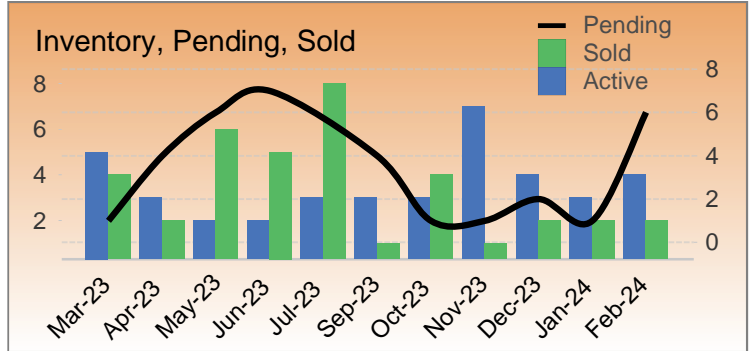
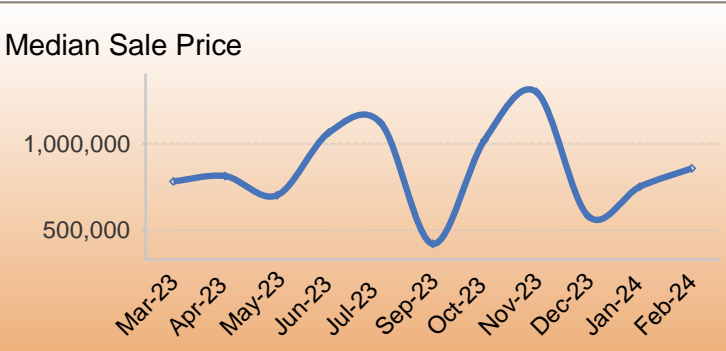


Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of February - approximately 2.0 months of inventory.
- Sales Activity: 2 units were sold during February,
- Median Sales Price: \$857,500 during February
- Average price per sq.ft. in February was \$680
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 101% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-24	4	6	2	2.0	\$847,499	\$857,500	\$857,500	13	\$601	\$680	101%
Jan-24	3	1	2	1.8	\$743,750	\$752,475	\$752,475	22	\$531	\$600	101%
Dec-23	4	2	2	1.7	\$584,500	\$582,500	\$582,500	11	\$523	\$661	99%
Nov-23	7	1	1	3.5	\$1,290,000	\$1,300,000	\$1,300,000	8	\$563	\$558	101%
Oct-23	3	1	4	1.8	\$1,052,000	\$1,020,250	\$1,058,875	24	\$583	\$615	100%
Sep-23	3	4	1	1.0	\$439,000	\$420,000	\$420,000	49	\$541	\$461	96%
Jul-23	3	0	8	0.5	\$951,749	\$1,119,000	\$980,750	23	\$546	\$638	104%
Jun-23	2	7	5	0.5	\$998,390	\$1,065,000	\$1,059,600	9	\$575	\$722	106%
May-23	2	6	6	0.5	\$705,825	\$702,500	\$744,396	45	\$536	\$627	105%
Apr-23	3	4	2	1.5	\$762,000	\$812,500	\$812,500	6	\$651	\$712	108%
Mar-23	5	1	4	1.9	\$758,722	\$781,500	\$772,000	14	\$612	\$491	102%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	2	-33.3%	\$846,549	8.62%	\$857,500	-2%	\$857,500	1.88%	13	-23.5%	101%
Feb-22	3	-50%	\$779,376	24.4%	\$875,000	3.55%	\$841,650	4.99%	17	-37%	103%

Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	2	1
\$500-599K	0	2	2	1	2
\$600-699K	1	0	3	1	5
\$700-799K	1	1	0	0	0
\$800-899K	1	1	2	6	2
\$900-999K	1	0	1	0	0
\$1-1.299M	0	0	3	1	1
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	4	4	12	11	11

Presented by: