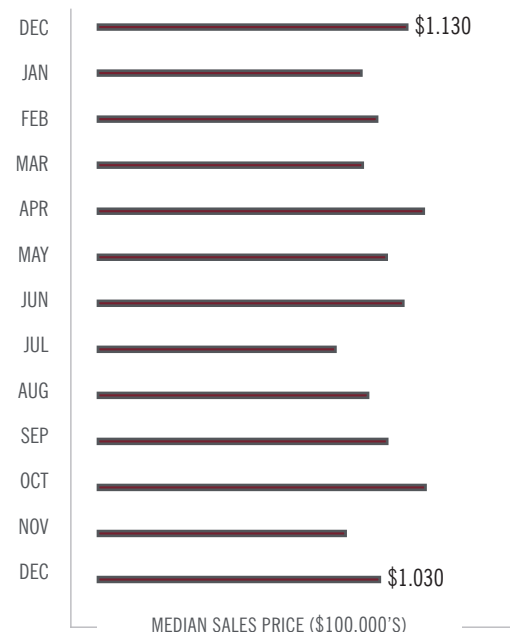
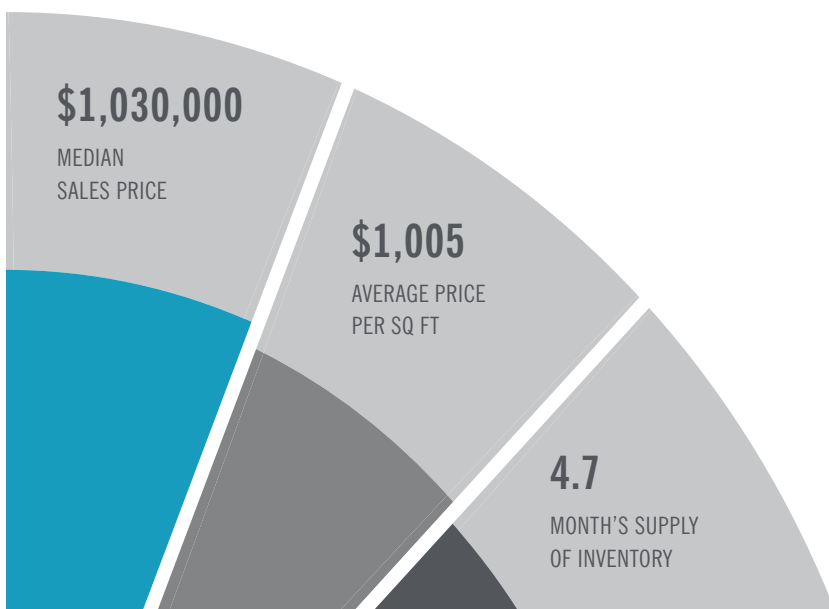
# SANTA MONICA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,130,000	\$1,115,750	\$1,056,960	\$1,030,000	-8.8%
Average Price per Square Foot .....	\$941	\$1,061	\$1,121	\$1,005	6.8%
Properties Sold .....	14	28	21	21	50.0%
Properties Pending Sale .....	11	19	16	14	27.3%
Properties For Sale .....	91	128	142	98	7.7%
Days on Market (Pending Sale) .....	58	38	85	62	6.0%
Month's Supply of Inventory .....	6.5	4.6	6.8	4.7	-28.2%
Percent Under Contract .....	12.1%	14.8%	11.3%	14.3%	18.2%
Average Median Price for Last 12 Months	\$1,074,583	\$1,007,285	\$1,044,000	\$1,037,305	-3.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Monica Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



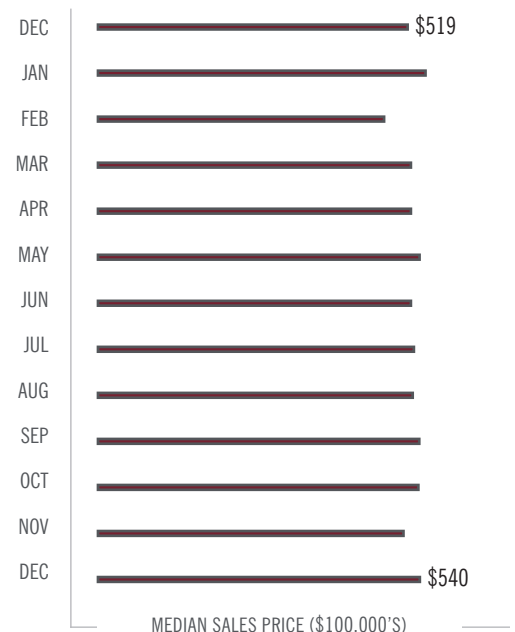
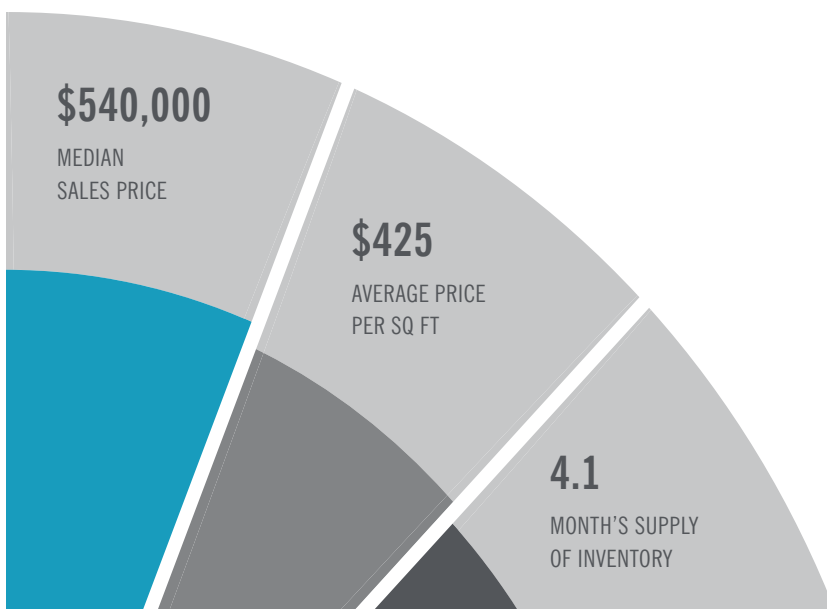
# SHERMAN OAKS

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$519,500	\$525,000	\$539,000	\$540,000	3.9%
Average Price per Square Foot .....	\$410	\$442	\$437	\$425	3.7%
Properties Sold .....	20	19	17	15	-25.0%
Properties Pending Sale .....	14	18	24	19	35.7%
Properties For Sale .....	58	99	91	62	6.9%
Days on Market (Pending Sale) .....	73	46	58	28	-62.2%
Month's Supply of Inventory .....	2.9	5.2	5.4	4.1	42.5%
Percent Under Contract .....	24.1%	18.2%	26.4%	30.6%	27.0%
Average Median Price for Last 12 Months	\$541,933	\$531,167	\$530,000	\$526,962	-2.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sherman Oaks Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



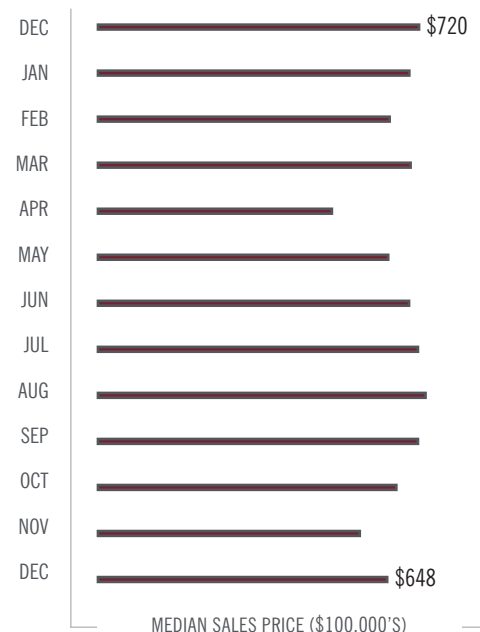
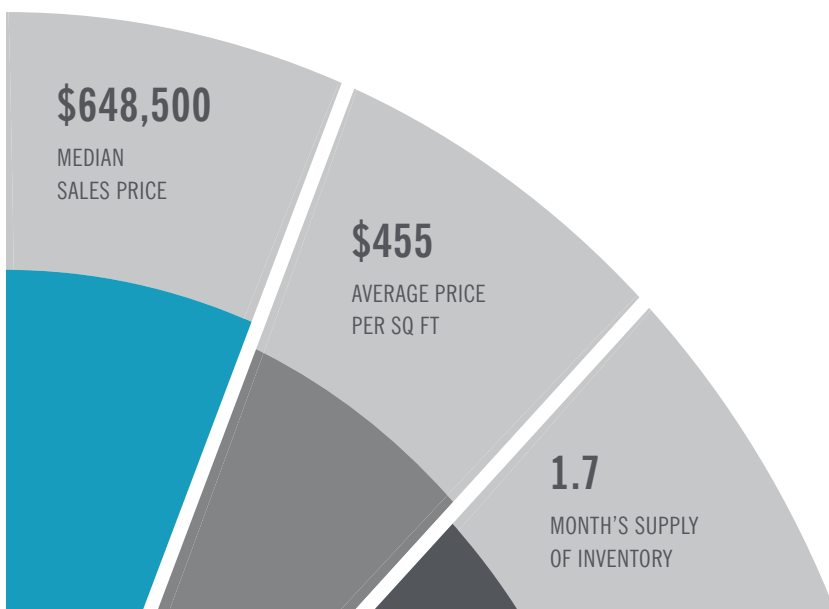
# STUDIO CITY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$720,000	\$697,500	\$717,500	\$648,500	-9.9%
Average Price per Square Foot .....	\$479	\$470	\$513	\$455	-5.0%
Properties Sold .....	3	9	10	12	300.0%
Properties Pending Sale .....	3	8	6	5	66.7%
Properties For Sale .....	34	40	36	20	-41.2%
Days on Market (Pending Sale) .....	60	50	38	36	-40.3%
Month's Supply of Inventory .....	11.3	4.4	3.6	1.7	-85.3%
Percent Under Contract .....	8.8%	20.0%	16.7%	25.0%	183.3%
Average Median Price for Last 12 Months	\$671,042	\$679,000	\$634,833	\$670,760	-0.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Studio City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



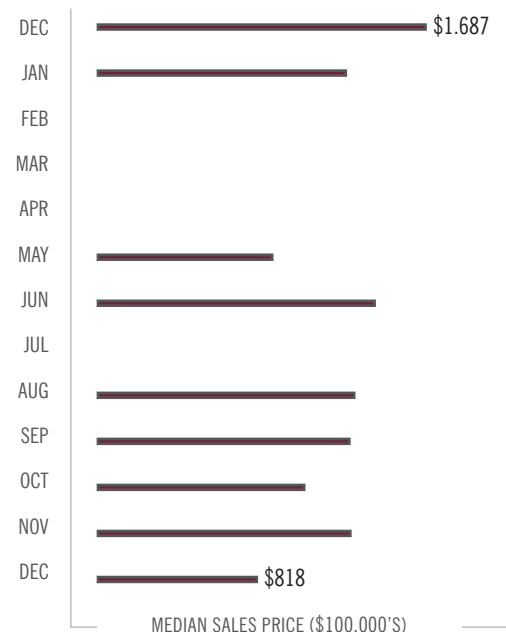
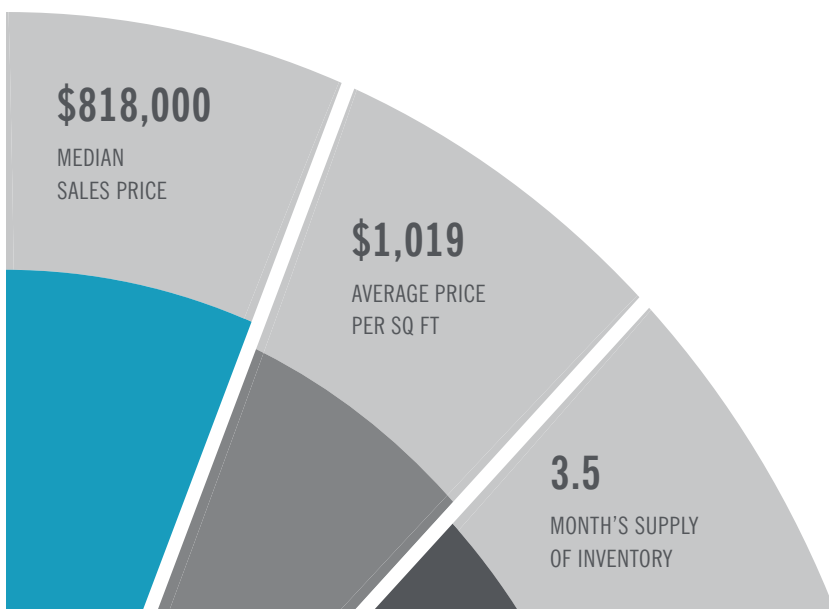
# VENICE

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,687,500	\$1,425,000	\$1,295,000	\$818,000	-51.5%
Average Price per Square Foot .....	\$933	\$928	\$1,148	\$1,019	9.2%
Properties Sold .....	2	4	1	2	0.0%
Properties Pending Sale .....	2	2	2	0	-100.0%
Properties For Sale .....	8	17	17	7	-12.5%
Days on Market (Pending Sale) .....	71	31	86	0	-100.0%
Month's Supply of Inventory .....	4	4.2	17	3.5	-12.5%
Percent Under Contract .....	25.0%	11.8%	11.8%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,520,386	\$1,159,050	\$1,060,083	\$1,231,306	-19.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Venice Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



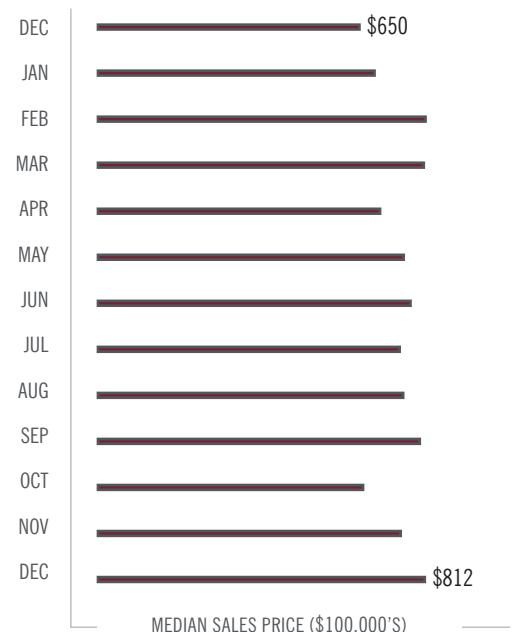
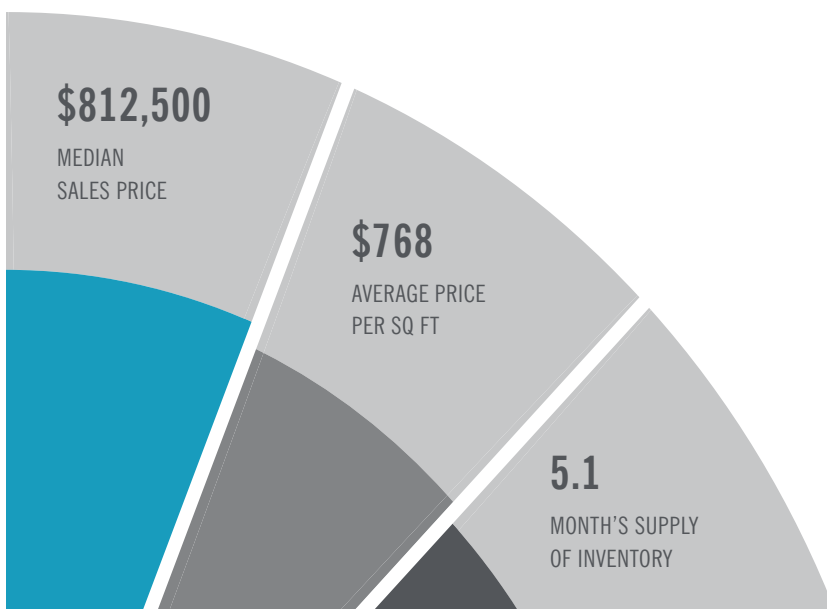
# WEST HOLLYWOOD

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$650,000	\$776,942	\$800,000	\$812,500	25.0%
Average Price per Square Foot .....	\$741	\$847	\$663	\$768	3.6%
Properties Sold .....	23	20	29	22	-4.3%
Properties Pending Sale .....	19	30	26	22	15.8%
Properties For Sale .....	132	154	147	113	-14.4%
Days on Market (Pending Sale) .....	71	58	47	55	-22.9%
Month's Supply of Inventory .....	5.7	7.7	5.1	5.1	-10.5%
Percent Under Contract .....	14.4%	19.5%	17.7%	19.5%	35.3%
Average Median Price for Last 12 Months	\$765,958	\$755,458	\$741,333	\$748,674	-2.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



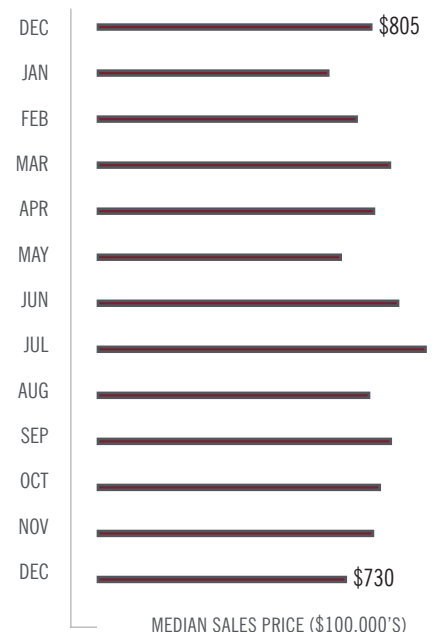
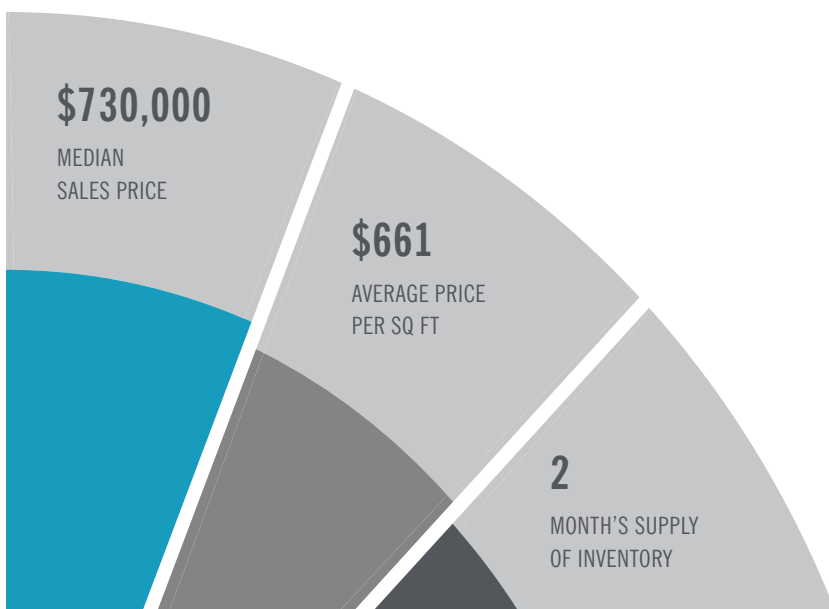
# WEST LA

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$805,000	\$884,000	\$862,500	\$730,000	-9.3%
Average Price per Square Foot .....	\$660	\$640	\$662	\$661	0.2%
Properties Sold .....	8	8	12	9	12.5%
Properties Pending Sale .....	6	16	13	5	-16.7%
Properties For Sale .....	31	40	48	18	-41.9%
Days on Market (Pending Sale) .....	59	30	45	52	-12.5%
Month's Supply of Inventory .....	3.9	5	4	2	-48.4%
Percent Under Contract .....	19.4%	40.0%	27.1%	27.8%	43.5%
Average Median Price for Last 12 Months	\$872,019	\$832,667	\$790,000	\$808,704	-7.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West LA Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT



# WESTWOOD - CENTURY CITY

## DATA\*

	DEC 2018	6 MONTH	3 MONTH	DEC 2019	% CHANGE
Median Price .....	\$1,125,000	\$929,668	\$949,500	\$957,500	-14.9%
Average Price per Square Foot .....	\$713	\$1,153	\$758	\$1,045	46.6%
Properties Sold .....	27	37	41	36	33.3%
Properties Pending Sale .....	25	37	43	25	0.0%
Properties For Sale .....	243	290	293	221	-9.1%
Days on Market (Pending Sale) .....	73	47	60	75	2.4%
Month's Supply of Inventory .....	9	7.8	7.1	6.1	-31.8%
Percent Under Contract .....	10.3%	12.8%	14.7%	11.3%	10.0%
Average Median Price for Last 12 Months	\$997,677	\$937,605	\$986,667	\$946,296	-5.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westwood - Century City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

## CURRENT MARKET SNAPSHOT

