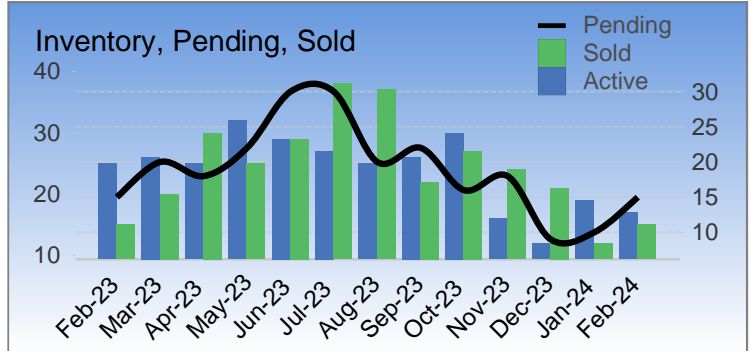


## Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of February - approximately 1.1 months of inventory.
- Sales Activity: 15 units were sold during February,
- Median Sales Price: \$1,240,000 during February
- Average price per sq.ft. in February was \$719
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 104% 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	17	15	15	1.1	\$1,260,524	\$1,240,000	\$1,307,512	11	\$721	\$719	104%
Jan-24	19	10	12	1.1	\$1,099,790	\$1,026,800	\$1,114,632	25	\$661	\$704	101%
Dec-23	12	9	21	0.5	\$1,145,357	\$1,200,000	\$1,172,435	25	\$630	\$698	103%
Nov-23	16	18	24	0.7	\$1,133,907	\$1,100,000	\$1,147,282	13	\$662	\$710	102%
Oct-23	30	16	27	1.1	\$1,247,327	\$1,230,000	\$1,304,844	21	\$775	\$682	106%
Sep-23	26	22	22	0.8	\$1,130,619	\$1,180,000	\$1,191,409	16	\$738	\$719	106%
Aug-23	25	20	37	0.7	\$1,218,637	\$1,230,000	\$1,254,339	32	\$758	\$691	105%
Jul-23	27	30	38	0.9	\$1,186,079	\$1,227,000	\$1,266,623	11	\$739	\$679	107%
Jun-23	29	30	29	1.0	\$1,274,745	\$1,290,000	\$1,331,741	28	\$742	\$691	105%
May-23	32	22	25	1.3	\$1,266,880	\$1,220,000	\$1,303,720	24	\$696	\$632	104%
Apr-23	25	18	30	1.2	\$1,248,010	\$1,295,000	\$1,294,653	24	\$743	\$655	105%
Mar-23	26	20	20	1.3	\$1,228,333	\$1,191,000	\$1,276,900	20	\$687	\$623	105%
Feb-23	25	15	15	1.0	\$1,116,733	\$1,075,000	\$1,121,366	36	\$746	\$690	101%

## 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	15	0%	\$1,270,270	5.12%	\$1,240,000	15.3%	\$1,307,512	16.6%	11	-69.4%	104%
Feb-23	15	-48.3%	\$1,208,343	-16.8%	\$1,075,000	-22.7%	\$1,121,366	-17%	36	350%	101%
Feb-22	29	61.1%	\$1,452,728	42.8%	\$1,390,000	44%	\$1,350,585	13%	8	-68%	118%

## 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	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	1	0	2	6
\$700-799K	0	2	2	7	6
\$800-899K	1	6	4	9	16
\$900-999K	4	11	3	6	12
\$1-1.299M	12	9	15	19	15
\$1.3-1.699M	8	10	25	12	5
\$1.7-1.999M	2	4	2	0	0
\$2-2.999M	0	0	1	1	0
>3M	0	0	0	1	0
Total	27	43	52	57	60

## Presented by: