



MICRO MARKET REPORT

LUXURY REAL ESTATE MARKET RESEARCH

February 2020 / 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:

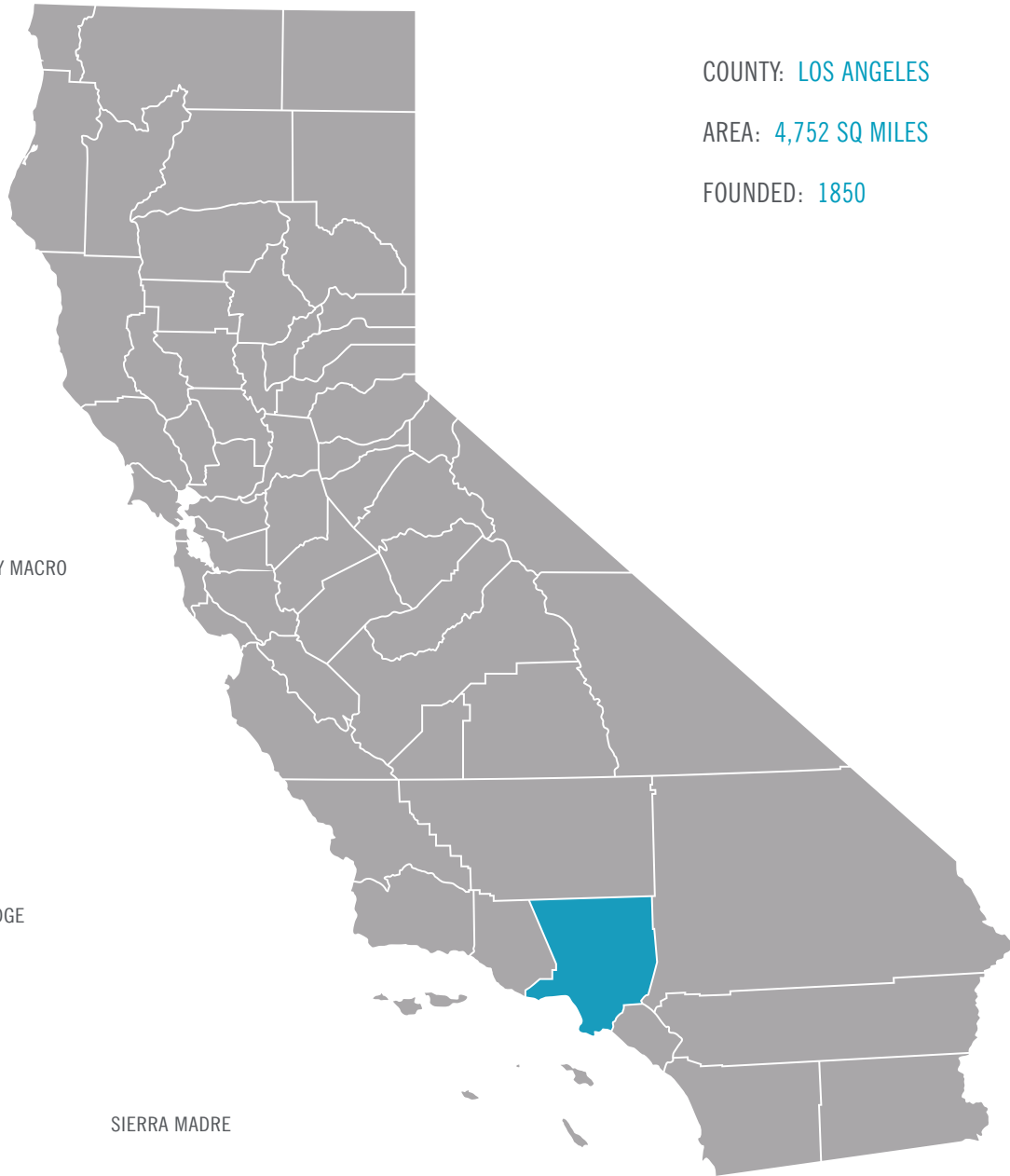
The ratio of properties for sale to properties pending sale.

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

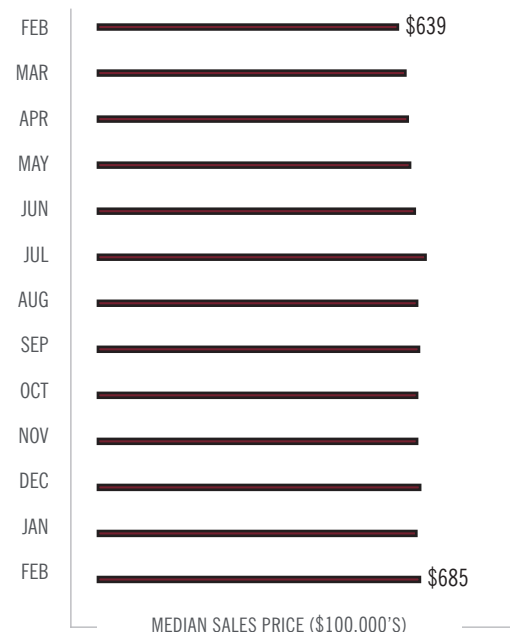
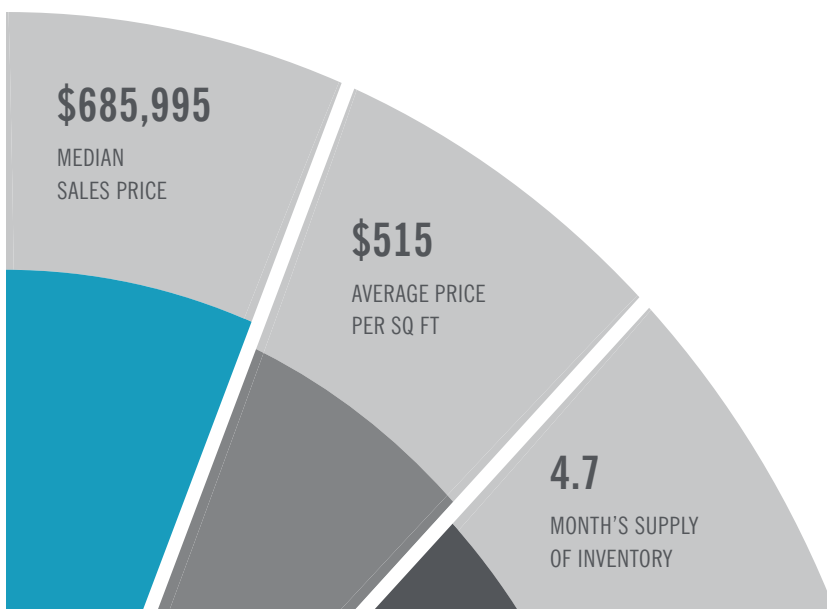
LOS ANGELES COUNTY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$639,000	\$680,000	\$680,000	\$685,995	7.4%
Average Price per Square Foot	\$482	\$503	\$490	\$515	6.8%
Properties Sold	2567	4579	3767	2808	9.4%
Properties Pending Sale	3359	4300	3529	4154	23.7%
Properties For Sale	18,303	20,034	16,466	13,164	-28.1%
Days on Market (Pending Sale)	52	45	48	37	-29.3%
Month's Supply of Inventory	7.1	4.4	4.4	4.7	-34.3%
Percent Under Contract	18.4%	21.5%	21.4%	31.6%	71.9%
Average Median Price for Last 12 Months	\$654,663	\$682,478	\$683,623	\$674,375	2.9%

*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



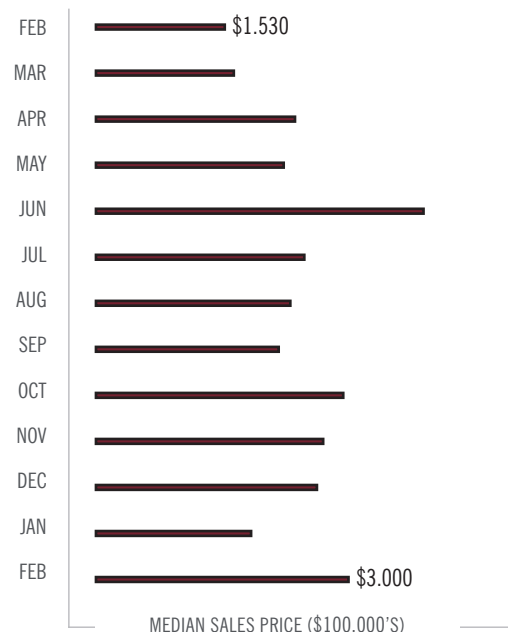
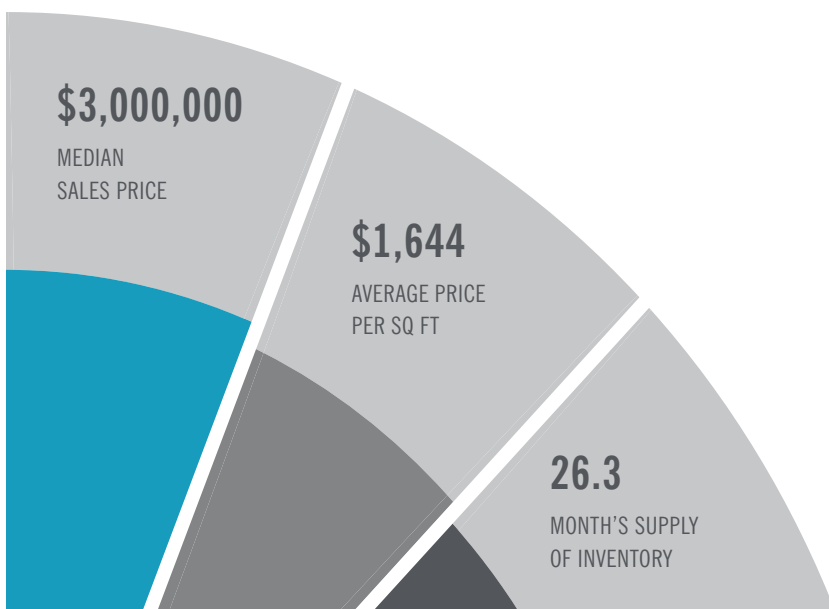
BEL-AIR HOLMBY HILLS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,530,000	\$2,308,750	\$2,699,000	\$3,000,000	96.1%
Average Price per Square Foot	\$628	\$1,004	\$774	\$1,644	161.8%
Properties Sold	9	16	13	6	-33.3%
Properties Pending Sale	12	24	13	12	0.0%
Properties For Sale	167	203	183	158	-5.4%
Days on Market (Pending Sale)	74	69	80	43	-41.7%
Month's Supply of Inventory	18.6	12.7	14.1	26.3	41.9%
Percent Under Contract	7.2%	11.8%	7.1%	7.6%	5.7%
Average Median Price for Last 12 Months	\$2,728,417	\$2,545,812	\$2,489,290	\$2,439,369	-11.8%

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

CURRENT MARKET SNAPSHOT



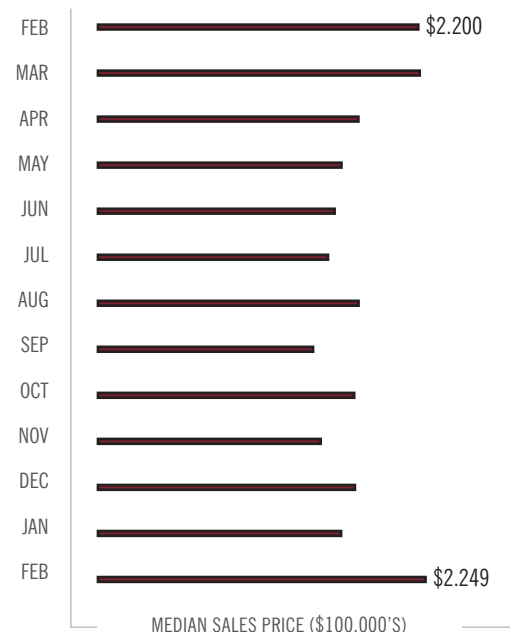
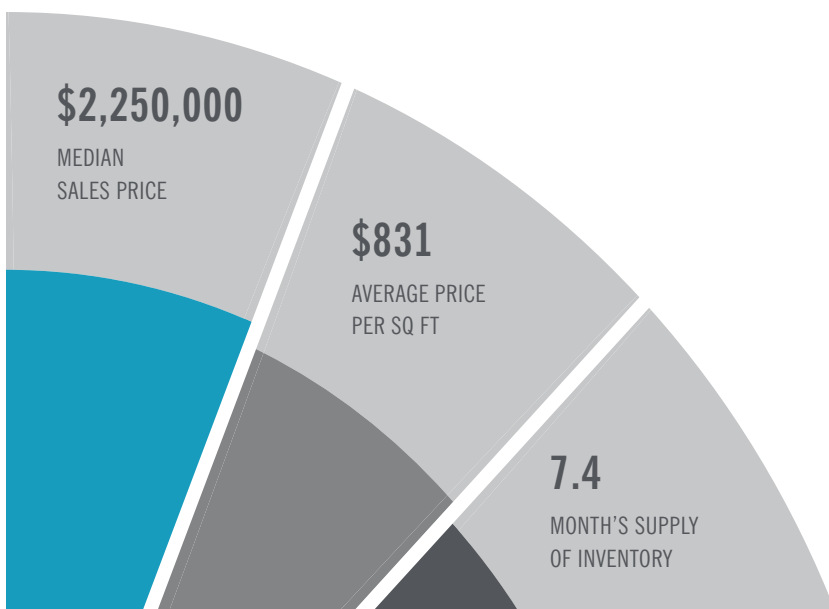
BEVERLY CENTER - MIRACLE MILE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,200,000	\$1,790,000	\$1,530,000	\$2,250,000	2.3%
Average Price per Square Foot	\$822	\$813	\$778	\$831	1.1%
Properties Sold	11	27	14	12	9.1%
Properties Pending Sale	12	18	21	21	75.0%
Properties For Sale	78	94	104	89	14.1%
Days on Market (Pending Sale)	41	50	63	41	-0.2%
Month's Supply of Inventory	7.1	3.5	7.4	7.4	4.6%
Percent Under Contract	15.4%	19.1%	20.2%	23.6%	53.4%
Average Median Price for Last 12 Months	\$1,831,547	\$1,742,083	\$1,895,000	\$1,793,788	-2.1%

*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



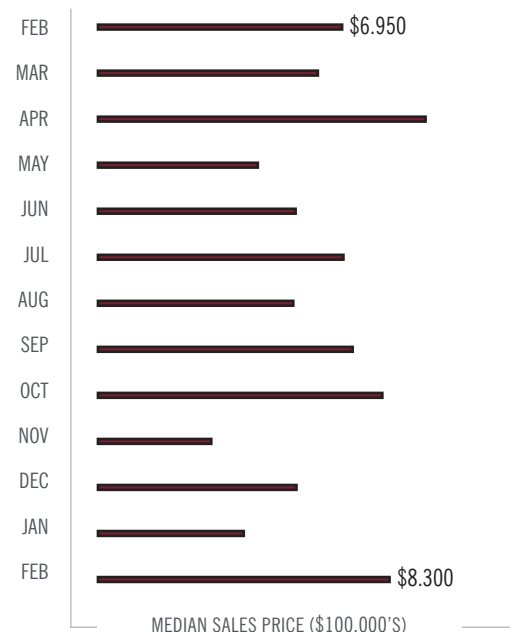
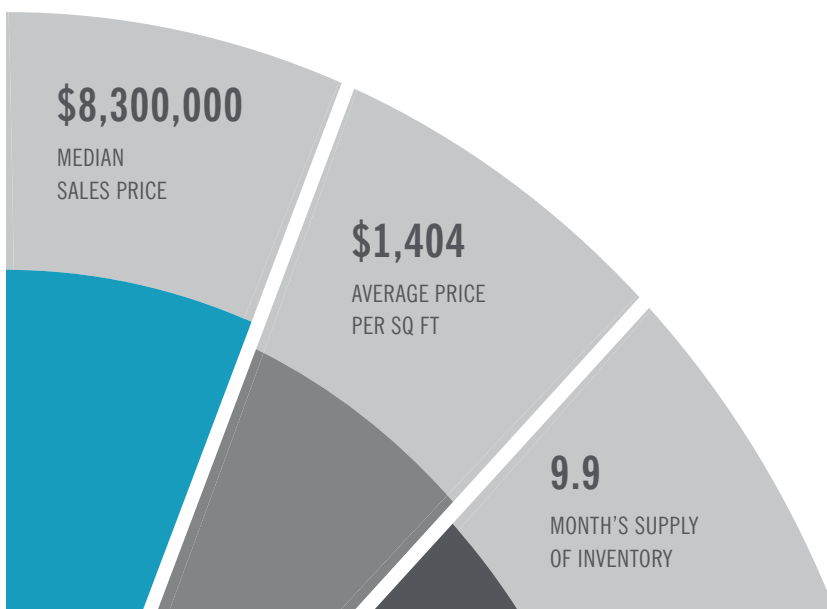
BEVERLY HILLS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$6,950,000	\$5,560,000	\$3,225,000	\$8,300,000	19.4%
Average Price per Square Foot	\$1,374	\$1,533	\$1,180	\$1,404	2.2%
Properties Sold	9	16	7	15	66.7%
Properties Pending Sale	9	15	12	18	100.0%
Properties For Sale	165	171	170	149	-9.7%
Days on Market (Pending Sale)	69	94	83	82	19.2%
Month's Supply of Inventory	18.3	10.7	24.3	9.9	-45.8%
Percent Under Contract	5.5%	8.8%	7.1%	12.1%	121.5%
Average Median Price for Last 12 Months	\$6,201,344	\$6,111,667	\$6,033,333	\$6,302,157	1.6%

*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



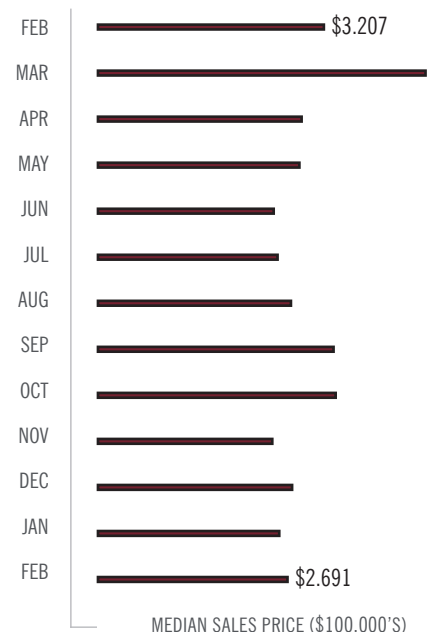
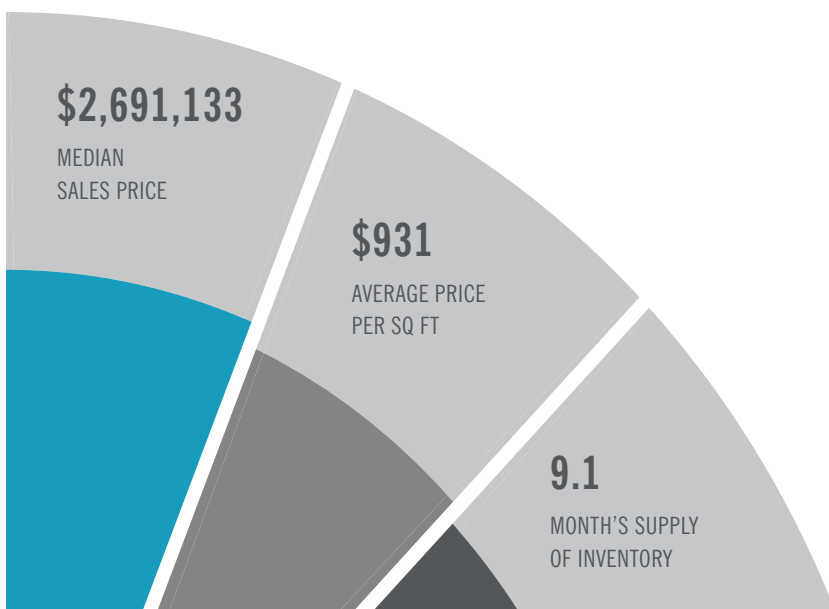
BEVERLY HILLS- POST OFFICE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$3,207,500	\$2,740,000	\$2,475,000	\$2,691,133	-16.1%
Average Price per Square Foot	\$1,153	\$934	\$1,147	\$931	-19.3%
Properties Sold	6	12	11	18	200.0%
Properties Pending Sale	8	11	10	14	75.0%
Properties For Sale	174	180	184	163	-6.3%
Days on Market (Pending Sale)	70	105	83	70	0.4%
Month's Supply of Inventory	29	15	16.7	9.1	-68.8%
Percent Under Contract	4.6%	6.1%	5.4%	8.6%	86.8%
Average Median Price for Last 12 Months	\$2,816,158	\$2,869,431	\$2,673,845	\$2,970,122	5.2%

*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



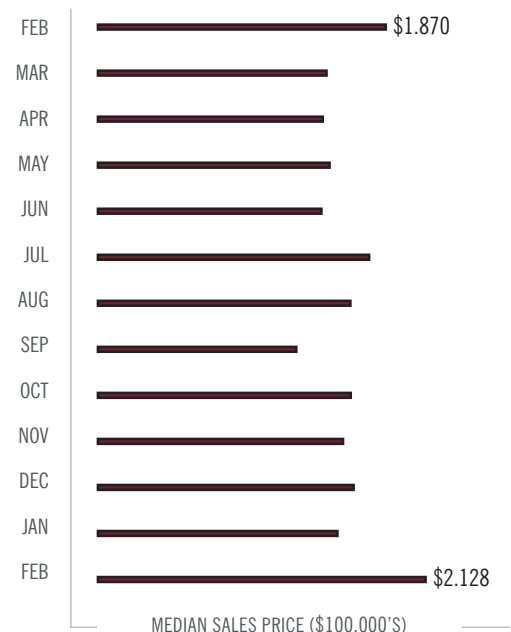
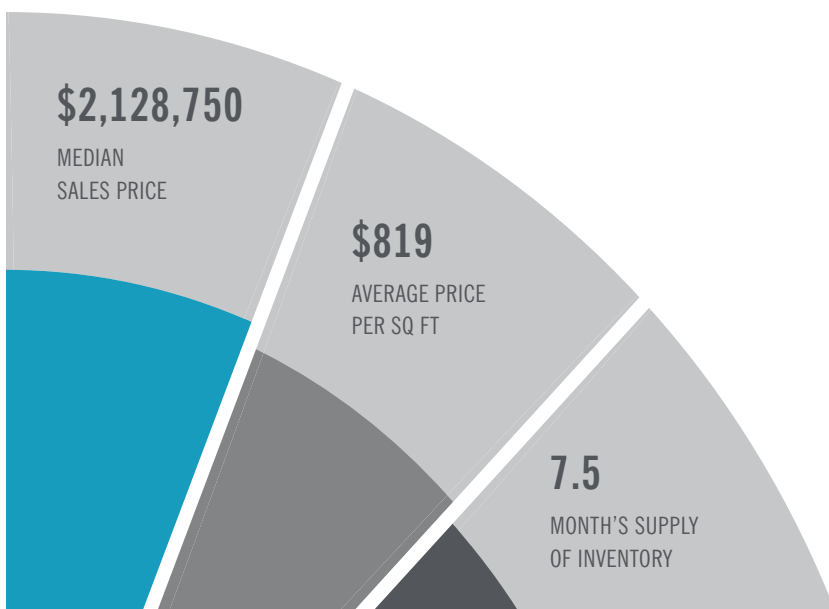
BEVERLYWOOD

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,870,000	\$1,640,000	\$1,592,500	\$2,128,750	13.8%
Average Price per Square Foot	\$797	\$815	\$807	\$819	2.8%
Properties Sold	10	17	12	6	-40.0%
Properties Pending Sale	17	17	13	13	-23.5%
Properties For Sale	60	77	53	45	-25.0%
Days on Market (Pending Sale)	44	41	71	25	-44.3%
Month's Supply of Inventory	6	4.5	4.4	7.5	25.0%
Percent Under Contract	28.3%	22.1%	24.5%	28.9%	2.0%
Average Median Price for Last 12 Months	\$1,605,397	\$1,644,875	\$1,781,917	\$1,618,735	0.8%

*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



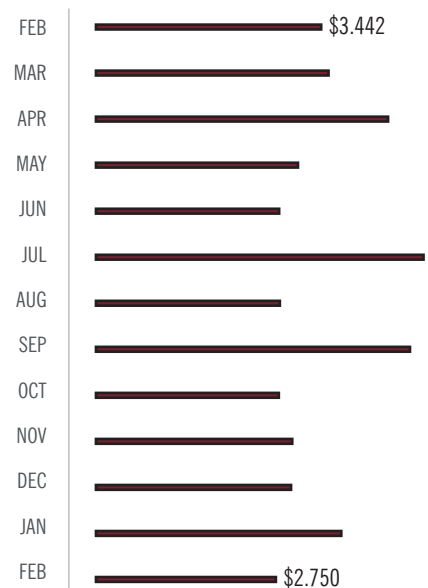
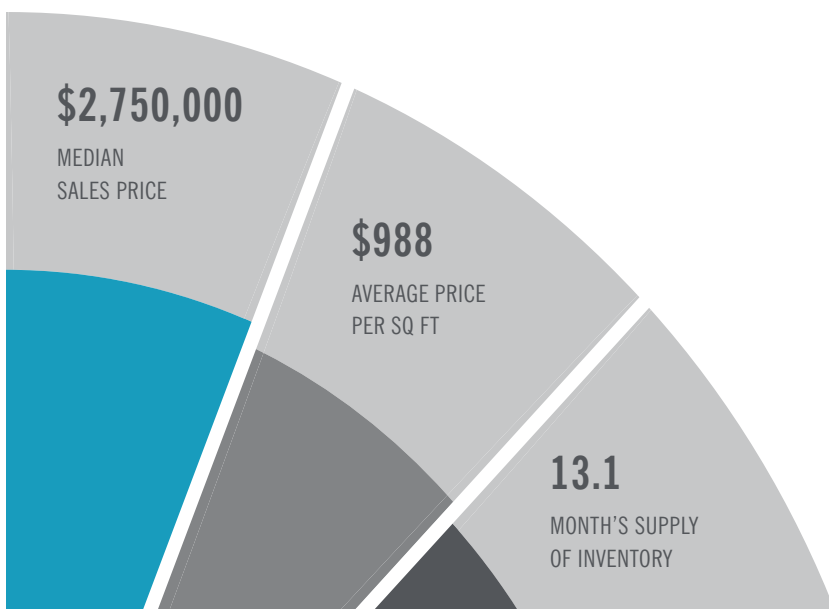
BRENTWOOD

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$3,442,500	\$2,810,500	\$3,000,000	\$2,750,000	-20.1%
Average Price per Square Foot	\$882	\$964	\$961	\$988	12.0%
Properties Sold	20	16	17	12	-40.0%
Properties Pending Sale	20	12	13	14	-30.0%
Properties For Sale	181	196	174	157	-13.3%
Days on Market (Pending Sale)	51	70	76	39	-22.9%
Month's Supply of Inventory	9	12.2	10.2	13.1	44.6%
Percent Under Contract	11.0%	6.1%	7.5%	8.9%	-19.3%
Average Median Price for Last 12 Months	\$3,149,576	\$3,346,167	\$3,160,667	\$3,480,385	9.5%

*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



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

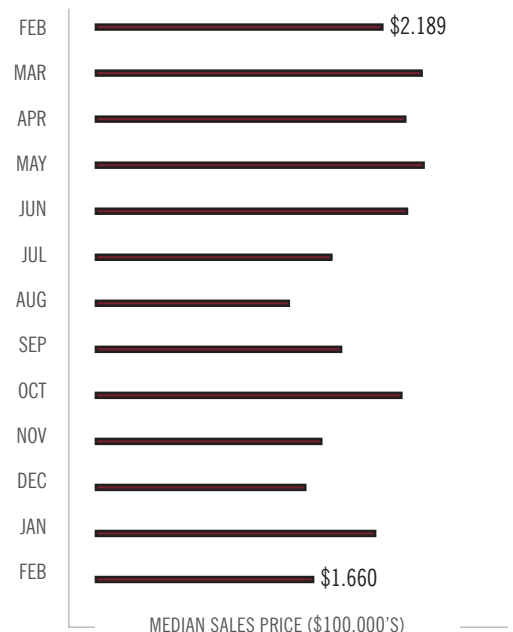
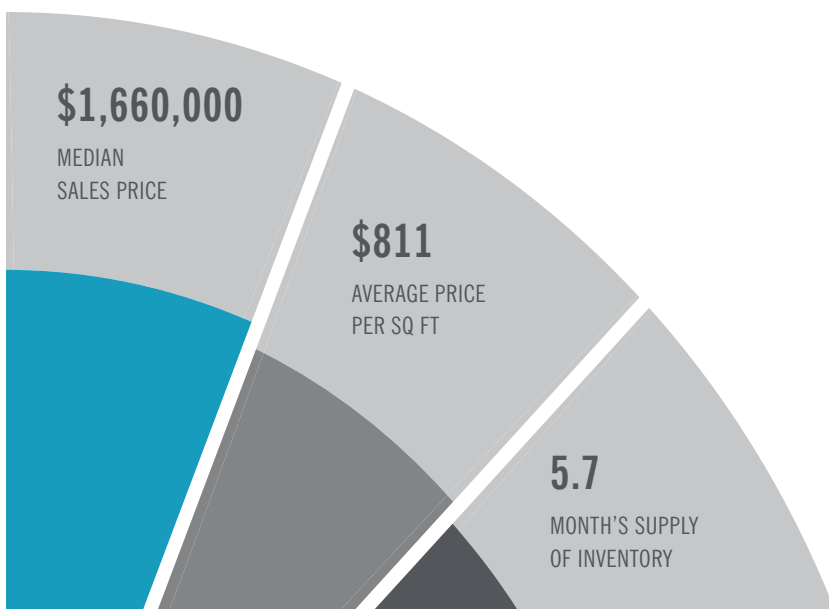
CHEVIOT HILLS - RANCHO PARK

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,189,500	\$1,474,400	\$1,722,500	\$1,660,000	-24.2%
Average Price per Square Foot	\$730	\$862	\$835	\$811	11.1%
Properties Sold	2	3	6	3	50.0%
Properties Pending Sale	9	4	7	6	-33.3%
Properties For Sale	31	33	26	17	-45.2%
Days on Market (Pending Sale)	35	43	38	61	71.6%
Month's Supply of Inventory	15.5	11	4.3	5.7	-63.4%
Percent Under Contract	29.0%	12.1%	26.9%	35.3%	21.6%
Average Median Price for Last 12 Months	\$2,552,938	\$1,887,667	\$1,798,167	\$2,040,599	-25.1%

*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



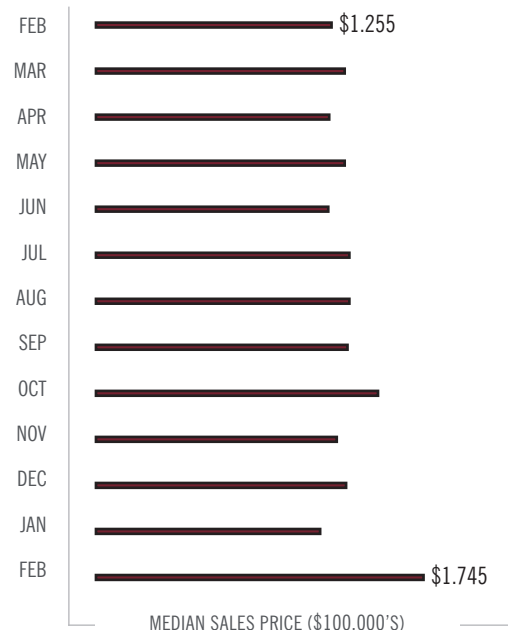
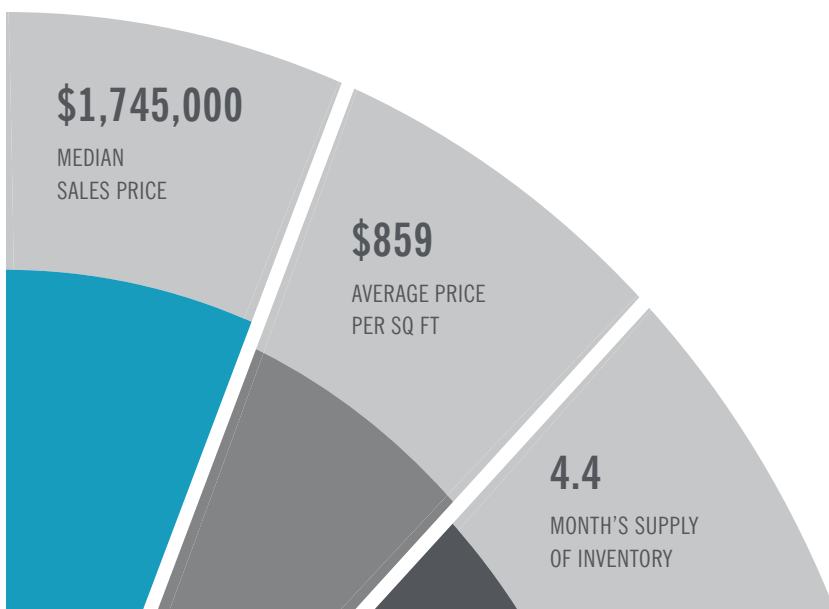
CULVER CITY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,255,000	\$1,350,000	\$1,282,750	\$1,745,000	39.0%
Average Price per Square Foot	\$869	\$791	\$748	\$859	-1.2%
Properties Sold	12	19	16	11	-8.3%
Properties Pending Sale	21	18	23	12	-42.9%
Properties For Sale	82	83	72	48	-41.5%
Days on Market (Pending Sale)	55	58	46	19	-65.5%
Month's Supply of Inventory	6.8	4.4	4.5	4.4	-36.1%
Percent Under Contract	25.6%	21.7%	31.9%	25.0%	-2.4%
Average Median Price for Last 12 Months	\$1,272,905	\$1,399,500	\$1,423,917	\$1,344,769	5.3%

*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



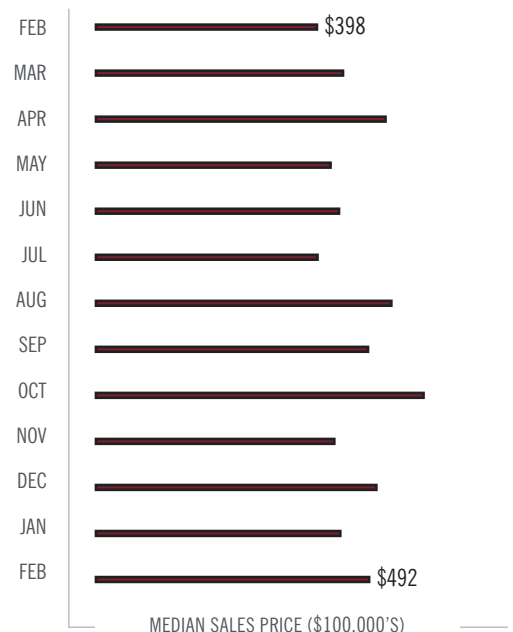
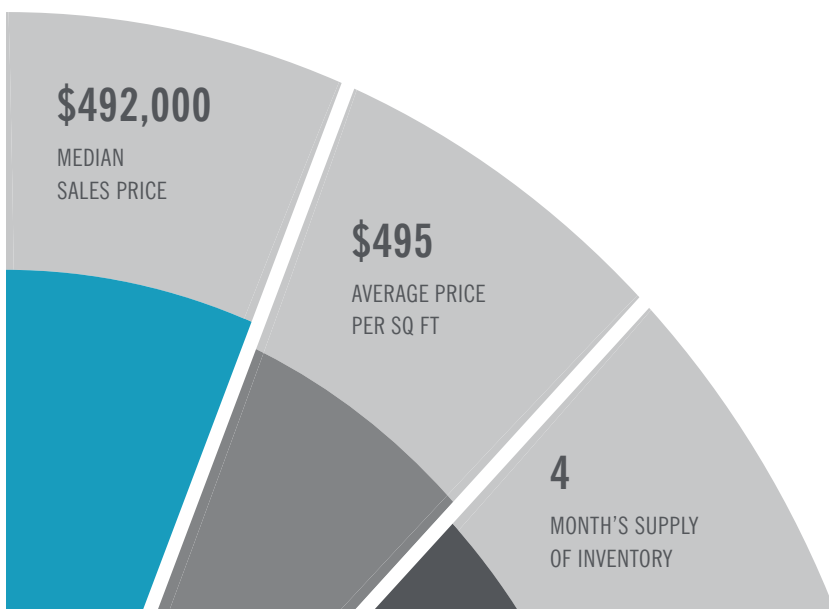
DOWNTOWN

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$398,000	\$532,000	\$429,250	\$492,000	23.6%
Average Price per Square Foot	\$329	\$370	\$352	\$495	50.5%
Properties Sold	10	13	6	10	0.0%
Properties Pending Sale	8	13	7	5	-37.5%
Properties For Sale	64	63	60	40	-37.5%
Days on Market (Pending Sale)	61	34	49	12	-80.0%
Month's Supply of Inventory	6.4	4.8	10	4	-37.5%
Percent Under Contract	12.5%	20.6%	11.7%	12.5%	0.0%
Average Median Price for Last 12 Months	\$406,563	\$491,042	\$479,000	\$469,381	13.4%

*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



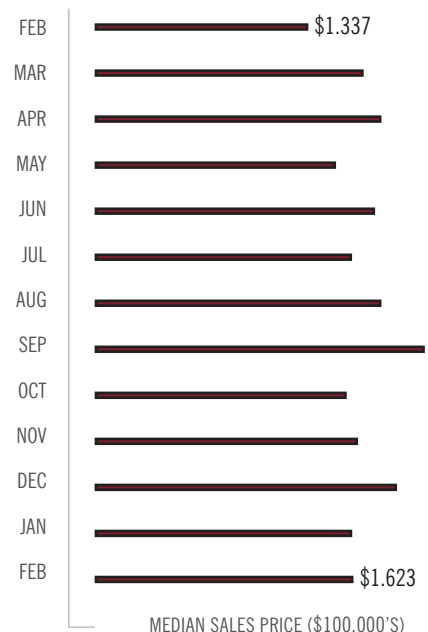
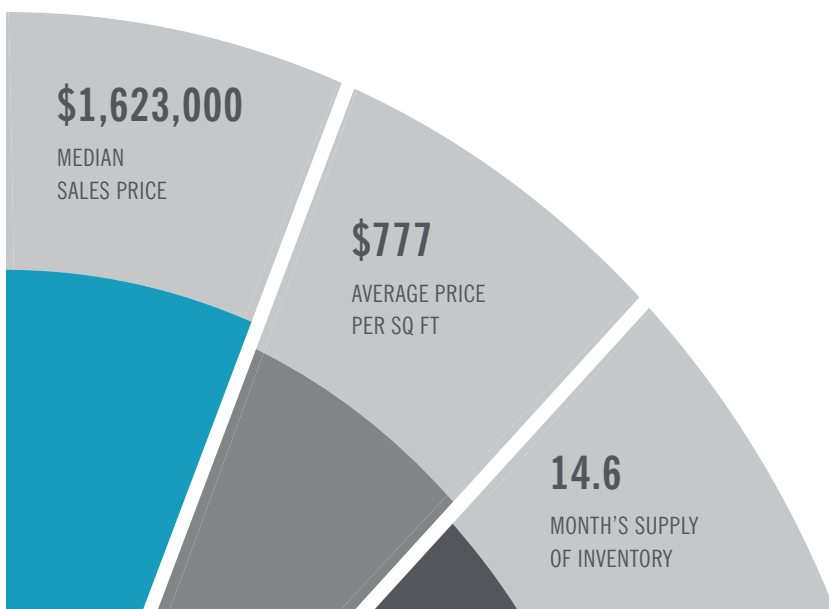
HANCOCK PARK - WILSHIRE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,337,224	\$1,800,000	\$1,652,000	\$1,623,000	21.4%
Average Price per Square Foot	\$784	\$772	\$797	\$777	-0.9%
Properties Sold	9	19	20	7	-22.2%
Properties Pending Sale	21	22	19	23	9.5%
Properties For Sale	144	154	117	102	-29.2%
Days on Market (Pending Sale)	56	66	60	40	-29.7%
Month's Supply of Inventory	16	8.1	5.8	14.6	-8.9%
Percent Under Contract	14.6%	14.3%	16.2%	22.5%	54.6%
Average Median Price for Last 12 Months	\$1,705,694	\$1,740,625	\$1,712,250	\$1,688,844	-1.0%

*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



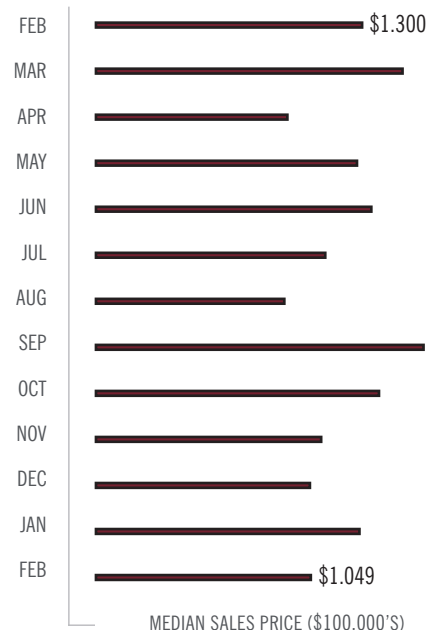
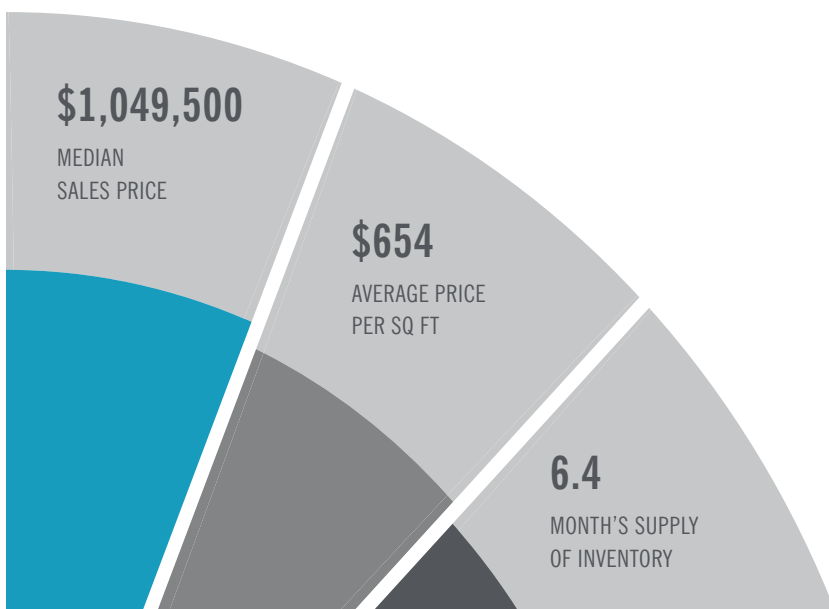
HOLLYWOOD

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,300,000	\$920,000	\$1,100,000	\$1,049,500	-19.3%
Average Price per Square Foot	\$746	\$645	\$757	\$654	-12.3%
Properties Sold	5	7	9	10	100.0%
Properties Pending Sale	4	8	3	11	175.0%
Properties For Sale	56	70	63	64	14.3%
Days on Market (Pending Sale)	39	70	36	48	23.7%
Month's Supply of Inventory	11.2	10	7	6.4	-42.9%
Percent Under Contract	7.1%	11.4%	4.8%	17.2%	140.6%
Average Median Price for Last 12 Months	\$1,110,854	\$1,244,000	\$1,127,167	\$1,219,731	8.9%

*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



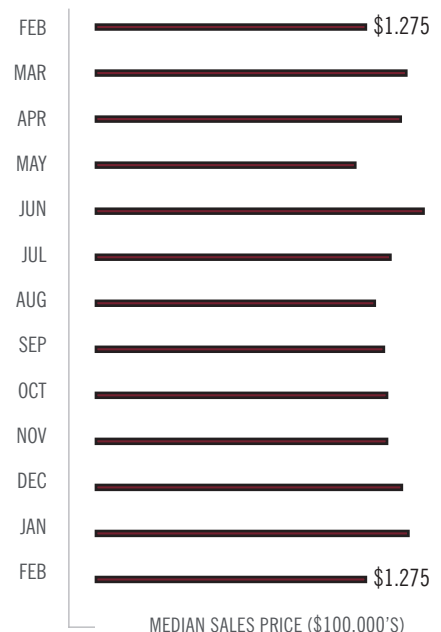
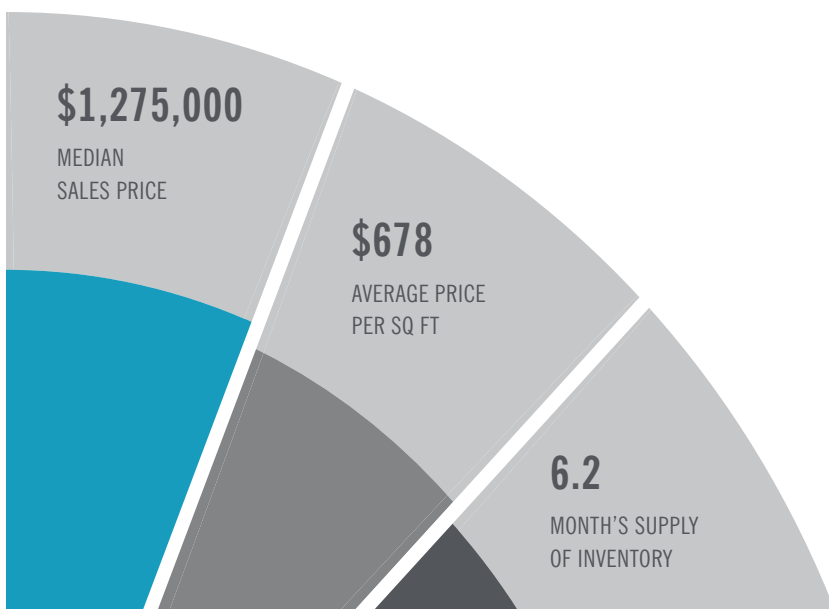
HOLLYWOOD HILLS EAST

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,275,000	\$1,317,000	\$1,375,000	\$1,275,000	0.0%
Average Price per Square Foot	\$686	\$746	\$815	\$678	-1.2%
Properties Sold	11	7	1	11	0.0%
Properties Pending Sale	8	12	5	11	37.5%
Properties For Sale	61	93	81	68	11.5%
Days on Market (Pending Sale)	42	62	58	24	-42.7%
Month's Supply of Inventory	5.5	13.3	81	6.2	11.5%
Percent Under Contract	13.1%	12.9%	6.2%	16.2%	23.3%
Average Median Price for Last 12 Months	\$1,464,010	\$1,384,333	\$1,398,667	\$1,382,086	-5.9%

*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



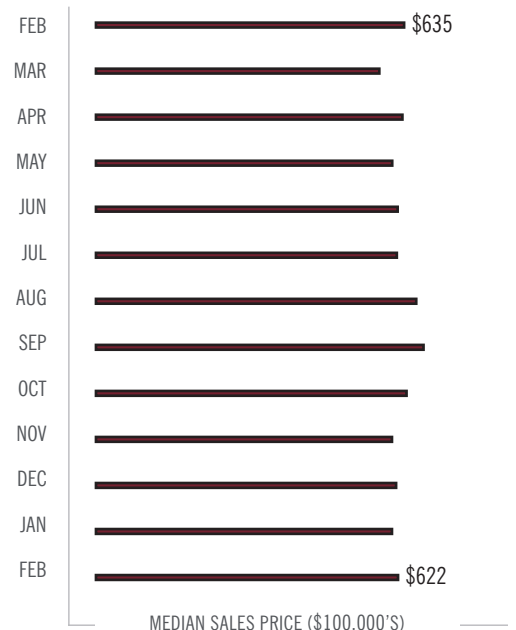
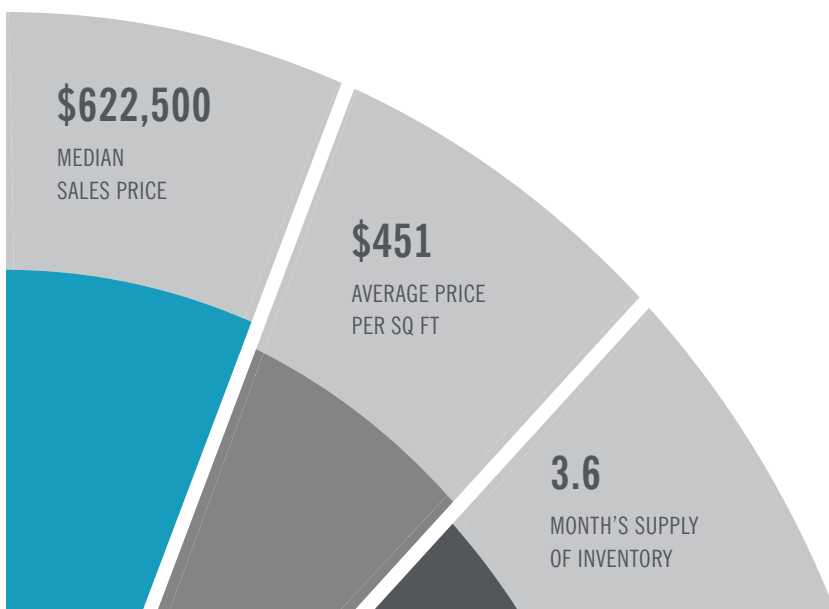
INGLEWOOD

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$635,000	\$660,000	\$610,000	\$622,500	-2.0%
Average Price per Square Foot	\$443	\$465	\$429	\$451	1.8%
Properties Sold	13	21	17	16	23.1%
Properties Pending Sale	16	20	15	21	31.2%
Properties For Sale	81	79	72	58	-28.4%
Days on Market (Pending Sale)	47	32	20	20	-56.2%
Month's Supply of Inventory	5.1	4	4.8	3.6	-28.4%
Percent Under Contract	19.8%	25.3%	20.8%	36.2%	83.3%
Average Median Price for Last 12 Months	\$597,625	\$629,333	\$617,000	\$626,046	4.5%

*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



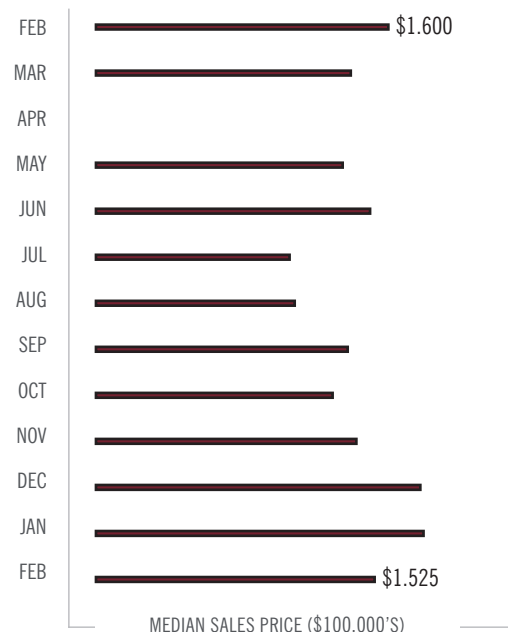
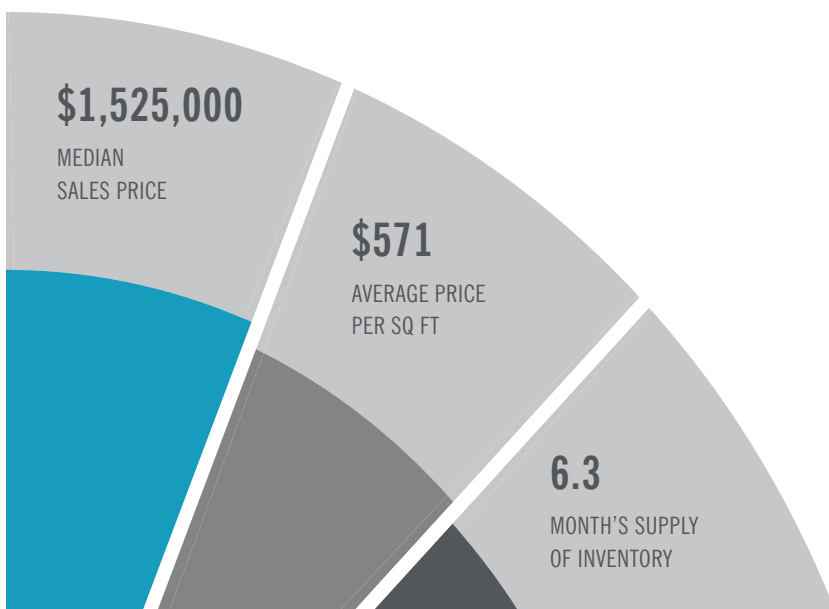
LADERA HEIGHTS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,600,000	\$1,087,500	\$1,425,000	\$1,525,000	-4.7%
Average Price per Square Foot	\$390	\$461	\$511	\$571	46.4%
Properties Sold	1	6	5	3	200.0%
Properties Pending Sale	2	3	5	6	200.0%
Properties For Sale	17	20	18	19	11.8%
Days on Market (Pending Sale)	28	43	11	59	114.5%
Month's Supply of Inventory	8.5	6.7	3.6	6.3	-25.5%
Percent Under Contract	11.8%	15.0%	27.8%	31.6%	168.4%
Average Median Price for Last 12 Months	\$1,274,463	\$1,531,667	\$1,697,500	\$1,431,785	11.0%

*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



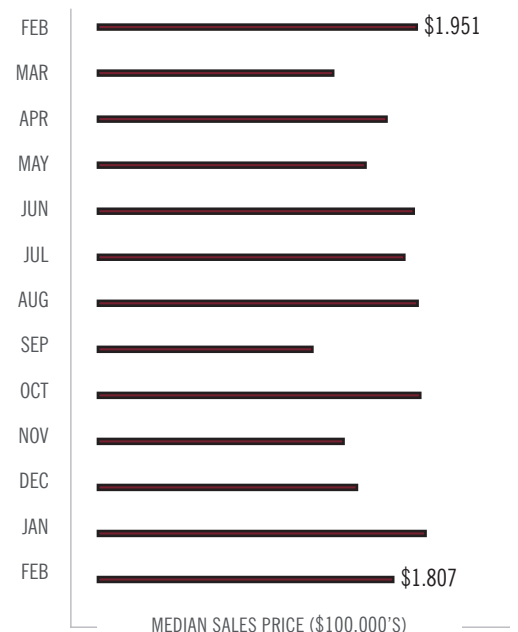
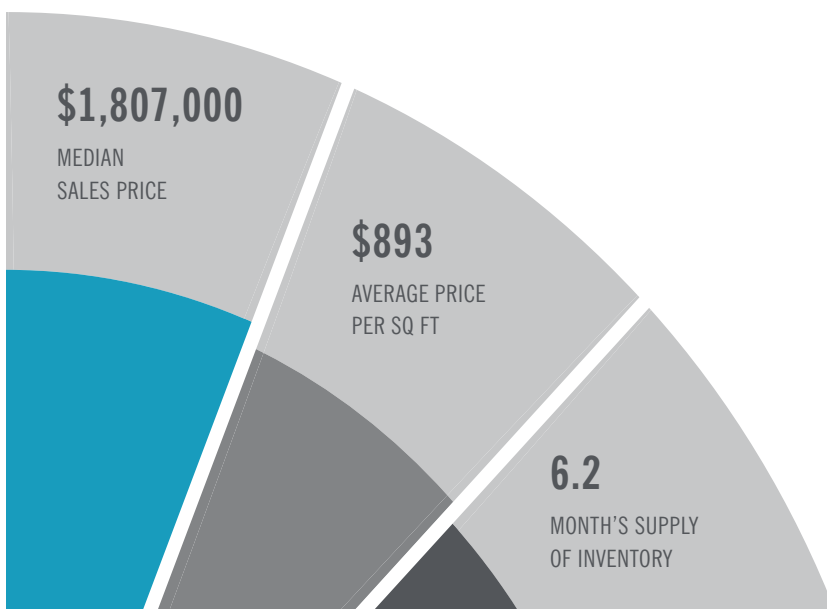
LAUREL CANYON

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,951,000	\$1,956,250	\$1,503,000	\$1,807,000	-7.4%
Average Price per Square Foot	\$989	\$759	\$824	\$893	-9.7%
Properties Sold	13	24	27	17	30.8%
Properties Pending Sale	13	19	15	30	130.8%
Properties For Sale	199	237	229	185	-7.0%
Days on Market (Pending Sale)	66	62	56	41	-38.0%
Month's Supply of Inventory	15.3	12.5	15.3	6.2	-59.7%
Percent Under Contract	6.5%	8.0%	6.6%	16.2%	148.2%
Average Median Price for Last 12 Months	\$1,739,142	\$1,697,465	\$1,799,000	\$1,749,426	0.6%

*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



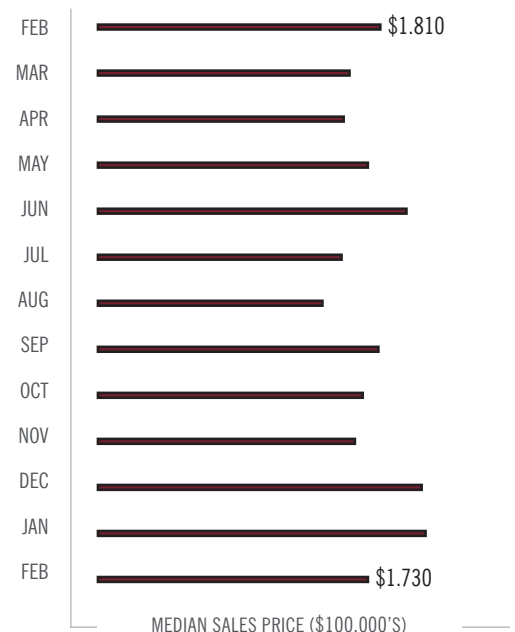
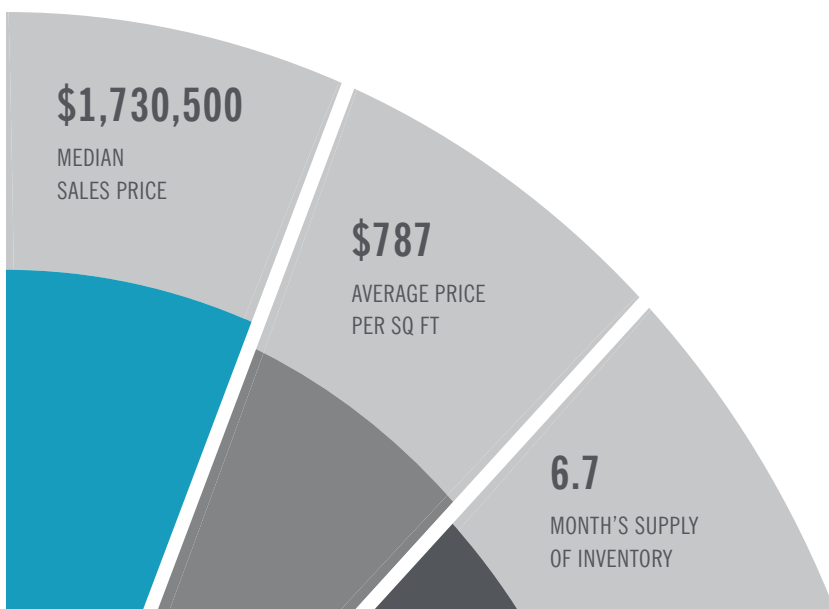
LOS FELIZ

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,810,000	\$1,438,750	\$1,647,000	\$1,730,500	-4.4%
Average Price per Square Foot	\$688	\$824	\$826	\$787	14.4%
Properties Sold	13	12	19	10	-23.1%
Properties Pending Sale	14	13	12	13	-7.1%
Properties For Sale	89	96	80	67	-24.7%
Days on Market (Pending Sale)	40	46	59	30	-24.2%
Month's Supply of Inventory	6.4	7.4	6.7	6.7	5.4%
Percent Under Contract	15.7%	13.5%	15.0%	19.4%	23.3%
Average Median Price for Last 12 Months	\$1,767,854	\$1,841,167	\$1,968,500	\$1,750,173	-1.0%

*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



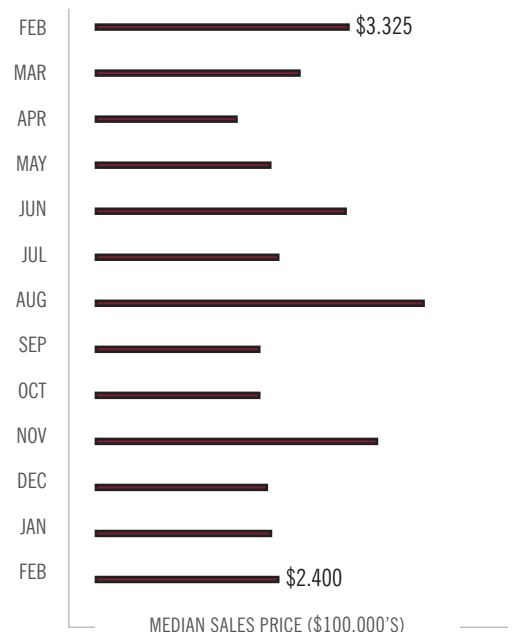
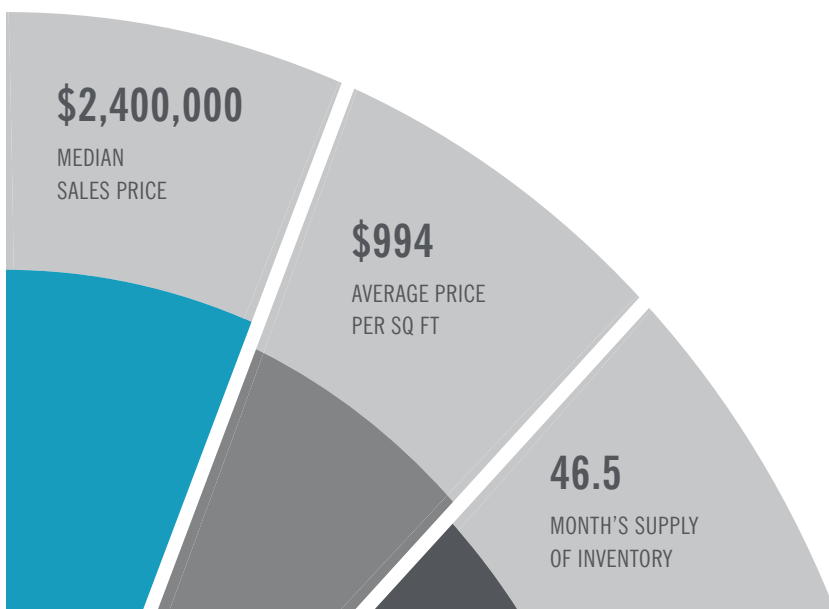
MALIBU

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$3,325,000	\$4,314,380	\$3,700,000	\$2,400,000	-27.8%
Average Price per Square Foot	\$876	\$1,042	\$1,059	\$994	13.5%
Properties Sold	5	7	7	4	-20.0%
Properties Pending Sale	7	10	7	12	71.4%
Properties For Sale	215	220	191	186	-13.5%
Days on Market (Pending Sale)	143	113	169	73	-48.8%
Month's Supply of Inventory	43	31.4	27.3	46.5	8.1%
Percent Under Contract	3.3%	4.5%	3.7%	6.5%	98.2%
Average Median Price for Last 12 Months	\$3,178,750	\$2,492,333	\$2,318,000	\$2,700,414	-17.7%

*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



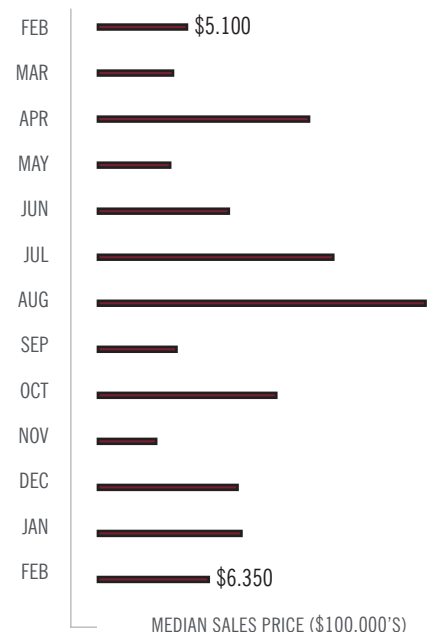
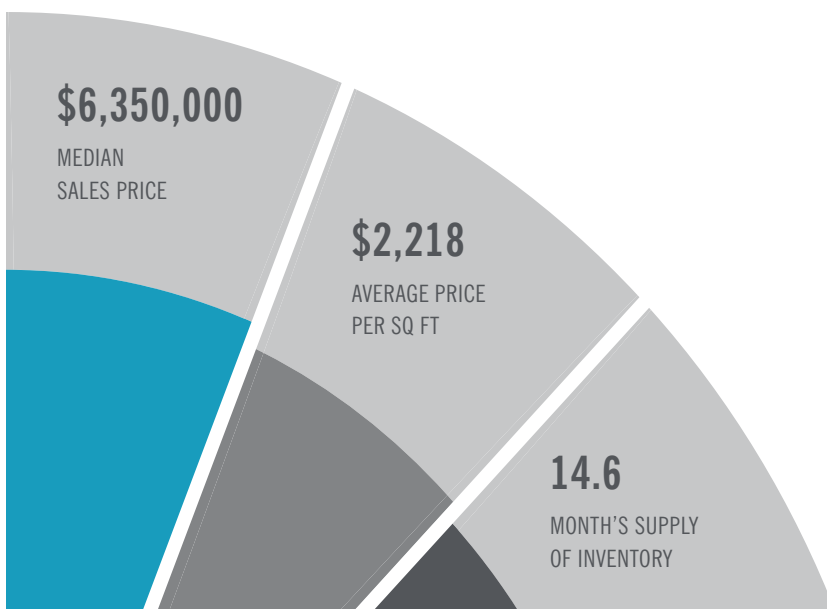
MALIBU BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$5,100,000	\$18,781,250	\$3,335,000	\$6,350,000	24.5%
Average Price per Square Foot	\$2,589	\$5,632	\$1,642	\$2,218	-14.3%
Properties Sold	1	4	3	5	400.0%
Properties Pending Sale	4	6	1	2	-50.0%
Properties For Sale	80	93	79	73	-8.8%
Days on Market (Pending Sale)	118	137	292	10	-92.0%
Month's Supply of Inventory	80	23.2	26.3	14.6	-81.8%
Percent Under Contract	5.0%	6.5%	1.3%	2.7%	-45.2%
Average Median Price for Last 12 Months	\$6,574,375	\$6,772,083	\$7,525,000	\$8,157,019	19.4%

*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



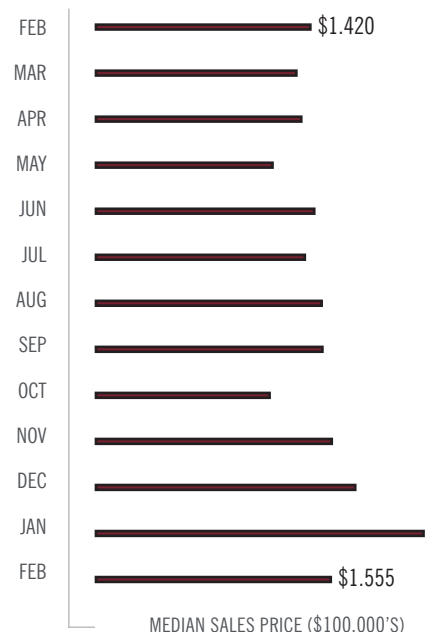
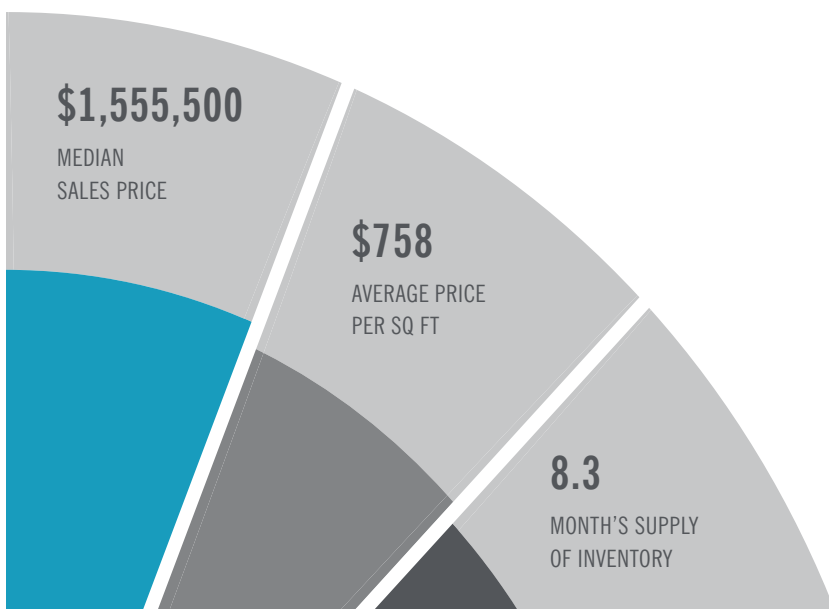
MARINA DEL REY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,420,000	\$1,495,000	\$1,562,000	\$1,555,500	9.5%
Average Price per Square Foot	\$713	\$929	\$777	\$758	6.3%
Properties Sold	3	9	8	6	100.0%
Properties Pending Sale	11	4	9	5	-54.5%
Properties For Sale	52	57	54	50	-3.8%
Days on Market (Pending Sale)	74	54	53	27	-64.0%
Month's Supply of Inventory	17.3	6.3	6.8	8.3	-51.9%
Percent Under Contract	21.2%	7.0%	16.7%	10.0%	-52.7%
Average Median Price for Last 12 Months	\$1,417,454	\$1,609,167	\$1,814,333	\$1,481,265	4.3%

*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



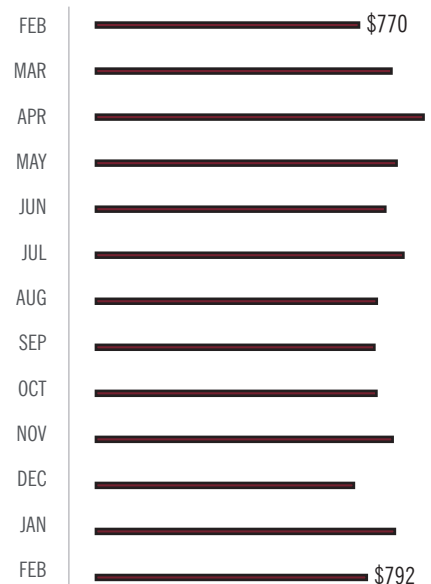
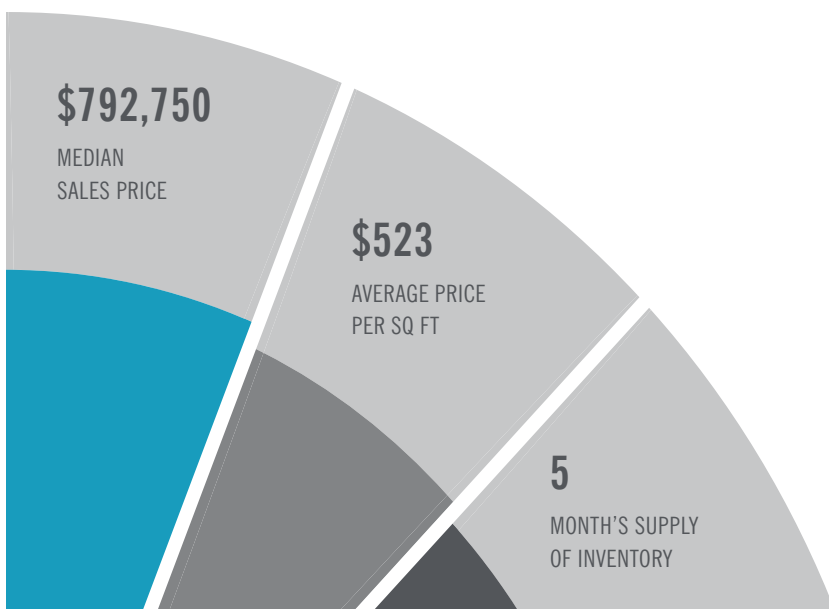
MID LOS ANGELES

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$770,000	\$822,000	\$868,500	\$792,750	3.0%
Average Price per Square Foot	\$499	\$595	\$568	\$523	4.8%
Properties Sold	19	41	30	20	5.3%
Properties Pending Sale	19	46	33	33	73.7%
Properties For Sale	154	163	143	100	-35.1%
Days on Market (Pending Sale)	45	39	58	41	-8.2%
Month's Supply of Inventory	8.1	4	4.8	5	-38.3%
Percent Under Contract	12.3%	28.2%	23.1%	33.0%	167.5%
Average Median Price for Last 12 Months	\$816,919	\$821,208	\$807,583	\$843,865	3.2%

*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



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

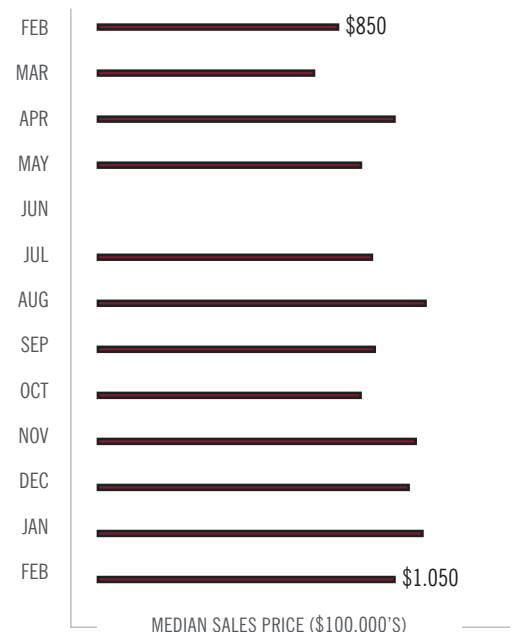
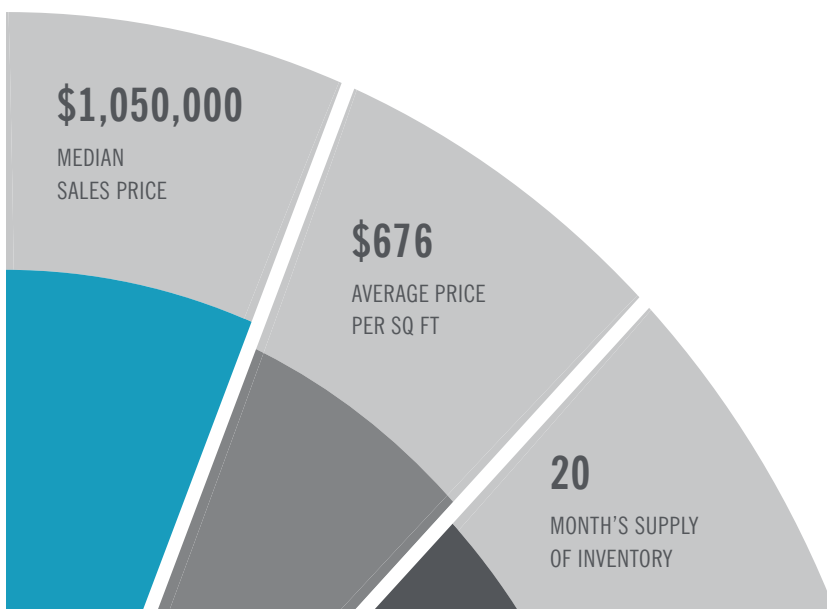
MID WILSHIRE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$850,000	\$1,160,000	\$1,125,000	\$1,050,000	23.5%
Average Price per Square Foot	\$407	\$583	\$772	\$676	66.1%
Properties Sold	1	1	2	1	0.0%
Properties Pending Sale	2	5	8	2	0.0%
Properties For Sale	47	49	39	20	-57.4%
Days on Market (Pending Sale)	67	29	126	13	-81.2%
Month's Supply of Inventory	47	49	19.5	20	-57.4%
Percent Under Contract	4.3%	10.2%	20.5%	10.0%	135.0%
Average Median Price for Last 12 Months	\$992,150	\$1,055,667	\$1,099,667	\$1,005,000	1.3%

*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



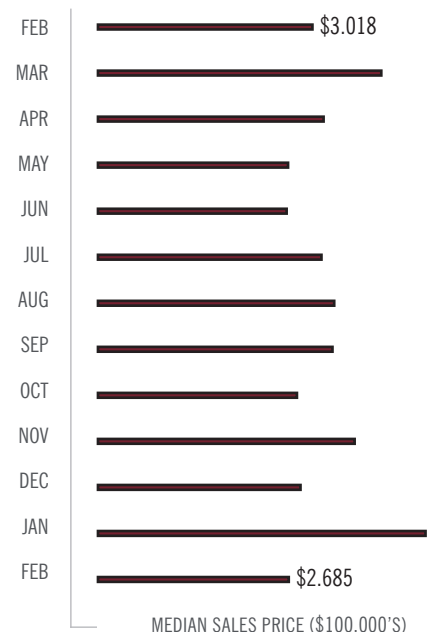
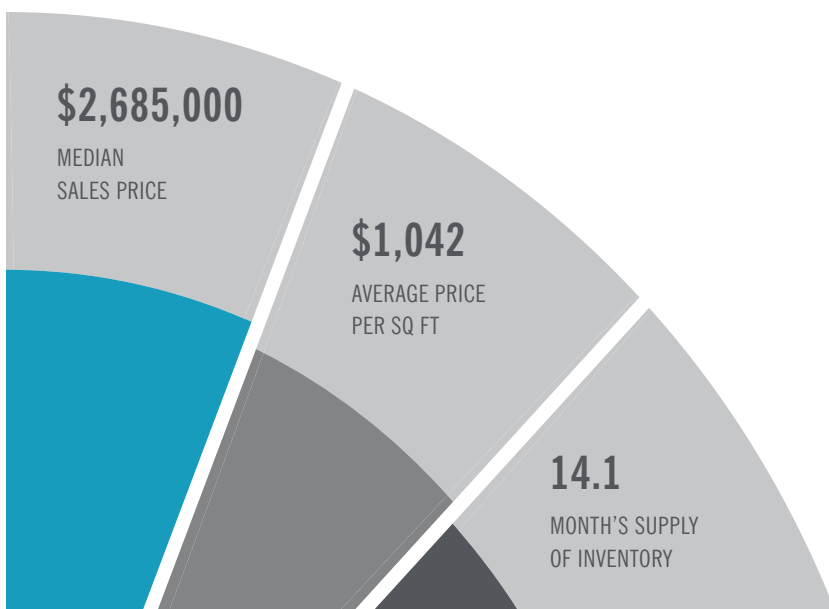
PACIFIC PALISADES

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$3,018,000	\$3,324,490	\$3,612,000	\$2,685,000	-11.0%
Average Price per Square Foot	\$1,082	\$1,051	\$1,236	\$1,042	-3.7%
Properties Sold	8	20	15	11	37.5%
Properties Pending Sale	15	20	16	31	106.7%
Properties For Sale	138	157	162	155	12.3%
Days on Market (Pending Sale)	36	50	55	51	40.3%
Month's Supply of Inventory	17.2	7.8	10.8	14.1	-18.3%
Percent Under Contract	10.9%	12.7%	9.9%	20.0%	84.0%
Average Median Price for Last 12 Months	\$3,294,029	\$3,309,417	\$3,381,500	\$3,218,153	-2.4%

*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



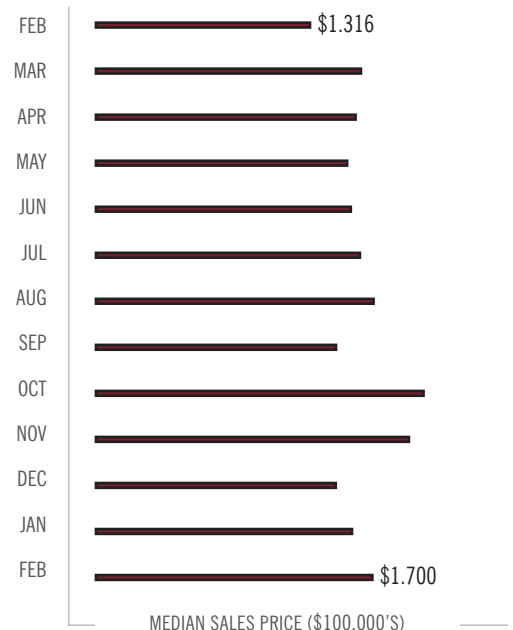
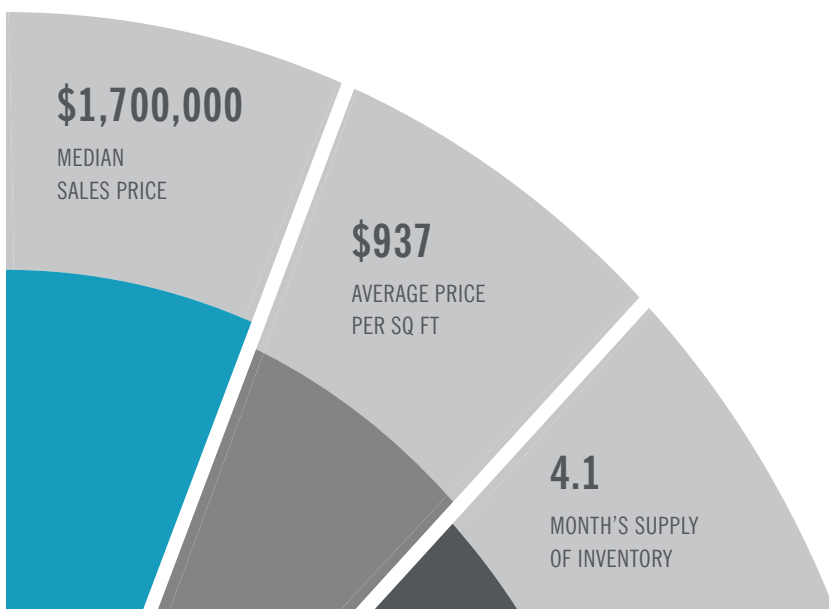
PALMS - MAR VISTA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,316,500	\$1,707,500	\$1,925,000	\$1,700,000	29.1%
Average Price per Square Foot	\$858	\$820	\$899	\$937	9.2%
Properties Sold	16	33	26	15	-6.2%
Properties Pending Sale	30	28	20	15	-50.0%
Properties For Sale	97	98	80	61	-37.1%
Days on Market (Pending Sale)	44	30	20	13	-69.8%
Month's Supply of Inventory	6.1	3	3.1	4.1	-32.9%
Percent Under Contract	30.9%	28.6%	25.0%	24.6%	-20.5%
Average Median Price for Last 12 Months	\$1,508,610	\$1,694,460	\$1,583,333	\$1,627,216	7.3%

*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



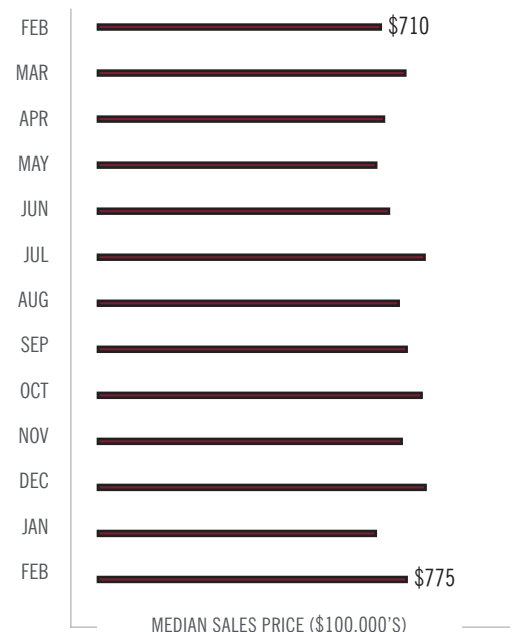
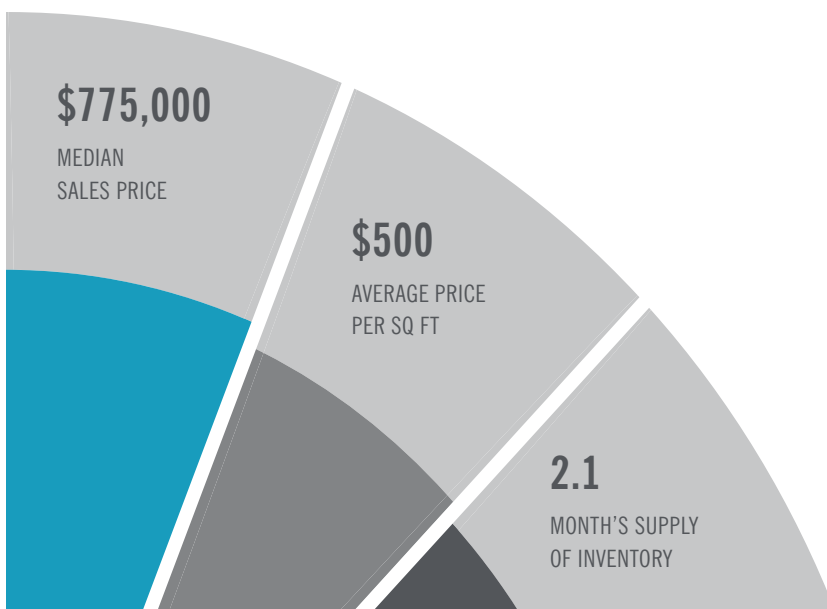
PARK HILLS HEIGHTS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$710,000	\$755,000	\$762,500	\$775,000	9.2%
Average Price per Square Foot	\$476	\$500	\$524	\$500	5.0%
Properties Sold	30	36	36	45	50.0%
Properties Pending Sale	33	45	30	47	42.4%
Properties For Sale	152	167	128	93	-38.8%
Days on Market (Pending Sale)	47	35	60	42	-10.9%
Month's Supply of Inventory	5.1	4.6	3.6	2.1	-59.2%
Percent Under Contract	21.7%	26.9%	23.4%	50.5%	132.8%
Average Median Price for Last 12 Months	\$714,788	\$774,167	\$765,000	\$757,585	5.6%

*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



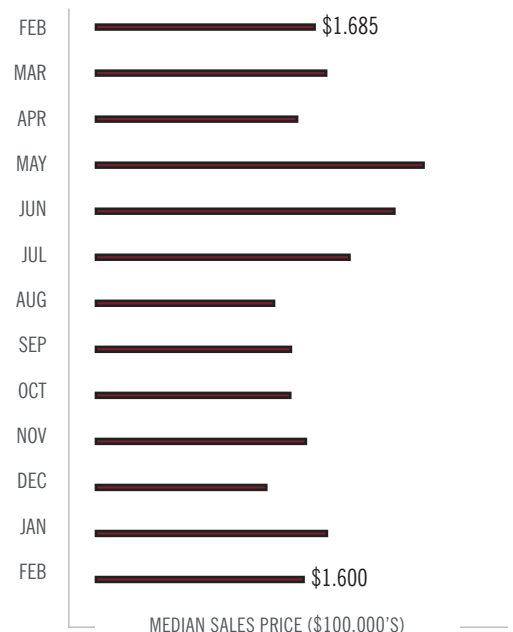
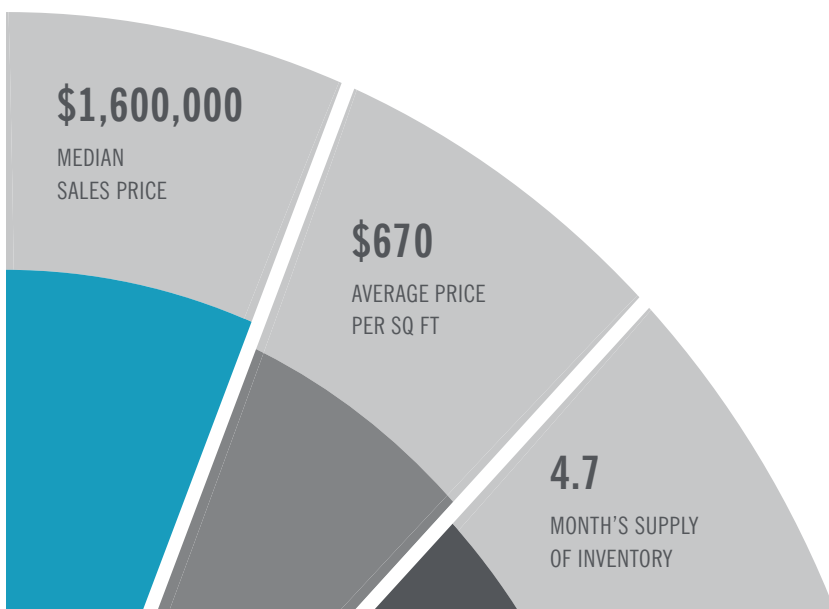
PLAYA DEL REY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,685,000	\$1,372,500	\$1,618,000	\$1,600,000	-5.0%
Average Price per Square Foot	\$649	\$521	\$756	\$670	3.2%
Properties Sold	8	2	12	3	-62.5%
Properties Pending Sale	3	9	4	4	33.3%
Properties For Sale	28	38	19	14	-50.0%
Days on Market (Pending Sale)	50	55	102	55	9.5%
Month's Supply of Inventory	3.5	19	1.6	4.7	33.3%
Percent Under Contract	10.7%	23.7%	21.1%	28.6%	166.7%
Average Median Price for Last 12 Months	\$1,686,214	\$1,551,750	\$1,564,167	\$1,728,545	2.4%

*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



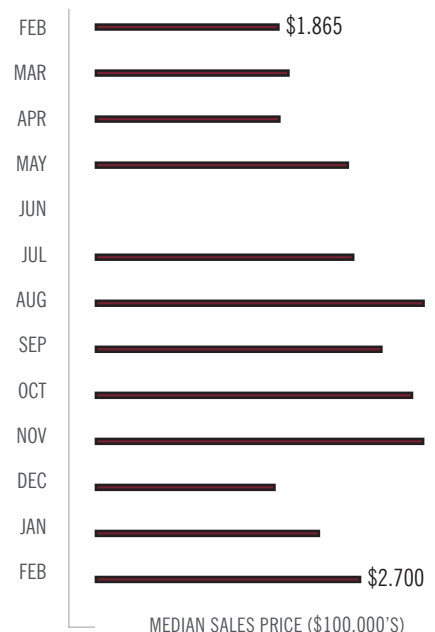
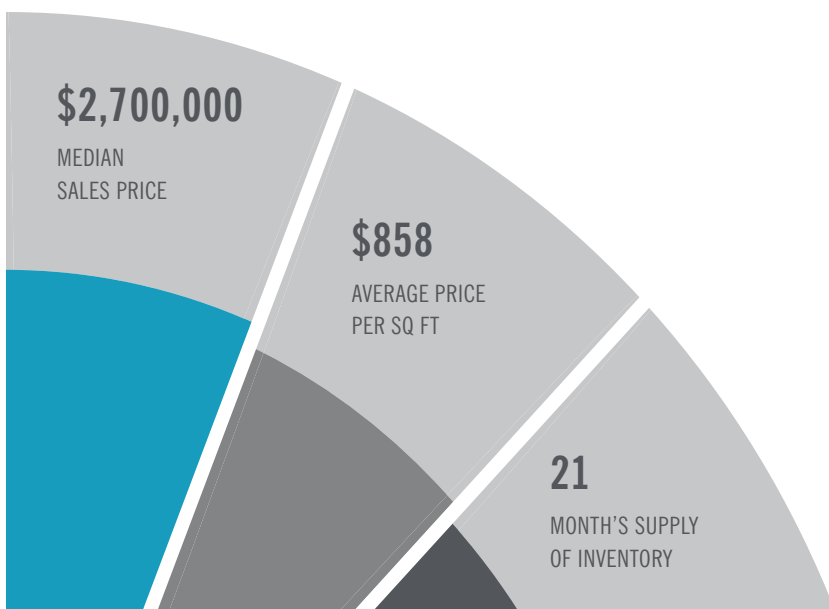
PLAYA VISTA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,865,000	\$3,349,666	\$3,345,037	\$2,700,000	44.8%
Average Price per Square Foot	\$741	\$857	\$833	\$858	15.8%
Properties Sold	2	3	3	1	-50.0%
Properties Pending Sale	1	2	0	5	400.0%
Properties For Sale	13	22	23	21	61.5%
Days on Market (Pending Sale)	137	129	0	23	-83.5%
Month's Supply of Inventory	6.5	7.3	7.7	21	223.1%
Percent Under Contract	7.7%	9.1%	0.0%	23.8%	209.5%
Average Median Price for Last 12 Months	\$2,370,604	\$2,716,382	\$2,268,000	\$2,546,705	7.4%

*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



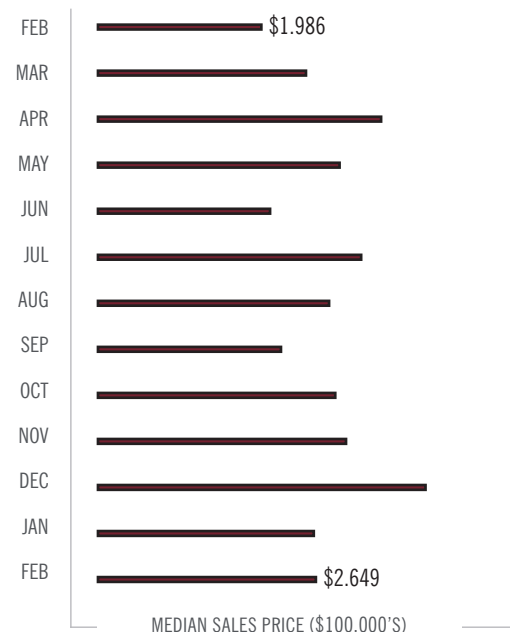
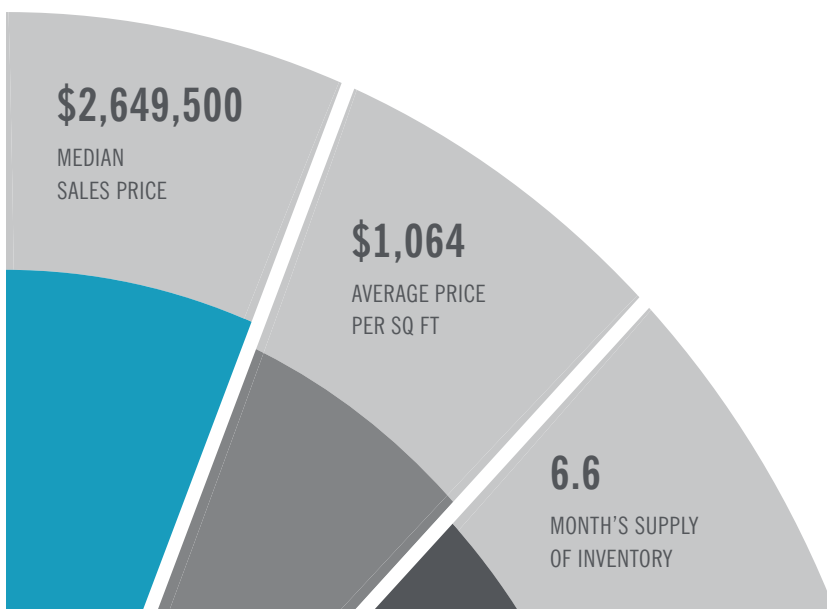
SANTA MONICA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,986,315	\$2,810,000	\$3,016,000	\$2,649,500	33.4%
Average Price per Square Foot	\$1,117	\$1,391	\$1,124	\$1,064	-4.7%
Properties Sold	14	20	23	16	14.3%
Properties Pending Sale	28	24	18	20	-28.6%
Properties For Sale	115	153	119	105	-8.7%
Days on Market (Pending Sale)	61	65	66	33	-46.6%
Month's Supply of Inventory	8.2	7.6	5.2	6.6	-20.1%
Percent Under Contract	24.3%	15.7%	15.1%	19.0%	-21.8%
Average Median Price for Last 12 Months	\$2,806,089	\$2,897,001	\$3,085,334	\$2,798,448	-0.3%

*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



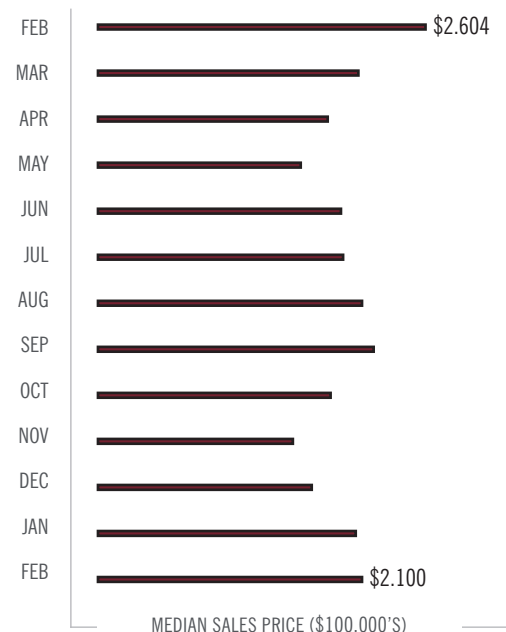
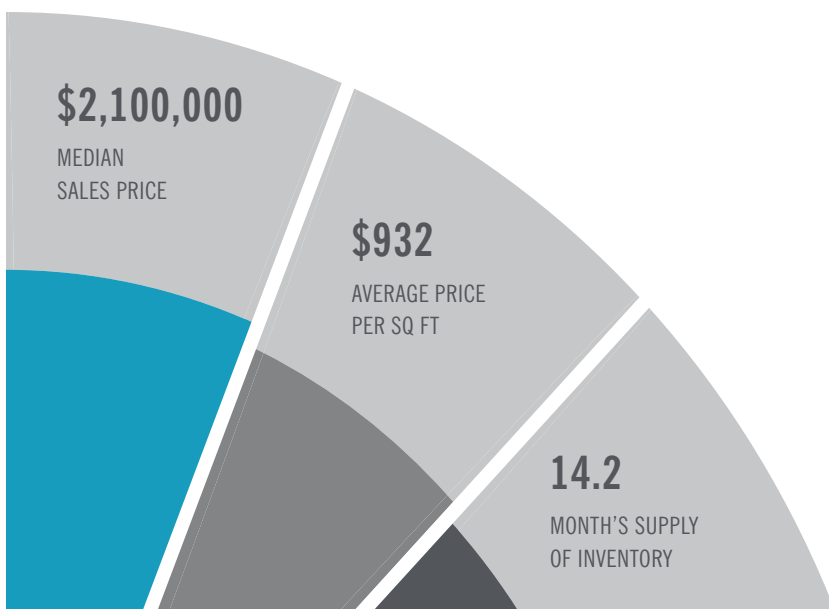
SUNSET STRIP - HOLLYWOOD HILLS WEST

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,604,940	\$2,100,000	\$1,550,000	\$2,100,000	-19.4%
Average Price per Square Foot	\$1,069	\$900	\$834	\$932	-12.8%
Properties Sold	18	44	34	25	38.9%
Properties Pending Sale	27	33	32	43	59.3%
Properties For Sale	375	447	443	354	-5.6%
Days on Market (Pending Sale)	65	78	74	61	-5.6%
Month's Supply of Inventory	20.8	10.2	13	14.2	-32.0%
Percent Under Contract	7.2%	7.4%	7.2%	12.1%	68.7%
Average Median Price for Last 12 Months	\$1,910,873	\$1,907,083	\$1,950,000	\$1,964,611	2.7%

*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



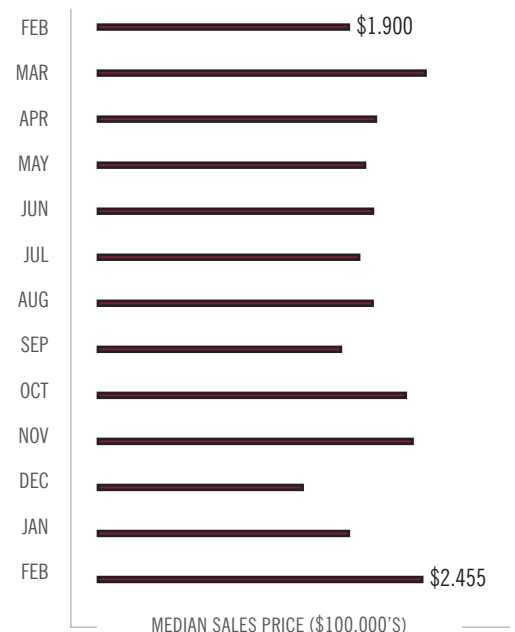
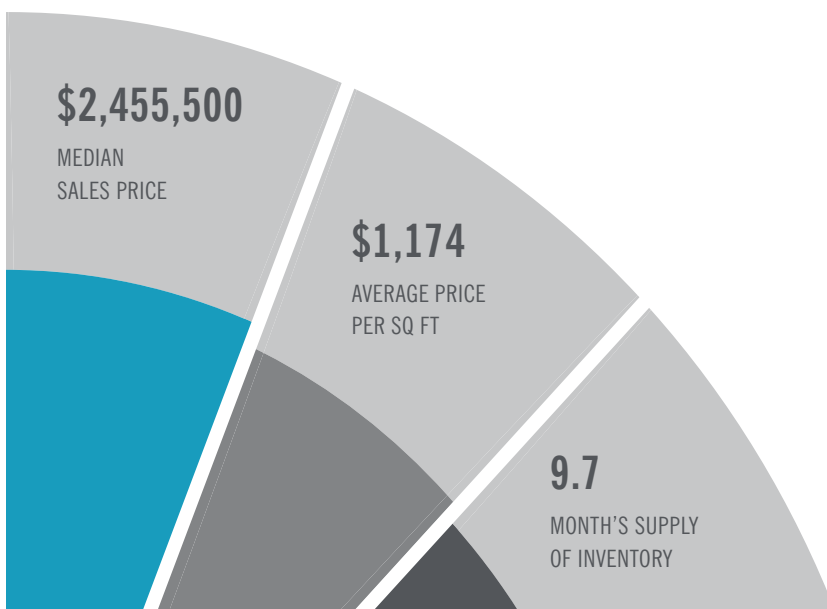
VENICE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,900,000	\$2,080,000	\$2,382,570	\$2,455,500	29.2%
Average Price per Square Foot	\$1,117	\$1,200	\$1,230	\$1,174	5.1%
Properties Sold	9	21	11	13	44.4%
Properties Pending Sale	11	15	10	16	45.5%
Properties For Sale	111	149	144	126	13.5%
Days on Market (Pending Sale)	71	35	68	37	-48.2%
Month's Supply of Inventory	12.3	7.1	13.1	9.7	-21.4%
Percent Under Contract	9.9%	10.1%	6.9%	12.7%	28.1%
Average Median Price for Last 12 Months	\$2,142,479	\$2,076,571	\$1,968,453	\$2,085,264	-2.7%

*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



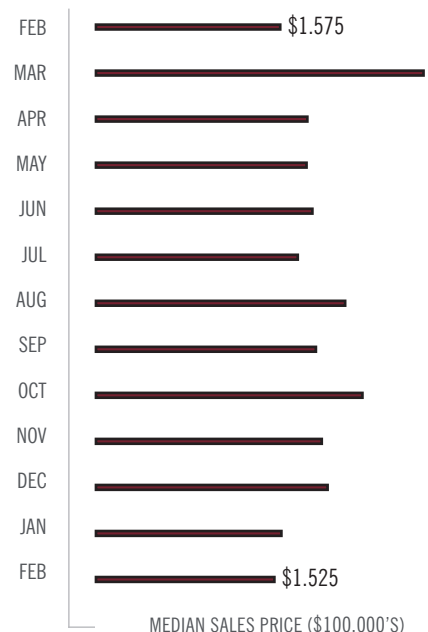
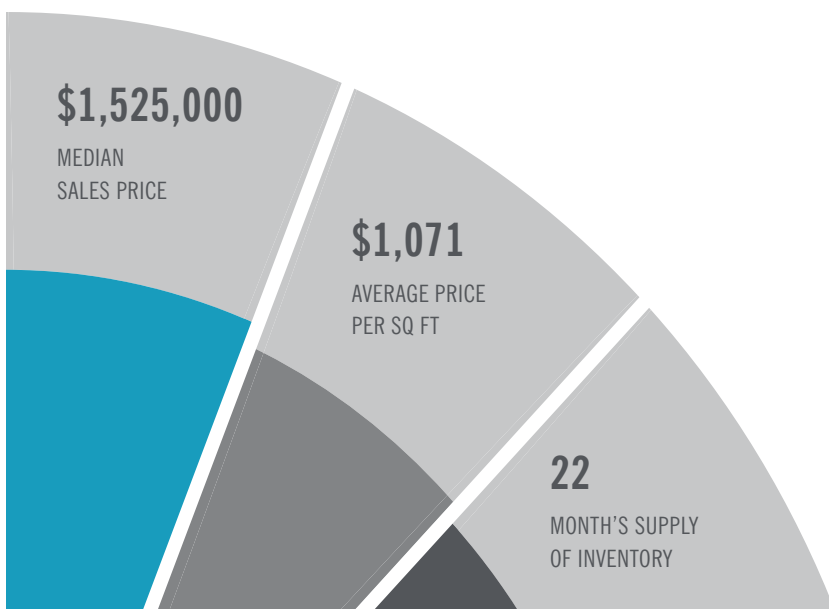
WEST HOLLYWOOD

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,575,000	\$2,130,000	\$1,930,099	\$1,525,000	-3.2%
Average Price per Square Foot	\$925	\$965	\$972	\$1,071	15.8%
Properties Sold	9	7	10	4	-55.6%
Properties Pending Sale	7	12	8	12	71.4%
Properties For Sale	82	102	86	88	7.3%
Days on Market (Pending Sale)	49	47	45	29	-41.7%
Month's Supply of Inventory	9.1	14.6	8.6	22	141.5%
Percent Under Contract	8.5%	11.8%	9.3%	13.6%	59.7%
Average Median Price for Last 12 Months	\$1,720,333	\$1,862,979	\$1,696,667	\$1,912,683	10.1%

*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



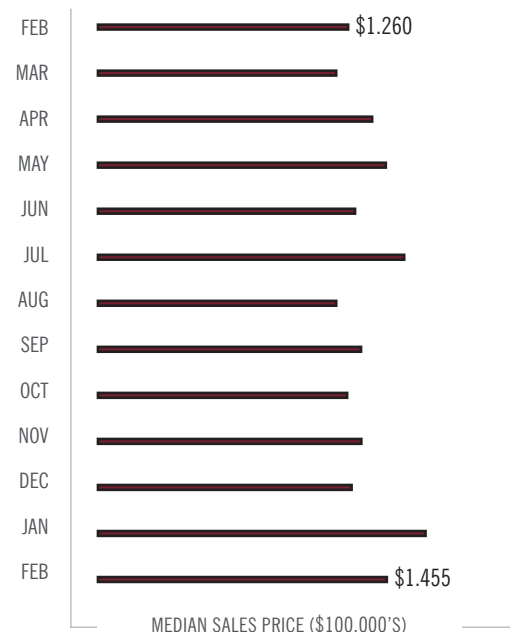
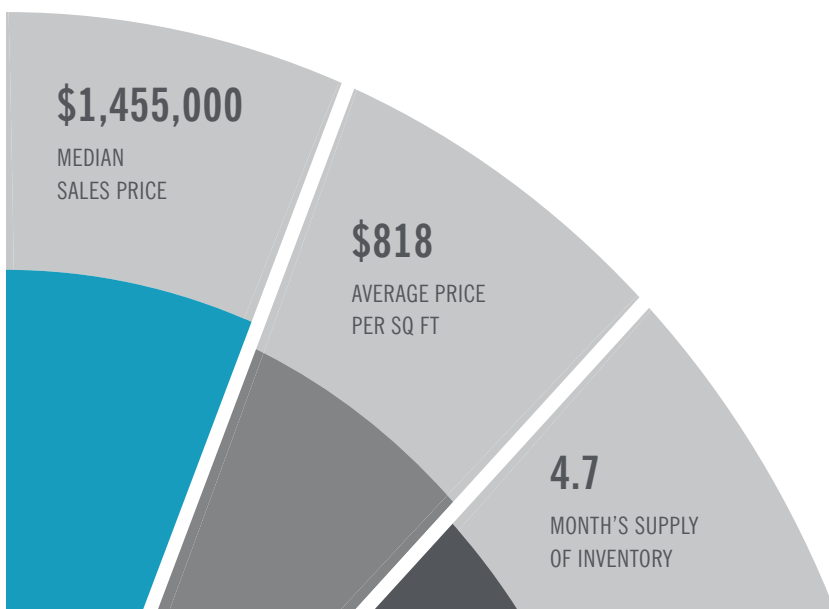
WEST LOS ANGELES

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,260,000	\$1,200,000	\$1,326,500	\$1,455,000	15.5%
Average Price per Square Foot	\$732	\$675	\$778	\$818	11.7%
Properties Sold	4	7	8	10	150.0%
Properties Pending Sale	6	7	7	12	100.0%
Properties For Sale	45	39	43	47	4.4%
Days on Market (Pending Sale)	22	71	25	25	13.1%
Month's Supply of Inventory	11.2	5.6	5.4	4.7	-58.2%
Percent Under Contract	13.3%	17.9%	16.3%	25.5%	91.5%
Average Median Price for Last 12 Months	\$1,473,308	\$1,381,500	\$1,460,833	\$1,355,192	-8.0%

*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



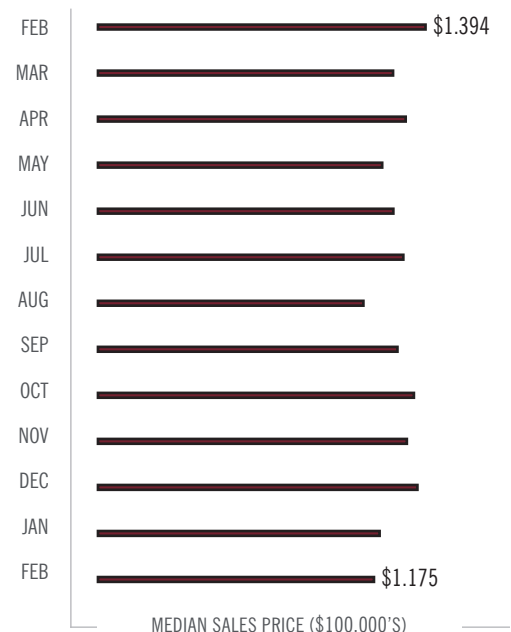
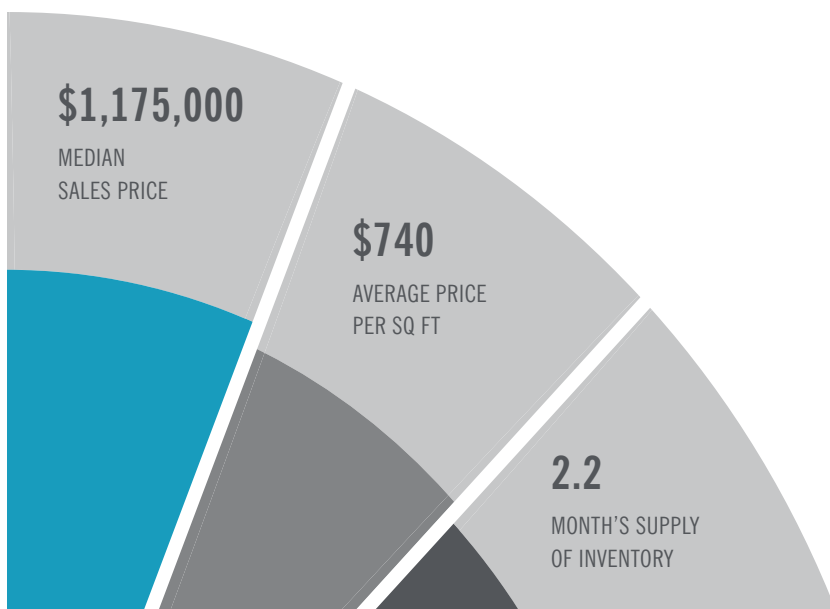
WESTCHESTER

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,394,500	\$1,130,000	\$1,315,000	\$1,175,000	-15.7%
Average Price per Square Foot	\$708	\$656	\$688	\$740	4.5%
Properties Sold	18	33	35	25	38.9%
Properties Pending Sale	26	24	29	26	0.0%
Properties For Sale	95	106	84	54	-43.2%
Days on Market (Pending Sale)	51	33	44	25	-50.9%
Month's Supply of Inventory	5.3	3.2	2.4	2.2	-59.1%
Percent Under Contract	27.4%	22.6%	34.5%	48.1%	75.9%
Average Median Price for Last 12 Months	\$1,255,760	\$1,278,167	\$1,244,667	\$1,271,327	1.2%

*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



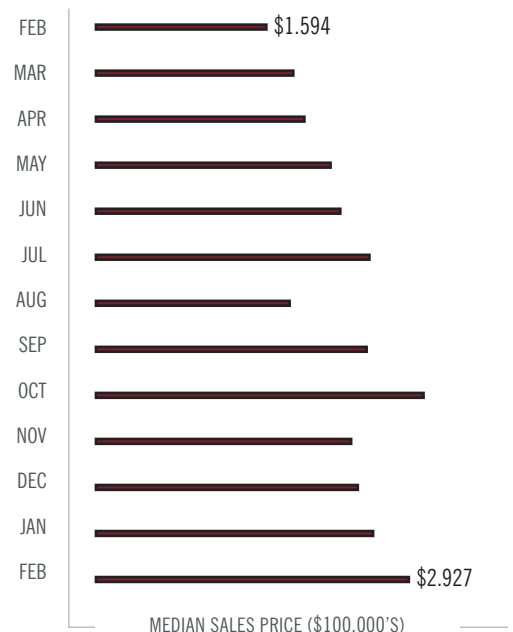
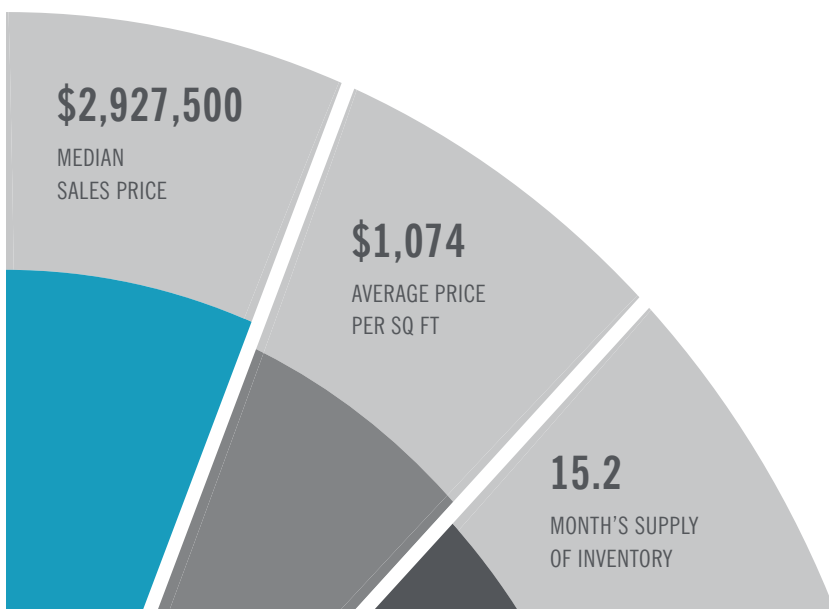
WESTWOOD - CENTURY CITY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,594,125	\$1,812,000	\$2,387,500	\$2,927,500	83.6%
Average Price per Square Foot	\$851	\$836	\$859	\$1,074	26.2%
Properties Sold	3	13	12	4	33.3%
Properties Pending Sale	4	18	12	10	150.0%
Properties For Sale	63	87	74	61	-3.2%
Days on Market (Pending Sale)	27	53	60	28	4.8%
Month's Supply of Inventory	21	6.7	6.2	15.2	-27.4%
Percent Under Contract	6.3%	20.7%	16.2%	16.4%	158.2%
Average Median Price for Last 12 Months	\$2,103,490	\$2,659,281	\$2,656,863	\$2,322,903	10.4%

*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



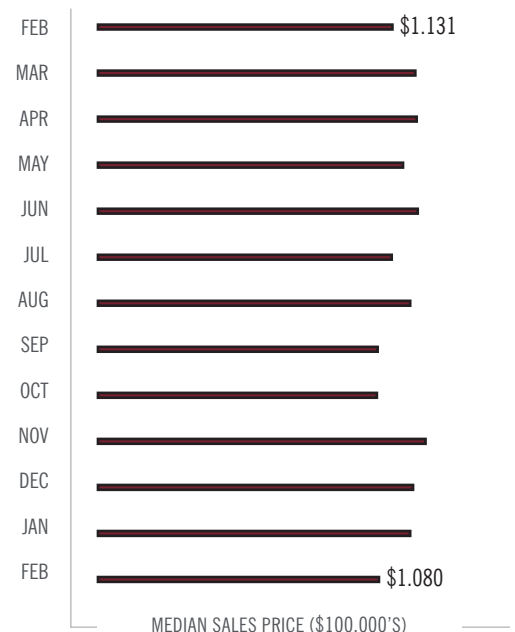
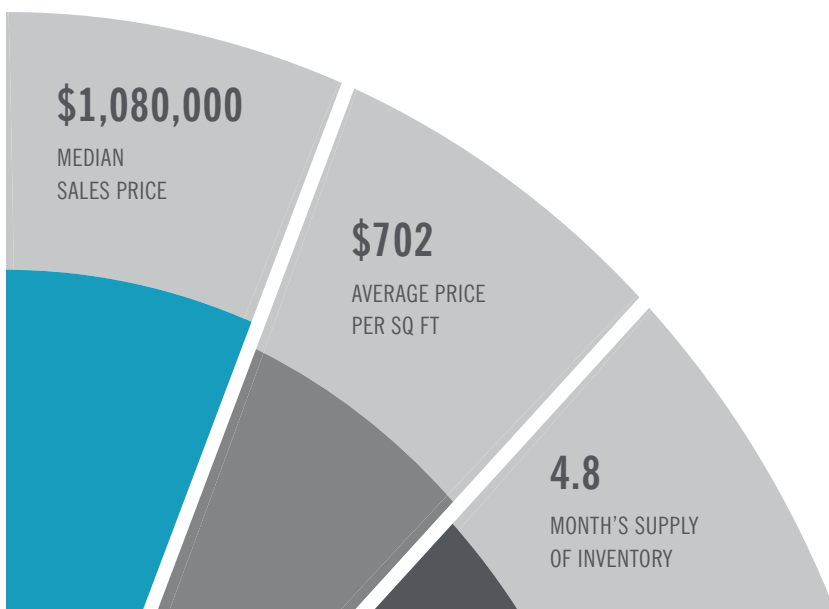
SOUTH BAY MACRO MARKET

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,131,750	\$1,200,000	\$1,259,000	\$1,080,000	-4.6%
Average Price per Square Foot	\$737	\$706	\$701	\$702	-4.7%
Properties Sold	122	269	230	152	24.6%
Properties Pending Sale	187	223	218	238	27.3%
Properties For Sale	880	1,110	868	736	-16.4%
Days on Market (Pending Sale)	45	36	47	46	0.9%
Month's Supply of Inventory	7.2	4.1	3.8	4.8	-32.9%
Percent Under Contract	21.2%	20.1%	25.1%	32.3%	52.2%
Average Median Price for Last 12 Months	\$1,115,184	\$1,149,500	\$1,163,667	\$1,169,538	4.9%

*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



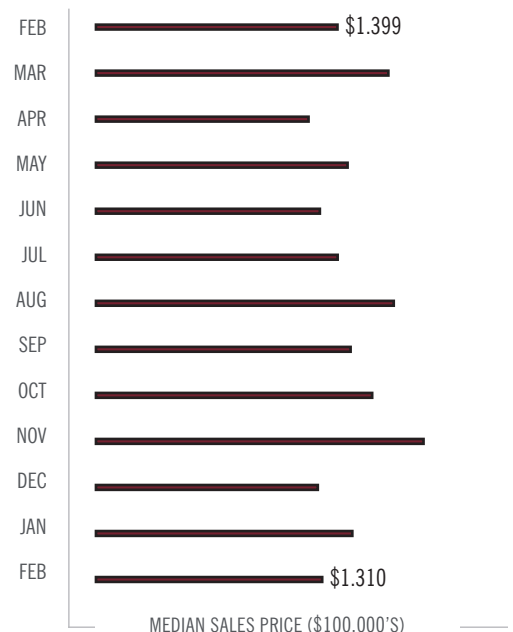
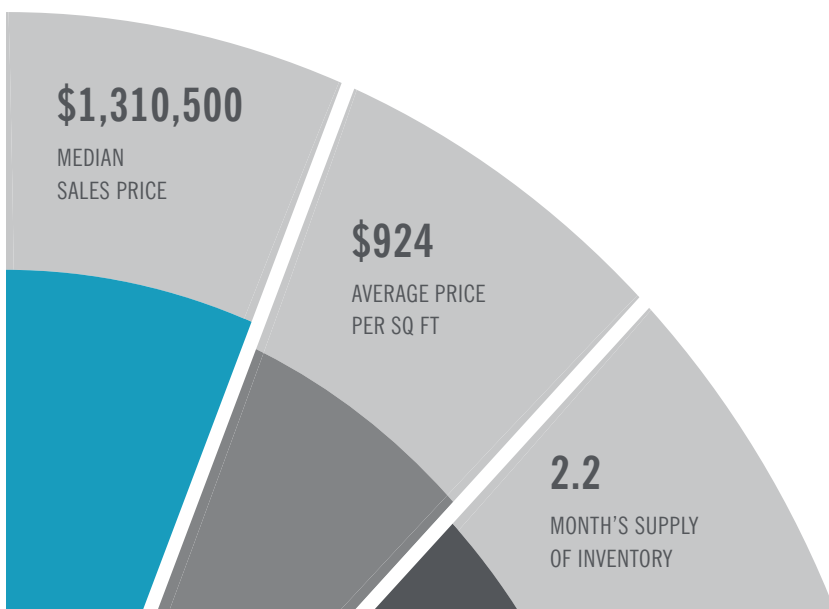
EL SEGUNDO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,399,000	\$1,725,000	\$1,897,500	\$1,310,500	-6.3%
Average Price per Square Foot	\$815	\$705	\$730	\$924	13.4%
Properties Sold	3	7	10	5	66.7%
Properties Pending Sale	11	6	7	2	-81.8%
Properties For Sale	39	21	18	11	-71.8%
Days on Market (Pending Sale)	16	44	16	7	-55.5%
Month's Supply of Inventory	13	0	1.8	2.2	-83.1%
Percent Under Contract	28.2%	28.6%	38.9%	18.2%	-35.5%
Average Median Price for Last 12 Months	\$1,358,646	\$1,508,833	\$1,360,167	\$1,481,280	9.0%

*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



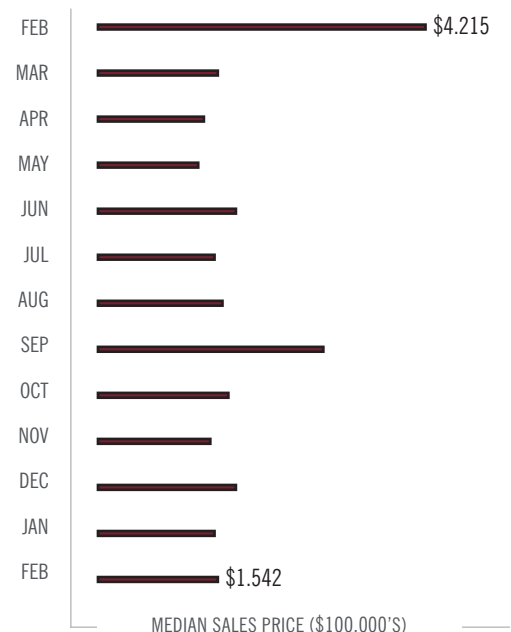
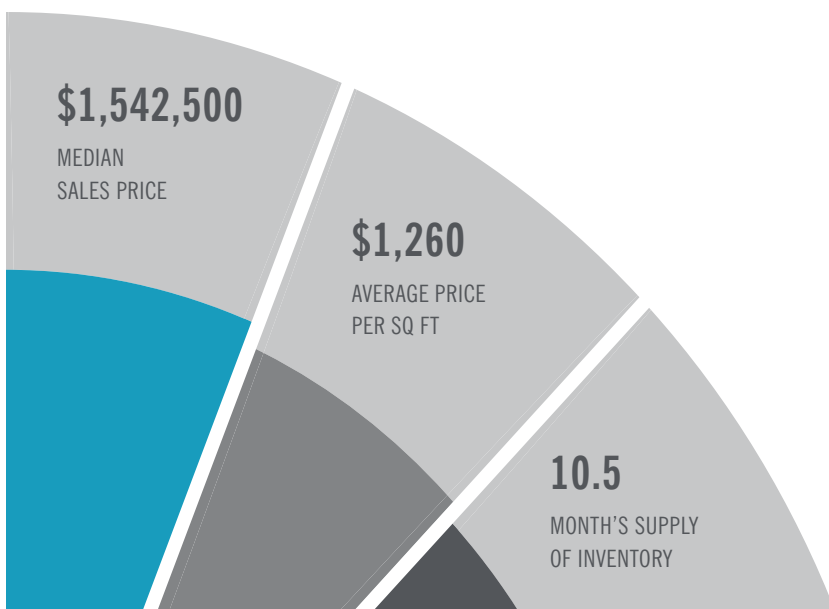
HERMOSA BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$4,215,000	\$1,602,000	\$1,445,625	\$1,542,500	-63.4%
Average Price per Square Foot	\$1,299	\$1,124	\$786	\$1,260	-3.0%
Properties Sold	3	10	10	4	33.3%
Properties Pending Sale	4	7	14	9	125.0%
Properties For Sale	38	55	48	42	10.5%
Days on Market (Pending Sale)	29	40	103	54	85.4%
Month's Supply of Inventory	12.7	5.5	4.8	10.5	-17.1%
Percent Under Contract	10.5%	12.7%	29.2%	21.4%	103.6%
Average Median Price for Last 12 Months	\$2,508,213	\$1,806,854	\$1,605,833	\$1,855,990	-26.0%

*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



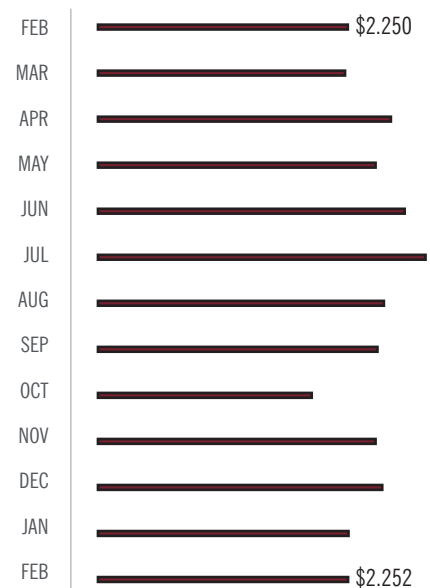
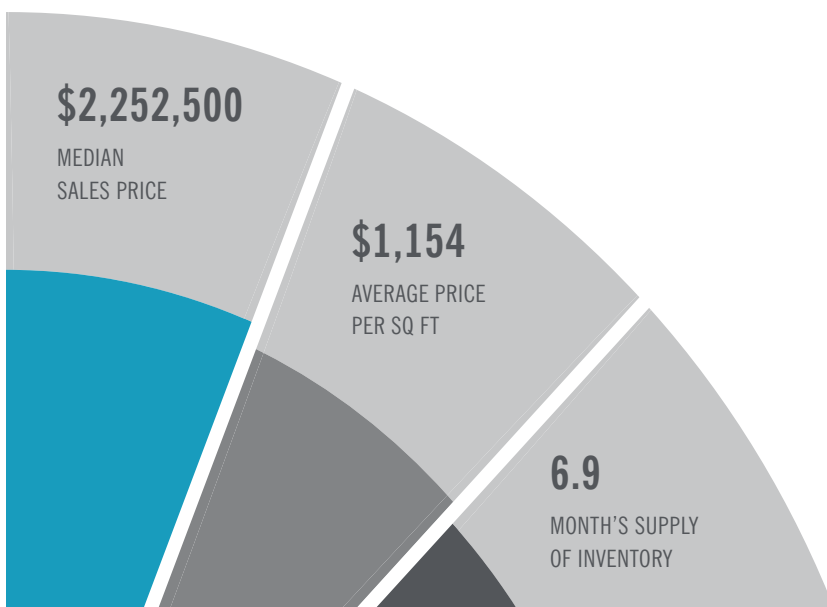
MANHATTAN BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,250,000	\$2,575,000	\$2,500,000	\$2,252,500	0.1%
Average Price per Square Foot	\$1,232	\$1,175	\$1,030	\$1,154	-6.3%
Properties Sold	12	33	37	18	50.0%
Properties Pending Sale	27	20	25	31	14.8%
Properties For Sale	132	167	129	124	-6.1%
Days on Market (Pending Sale)	59	50	54	46	-22.0%
Month's Supply of Inventory	11	5.1	3.5	6.9	-37.4%
Percent Under Contract	20.5%	12.0%	19.4%	25.0%	22.2%
Average Median Price for Last 12 Months	\$2,518,708	\$2,335,127	\$2,356,250	\$2,454,678	-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



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

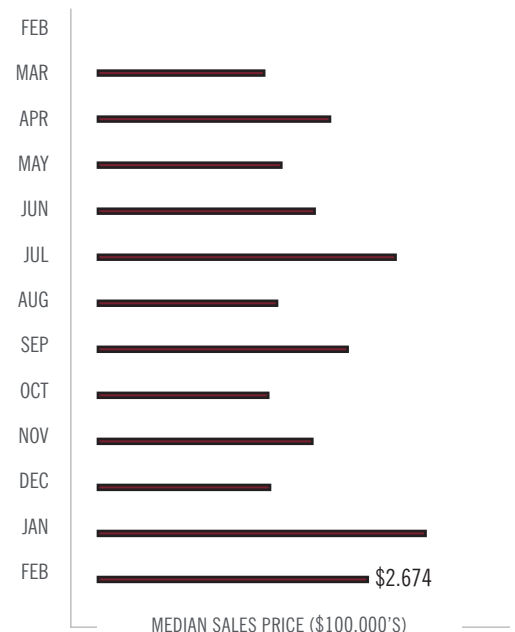
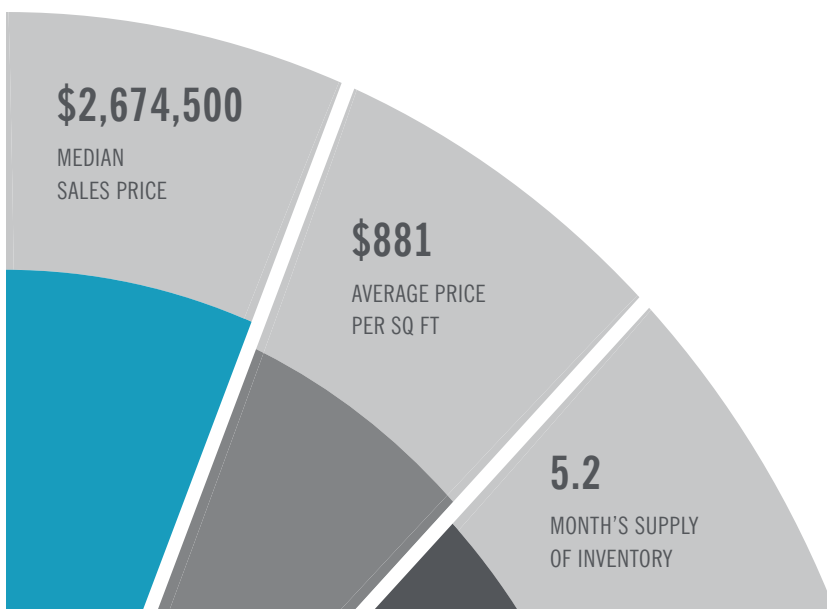
MANHATTAN BEACH MIRA COSTA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$0	\$1,775,000	\$2,125,000	\$2,674,500	n/a
Average Price per Square Foot	\$0	\$993	\$629	\$881	n/a
Properties Sold	0	5	5	4	n/a
Properties Pending Sale	3	4	6	3	0.0%
Properties For Sale	22	26	18	21	-4.5%
Days on Market (Pending Sale)	15	34	52	9	-40.0%
Month's Supply of Inventory	n/a	5.2	3.6	5.2	n/a
Percent Under Contract	13.6%	15.4%	33.3%	14.3%	4.8%
Average Median Price for Last 12 Months	\$1,954,563	\$2,319,167	\$2,542,500	\$2,212,708	13.2%

*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



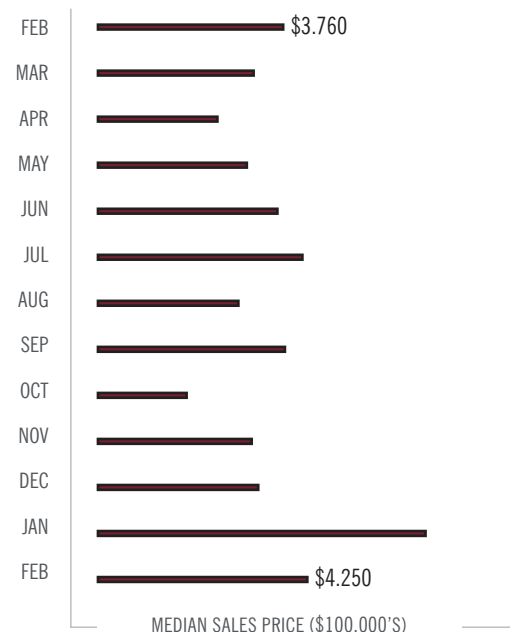
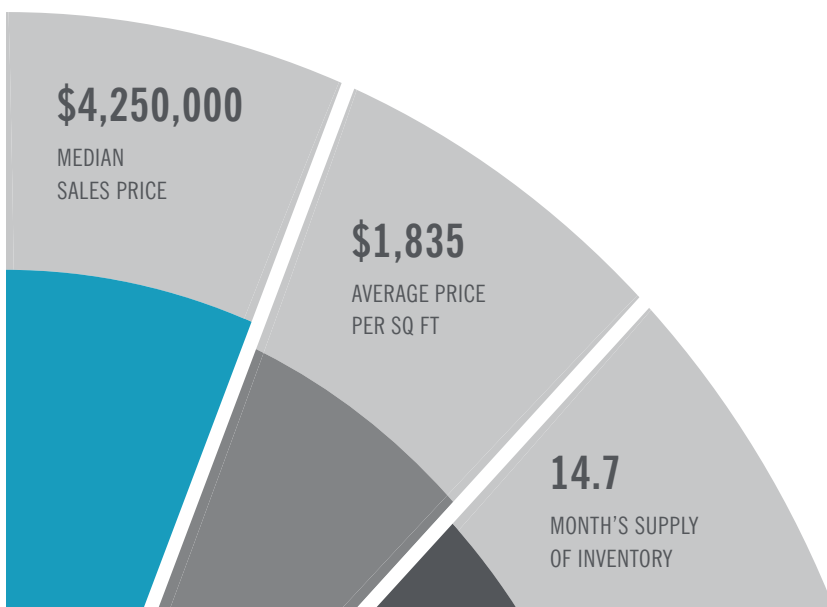
MANHATTAN BEACH SAND

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$3,760,000	\$2,850,000	\$3,120,000	\$4,250,000	13.0%
Average Price per Square Foot	\$1,427	\$1,659	\$1,573	\$1,835	28.6%
Properties Sold	4	10	11	3	-25.0%
Properties Pending Sale	9	2	8	10	11.1%
Properties For Sale	45	64	47	44	-2.2%
Days on Market (Pending Sale)	69	51	63	75	8.7%
Month's Supply of Inventory	11.2	6.4	4.3	14.7	30.4%
Percent Under Contract	20.0%	3.1%	17.0%	22.7%	13.6%
Average Median Price for Last 12 Months	\$3,201,385	\$3,811,292	\$4,717,750	\$3,528,923	10.2%

*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



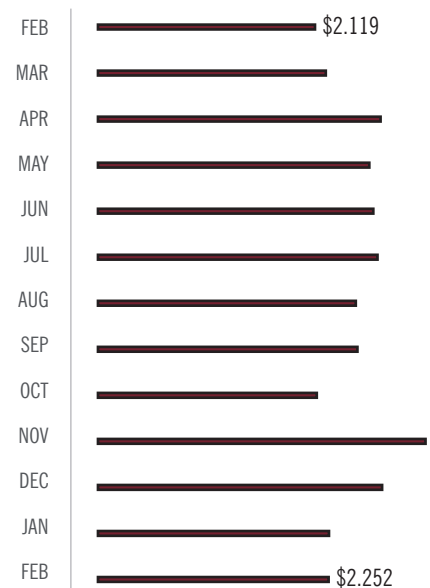
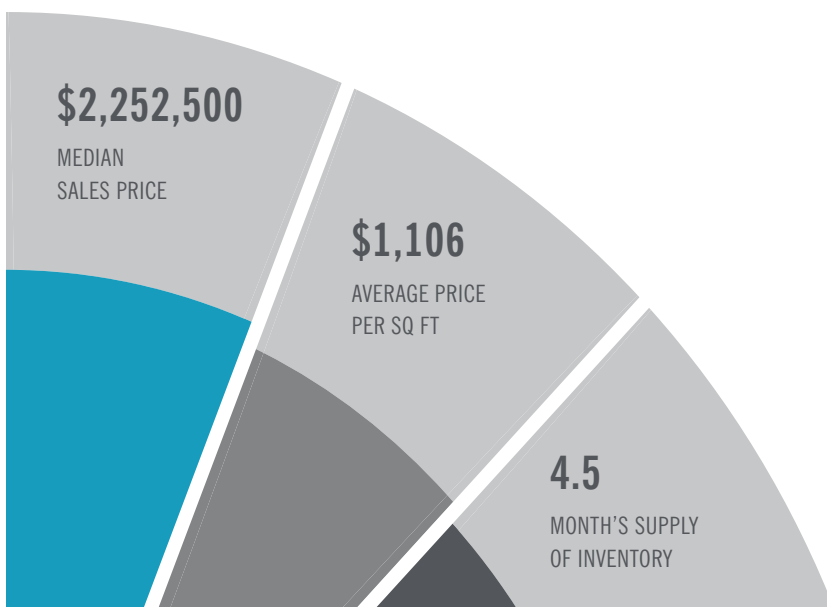
MANHATTAN BEACH TREE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,119,500	\$2,518,000	\$3,199,000	\$2,252,500	6.3%
Average Price per Square Foot	\$1,111	\$959	\$949	\$1,106	-0.5%
Properties Sold	6	12	11	8	33.3%
Properties Pending Sale	9	8	7	8	-11.1%
Properties For Sale	44	40	41	36	-18.2%
Days on Market (Pending Sale)	38	65	72	43	13.5%
Month's Supply of Inventory	7.3	3.3	3.7	4.5	-38.6%
Percent Under Contract	20.5%	20.0%	17.1%	22.2%	8.6%
Average Median Price for Last 12 Months	\$2,581,729	\$2,525,629	\$2,427,917	\$2,526,562	-2.1%

*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



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

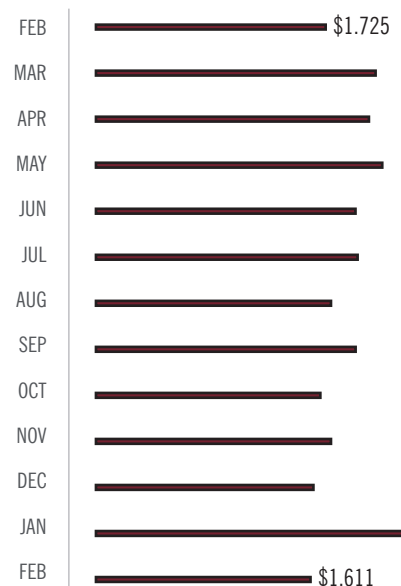
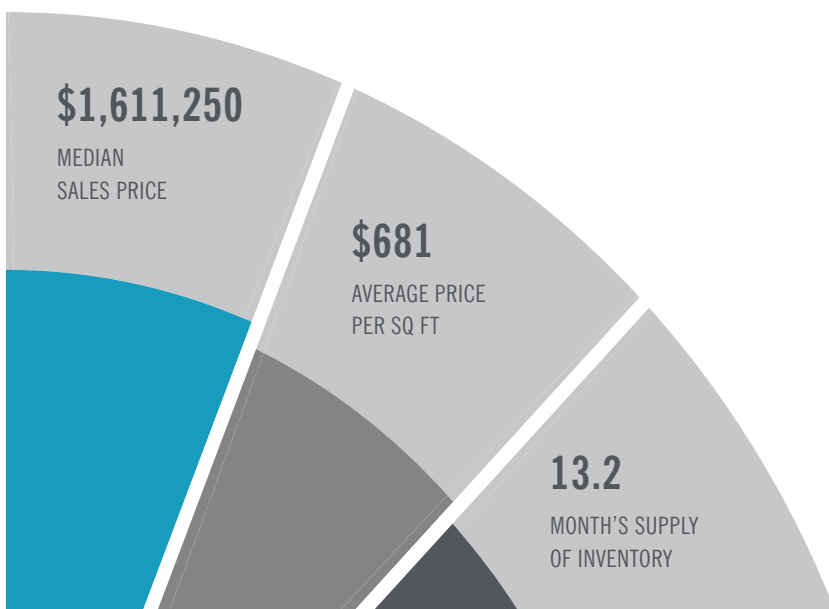
PALOS VERDES ESTATES

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,725,000	\$1,765,000	\$1,765,000	\$1,611,250	-6.6%
Average Price per Square Foot	\$663	\$767	\$764	\$681	2.7%
Properties Sold	11	22	12	6	-45.5%
Properties Pending Sale	11	13	15	12	9.1%
Properties For Sale	94	116	93	79	-16.0%
Days on Market (Pending Sale)	50	60	88	59	17.0%
Month's Supply of Inventory	8.5	5.3	7.8	13.2	54.1%
Percent Under Contract	11.7%	11.2%	16.1%	15.2%	29.8%
Average Median Price for Last 12 Months	\$2,041,292	\$1,850,708	\$1,901,417	\$1,908,327	-6.5%

*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



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

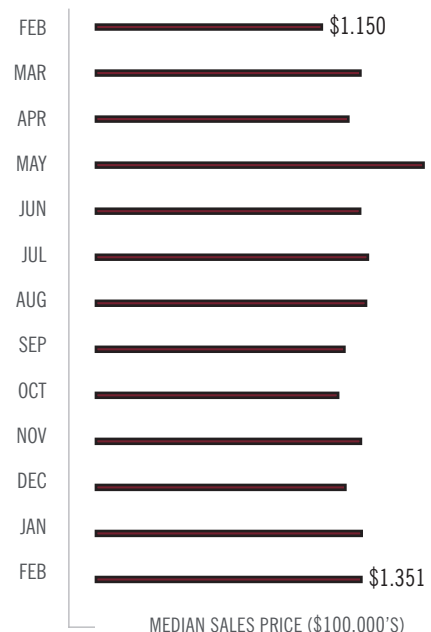
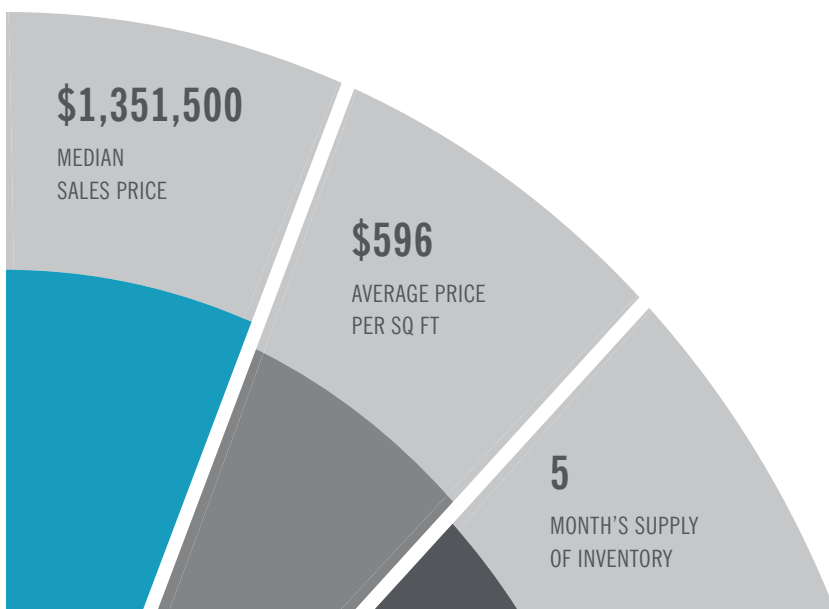
RANCHO PALOS VERDES

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,150,000	\$1,375,000	\$1,349,000	\$1,351,500	17.5%
Average Price per Square Foot	\$515	\$550	\$547	\$596	15.7%
Properties Sold	19	41	32	25	31.6%
Properties Pending Sale	30	36	28	38	26.7%
Properties For Sale	141	215	165	124	-12.1%
Days on Market (Pending Sale)	55	40	48	61	10.9%
Month's Supply of Inventory	7.4	5.2	5.2	5	-33.2%
Percent Under Contract	21.3%	16.7%	17.0%	30.6%	44.0%
Average Median Price for Last 12 Months	\$1,359,042	\$1,303,583	\$1,324,833	\$1,336,577	-1.7%

*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



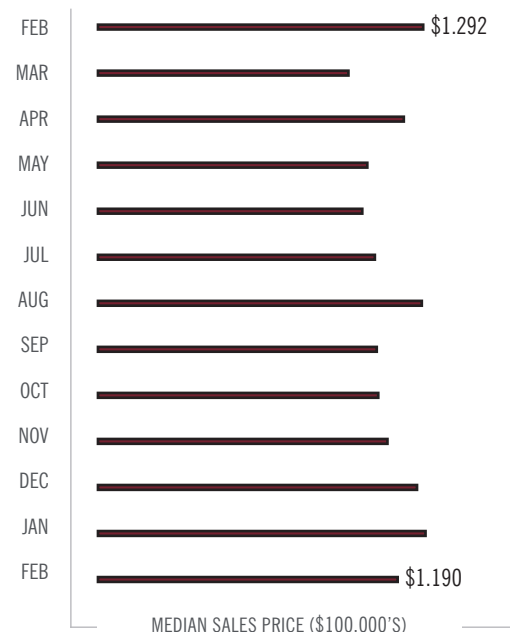
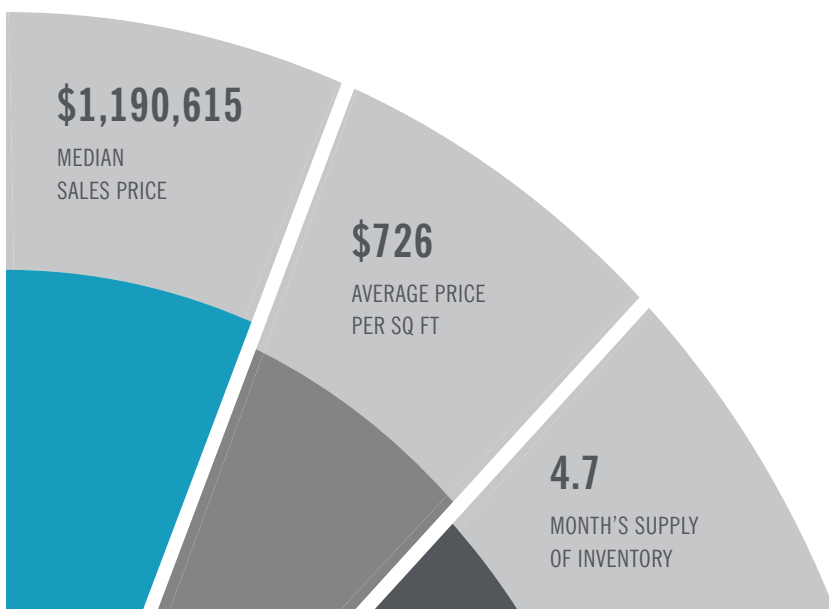
REDONDO BEACH- NORTH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,292,000	\$1,286,500	\$1,150,000	\$1,190,615	-7.8%
Average Price per Square Foot	\$633	\$728	\$666	\$726	14.7%
Properties Sold	8	15	19	6	-25.0%
Properties Pending Sale	15	9	12	10	-33.3%
Properties For Sale	48	47	30	28	-41.7%
Days on Market (Pending Sale)	39	38	23	11	-73.1%
Month's Supply of Inventory	6	3.1	1.6	4.7	-22.2%
Percent Under Contract	31.2%	19.1%	40.0%	35.7%	14.3%
Average Median Price for Last 12 Months	\$1,094,333	\$1,188,394	\$1,253,122	\$1,164,528	6.4%

*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



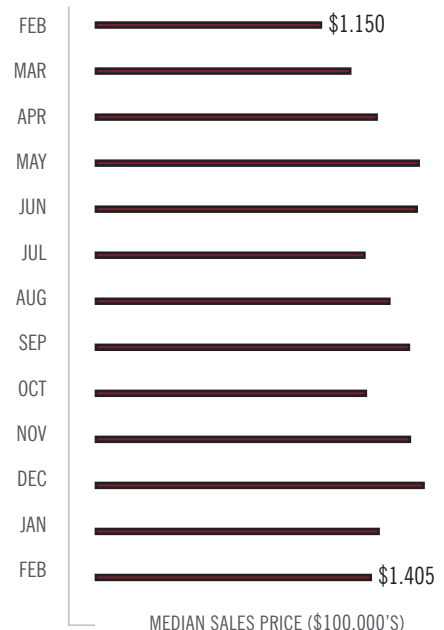
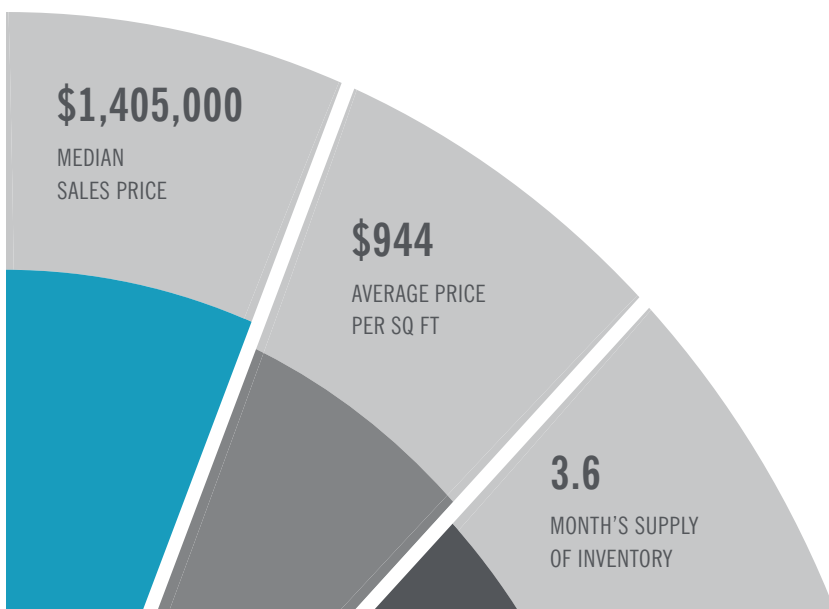
REDONDO BEACH- SOUTH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,150,000	\$1,500,000	\$1,605,000	\$1,405,000	22.2%
Average Price per Square Foot	\$722	\$797	\$746	\$944	30.7%
Properties Sold	13	13	8	11	-15.4%
Properties Pending Sale	10	9	9	13	30.0%
Properties For Sale	40	55	48	40	0.0%
Days on Market (Pending Sale)	71	40	39	41	-42.0%
Month's Supply of Inventory	3.1	4.2	6	3.6	18.2%
Percent Under Contract	25.0%	16.4%	18.8%	32.5%	30.0%
Average Median Price for Last 12 Months	\$1,541,109	\$1,518,333	\$1,508,333	\$1,473,654	-4.4%

*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



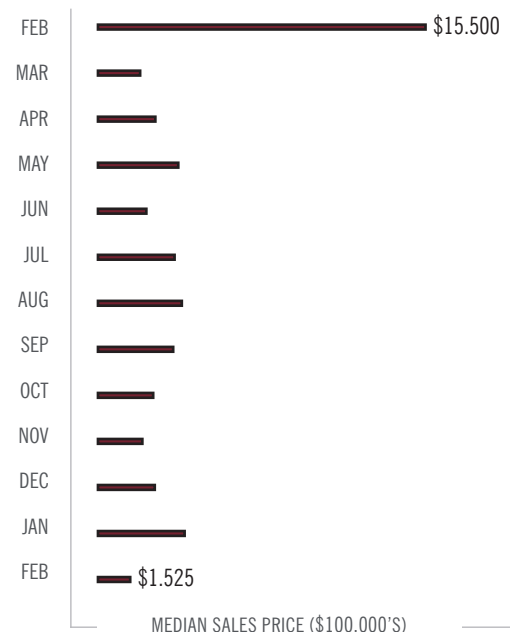
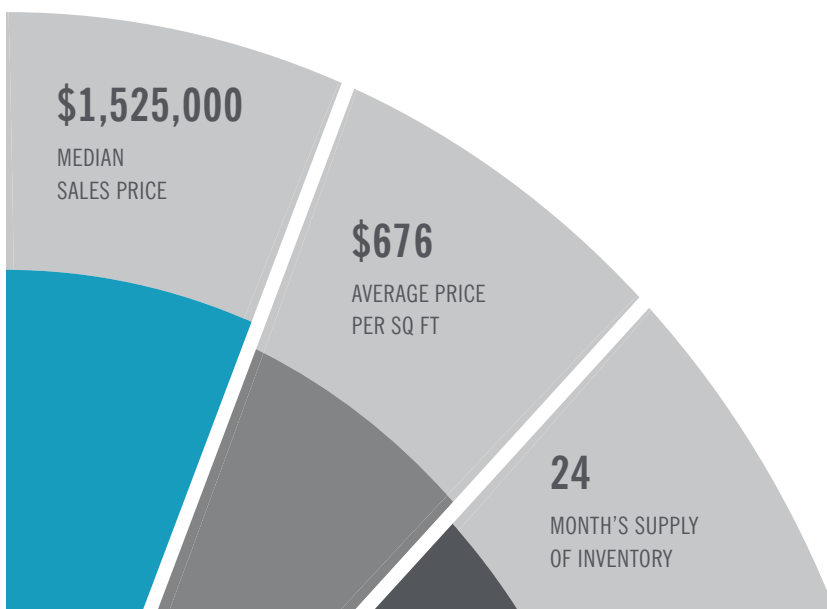
ROLLING HILLS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$15,500,000	\$3,967,500	\$2,100,000	\$1,525,000	-90.2%
Average Price per Square Foot	\$2,541	\$655	\$1,041	\$676	-73.4%
Properties Sold	1	2	1	1	0.0%
Properties Pending Sale	3	1	1	4	33.3%
Properties For Sale	24	25	24	24	0.0%
Days on Market (Pending Sale)	170	11	76	134	-21.3%
Month's Supply of Inventory	24	12.5	24	24	0.0%
Percent Under Contract	12.5%	4.0%	4.2%	16.7%	33.3%
Average Median Price for Last 12 Months	\$4,432,850	\$2,763,958	\$2,770,833	\$3,882,703	-12.4%

*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



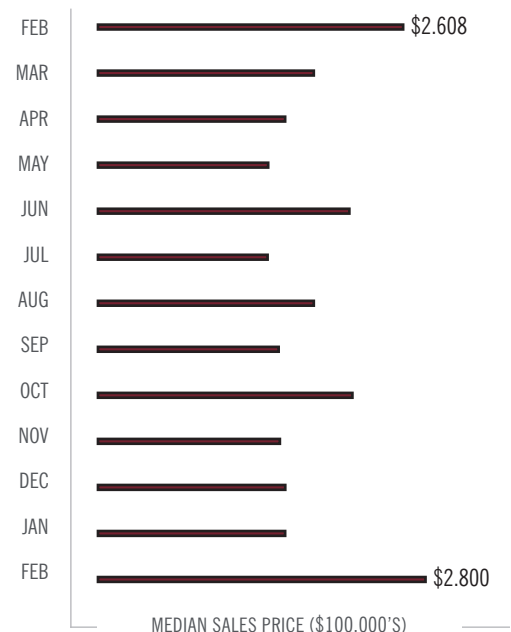
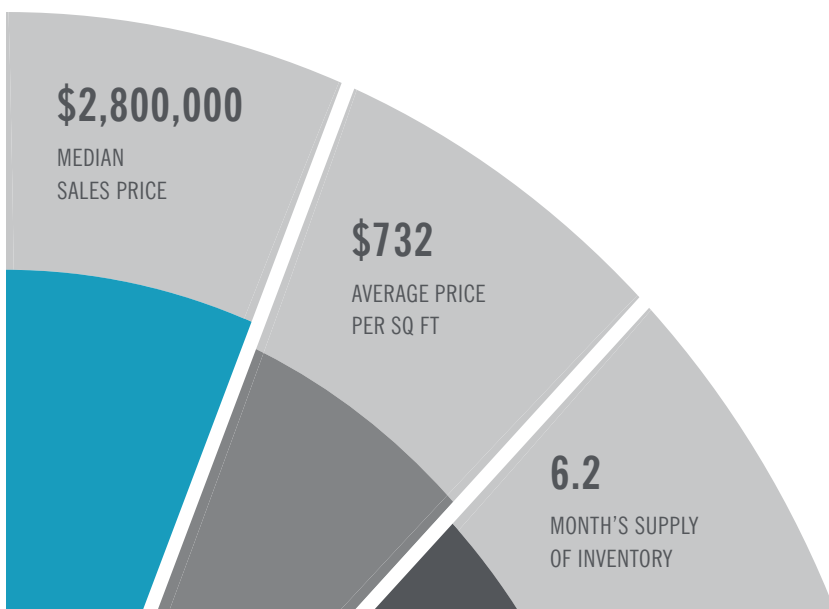
ROLLING HILLS ESTATES

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,608,700	\$1,845,000	\$1,555,000	\$2,800,000	7.3%
Average Price per Square Foot	\$703	\$647	\$660	\$732	4.1%
Properties Sold	5	7	14	5	0.0%
Properties Pending Sale	8	7	8	9	12.5%
Properties For Sale	38	43	36	31	-18.4%
Days on Market (Pending Sale)	64	21	43	39	-39.5%
Month's Supply of Inventory	7.6	6.1	2.6	6.2	-18.4%
Percent Under Contract	21.1%	16.3%	22.2%	29.0%	37.9%
Average Median Price for Last 12 Months	\$1,920,245	\$1,879,250	\$2,000,333	\$1,863,708	-2.9%

*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



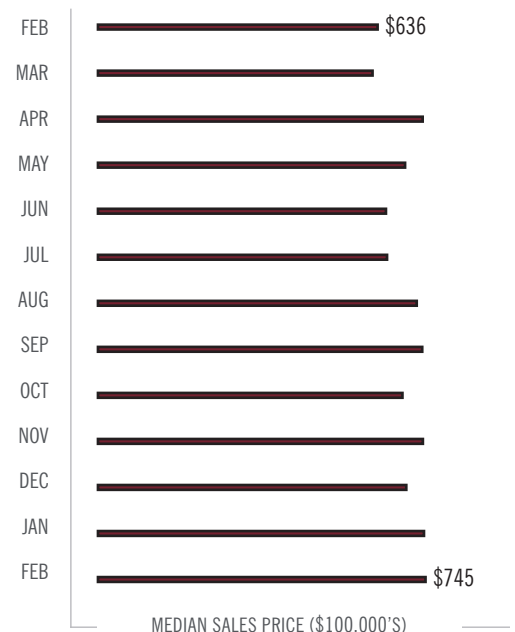
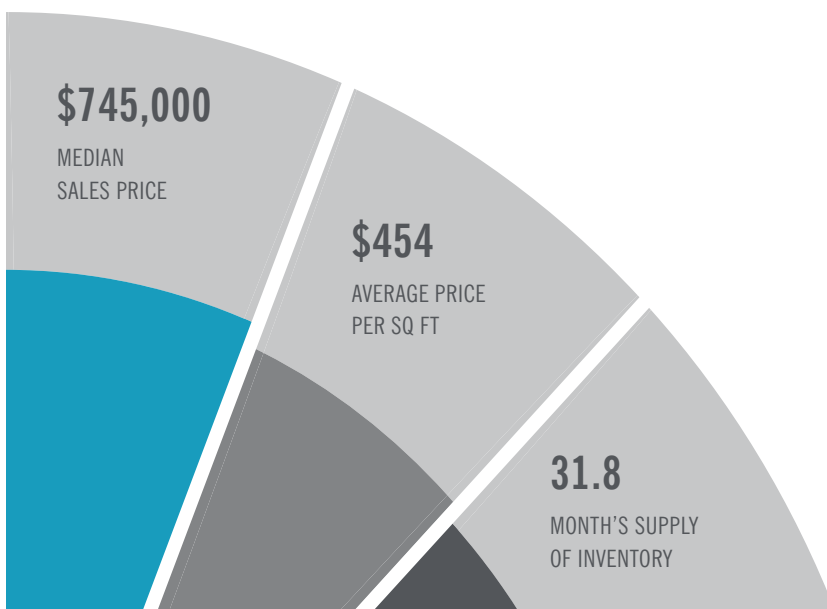
SAN PEDRO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$636,000	\$725,000	\$739,000	\$745,000	17.1%
Average Price per Square Foot	\$457	\$458	\$418	\$454	-0.7%
Properties Sold	17	35	23	25	47.1%
Properties Pending Sale	19	28	34	31	63.2%
Properties For Sale	88	129	110	83	-5.7%
Days on Market (Pending Sale)	33	39	52	65	93.5%
Month's Supply of Inventory	43.5	20.2	22.6	31.8	-26.9%
Percent Under Contract	21.6%	21.7%	30.9%	37.3%	73.0%
Average Median Price for Last 12 Months	\$664,053	\$726,125	\$729,250	\$699,365	5.3%

*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



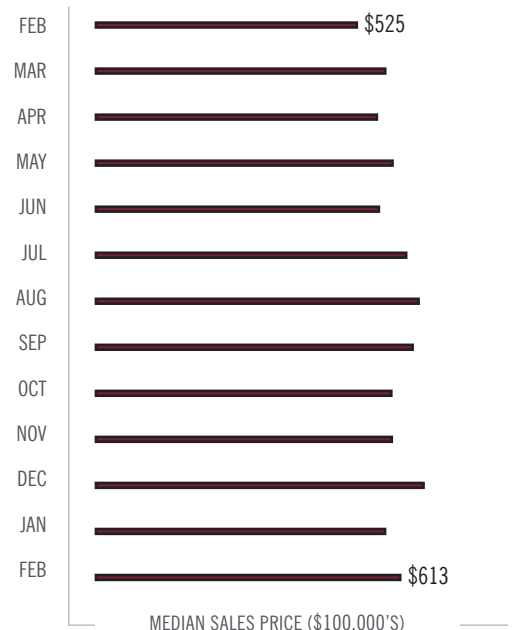
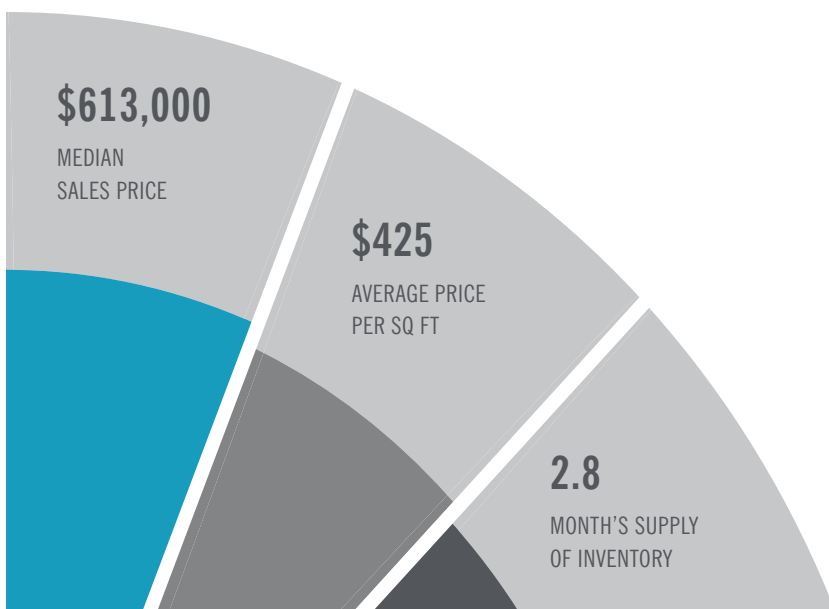
TORRANCE- COUNTY STRIP

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$525,500	\$650,000	\$596,051	\$613,000	16.7%
Average Price per Square Foot	\$391	\$478	\$433	\$425	8.7%
Properties Sold	4	5	8	5	25.0%
Properties Pending Sale	7	9	4	7	0.0%
Properties For Sale	27	28	21	14	-48.1%
Days on Market (Pending Sale)	33	15	33	35	5.7%
Month's Supply of Inventory	6.8	5.6	2.6	2.8	-58.5%
Percent Under Contract	25.9%	32.1%	19.0%	50.0%	92.9%
Average Median Price for Last 12 Months	\$577,125	\$614,092	\$618,500	\$600,100	4.0%

*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



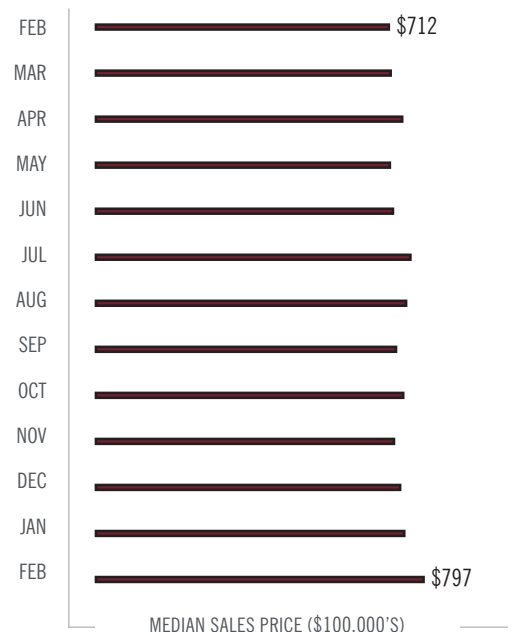
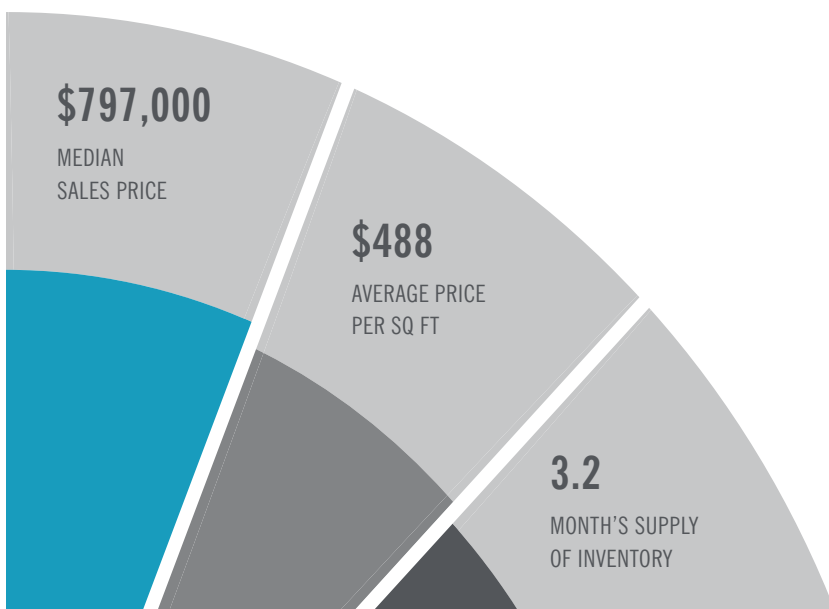
TORRANCE- NORTH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$712,500	\$754,500	\$725,000	\$797,000	11.9%
Average Price per Square Foot	\$443	\$543	\$533	\$488	10.2%
Properties Sold	6	14	10	11	83.3%
Properties Pending Sale	8	11	13	19	137.5%
Properties For Sale	28	35	27	35	25.0%
Days on Market (Pending Sale)	25	17	28	16	-34.8%
Month's Supply of Inventory	4.7	2.5	2.7	3.2	-31.8%
Percent Under Contract	28.6%	31.4%	48.1%	54.3%	90.0%
Average Median Price for Last 12 Months	\$724,542	\$748,250	\$762,333	\$740,077	2.1%

*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



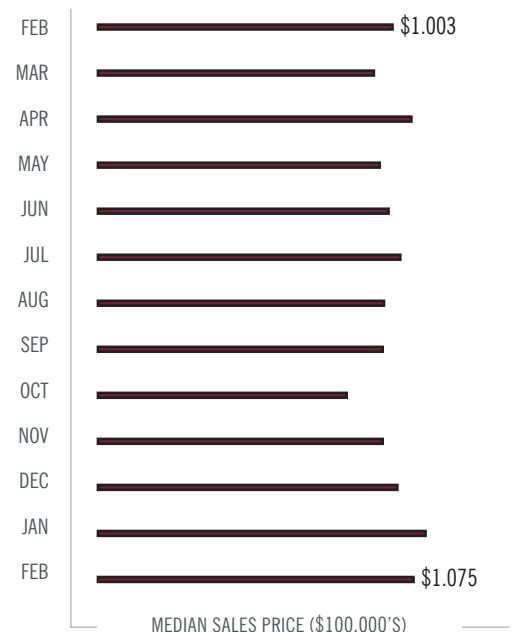
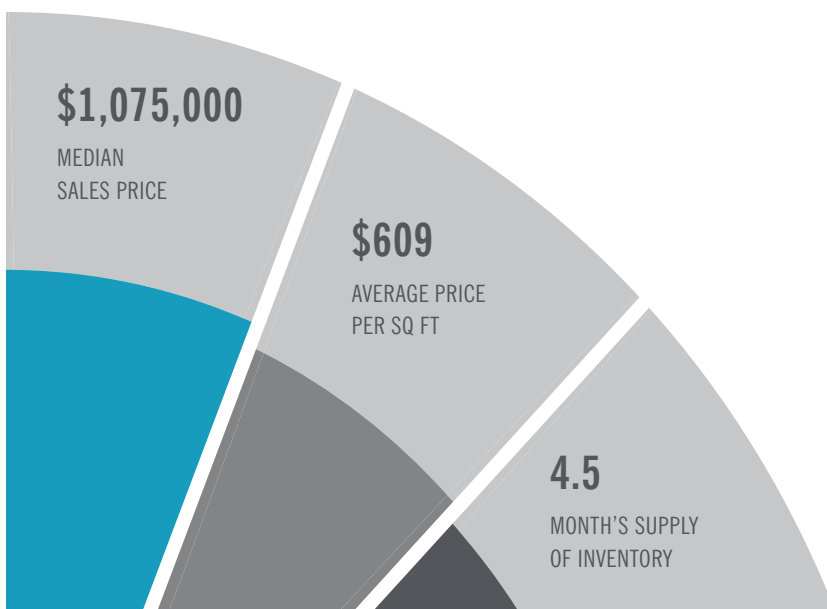
TORRANCE- SOUTH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,003,500	\$974,500	\$970,000	\$1,075,000	7.1%
Average Price per Square Foot	\$588	\$566	\$585	\$609	3.6%
Properties Sold	8	28	17	11	37.5%
Properties Pending Sale	14	24	28	27	92.9%
Properties For Sale	54	66	63	50	-7.4%
Days on Market (Pending Sale)	16	35	36	33	110.0%
Month's Supply of Inventory	6.8	2.4	3.7	4.5	-32.7%
Percent Under Contract	25.9%	36.4%	44.4%	54.0%	108.3%
Average Median Price for Last 12 Months	\$967,625	\$999,750	\$1,070,333	\$997,238	3.1%

*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



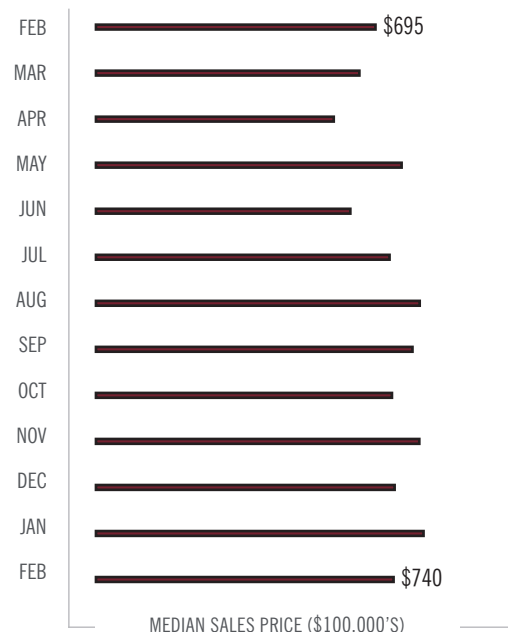
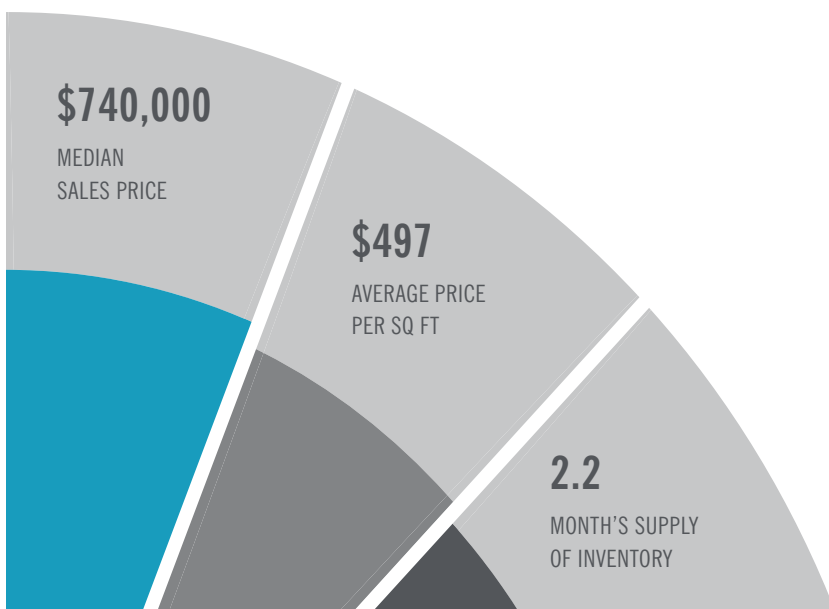
TORRANCE- SOUTHEAST

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$695,000	\$805,000	\$804,000	\$740,000	6.5%
Average Price per Square Foot	\$481	\$490	\$537	\$497	3.3%
Properties Sold	5	19	13	16	220.0%
Properties Pending Sale	9	21	9	17	88.9%
Properties For Sale	49	56	31	35	-28.6%
Days on Market (Pending Sale)	44	23	29	45	2.4%
Month's Supply of Inventory	9.8	2.9	2.4	2.2	-77.7%
Percent Under Contract	18.4%	37.5%	29.0%	48.6%	164.4%
Average Median Price for Last 12 Months	\$693,063	\$770,688	\$765,708	\$730,221	5.4%

*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



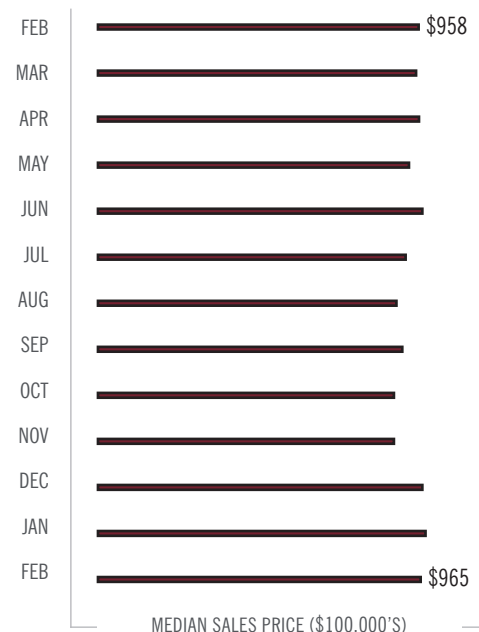
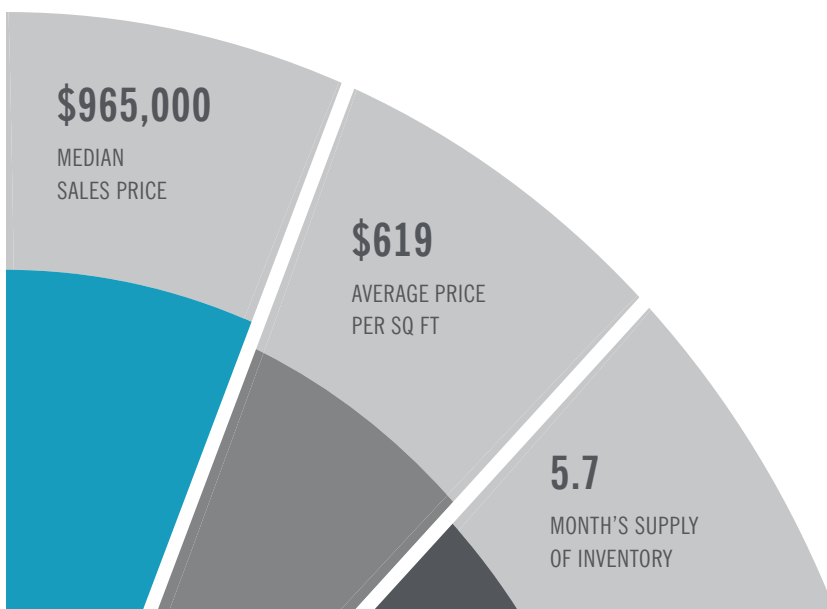
TORRANCE- WEST

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$958,880	\$892,500	\$885,000	\$965,000	0.6%
Average Price per Square Foot	\$606	\$591	\$616	\$619	2.1%
Properties Sold	7	18	17	3	-57.1%
Properties Pending Sale	11	22	11	9	-18.2%
Properties For Sale	41	53	26	17	-58.5%
Days on Market (Pending Sale)	33	32	15	17	-49.0%
Month's Supply of Inventory	5.9	2.9	1.5	5.7	-3.3%
Percent Under Contract	26.8%	41.5%	42.3%	52.9%	97.3%
Average Median Price for Last 12 Months	\$950,428	\$932,417	\$971,500	\$936,702	-1.4%

*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



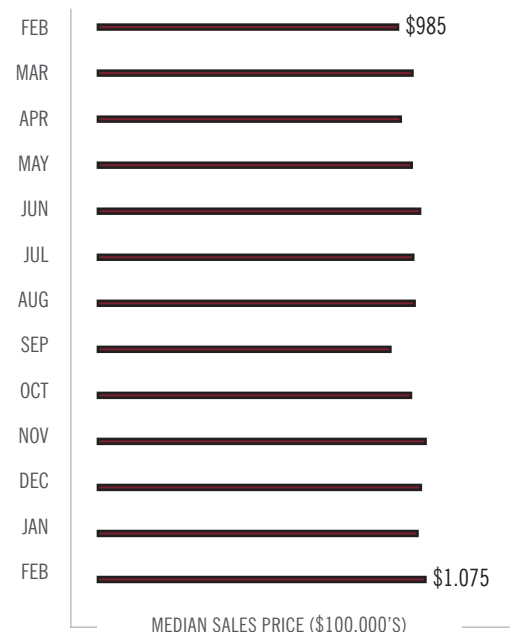
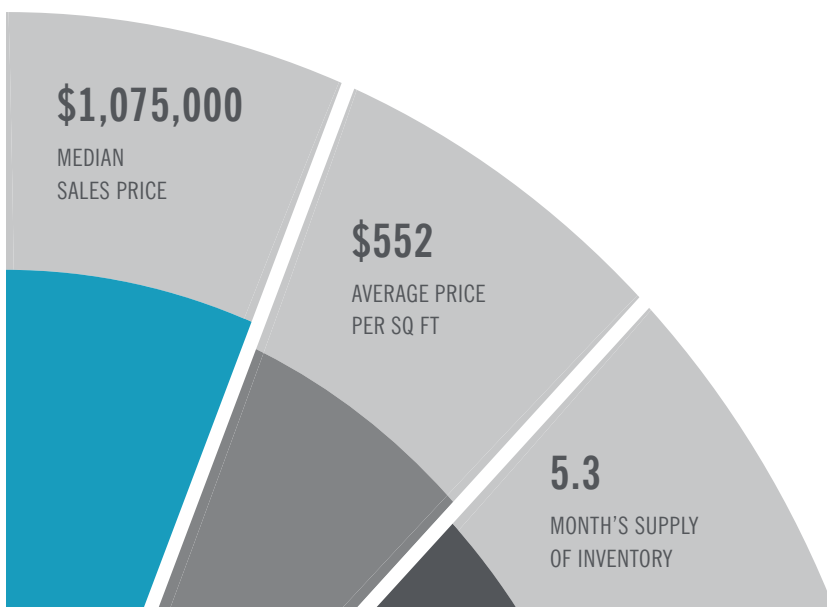
SAN FERNANDO VALLEY MACRO MARKET

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$985,000	\$1,039,500	\$1,075,500	\$1,075,000	9.1%
Average Price per Square Foot	\$524	\$514	\$522	\$552	5.3%
Properties Sold	253	522	432	303	19.8%
Properties Pending Sale	368	476	354	489	32.9%
Properties For Sale	2,025	2,445	1,999	1,621	-20.0%
Days on Market (Pending Sale)	59	55	56	39	-33.3%
Month's Supply of Inventory	8	4.7	4.6	5.3	-33.2%
Percent Under Contract	18.2%	19.5%	17.7%	30.2%	66.0%
Average Median Price for Last 12 Months	\$994,542	\$1,041,167	\$1,061,333	\$1,032,346	3.8%

*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



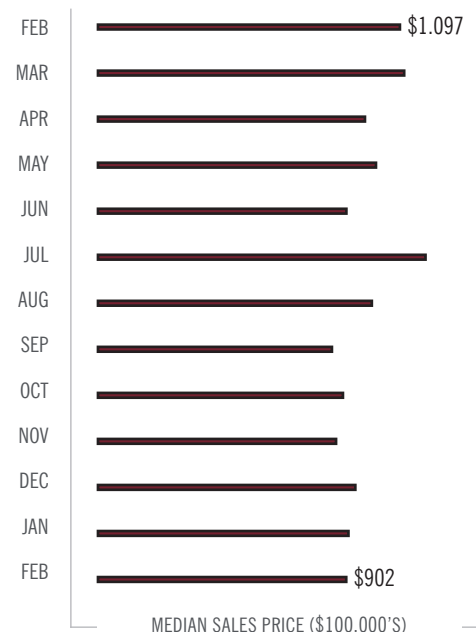
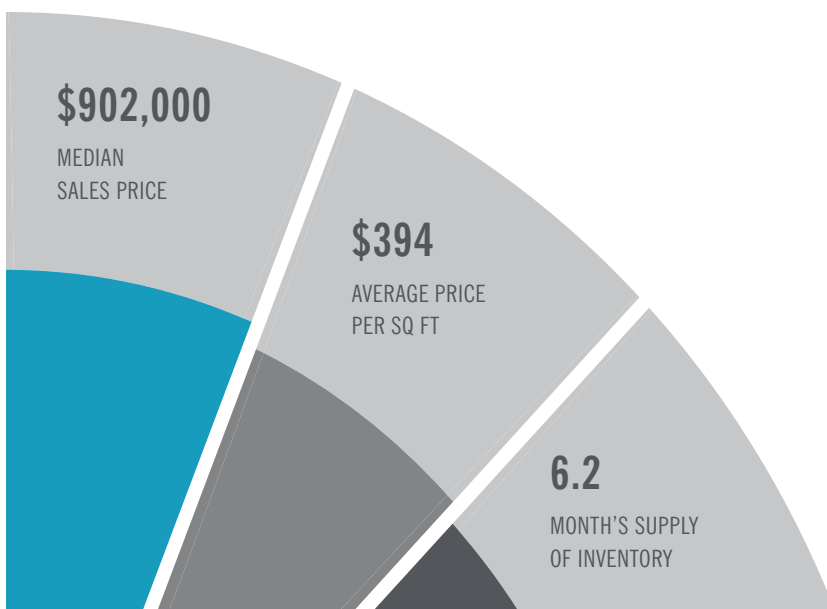
AGOURA HILLS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,097,000	\$995,000	\$865,000	\$902,000	-17.8%
Average Price per Square Foot	\$459	\$402	\$399	\$394	-14.2%
Properties Sold	14	26	9	12	-14.3%
Properties Pending Sale	15	18	12	21	40.0%
Properties For Sale	83	111	94	74	-10.8%
Days on Market (Pending Sale)	76	62	42	49	-35.7%
Month's Supply of Inventory	5.9	4.3	10.4	6.2	4.0%
Percent Under Contract	18.1%	16.2%	12.8%	28.4%	57.0%
Average Median Price for Last 12 Months	\$1,004,173	\$892,000	\$915,667	\$971,462	-3.3%

*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



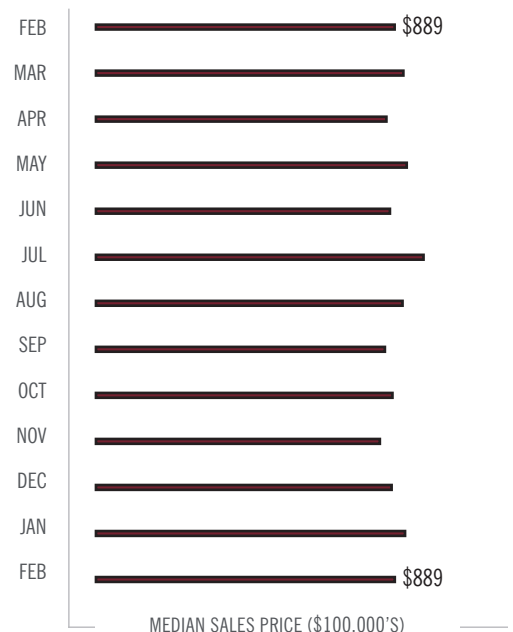
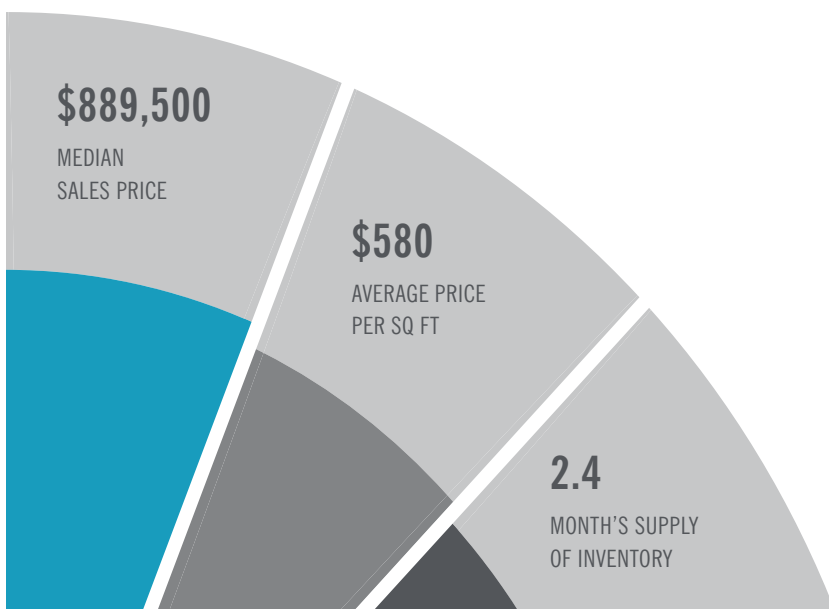
BURBANK

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$889,000	\$912,500	\$845,000	\$889,500	0.1%
Average Price per Square Foot	\$556	\$560	\$609	\$580	4.3%
Properties Sold	27	50	33	35	29.6%
Properties Pending Sale	40	44	44	42	5.0%
Properties For Sale	158	159	133	84	-46.8%
Days on Market (Pending Sale)	44	41	36	24	-46.1%
Month's Supply of Inventory	5.9	3.2	4	2.4	-59.0%
Percent Under Contract	25.3%	27.7%	33.1%	50.0%	97.5%
Average Median Price for Last 12 Months	\$870,692	\$879,500	\$896,500	\$894,846	2.8%

*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



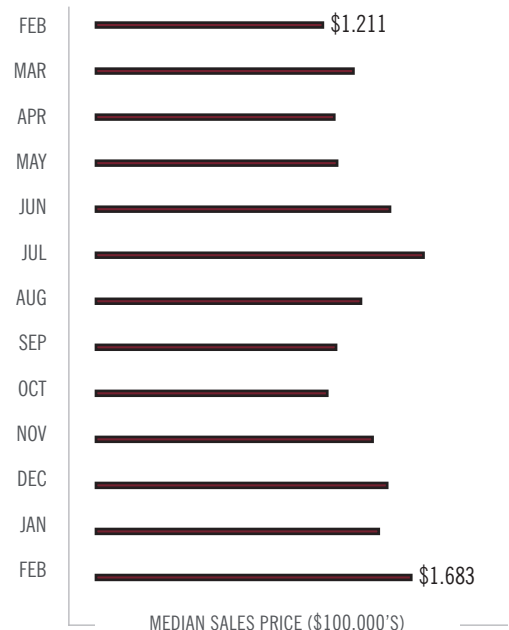
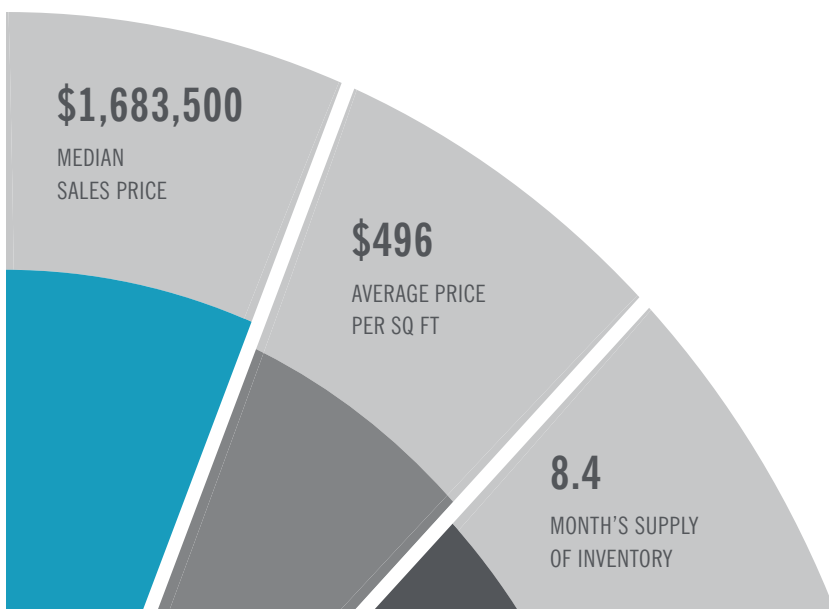
CALABASAS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,211,500	\$1,415,000	\$1,477,000	\$1,683,500	39.0%
Average Price per Square Foot	\$435	\$474	\$450	\$496	14.0%
Properties Sold	13	27	20	14	7.7%
Properties Pending Sale	22	30	17	18	-18.2%
Properties For Sale	144	180	135	118	-18.1%
Days on Market (Pending Sale)	84	67	70	35	-58.1%
Month's Supply of Inventory	11.1	6.7	6.8	8.4	-23.9%
Percent Under Contract	15.3%	16.7%	12.6%	15.3%	-0.2%
Average Median Price for Last 12 Months	\$1,436,823	\$1,457,083	\$1,582,833	\$1,432,524	-0.3%

*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



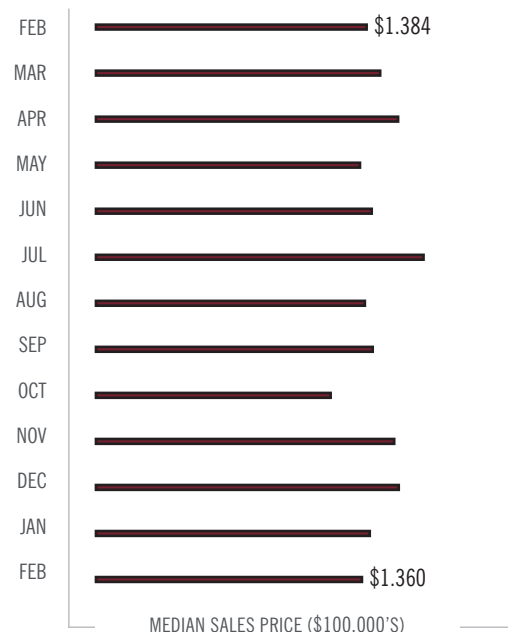
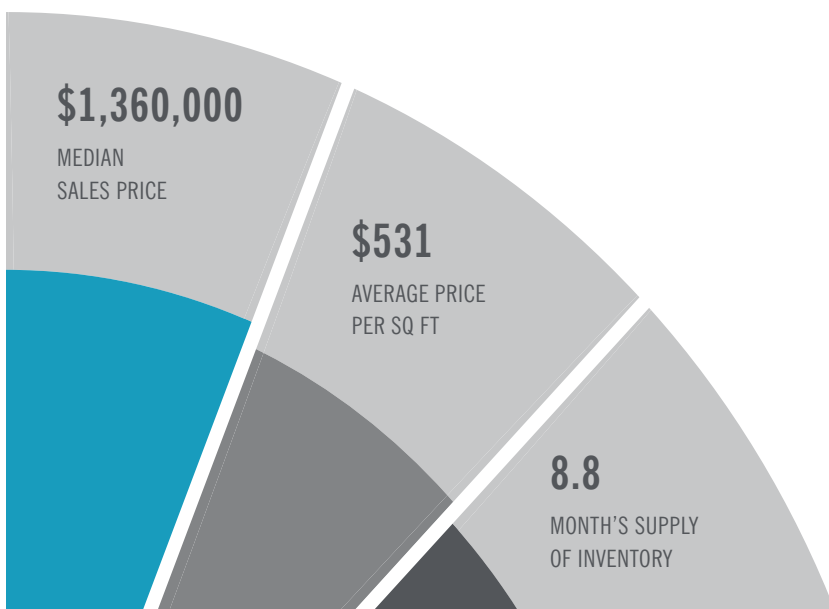
ENCINO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,384,000	\$1,375,000	\$1,525,000	\$1,360,000	-1.7%
Average Price per Square Foot	\$584	\$547	\$598	\$531	-9.1%
Properties Sold	18	39	27	21	16.7%
Properties Pending Sale	29	37	32	40	37.9%
Properties For Sale	220	255	219	185	-15.9%
Days on Market (Pending Sale)	74	49	60	39	-47.2%
Month's Supply of Inventory	12.2	6.5	8.1	8.8	-27.9%
Percent Under Contract	13.2%	14.5%	14.6%	21.6%	64.0%
Average Median Price for Last 12 Months	\$1,362,271	\$1,408,046	\$1,436,092	\$1,433,887	5.3%

*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



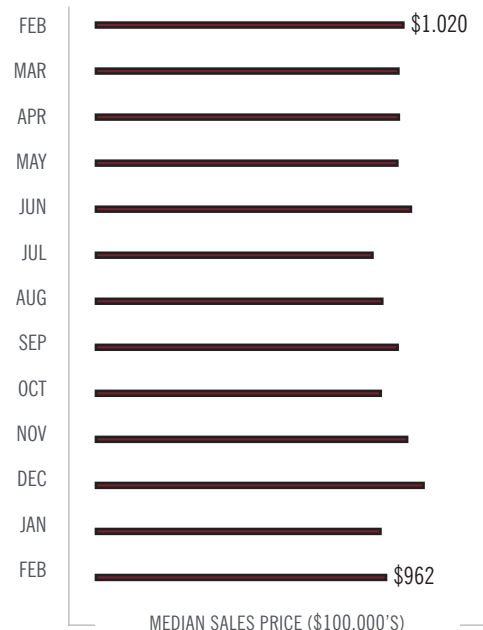
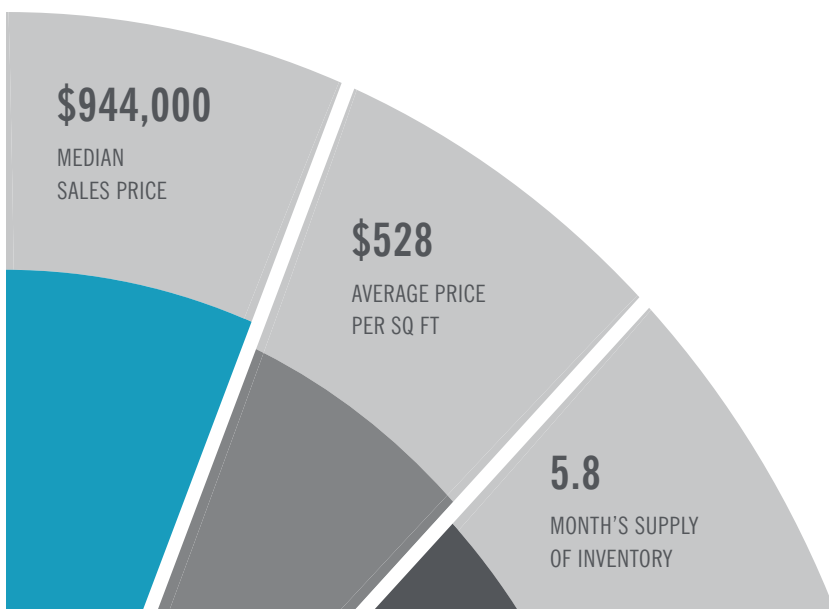
GLENDALE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$962,500	\$917,500	\$945,000	\$944,000	-1.9%
Average Price per Square Foot	\$531	\$525	\$530	\$528	-0.6%
Properties Sold	24	54	56	44	83.3%
Properties Pending Sale	49	54	52	40	-18.4%
Properties For Sale	139	258	239	140	0.7%
Days on Market (Pending Sale)	42	49	57	62	48.8%
Month's Supply of Inventory	6.3	5	4.1	5.8	-7.5%
Percent Under Contract	21.6%	20.6%	21.7%	35.3%	62.8%
Average Median Price for Last 12 Months	\$1,031,226	\$993,250	\$1,021,167	\$995,875	-3.4%

*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



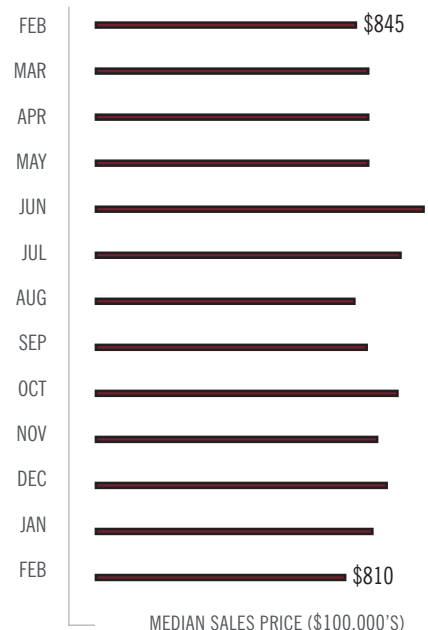
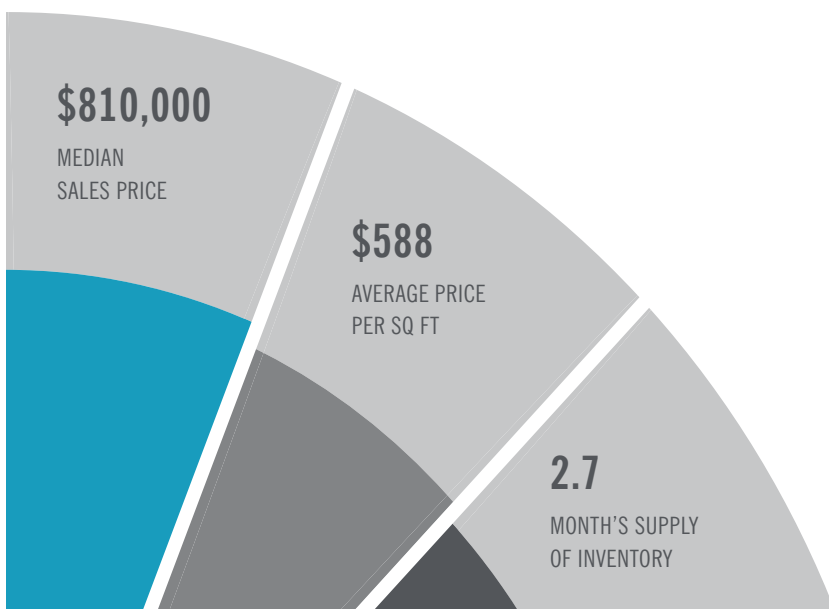
LA CRESCENTA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$845,000	\$840,000	\$914,000	\$810,000	-4.1%
Average Price per Square Foot	\$514	\$546	\$568	\$588	14.4%
Properties Sold	9	19	22	15	66.7%
Properties Pending Sale	11	18	14	23	109.1%
Properties For Sale	45	65	52	41	-8.9%
Days on Market (Pending Sale)	25	51	60	51	104.2%
Month's Supply of Inventory	5	3.4	2.4	2.7	-45.3%
Percent Under Contract	24.4%	27.7%	26.9%	56.1%	129.5%
Average Median Price for Last 12 Months	\$884,177	\$904,583	\$884,500	\$909,423	2.9%

*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



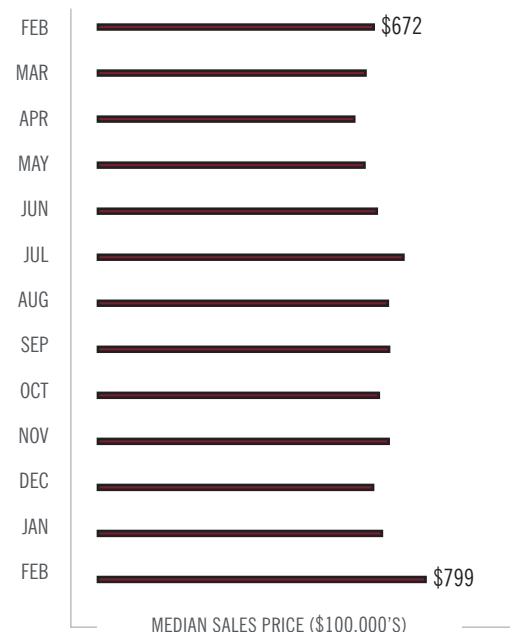
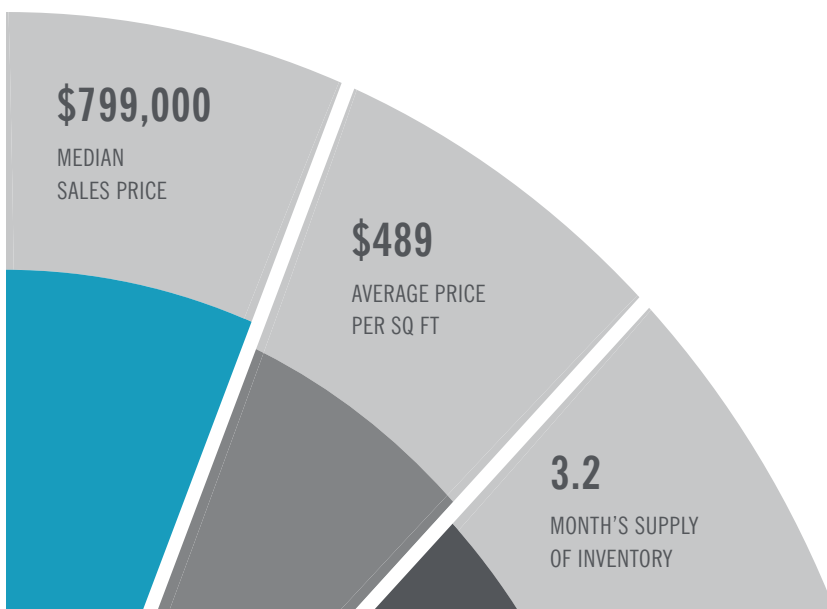
NORTH HOLLYWOOD

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$672,500	\$707,000	\$709,000	\$799,000	18.8%
Average Price per Square Foot	\$480	\$476	\$473	\$489	1.9%
Properties Sold	20	31	28	25	25.0%
Properties Pending Sale	27	39	18	32	18.5%
Properties For Sale	128	138	100	81	-36.7%
Days on Market (Pending Sale)	51	33	52	31	-38.2%
Month's Supply of Inventory	6.4	4.5	3.6	3.2	-49.4%
Percent Under Contract	21.1%	28.3%	18.0%	39.5%	87.3%
Average Median Price for Last 12 Months	\$642,538	\$711,083	\$720,833	\$692,197	7.7%

*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



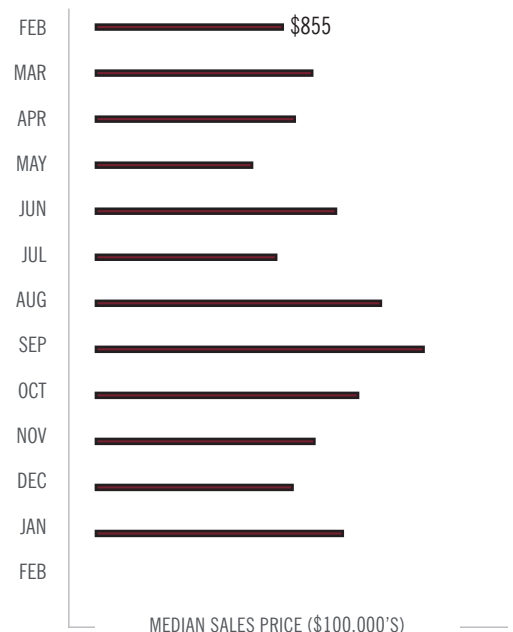
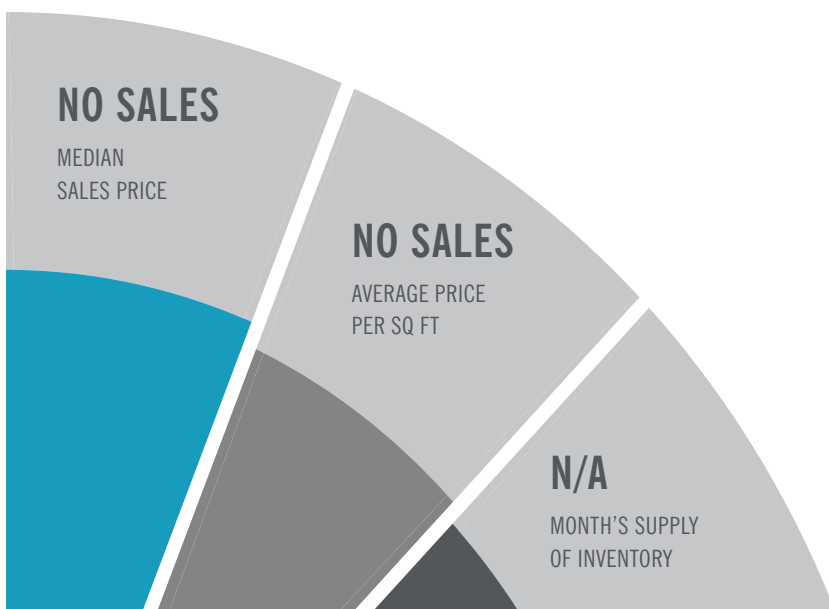
SHADOW HILLS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$855,000	\$1,304,500	\$1,000,000	\$0	-100.0%
Average Price per Square Foot	\$437	\$356	\$386	\$0	-100.0%
Properties Sold	1	2	2	0	-100.0%
Properties Pending Sale	4	0	0	6	50.0%
Properties For Sale	19	16	23	16	-15.8%
Days on Market (Pending Sale)	83	0	0	43	-48.3%
Month's Supply of Inventory	19	8	11.5	n/a	n/a
Percent Under Contract	21.1%	0.0%	0.0%	37.5%	78.1%
Average Median Price for Last 12 Months	\$891,625	\$1,146,000	\$1,015,000	\$1,035,646	16.2%

*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



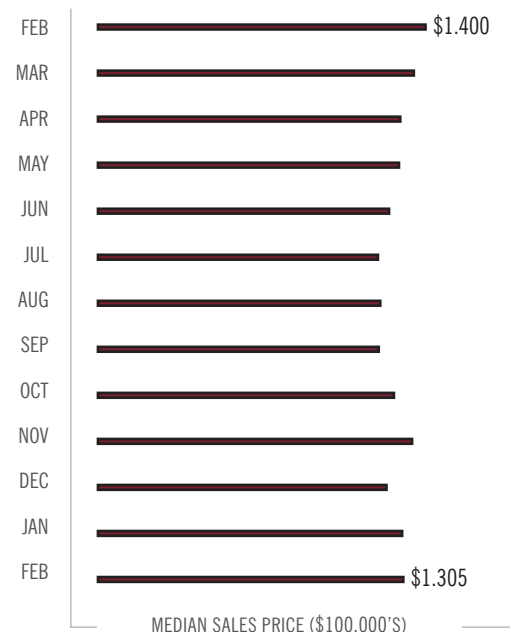
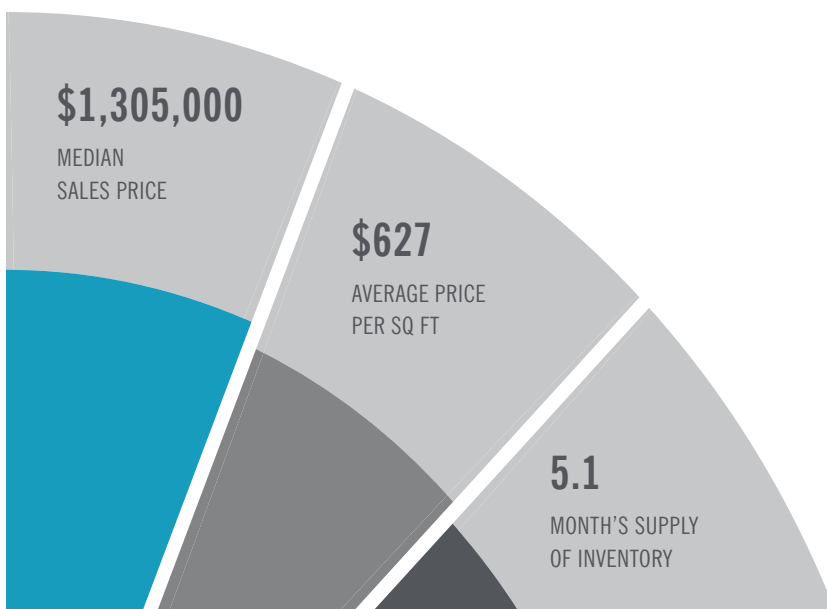
SHERMAN OAKS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,400,000	\$1,206,500	\$1,342,500	\$1,305,000	-6.8%
Average Price per Square Foot	\$568	\$572	\$567	\$627	10.4%
Properties Sold	25	78	62	40	60.0%
Properties Pending Sale	39	62	43	55	41.0%
Properties For Sale	215	283	243	203	-5.6%
Days on Market (Pending Sale)	71	53	48	35	-50.2%
Month's Supply of Inventory	8.6	3.6	3.9	5.1	-41.0%
Percent Under Contract	18.1%	21.9%	17.7%	27.1%	49.4%
Average Median Price for Last 12 Months	\$1,236,629	\$1,274,250	\$1,279,333	\$1,278,538	3.4%

*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



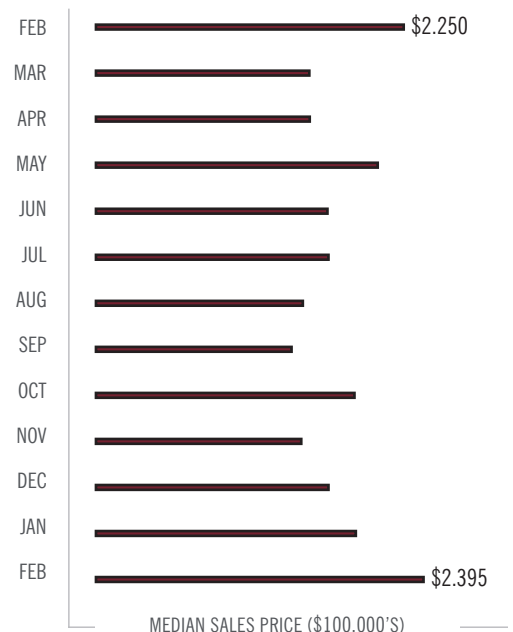
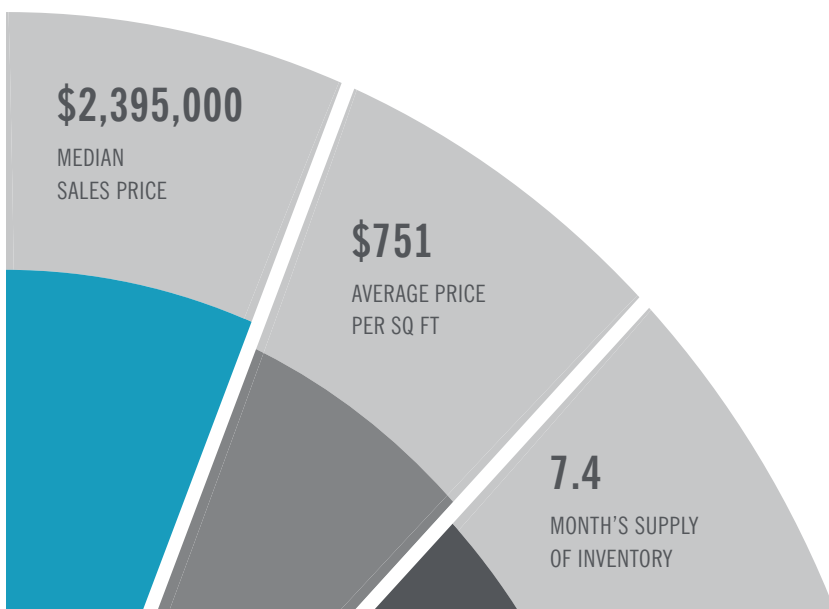
STUDIO CITY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,250,000	\$1,512,500	\$1,501,000	\$2,395,000	6.4%
Average Price per Square Foot	\$713	\$714	\$630	\$751	5.3%
Properties Sold	21	36	23	17	-19.0%
Properties Pending Sale	23	29	18	24	4.3%
Properties For Sale	144	139	128	125	-13.2%
Days on Market (Pending Sale)	53	58	60	27	-49.6%
Month's Supply of Inventory	6.9	3.9	5.6	7.4	7.2%
Percent Under Contract	16.0%	20.9%	14.1%	19.2%	20.2%
Average Median Price for Last 12 Months	\$1,599,938	\$1,802,667	\$1,998,333	\$1,781,077	11.3%

*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



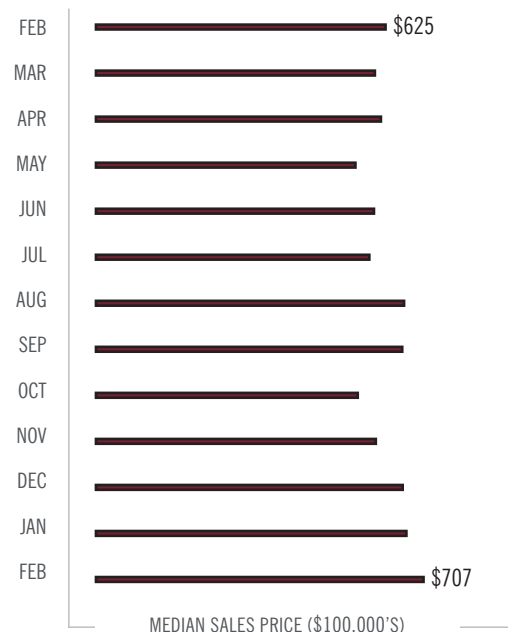
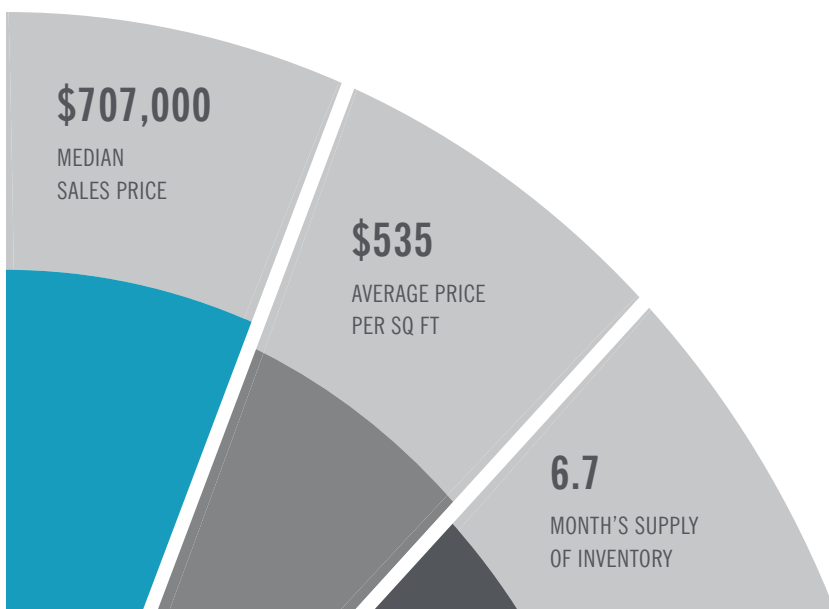
SUN VALLEY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$625,000	\$665,000	\$604,000	\$707,000	13.1%
Average Price per Square Foot	\$413	\$455	\$454	\$535	29.5%
Properties Sold	9	18	11	7	-22.2%
Properties Pending Sale	11	16	13	17	54.5%
Properties For Sale	64	55	54	47	-26.6%
Days on Market (Pending Sale)	19	34	39	36	87.4%
Month's Supply of Inventory	7.1	3.1	4.9	6.7	-5.6%
Percent Under Contract	17.2%	29.1%	24.1%	36.2%	110.4%
Average Median Price for Last 12 Months	\$576,383	\$644,833	\$679,667	\$625,077	8.4%

*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



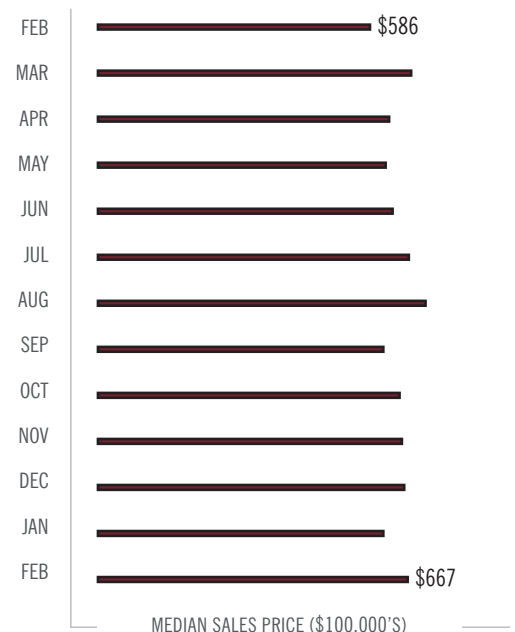
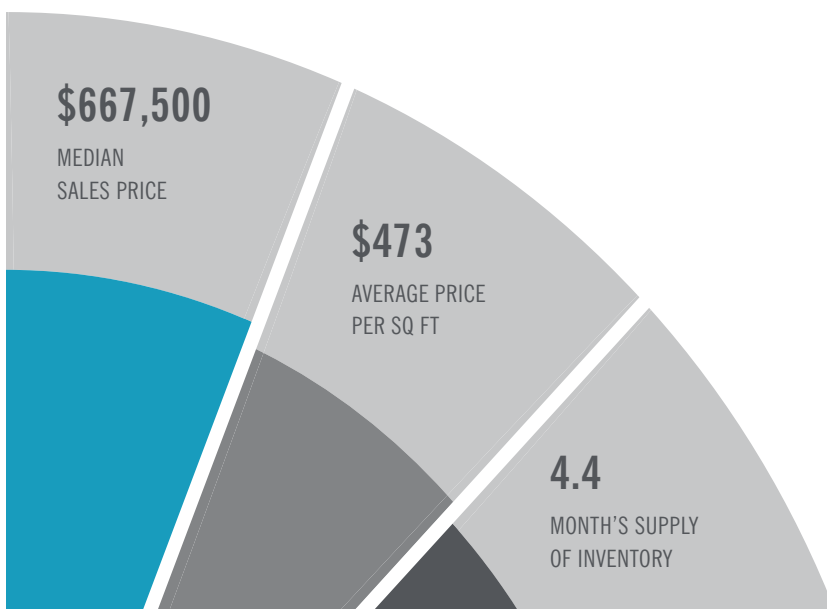
SUNLAND/TUJUNGA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$586,250	\$706,000	\$655,000	\$667,500	13.9%
Average Price per Square Foot	\$385	\$476	\$429	\$473	22.9%
Properties Sold	18	30	37	20	11.1%
Properties Pending Sale	20	37	29	36	80.0%
Properties For Sale	126	135	115	89	-29.4%
Days on Market (Pending Sale)	50	49	59	36	-27.2%
Month's Supply of Inventory	7	4.5	3.1	4.4	-36.4%
Percent Under Contract	15.9%	27.4%	25.2%	40.4%	154.8%
Average Median Price for Last 12 Months	\$620,125	\$643,750	\$647,500	\$644,788	4.0%

*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



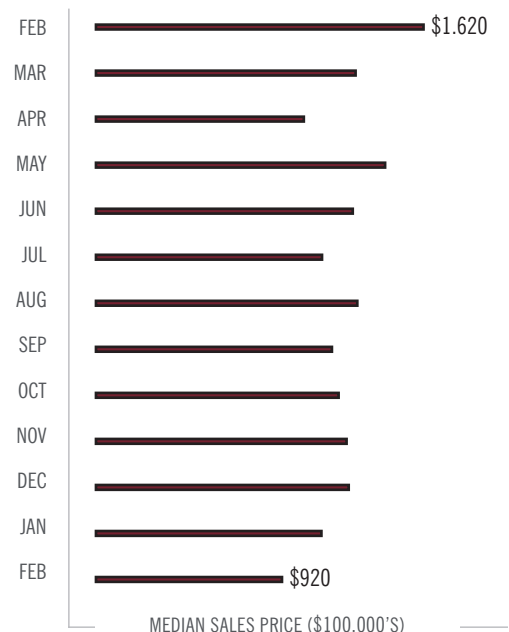
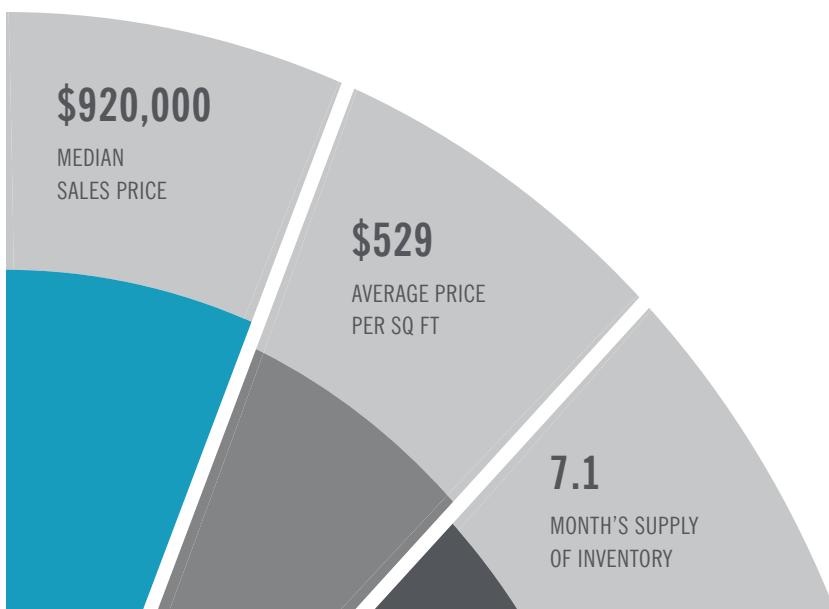
TARZANA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,620,000	\$1,292,500	\$1,239,431	\$920,000	-43.2%
Average Price per Square Foot	\$442	\$466	\$433	\$529	19.7%
Properties Sold	6	28	34	13	116.7%
Properties Pending Sale	26	30	13	20	-23.1%
Properties For Sale	130	165	118	92	-29.2%
Days on Market (Pending Sale)	64	85	52	58	-9.2%
Month's Supply of Inventory	21.7	5.9	3.5	7.1	-67.3%
Percent Under Contract	20.0%	18.2%	11.0%	21.7%	8.7%
Average Median Price for Last 12 Months	\$1,178,063	\$1,148,574	\$1,095,000	\$1,225,688	4.0%

*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



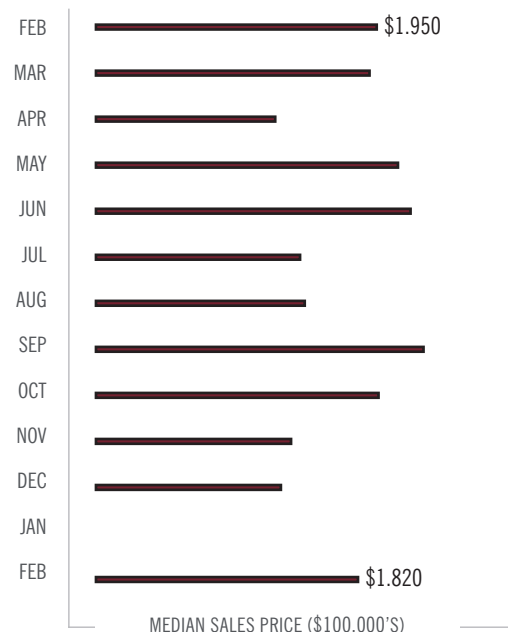
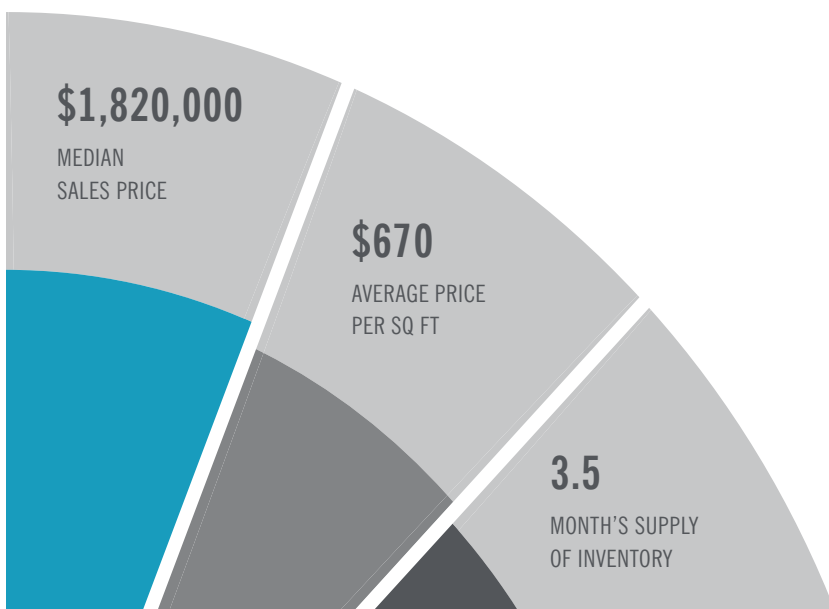
TOLUCA LAKE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,950,000	\$1,450,000	\$1,355,000	\$1,820,000	-6.7%
Average Price per Square Foot	\$764	\$581	\$583	\$670	-12.3%
Properties Sold	3	4	3	6	100.0%
Properties Pending Sale	3	5	1	7	133.3%
Properties For Sale	28	28	22	21	-25.0%
Days on Market (Pending Sale)	33	67	12	17	-49.3%
Month's Supply of Inventory	9.3	7	7.3	3.5	-62.5%
Percent Under Contract	10.7%	17.9%	4.5%	33.3%	211.1%
Average Median Price for Last 12 Months	\$1,607,833	\$1,739,375	\$1,552,188	\$1,745,156	8.5%

*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



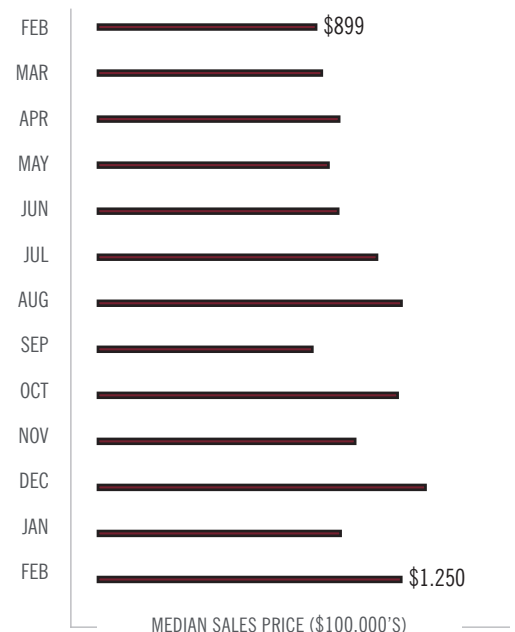
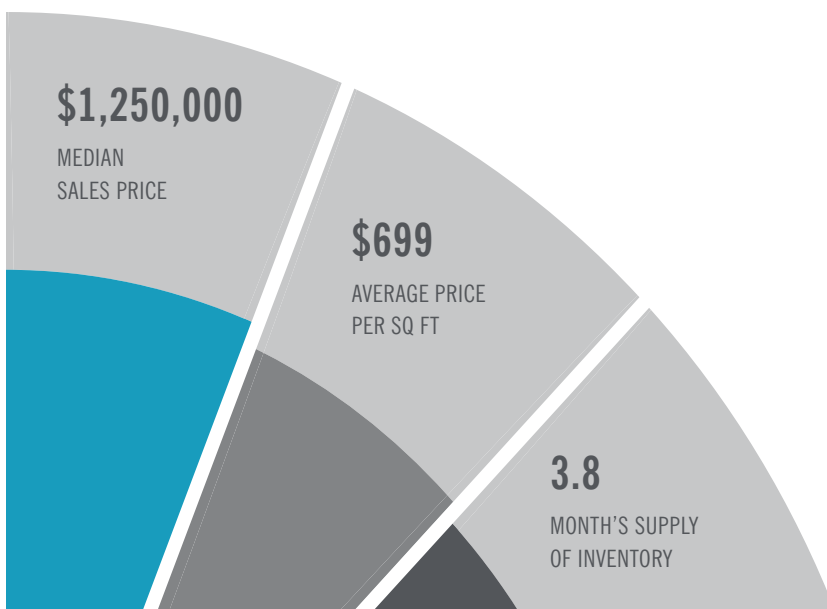
VALLEY VILLAGE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$899,000	\$1,251,000	\$1,060,000	\$1,250,000	39.0%
Average Price per Square Foot	\$490	\$581	\$584	\$699	42.7%
Properties Sold	9	17	16	13	44.4%
Properties Pending Sale	14	11	5	16	14.3%
Properties For Sale	55	57	44	49	-10.9%
Days on Market (Pending Sale)	49	44	82	25	-48.6%
Month's Supply of Inventory	6.1	3.4	2.8	3.8	-38.3%
Percent Under Contract	25.5%	19.3%	11.4%	32.7%	28.3%
Average Median Price for Last 12 Months	\$1,071,303	\$1,129,750	\$1,200,000	\$1,071,923	0.1%

*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



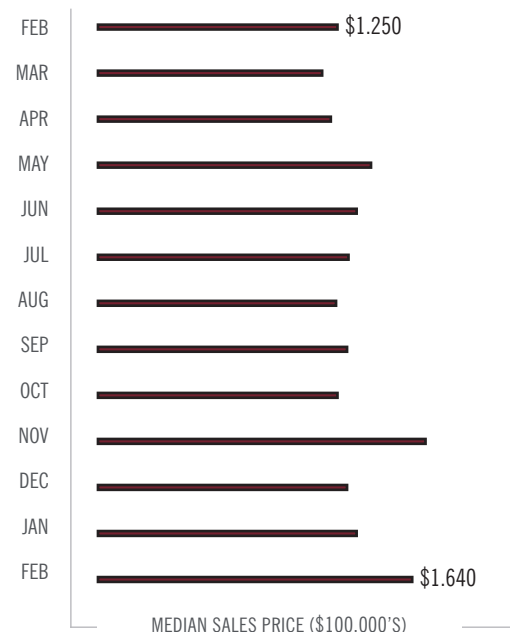
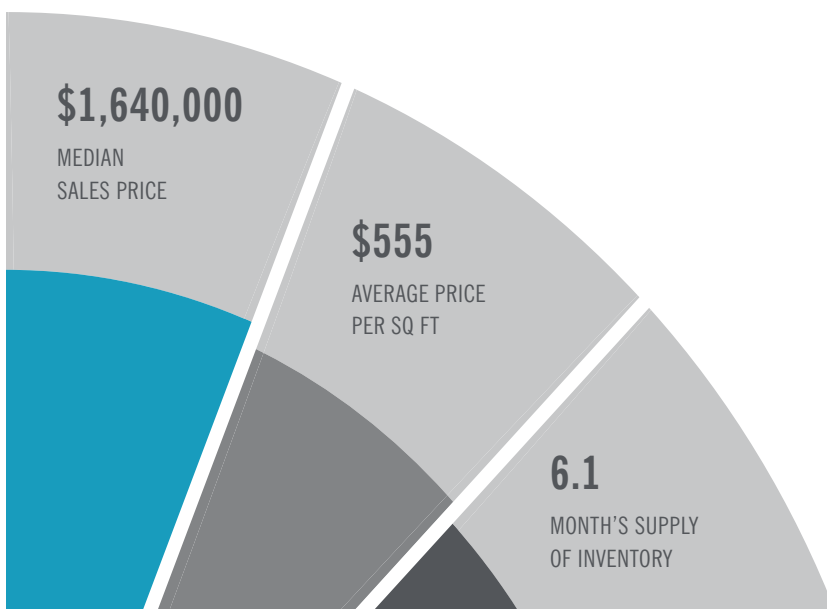
WESTLAKE VILLAGE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,250,000	\$1,242,500	\$1,709,500	\$1,640,000	31.2%
Average Price per Square Foot	\$475	\$482	\$540	\$555	16.8%
Properties Sold	15	26	32	25	66.7%
Properties Pending Sale	18	24	25	49	172.2%
Properties For Sale	158	195	164	152	-3.8%
Days on Market (Pending Sale)	64	74	69	71	9.6%
Month's Supply of Inventory	10.5	7.5	5.1	6.1	-42.3%
Percent Under Contract	11.4%	12.3%	15.2%	32.2%	183.0%
Average Median Price for Last 12 Months	\$1,301,496	\$1,424,917	\$1,430,000	\$1,346,904	3.5%

*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



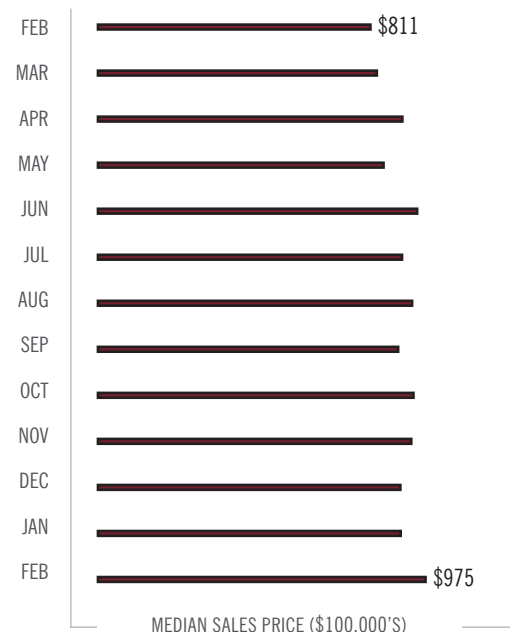
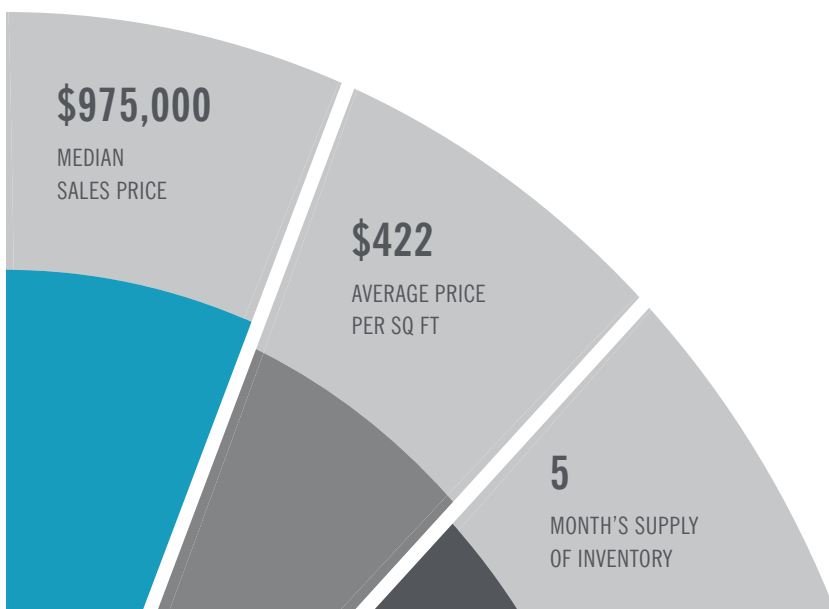
WOODLAND HILLS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$811,000	\$935,000	\$932,500	\$975,000	20.2%
Average Price per Square Foot	\$419	\$402	\$421	\$422	0.7%
Properties Sold	34	75	58	41	20.6%
Properties Pending Sale	50	59	56	69	38.0%
Properties For Sale	250	348	268	206	-17.6%
Days on Market (Pending Sale)	61	61	70	32	-47.0%
Month's Supply of Inventory	7.4	4.6	4.6	5	-31.7%
Percent Under Contract	20.0%	17.0%	20.9%	33.5%	67.5%
Average Median Price for Last 12 Months	\$860,023	\$923,496	\$925,325	\$902,152	4.9%

*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



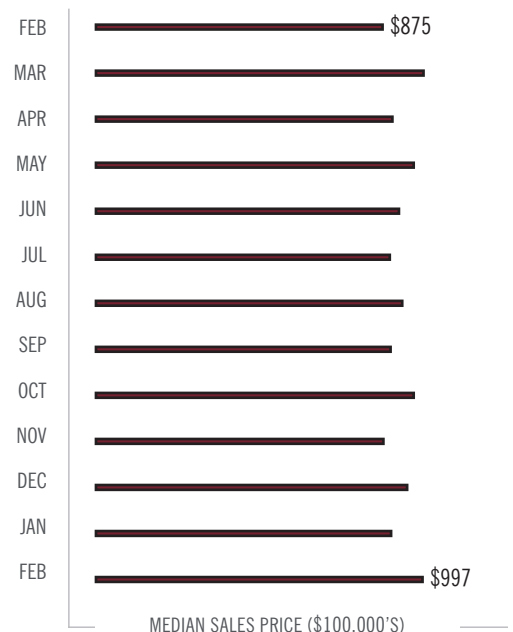
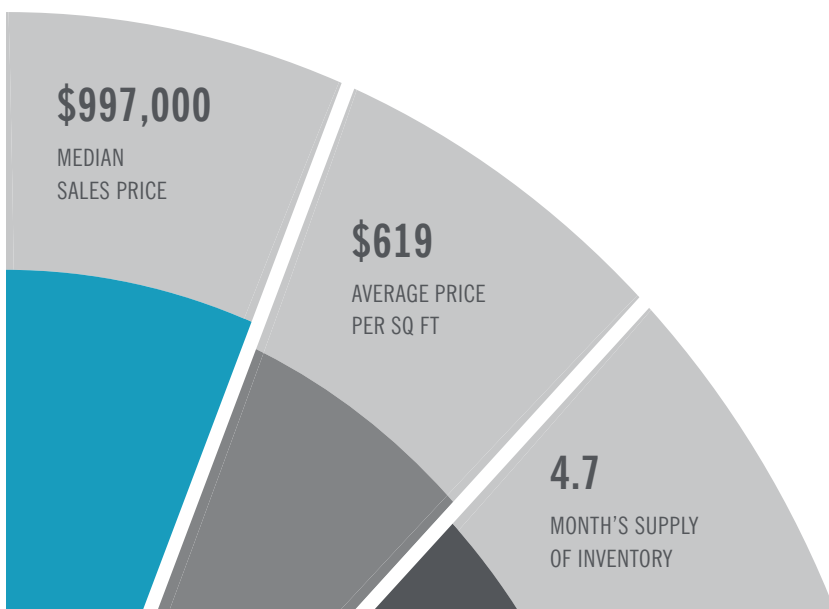
SAN GABRIEL VALLEY MACRO MARKET

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$875,000	\$935,000	\$877,500	\$997,000	13.9%
Average Price per Square Foot	\$571	\$571	\$552	\$619	8.4%
Properties Sold	143	267	221	174	21.7%
Properties Pending Sale	193	284	218	228	18.1%
Properties For Sale	1,171	1,319	1,101	822	-29.8%
Days on Market (Pending Sale)	52	44	50	45	-12.7%
Month's Supply of Inventory	8.2	4.9	5	4.7	-42.3%
Percent Under Contract	16.5%	21.5%	19.8%	27.7%	68.3%
Average Median Price for Last 12 Months	\$920,167	\$932,492	\$949,333	\$930,919	1.2%

*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



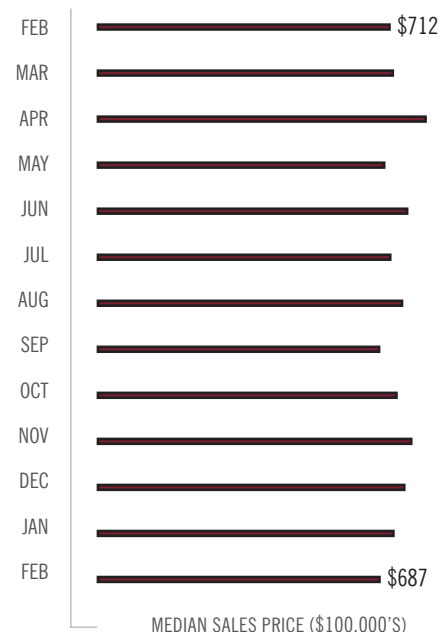
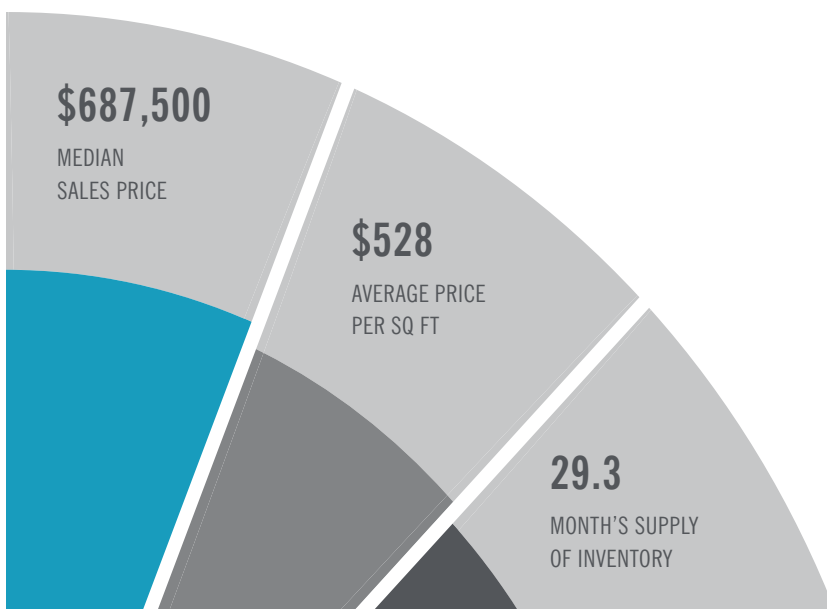
ALHAMBRA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$712,000	\$742,500	\$765,000	\$687,500	-3.4%
Average Price per Square Foot	\$460	\$498	\$496	\$528	14.8%
Properties Sold	3	22	15	15	400.0%
Properties Pending Sale	12	34	7	14	16.7%
Properties For Sale	69	76	48	46	-33.3%
Days on Market (Pending Sale)	39	35	69	38	-0.8%
Month's Supply of Inventory	36.6	18.9	40.9	29.3	-19.9%
Percent Under Contract	17.4%	44.7%	14.6%	30.4%	75.0%
Average Median Price for Last 12 Months	\$747,651	\$722,917	\$719,000	\$729,212	-2.5%

*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



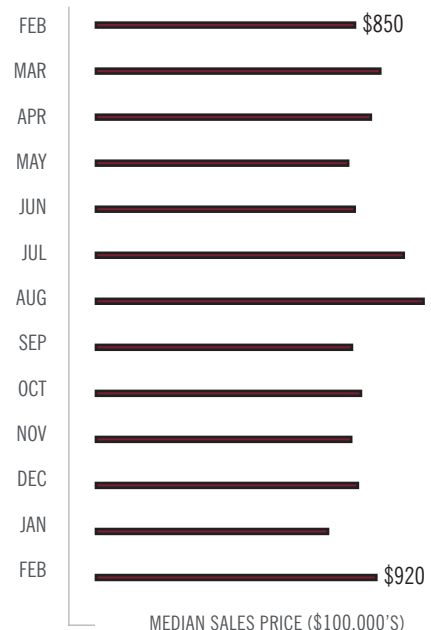
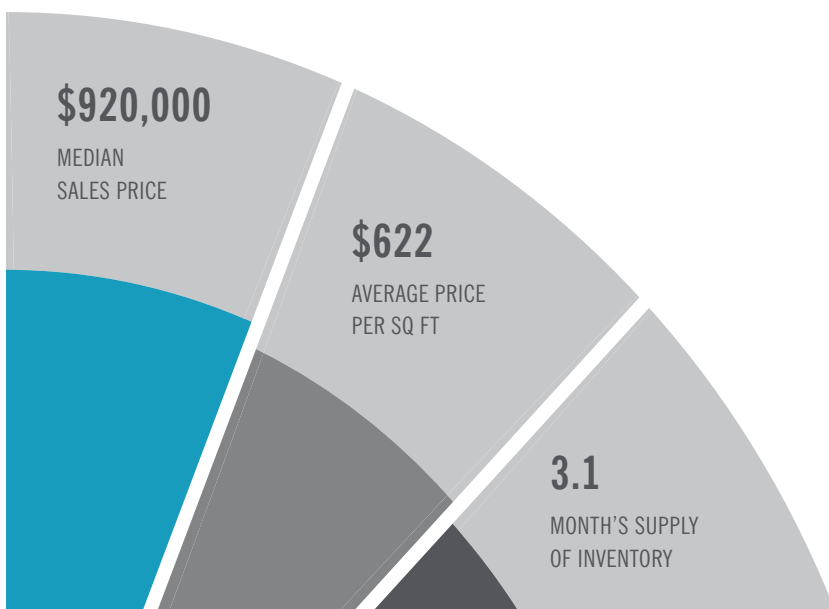
ALTADENA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$850,000	\$1,075,000	\$837,500	\$920,000	8.2%
Average Price per Square Foot	\$516	\$545	\$531	\$622	20.5%
Properties Sold	19	38	24	23	21.1%
Properties Pending Sale	20	39	29	29	45.0%
Properties For Sale	106	115	105	72	-32.1%
Days on Market (Pending Sale)	33	37	55	35	8.1%
Month's Supply of Inventory	5.6	3	4.4	3.1	-43.9%
Percent Under Contract	18.9%	33.9%	27.6%	40.3%	113.5%
Average Median Price for Last 12 Months	\$827,042	\$847,991	\$846,981	\$887,265	7.3%

*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



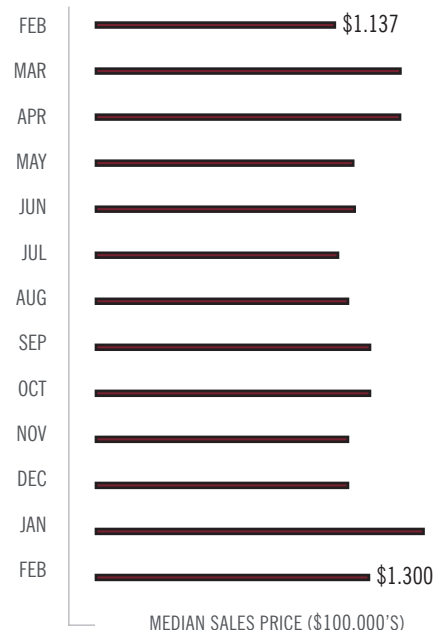
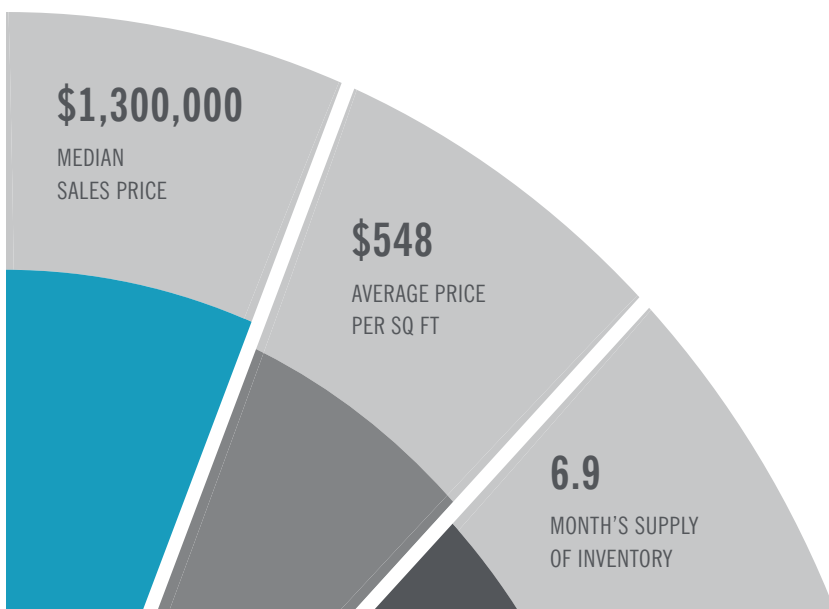
ARCADIA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,137,500	\$1,200,000	\$1,200,000	\$1,300,000	14.3%
Average Price per Square Foot	\$553	\$522	\$509	\$548	-0.9%
Properties Sold	16	33	28	29	81.2%
Properties Pending Sale	26	37	29	28	7.7%
Properties For Sale	273	322	258	200	-26.7%
Days on Market (Pending Sale)	70	70	47	42	-39.3%
Month's Supply of Inventory	17.1	9.8	9.2	6.9	-59.6%
Percent Under Contract	9.5%	11.5%	11.2%	14.0%	47.0%
Average Median Price for Last 12 Months	\$1,306,667	\$1,311,638	\$1,353,333	\$1,285,756	-1.6%

*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

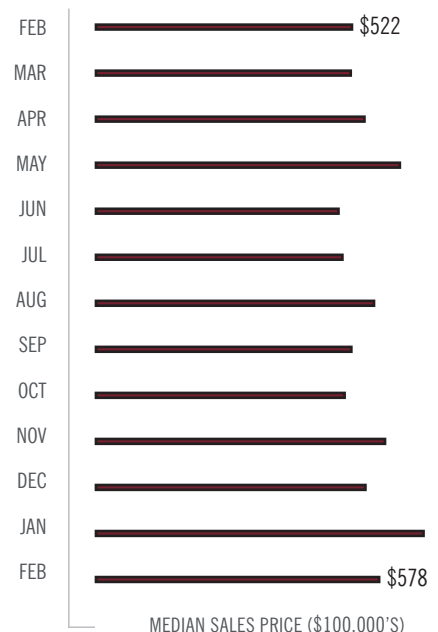
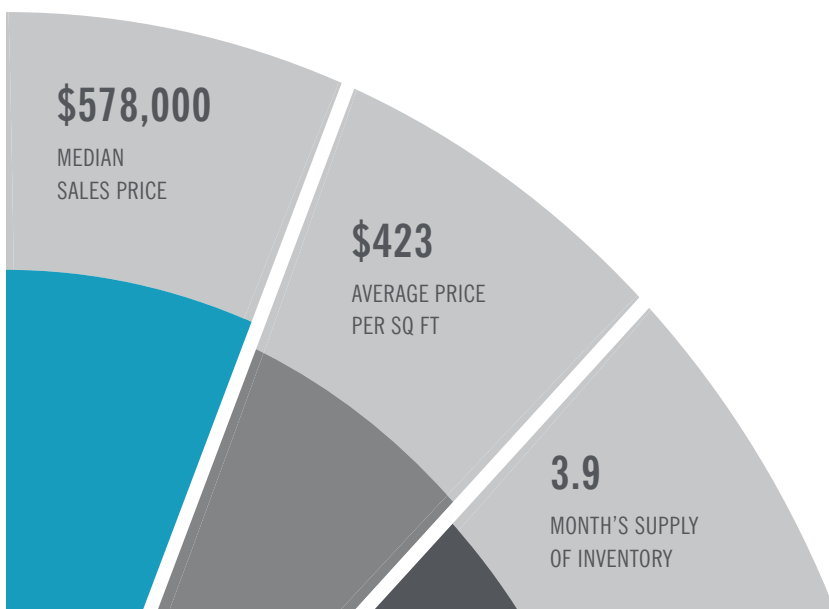


DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$522,500	\$567,500	\$590,000	\$578,000	10.6%
Average Price per Square Foot	\$401	\$379	\$421	\$423	5.5%
Properties Sold	10	12	11	9	-10.0%
Properties Pending Sale	13	10	11	14	7.7%
Properties For Sale	44	45	48	35	-20.5%
Days on Market (Pending Sale)	30	20	58	34	13.3%
Month's Supply of Inventory	4.4	3.8	4.4	3.9	-11.6%
Percent Under Contract	29.5%	22.2%	22.9%	40.0%	35.4%
Average Median Price for Last 12 Months	\$558,266	\$569,225	\$598,867	\$553,200	-0.9%

*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



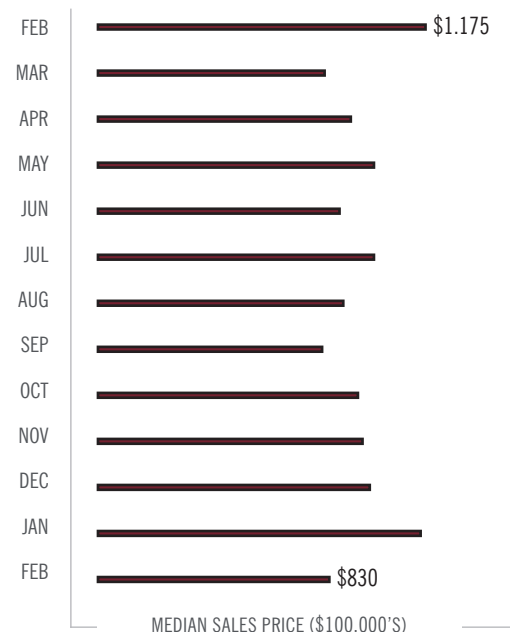
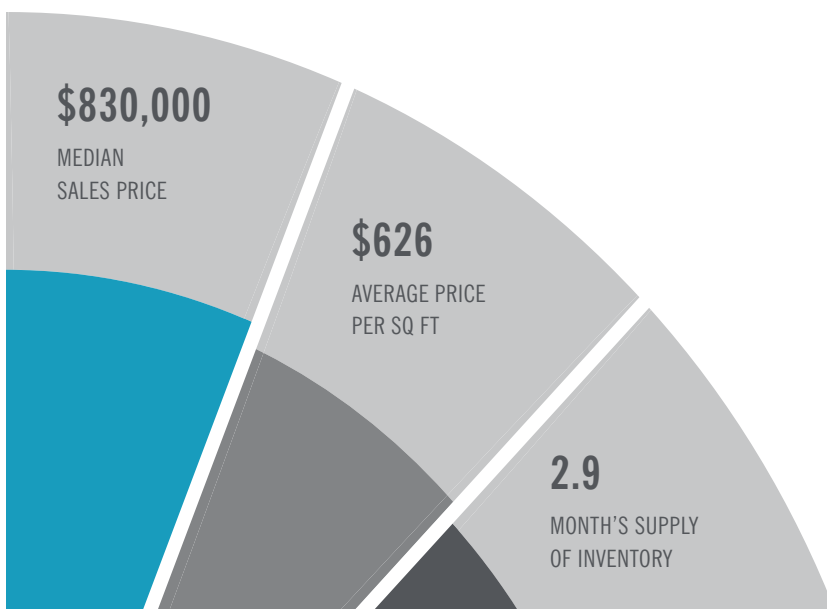
EAGLE ROCK

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,175,000	\$879,950	\$949,000	\$830,000	-29.4%
Average Price per Square Foot	\$600	\$597	\$676	\$626	4.3%
Properties Sold	8	18	17	14	75.0%
Properties Pending Sale	11	23	14	13	18.2%
Properties For Sale	61	64	60	40	-34.4%
Days on Market (Pending Sale)	34	26	42	35	2.4%
Month's Supply of Inventory	7.6	3.6	3.5	2.9	-62.5%
Percent Under Contract	18.0%	35.9%	23.3%	32.5%	80.2%
Average Median Price for Last 12 Months	\$950,565	\$941,325	\$987,483	\$943,800	-0.7%

*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



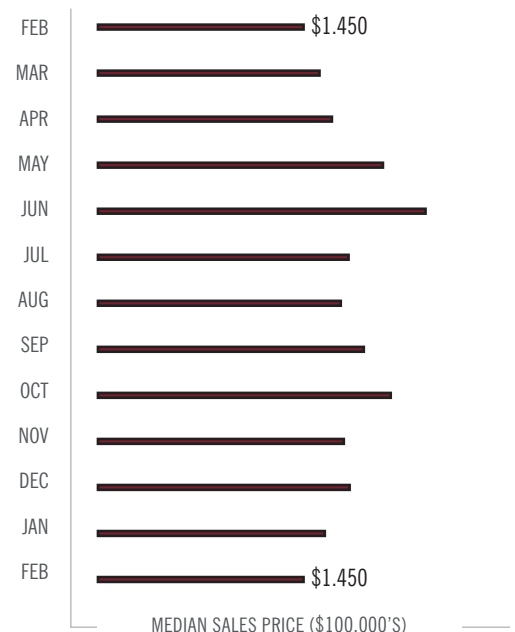
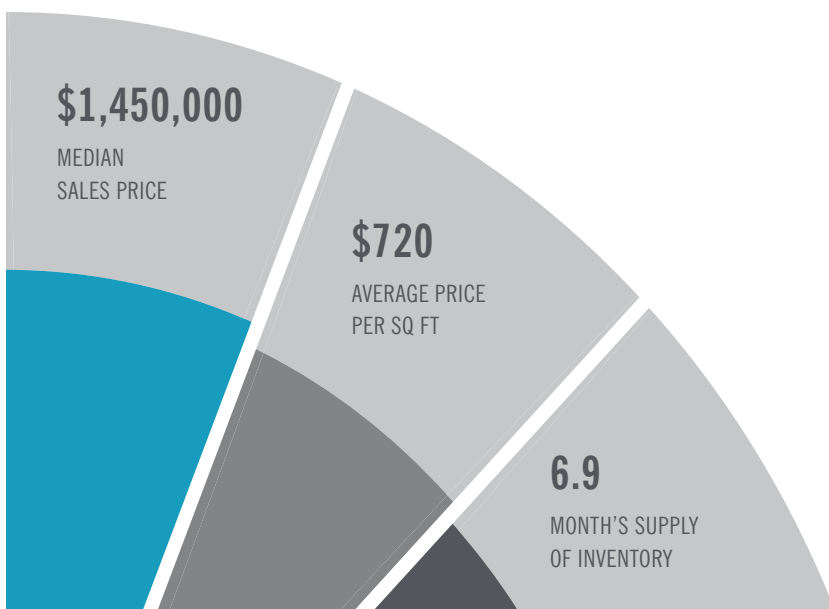
LA CANADA FLINTRIDGE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,450,000	\$1,712,500	\$1,734,000	\$1,450,000	0.0%
Average Price per Square Foot	\$664	\$649	\$623	\$720	8.4%
Properties Sold	15	28	17	13	-13.3%
Properties Pending Sale	18	20	18	17	-5.6%
Properties For Sale	77	108	90	90	16.9%
Days on Market (Pending Sale)	49	65	48	30	-39.8%
Month's Supply of Inventory	5.1	3.9	5.3	6.9	34.9%
Percent Under Contract	23.4%	18.5%	20.0%	18.9%	-19.2%
Average Median Price for Last 12 Months	\$1,737,163	\$1,749,833	\$1,608,333	\$1,766,308	1.7%

*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



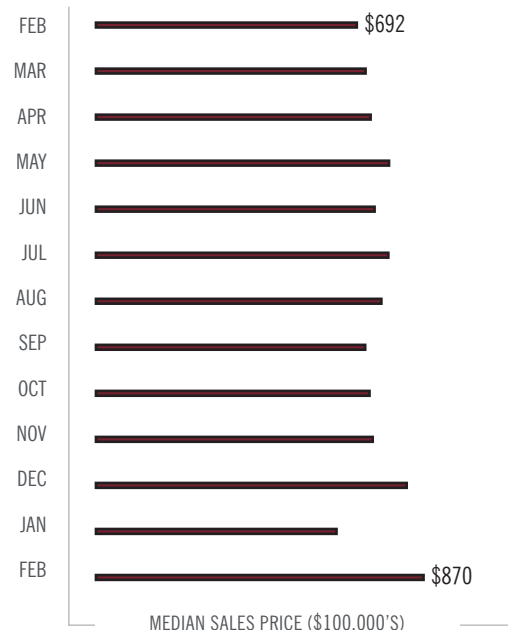
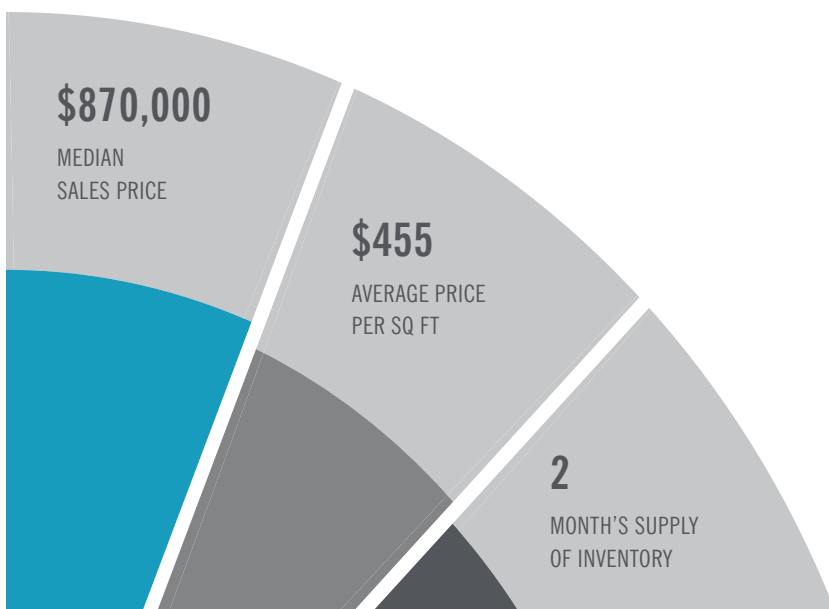
MONROVIA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$692,750	\$758,000	\$734,950	\$870,000	25.6%
Average Price per Square Foot	\$480	\$469	\$489	\$455	-5.2%
Properties Sold	14	20	18	21	50.0%
Properties Pending Sale	14	23	15	15	7.1%
Properties For Sale	80	90	75	43	-46.2%
Days on Market (Pending Sale)	42	32	49	54	29.3%
Month's Supply of Inventory	5.7	4.5	4.2	2	-64.2%
Percent Under Contract	17.5%	25.6%	20.0%	34.9%	99.3%
Average Median Price for Last 12 Months	\$762,346	\$751,765	\$778,046	\$746,277	-2.1%

*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



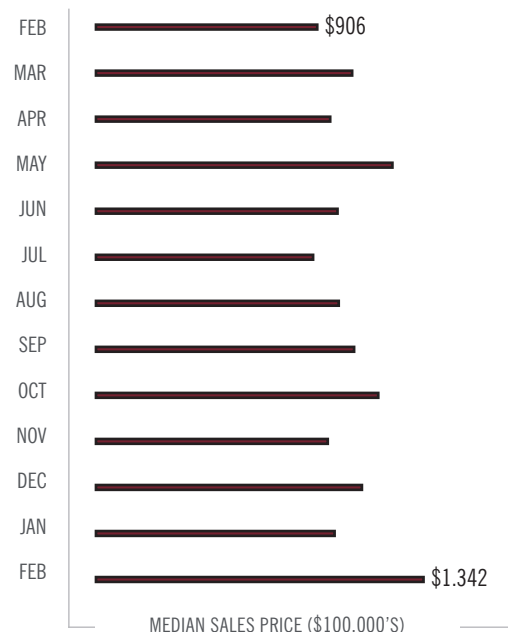
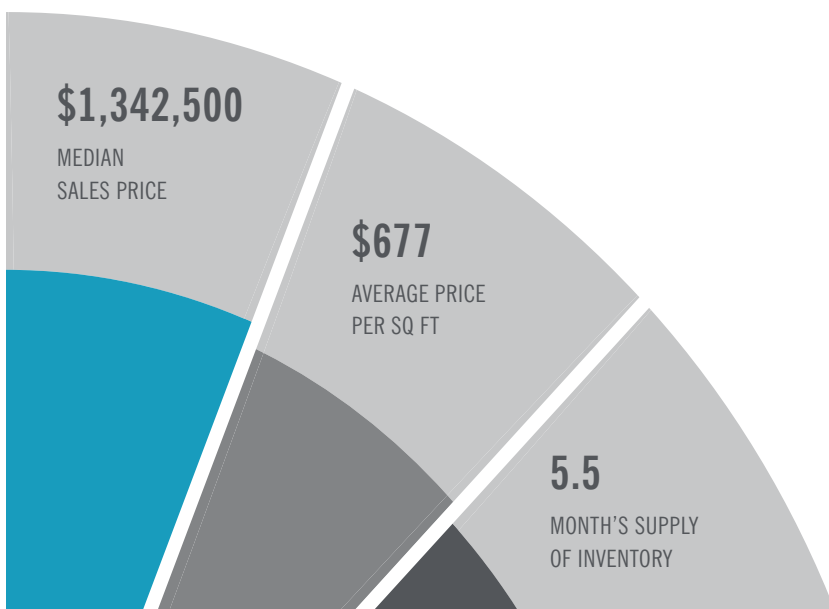
PASADENA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$906,954	\$995,000	\$950,000	\$1,342,500	48.0%
Average Price per Square Foot	\$607	\$647	\$565	\$677	11.5%
Properties Sold	44	87	85	42	-4.5%
Properties Pending Sale	58	88	76	73	25.9%
Properties For Sale	339	375	284	230	-32.2%
Days on Market (Pending Sale)	52	48	52	50	-2.5%
Month's Supply of Inventory	7.7	4.3	3.3	5.5	-28.9%
Percent Under Contract	17.1%	23.5%	26.8%	31.7%	85.5%
Average Median Price for Last 12 Months	\$997,830	\$1,095,917	\$1,136,833	\$1,044,796	4.7%

*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



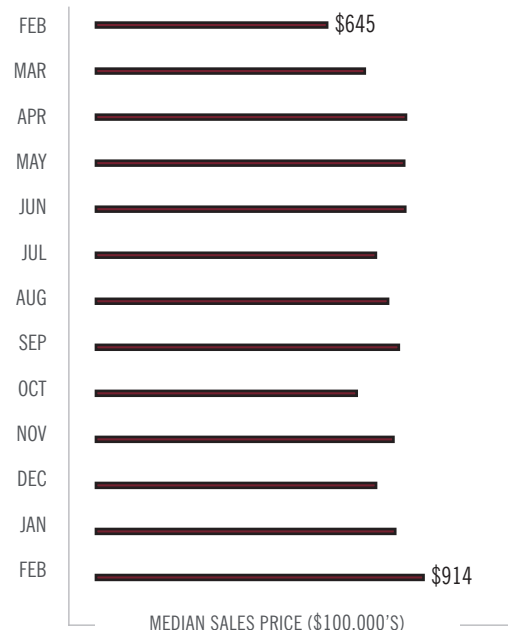
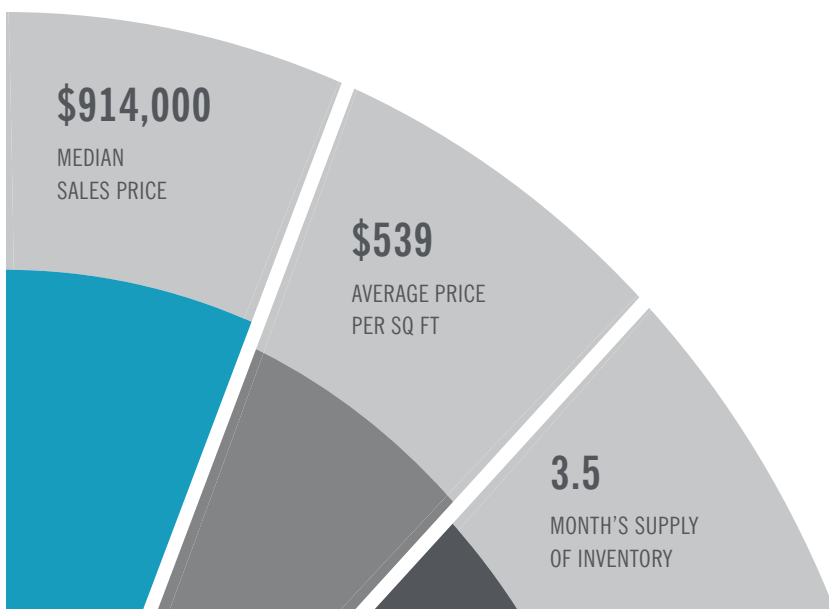
SAN GABRIEL

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$645,000	\$815,000	\$830,000	\$914,000	41.7%
Average Price per Square Foot	\$523	\$463	\$526	\$539	3.1%
Properties Sold	15	22	21	14	-6.7%
Properties Pending Sale	12	21	26	13	8.3%
Properties For Sale	75	94	99	49	-34.7%
Days on Market (Pending Sale)	68	35	41	22	-67.7%
Month's Supply of Inventory	5	4.3	4.7	3.5	-30.0%
Percent Under Contract	16.0%	22.3%	26.3%	26.5%	65.8%
Average Median Price for Last 12 Months	\$772,276	\$822,167	\$843,500	\$808,615	4.7%

*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



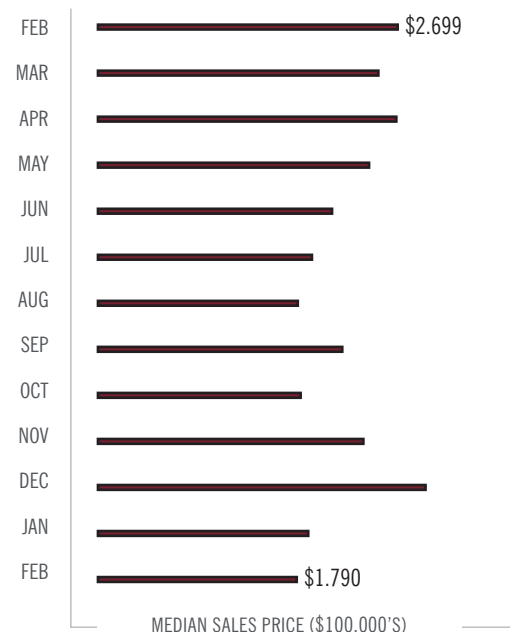
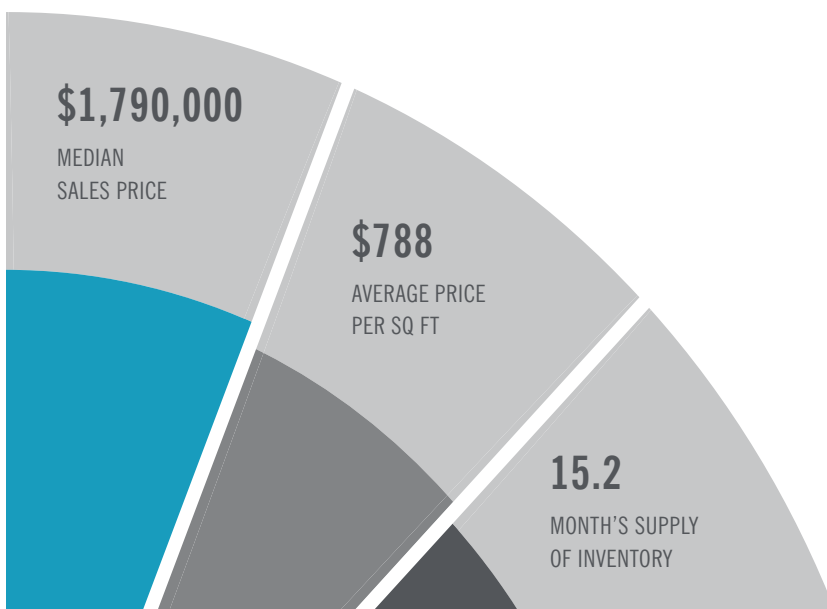
SAN MARINO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,699,098	\$1,799,500	\$2,390,000	\$1,790,000	-33.7%
Average Price per Square Foot	\$796	\$731	\$884	\$788	-1.0%
Properties Sold	5	12	5	4	-20.0%
Properties Pending Sale	8	7	4	11	37.5%
Properties For Sale	73	89	75	61	-16.4%
Days on Market (Pending Sale)	80	93	28	58	-27.2%
Month's Supply of Inventory	14.6	7.4	15	15.2	4.5%
Percent Under Contract	11.0%	7.9%	5.3%	18.0%	64.5%
Average Median Price for Last 12 Months	\$2,127,795	\$2,174,750	\$2,211,167	\$2,248,859	5.7%

*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



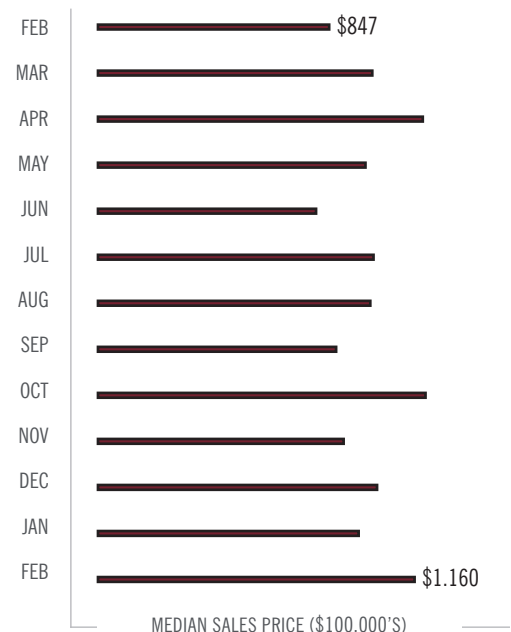
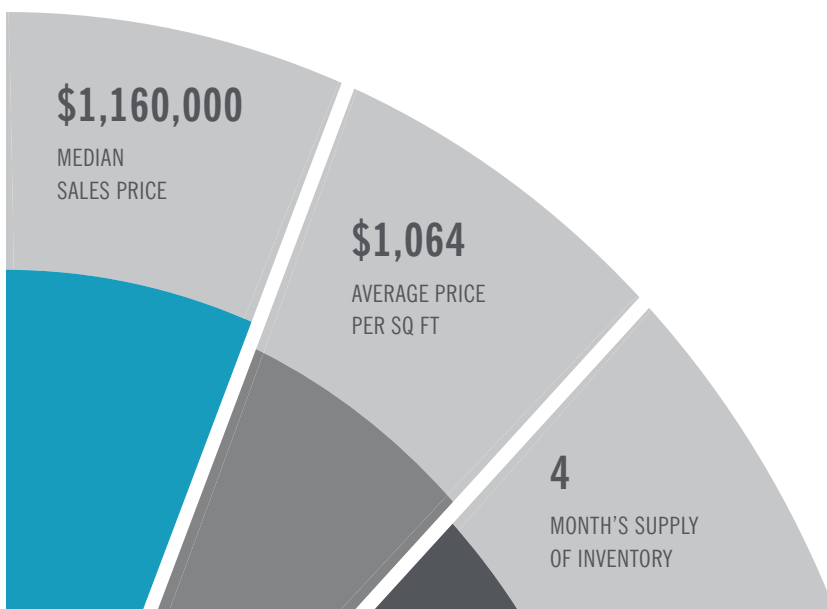
SIERRA MADRE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$847,000	\$997,694	\$900,000	\$1,160,000	37.0%
Average Price per Square Foot	\$612	\$501	\$556	\$1,064	73.9%
Properties Sold	2	10	6	8	300.0%
Properties Pending Sale	6	6	7	11	83.3%
Properties For Sale	39	42	39	32	-17.9%
Days on Market (Pending Sale)	37	33	29	90	146.6%
Month's Supply of Inventory	19.5	4.2	6.5	4	-79.5%
Percent Under Contract	15.4%	14.3%	17.9%	34.4%	123.4%
Average Median Price for Last 12 Months	\$1,066,083	\$1,018,333	\$1,045,833	\$995,246	-6.6%

*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



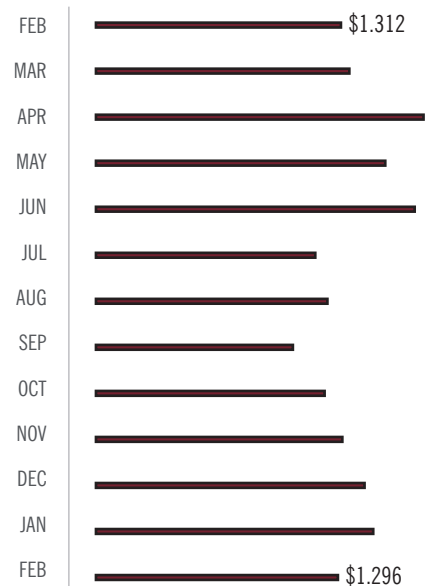
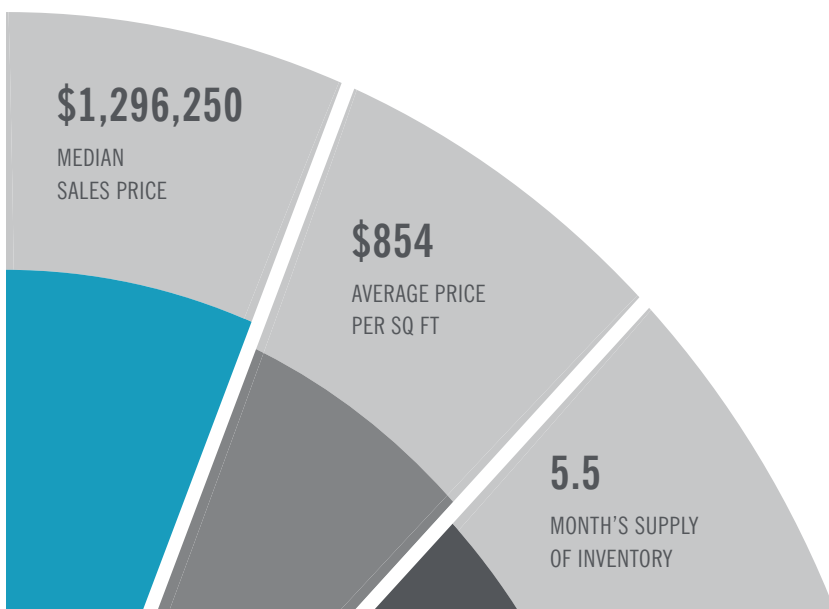
SOUTH PASADENA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,312,500	\$1,240,000	\$1,320,000	\$1,296,250	-1.2%
Average Price per Square Foot	\$633	\$732	\$760	\$854	34.9%
Properties Sold	8	8	6	6	-25.0%
Properties Pending Sale	17	13	10	14	-17.6%
Properties For Sale	40	50	44	33	-17.5%
Days on Market (Pending Sale)	60	21	52	42	-30.1%
Month's Supply of Inventory	5	6.2	7.3	5.5	10.0%
Percent Under Contract	42.5%	26.0%	22.7%	42.4%	-0.2%
Average Median Price for Last 12 Months	\$1,338,410	\$1,303,458	\$1,406,917	\$1,378,337	3.0%

*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.

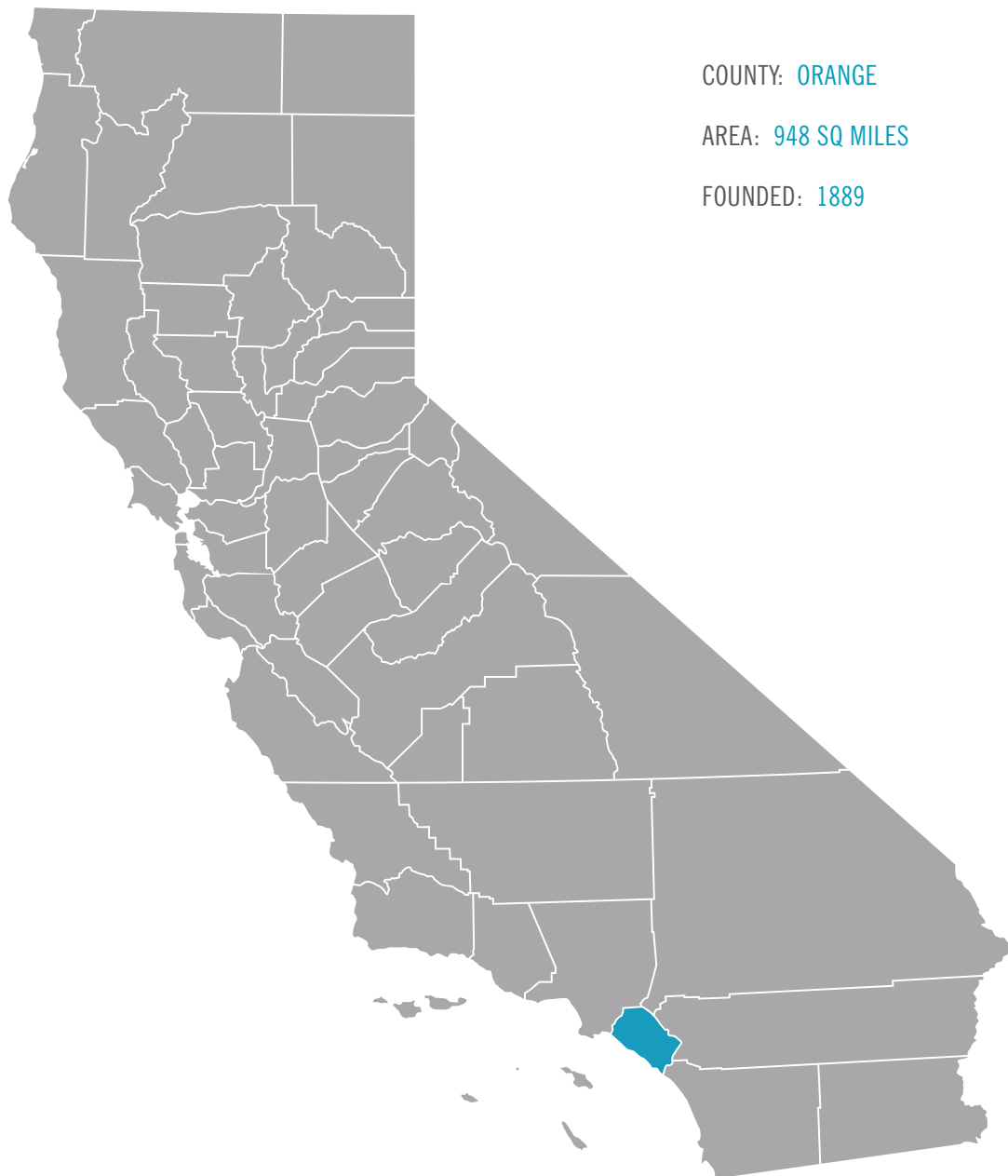
CURRENT MARKET SNAPSHOT



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

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	YORBA LINDA
IRVINE	NEWPORT COAST	



COUNTY: **ORANGE**

AREA: **948 SQ MILES**

FOUNDED: **1889**

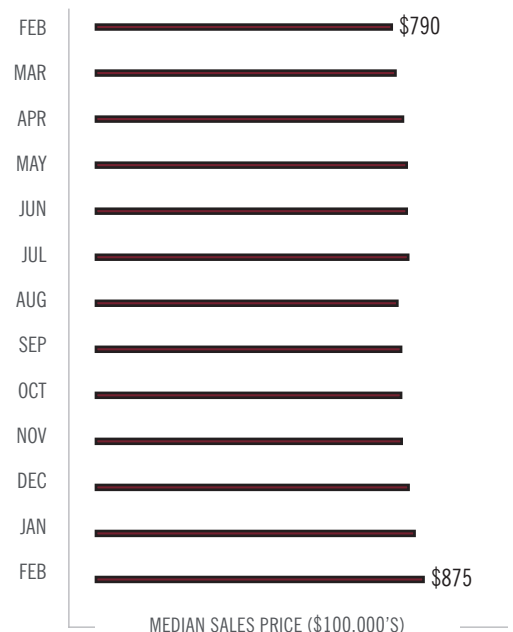
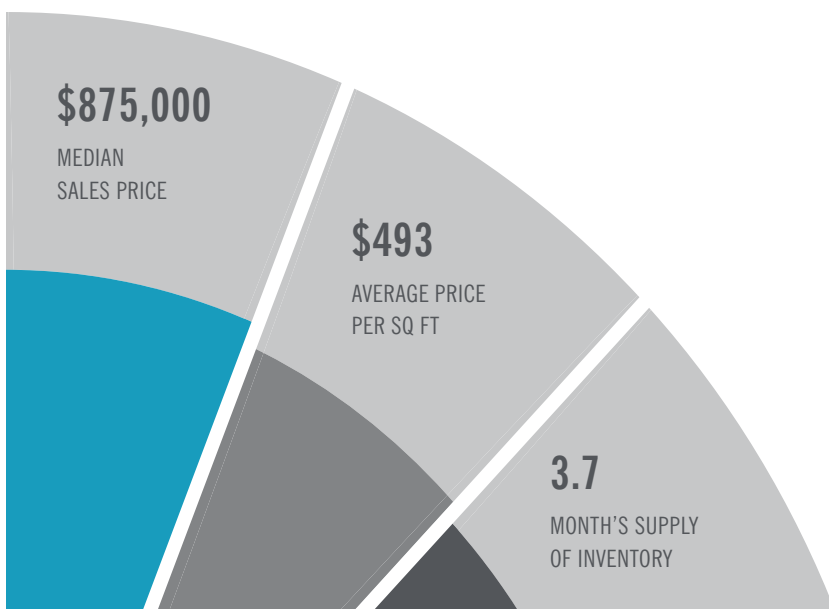
ORANGE COUNTY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$790,000	\$805,000	\$816,625	\$875,000	10.8%
Average Price per Square Foot	\$469	\$496	\$469	\$493	5.1%
Properties Sold	940	1774	1426	1260	34.0%
Properties Pending Sale	1309	1717	1400	1612	23.1%
Properties For Sale	6,220	7,446	5,452	4,657	-25.1%
Days on Market (Pending Sale)	55	47	52	42	-23.7%
Month's Supply of Inventory	6.6	4.2	3.8	3.7	-44.1%
Percent Under Contract	21.0%	23.1%	25.7%	34.6%	64.5%
Average Median Price for Last 12 Months	\$809,531	\$834,604	\$853,667	\$824,356	1.8%

*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



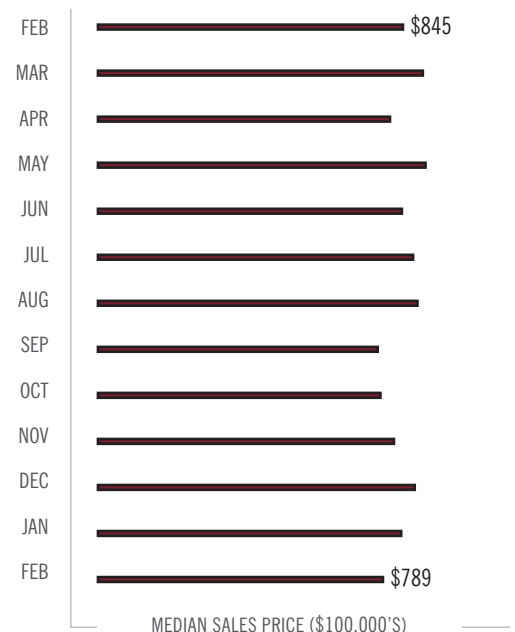
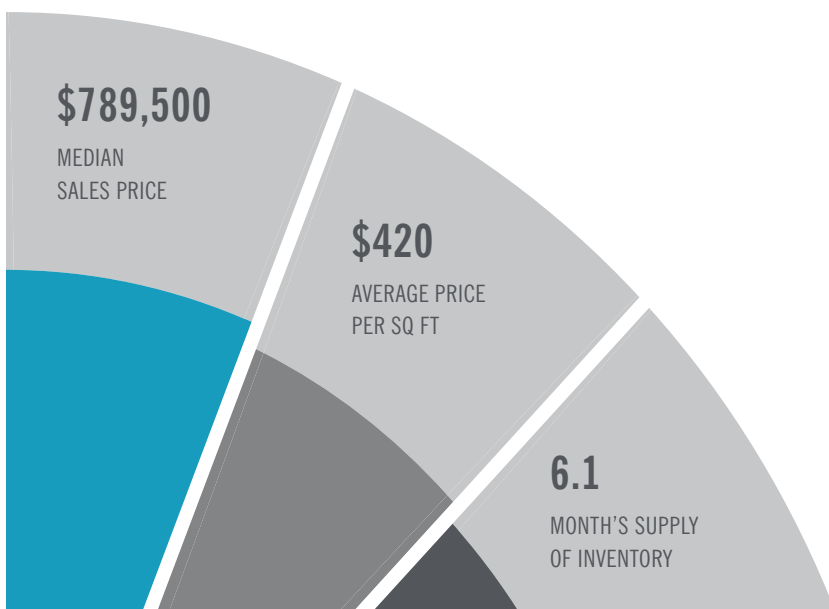
ALISO VIEJO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$845,000	\$885,000	\$820,000	\$789,500	-6.6%
Average Price per Square Foot	\$388	\$404	\$415	\$420	8.2%
Properties Sold	9	19	13	8	-11.1%
Properties Pending Sale	13	19	15	26	100.0%
Properties For Sale	45	62	43	49	8.9%
Days on Market (Pending Sale)	44	52	42	20	-55.7%
Month's Supply of Inventory	5	3.3	3.3	6.1	22.5%
Percent Under Contract	28.9%	30.6%	34.9%	53.1%	83.7%
Average Median Price for Last 12 Months	\$854,950	\$814,083	\$835,667	\$842,000	-1.5%

*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



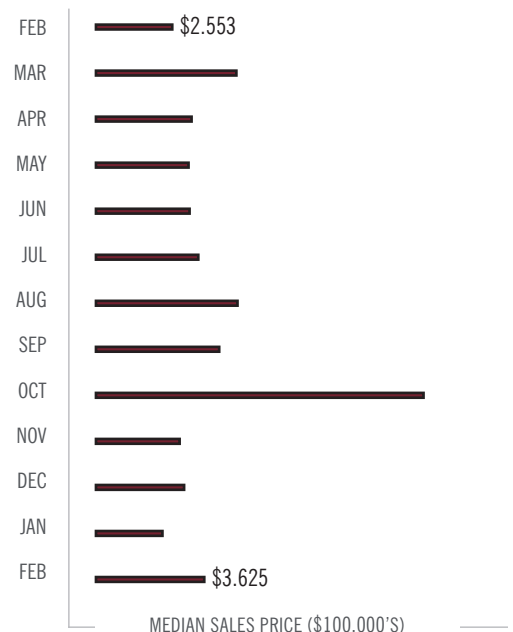
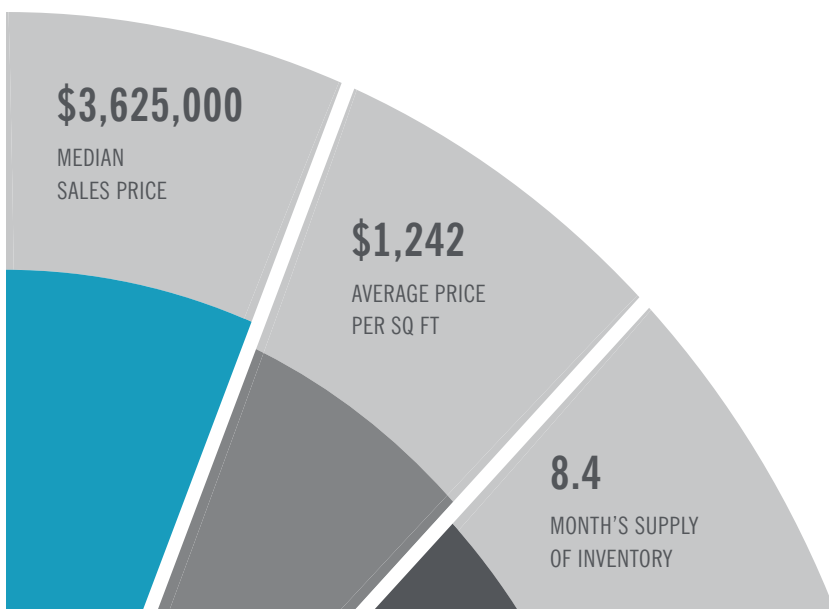
BALBOA PENINSULA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,553,560	\$4,737,500	\$2,800,000	\$3,625,000	42.0%
Average Price per Square Foot	\$1,302	\$2,229	\$1,353	\$1,242	-4.6%
Properties Sold	5	6	6	5	0.0%
Properties Pending Sale	5	5	5	2	-60.0%
Properties For Sale	43	57	52	42	-2.3%
Days on Market (Pending Sale)	123	94	133	205	67.2%
Month's Supply of Inventory	8.6	9.5	8.7	8.4	-2.3%
Percent Under Contract	11.6%	8.8%	9.6%	4.8%	-59.0%
Average Median Price for Last 12 Months	\$4,277,880	\$4,448,333	\$2,933,333	\$3,964,447	-7.3%

*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



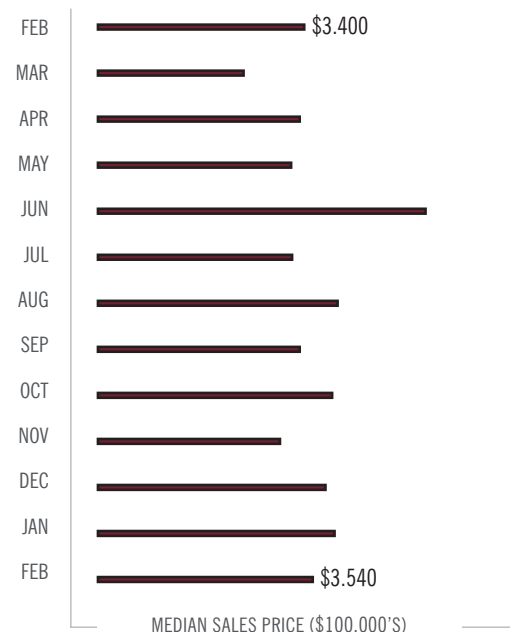
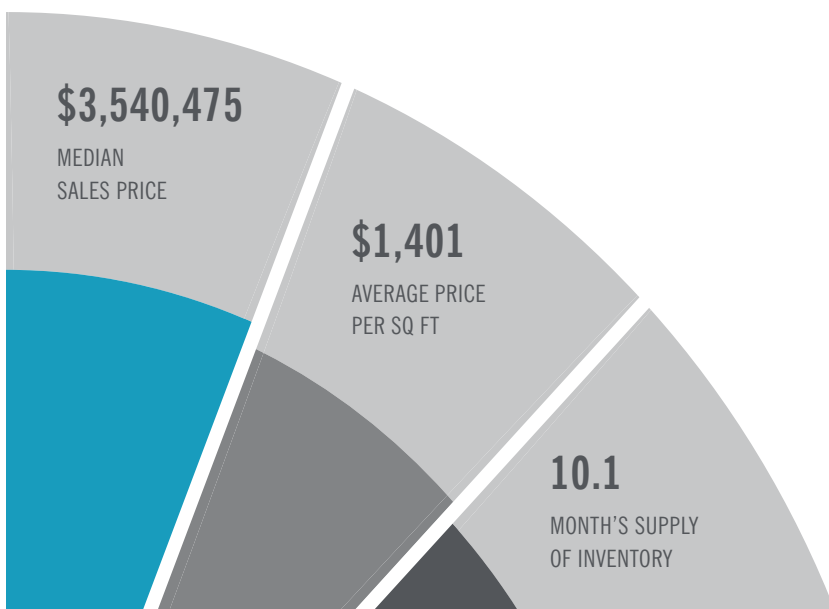
CORONA DEL MAR - SPYGLASS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$3,400,000	\$3,950,000	\$3,000,000	\$3,540,475	4.1%
Average Price per Square Foot	\$1,374	\$1,313	\$1,192	\$1,401	2.0%
Properties Sold	7	11	8	10	42.9%
Properties Pending Sale	7	9	12	14	100.0%
Properties For Sale	74	118	112	101	36.5%
Days on Market (Pending Sale)	31	55	107	72	130.7%
Month's Supply of Inventory	10.6	10.7	14	10.1	-4.5%
Percent Under Contract	9.5%	7.6%	10.7%	13.9%	46.5%
Average Median Price for Last 12 Months	\$3,371,302	\$3,562,579	\$3,730,158	\$3,556,498	5.5%

*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



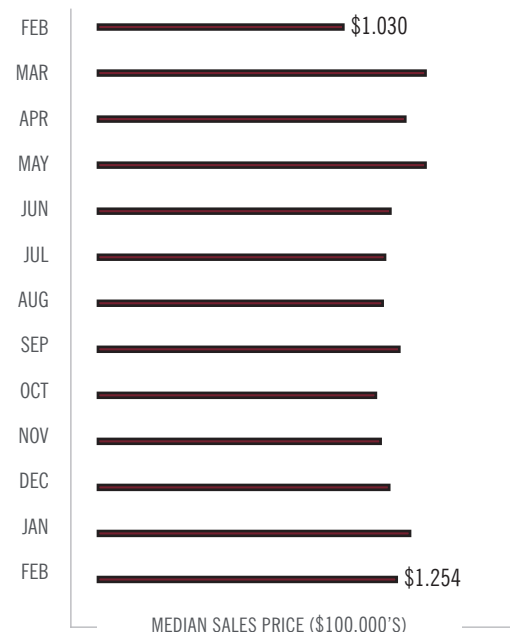
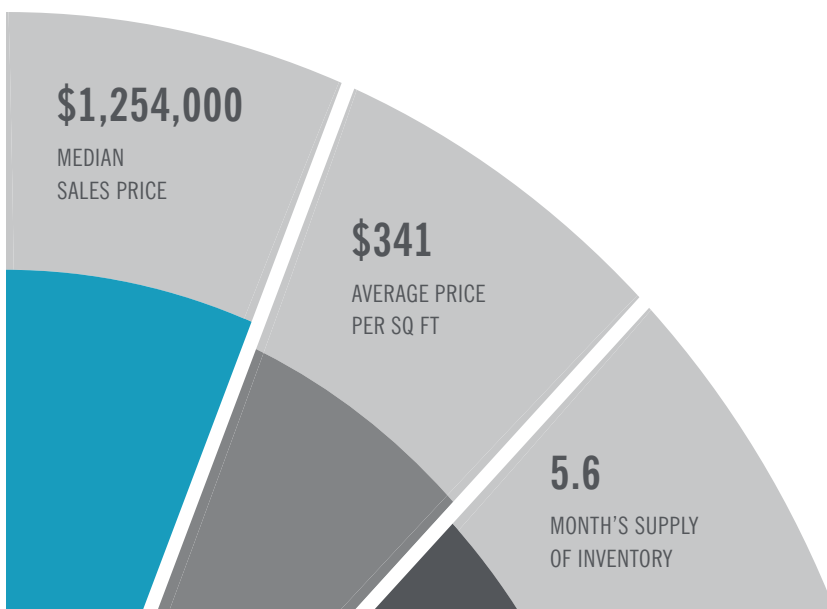
COTO DE CAZA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,030,000	\$1,195,000	\$1,186,500	\$1,254,000	21.7%
Average Price per Square Foot	\$394	\$347	\$333	\$341	-13.5%
Properties Sold	21	13	18	17	-19.0%
Properties Pending Sale	20	19	19	25	25.0%
Properties For Sale	116	136	94	96	-17.2%
Days on Market (Pending Sale)	59	68	49	33	-43.6%
Month's Supply of Inventory	5.5	10.5	5.2	5.6	2.2%
Percent Under Contract	17.2%	14.0%	20.2%	26.0%	51.0%
Average Median Price for Last 12 Months	\$1,366,643	\$1,234,094	\$1,262,167	\$1,238,620	-9.4%

*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



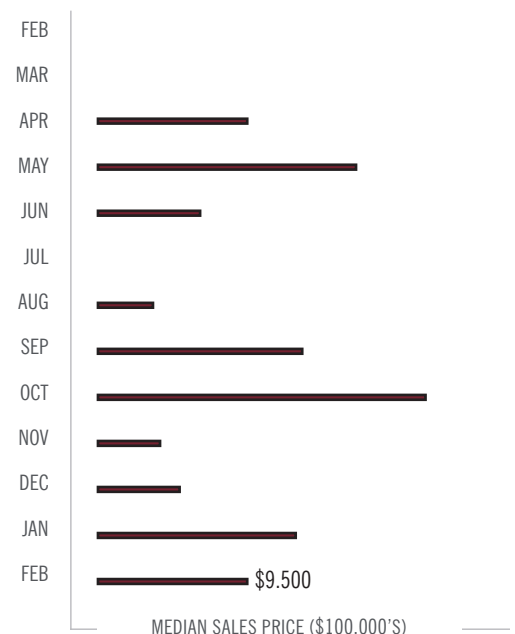
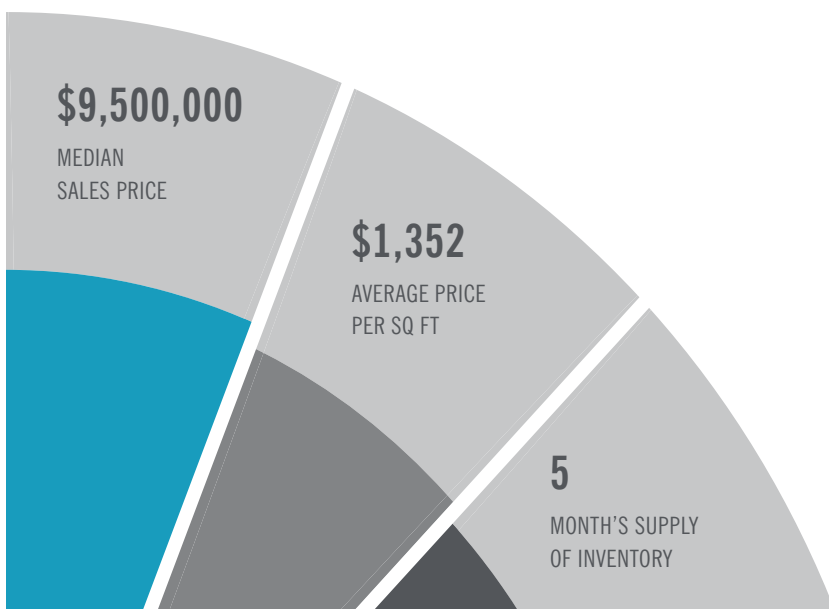
CRYSTAL COVE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$0	\$3,500,000	\$3,950,000	\$9,500,000	n/a
Average Price per Square Foot	\$0	\$1,110	\$1,262	\$1,352	n/a
Properties Sold	0	1	3	4	n/a
Properties Pending Sale	1	1	3	4	300.0%
Properties For Sale	24	32	32	20	-16.7%
Days on Market (Pending Sale)	97	179	138	133	37.4%
Month's Supply of Inventory	n/a	32	10.7	5	n/a
Percent Under Contract	4.2%	3.1%	9.4%	20.0%	380.0%
Average Median Price for Last 12 Months	\$8,347,500	\$10,846,250	\$9,093,333	\$10,100,250	21.0%

*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



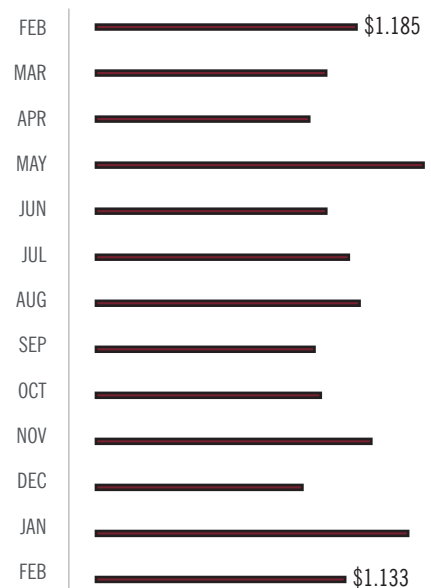
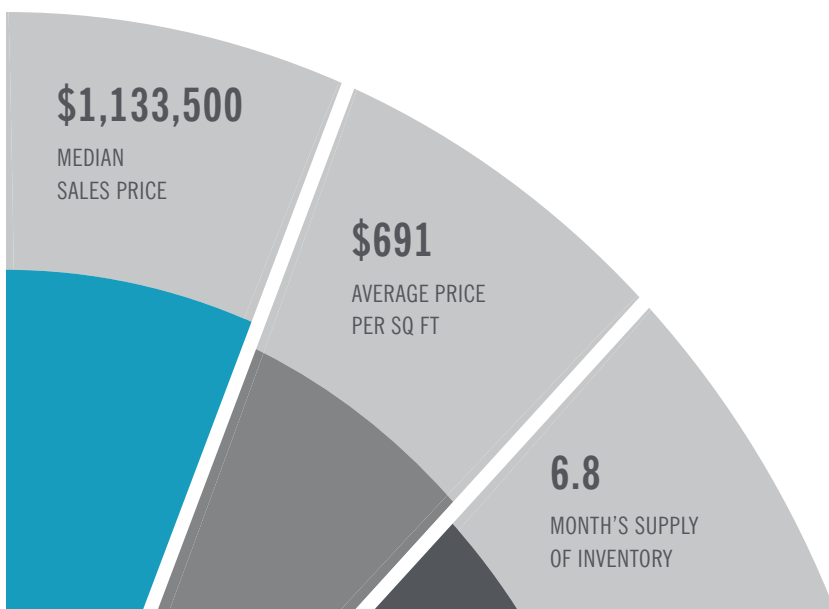
DANA POINT

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,185,000	\$1,199,000	\$1,252,450	\$1,133,500	-4.3%
Average Price per Square Foot	\$604	\$726	\$809	\$691	14.4%
Properties Sold	15	31	24	26	73.3%
Properties Pending Sale	25	35	19	44	76.0%
Properties For Sale	176	236	192	176	0.0%
Days on Market (Pending Sale)	71	93	70	68	-4.6%
Month's Supply of Inventory	11.7	7.6	8	6.8	-42.3%
Percent Under Contract	14.2%	14.8%	9.9%	25.0%	76.0%
Average Median Price for Last 12 Months	\$1,173,729	\$1,126,908	\$1,164,167	\$1,142,304	-2.7%

*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



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

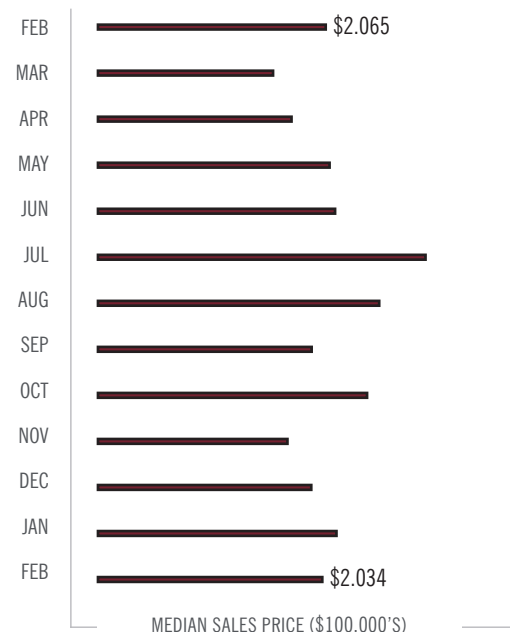
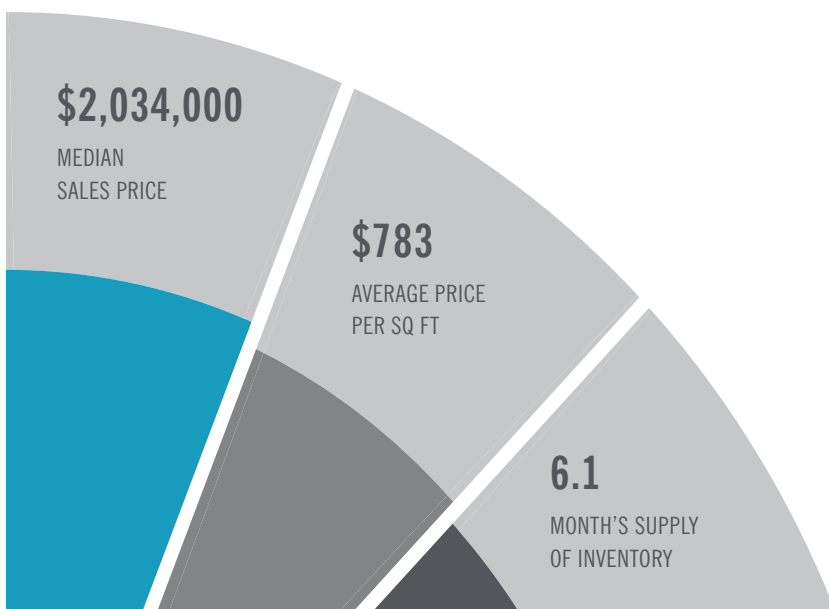
EAST BLUFF - HARBOR VIEW

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,065,000	\$2,550,000	\$1,718,000	\$2,034,000	-1.5%
Average Price per Square Foot	\$779	\$748	\$766	\$783	0.5%
Properties Sold	7	22	11	16	128.6%
Properties Pending Sale	15	19	16	24	60.0%
Properties For Sale	123	147	109	97	-21.1%
Days on Market (Pending Sale)	94	48	88	66	-30.1%
Month's Supply of Inventory	17.6	6.7	9.9	6.1	-65.5%
Percent Under Contract	12.2%	12.9%	14.7%	24.7%	102.9%
Average Median Price for Last 12 Months	\$2,133,500	\$2,037,667	\$2,043,500	\$2,107,962	-1.2%

*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



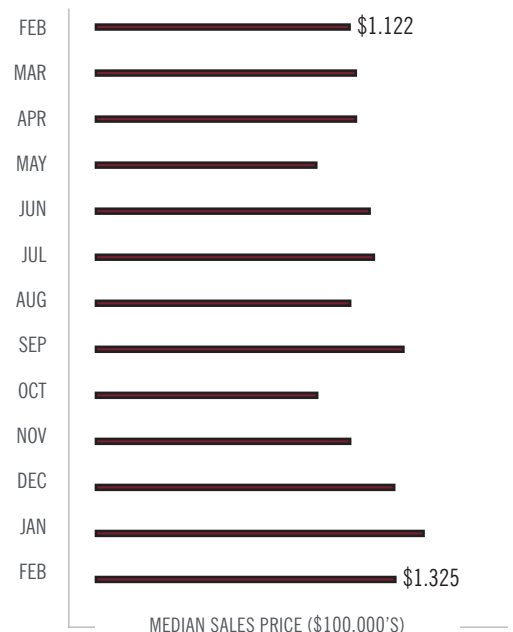
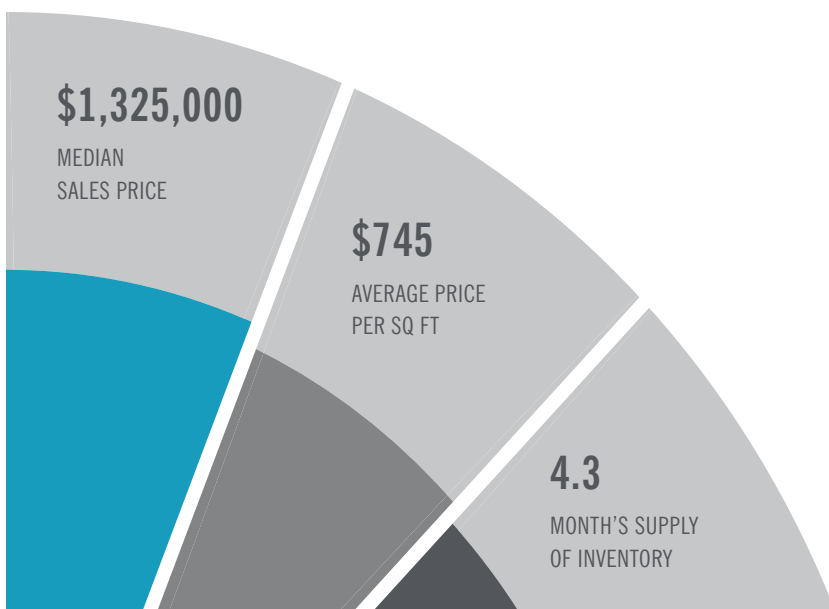
EAST COSTA MESA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,122,500	\$1,125,000	\$1,125,000	\$1,325,000	18.0%
Average Price per Square Foot	\$618	\$628	\$665	\$745	20.6%
Properties Sold	11	22	18	13	18.2%
Properties Pending Sale	15	12	14	12	-20.0%
Properties For Sale	58	85	70	56	-3.4%
Days on Market (Pending Sale)	53	56	71	77	45.2%
Month's Supply of Inventory	5.3	3.9	3.9	4.3	-18.3%
Percent Under Contract	25.9%	14.1%	20.0%	21.4%	-17.1%
Average Median Price for Last 12 Months	\$1,117,877	\$1,259,958	\$1,365,000	\$1,194,148	6.8%

*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



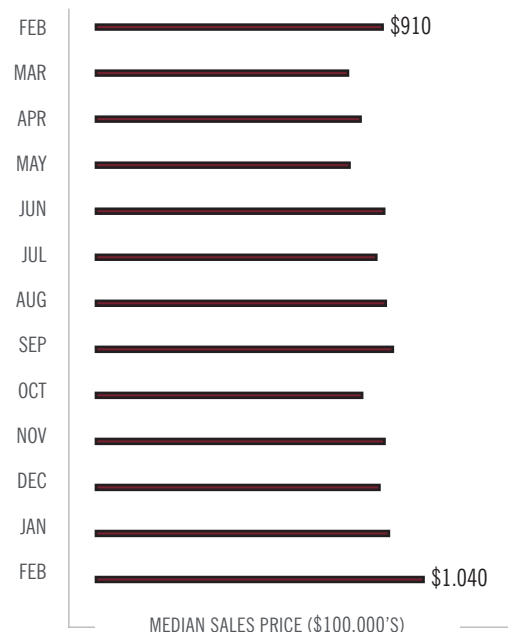
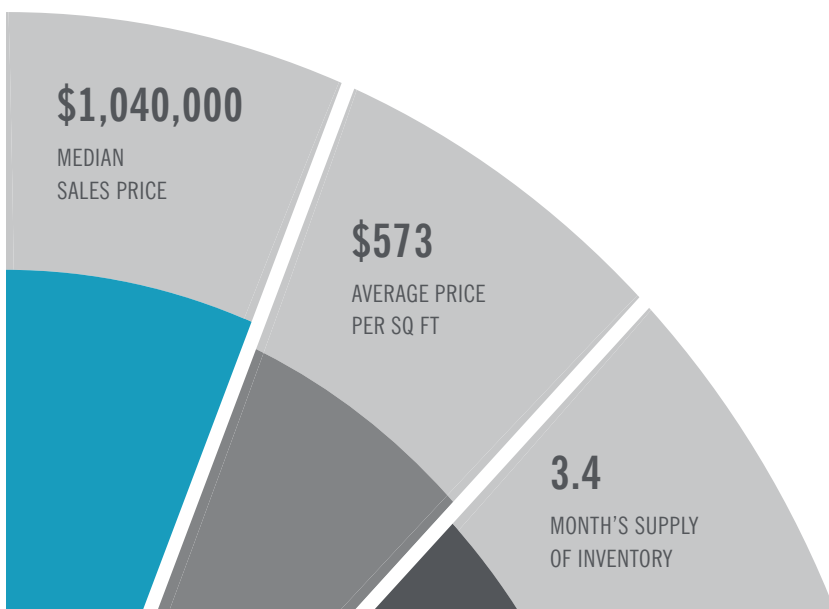
COSTA MESA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$910,000	\$920,000	\$916,025	\$1,040,000	14.3%
Average Price per Square Foot	\$511	\$529	\$532	\$573	12.1%
Properties Sold	39	61	50	40	2.6%
Properties Pending Sale	46	44	55	51	10.9%
Properties For Sale	181	212	166	135	-25.4%
Days on Market (Pending Sale)	50	39	54	41	-17.1%
Month's Supply of Inventory	4.6	3.5	3.3	3.4	-27.3%
Percent Under Contract	25.4%	20.8%	33.1%	37.8%	48.6%
Average Median Price for Last 12 Months	\$887,421	\$928,921	\$956,667	\$896,425	1.0%

*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



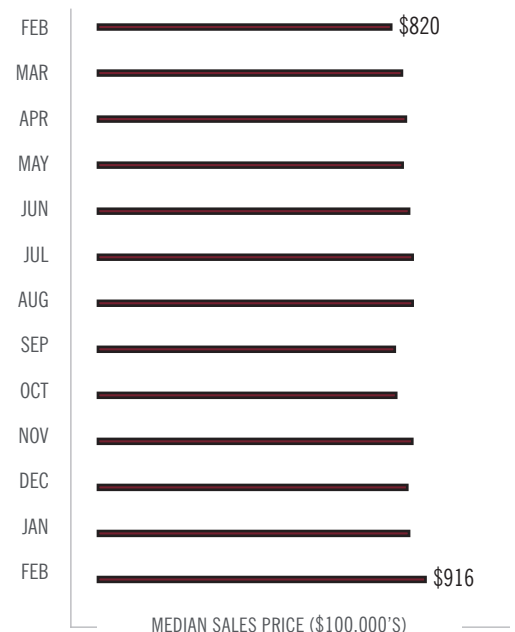
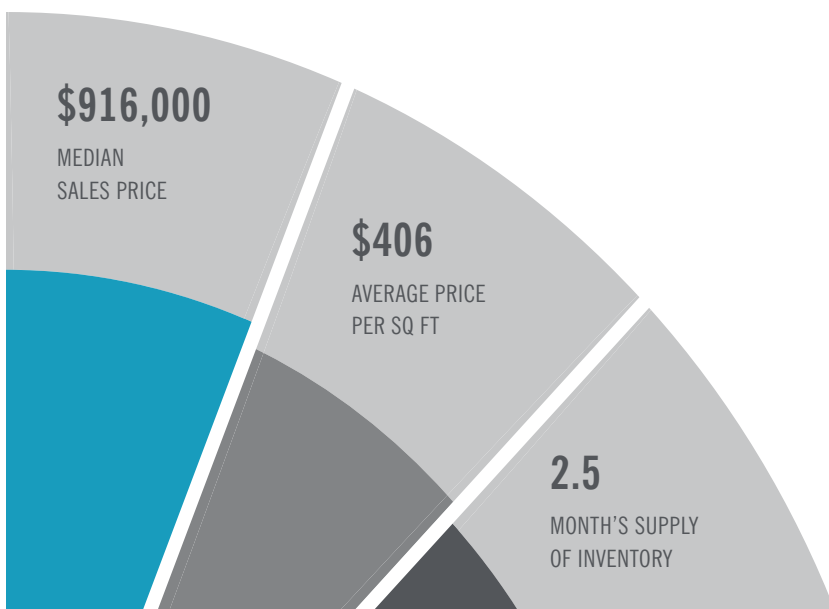
FOUNTAIN VALLEY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$820,000	\$880,000	\$879,000	\$916,000	11.7%
Average Price per Square Foot	\$415	\$440	\$433	\$406	-2.2%
Properties Sold	11	33	26	22	100.0%
Properties Pending Sale	25	30	20	23	-8.0%
Properties For Sale	72	60	58	55	-23.6%
Days on Market (Pending Sale)	41	30	23	16	-61.3%
Month's Supply of Inventory	6.5	1.8	2.2	2.5	-61.8%
Percent Under Contract	34.7%	50.0%	34.5%	41.8%	20.4%
Average Median Price for Last 12 Months	\$827,992	\$865,667	\$883,667	\$862,077	4.1%

*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



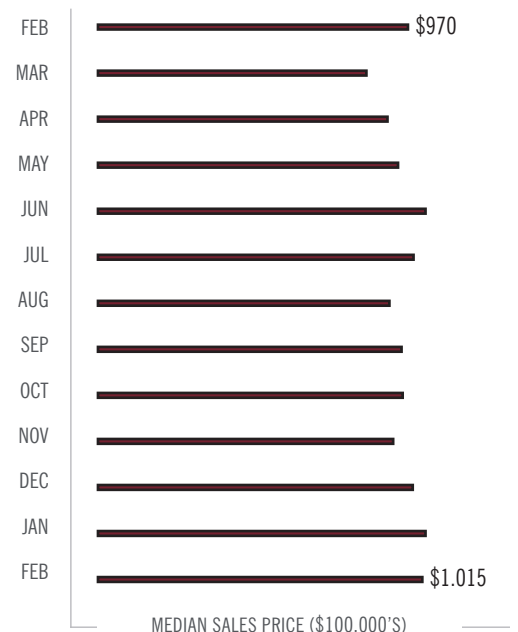
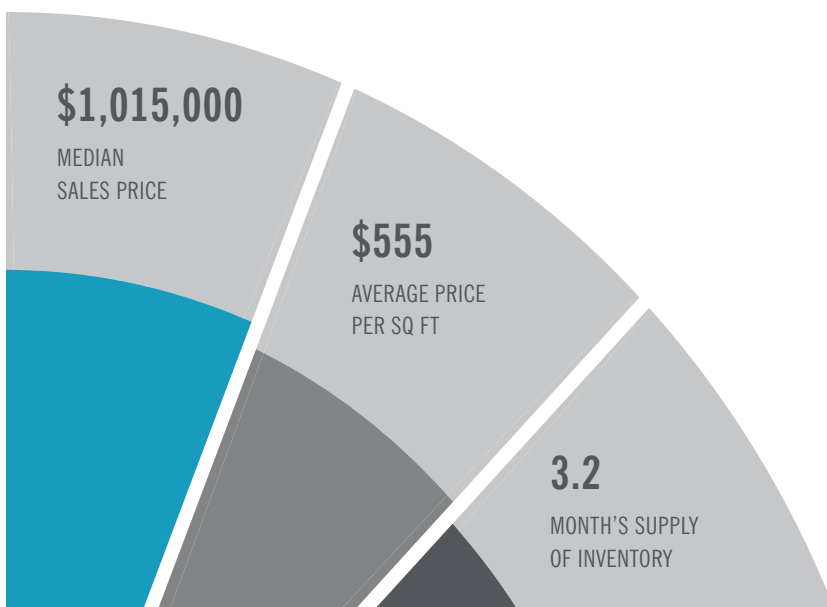
HUNTINGTON BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$970,000	\$912,000	\$923,750	\$1,015,000	4.6%
Average Price per Square Foot	\$514	\$527	\$545	\$555	8.0%
Properties Sold	55	103	90	80	45.5%
Properties Pending Sale	75	124	98	101	34.7%
Properties For Sale	329	453	321	259	-21.3%
Days on Market (Pending Sale)	53	50	38	35	-34.3%
Month's Supply of Inventory	6	4.4	3.6	3.2	-45.9%
Percent Under Contract	22.8%	27.4%	30.5%	39.0%	71.1%
Average Median Price for Last 12 Months	\$907,125	\$975,375	\$1,008,333	\$956,288	5.4%

*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



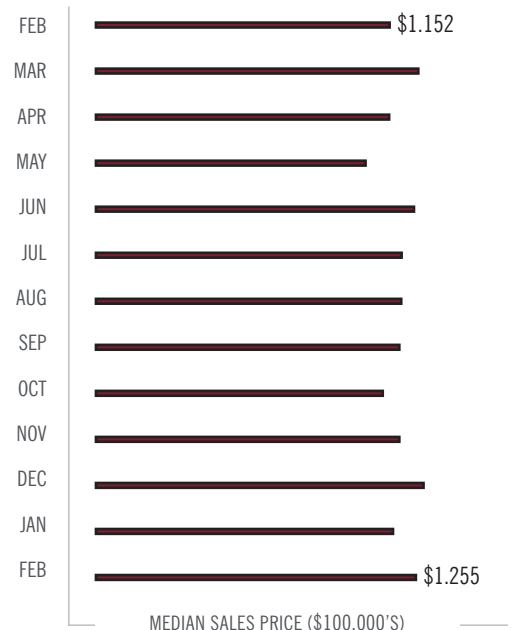
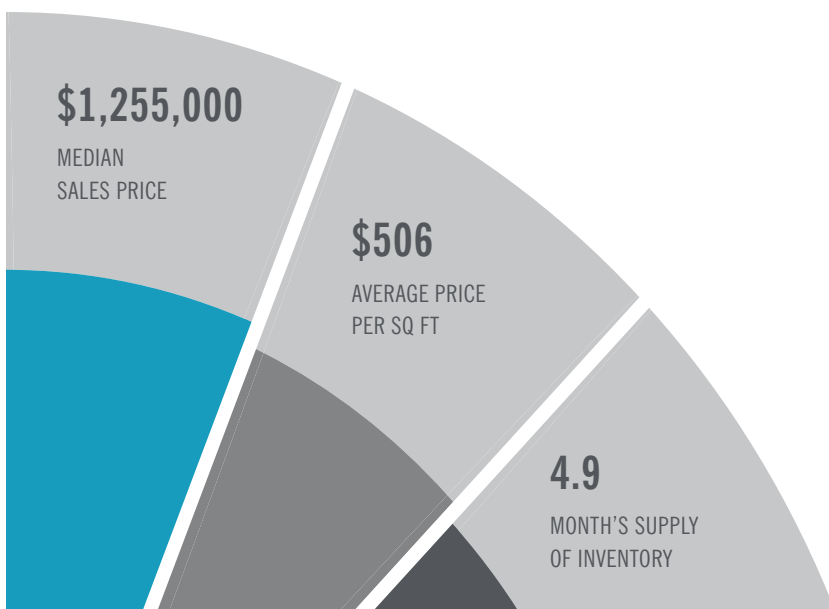
IRVINE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,152,000	\$1,197,500	\$1,190,000	\$1,255,000	8.9%
Average Price per Square Foot	\$547	\$492	\$492	\$506	-7.5%
Properties Sold	55	120	97	79	43.6%
Properties Pending Sale	89	97	95	102	14.6%
Properties For Sale	481	632	506	389	-19.1%
Days on Market (Pending Sale)	68	58	66	60	-12.3%
Month's Supply of Inventory	8.7	5.3	5.2	4.9	-43.7%
Percent Under Contract	18.5%	15.3%	18.8%	26.2%	41.7%
Average Median Price for Last 12 Months	\$1,228,283	\$1,201,708	\$1,235,083	\$1,190,635	-3.1%

*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



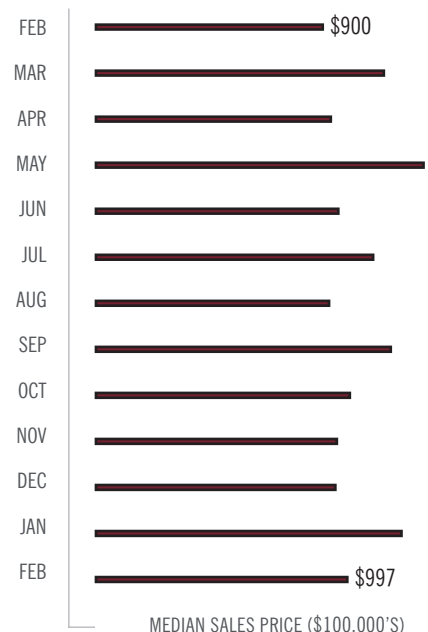
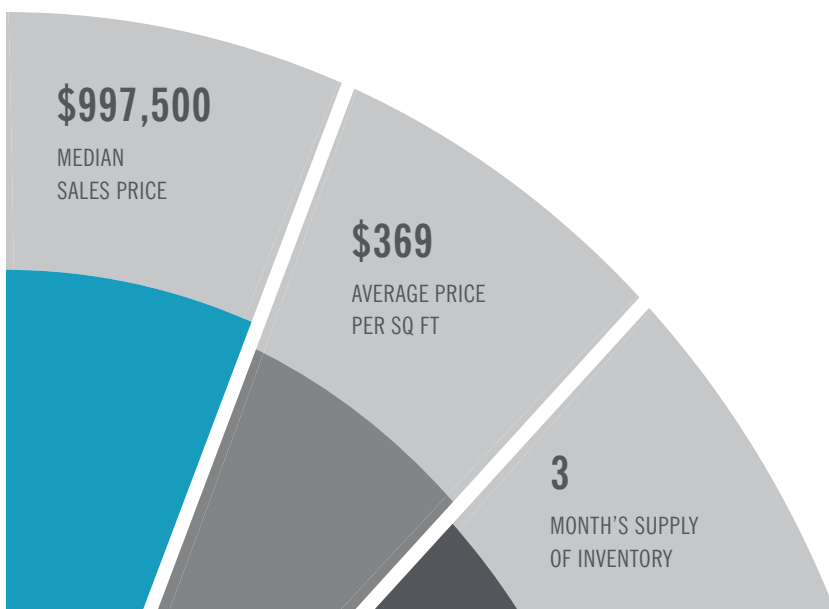
LADERA RANCH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$900,000	\$925,000	\$956,000	\$997,500	10.8%
Average Price per Square Foot	\$358	\$376	\$380	\$369	3.1%
Properties Sold	15	28	18	28	86.7%
Properties Pending Sale	25	24	24	23	-8.0%
Properties For Sale	90	122	102	85	-5.6%
Days on Market (Pending Sale)	67	39	37	68	2.6%
Month's Supply of Inventory	6	4.4	5.7	3	-49.4%
Percent Under Contract	27.8%	19.7%	23.5%	27.1%	-2.6%
Average Median Price for Last 12 Months	\$1,012,952	\$1,048,917	\$1,053,333	\$1,042,673	2.9%

*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



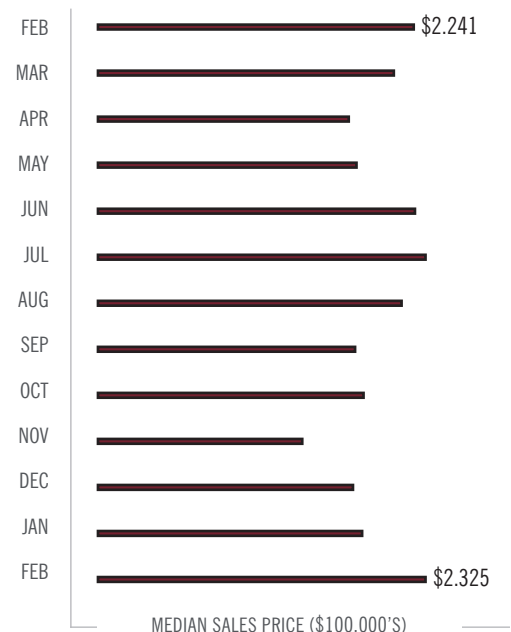
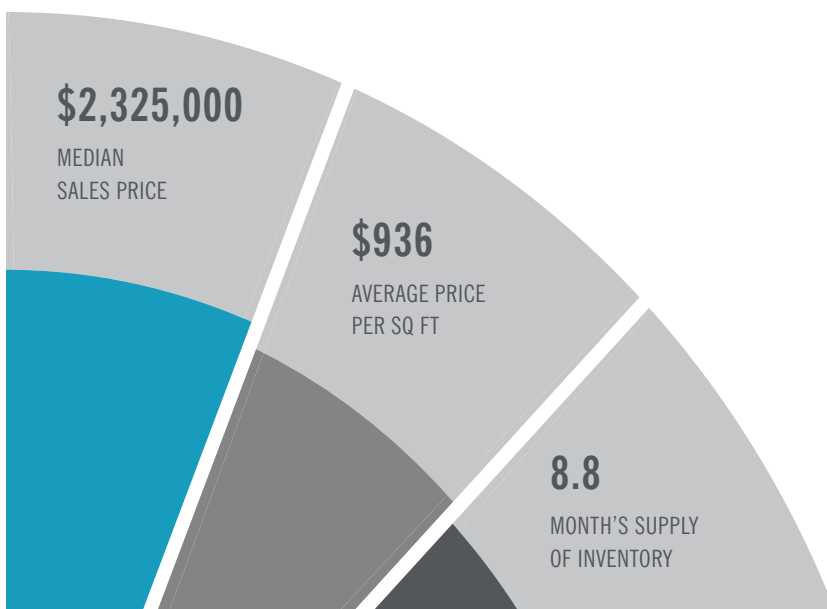
LAGUNA BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,241,250	\$2,155,000	\$1,450,000	\$2,325,000	3.7%
Average Price per Square Foot	\$1,025	\$1,408	\$927	\$936	-8.7%
Properties Sold	16	23	22	25	56.2%
Properties Pending Sale	26	34	20	26	0.0%
Properties For Sale	282	332	248	219	-22.3%
Days on Market (Pending Sale)	78	108	126	122	55.8%
Month's Supply of Inventory	17.6	14.4	11.3	8.8	-50.3%
Percent Under Contract	9.2%	10.2%	8.1%	11.9%	28.8%
Average Median Price for Last 12 Months	\$2,100,166	\$1,861,667	\$2,003,333	\$1,988,942	-5.3%

*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



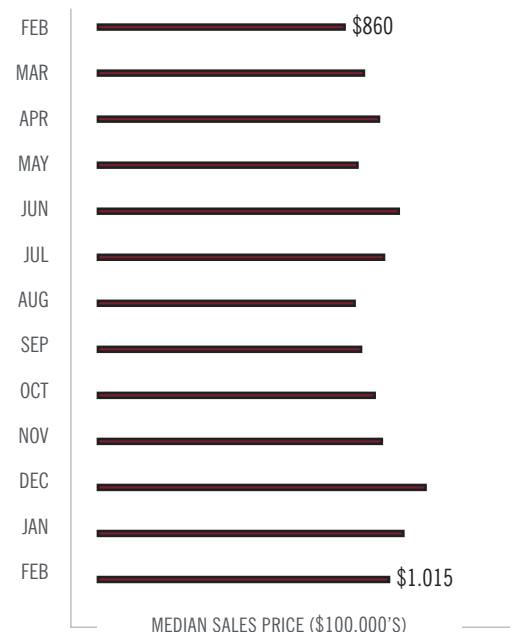
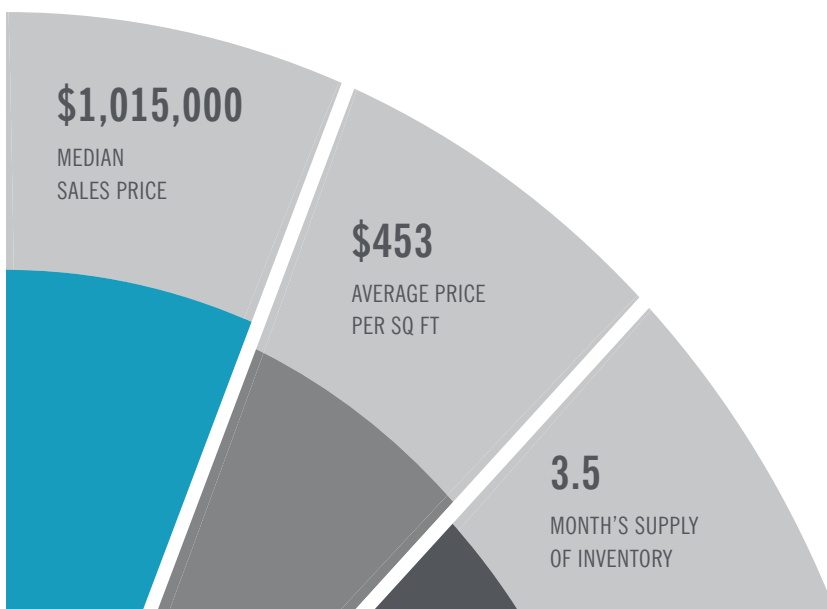
LAGUNA NIGUEL

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$860,000	\$895,000	\$990,000	\$1,015,000	18.0%
Average Price per Square Foot	\$454	\$435	\$438	\$453	-0.2%
Properties Sold	33	50	45	48	45.5%
Properties Pending Sale	44	56	54	64	45.5%
Properties For Sale	249	308	219	168	-32.5%
Days on Market (Pending Sale)	59	40	70	42	-27.4%
Month's Supply of Inventory	7.5	6.2	4.9	3.5	-53.6%
Percent Under Contract	17.7%	18.2%	24.7%	38.1%	115.6%
Average Median Price for Last 12 Months	\$971,368	\$1,015,833	\$1,074,167	\$977,617	0.6%

*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



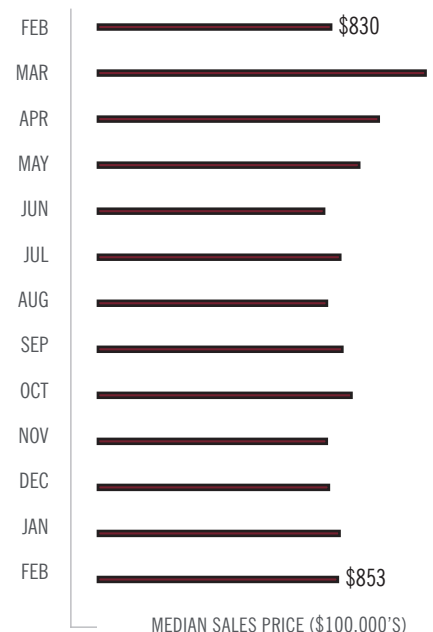
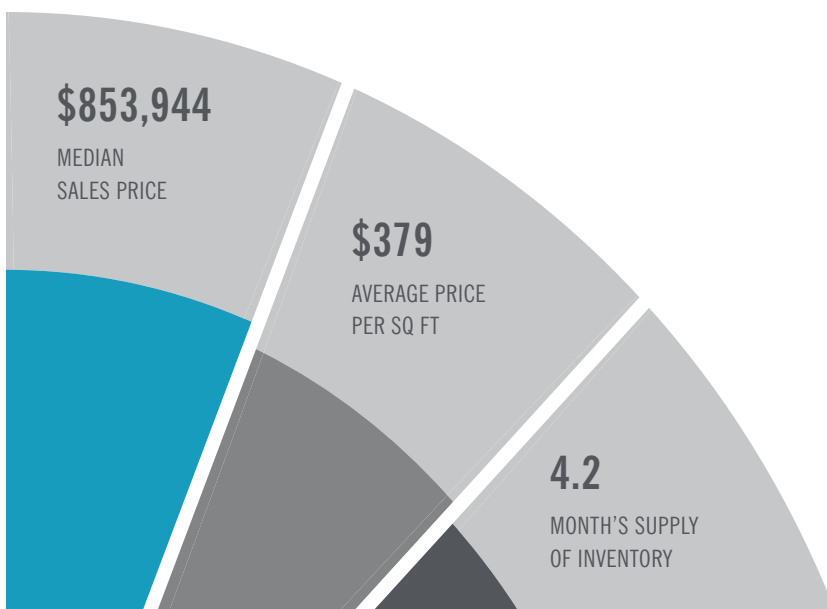
LAGUNA HILLS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$830,000	\$815,000	\$814,500	\$853,944	2.9%
Average Price per Square Foot	\$424	\$393	\$372	\$379	-10.6%
Properties Sold	17	22	14	16	-5.9%
Properties Pending Sale	12	19	19	24	100.0%
Properties For Sale	88	114	81	68	-22.7%
Days on Market (Pending Sale)	99	92	74	53	-46.7%
Month's Supply of Inventory	5.2	5.2	5.8	4.2	-17.9%
Percent Under Contract	13.6%	16.7%	23.5%	35.3%	158.8%
Average Median Price for Last 12 Months	\$842,896	\$853,824	\$845,315	\$887,015	5.2%

*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



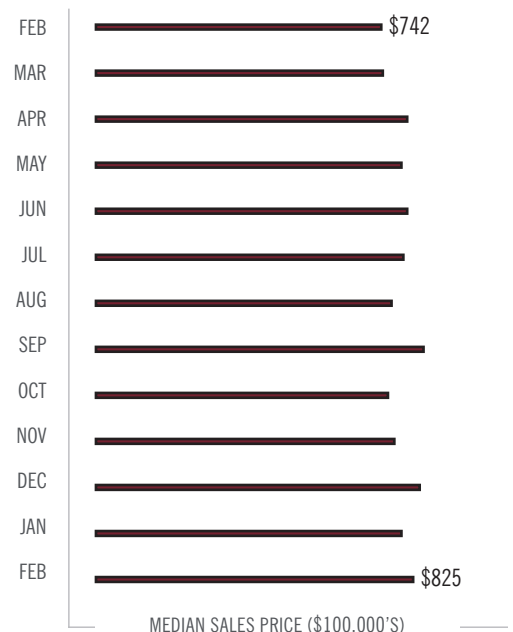
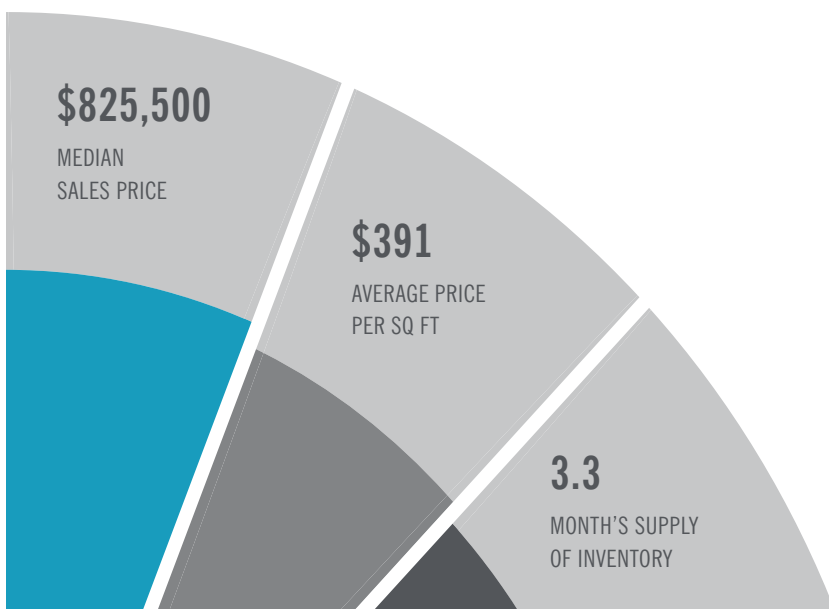
LAKE FOREST

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$742,500	\$769,250	\$776,500	\$825,500	11.2%
Average Price per Square Foot	\$408	\$379	\$383	\$391	-4.2%
Properties Sold	22	62	46	46	109.1%
Properties Pending Sale	44	56	47	63	43.2%
Properties For Sale	229	227	164	154	-32.8%
Days on Market (Pending Sale)	55	39	62	40	-27.9%
Month's Supply of Inventory	10.4	3.7	3.6	3.3	-67.8%
Percent Under Contract	19.2%	24.7%	28.7%	40.9%	112.9%
Average Median Price for Last 12 Months	\$797,475	\$808,650	\$821,000	\$794,238	-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



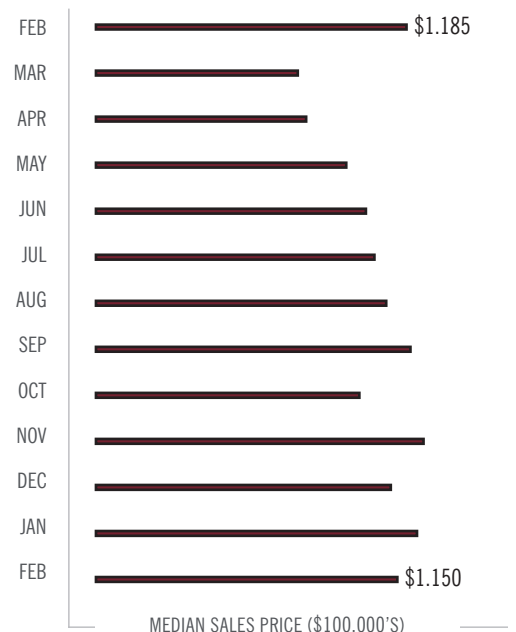
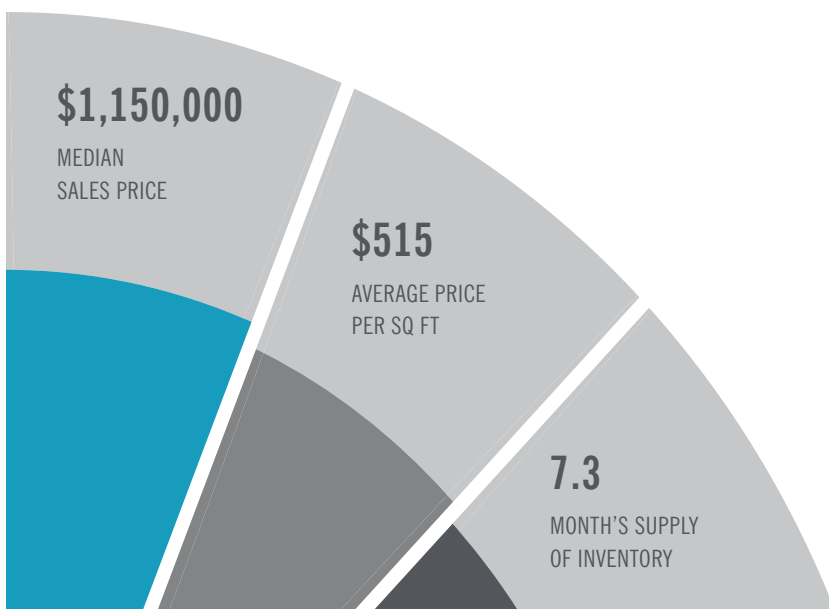
LANTERN VILLAGE IN DANA POINT

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,185,000	\$1,107,500	\$1,249,900	\$1,150,000	-3.0%
Average Price per Square Foot	\$527	\$743	\$516	\$515	-2.3%
Properties Sold	3	4	3	3	0.0%
Properties Pending Sale	3	3	1	3	0.0%
Properties For Sale	21	29	22	22	4.8%
Days on Market (Pending Sale)	23	66	32	54	131.4%
Month's Supply of Inventory	7	7.2	7.3	7.3	4.8%
Percent Under Contract	14.3%	10.3%	4.5%	13.6%	-4.5%
Average Median Price for Last 12 Months	\$1,139,833	\$1,159,150	\$1,166,667	\$1,066,685	-6.4%

*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



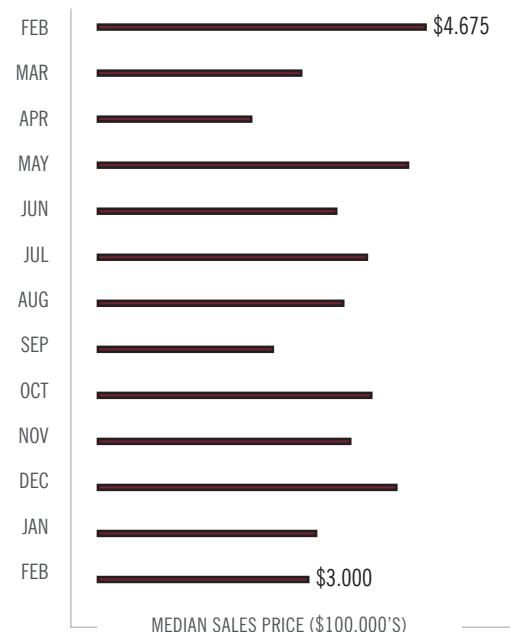
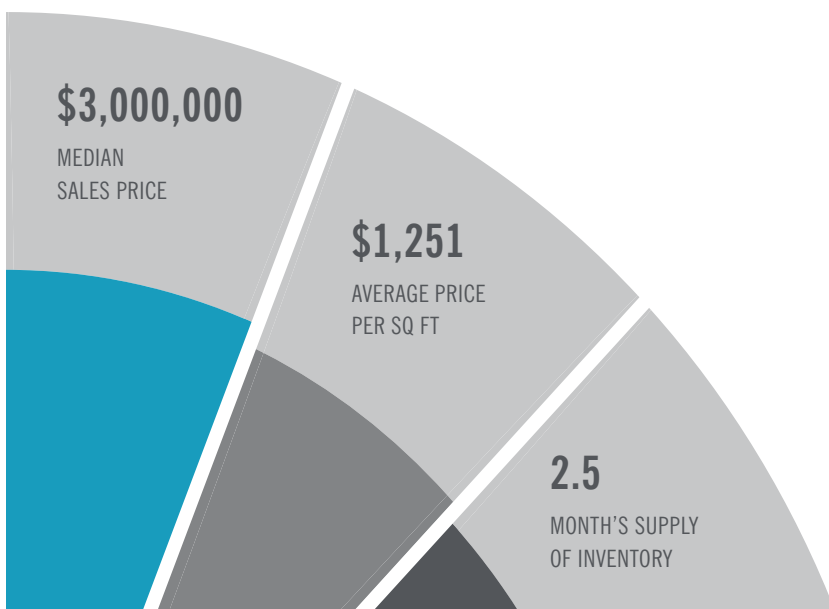
LOWER NEWPORT BAY - BALBOA ISLAND

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$4,675,000	\$3,500,000	\$3,600,000	\$3,000,000	-35.8%
Average Price per Square Foot	\$1,594	\$1,520	\$1,593	\$1,251	-21.5%
Properties Sold	4	11	3	10	150.0%
Properties Pending Sale	4	8	5	8	100.0%
Properties For Sale	34	44	38	25	-26.5%
Days on Market (Pending Sale)	54	123	114	87	60.2%
Month's Supply of Inventory	8.5	4	12.7	2.5	-70.6%
Percent Under Contract	11.8%	18.2%	13.2%	32.0%	172.0%
Average Median Price for Last 12 Months	\$4,045,750	\$3,394,167	\$3,456,667	\$3,483,731	-13.9%

*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



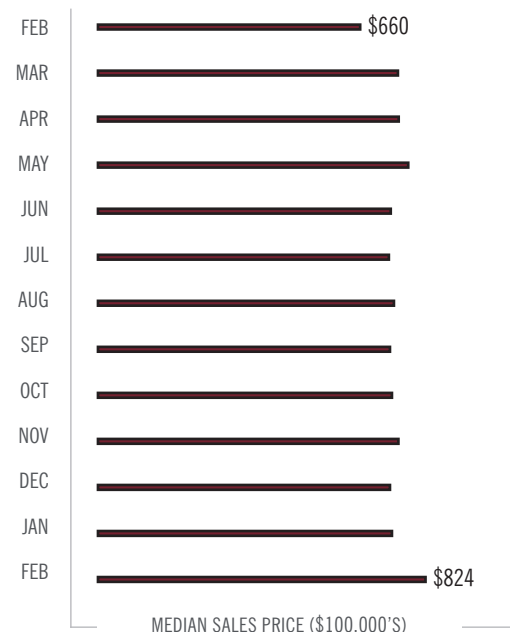
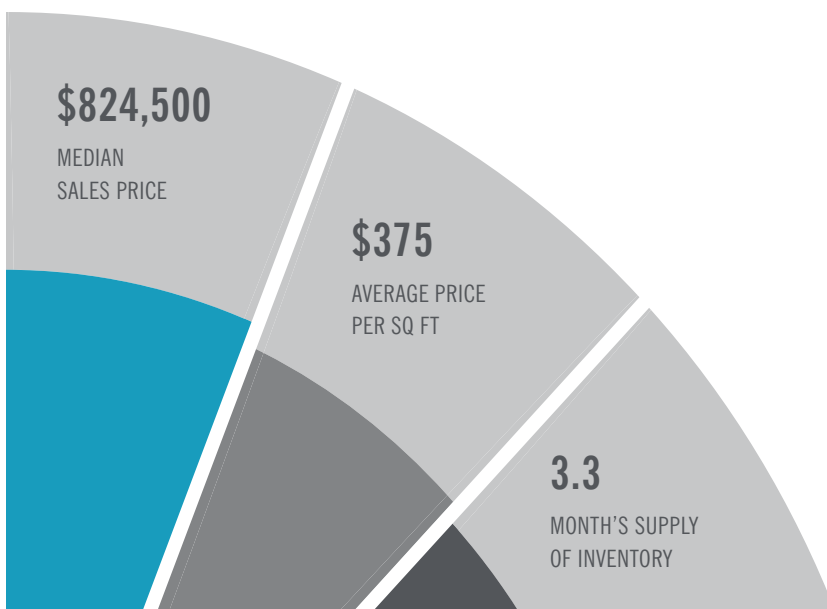
MISSION VIEJO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$660,000	\$745,000	\$756,250	\$824,500	24.9%
Average Price per Square Foot	\$403	\$382	\$385	\$375	-6.9%
Properties Sold	29	99	72	58	100.0%
Properties Pending Sale	69	99	54	93	34.8%
Properties For Sale	296	335	180	193	-34.8%
Days on Market (Pending Sale)	52	42	52	38	-26.2%
Month's Supply of Inventory	10.2	3.4	2.5	3.3	-67.4%
Percent Under Contract	23.3%	29.6%	30.0%	48.2%	106.7%
Average Median Price for Last 12 Months	\$743,200	\$755,125	\$766,500	\$746,000	0.4%

*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



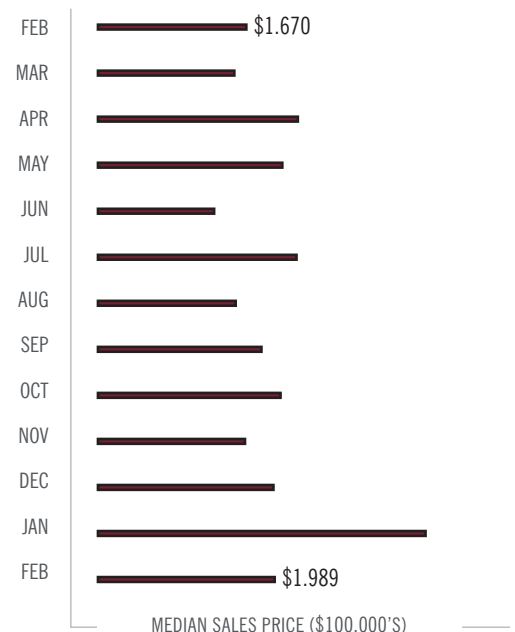
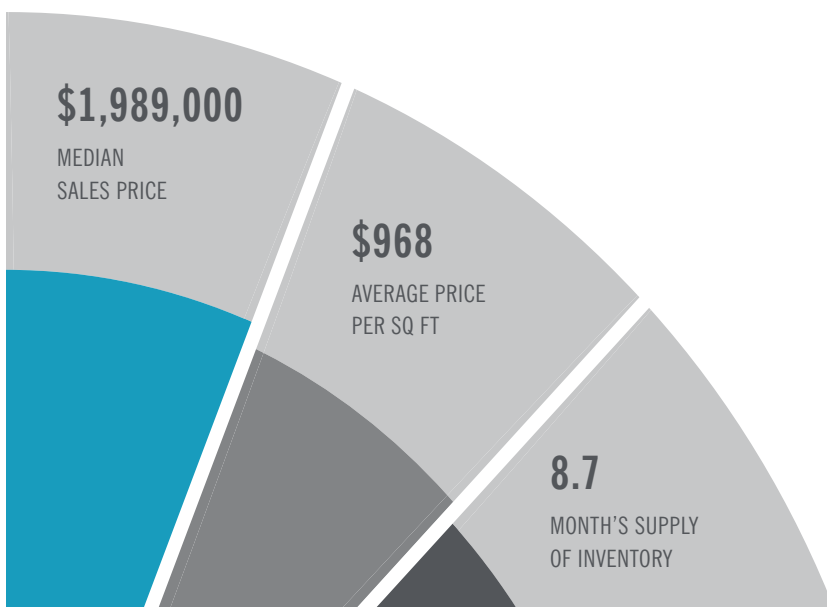
MONARCH BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,670,000	\$1,550,000	\$1,655,000	\$1,989,000	19.1%
Average Price per Square Foot	\$791	\$912	\$1,354	\$968	22.4%
Properties Sold	4	13	7	9	125.0%
Properties Pending Sale	10	9	3	15	50.0%
Properties For Sale	85	91	80	78	-8.2%
Days on Market (Pending Sale)	116	82	65	103	-10.9%
Month's Supply of Inventory	21.2	7	11.4	8.7	-59.2%
Percent Under Contract	11.8%	9.9%	3.8%	19.2%	63.5%
Average Median Price for Last 12 Months	\$1,985,042	\$2,200,250	\$2,550,500	\$1,986,462	0.1%

*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



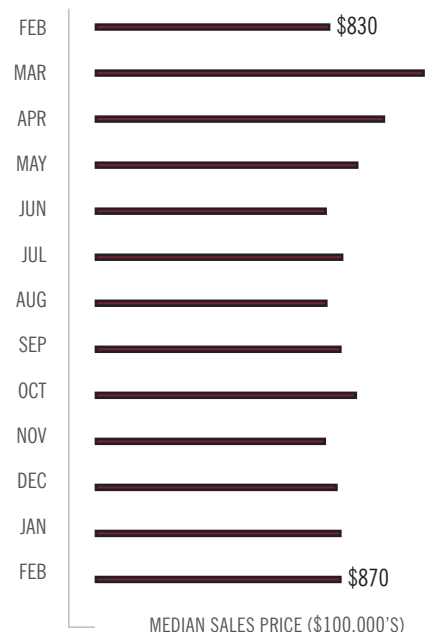
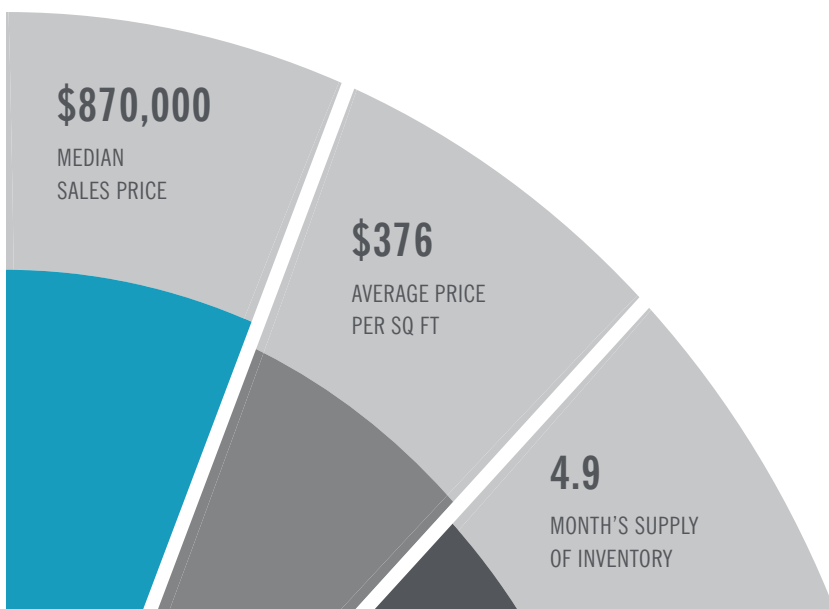
NELLIE GAIL

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$830,000	\$820,000	\$814,500	\$870,000	4.8%
Average Price per Square Foot	\$424	\$392	\$372	\$376	-11.3%
Properties Sold	17	21	14	14	-17.6%
Properties Pending Sale	12	19	18	24	100.0%
Properties For Sale	86	112	79	68	-20.9%
Days on Market (Pending Sale)	99	92	74	53	-46.7%
Month's Supply of Inventory	5.1	5.3	5.6	4.9	-4.0%
Percent Under Contract	14.0%	17.0%	22.8%	35.3%	152.9%
Average Median Price for Last 12 Months	\$850,354	\$867,583	\$865,333	\$897,731	5.6%

*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



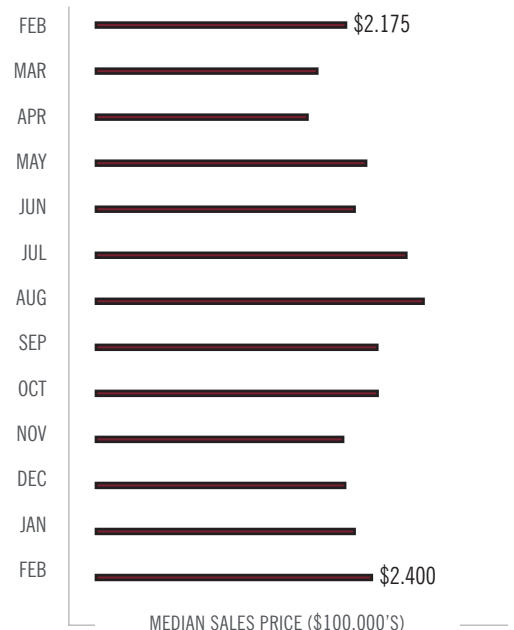
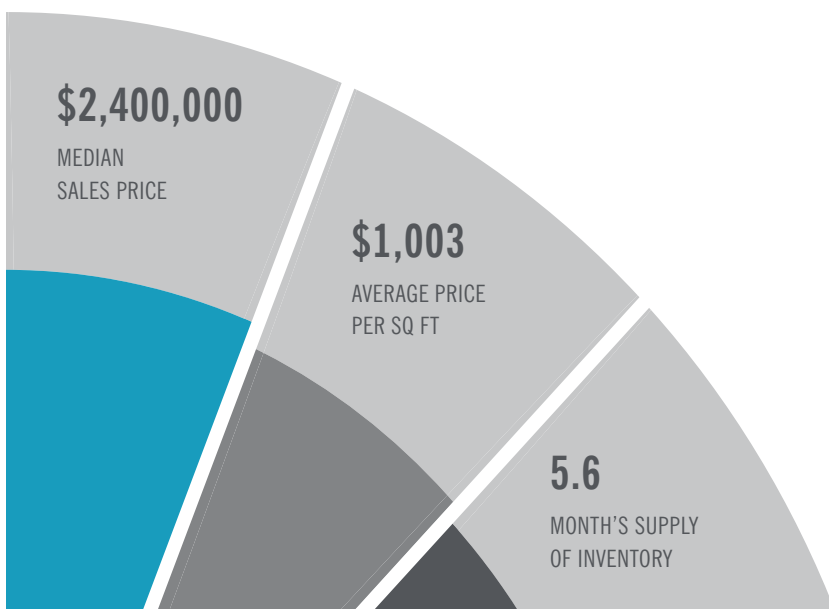
NEWPORT BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,175,000	\$2,850,000	\$2,150,000	\$2,400,000	10.3%
Average Price per Square Foot	\$1,125	\$1,162	\$967	\$1,003	-10.8%
Properties Sold	25	57	47	49	96.0%
Properties Pending Sale	43	61	40	61	41.9%
Properties For Sale	323	425	309	272	-15.8%
Days on Market (Pending Sale)	100	76	86	71	-29.0%
Month's Supply of Inventory	12.9	7.5	6.6	5.6	-57.0%
Percent Under Contract	13.3%	14.4%	12.9%	22.4%	68.5%
Average Median Price for Last 12 Months	\$2,280,458	\$2,310,833	\$2,272,500	\$2,304,231	1.0%

*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



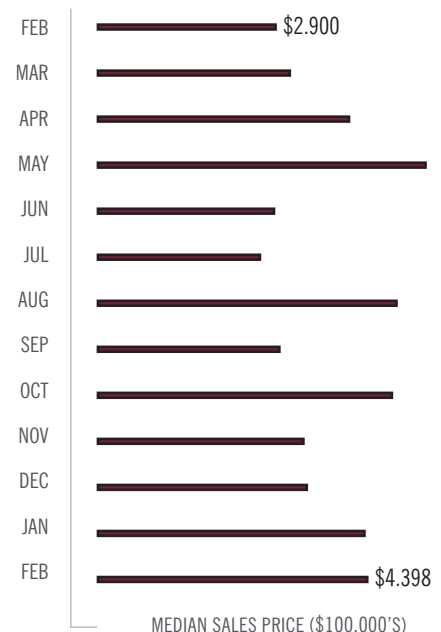
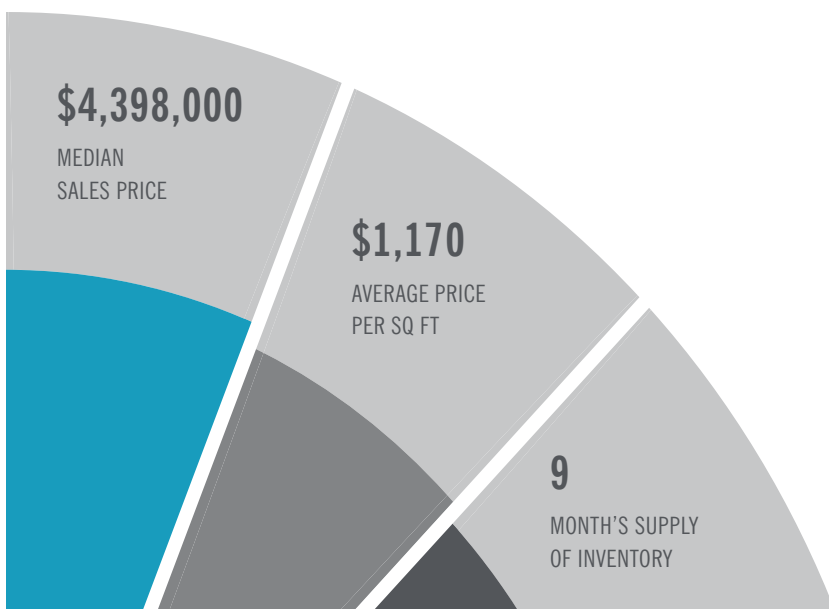
NEWPORT COAST

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,900,000	\$4,875,000	\$3,355,000	\$4,398,000	51.7%
Average Price per Square Foot	\$814	\$997	\$1,019	\$1,170	43.7%
Properties Sold	3	9	11	9	200.0%
Properties Pending Sale	9	9	10	15	66.7%
Properties For Sale	99	119	109	81	-18.2%
Days on Market (Pending Sale)	133	72	128	102	-23.6%
Month's Supply of Inventory	33	13.2	9.9	9	-72.7%
Percent Under Contract	9.1%	7.6%	9.2%	18.5%	103.7%
Average Median Price for Last 12 Months	\$3,754,396	\$3,879,500	\$4,053,167	\$3,781,115	0.7%

*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



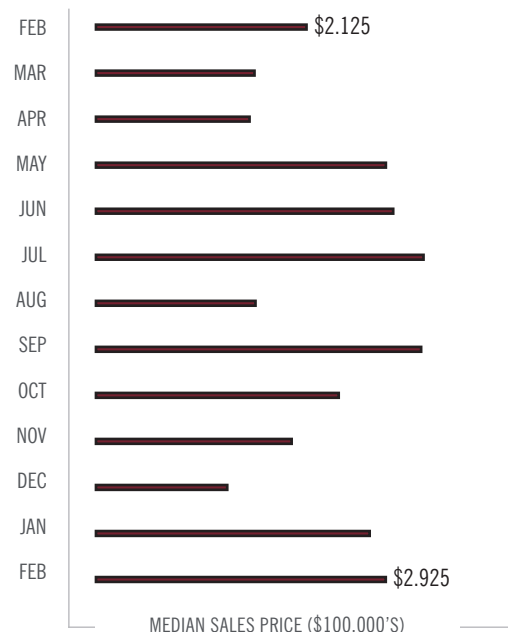
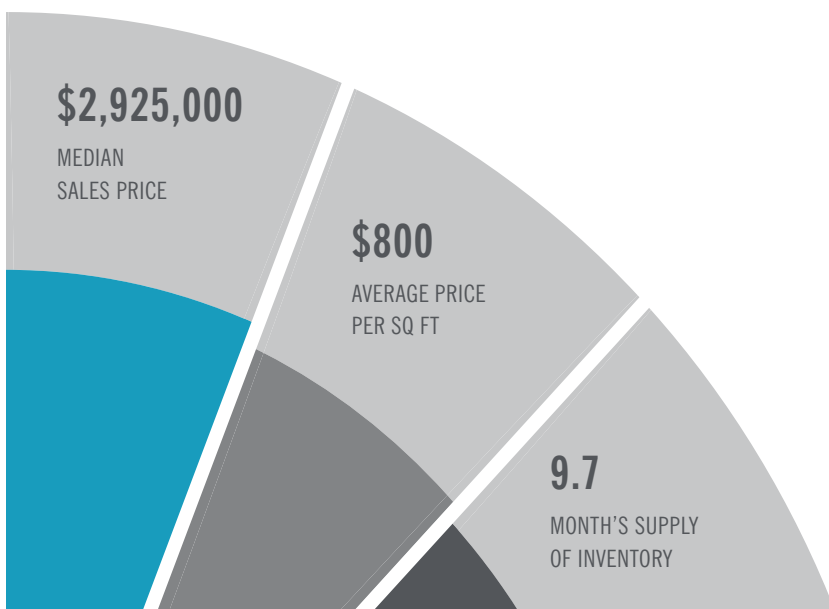
NEWPORT HEIGHTS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,125,000	\$1,610,000	\$1,975,000	\$2,925,000	37.6%
Average Price per Square Foot	\$1,468	\$853	\$671	\$800	-45.5%
Properties Sold	1	5	3	3	200.0%
Properties Pending Sale	5	5	1	9	80.0%
Properties For Sale	33	38	24	29	-12.1%
Days on Market (Pending Sale)	125	162	152	56	-55.4%
Month's Supply of Inventory	33	7.6	8	9.7	-70.7%
Percent Under Contract	15.2%	13.2%	4.2%	31.0%	104.8%
Average Median Price for Last 12 Months	\$1,973,333	\$2,453,250	\$2,337,500	\$2,372,038	20.2%

*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



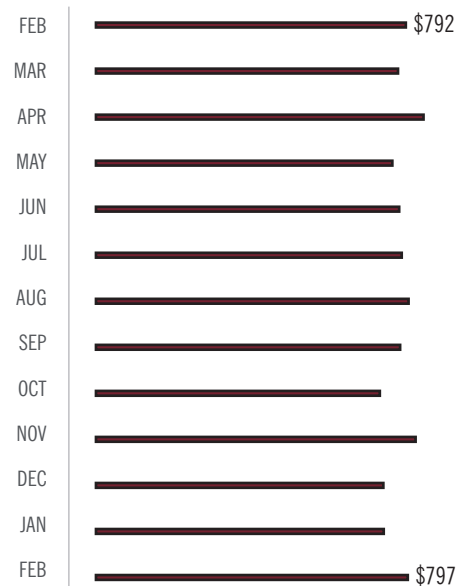
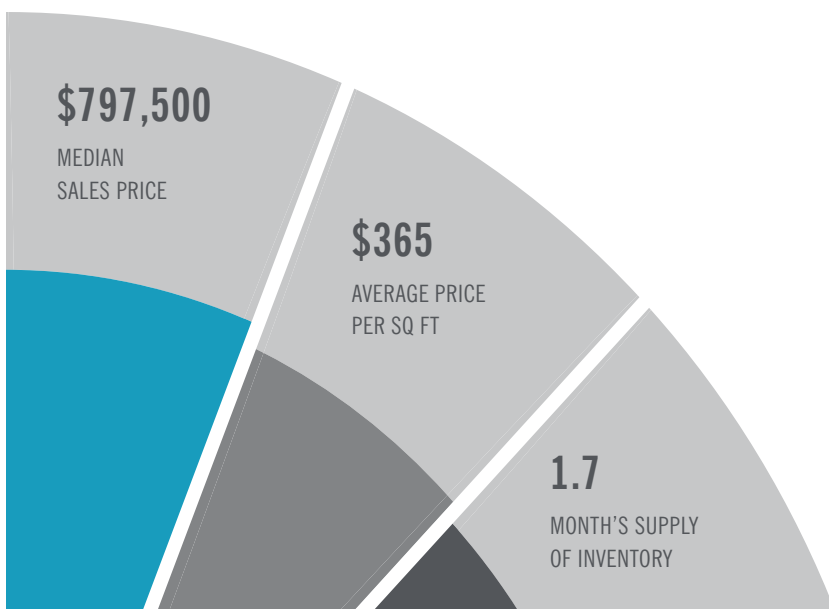
RANCHO SANTA MARGARITA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$792,500	\$799,500	\$817,500	\$797,500	0.6%
Average Price per Square Foot	\$343	\$374	\$345	\$365	6.4%
Properties Sold	24	54	35	44	83.3%
Properties Pending Sale	29	37	30	32	10.3%
Properties For Sale	131	142	82	74	-43.5%
Days on Market (Pending Sale)	38	43	50	15	-61.6%
Month's Supply of Inventory	5.5	2.6	2.3	1.7	-69.2%
Percent Under Contract	22.1%	26.1%	36.6%	43.2%	95.3%
Average Median Price for Last 12 Months	\$795,479	\$764,983	\$756,167	\$777,512	-2.3%

*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



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

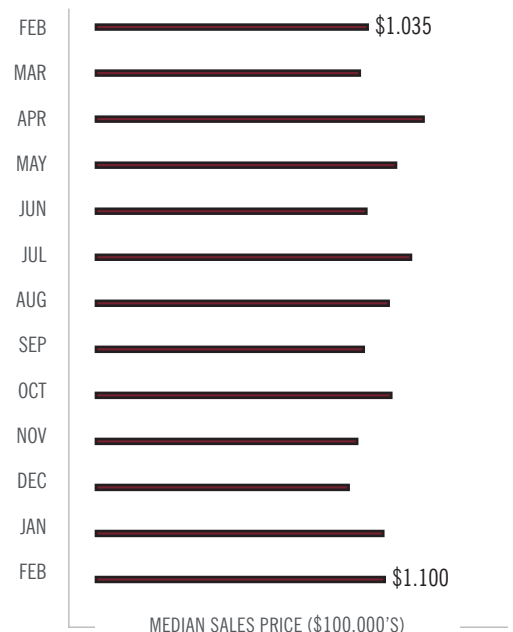
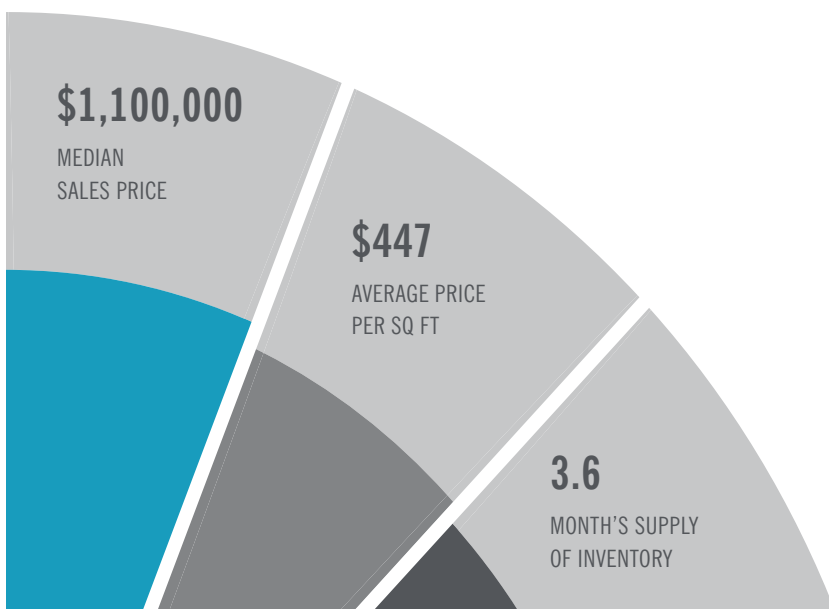
SAN CLEMENTE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,035,000	\$1,115,000	\$995,000	\$1,100,000	6.3%
Average Price per Square Foot	\$446	\$480	\$448	\$447	0.2%
Properties Sold	39	56	47	59	51.3%
Properties Pending Sale	61	75	47	71	16.4%
Properties For Sale	257	310	224	210	-18.3%
Days on Market (Pending Sale)	58	59	55	41	-30.5%
Month's Supply of Inventory	6.6	5.5	4.8	3.6	-46.0%
Percent Under Contract	23.7%	24.2%	21.0%	33.8%	42.4%
Average Median Price for Last 12 Months	\$1,064,875	\$1,049,500	\$1,052,333	\$1,082,538	1.7%

*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



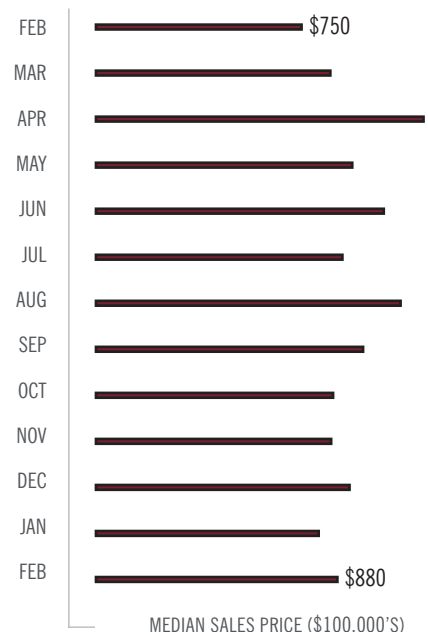
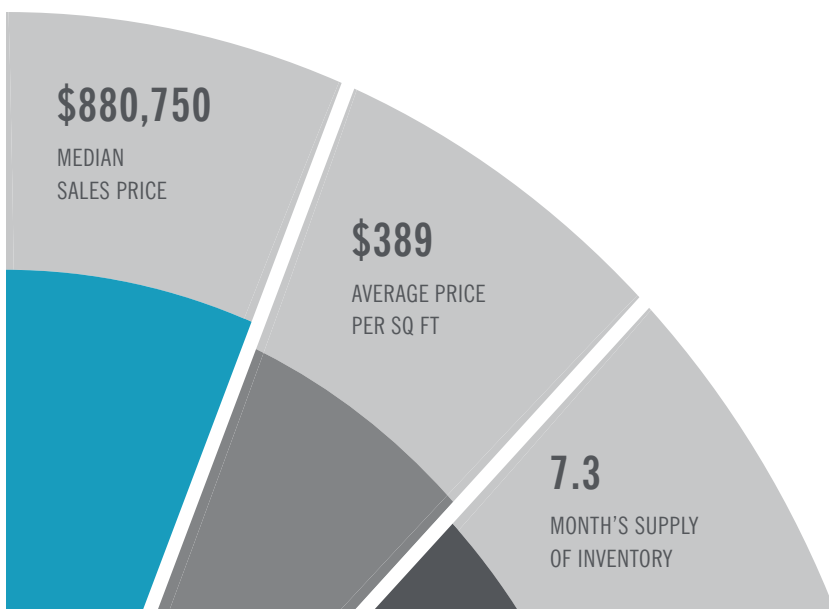
SAN JUAN CAPISTRANO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$750,000	\$1,111,250	\$858,000	\$880,750	17.4%
Average Price per Square Foot	\$414	\$443	\$396	\$389	-6.0%
Properties Sold	23	22	25	18	-21.7%
Properties Pending Sale	25	23	28	36	44.0%
Properties For Sale	131	172	156	131	0.0%
Days on Market (Pending Sale)	44	48	58	55	24.1%
Month's Supply of Inventory	5.7	7.8	6.2	7.3	27.8%
Percent Under Contract	19.1%	13.4%	17.9%	27.5%	44.0%
Average Median Price for Last 12 Months	\$941,929	\$885,958	\$872,750	\$931,615	-1.1%

*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



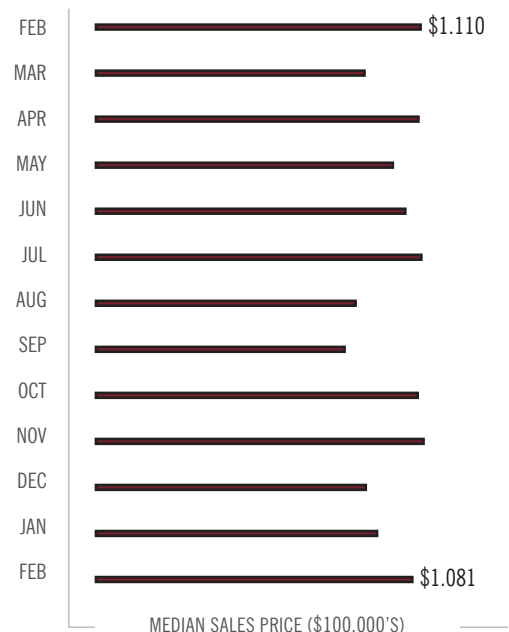
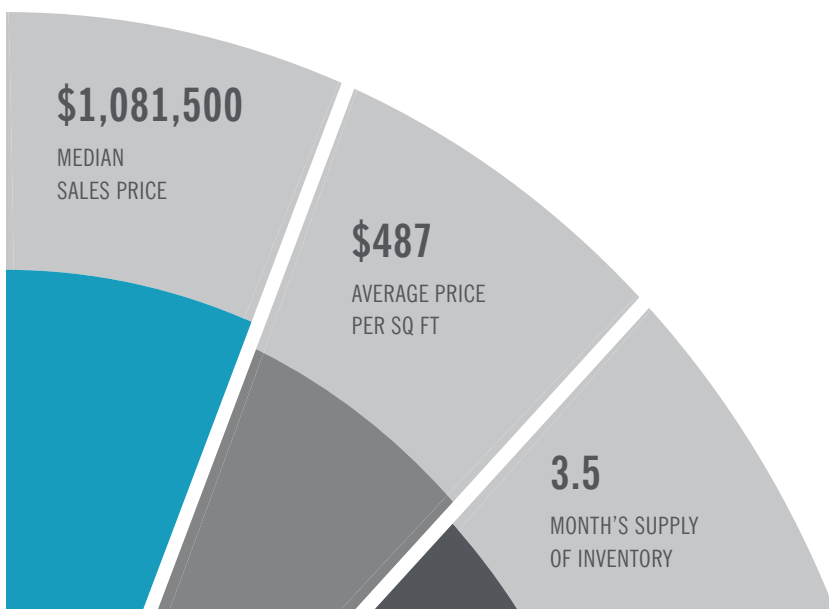
SEAL BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,110,000	\$887,500	\$1,120,000	\$1,081,500	-2.6%
Average Price per Square Foot	\$515	\$496	\$530	\$487	-5.4%
Properties Sold	4	6	11	8	100.0%
Properties Pending Sale	7	8	6	10	42.9%
Properties For Sale	27	39	28	28	3.7%
Days on Market (Pending Sale)	48	45	69	36	-24.8%
Month's Supply of Inventory	6.8	6.5	2.5	3.5	-48.1%
Percent Under Contract	25.9%	20.5%	21.4%	35.7%	37.8%
Average Median Price for Last 12 Months	\$1,052,542	\$1,005,850	\$988,367	\$1,018,315	-3.3%

*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



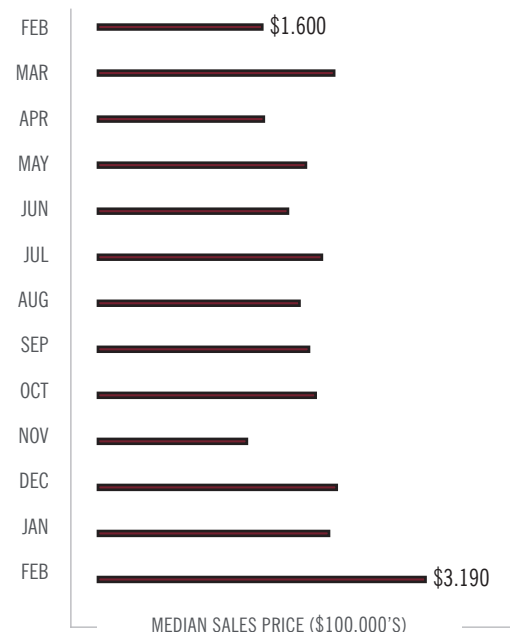
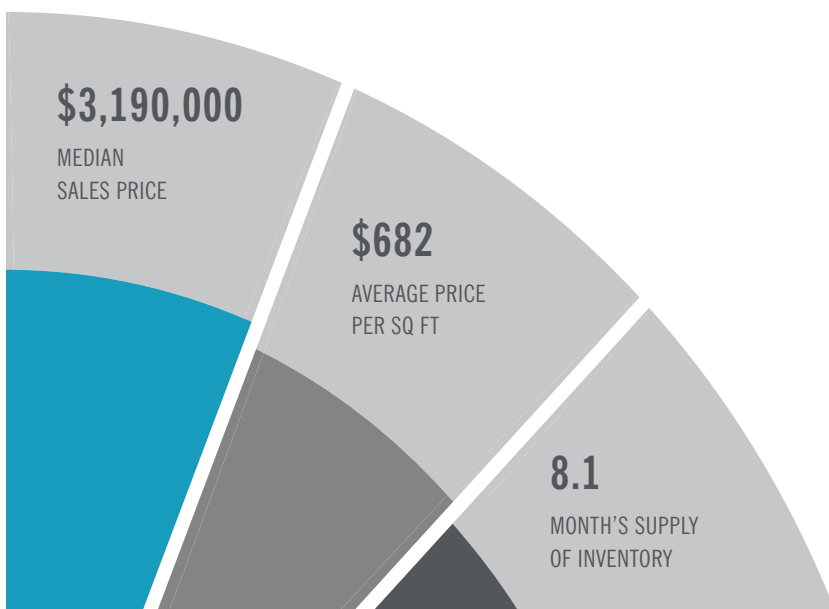
SHADY CANYON

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,600,000	\$1,962,500	\$1,450,000	\$3,190,000	99.4%
Average Price per Square Foot	\$825	\$643	\$710	\$682	-17.3%
Properties Sold	8	10	11	9	12.5%
Properties Pending Sale	4	10	10	16	300.0%
Properties For Sale	86	118	92	73	-15.1%
Days on Market (Pending Sale)	47	80	106	92	95.5%
Month's Supply of Inventory	10.8	11.8	8.4	8.1	-24.5%
Percent Under Contract	4.7%	8.5%	10.9%	21.9%	371.2%
Average Median Price for Last 12 Months	\$2,240,495	\$2,231,667	\$2,588,333	\$2,071,000	-7.6%

*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



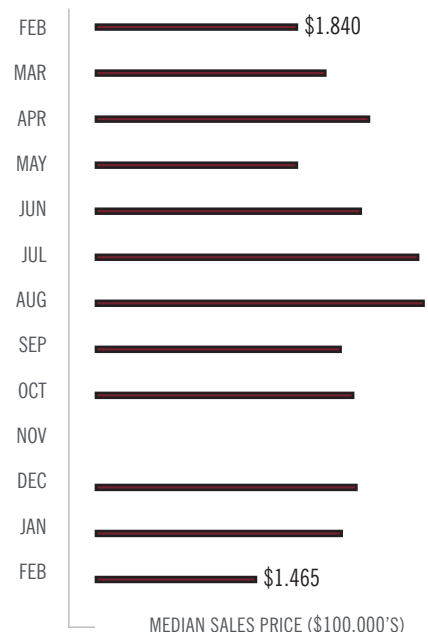
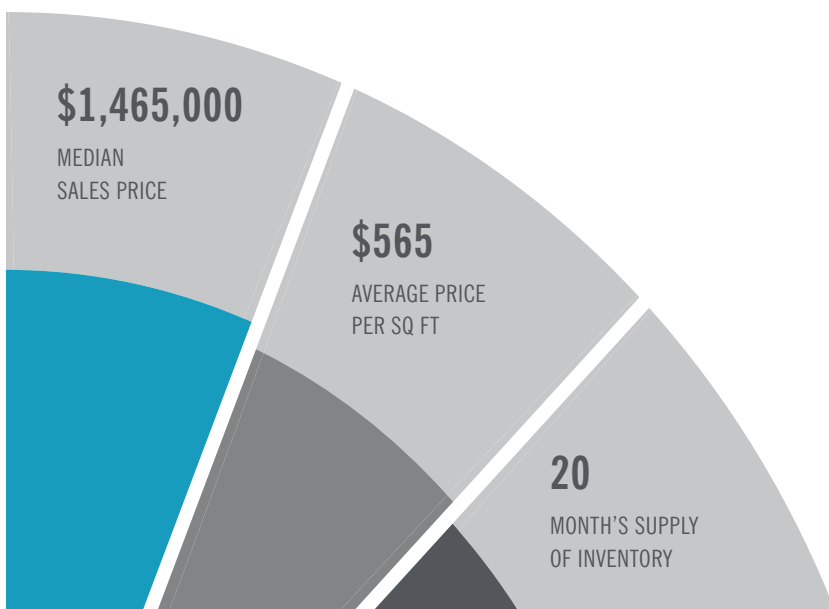
TURTLE RIDGE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,840,000	\$3,000,000	\$0	\$1,465,000	-20.4%
Average Price per Square Foot	\$798	\$709	\$0	\$565	-29.2%
Properties Sold	1	3	0	1	0.0%
Properties Pending Sale	2	2	1	4	100.0%
Properties For Sale	23	23	19	20	-13.0%
Days on Market (Pending Sale)	39	136	175	88	124.4%
Month's Supply of Inventory	23	7.7	n/a	20	-13.0%
Percent Under Contract	8.7%	8.7%	5.3%	20.0%	130.0%
Average Median Price for Last 12 Months	\$2,372,478	\$2,139,000	\$2,033,333	\$2,279,167	-3.9%

*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



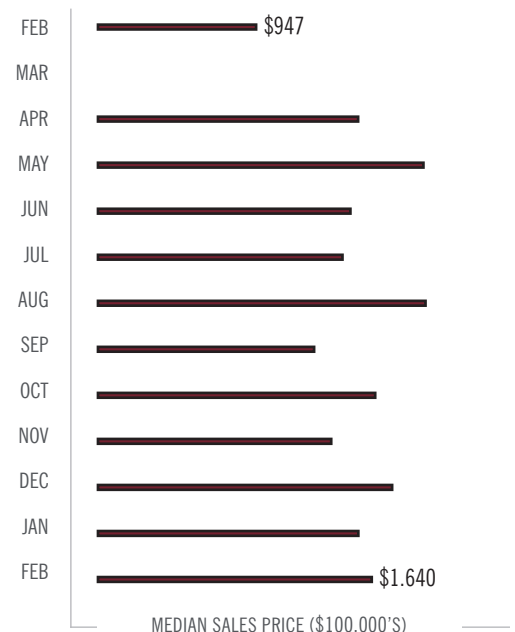
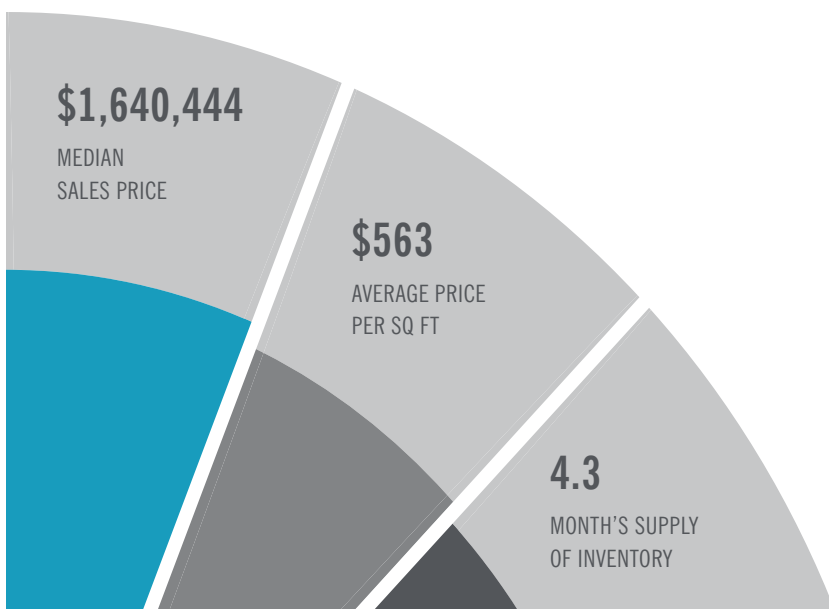
TURTLE ROCK

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$947,500	\$1,962,500	\$1,397,500	\$1,640,444	73.1%
Average Price per Square Foot	\$564	\$709	\$628	\$563	-0.2%
Properties Sold	4	4	10	6	50.0%
Properties Pending Sale	2	5	7	8	300.0%
Properties For Sale	28	49	41	26	-7.1%
Days on Market (Pending Sale)	88	46	51	82	-6.4%
Month's Supply of Inventory	7	12.2	4.1	4.3	-38.1%
Percent Under Contract	7.1%	10.2%	17.1%	30.8%	330.8%
Average Median Price for Last 12 Months	\$1,670,015	\$1,552,741	\$1,654,315	\$1,559,391	-6.6%

*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



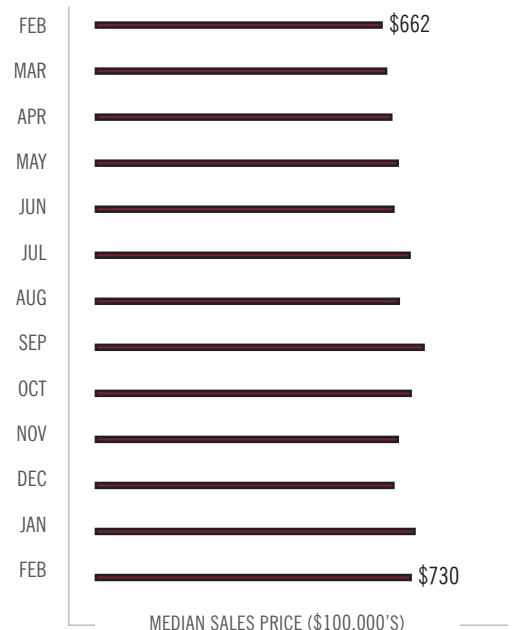
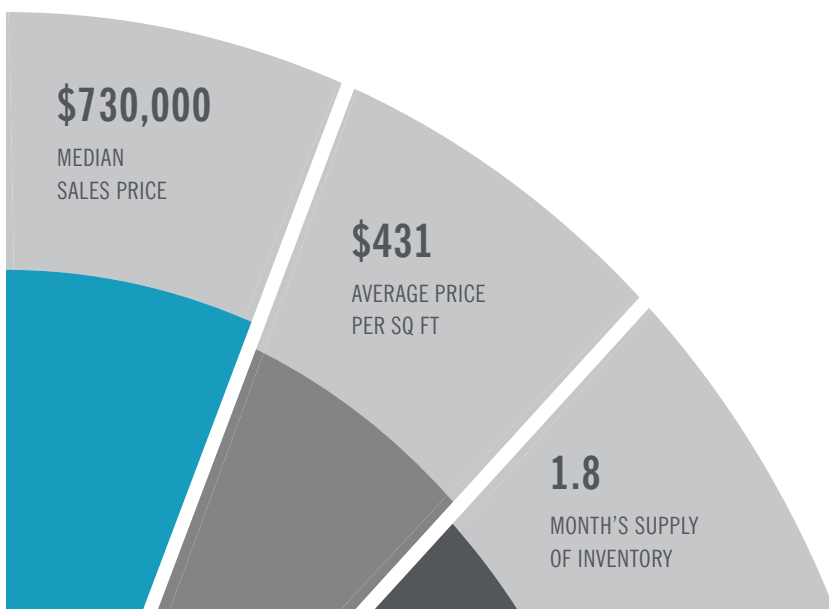
WESTMINSTER

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$662,500	\$702,500	\$700,000	\$730,000	10.2%
Average Price per Square Foot	\$396	\$424	\$448	\$431	8.8%
Properties Sold	22	32	23	26	18.2%
Properties Pending Sale	24	33	26	28	16.7%
Properties For Sale	81	86	71	48	-40.7%
Days on Market (Pending Sale)	39	20	49	15	-60.5%
Month's Supply of Inventory	3.7	2.7	3.1	1.8	-49.9%
Percent Under Contract	29.6%	38.4%	36.6%	58.3%	96.9%
Average Median Price for Last 12 Months	\$676,917	\$724,833	\$719,667	\$706,885	4.4%

*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



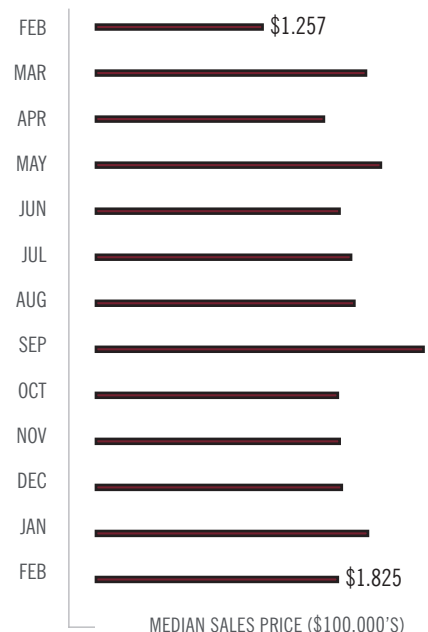
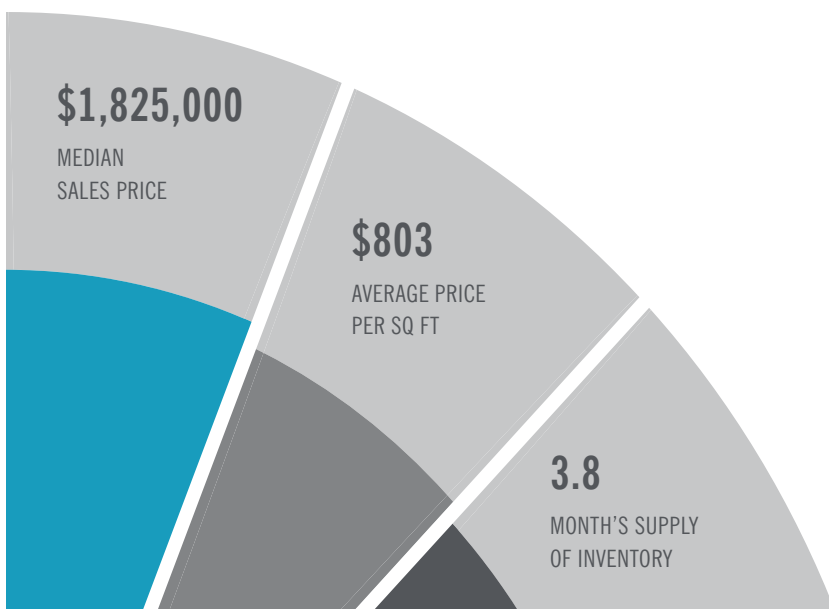
WEST BAY - SANTA ANA HEIGHTS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,257,174	\$1,950,000	\$1,839,000	\$1,825,000	45.2%
Average Price per Square Foot	\$607	\$772	\$773	\$803	32.3%
Properties Sold	6	8	13	10	66.7%
Properties Pending Sale	10	17	10	13	30.0%
Properties For Sale	45	81	48	38	-15.6%
Days on Market (Pending Sale)	97	64	62	70	-27.4%
Month's Supply of Inventory	7.5	10.1	3.7	3.8	-49.3%
Percent Under Contract	22.2%	21.0%	20.8%	34.2%	53.9%
Average Median Price for Last 12 Months	\$1,717,502	\$1,978,083	\$1,910,833	\$1,903,548	10.8%

*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



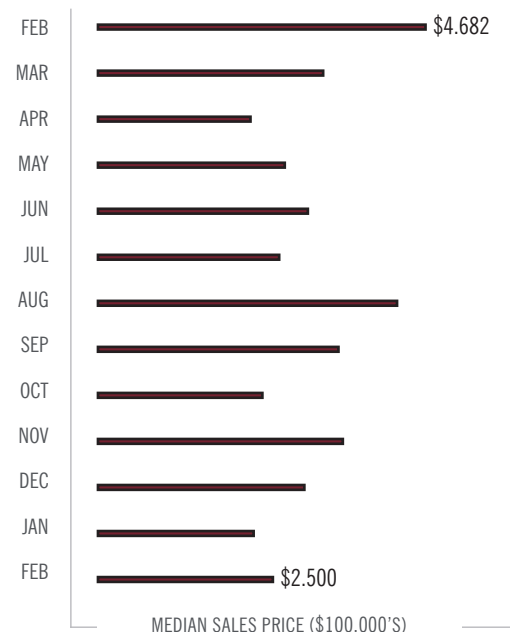
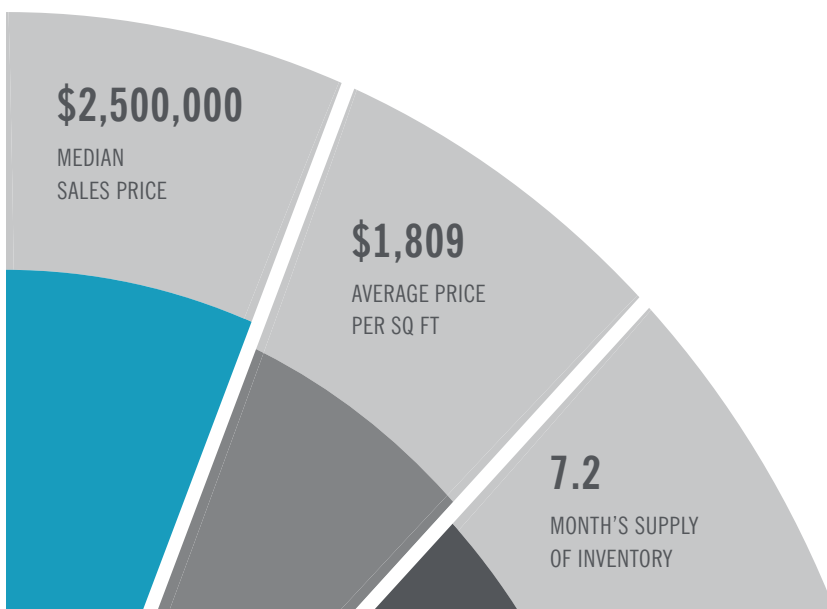
WEST NEWPORT - LIDO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$4,682,000	\$4,275,000	\$3,500,000	\$2,500,000	-46.6%
Average Price per Square Foot	\$2,284	\$1,488	\$1,115	\$1,809	-20.8%
Properties Sold	2	5	11	5	150.0%
Properties Pending Sale	4	7	3	5	25.0%
Properties For Sale	41	52	35	36	-12.2%
Days on Market (Pending Sale)	112	54	8	44	-60.9%
Month's Supply of Inventory	20.5	10.4	3.2	7.2	-64.9%
Percent Under Contract	9.8%	13.5%	8.6%	13.9%	42.4%
Average Median Price for Last 12 Months	\$3,072,885	\$2,827,083	\$2,558,333	\$3,044,481	-0.9%

*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



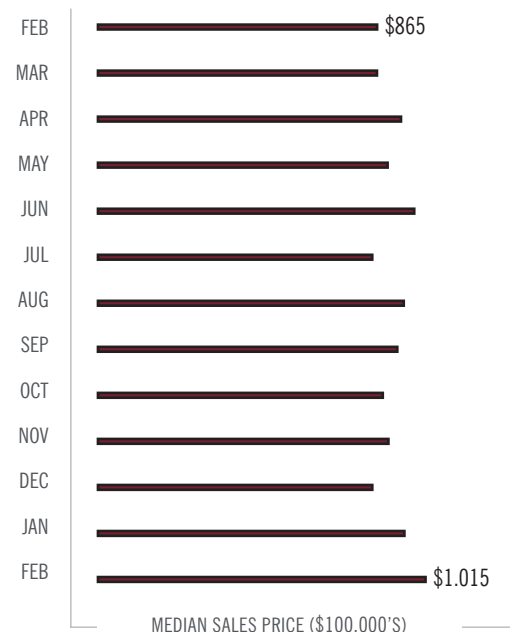
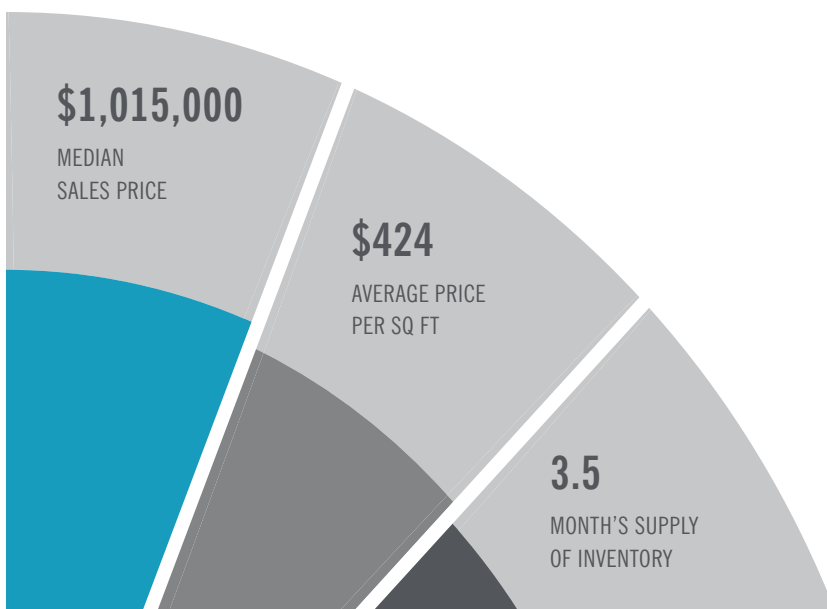
YORBA LINDA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$865,000	\$947,500	\$900,000	\$1,015,000	17.3%
Average Price per Square Foot	\$391	\$395	\$378	\$424	8.4%
Properties Sold	52	66	51	49	-5.8%
Properties Pending Sale	53	55	57	48	-9.4%
Properties For Sale	241	269	209	171	-29.0%
Days on Market (Pending Sale)	71	45	53	29	-58.2%
Month's Supply of Inventory	4.6	4.1	4.1	3.5	-24.7%
Percent Under Contract	22.0%	20.4%	27.3%	28.1%	27.6%
Average Median Price for Last 12 Months	\$898,242	\$920,750	\$938,167	\$912,915	1.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Yorba Linda 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

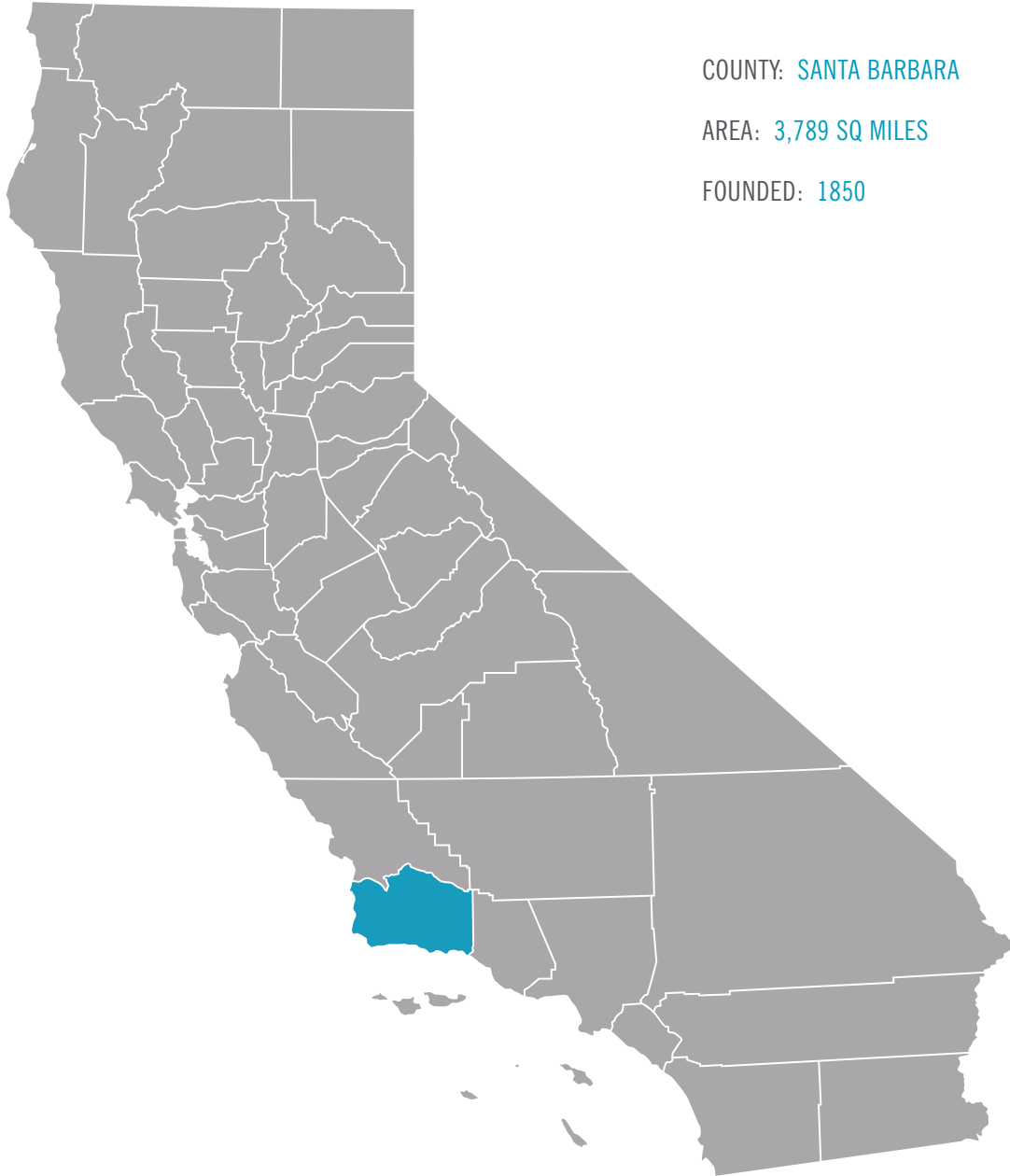
GOLETA

SANTA BARBARA WEST OF STATE

HOPE RANCH

SANTA YNEZ

MONTECITO



COUNTY: SANTA BARBARA

AREA: 3,789 SQ MILES

FOUNDED: 1850

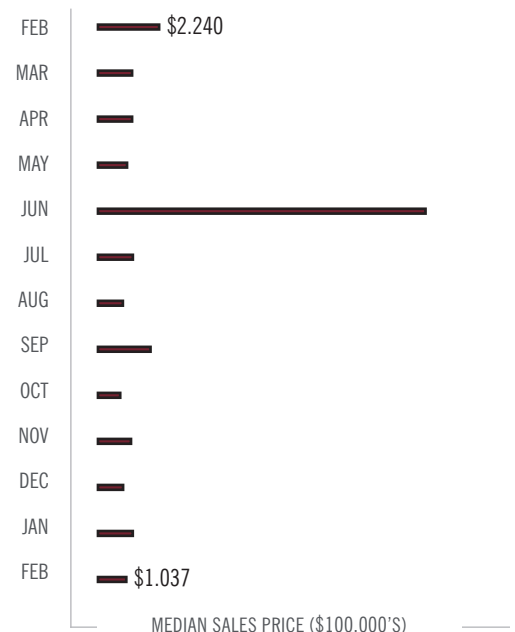
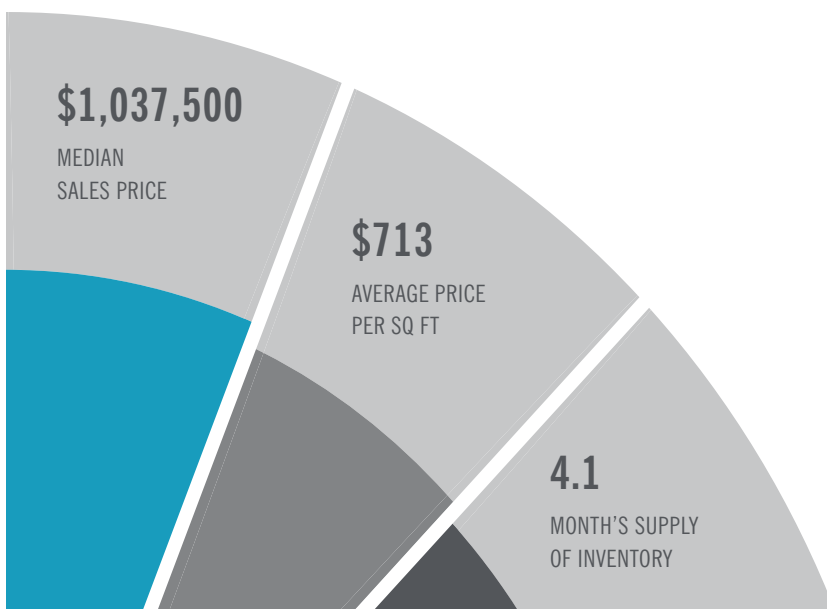
CARPINTERIA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,240,000	\$912,114	\$1,210,000	\$1,037,500	-53.7%
Average Price per Square Foot	\$2,197	\$641	\$698	\$713	-67.5%
Properties Sold	7	8	3	7	0.0%
Properties Pending Sale	2	5	5	2	0.0%
Properties For Sale	25	36	28	29	16.0%
Days on Market (Pending Sale)	102	126	177	15	-85.2%
Month's Supply of Inventory	3.6	4.5	9.3	4.1	16.0%
Percent Under Contract	8.0%	13.9%	17.9%	6.9%	-13.8%
Average Median Price for Last 12 Months	\$1,217,981	\$1,197,000	\$1,077,500	\$2,090,547	71.6%

*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



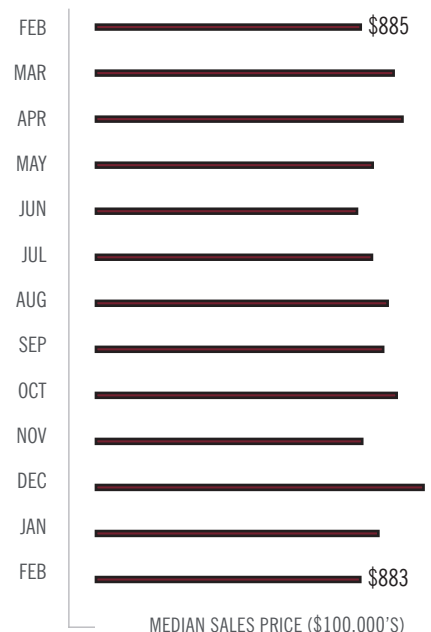
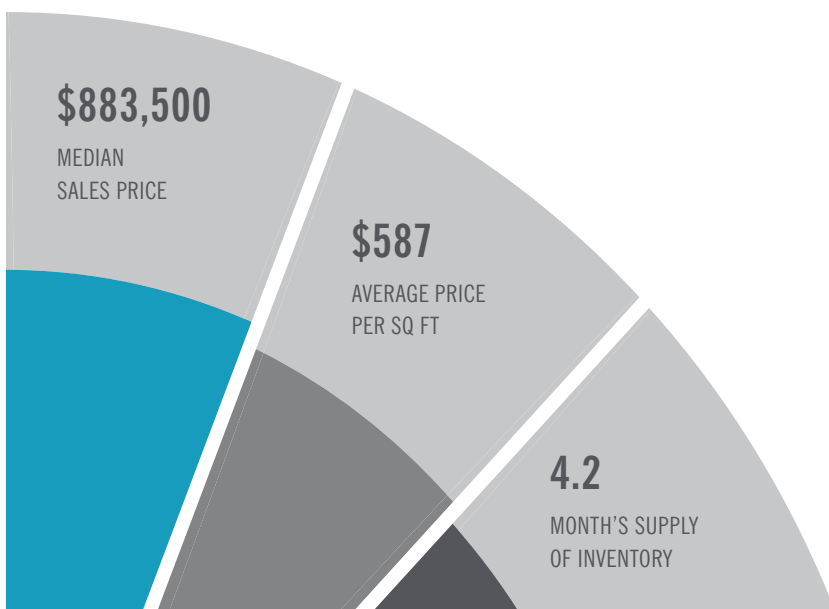
GOLETA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$885,000	\$975,000	\$890,000	\$883,500	-0.2%
Average Price per Square Foot	\$531	\$513	\$555	\$587	10.5%
Properties Sold	7	9	9	6	-14.3%
Properties Pending Sale	8	16	7	8	0.0%
Properties For Sale	29	45	29	25	-13.8%
Days on Market (Pending Sale)	11	33	32	17	51.7%
Month's Supply of Inventory	4.1	5	3.2	4.2	0.6%
Percent Under Contract	27.6%	35.6%	24.1%	32.0%	16.0%
Average Median Price for Last 12 Months	\$895,366	\$962,958	\$974,167	\$952,104	6.3%

*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



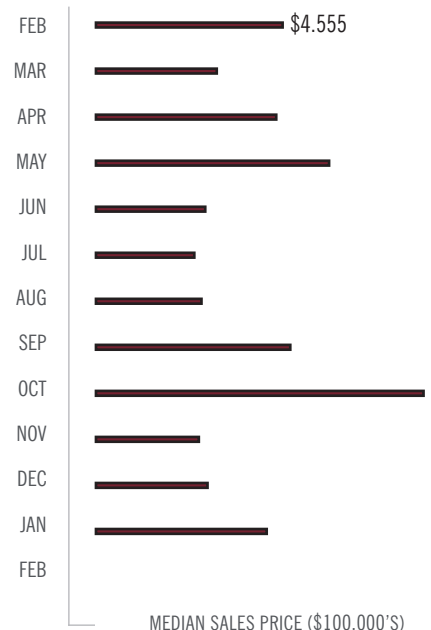
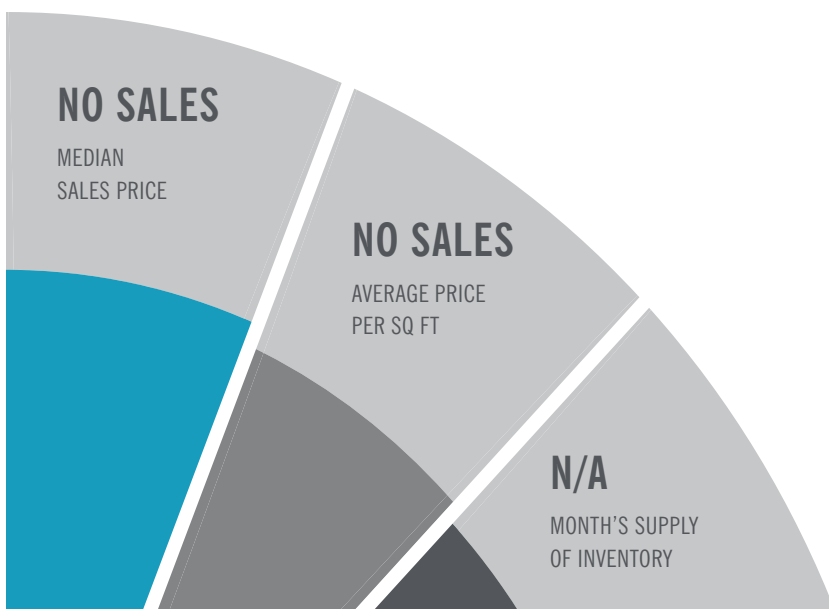
HOPE RANCH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$4,555,500	\$2,575,000	\$2,510,625	\$0	-100.0%
Average Price per Square Foot	\$1,240	\$719	\$1,219	\$0	-100.0%
Properties Sold	2	2	1	0	-100.0%
Properties Pending Sale	6	4	2	4	-33.3%
Properties For Sale	24	37	30	31	29.2%
Days on Market (Pending Sale)	90	69	244	217	141.3%
Month's Supply of Inventory	12	18.5	30	n/a	n/a
Percent Under Contract	25.0%	10.8%	6.7%	12.9%	-48.4%
Average Median Price for Last 12 Months	\$5,212,432	\$4,427,558	\$3,444,831	\$3,947,782	-24.3%

*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



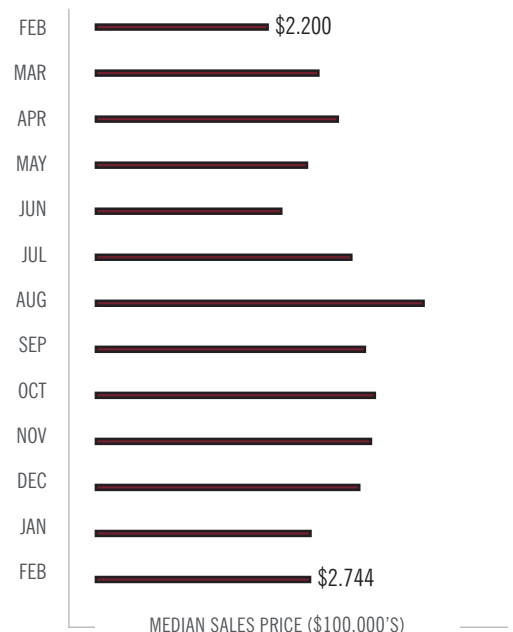
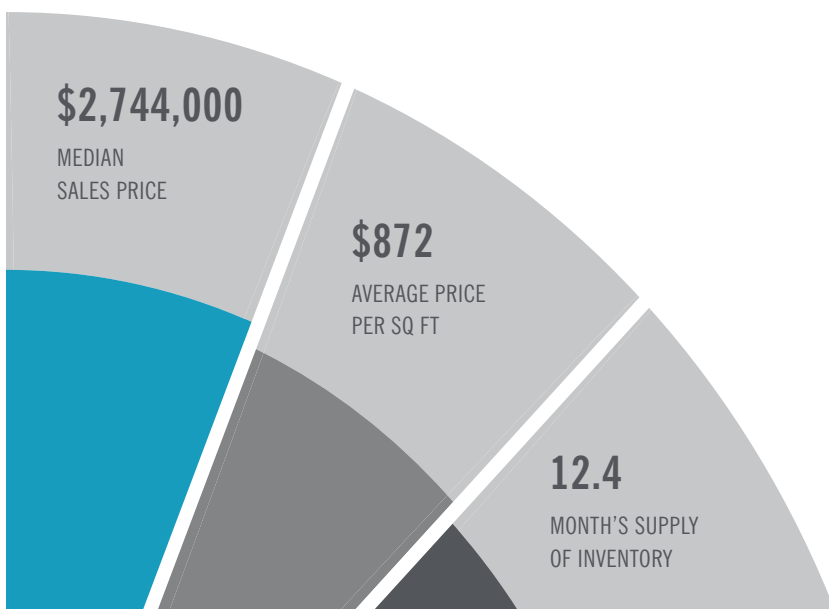
MONTECITO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,200,000	\$4,200,000	\$3,525,000	\$2,744,000	24.7%
Average Price per Square Foot	\$745	\$1,169	\$962	\$872	17.0%
Properties Sold	10	13	9	14	40.0%
Properties Pending Sale	7	21	18	13	85.7%
Properties For Sale	134	225	202	173	29.1%
Days on Market (Pending Sale)	149	102	91	100	-32.8%
Month's Supply of Inventory	13.4	17.3	22.4	12.4	-7.8%
Percent Under Contract	5.2%	9.3%	8.9%	7.5%	43.8%
Average Median Price for Last 12 Months	\$2,833,833	\$3,236,083	\$2,956,333	\$3,086,229	8.9%

*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



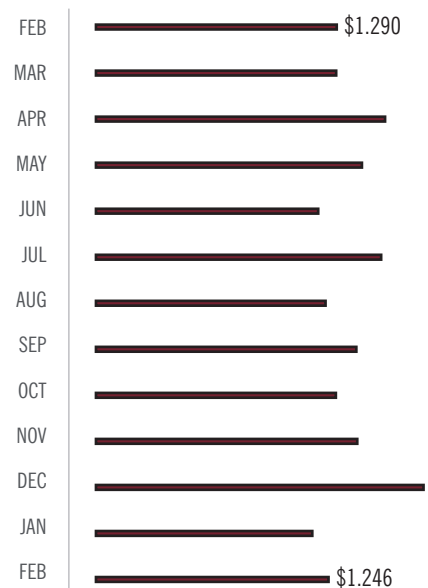
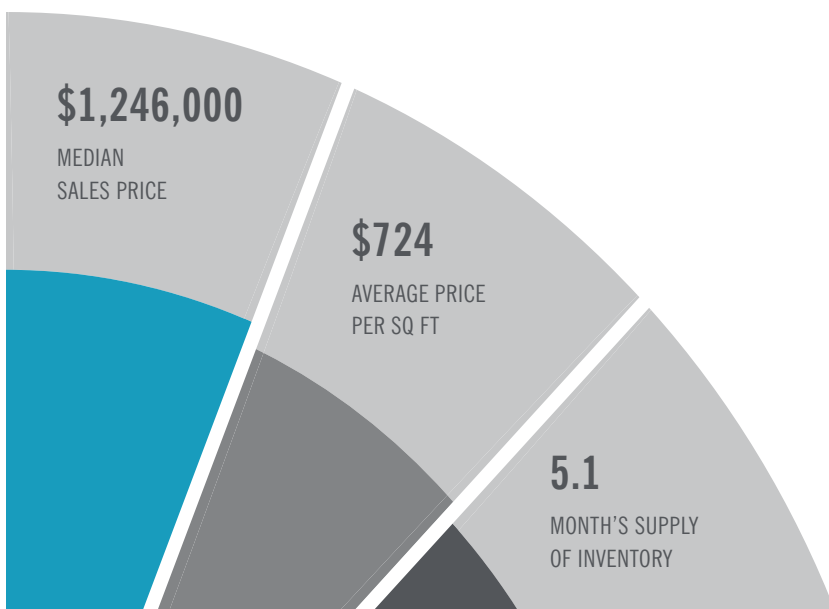
SANTA BARBARA EAST OF STATE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,290,000	\$1,230,000	\$1,400,000	\$1,246,000	-3.4%
Average Price per Square Foot	\$730	\$678	\$667	\$724	-0.8%
Properties Sold	15	29	23	21	40.0%
Properties Pending Sale	17	20	17	22	29.4%
Properties For Sale	126	143	122	108	-14.3%
Days on Market (Pending Sale)	61	48	74	59	-3.5%
Month's Supply of Inventory	8.4	4.9	5.3	5.1	-38.8%
Percent Under Contract	13.5%	14.0%	13.9%	20.4%	51.0%
Average Median Price for Last 12 Months	\$1,363,781	\$1,373,388	\$1,386,667	\$1,364,622	0.1%

*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



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

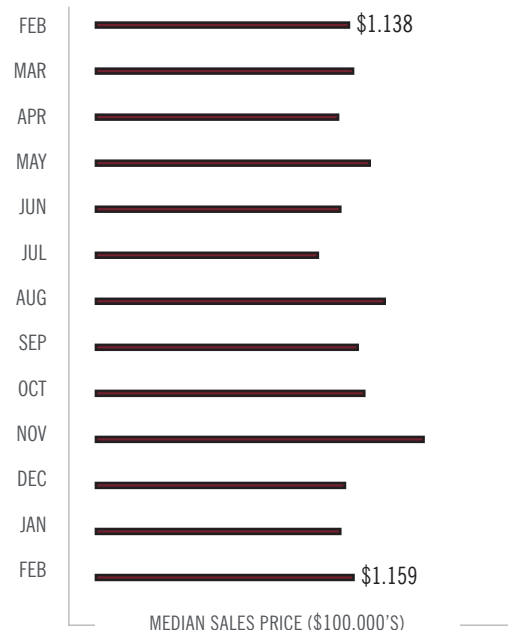
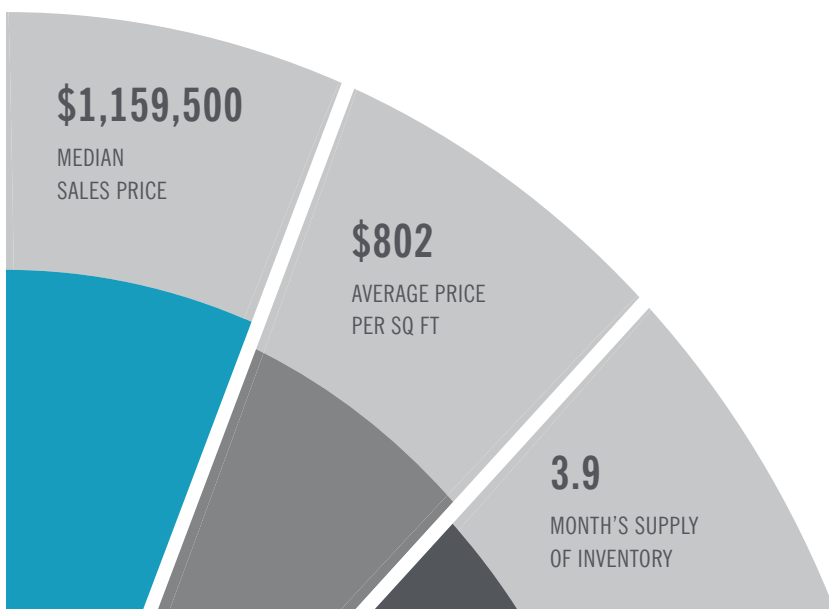
SANTA BARBARA WEST OF STATE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,138,975	\$1,300,000	\$1,475,000	\$1,159,500	1.8%
Average Price per Square Foot	\$735	\$858	\$911	\$802	9.1%
Properties Sold	12	29	12	16	33.3%
Properties Pending Sale	17	31	18	20	17.6%
Properties For Sale	83	96	71	62	-25.3%
Days on Market (Pending Sale)	36	21	41	39	8.1%
Month's Supply of Inventory	6.9	3.3	5.9	3.9	-44.0%
Percent Under Contract	20.5%	32.3%	25.4%	32.3%	57.5%
Average Median Price for Last 12 Months	\$1,244,570	\$1,206,967	\$1,126,833	\$1,173,829	-5.7%

*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



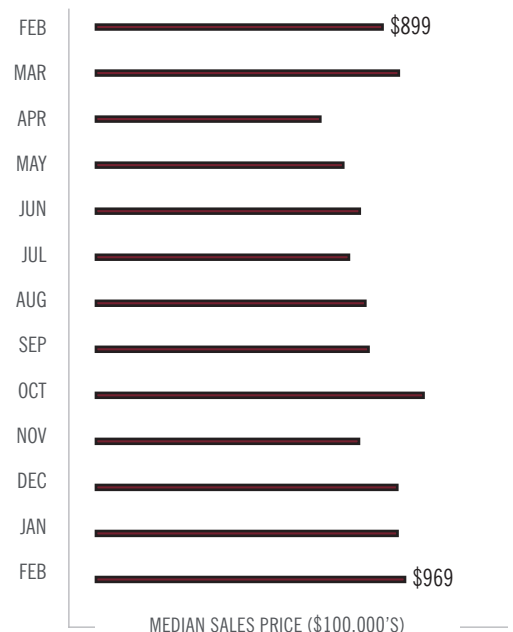
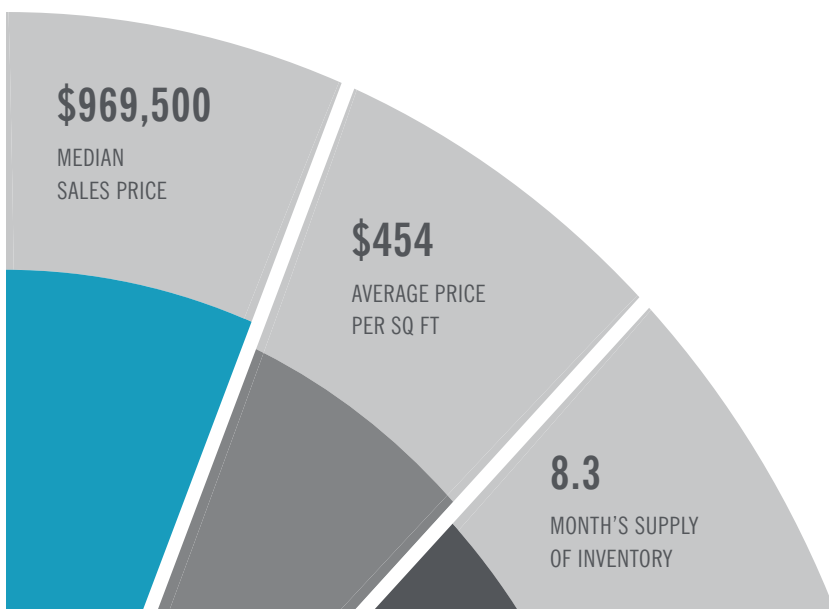
SANTA YNEZ

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$899,000	\$845,000	\$825,000	\$969,500	7.8%
Average Price per Square Foot	\$466	\$478	\$438	\$454	-2.6%
Properties Sold	15	20	21	12	-20.0%
Properties Pending Sale	13	14	10	14	7.7%
Properties For Sale	119	135	109	100	-16.0%
Days on Market (Pending Sale)	53	146	108	52	-3.0%
Month's Supply of Inventory	7.9	6.8	5.2	8.3	5.0%
Percent Under Contract	10.9%	10.4%	9.2%	14.0%	28.2%
Average Median Price for Last 12 Months	\$879,417	\$928,058	\$953,583	\$874,065	-0.6%

*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

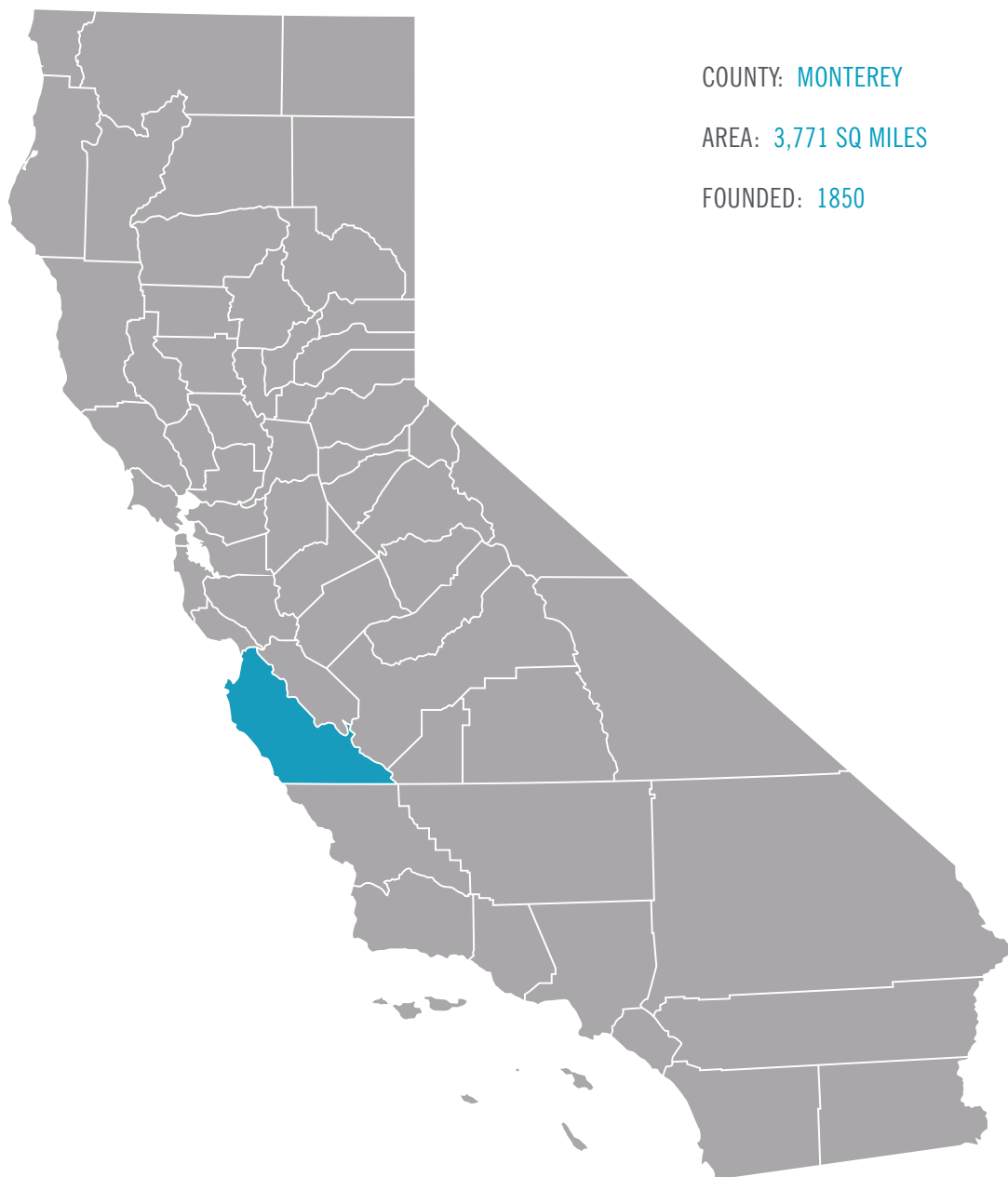
PEBBLE BEACH

MARINA

SALINAS

MONTEREY

SEASIDE



COUNTY: **MONTEREY**

AREA: **3,771 SQ MILES**

FOUNDED: **1850**

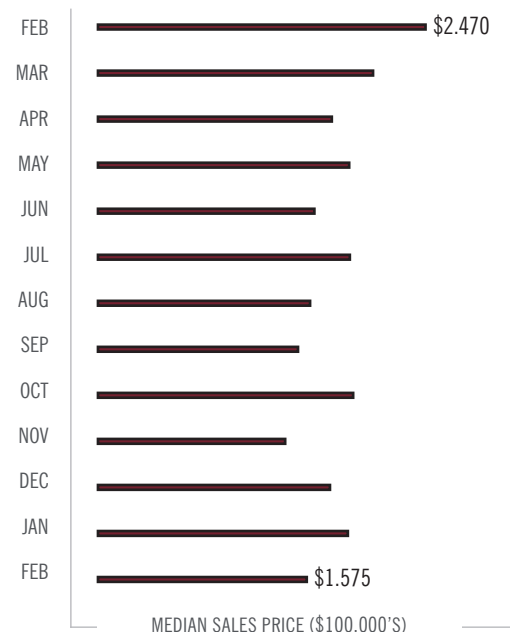
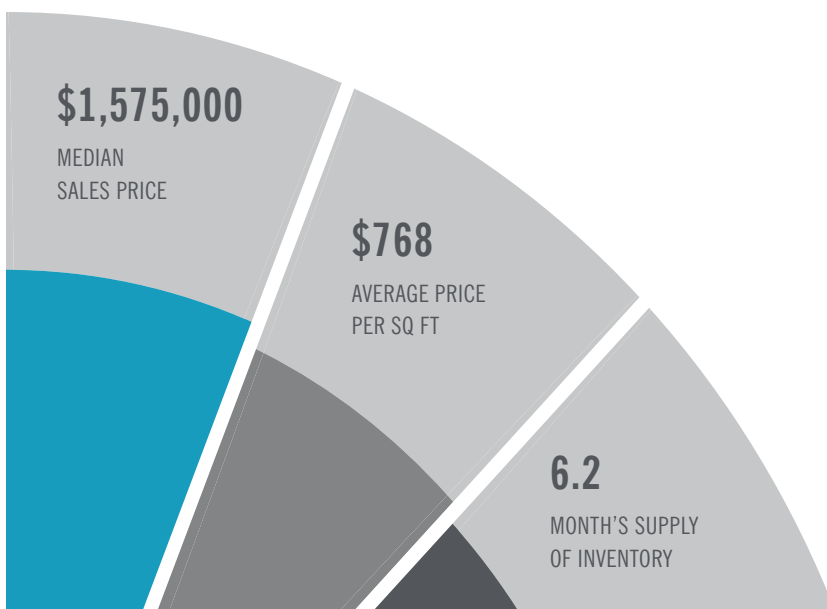
CARMEL

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,470,875	\$1,600,000	\$1,412,135	\$1,575,000	-36.3%
Average Price per Square Foot	\$1,290	\$967	\$896	\$768	-40.5%
Properties Sold	10	22	31	21	110.0%
Properties Pending Sale	24	28	19	22	-8.3%
Properties For Sale	148	221	170	131	-11.5%
Days on Market (Pending Sale)	79	95	111	135	70.3%
Month's Supply of Inventory	14.8	10	5.5	6.2	-57.9%
Percent Under Contract	16.2%	12.7%	11.2%	16.8%	3.6%
Average Median Price for Last 12 Months	\$1,813,846	\$1,676,023	\$1,736,667	\$1,799,501	-0.8%

*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



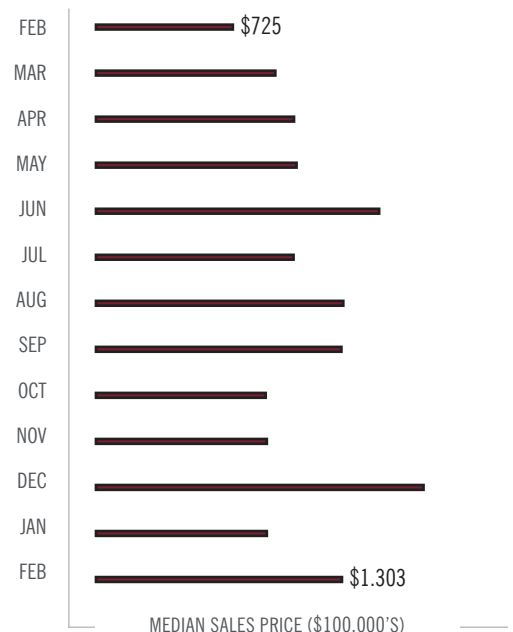
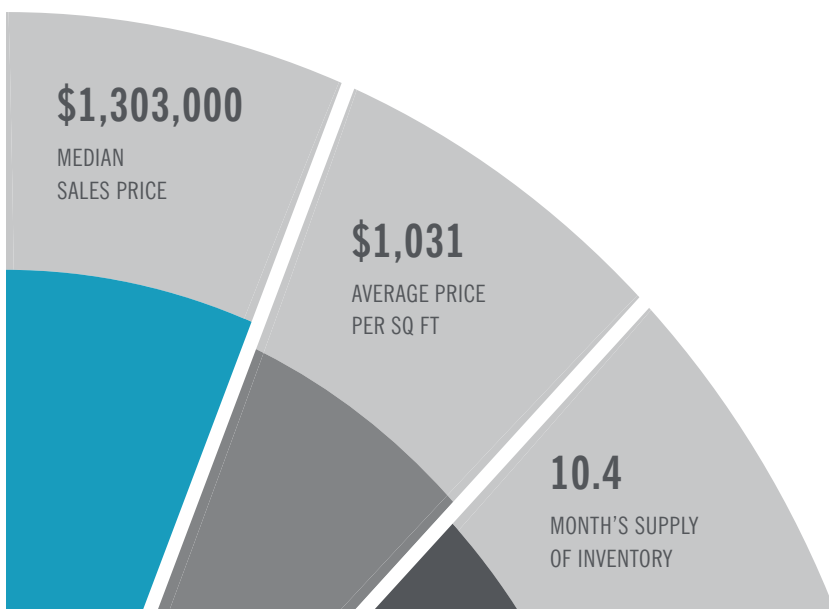
CARMEL VALLEY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$725,000	\$1,310,000	\$905,000	\$1,303,000	79.7%
Average Price per Square Foot	\$471	\$606	\$471	\$1,031	118.9%
Properties Sold	3	9	7	5	66.7%
Properties Pending Sale	6	6	5	9	50.0%
Properties For Sale	57	72	69	52	-8.8%
Days on Market (Pending Sale)	80	114	227	60	-25.1%
Month's Supply of Inventory	19	8	9.9	10.4	-45.3%
Percent Under Contract	10.5%	8.3%	7.2%	17.3%	64.4%
Average Median Price for Last 12 Months	\$1,051,819	\$1,174,500	\$1,314,333	\$1,130,000	7.4%

*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



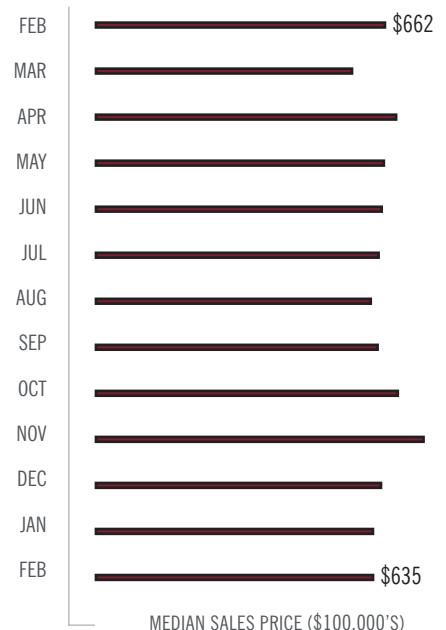
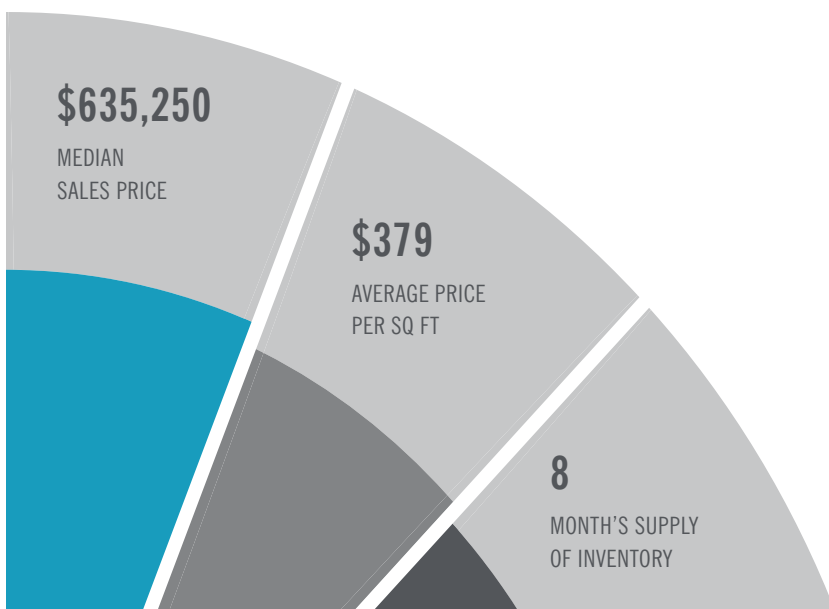
MARINA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$662,500	\$630,000	\$751,000	\$635,250	-4.1%
Average Price per Square Foot	\$364	\$354	\$326	\$379	4.1%
Properties Sold	11	18	8	6	-45.5%
Properties Pending Sale	8	18	11	16	100.0%
Properties For Sale	36	43	38	48	33.3%
Days on Market (Pending Sale)	66	37	53	40	-39.3%
Month's Supply of Inventory	3.3	2.4	4.8	8	144.4%
Percent Under Contract	22.2%	41.9%	28.9%	33.3%	50.0%
Average Median Price for Last 12 Months	\$615,437	\$668,733	\$641,229	\$657,157	6.8%

*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



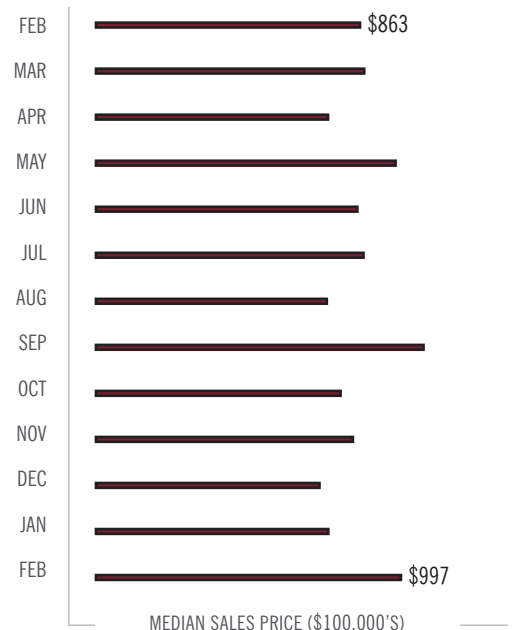
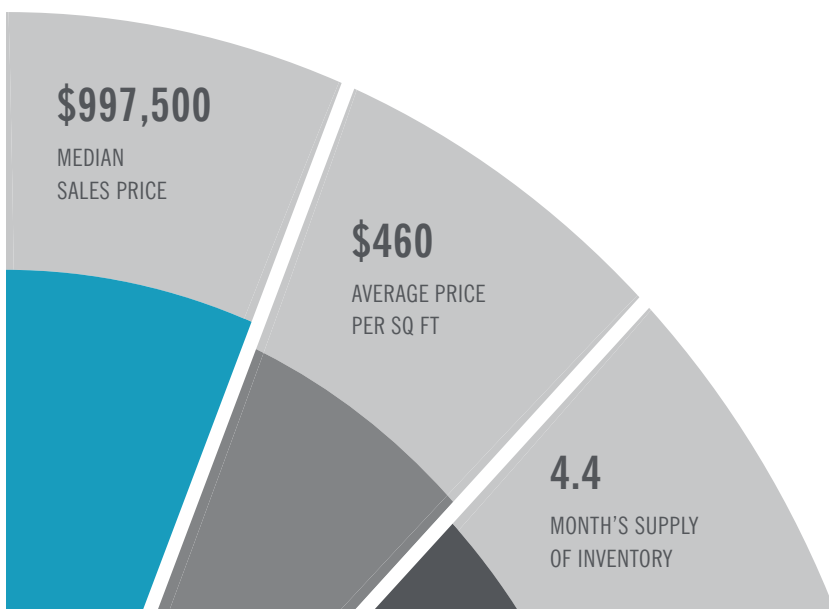
MONTEREY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$863,700	\$755,000	\$840,413	\$997,500	15.5%
Average Price per Square Foot	\$475	\$495	\$461	\$460	-3.2%
Properties Sold	13	21	14	14	7.7%
Properties Pending Sale	20	17	10	14	-30.0%
Properties For Sale	89	99	86	62	-30.3%
Days on Market (Pending Sale)	77	78	66	145	88.3%
Month's Supply of Inventory	6.8	4.7	6.1	4.4	-35.3%
Percent Under Contract	22.5%	17.2%	11.6%	22.6%	0.5%
Average Median Price for Last 12 Months	\$852,592	\$866,724	\$829,500	\$858,888	0.7%

*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



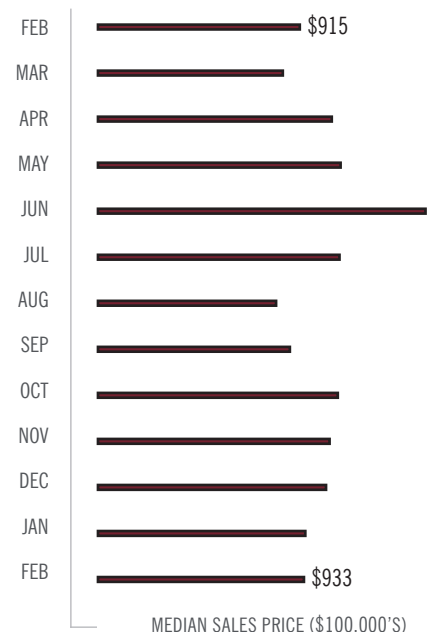
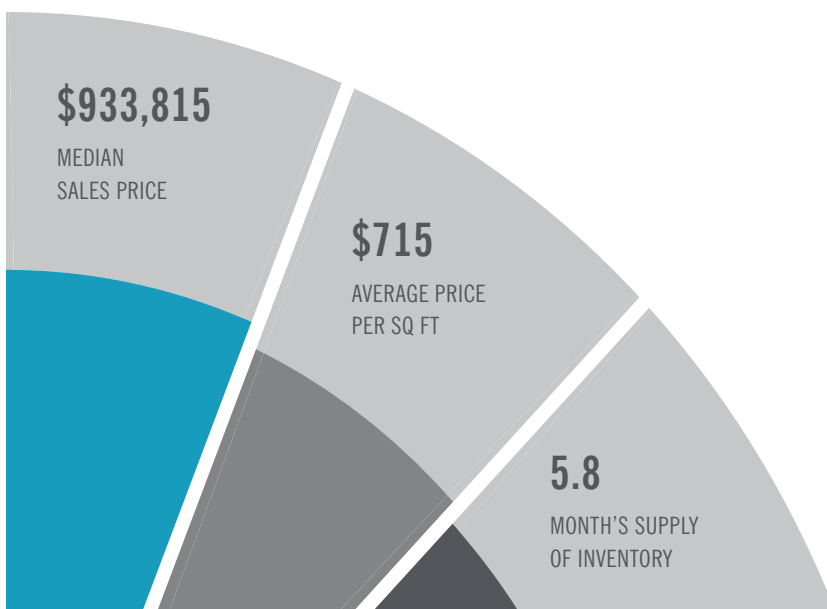
PACIFIC GROVE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$915,000	\$807,500	\$1,050,000	\$933,815	2.1%
Average Price per Square Foot	\$656	\$597	\$748	\$715	9.0%
Properties Sold	11	14	16	8	-27.3%
Properties Pending Sale	10	17	10	16	60.0%
Properties For Sale	52	70	51	46	-11.5%
Days on Market (Pending Sale)	115	53	64	85	-25.9%
Month's Supply of Inventory	4.7	5	3.2	5.8	21.6%
Percent Under Contract	19.2%	24.3%	19.6%	34.8%	80.9%
Average Median Price for Last 12 Months	\$936,750	\$985,844	\$969,272	\$1,016,582	8.5%

*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



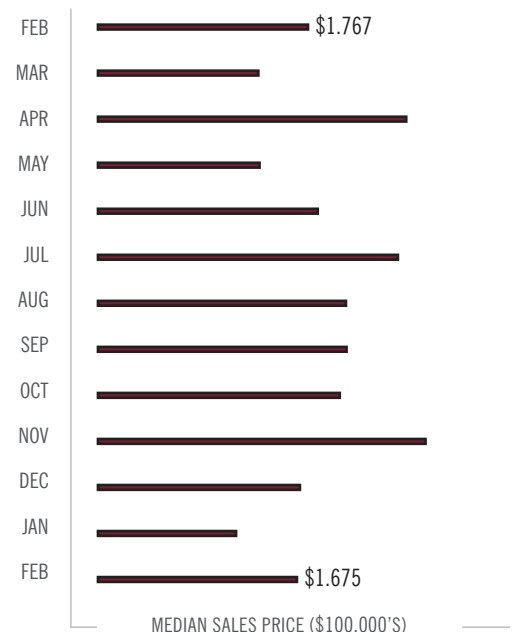
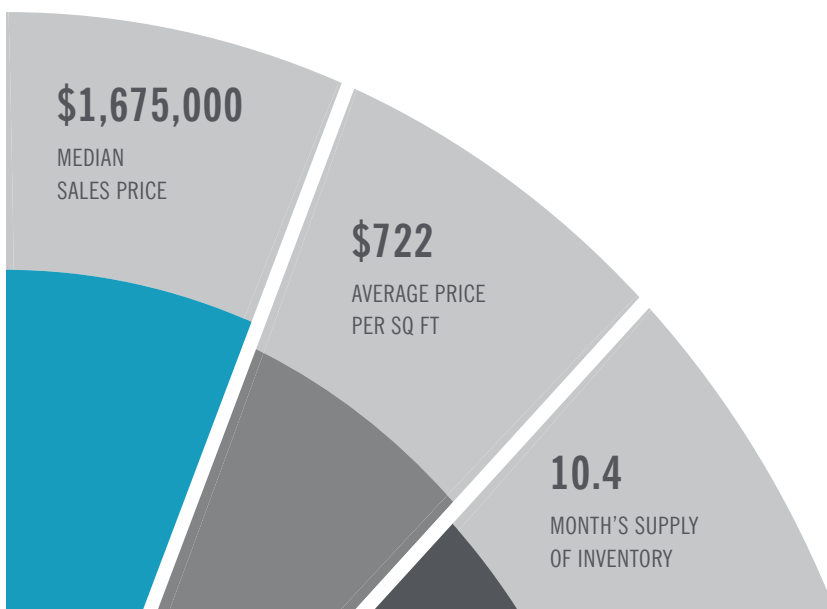
PEBBLE BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,767,950	\$2,087,500	\$2,757,500	\$1,675,000	-5.3%
Average Price per Square Foot	\$732	\$989	\$1,248	\$722	-1.4%
Properties Sold	9	8	12	7	-22.2%
Properties Pending Sale	10	11	5	7	-30.0%
Properties For Sale	80	96	81	73	-8.8%
Days on Market (Pending Sale)	94	90	247	25	-73.6%
Month's Supply of Inventory	8.9	12	6.8	10.4	17.3%
Percent Under Contract	12.5%	11.5%	6.2%	9.6%	-23.3%
Average Median Price for Last 12 Months	\$1,943,525	\$1,903,833	\$1,512,500	\$1,919,881	-1.2%

*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



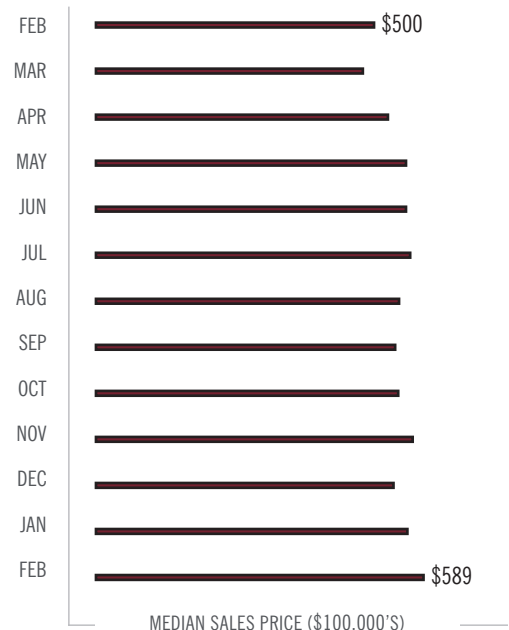
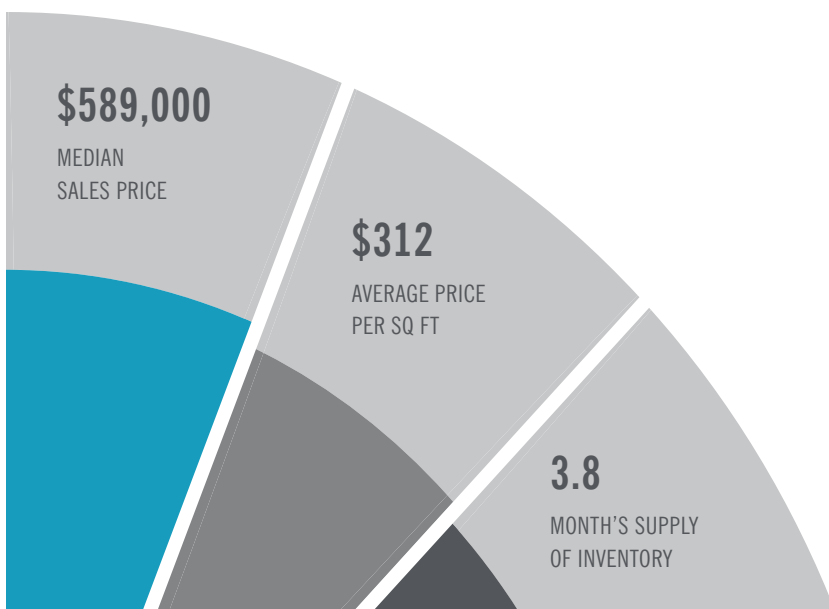
SALINAS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$500,000	\$545,000	\$569,500	\$589,000	17.8%
Average Price per Square Foot	\$318	\$332	\$333	\$312	-1.9%
Properties Sold	32	53	40	35	9.4%
Properties Pending Sale	50	53	46	58	16.0%
Properties For Sale	170	198	160	132	-22.4%
Days on Market (Pending Sale)	59	35	61	48	-19.1%
Month's Supply of Inventory	5.3	3.7	4	3.8	-29.0%
Percent Under Contract	29.4%	26.8%	28.7%	43.9%	49.4%
Average Median Price for Last 12 Months	\$515,677	\$555,833	\$561,333	\$543,454	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



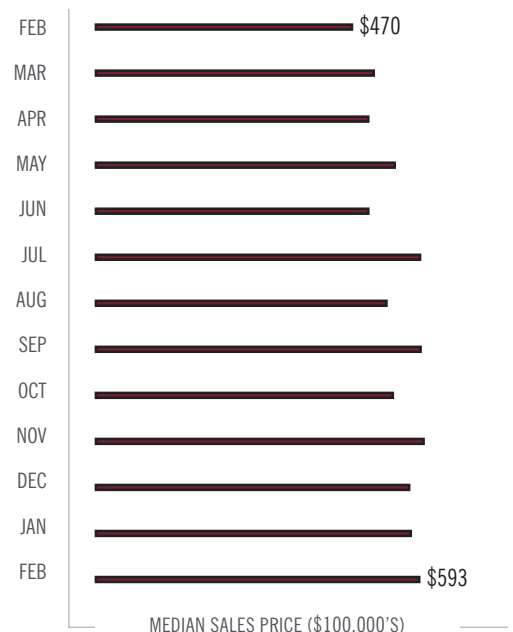
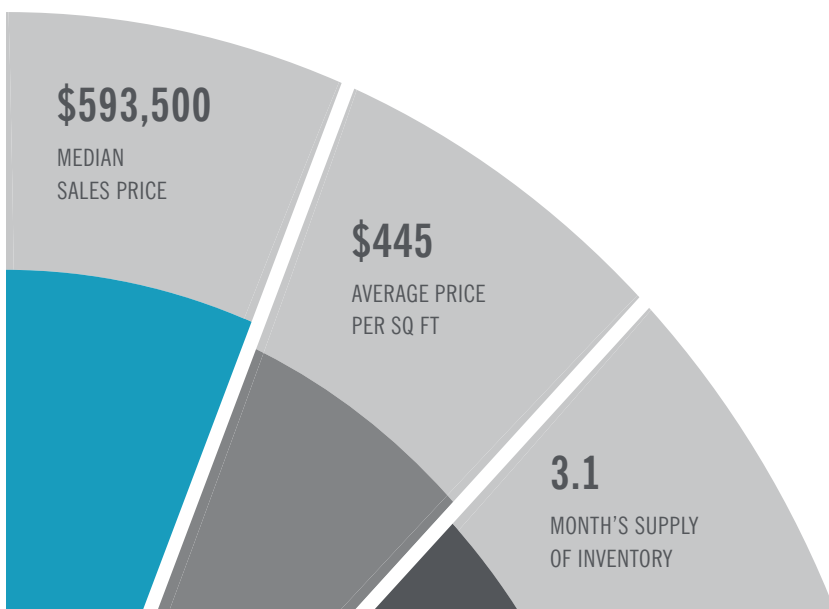
SEASIDE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$470,000	\$533,250	\$601,500	\$593,500	26.3%
Average Price per Square Foot	\$480	\$437	\$423	\$445	-7.3%
Properties Sold	13	18	16	7	-46.2%
Properties Pending Sale	20	13	15	12	-40.0%
Properties For Sale	49	41	36	22	-55.1%
Days on Market (Pending Sale)	50	73	48	39	-22.9%
Month's Supply of Inventory	3.8	2.3	2.2	3.1	-16.6%
Percent Under Contract	40.8%	31.7%	41.7%	54.5%	33.6%
Average Median Price for Last 12 Months	\$525,479	\$581,500	\$582,167	\$549,673	4.6%

*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

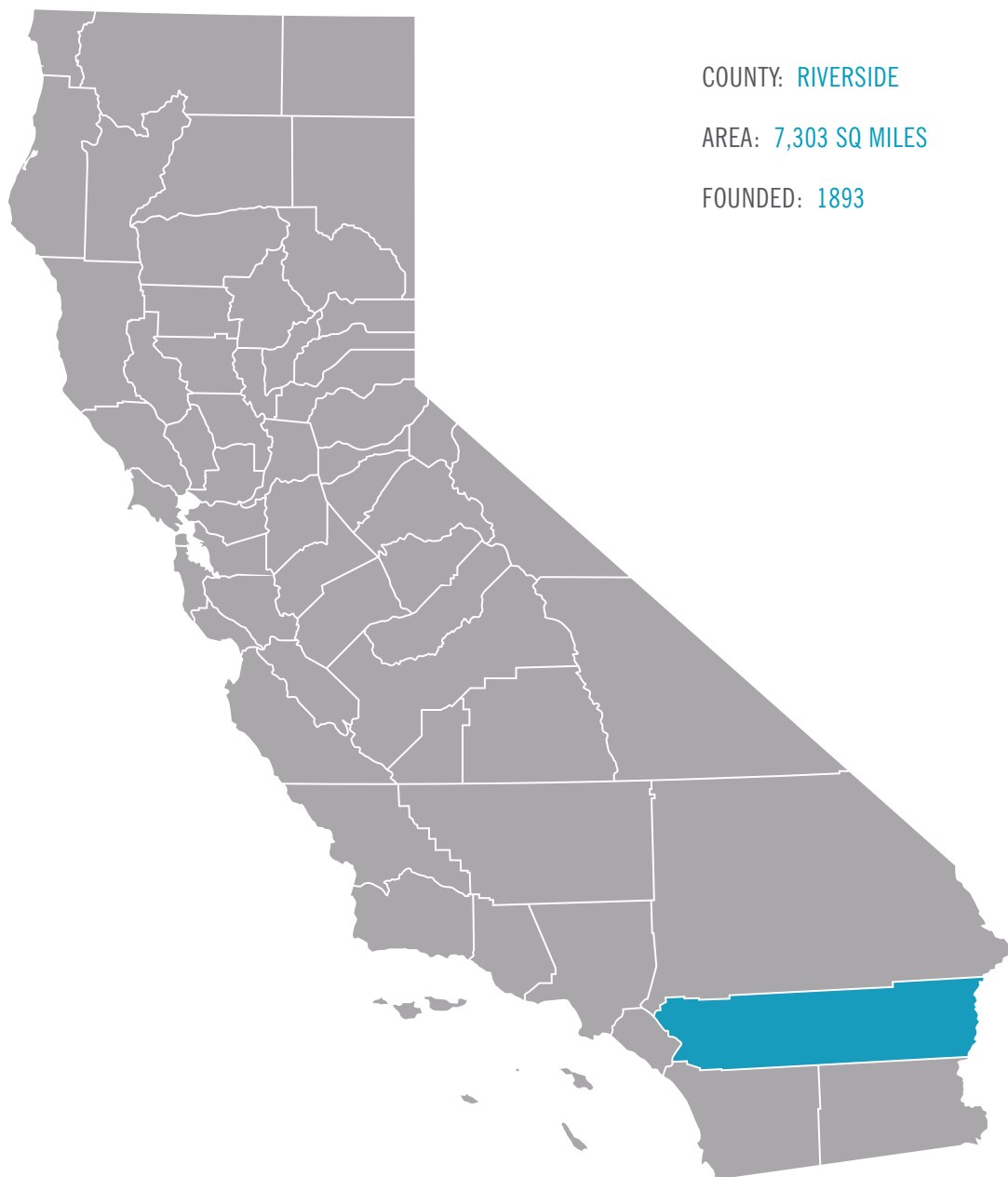
DESERT HOT SPRINGS

RANCHO MIRAGE

INDIAN WELLS

THOUSAND PALMS

INDIO



COUNTY: RIVERSIDE

AREA: 7,303 SQ MILES

FOUNDED: 1893

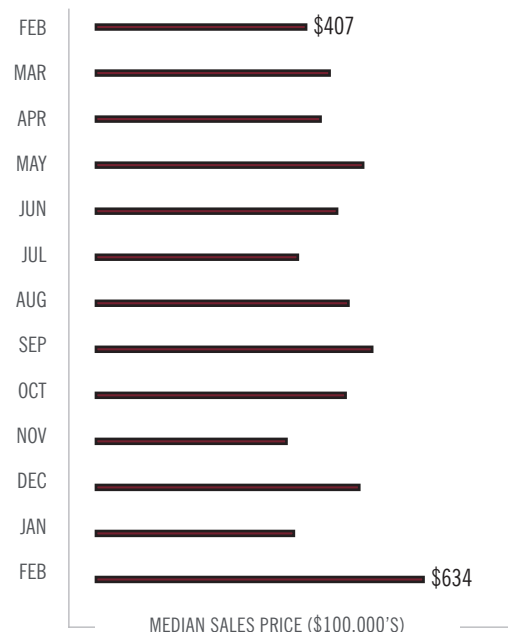
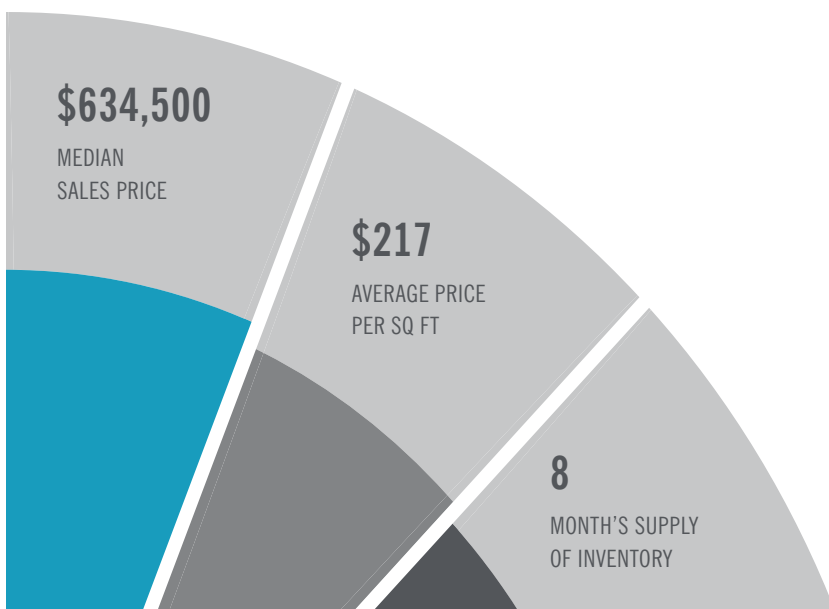
BERMUDA DUNES

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$407,000	\$489,000	\$369,000	\$634,500	55.9%
Average Price per Square Foot	\$174	\$199	\$199	\$217	24.7%
Properties Sold	5	9	9	8	60.0%
Properties Pending Sale	11	10	10	19	72.7%
Properties For Sale	72	74	68	64	-11.1%
Days on Market (Pending Sale)	67	64	61	74	10.5%
Month's Supply of Inventory	14.4	8.2	7.6	8	-44.4%
Percent Under Contract	15.3%	13.5%	14.7%	29.7%	94.3%
Average Median Price for Last 12 Months	\$417,788	\$485,883	\$509,267	\$467,254	10.6%

*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



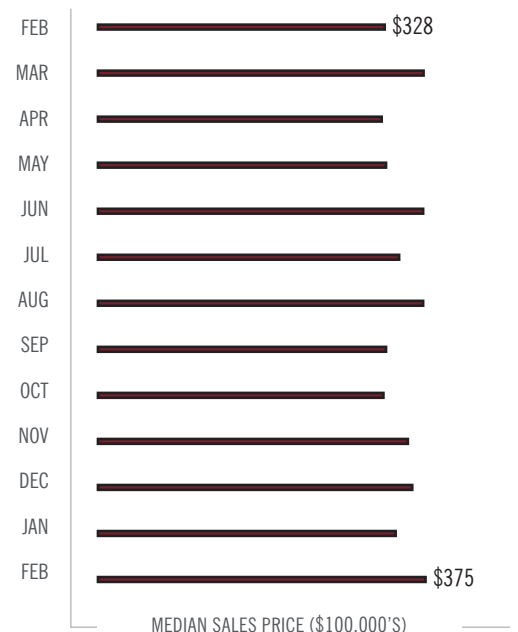
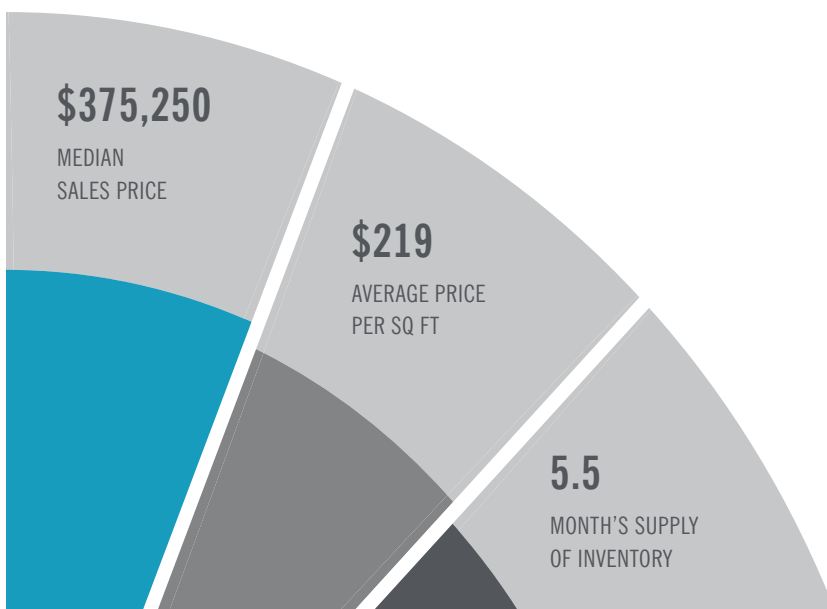
CATHEDRAL CITY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$328,500	\$372,500	\$355,000	\$375,250	14.2%
Average Price per Square Foot	\$183	\$212	\$201	\$219	19.7%
Properties Sold	50	72	41	48	-4.0%
Properties Pending Sale	59	64	44	83	40.7%
Properties For Sale	371	306	313	265	-28.6%
Days on Market (Pending Sale)	53	67	62	80	50.9%
Month's Supply of Inventory	7.4	4.2	7.6	5.5	-25.6%
Percent Under Contract	15.9%	20.9%	14.1%	31.3%	96.9%
Average Median Price for Last 12 Months	\$325,458	\$348,042	\$358,750	\$348,827	6.7%

*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



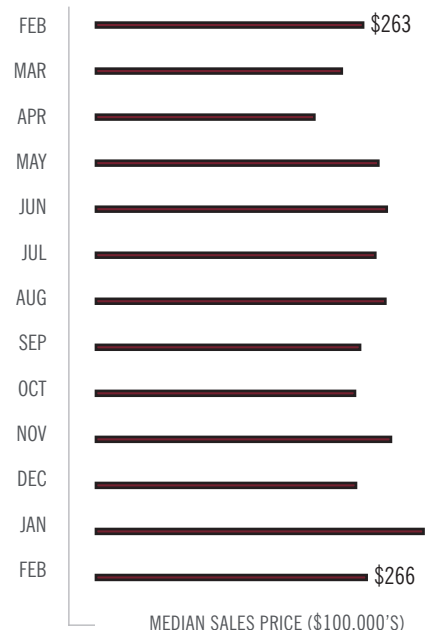
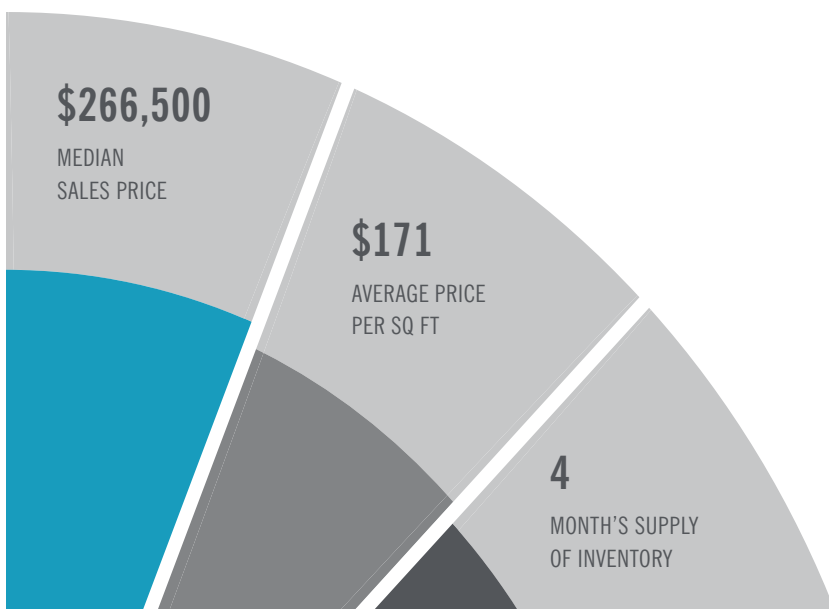
COACHELLA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$263,000	\$284,900	\$290,400	\$266,500	1.3%
Average Price per Square Foot	\$159	\$158	\$150	\$171	7.5%
Properties Sold	13	25	12	18	38.5%
Properties Pending Sale	12	23	15	27	125.0%
Properties For Sale	91	114	98	72	-20.9%
Days on Market (Pending Sale)	107	61	70	49	-54.1%
Month's Supply of Inventory	7	4.6	8.2	4	-42.9%
Percent Under Contract	13.2%	20.2%	15.3%	37.5%	184.4%
Average Median Price for Last 12 Months	\$256,807	\$275,067	\$281,667	\$268,812	4.5%

*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



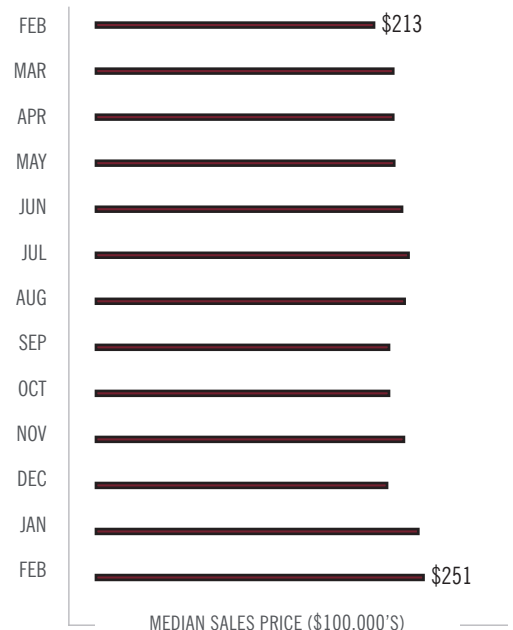
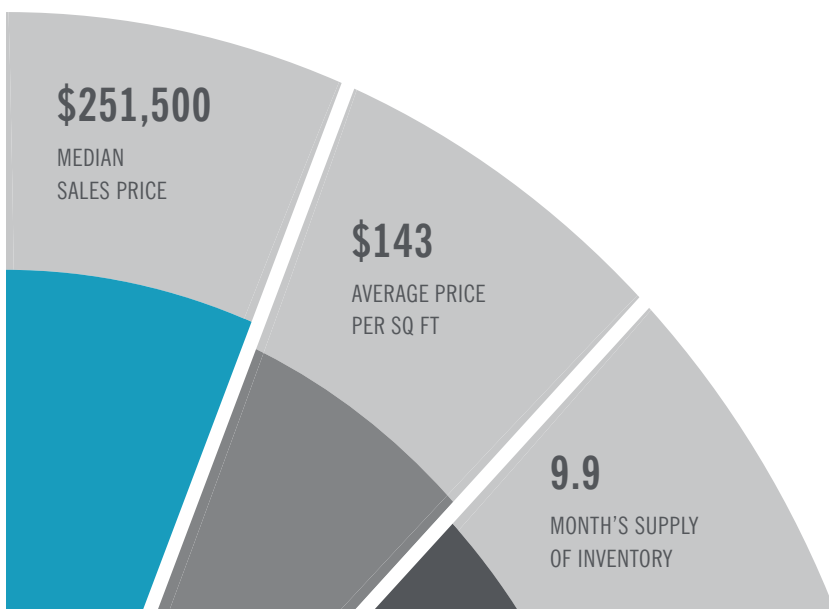
DESERT HOT SPRINGS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$213,500	\$237,000	\$236,450	\$251,500	17.8%
Average Price per Square Foot	\$145	\$143	\$155	\$143	-1.4%
Properties Sold	60	83	54	34	-43.3%
Properties Pending Sale	70	71	49	79	12.9%
Properties For Sale	467	429	369	336	-28.1%
Days on Market (Pending Sale)	81	92	67	56	-31.2%
Month's Supply of Inventory	7.8	5.2	6.8	9.9	27.0%
Percent Under Contract	15.0%	16.6%	13.3%	23.5%	56.9%
Average Median Price for Last 12 Months	\$220,246	\$234,825	\$240,833	\$232,304	5.2%

*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



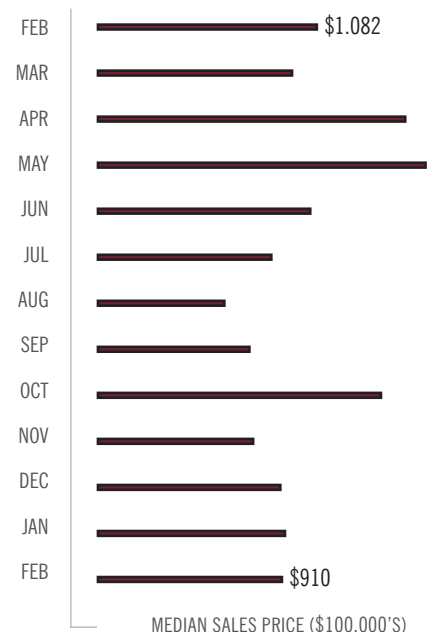
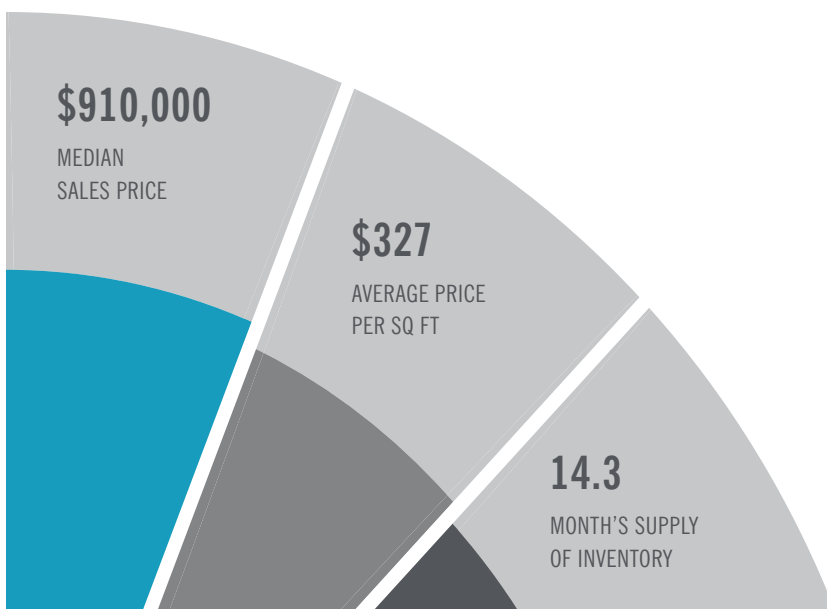
INDIAN WELLS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,082,500	\$625,000	\$767,500	\$910,000	-15.9%
Average Price per Square Foot	\$373	\$341	\$404	\$327	-12.3%
Properties Sold	18	19	14	17	-5.6%
Properties Pending Sale	29	21	15	43	48.3%
Properties For Sale	285	208	223	243	-14.7%
Days on Market (Pending Sale)	103	119	107	70	-31.7%
Month's Supply of Inventory	15.8	10.9	15.9	14.3	-9.7%
Percent Under Contract	10.2%	10.1%	6.7%	17.7%	73.9%
Average Median Price for Last 12 Months	\$984,917	\$942,250	\$912,333	\$1,028,385	4.2%

*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

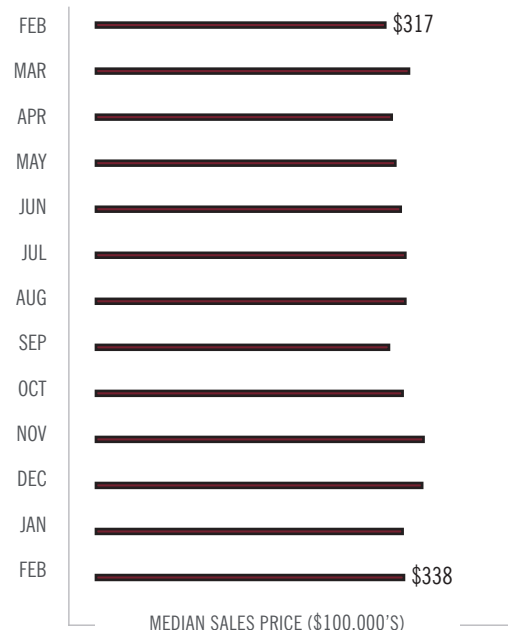
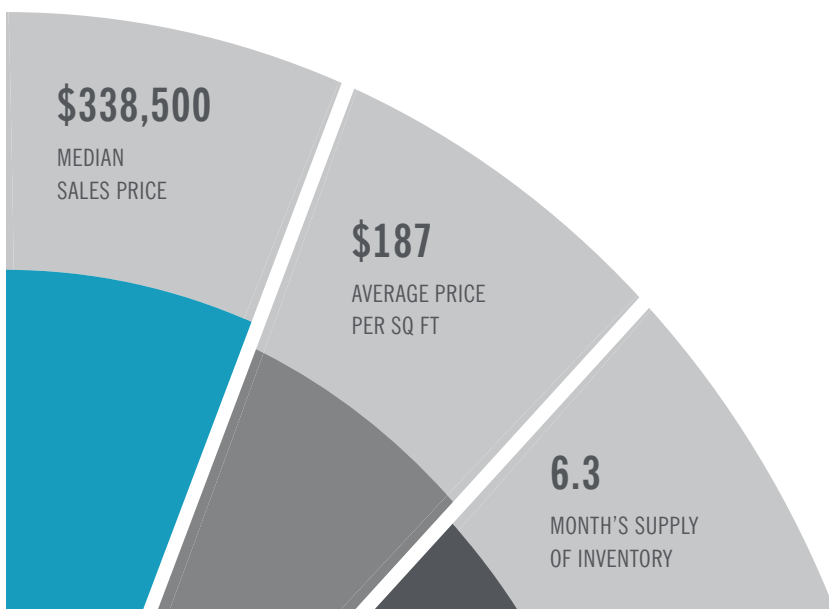


DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$317,950	\$340,000	\$360,000	\$338,500	6.5%
Average Price per Square Foot	\$184	\$177	\$185	\$187	1.6%
Properties Sold	70	111	87	86	22.9%
Properties Pending Sale	94	117	79	188	100.0%
Properties For Sale	782	641	594	544	-30.4%
Days on Market (Pending Sale)	86	61	74	70	-18.7%
Month's Supply of Inventory	11.2	5.8	6.8	6.3	-43.4%
Percent Under Contract	12.0%	18.3%	13.3%	34.6%	187.5%
Average Median Price for Last 12 Months	\$324,389	\$342,167	\$344,667	\$337,219	3.8%

*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



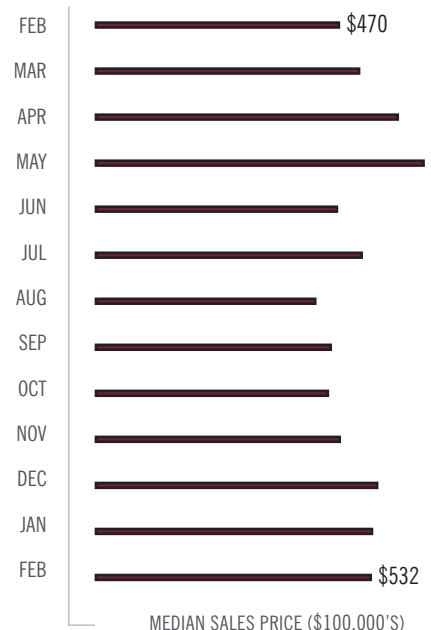
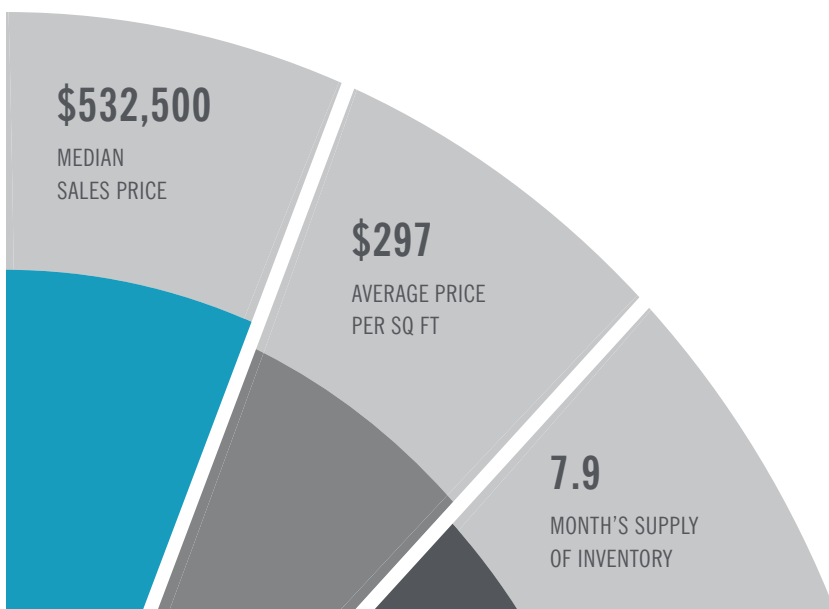
LA QUINTA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$470,888	\$425,000	\$472,450	\$532,500	13.1%
Average Price per Square Foot	\$293	\$253	\$270	\$297	1.4%
Properties Sold	83	101	84	98	18.1%
Properties Pending Sale	85	113	108	234	175.3%
Properties For Sale	1,040	774	817	778	-25.2%
Days on Market (Pending Sale)	87	80	66	81	-6.3%
Month's Supply of Inventory	12.5	7.7	9.7	7.9	-36.6%
Percent Under Contract	8.2%	14.6%	13.2%	30.1%	268.0%
Average Median Price for Last 12 Months	\$485,637	\$498,242	\$537,500	\$507,488	4.3%

*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



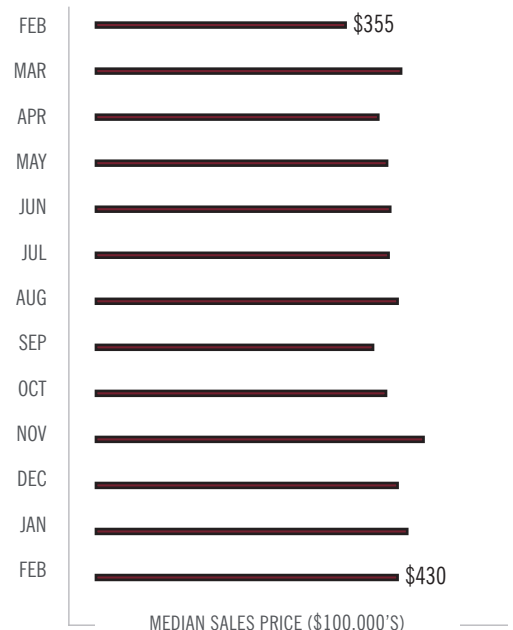
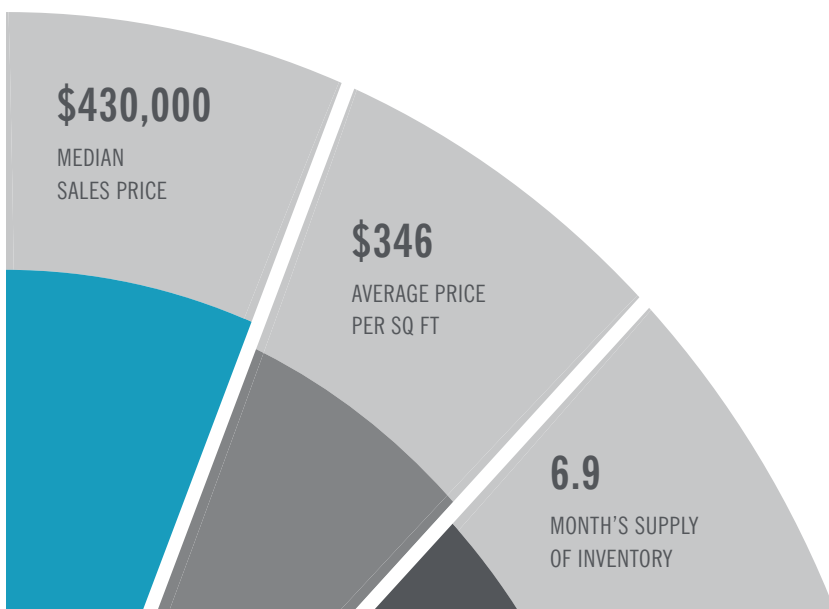
PALM DESERT

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$355,888	\$430,000	\$467,000	\$430,000	20.8%
Average Price per Square Foot	\$255	\$230	\$290	\$346	35.7%
Properties Sold	85	97	78	96	12.9%
Properties Pending Sale	84	95	86	180	114.3%
Properties For Sale	843	642	655	660	-21.7%
Days on Market (Pending Sale)	72	73	83	69	-4.1%
Month's Supply of Inventory	9.9	6.6	8.4	6.9	-30.7%
Percent Under Contract	10.0%	14.8%	13.1%	27.3%	173.7%
Average Median Price for Last 12 Months	\$406,549	\$429,875	\$434,583	\$419,561	3.1%

*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



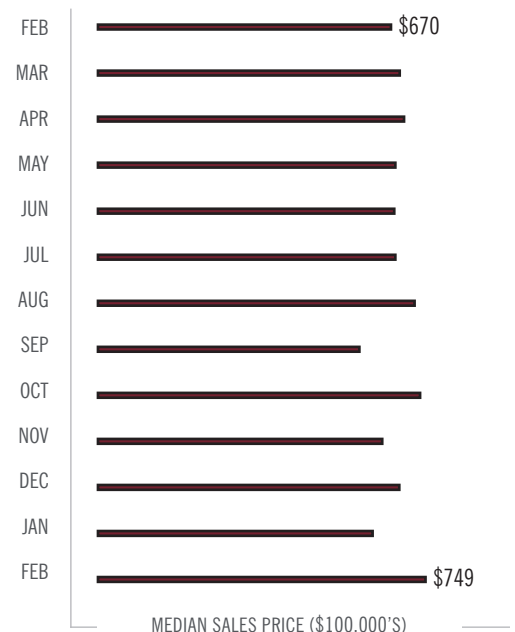
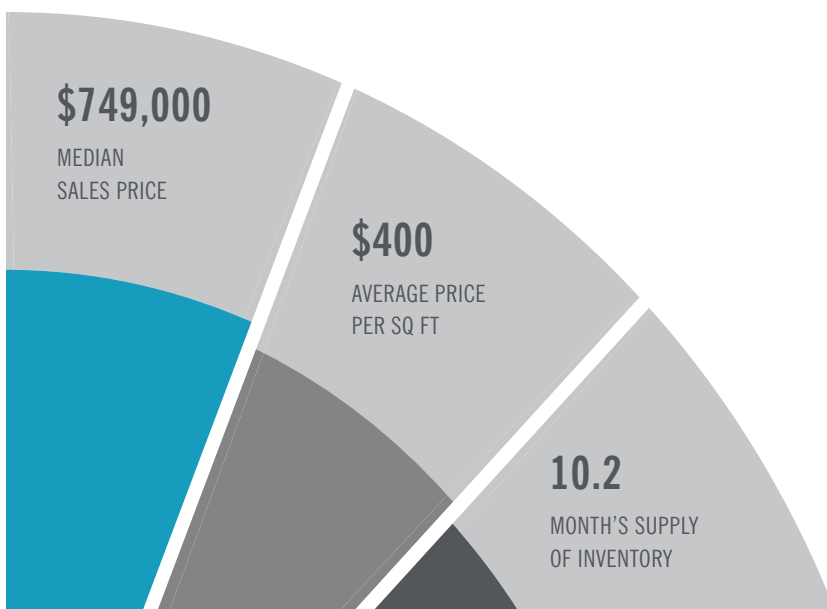
PALM SPRINGS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$670,000	\$724,000	\$650,000	\$749,000	11.8%
Average Price per Square Foot	\$368	\$359	\$348	\$400	8.7%
Properties Sold	144	155	69	65	-54.9%
Properties Pending Sale	156	120	79	156	0.0%
Properties For Sale	970	730	666	662	-31.8%
Days on Market (Pending Sale)	60	74	54	56	-7.0%
Month's Supply of Inventory	6.7	4.7	9.7	10.2	51.2%
Percent Under Contract	16.1%	16.4%	11.9%	23.6%	46.5%
Average Median Price for Last 12 Months	\$636,924	\$675,051	\$688,667	\$682,439	6.7%

*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



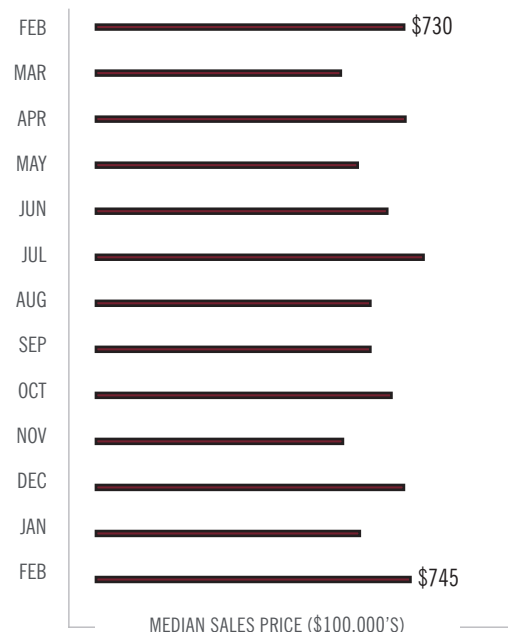
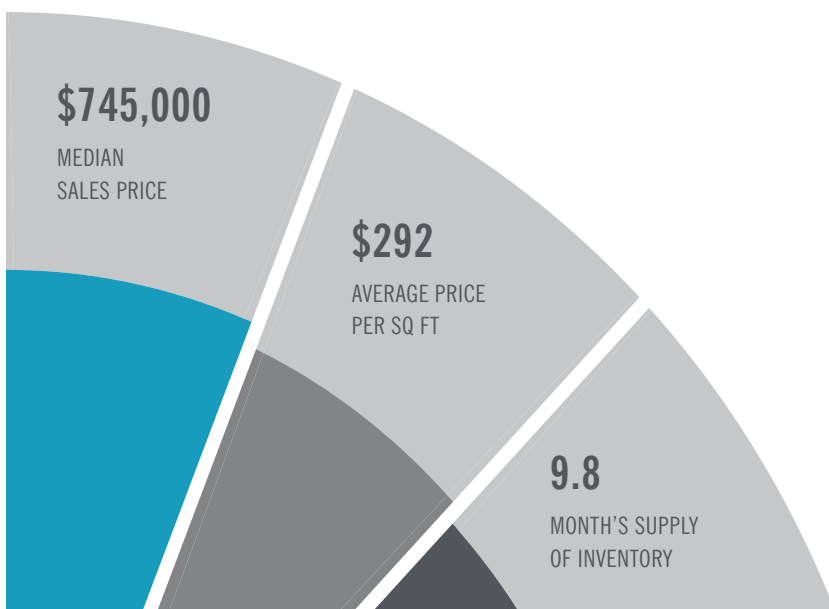
RANCHO MIRAGE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$730,000	\$650,000	\$585,000	\$745,000	2.1%
Average Price per Square Foot	\$288	\$265	\$266	\$292	1.4%
Properties Sold	52	55	43	51	-1.9%
Properties Pending Sale	75	51	49	102	36.0%
Properties For Sale	680	513	512	498	-26.8%
Days on Market (Pending Sale)	79	103	65	82	4.4%
Month's Supply of Inventory	13.1	9.3	11.9	9.8	-25.3%
Percent Under Contract	11.0%	9.9%	9.6%	20.5%	85.7%
Average Median Price for Last 12 Months	\$666,990	\$672,417	\$699,833	\$677,962	1.6%

*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



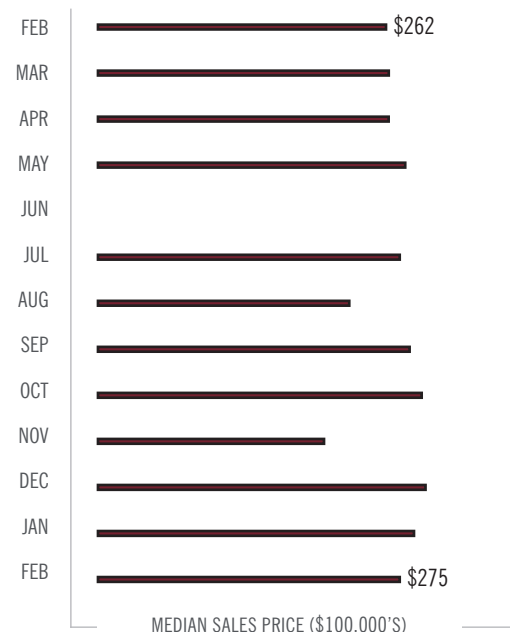
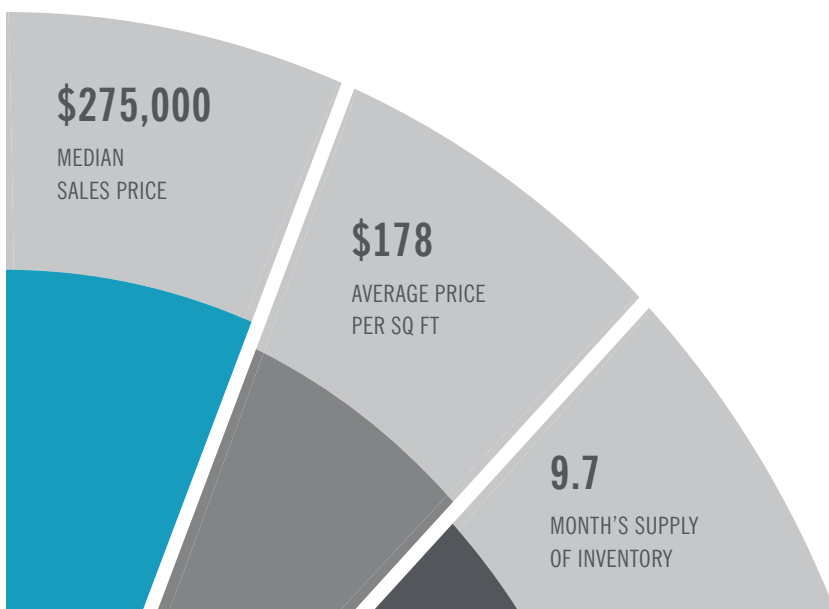
THOUSAND PALMS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$262,500	\$229,000	\$206,000	\$275,000	4.8%
Average Price per Square Foot	\$158	\$179	\$149	\$178	12.7%
Properties Sold	6	7	3	3	-50.0%
Properties Pending Sale	10	6	4	7	-30.0%
Properties For Sale	45	41	36	29	-35.6%
Days on Market (Pending Sale)	89	43	123	101	13.4%
Month's Supply of Inventory	4.5	6.8	9	9.7	114.8%
Percent Under Contract	22.2%	14.6%	11.1%	24.1%	8.6%
Average Median Price for Last 12 Months	\$248,813	\$274,417	\$287,167	\$268,575	7.4%

*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

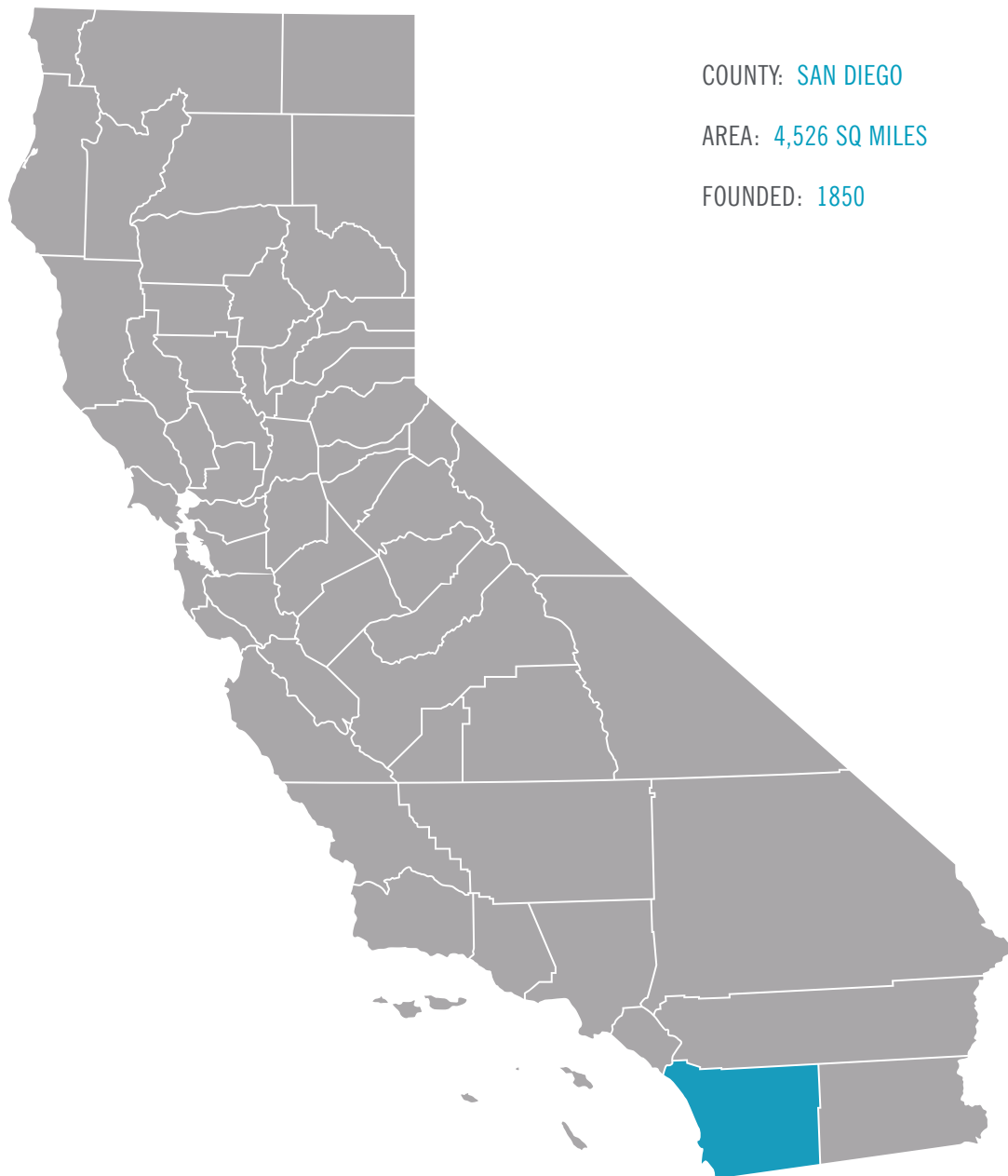
SOLANA BEACH

IMPERIAL BEACH

SPRING VALLEY

LA JOLLA

VISTA



COUNTY: **SAN DIEGO**

AREA: **4,526 SQ MILES**

FOUNDED: **1850**

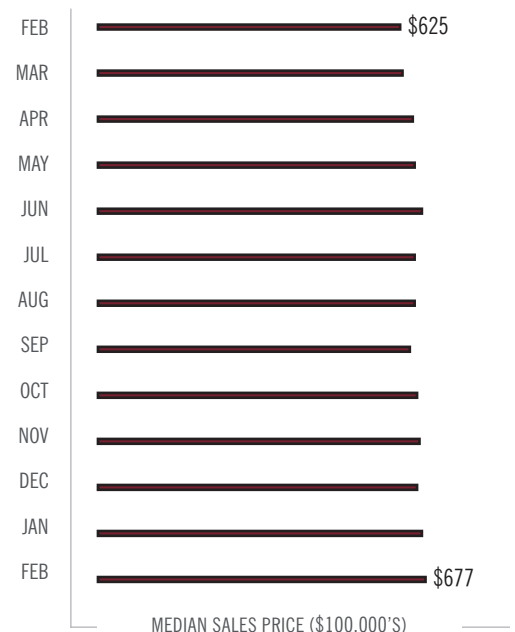
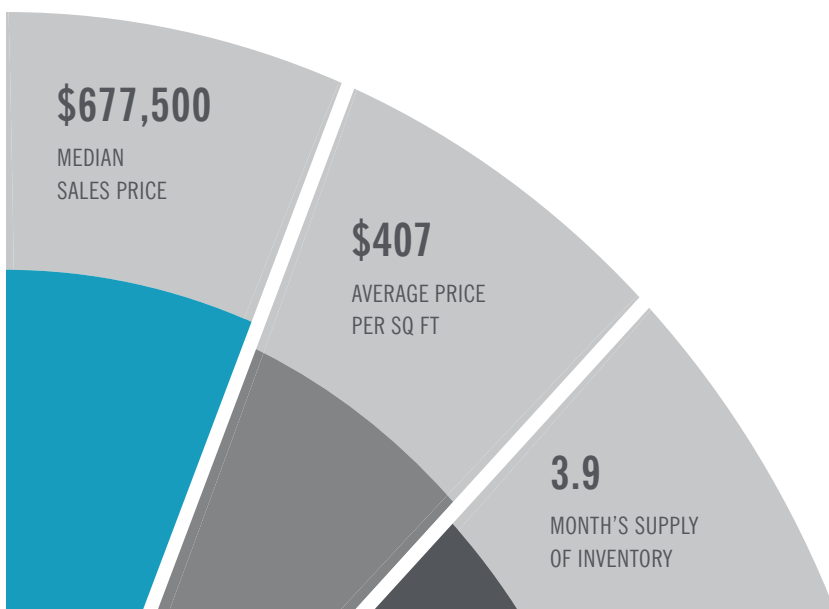
SAN DIEGO COUNTY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$625,000	\$655,000	\$665,000	\$677,500	8.4%
Average Price per Square Foot	\$381	\$400	\$393	\$407	n/a
Properties Sold	1360	2113	1738	1282	-5.7%
Properties Pending Sale	1697	2066	1581	2048	20.7%
Properties For Sale	6,914	7,835	5,869	4,936	-28.6%
Days on Market (Pending Sale)	41	39	41	32	-21.6%
Month's Supply of Inventory	5.1	3.7	3.4	3.9	-24.3%
Percent Under Contract	24.5%	26.4%	26.9%	41.5%	69.0%
Average Median Price for Last 12 Months	\$639,763	\$662,917	\$669,167	\$655,269	2.4%

*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



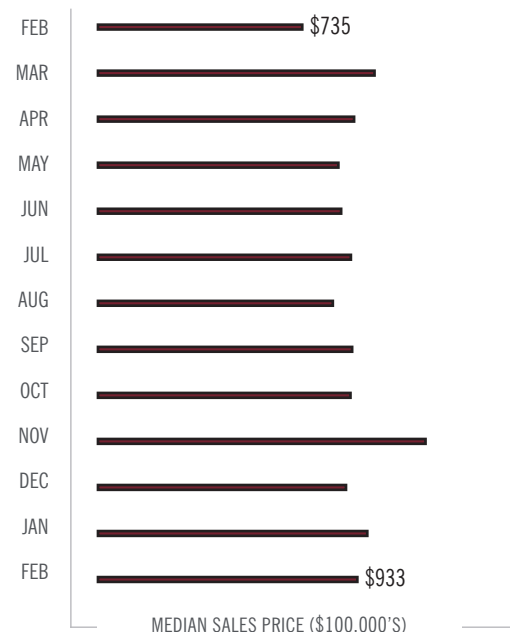
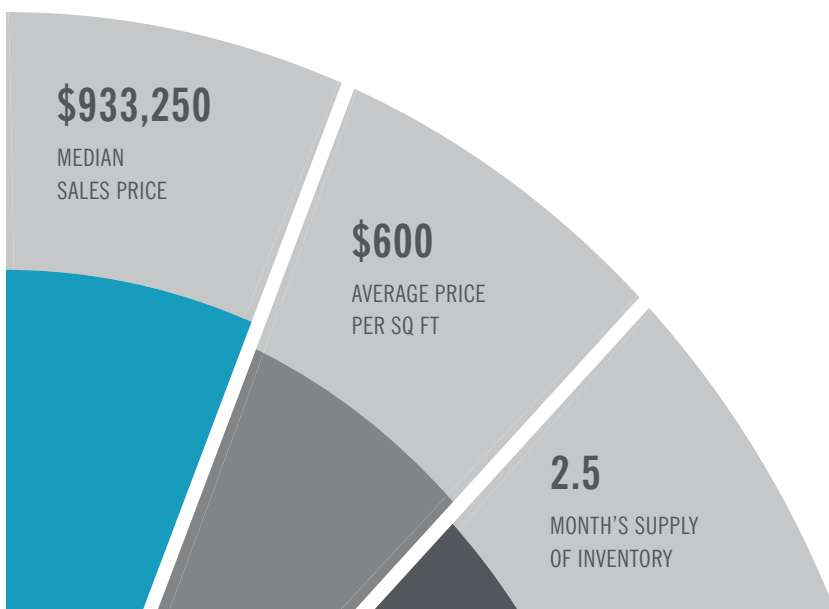
BAY PARK/OLD TOWN/MIDWAY DISTRICT

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$735,000	\$845,000	\$1,178,500	\$933,250	27.0%
Average Price per Square Foot	\$544	\$567	\$507	\$600	n/a
Properties Sold	7	7	8	8	14.3%
Properties Pending Sale	6	14	10	8	33.3%
Properties For Sale	30	35	23	20	-33.3%
Days on Market (Pending Sale)	44	28	27	10	-78.6%
Month's Supply of Inventory	4.3	5	2.9	2.5	-41.7%
Percent Under Contract	20.0%	40.0%	43.5%	40.0%	100.0%
Average Median Price for Last 12 Months	\$832,300	\$966,025	\$931,550	\$918,662	9.4%

*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



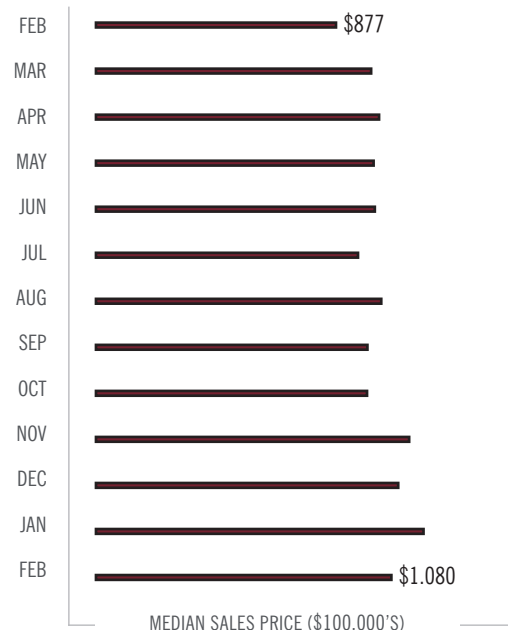
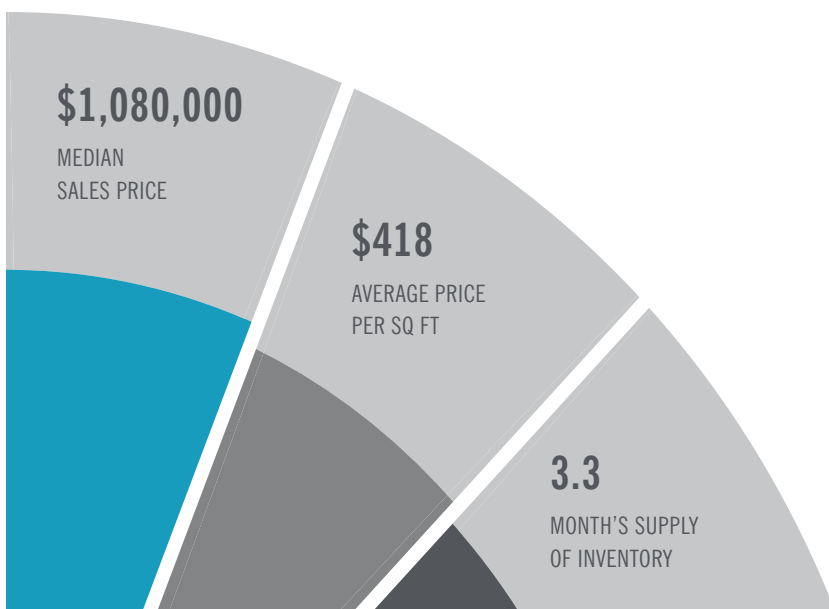
CARLSBAD

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$877,500	\$1,043,000	\$1,145,000	\$1,080,000	23.1%
Average Price per Square Foot	\$386	\$417	\$424	\$418	n/a
Properties Sold	66	81	81	60	-9.1%
Properties Pending Sale	62	69	75	80	29.0%
Properties For Sale	273	333	242	200	-26.7%
Days on Market (Pending Sale)	46	29	42	37	-21.0%
Month's Supply of Inventory	4.1	4.1	3	3.3	-19.4%
Percent Under Contract	22.7%	20.7%	31.0%	40.0%	76.1%
Average Median Price for Last 12 Months	\$1,011,225	\$1,085,157	\$1,127,500	\$1,035,765	2.4%

*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



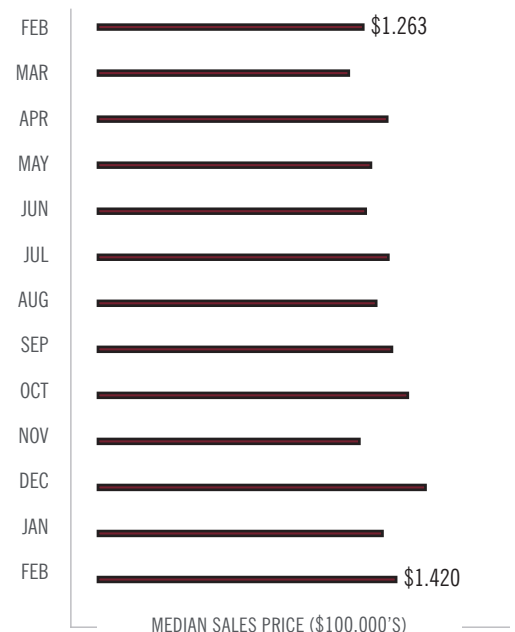
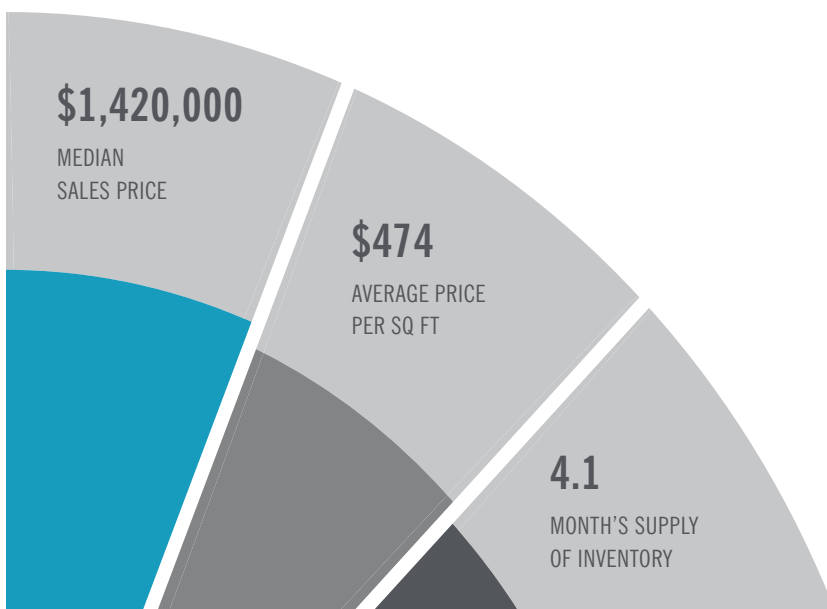
CARMEL VALLEY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,263,500	\$1,325,000	\$1,245,000	\$1,420,000	12.4%
Average Price per Square Foot	\$462	\$459	\$545	\$474	n/a
Properties Sold	30	45	25	21	-30.0%
Properties Pending Sale	32	33	37	39	21.9%
Properties For Sale	117	148	122	87	-25.6%
Days on Market (Pending Sale)	27	47	38	31	16.1%
Month's Supply of Inventory	3.9	3.3	4.9	4.1	6.2%
Percent Under Contract	27.4%	22.3%	30.3%	44.8%	63.9%
Average Median Price for Last 12 Months	\$1,325,667	\$1,409,258	\$1,445,000	\$1,351,850	1.9%

*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



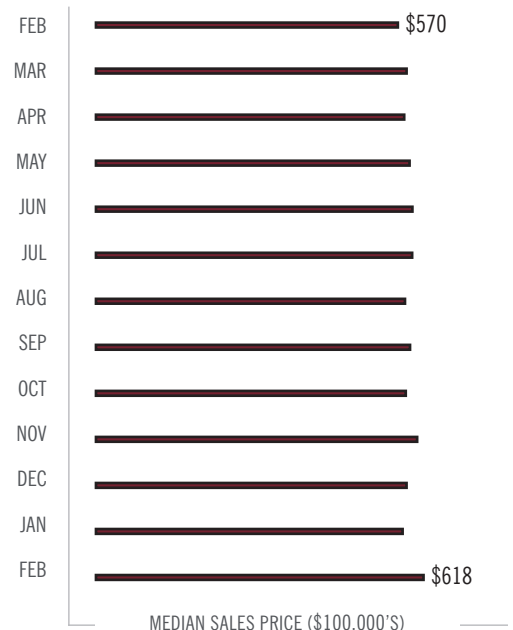
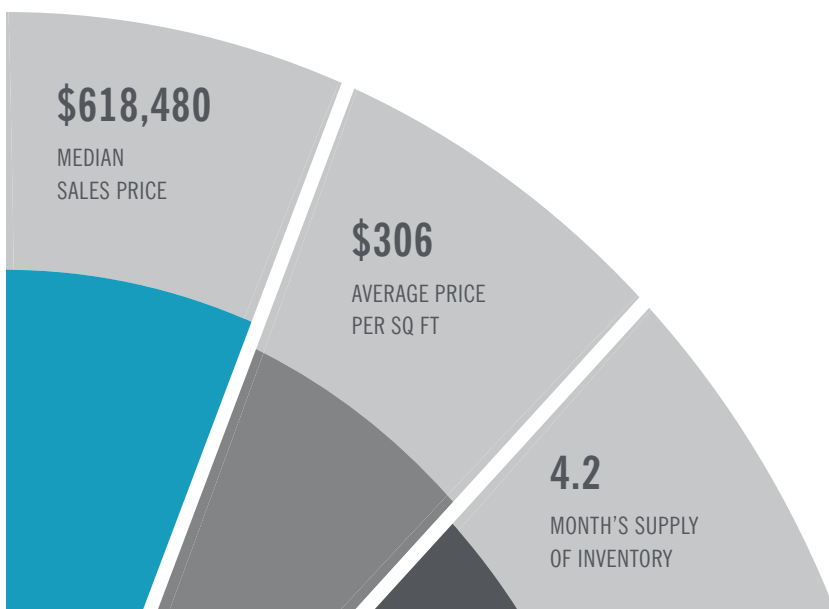
CHULA VISTA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$570,000	\$583,500	\$606,450	\$618,480	8.5%
Average Price per Square Foot	\$280	\$292	\$297	\$306	n/a
Properties Sold	93	138	132	68	-26.9%
Properties Pending Sale	132	158	116	155	17.4%
Properties For Sale	437	399	307	288	-34.1%
Days on Market (Pending Sale)	50	38	38	29	-41.5%
Month's Supply of Inventory	4.7	2.9	2.3	4.2	-9.9%
Percent Under Contract	30.2%	39.6%	37.8%	53.8%	78.2%
Average Median Price for Last 12 Months	\$574,896	\$594,719	\$594,637	\$590,532	2.6%

*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



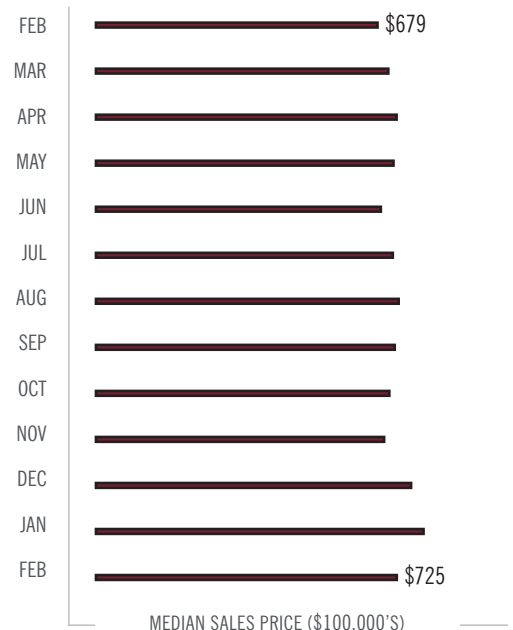
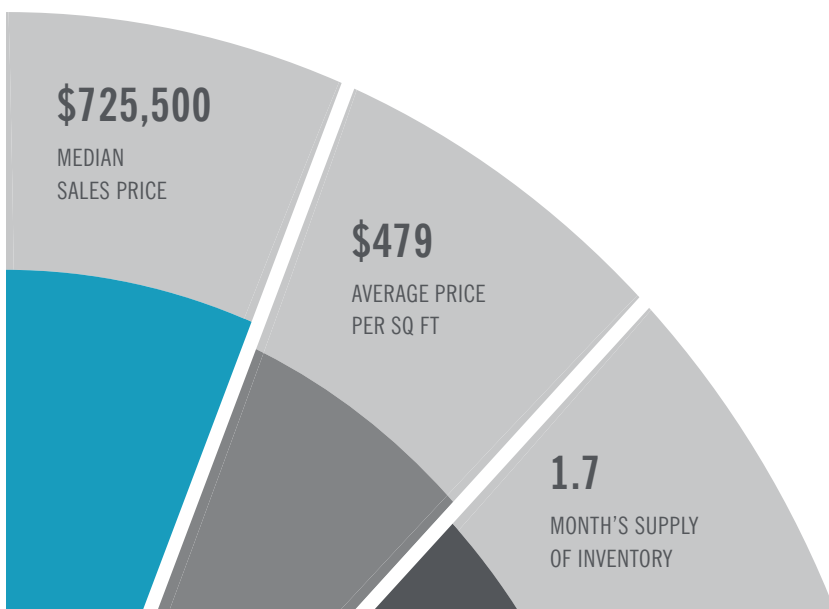
CLAIREMONT/BAY HO/BAY PARK

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$679,000	\$730,000	\$695,000	\$725,500	6.8%
Average Price per Square Foot	\$474	\$535	\$492	\$479	n/a
Properties Sold	34	37	31	30	-11.8%
Properties Pending Sale	42	41	31	30	-28.6%
Properties For Sale	99	118	82	52	-47.5%
Days on Market (Pending Sale)	19	35	29	18	-8.7%
Month's Supply of Inventory	2.9	3.2	2.6	1.7	-40.5%
Percent Under Contract	42.4%	34.7%	37.8%	57.7%	36.0%
Average Median Price for Last 12 Months	\$686,083	\$733,083	\$758,500	\$719,837	4.7%

*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



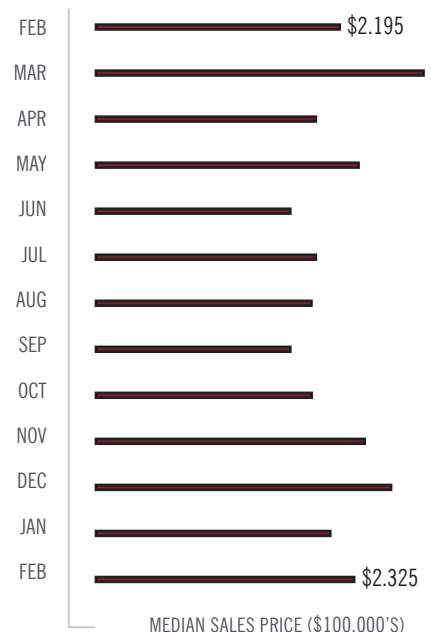
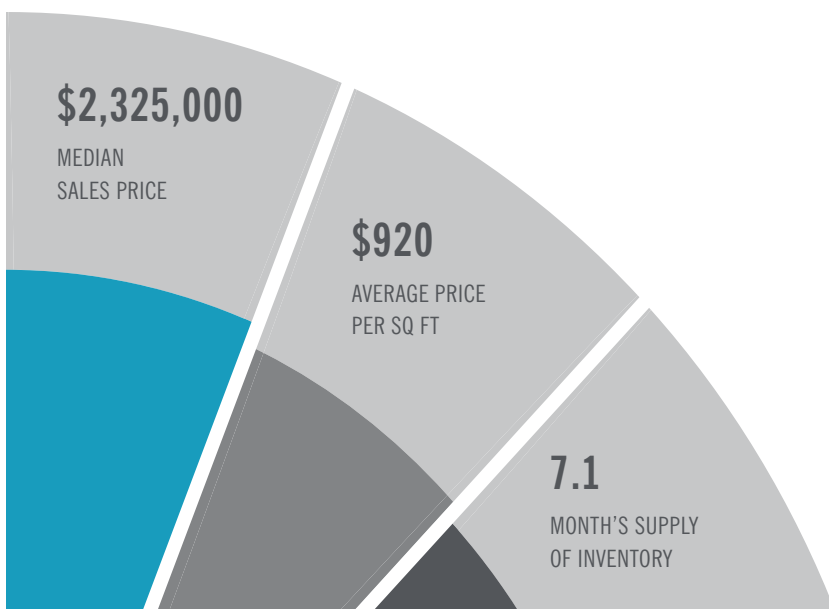
CORONADO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,195,000	\$1,940,000	\$2,420,000	\$2,325,000	5.9%
Average Price per Square Foot	\$874	\$885	\$933	\$920	n/a
Properties Sold	9	15	16	11	22.2%
Properties Pending Sale	7	22	15	19	171.4%
Properties For Sale	95	131	94	78	-17.9%
Days on Market (Pending Sale)	119	103	110	56	-53.3%
Month's Supply of Inventory	10.6	8.7	5.9	7.1	-32.8%
Percent Under Contract	7.4%	16.8%	16.0%	24.4%	230.6%
Average Median Price for Last 12 Months	\$2,097,188	\$2,200,833	\$2,364,167	\$2,181,923	3.9%

*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



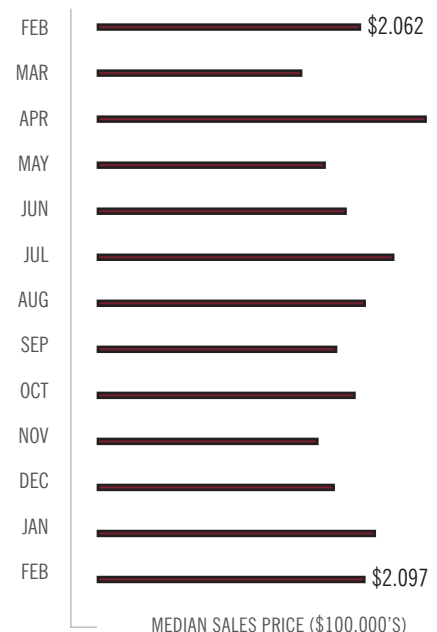
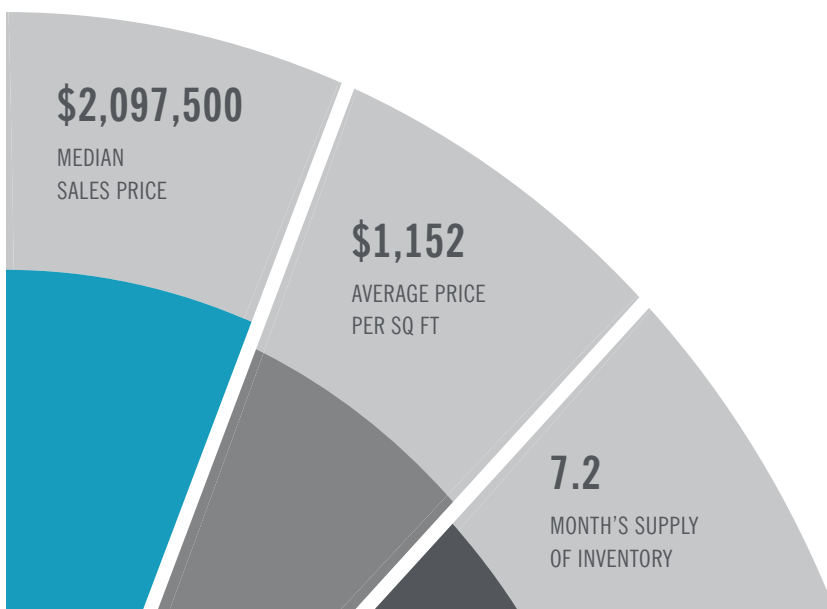
DEL MAR

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,062,500	\$2,100,000	\$1,727,500	\$2,097,500	1.7%
Average Price per Square Foot	\$910	\$1,058	\$876	\$1,152	n/a
Properties Sold	10	15	6	10	0.0%
Properties Pending Sale	16	15	11	16	0.0%
Properties For Sale	101	89	87	72	-28.7%
Days on Market (Pending Sale)	57	69	78	89	55.2%
Month's Supply of Inventory	10.1	5.9	14.5	7.2	-28.7%
Percent Under Contract	15.8%	16.9%	12.6%	22.2%	40.3%
Average Median Price for Last 12 Months	\$2,089,708	\$1,959,333	\$2,044,500	\$2,012,192	-3.9%

*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



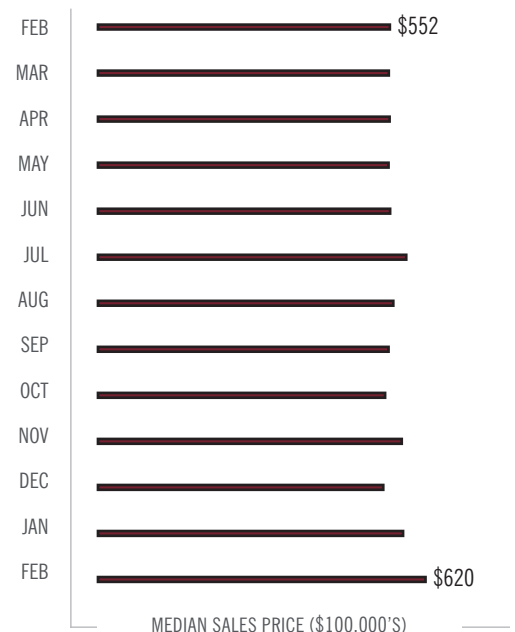
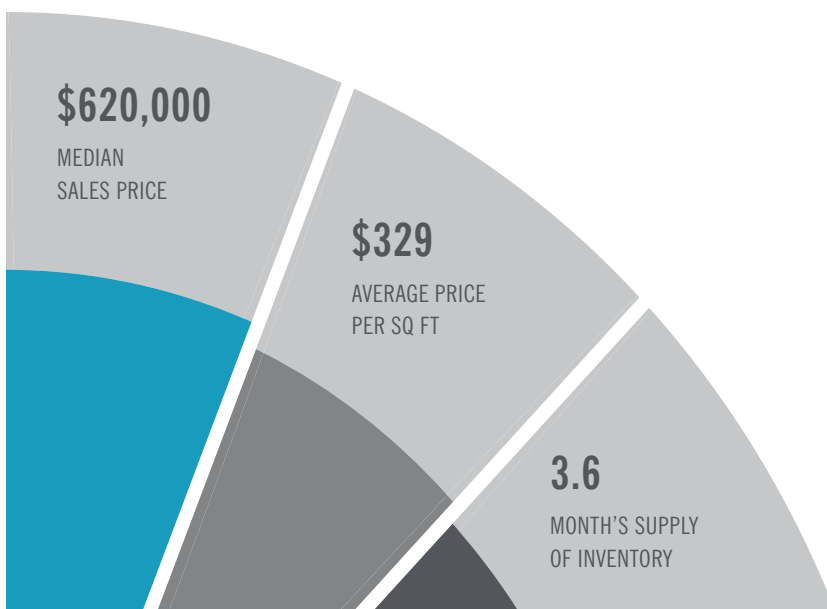
EL CAJON

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$552,500	\$559,000	\$575,000	\$620,000	12.2%
Average Price per Square Foot	\$296	\$310	\$310	\$329	n/a
Properties Sold	72	111	119	59	-18.1%
Properties Pending Sale	81	123	90	102	25.9%
Properties For Sale	363	376	252	212	-41.6%
Days on Market (Pending Sale)	39	34	34	28	-27.2%
Month's Supply of Inventory	5	3.4	2.1	3.6	-28.7%
Percent Under Contract	22.3%	32.7%	35.7%	48.1%	115.6%
Average Median Price for Last 12 Months	\$551,083	\$567,667	\$579,167	\$562,038	1.9%

*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



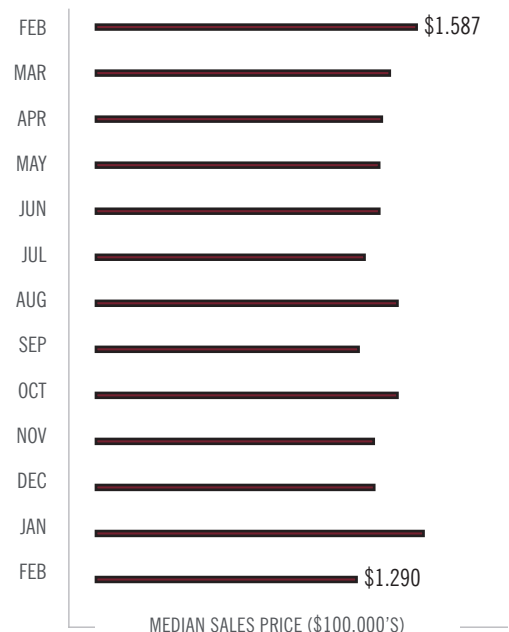
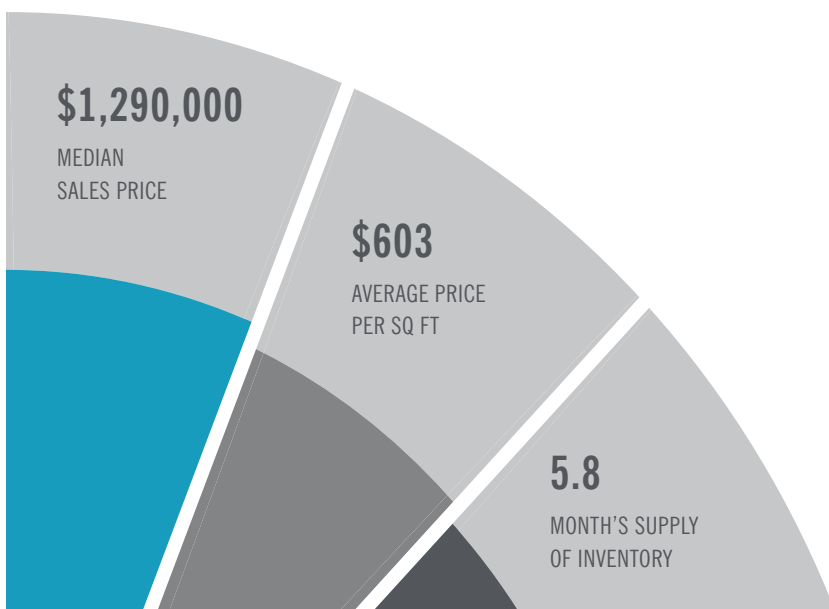
ENCINITAS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,587,500	\$1,492,500	\$1,375,000	\$1,290,000	-18.7%
Average Price per Square Foot	\$527	\$549	\$522	\$603	n/a
Properties Sold	22	46	32	21	-4.5%
Properties Pending Sale	32	45	32	51	59.4%
Properties For Sale	119	180	138	121	1.7%
Days on Market (Pending Sale)	54	33	46	35	-34.8%
Month's Supply of Inventory	5.4	3.9	4.3	5.8	6.5%
Percent Under Contract	26.9%	25.0%	23.2%	42.1%	56.7%
Average Median Price for Last 12 Months	\$1,314,393	\$1,409,438	\$1,429,708	\$1,426,161	7.8%

*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



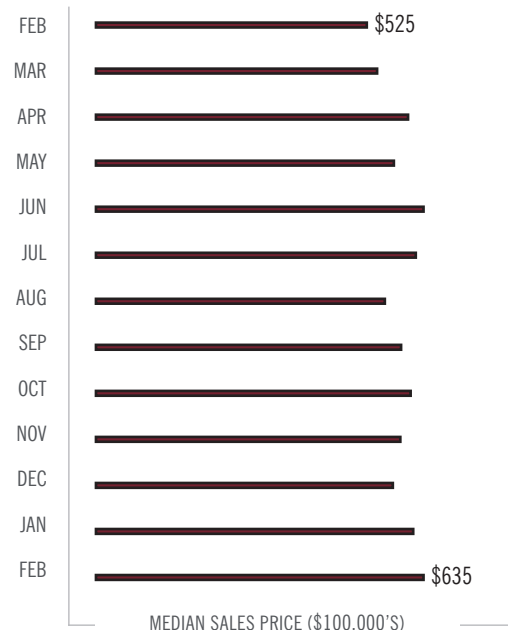
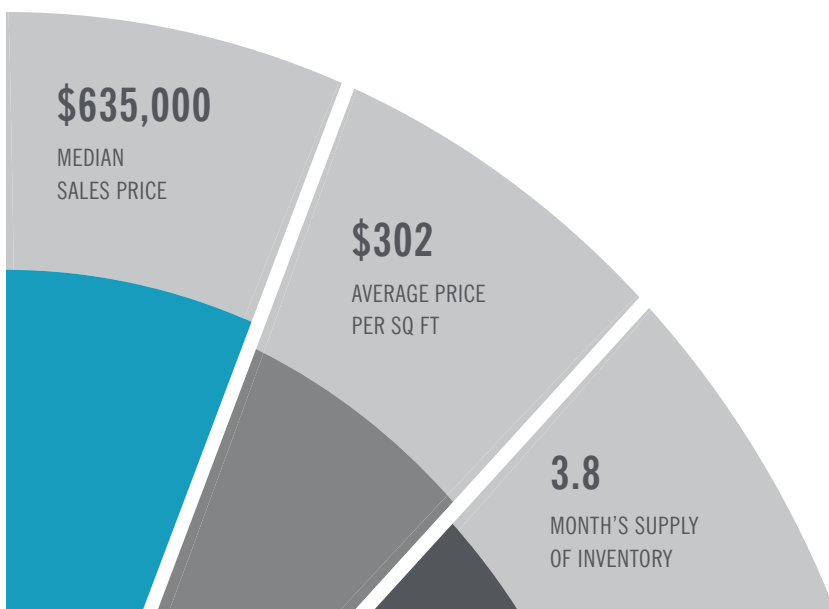
ESCONDIDO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$525,000	\$560,000	\$590,000	\$635,000	21.0%
Average Price per Square Foot	\$282	\$301	\$290	\$302	n/a
Properties Sold	93	157	94	85	-8.6%
Properties Pending Sale	103	115	105	134	30.1%
Properties For Sale	447	527	405	319	-28.6%
Days on Market (Pending Sale)	44	43	43	35	-18.7%
Month's Supply of Inventory	4.8	3.4	4.3	3.8	-21.9%
Percent Under Contract	23.0%	21.8%	25.9%	42.0%	82.3%
Average Median Price for Last 12 Months	\$558,538	\$602,833	\$608,499	\$591,115	5.5%

*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



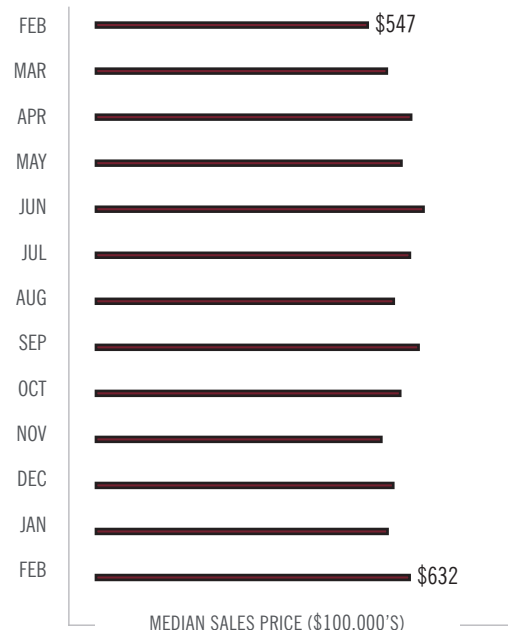
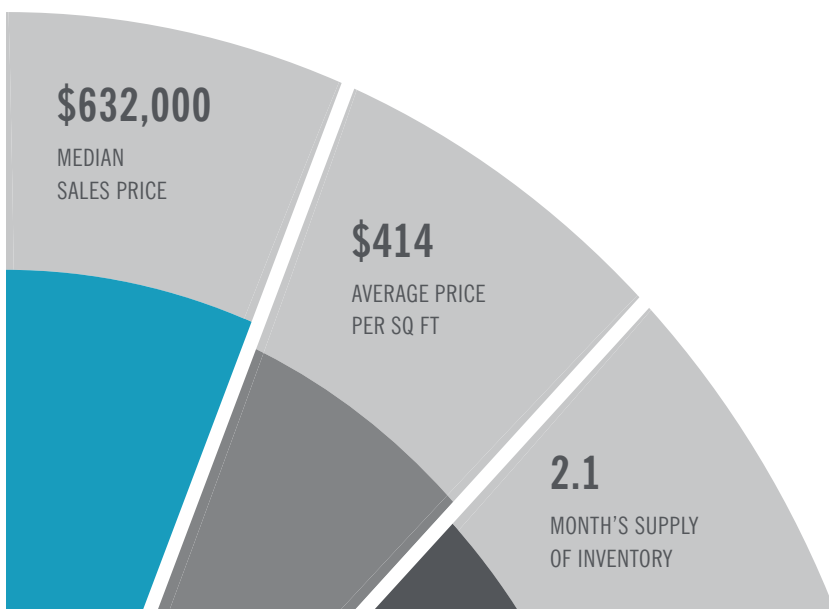
IMPERIAL-BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$547,500	\$600,000	\$575,000	\$632,000	15.4%
Average Price per Square Foot	\$281	\$362	\$409	\$414	n/a
Properties Sold	2	9	5	10	400.0%
Properties Pending Sale	7	8	8	9	28.6%
Properties For Sale	47	43	36	21	-55.3%
Days on Market (Pending Sale)	28	39	41	17	-39.5%
Month's Supply of Inventory	23.5	4.8	7.2	2.1	-91.1%
Percent Under Contract	14.9%	18.6%	22.2%	42.9%	187.8%
Average Median Price for Last 12 Months	\$596,146	\$609,417	\$606,167	\$610,231	2.3%

*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



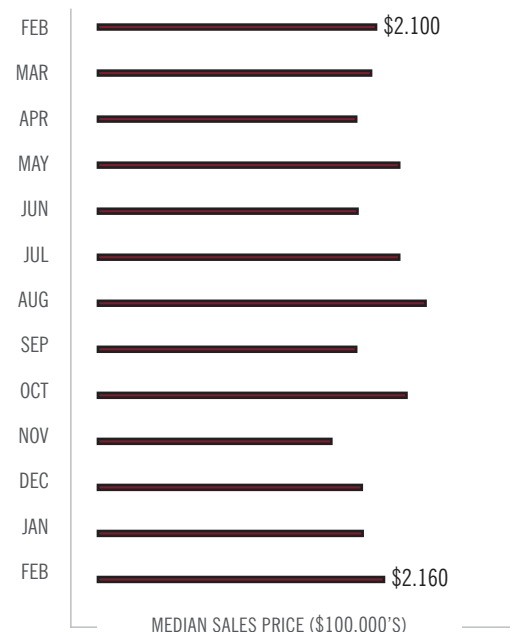
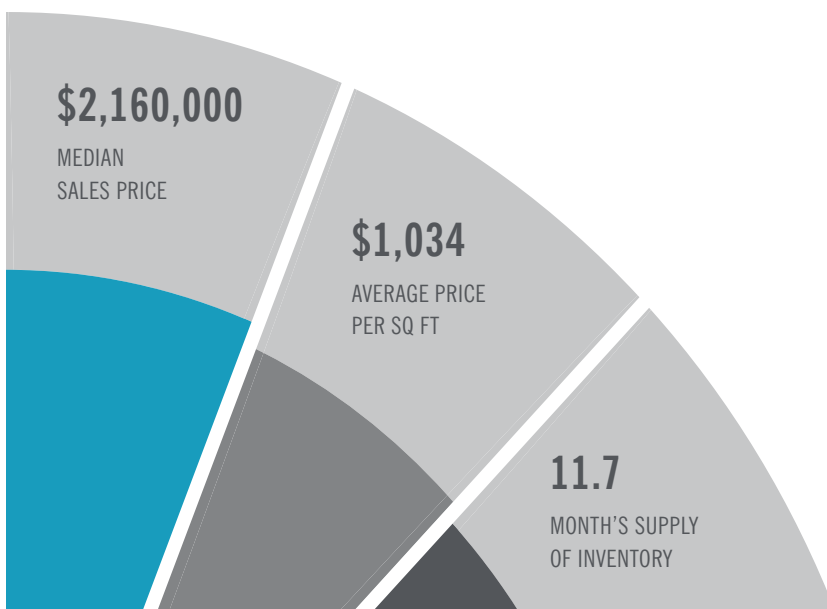
LA JOLLA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,100,000	\$2,474,000	\$1,762,500	\$2,160,000	2.9%
Average Price per Square Foot	\$762	\$882	\$719	\$1,034	n/a
Properties Sold	17	34	22	17	0.0%
Properties Pending Sale	20	28	21	28	40.0%
Properties For Sale	241	271	215	199	-17.4%
Days on Market (Pending Sale)	64	52	62	53	-16.8%
Month's Supply of Inventory	14.2	8	9.8	11.7	-17.4%
Percent Under Contract	8.3%	10.3%	9.8%	14.1%	69.5%
Average Median Price for Last 12 Months	\$2,088,021	\$2,032,308	\$2,050,450	\$2,099,258	0.5%

*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



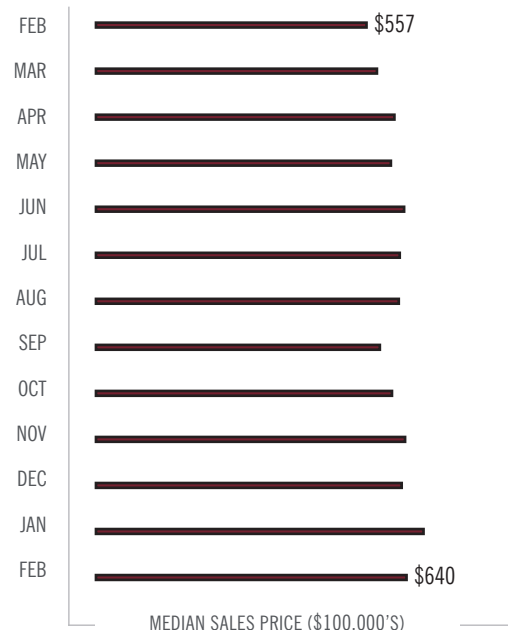
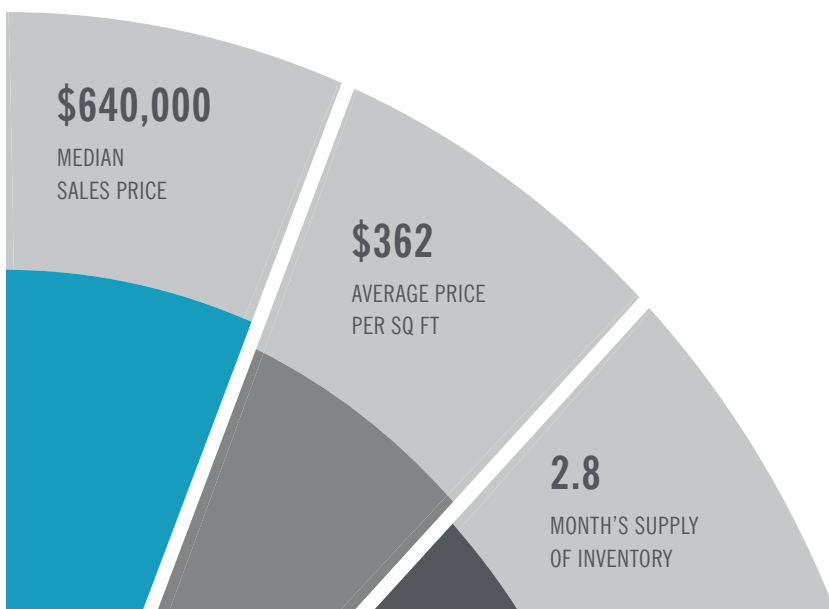
LA MESA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$557,500	\$624,000	\$637,000	\$640,000	14.8%
Average Price per Square Foot	\$333	\$341	\$341	\$362	n/a
Properties Sold	34	70	46	38	11.8%
Properties Pending Sale	51	55	52	57	11.8%
Properties For Sale	128	179	153	105	-18.0%
Days on Market (Pending Sale)	39	30	34	27	-29.0%
Month's Supply of Inventory	2.5	3.3	2.9	2.8	10.1%
Percent Under Contract	39.8%	30.7%	34.0%	54.3%	36.2%
Average Median Price for Last 12 Months	\$591,167	\$629,500	\$648,333	\$617,019	4.2%

*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



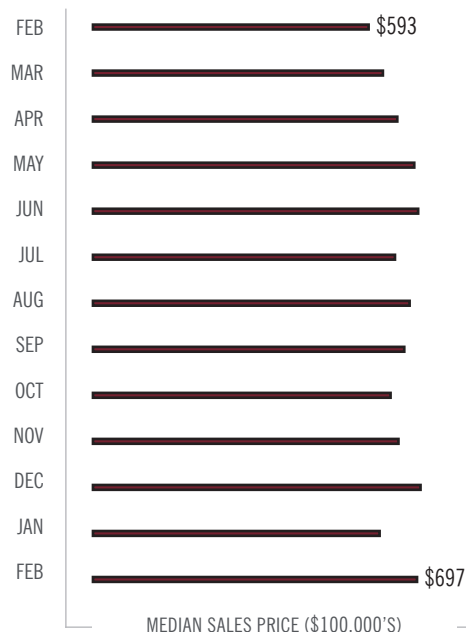
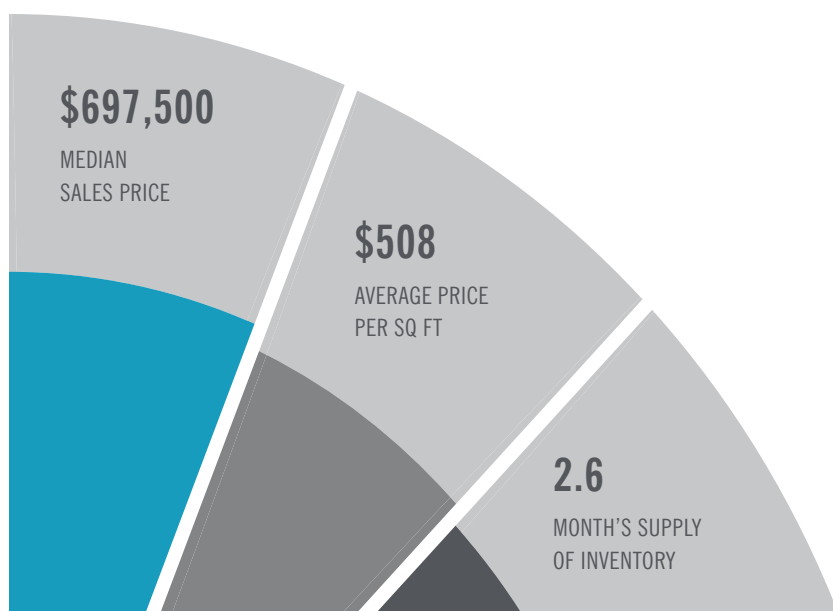
LINDA VISTA/CLAIREMONT MESA EAST

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$593,250	\$681,500	\$657,500	\$697,500	17.6%
Average Price per Square Foot	\$431	\$459	\$490	\$508	n/a
Properties Sold	18	31	16	14	-22.2%
Properties Pending Sale	17	31	15	25	47.1%
Properties For Sale	45	54	27	36	-20.0%
Days on Market (Pending Sale)	17	34	12	18	9.8%
Month's Supply of Inventory	2.6	1.7	1.8	2.6	-2.9%
Percent Under Contract	37.8%	57.4%	55.6%	69.4%	83.8%
Average Median Price for Last 12 Months	\$593,250	\$664,567	\$673,133	\$660,196	10.1%

*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



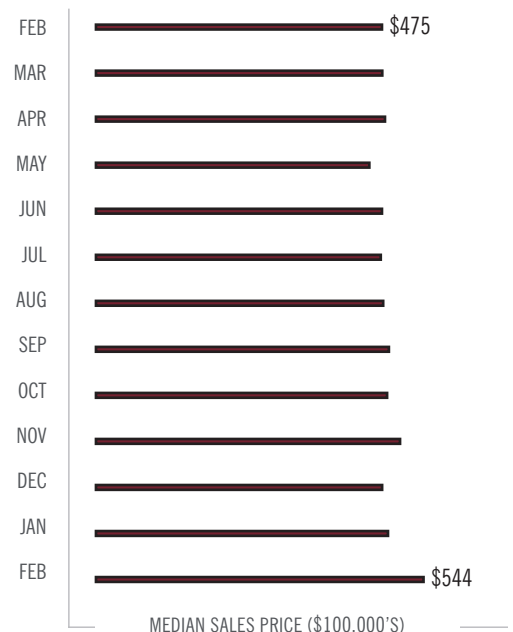
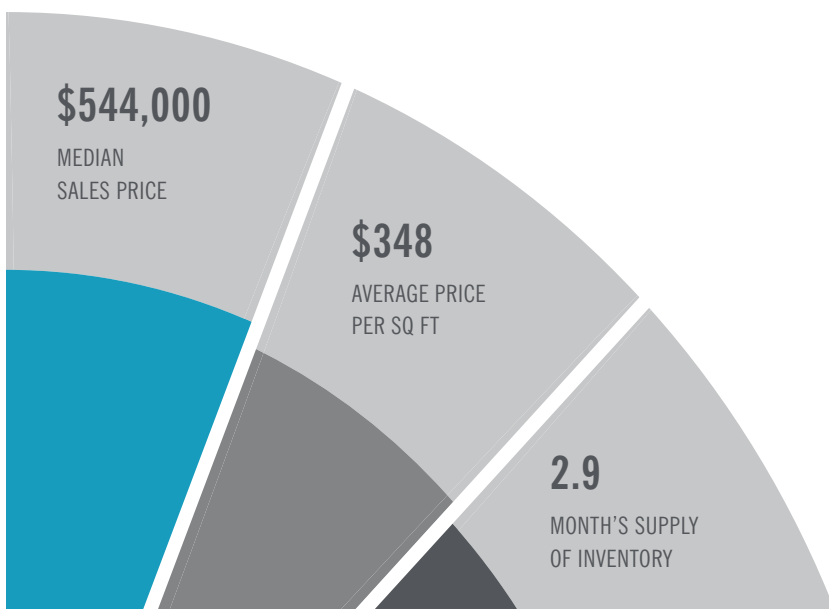
LEMON GROVE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$475,000	\$477,000	\$505,000	\$544,000	14.5%
Average Price per Square Foot	\$367	\$330	\$339	\$348	n/a
Properties Sold	8	19	16	15	87.5%
Properties Pending Sale	12	30	14	31	158.3%
Properties For Sale	45	68	36	43	-4.4%
Days on Market (Pending Sale)	43	23	22	15	-64.9%
Month's Supply of Inventory	3.8	2.3	2.6	2.9	-23.6%
Percent Under Contract	26.7%	44.1%	38.9%	72.1%	170.3%
Average Median Price for Last 12 Months	\$471,542	\$496,542	\$501,417	\$483,750	2.5%

*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



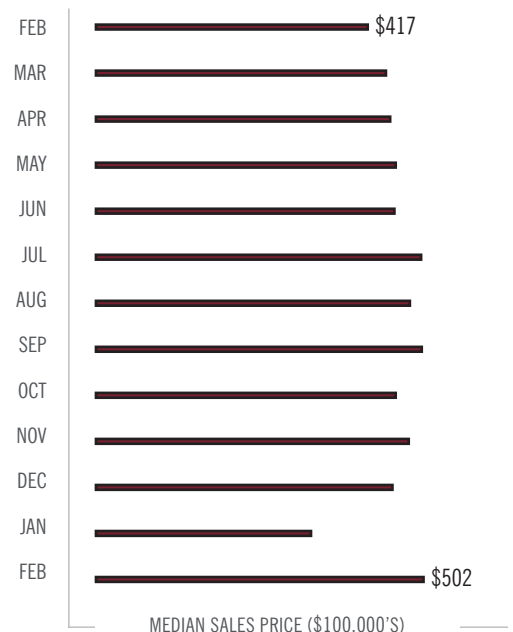
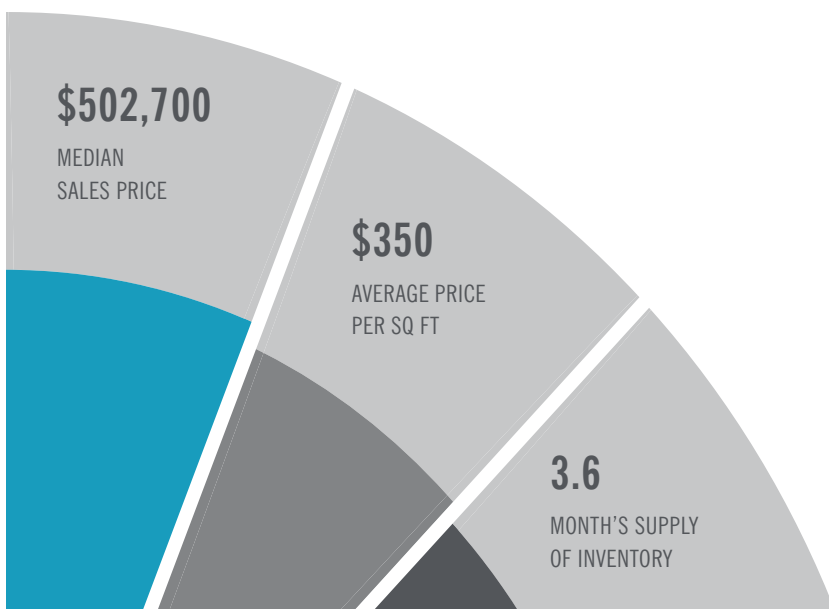
NATIONAL CITY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$417,000	\$481,750	\$480,000	\$502,700	20.6%
Average Price per Square Foot	\$331	\$300	\$327	\$350	n/a
Properties Sold	10	14	11	8	-20.0%
Properties Pending Sale	16	11	7	16	0.0%
Properties For Sale	51	26	23	29	-43.1%
Days on Market (Pending Sale)	27	13	34	13	-49.9%
Month's Supply of Inventory	3.2	2.4	3.3	3.6	13.7%
Percent Under Contract	31.4%	42.3%	30.4%	55.2%	75.9%
Average Median Price for Last 12 Months	\$436,542	\$454,617	\$429,233	\$456,919	4.5%

*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



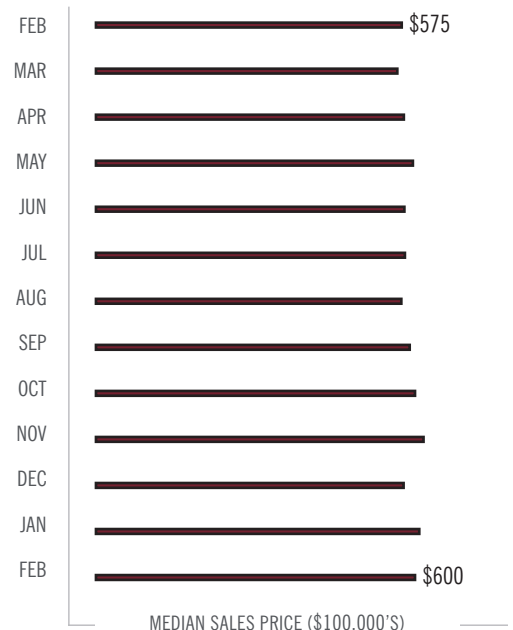
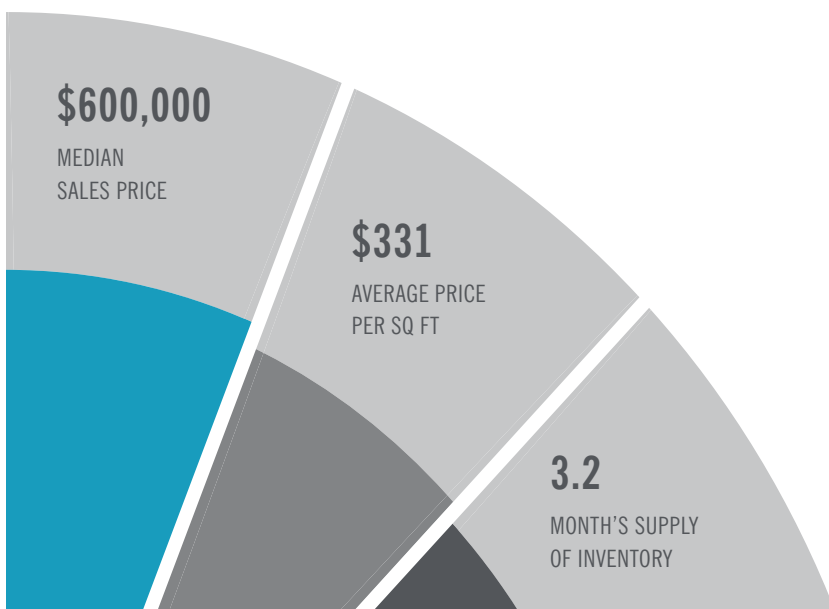
OCEANSIDE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$575,000	\$574,250	\$616,000	\$600,000	4.3%
Average Price per Square Foot	\$322	\$326	\$324	\$331	n/a
Properties Sold	85	132	100	68	-20.0%
Properties Pending Sale	86	121	98	125	45.3%
Properties For Sale	308	363	260	219	-28.9%
Days on Market (Pending Sale)	39	30	38	26	-34.2%
Month's Supply of Inventory	3.6	2.8	2.6	3.2	-11.1%
Percent Under Contract	27.9%	33.3%	37.7%	57.1%	104.4%
Average Median Price for Last 12 Months	\$1,125,816	\$598,750	\$595,500	\$588,036	-91.5%

*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

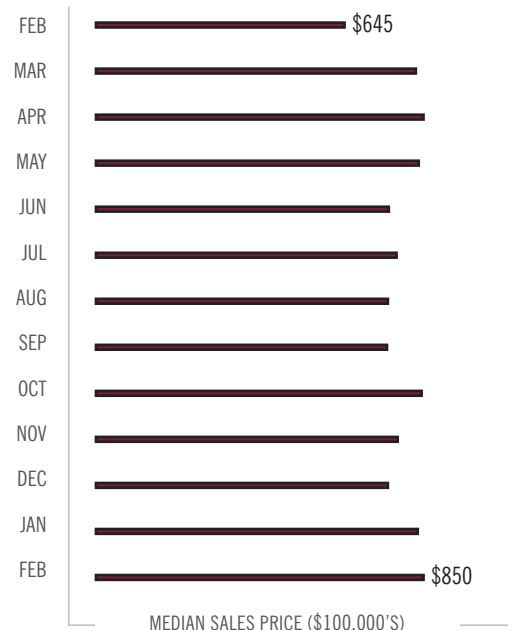
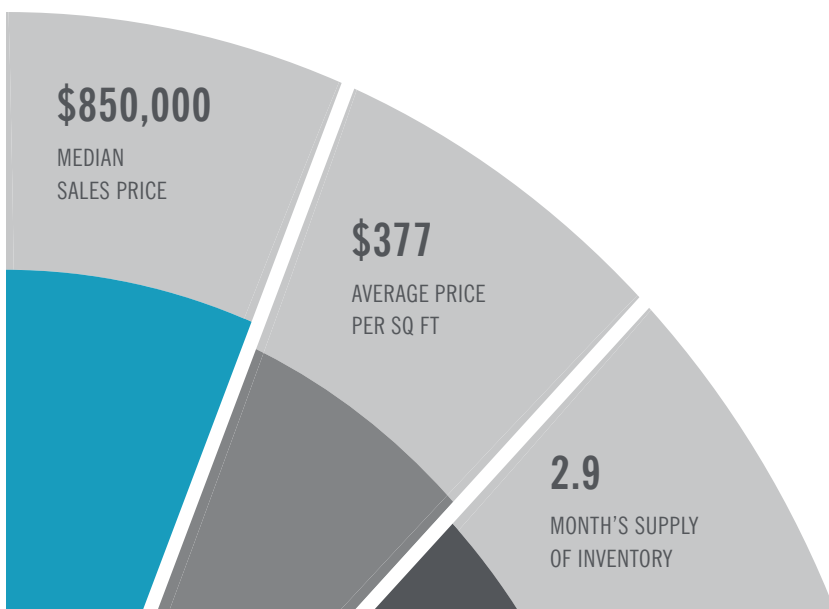


DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$645,000	\$757,500	\$783,000	\$850,000	31.8%
Average Price per Square Foot	\$378	\$375	\$366	\$377	n/a
Properties Sold	35	51	31	31	-11.4%
Properties Pending Sale	33	50	38	40	21.2%
Properties For Sale	138	163	120	89	-35.5%
Days on Market (Pending Sale)	37	52	41	21	-41.4%
Month's Supply of Inventory	3.9	3.2	3.9	2.9	-27.2%
Percent Under Contract	23.9%	30.7%	31.7%	44.9%	87.9%
Average Median Price for Last 12 Months	\$786,625	\$804,292	\$814,167	\$791,212	0.6%

*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



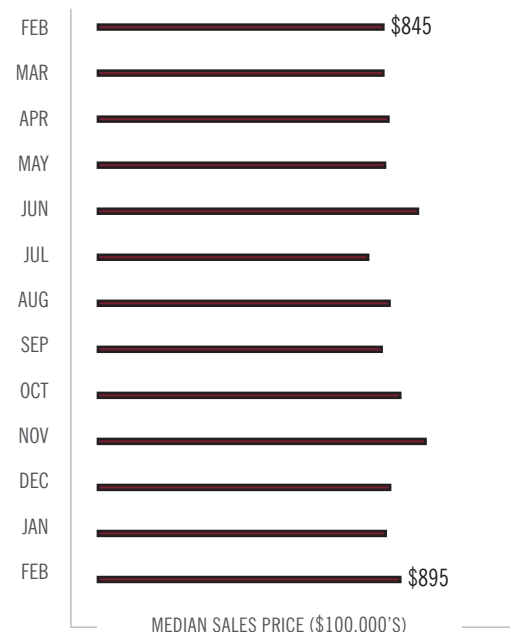
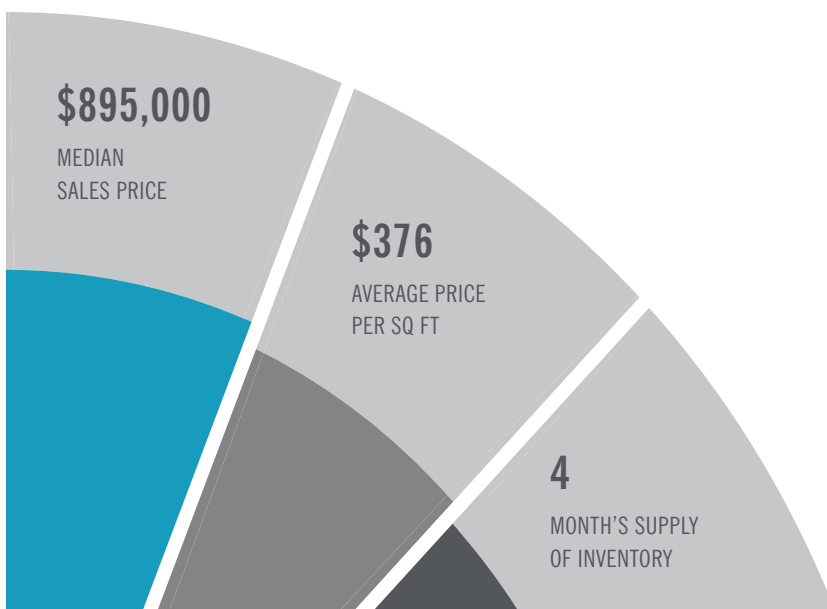
RANCHO BERNARDO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$845,000	\$863,250	\$970,000	\$895,000	5.9%
Average Price per Square Foot	\$361	\$395	\$396	\$376	n/a
Properties Sold	58	100	92	49	-15.5%
Properties Pending Sale	80	107	76	85	6.2%
Properties For Sale	310	352	217	197	-36.5%
Days on Market (Pending Sale)	39	41	49	33	-16.4%
Month's Supply of Inventory	4.2	4.3	5	4	-4.9%
Percent Under Contract	25.8%	30.4%	35.0%	43.1%	67.2%
Average Median Price for Last 12 Months	\$846,663	\$886,167	\$870,667	\$871,356	2.8%

*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



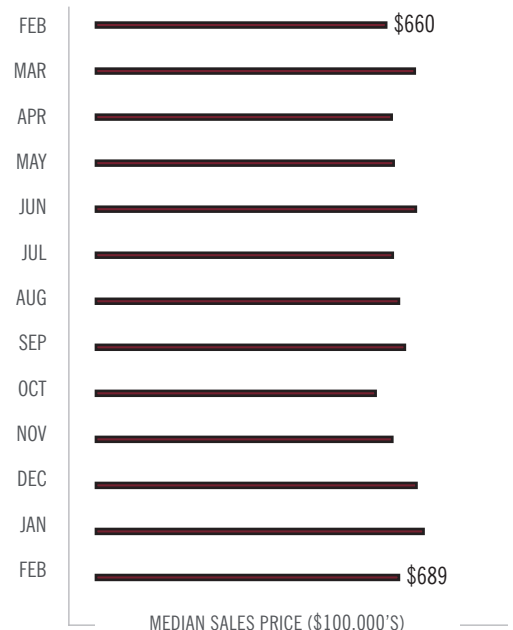
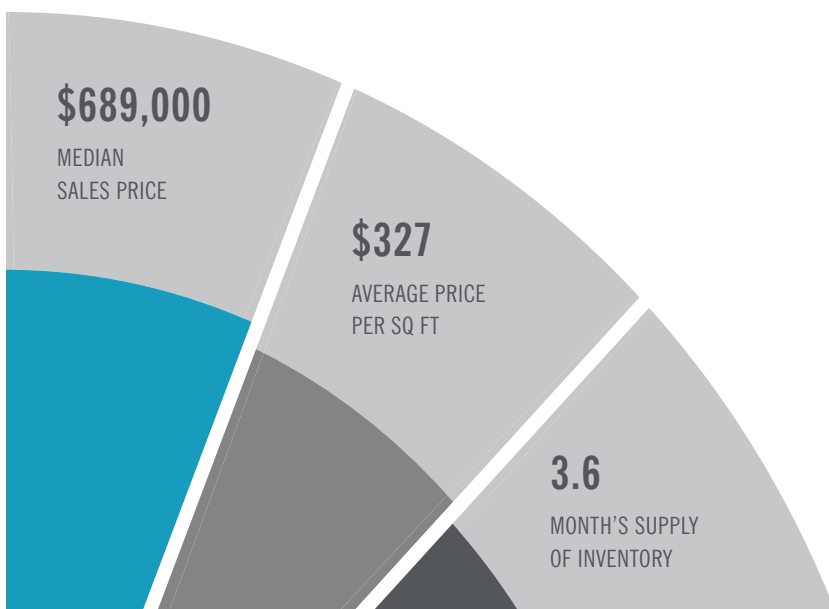
SAN MARCOS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$660,000	\$689,000	\$673,950	\$689,000	4.4%
Average Price per Square Foot	\$317	\$322	\$313	\$327	n/a
Properties Sold	59	85	62	35	-40.7%
Properties Pending Sale	77	62	56	64	-16.9%
Properties For Sale	219	259	175	125	-42.9%
Days on Market (Pending Sale)	40	30	46	31	-22.5%
Month's Supply of Inventory	3.7	3	2.8	3.6	-3.8%
Percent Under Contract	35.2%	23.9%	32.0%	51.2%	45.6%
Average Median Price for Last 12 Months	\$693,777	\$695,900	\$720,983	\$692,412	-0.2%

*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



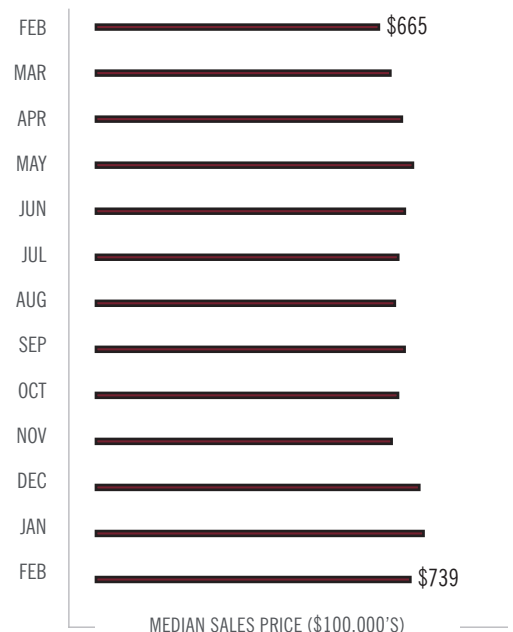
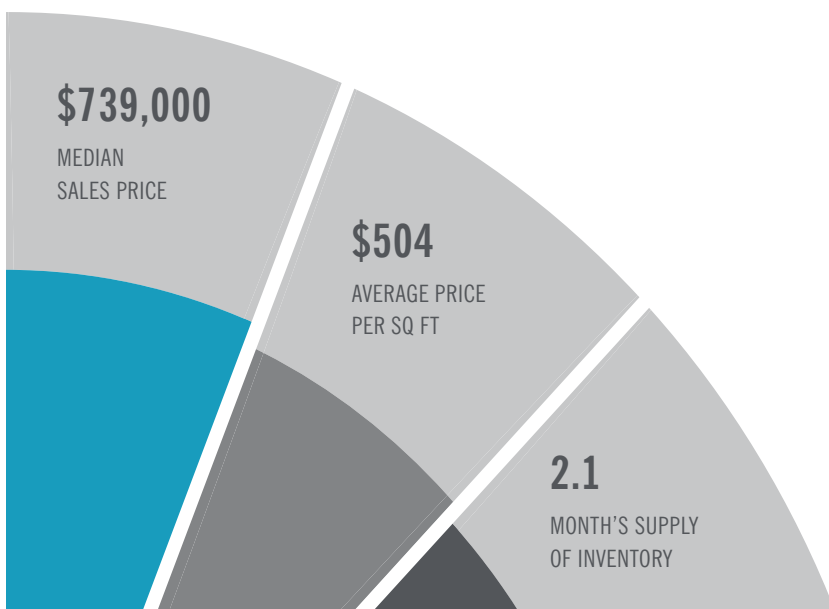
SAN DIEGO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$665,000	\$702,500	\$695,000	\$739,000	11.1%
Average Price per Square Foot	\$471	\$507	\$495	\$504	n/a
Properties Sold	59	75	55	52	-11.9%
Properties Pending Sale	65	86	56	63	-3.1%
Properties For Sale	174	207	132	108	-37.9%
Days on Market (Pending Sale)	21	33	24	17	-19.3%
Month's Supply of Inventory	2.9	2.8	2.4	2.1	-29.6%
Percent Under Contract	37.4%	41.5%	42.4%	58.3%	56.2%
Average Median Price for Last 12 Months	\$680,771	\$733,250	\$756,333	\$719,962	5.4%

*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

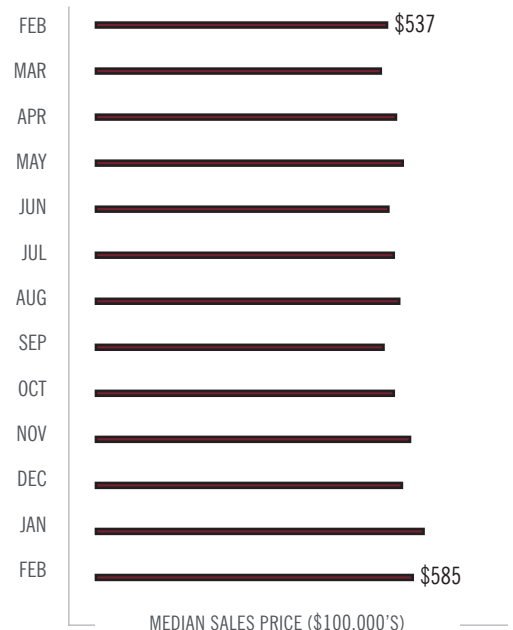
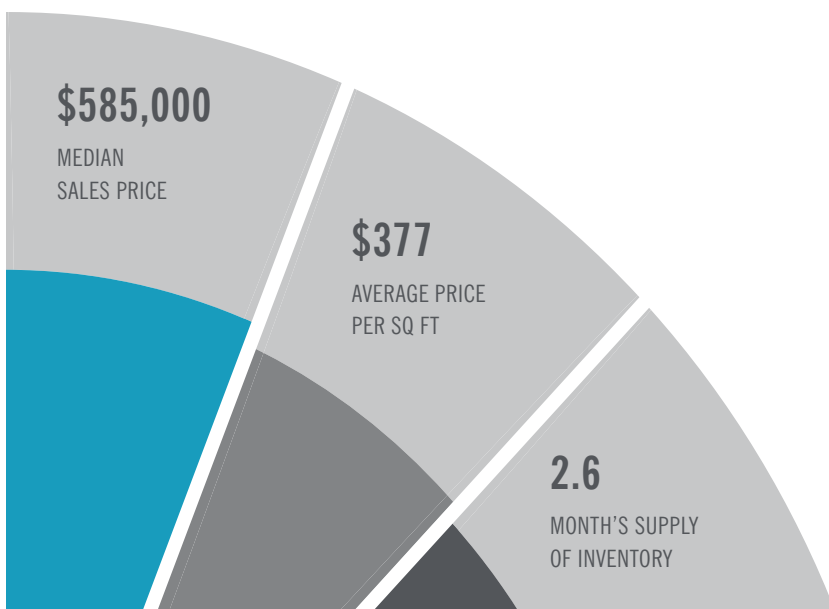


DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$537,450	\$560,000	\$579,950	\$585,000	8.8%
Average Price per Square Foot	\$326	\$342	\$342	\$377	n/a
Properties Sold	36	44	38	25	-30.6%
Properties Pending Sale	43	51	29	46	7.0%
Properties For Sale	116	109	77	66	-43.1%
Days on Market (Pending Sale)	31	27	18	24	-20.5%
Month's Supply of Inventory	3.2	2.5	2	2.6	-18.1%
Percent Under Contract	37.1%	46.8%	37.7%	69.7%	88.0%
Average Median Price for Last 12 Months	\$541,788	\$569,325	\$585,000	\$557,681	2.8%

*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



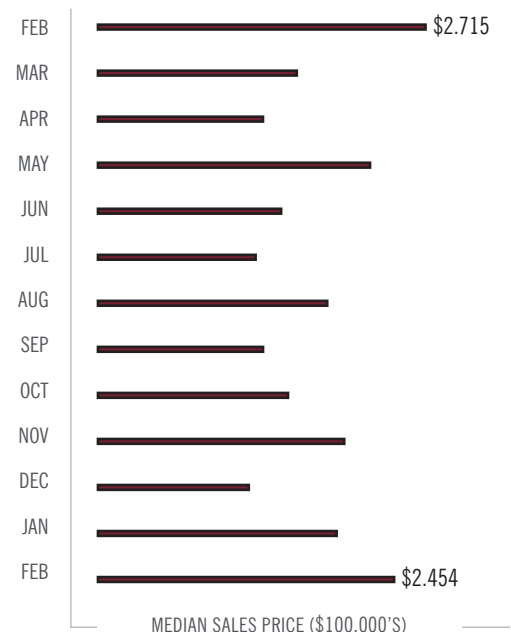
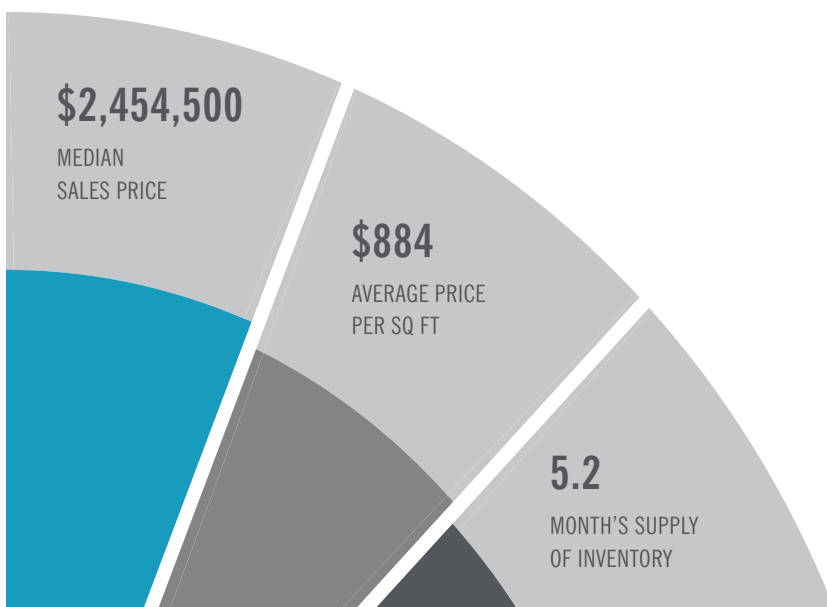
SOLANA BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$2,715,000	\$1,900,000	\$2,041,000	\$2,454,500	-9.6%
Average Price per Square Foot	\$814	\$703	\$1,102	\$884	n/a
Properties Sold	5	9	4	6	20.0%
Properties Pending Sale	8	11	9	11	37.5%
Properties For Sale	41	45	42	31	-24.4%
Days on Market (Pending Sale)	50	47	34	63	26.1%
Month's Supply of Inventory	8.2	5	10.5	5.2	-37.0%
Percent Under Contract	19.5%	24.4%	21.4%	35.5%	81.9%
Average Median Price for Last 12 Months	\$1,752,625	\$1,777,750	\$1,894,167	\$1,798,176	2.5%

*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



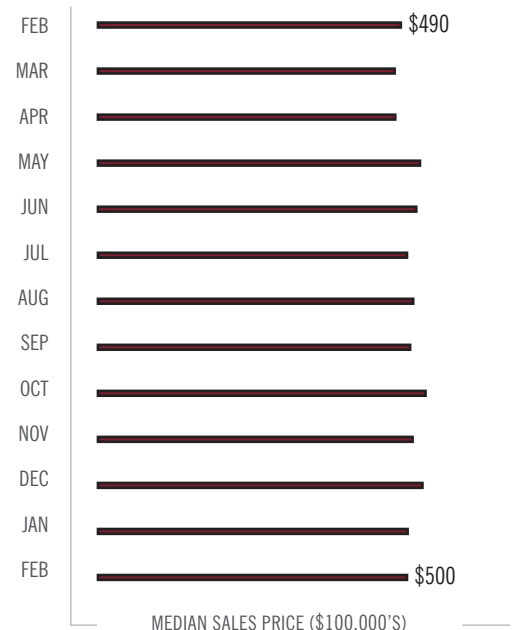
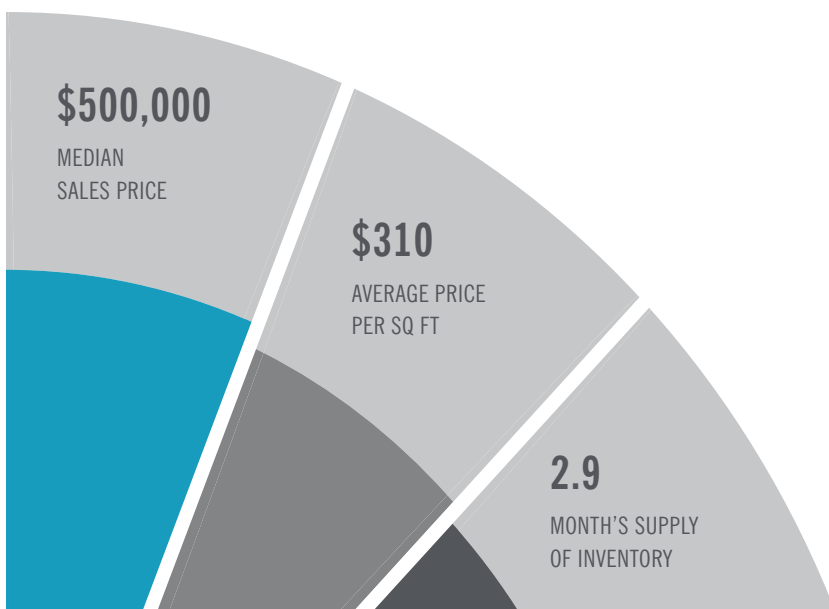
SPRING VALLEY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$490,000	\$510,000	\$509,000	\$500,000	2.0%
Average Price per Square Foot	\$299	\$288	\$302	\$310	n/a
Properties Sold	38	47	49	35	-7.9%
Properties Pending Sale	40	53	43	61	52.5%
Properties For Sale	139	144	114	101	-27.3%
Days on Market (Pending Sale)	31	36	31	31	-1.2%
Month's Supply of Inventory	3.7	3.1	2.3	2.9	-21.1%
Percent Under Contract	28.8%	36.8%	37.7%	60.4%	109.9%
Average Median Price for Last 12 Months	\$486,071	\$511,667	\$508,667	\$505,154	3.8%

*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

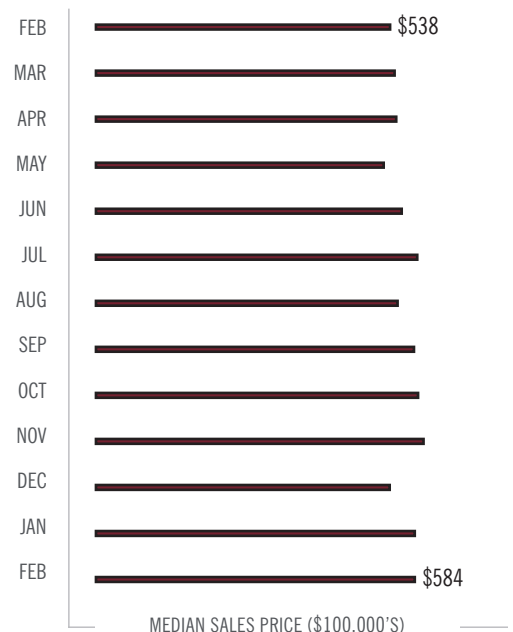
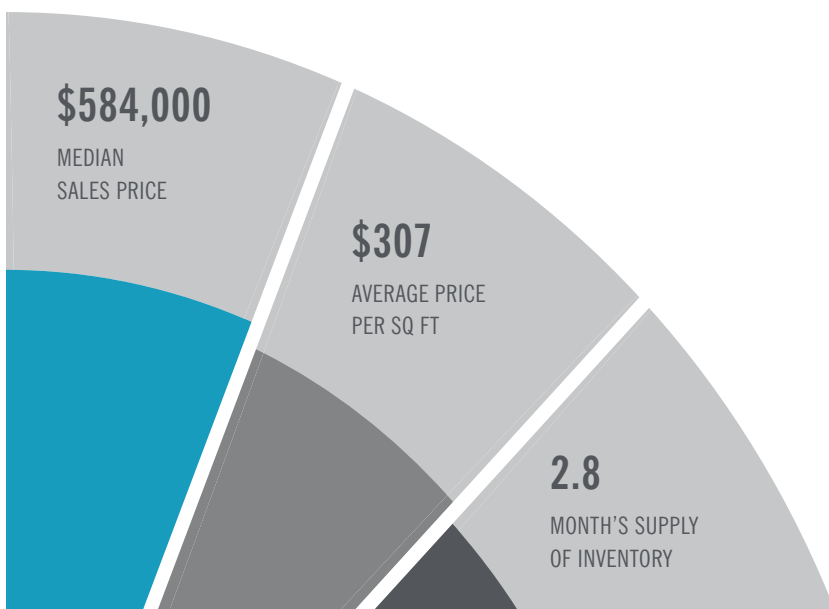


DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$538,750	\$552,450	\$600,000	\$584,000	8.4%
Average Price per Square Foot	\$327	\$297	\$304	\$307	n/a
Properties Sold	38	74	57	60	57.9%
Properties Pending Sale	70	98	58	75	7.1%
Properties For Sale	232	273	191	171	-26.3%
Days on Market (Pending Sale)	40	31	35	34	-15.7%
Month's Supply of Inventory	6.1	3.7	3.4	2.8	-53.3%
Percent Under Contract	30.2%	35.9%	30.4%	43.9%	45.4%
Average Median Price for Last 12 Months	\$555,721	\$579,742	\$568,650	\$564,781	1.6%

*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



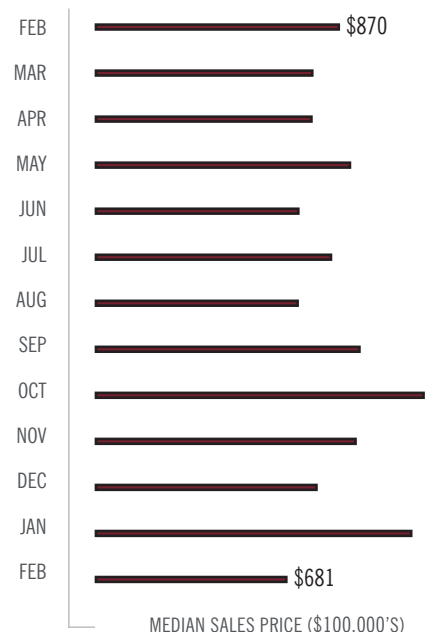
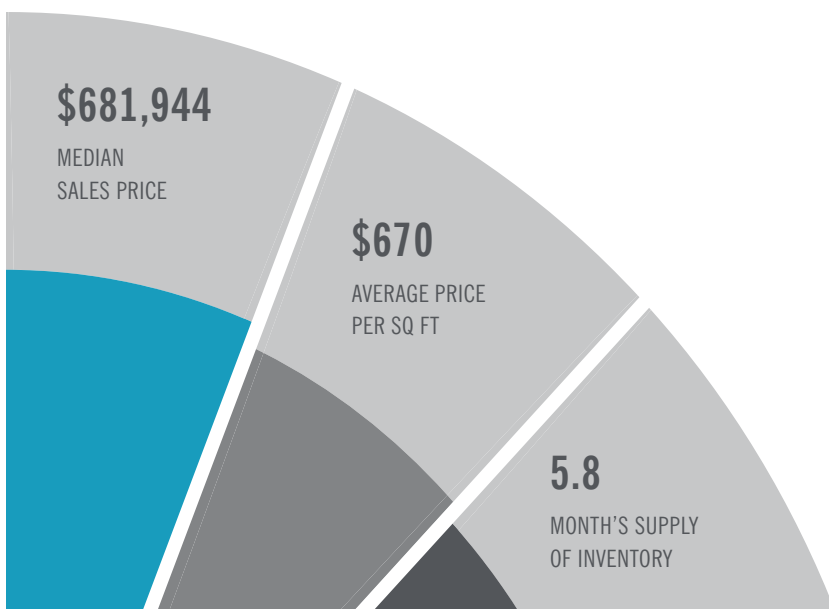
BEVERLY CENTER - MIRACLE MILE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$870,000	\$722,500	\$930,000	\$681,944	-21.6%
Average Price per Square Foot	\$643	\$633	\$688	\$670	4.2%
Properties Sold	11	6	9	4	-63.6%
Properties Pending Sale	7	12	11	8	14.3%
Properties For Sale	44	40	34	23	-47.7%
Days on Market (Pending Sale)	102	36	65	50	-51.1%
Month's Supply of Inventory	4	6.7	3.8	5.8	43.8%
Percent Under Contract	15.9%	30.0%	32.4%	34.8%	118.6%
Average Median Price for Last 12 Months	\$856,104	\$941,532	\$867,148	\$866,592	1.2%

*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



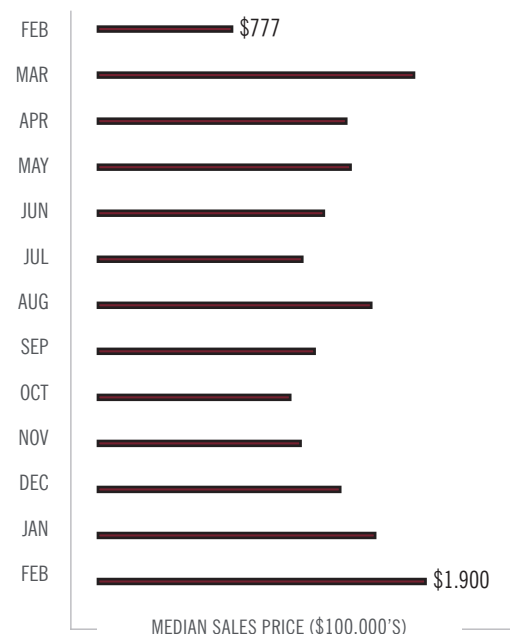
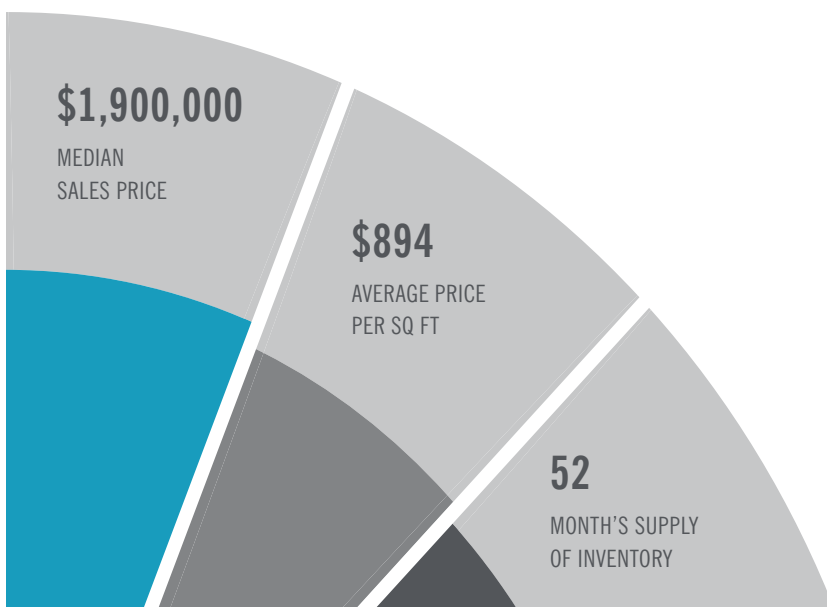
BEVERLY HILLS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$777,500	\$1,585,000	\$1,175,000	\$1,900,000	144.4%
Average Price per Square Foot	\$719	\$672	\$614	\$894	24.3%
Properties Sold	4	5	5	1	-75.0%
Properties Pending Sale	8	3	13	4	-50.0%
Properties For Sale	59	64	79	52	-11.9%
Days on Market (Pending Sale)	59	70	49	56	-5.1%
Month's Supply of Inventory	14.8	12.8	15.8	52	252.5%
Percent Under Contract	13.6%	4.7%	16.5%	7.7%	-43.3%
Average Median Price for Last 12 Months	\$1,201,672	\$1,409,867	\$1,637,567	\$1,388,823	15.6%

*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



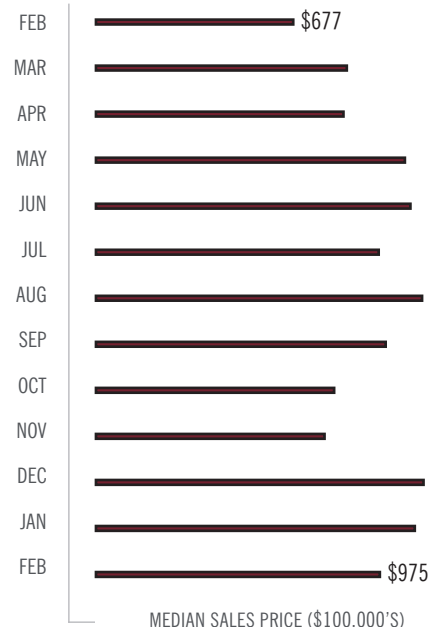
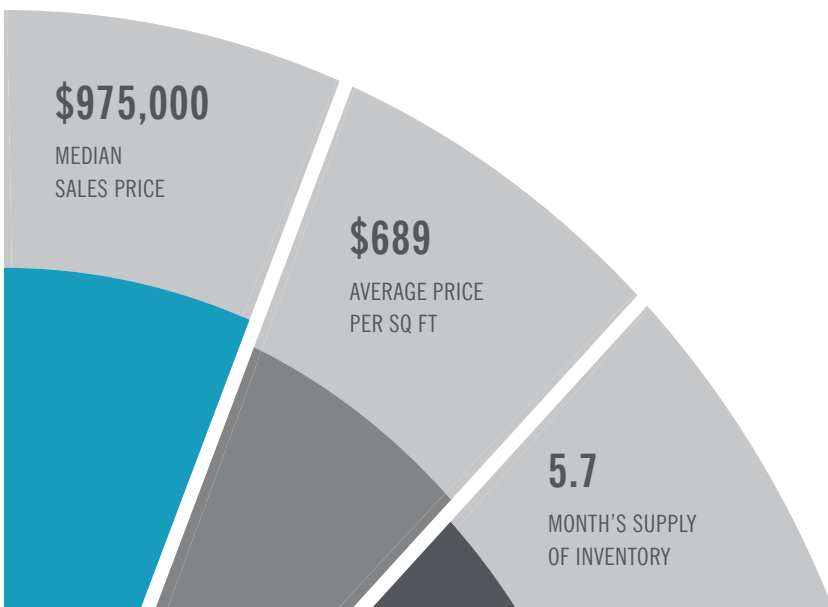
BRENTWOOD

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$677,500	\$1,120,000	\$785,000	\$975,000	43.9%
Average Price per Square Foot	\$617	\$692	\$682	\$689	11.7%
Properties Sold	8	19	7	10	25.0%
Properties Pending Sale	13	16	14	10	-23.1%
Properties For Sale	63	77	66	57	-9.5%
Days on Market (Pending Sale)	47	26	77	24	-49.7%
Month's Supply of Inventory	7.9	4.1	9.4	5.7	-27.6%
Percent Under Contract	20.6%	20.8%	21.2%	17.5%	-15.0%
Average Median Price for Last 12 Months	\$969,977	\$965,500	\$1,065,000	\$954,923	-1.6%

*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



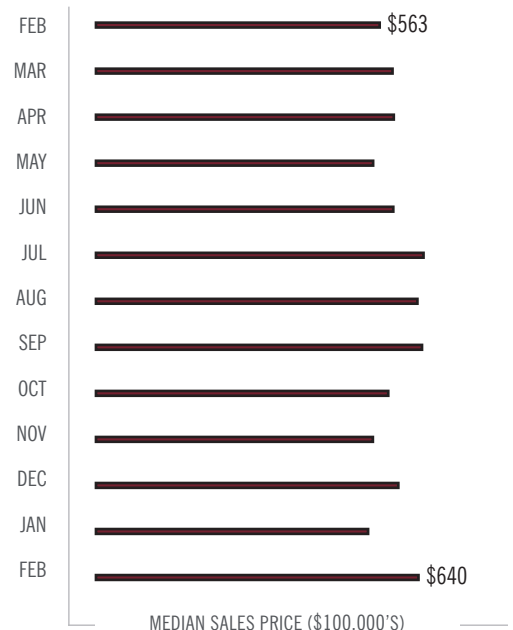
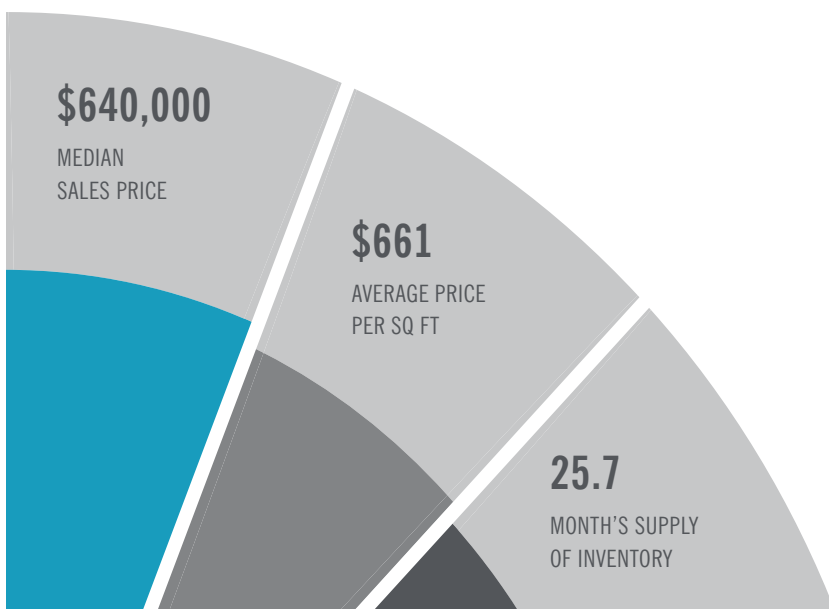
CULVER CITY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$563,000	\$637,875	\$549,500	\$640,000	13.7%
Average Price per Square Foot	\$588	\$630	\$543	\$661	12.4%
Properties Sold	10	14	12	15	50.0%
Properties Pending Sale	19	10	7	17	-10.5%
Properties For Sale	42	32	27	28	-33.3%
Days on Market (Pending Sale)	71	23	46	25	-65.3%
Month's Supply of Inventory	26.9	20.5	39.8	25.7	-4.5%
Percent Under Contract	45.2%	31.2%	25.9%	60.7%	34.2%
Average Median Price for Last 12 Months	\$566,896	\$592,750	\$593,333	\$594,375	4.8%

*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



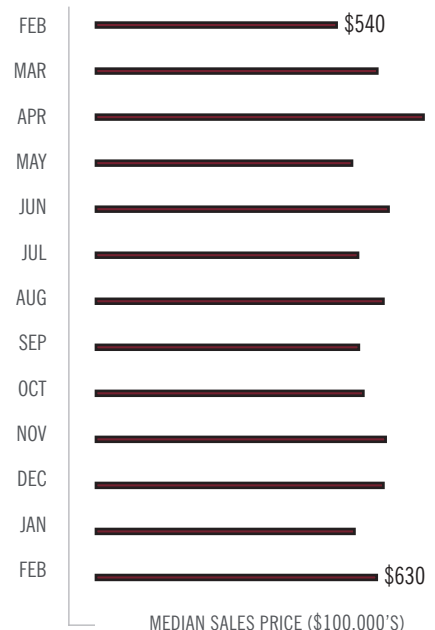
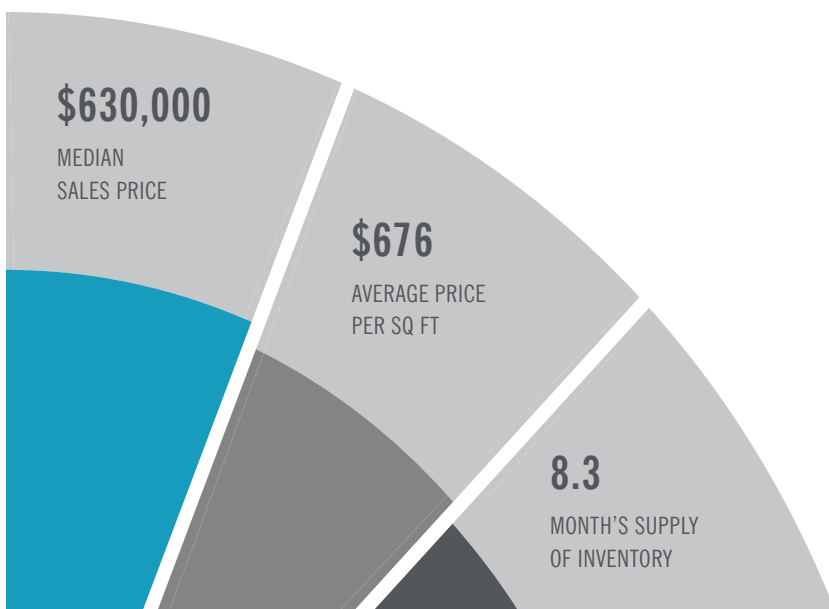
DOWNTOWN

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$540,000	\$645,000	\$650,000	\$630,000	16.7%
Average Price per Square Foot	\$526	\$668	\$794	\$676	28.5%
Properties Sold	25	29	27	31	24.0%
Properties Pending Sale	33	37	24	45	36.4%
Properties For Sale	261	332	280	257	-1.5%
Days on Market (Pending Sale)	84	58	67	51	-39.5%
Month's Supply of Inventory	10.4	11.4	10.4	8.3	-20.6%
Percent Under Contract	12.6%	11.1%	8.6%	17.5%	38.5%
Average Median Price for Last 12 Months	\$628,653	\$615,813	\$618,333	\$620,394	-1.3%

*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



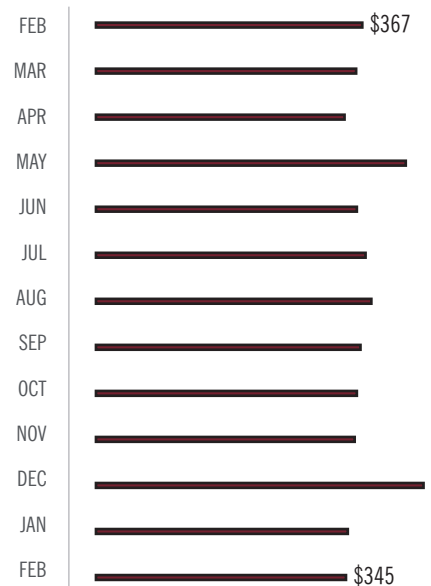
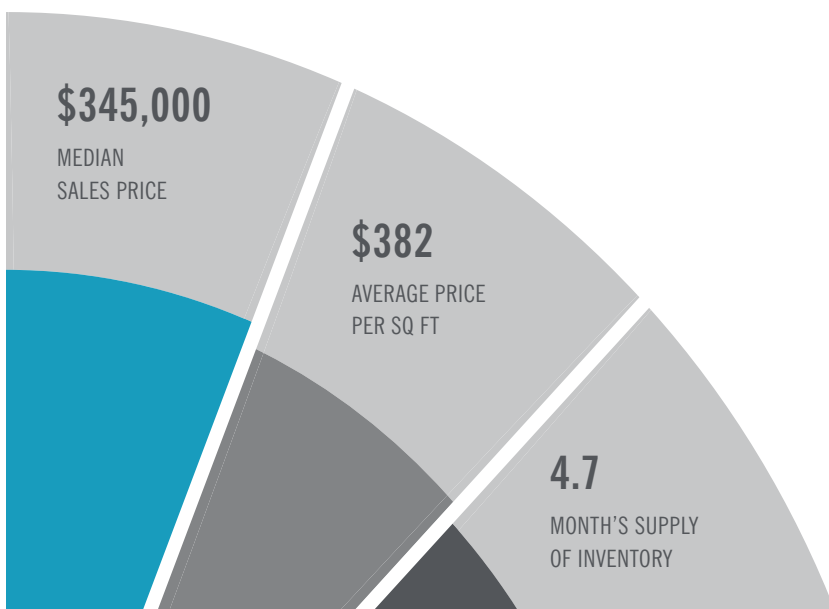
ENCINO

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$367,500	\$380,000	\$357,000	\$345,000	-6.1%
Average Price per Square Foot	\$370	\$349	\$349	\$382	3.2%
Properties Sold	10	17	14	11	10.0%
Properties Pending Sale	8	12	12	18	125.0%
Properties For Sale	66	69	50	52	-21.2%
Days on Market (Pending Sale)	79	30	90	51	-35.4%
Month's Supply of Inventory	6.6	4.1	3.6	4.7	-28.4%
Percent Under Contract	12.1%	17.4%	24.0%	34.6%	185.6%
Average Median Price for Last 12 Months	\$402,933	\$371,083	\$381,500	\$371,962	-7.7%

*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



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

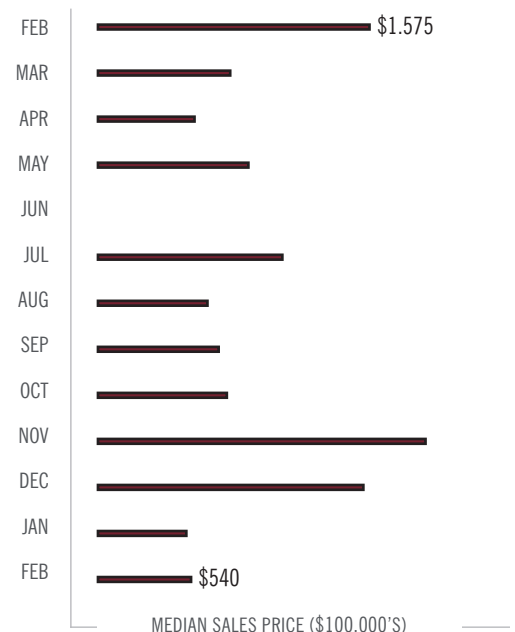
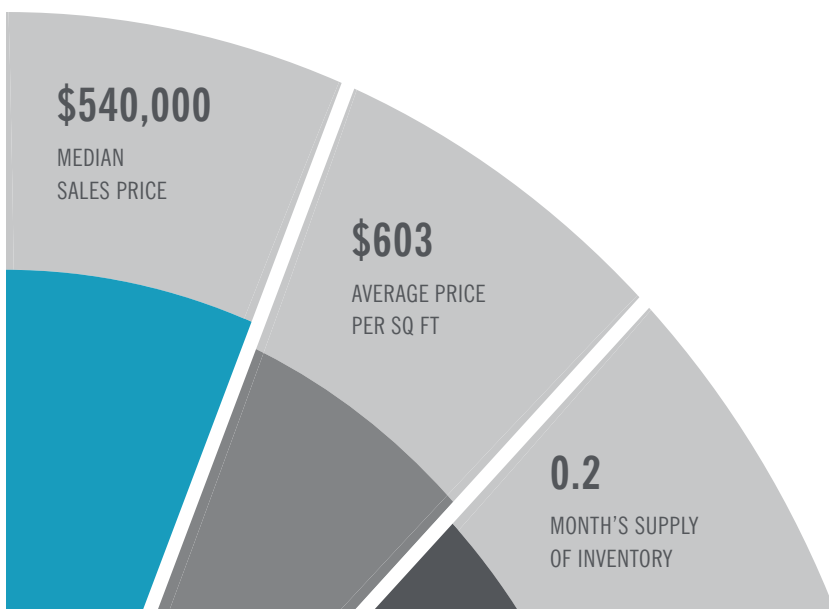
MALIBU

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,575,000	\$635,000	\$1,900,000	\$540,000	-65.7%
Average Price per Square Foot	\$1,050	\$760	\$1,280	\$603	-42.6%
Properties Sold	1	3	1	1	0.0%
Properties Pending Sale	3	3	0	4	33.3%
Properties For Sale	28	24	24	21	-25.0%
Days on Market (Pending Sale)	83	129	0	92	11.1%
Month's Supply of Inventory	28	8	24	0.2	-99.2%
Percent Under Contract	10.7%	12.5%	0.0%	19.0%	77.8%
Average Median Price for Last 12 Months	\$1,215,592	\$989,896	\$863,959	\$951,531	-21.7%

*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



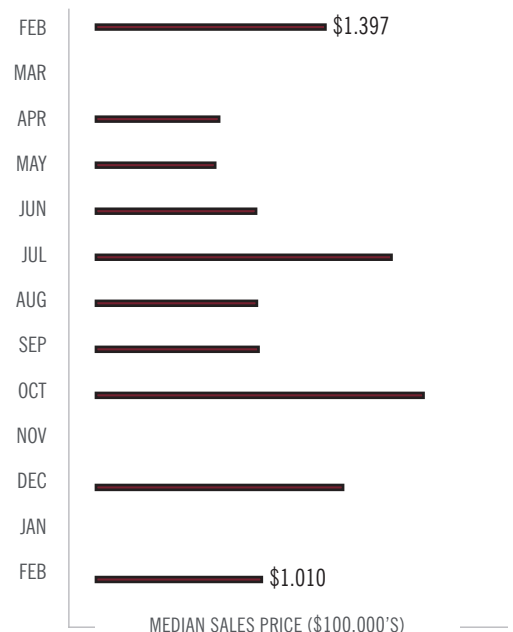
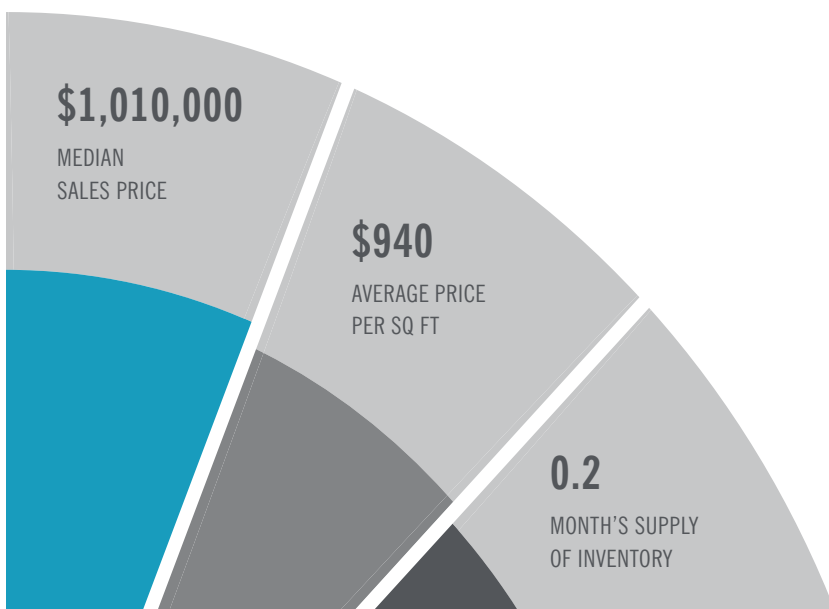
MALIBU BEACH

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,397,500	\$980,000	\$0	\$1,010,000	-27.7%
Average Price per Square Foot	\$1,767	\$1,493	\$0	\$940	-46.8%
Properties Sold	2	3	0	1	-50.0%
Properties Pending Sale	0	1	1	4	n/a
Properties For Sale	14	28	20	16	14.3%
Days on Market (Pending Sale)	0	79	54	82	n/a
Month's Supply of Inventory	7	9.3	n/a	0.2	-97.2%
Percent Under Contract	0.0%	3.6%	5.0%	25.0%	n/a
Average Median Price for Last 12 Months	\$1,177,123	\$1,375,000	\$1,257,500	\$1,212,850	3.0%

*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



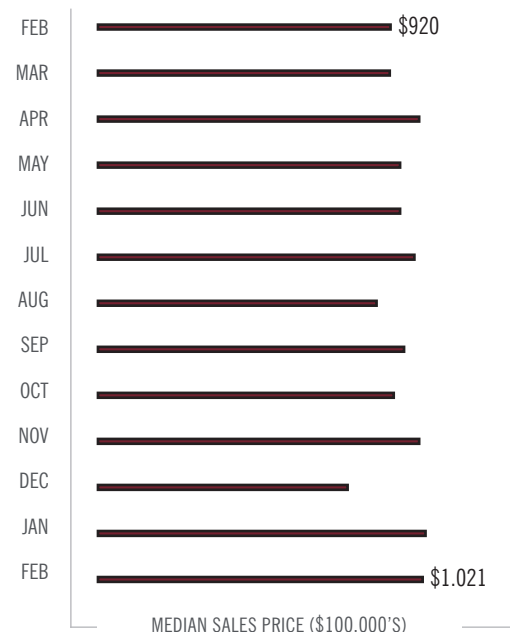
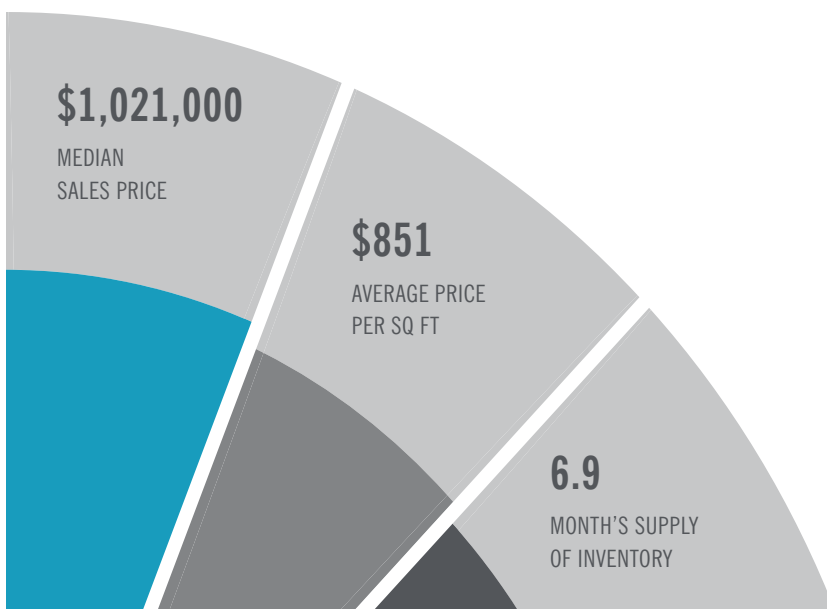
MARINA DEL REY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$920,000	\$876,000	\$1,010,000	\$1,021,000	11.0%
Average Price per Square Foot	\$667	\$797	\$770	\$851	27.6%
Properties Sold	12	25	14	13	8.3%
Properties Pending Sale	19	24	14	18	-5.3%
Properties For Sale	112	107	88	90	-19.6%
Days on Market (Pending Sale)	55	50	48	32	-42.4%
Month's Supply of Inventory	9.3	4.3	6.3	6.9	-25.8%
Percent Under Contract	17.0%	22.4%	15.9%	20.0%	17.9%
Average Median Price for Last 12 Months	\$1,019,787	\$956,417	\$945,333	\$950,538	-6.8%

*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



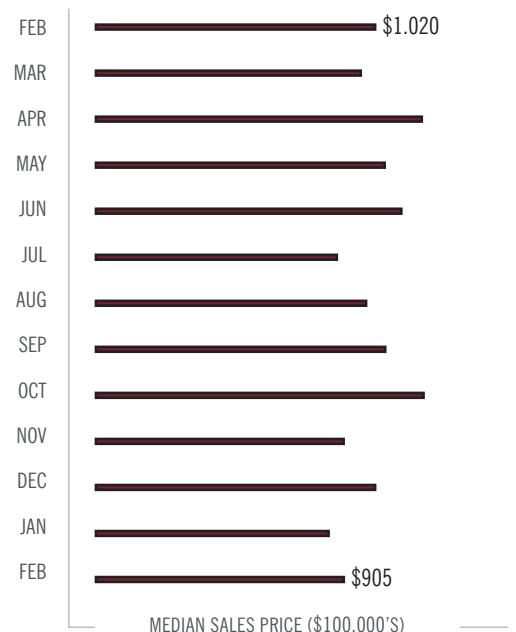
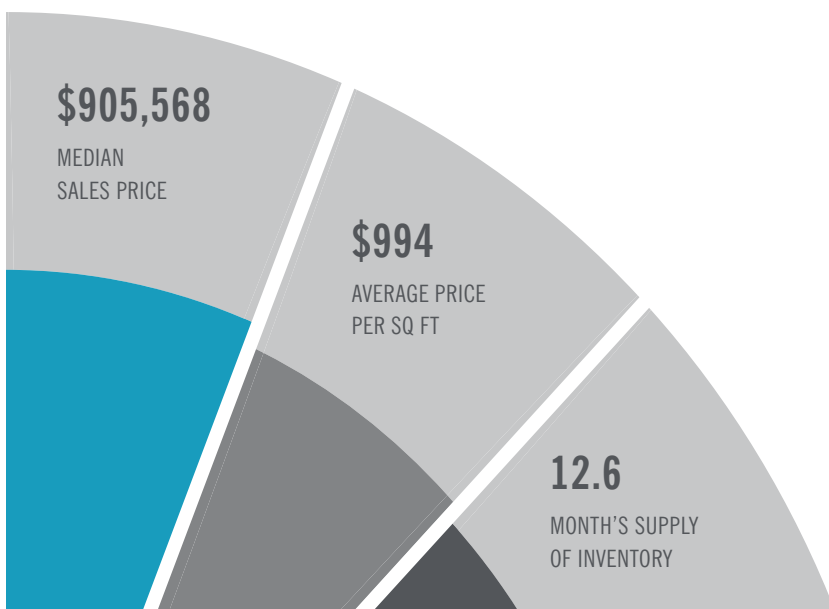
SANTA MONICA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$1,020,000	\$987,000	\$905,000	\$905,568	-11.2%
Average Price per Square Foot	\$1,255	\$876	\$993	\$994	-20.8%
Properties Sold	15	19	23	10	-33.3%
Properties Pending Sale	21	21	15	28	33.3%
Properties For Sale	118	136	121	126	6.8%
Days on Market (Pending Sale)	44	50	56	34	-21.8%
Month's Supply of Inventory	7.9	7.2	5.3	12.6	60.2%
Percent Under Contract	17.8%	15.4%	12.4%	22.2%	24.9%
Average Median Price for Last 12 Months	\$1,044,333	\$989,088	\$925,189	\$1,011,560	-3.1%

*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



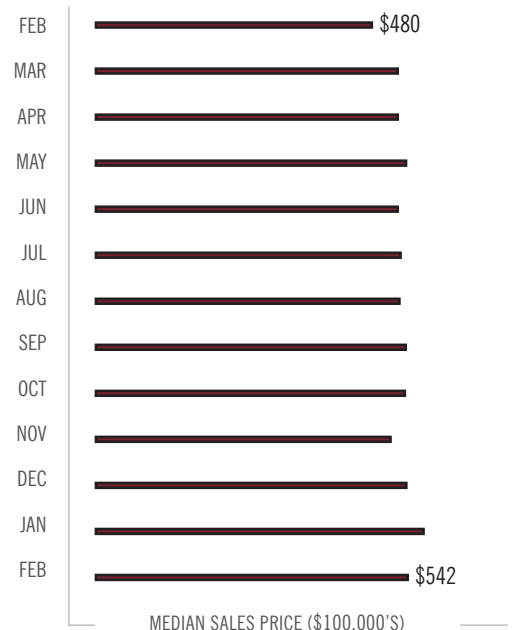
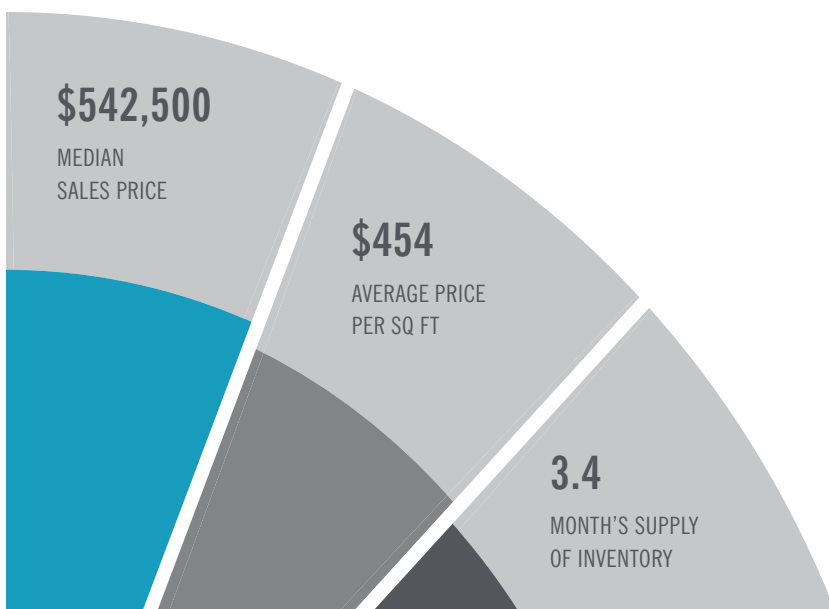
SHERMAN OAKS

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$480,000	\$528,000	\$512,500	\$542,500	13.0%
Average Price per Square Foot	\$420	\$446	\$443	\$454	8.1%
Properties Sold	13	21	16	19	46.2%
Properties Pending Sale	7	20	22	28	300.0%
Properties For Sale	57	93	76	65	14.0%
Days on Market (Pending Sale)	55	52	62	36	-34.9%
Month's Supply of Inventory	4.4	4.4	4.8	3.4	-22.0%
Percent Under Contract	12.3%	21.5%	28.9%	43.1%	250.8%
Average Median Price for Last 12 Months	\$540,975	\$540,250	\$550,833	\$530,308	-2.0%

*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



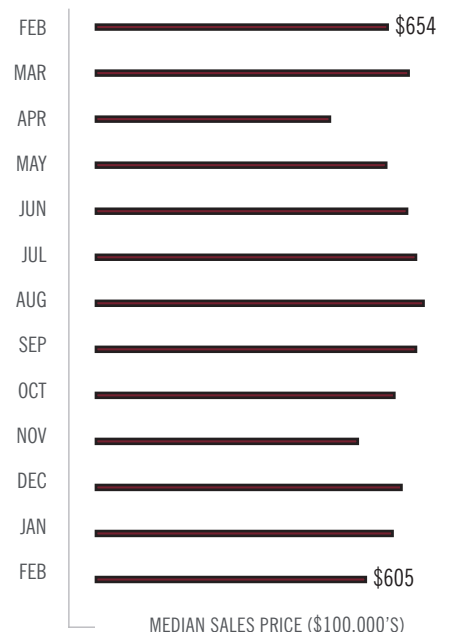
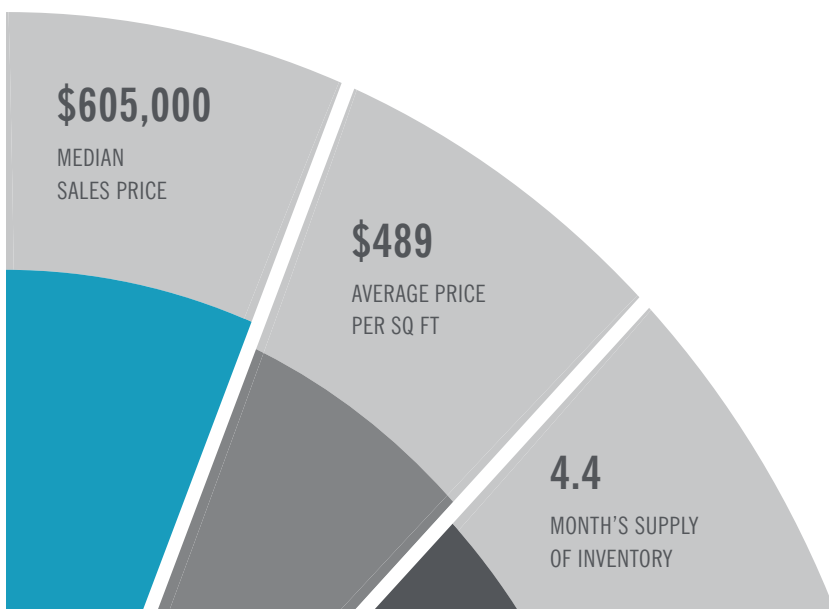
STUDIO CITY

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$654,000	\$734,500	\$587,000	\$605,000	-7.5%
Average Price per Square Foot	\$479	\$506	\$459	\$489	2.1%
Properties Sold	7	14	8	7	0.0%
Properties Pending Sale	10	12	10	11	10.0%
Properties For Sale	46	34	28	31	-32.6%
Days on Market (Pending Sale)	57	67	50	14	-75.0%
Month's Supply of Inventory	6.6	2.4	3.5	4.4	-32.6%
Percent Under Contract	21.7%	35.3%	35.7%	35.5%	63.2%
Average Median Price for Last 12 Months	\$674,135	\$654,750	\$651,667	\$662,173	-1.8%

*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



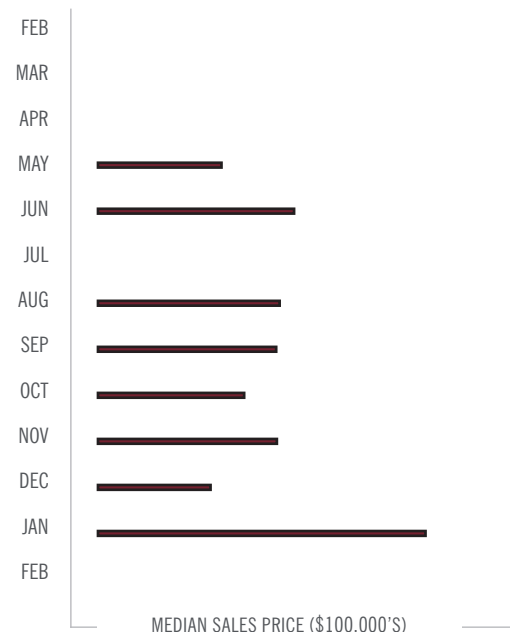
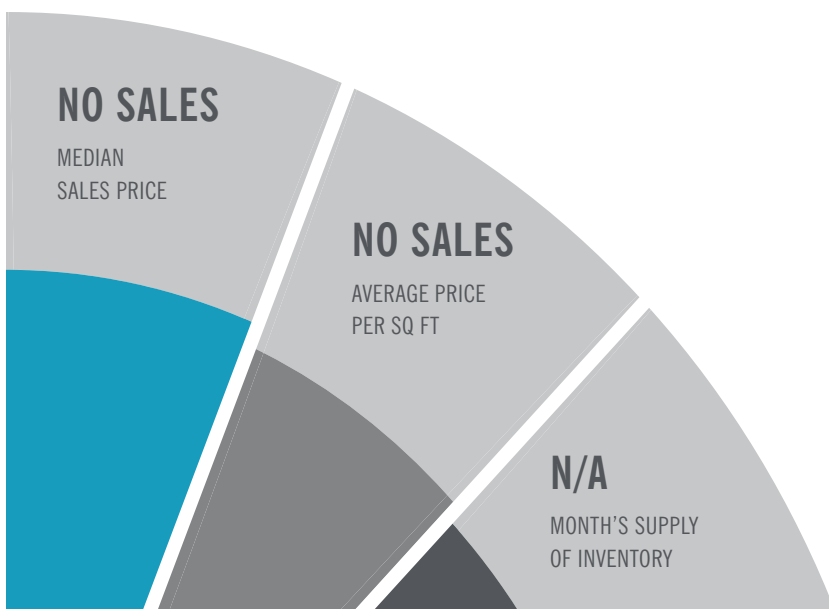
VENICE

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$0	\$1,320,000	\$1,300,000	\$0	n/a
Average Price per Square Foot	\$0	\$800	\$935	\$0	n/a
Properties Sold	0	3	1	0	n/a
Properties Pending Sale	0	1	2	3	n/a
Properties For Sale	9	14	10	15	66.7%
Days on Market (Pending Sale)	0	61	64	26	n/a
Month's Supply of Inventory	n/a	4.7	10	n/a	n/a
Percent Under Contract	0.0%	7.1%	20.0%	20.0%	n/a
Average Median Price for Last 12 Months	\$1,385,068	\$1,371,050	\$1,599,000	\$1,312,219	-5.3%

*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



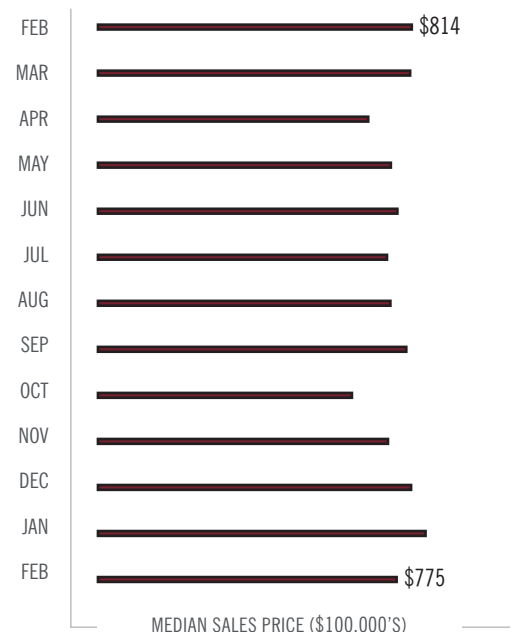
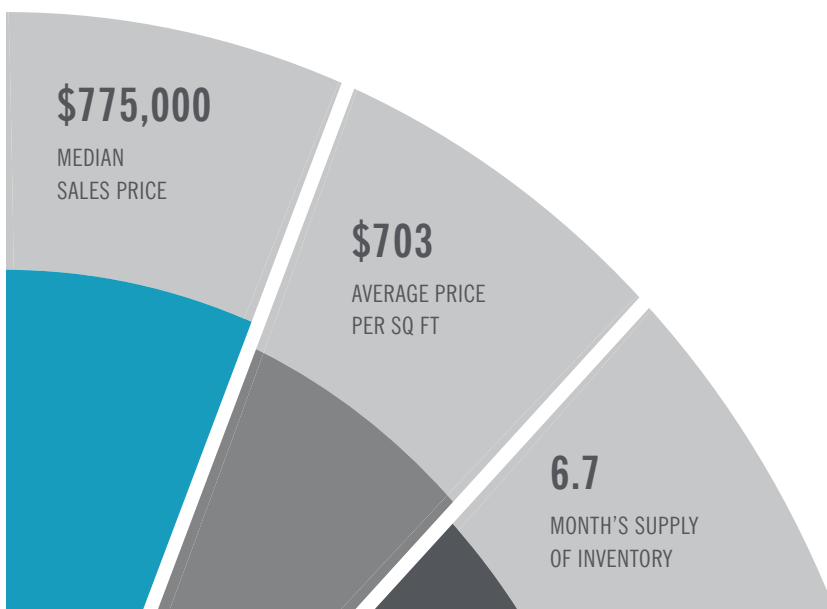
WEST HOLLYWOOD

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$814,325	\$758,750	\$752,500	\$775,000	-4.8%
Average Price per Square Foot	\$709	\$719	\$738	\$703	-0.8%
Properties Sold	8	34	21	17	112.5%
Properties Pending Sale	28	27	25	25	-10.7%
Properties For Sale	155	134	146	114	-26.5%
Days on Market (Pending Sale)	44	55	74	33	-24.8%
Month's Supply of Inventory	19.4	3.9	7	6.7	-65.4%
Percent Under Contract	18.1%	20.1%	17.1%	21.9%	21.4%
Average Median Price for Last 12 Months	\$773,860	\$774,833	\$812,500	\$770,790	-0.4%

*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



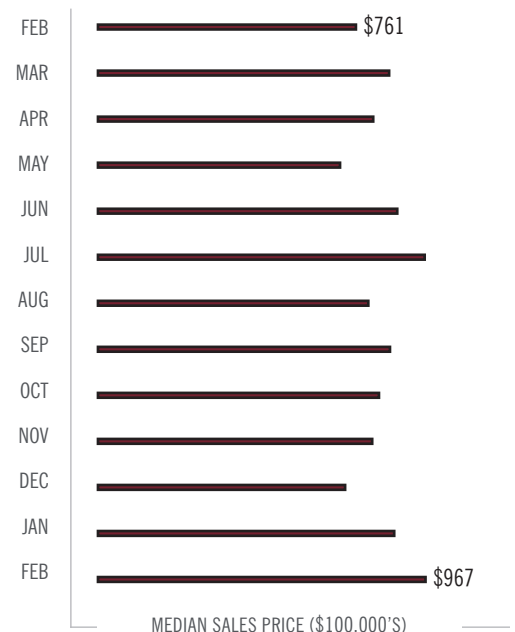
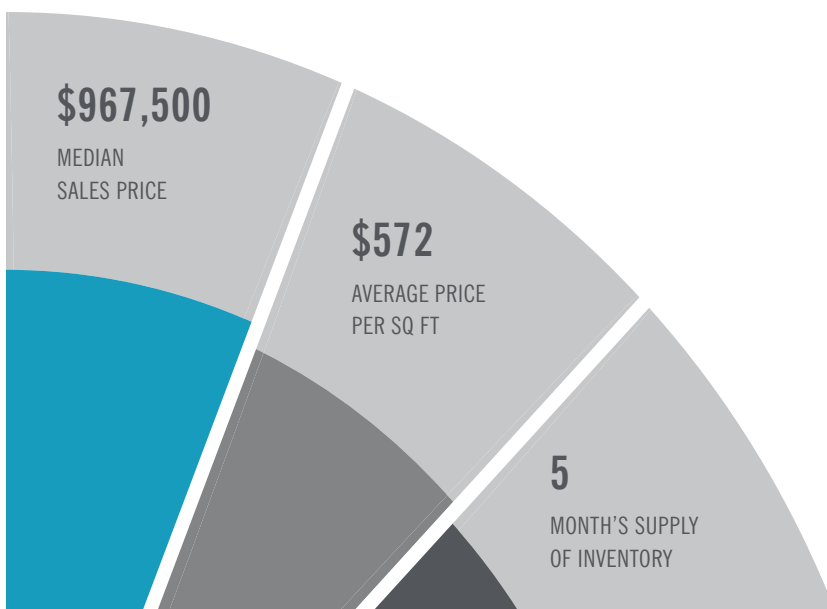
WEST LA

DATA*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$761,900	\$798,500	\$810,000	\$967,500	27.0%
Average Price per Square Foot	\$607	\$694	\$671	\$572	-5.8%
Properties Sold	6	8	11	4	-33.3%
Properties Pending Sale	6	13	6	6	0.0%
Properties For Sale	34	51	33	20	-41.2%
Days on Market (Pending Sale)	44	50	27	53	21.8%
Month's Supply of Inventory	5.7	6.4	3	5	-11.8%
Percent Under Contract	17.6%	25.5%	18.2%	30.0%	70.0%
Average Median Price for Last 12 Months	\$832,781	\$845,833	\$857,500	\$836,338	0.4%

*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*

	FEB 2019	6 MONTH	3 MONTH	FEB 2020	% CHANGE
Median Price	\$850,000	\$828,630	\$1,025,000	\$990,000	16.5%
Average Price per Square Foot	\$820	\$836	\$712	\$788	-3.9%
Properties Sold	23	42	27	33	43.5%
Properties Pending Sale	32	40	42	50	56.2%
Properties For Sale	253	307	283	256	1.2%
Days on Market (Pending Sale)	49	58	76	53	6.5%
Month's Supply of Inventory	11	7.3	10.5	7.8	-29.5%
Percent Under Contract	12.6%	13.0%	14.8%	19.5%	54.4%
Average Median Price for Last 12 Months	\$974,844	\$1,001,583	\$1,018,333	\$952,834	-2.3%

*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

