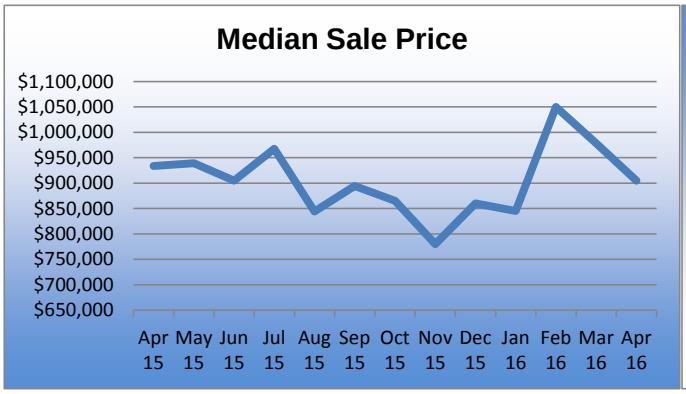
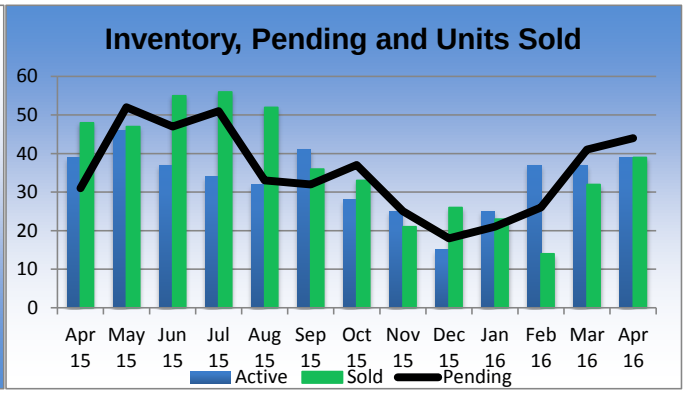
Dublin: Detached Single-Family Homes — April 2016

Market Activity Summary:

- Inventory: 39 units were listed for sale as of the last day of April - approximately 1 month of inventory.
- Sales Activity: 39 single-family detached units were sold during April.
- Median Sales Price: $904,880 during April.
- Days-on-Market (DOM) year-to-date is approximately 21 days.
- Average sales price was 102.83% of the average list price during April.





Monthly Market Activity

	Active	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Apr 15	39	31	48	1.1	$954,797	$933,840	$983,348	11	$394	$407	102.99%
May 15	46	52	47	1.1	$982,717	$939,413	$1,001,195	28	$383	$391	101.88%
Jun 15	37	47	55	0.8	$933,375	$905,000	$960,910	12	$410	$424	102.95%
Jul 15	34	51	56	0.8	$964,450	$967,500	$975,388	25	$413	$420	101.13%
Aug 15	32	33	52	0.7	$925,920	$844,000	$933,986	16	$429	$435	100.87%
Sep 15	41	32	36	1.0	$917,610	$894,500	$925,834	19	$418	$423	100.90%
Oct 15	28	37	33	0.7	$907,452	$865,000	$912,276	23	$449	$453	100.53%
Nov 15	25	25	21	0.8	$889,437	$780,000	$891,871	26	$419	$421	100.27%
Dec 15	15	18	26	0.5	$889,973	$860,000	$898,038	24	$432	$438	100.91%
Jan 16	25	21	23	1.0	$905,745	$845,000	$900,106	34	$415	$412	99.38%
Feb 16	37	26	14	1.6	$1,025,607	$1,050,000	$1,032,250	27	$408	$411	100.65%
Mar 16	37	41	32	1.4	$1,015,235	$978,430	$1,031,086	22	$404	$412	101.56%
Apr 16	39	44	39	1.2	$948,465	$904,880	$975,293	21	$443	$457	102.83%

Market Trends

Month to Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Apr 16	39	-18.75%	$948,465	-0.66%	$904,880	-3.10%	$975,293	-0.82%	21	83.14%	102.83%
Apr 15	48	17.07%	$954,797	5.24%	$933,840	7.34%	$983,348	7.59%	11	-62.78%	102.99%
Apr 14	41	28.13%	$907,237	36.76%	$870,000	30.31%	$914,015	29.03%	30	230.78%	100.75%

Sales Activity & Price Trends

Price Range	2016 units sold	2015 units sold	2014 units sold	2013 units sold	2012 units sold
< 300k			1	2	2
$300k-399k				7	11
$400k-499k				13	28
$500k-599k		2	15	21	23
$600k-699k	8	20	31	17	17
$700k-799k	21	28	19	16	14
$800k-899k	25	21	23	10	6
$900k-999k	16	21	10	6	4
$1m-1.49m	40	44	27	9	4
$1.5m-1.99m	3	5	3		
$2m +					
Totals:	113	141	129	101	109

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