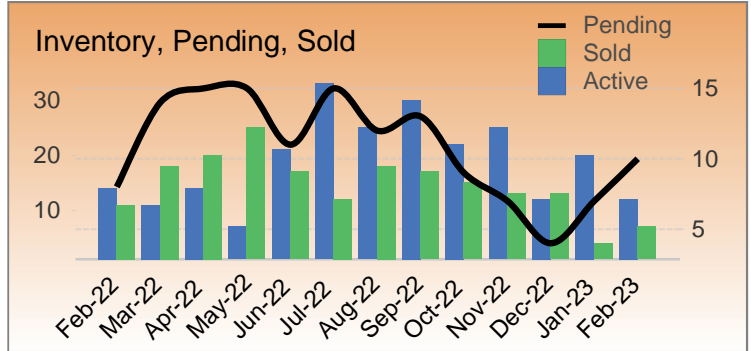


## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of February - approximately 1.6 months of inventory.
- Sales Activity: 7 units were sold during February
- Median Sales Price: \$835,000 during February
- Average price per sq.ft. in February was \$602
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 102% 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	12	10	7	1.6	\$725,223	\$835,000	\$736,428	15	\$636	\$602	102%
Jan-23	20	7	4	2.0	\$779,672	\$965,866	\$971,682	18	\$653	\$608	103%
Dec-22	12	4	13	0.9	\$717,011	\$830,000	\$851,584	38	\$663	\$602	104%
Nov-22	25	7	13	1.7	\$870,257	\$810,119	\$825,212	32	\$634	\$623	102%
Oct-22	22	9	15	1.3	\$893,545	\$900,000	\$891,733	21	\$613	\$642	105%
Sep-22	30	13	17	1.9	\$770,440	\$875,000	\$822,286	39	\$612	\$617	106%
Aug-22	25	12	18	1.6	\$845,649	\$894,000	\$901,980	17	\$612	\$661	112%
Jul-22	33	15	12	1.8	\$849,560	\$910,000	\$985,250	14	\$621	\$712	108%
Jun-22	21	11	17	1.0	\$886,857	\$952,402	\$872,429	26	\$665	\$674	108%
May-22	7	15	25	0.4	\$882,273	\$1,032,298	\$1,010,811	17	\$720	\$704	115%
Apr-22	14	15	20	0.9	\$824,136	\$834,000	\$849,375	12	\$629	\$703	116%
Mar-22	11	14	18	1.0	\$769,360	\$925,000	\$981,136	16	\$605	\$746	116%
Feb-22	14	8	11	1.1	\$825,687	\$1,100,000	\$941,262	13	\$692	\$723	117%

## 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-23	7	-36.4%	\$725,223	-12.2%	\$835,000	-24.1%	\$736,428	-21.8%	15	15.4%	102%
Feb-22	11	-50%	\$825,687	19.8%	\$1,100,000	61.2%	\$941,262	32.7%	13	18.2%	117%
Feb-21	22	144%	\$689,076	-5.94%	\$682,500	-3.87%	\$709,136	-10.2%	11	-38.9%	107%

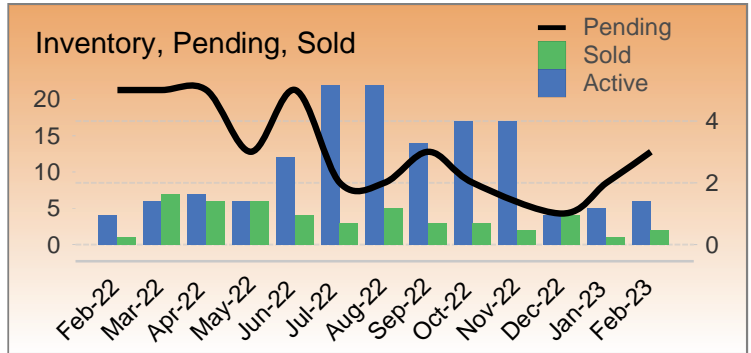
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	2	2	7	1	2
\$500-599K	0	2	5	4	3
\$600-699K	0	4	3	1	5
\$700-799K	2	1	5	4	6
\$800-899K	2	0	3	1	3
\$900-999K	3	2	4	1	0
\$1-1.299M	1	6	2	3	0
\$1.3-1.699M	0	2	1	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	10	19	30	15	20

Presented by:

## Market Activity Summary:

- Inventory: 7 units were listed for sale as of the last day of February - approximately 3.0 months of inventory.
- Sales Activity: 2 units were sold during February
- Median Sales Price: \$517,500 during February
- Average price per sq.ft. in February was \$476
- Average Days-on-Market (DOM) is approximately 41 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-23	6	3	2	3.0	\$531,200	\$517,500	\$517,500	41	\$539	\$476	101%
Jan-23	5	2	1	2.6	\$708,166	\$615,000	\$615,000	70	\$566	\$525	100%
Dec-22	4	1	4	1.3	\$976,333	\$940,000	\$909,500	15	\$502	\$656	101%
Nov-22	17	0	2	6.8	\$668,000	\$545,000	\$545,000	91	\$583	\$477	98%
Oct-22	17	2	3	4.9	\$629,481	\$585,000	\$515,000	41	\$578	\$445	97%
Sep-22	14	3	3	4.1	\$584,450	\$400,000	\$426,932	43	\$616	\$407	98%
Aug-22	22	2	5	5.8	\$620,236	\$540,000	\$550,600	24	\$598	\$521	103%
Jul-22	22	2	3	5.1	\$536,453	\$515,000	\$781,666	19	\$581	\$640	103%
Jun-22	12	5	4	2.3	\$583,316	\$534,444	\$526,972	39	\$545	\$512	99%
May-22	6	3	6	0.9	\$628,333	\$591,500	\$771,333	10	\$539	\$642	104%
Apr-22	7	5	6	1.5	\$728,833	\$1,010,000	\$1,027,500	14	\$665	\$713	113%
Mar-22	6	5	7	1.9	\$784,750	\$525,000	\$566,000	14	\$698	\$574	108%
Feb-22	4	5	1	1.5	\$924,571	\$625,000	\$625,000	15	\$750	\$534	104%

## 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-23	2	100%	\$531,200	-42.5%	\$517,500	-17.2%	\$517,500	-17.2%	41	173%	101%
Feb-22	1	-50%	\$924,571	34.1%	\$625,000	-12.3%	\$625,000	-12.3%	15	-53.1%	104%
Feb-21	2	-33.3%	\$689,500	29.8%	\$713,000	21.9%	\$713,000	20.8%	32	-60%	107%

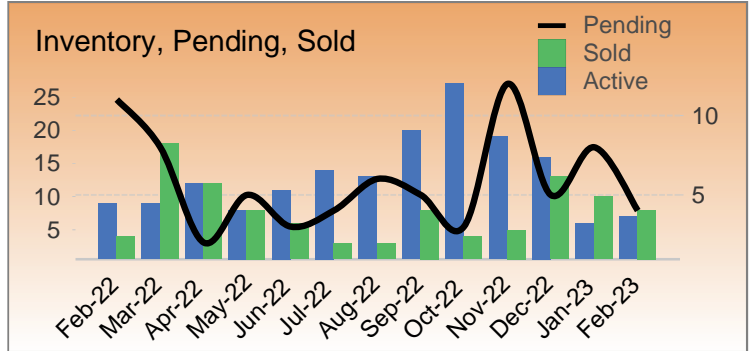
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	1	0	0	1
\$500-599K	2	1	1	3	2
\$600-699K	1	2	0	1	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	1	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	1	0
\$1.3-1.699M	0	0	0	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	3	4	2	5	3

## Presented by:

## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 8 units were sold during February
- Median Sales Price: \$302,500 during February
- Average price per sq.ft. in February was \$333
- Average Days-on-Market (DOM) is approximately 76 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-23	7	4	8	0.8	\$325,562	\$302,500	\$313,000	76	\$322	\$333	101%
Jan-23	6	8	10	0.9	\$376,333	\$314,998	\$333,188	52	\$313	\$350	99%
Dec-22	16	5	13	2.3	\$357,571	\$375,000	\$344,269	29	\$316	\$340	101%
Nov-22	19	12	5	3.4	\$295,210	\$295,000	\$310,225	35	\$299	\$348	97%
Oct-22	27	3	4	5.6	\$343,903	\$344,500	\$392,250	33	\$314	\$375	101%
Sep-22	20	5	8	4.5	\$315,906	\$367,750	\$378,750	37	\$322	\$373	99%
Aug-22	13	6	3	3.3	\$352,377	\$240,000	\$263,333	34	\$352	\$299	101%
Jul-22	14	4	3	2.5	\$348,124	\$400,000	\$400,000	9	\$348	\$326	103%
Jun-22	11	3	6	1.3	\$383,271	\$393,725	\$385,491	15	\$340	\$375	101%
May-22	8	5	8	0.7	\$335,593	\$340,000	\$325,875	10	\$327	\$352	104%
Apr-22	12	2	12	1.1	\$342,919	\$350,000	\$360,541	15	\$325	\$349	107%
Mar-22	9	8	18	1.0	\$319,696	\$347,500	\$344,877	11	\$322	\$334	105%
Feb-22	9	11	4	1.2	\$359,833	\$287,000	\$278,500	8	\$314	\$342	99%

## 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-23	8	100%	\$325,562	-9.52%	\$302,500	5.4%	\$313,000	12.4%	76	850%	101%
Feb-22	4	-66.7%	\$359,833	54.8%	\$287,000	26.4%	\$278,500	10.6%	8	-66.7%	99%
Feb-21	12	100%	\$232,485	-11.3%	\$227,000	-14.6%	\$251,783	-2.87%	24	-42.9%	99%

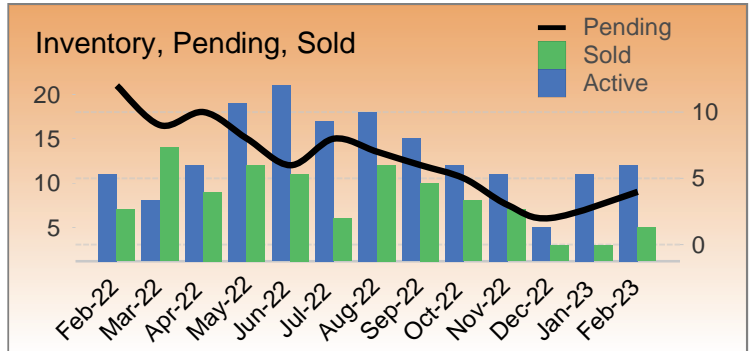
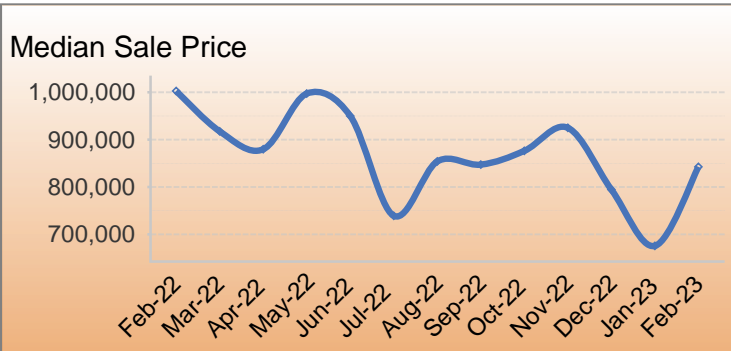
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	17	9	14	17	25
\$500-599K	1	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	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	18	9	14	17	25

Presented by:

## Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of February - approximately 3.3 months of inventory.
- Sales Activity: 5 units were sold during February
- Median Sales Price: \$843,000 during February
- Average price per sq.ft. in February was \$889
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 108% 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-23	12	4	5	3.3	\$609,000	\$843,000	\$850,500	31	\$840	\$889	108%
Jan-23	11	0	3	2.8	\$798,571	\$676,000	\$628,666	32	\$846	\$847	96%
Dec-22	5	2	3	0.8	\$875,000	\$795,000	\$813,333	28	\$948	\$855	104%
Nov-22	11	3	7	1.3	\$883,400	\$925,000	\$885,469	33	\$924	\$758	102%
Oct-22	12	5	8	1.2	\$836,833	\$876,500	\$909,546	19	\$836	\$777	102%
Sep-22	15	6	10	1.6	\$804,684	\$847,500	\$914,900	24	\$830	\$934	109%
Aug-22	18	7	12	1.9	\$688,466	\$854,500	\$822,958	25	\$858	\$794	103%
Jul-22	17	8	6	1.8	\$852,625	\$739,500	\$788,666	19	\$890	\$1,086	104%
Jun-22	21	6	11	2.0	\$857,681	\$950,000	\$1,027,743	24	\$918	\$973	114%
May-22	19	8	12	1.6	\$805,550	\$997,500	\$1,041,363	19	\$855	\$879	115%
Apr-22	12	10	9	1.2	\$808,733	\$880,000	\$908,777	12	\$861	\$933	122%
Mar-22	8	9	14	0.9	\$790,888	\$917,500	\$904,500	29	\$843	\$921	113%
Feb-22	11	12	7	1.2	\$817,541	\$1,002,500	\$998,000	60	\$826	\$925	116%

## 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-23	5	-28.6%	\$609,000	-25.5%	\$843,000	-15.9%	\$850,500	-14.8%	31	-48.3%	108%
Feb-22	7	16.7%	\$817,541	18%	\$1,002,500	62.1%	\$998,000	51.1%	60	62.2%	116%
Feb-21	6	200%	\$692,666	-7.35%	\$618,500	-18.3%	\$660,333	-12.8%	37	429%	107%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	3	6	0	0	0
\$500-599K	3	0	12	0	3
\$600-699K	3	6	9	9	12
\$700-799K	0	0	6	6	3
\$800-899K	6	9	3	6	0
\$900-999K	3	0	0	3	9
\$1-1.299M	3	9	0	0	0
\$1.3-1.699M	0	6	0	3	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	21	36	30	27	27

## Presented by:

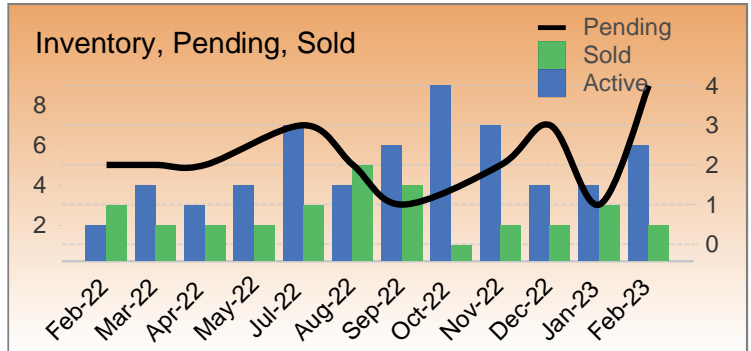
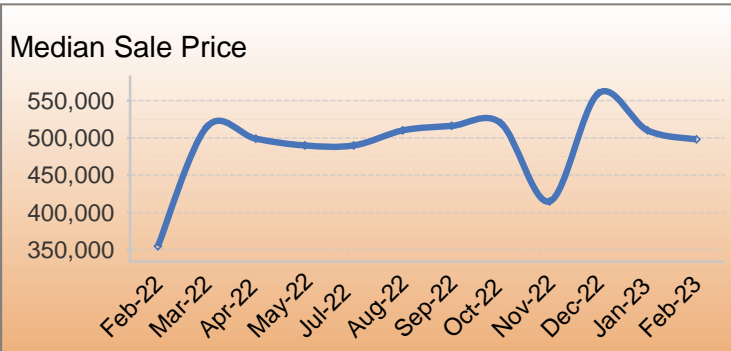
Includes Berkeley and Kensington

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## Market Activity Summary:

- Inventory: 6 units were listed for sale as of the last day of February - approximately 2.6 months of inventory.
- Sales Activity: 2 units were sold during February
- Median Sales Price: \$498,050 during February
- Average price per sq.ft. in February was \$369
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 98% 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-23	6	4	2	2.6	\$467,064	\$498,050	\$498,050	44	\$377	\$369	98%
Jan-23	4	1	3	1.7	\$574,000	\$510,000	\$534,000	26	\$362	\$378	100%
Dec-22	4	3	2	2.4	\$517,500	\$560,000	\$560,000	84	\$366	\$321	96%
Nov-22	7	2	2	3.0	\$549,000	\$415,000	\$415,000	25	\$370	\$294	97%
Oct-22	9	0	1	2.7	\$501,250	\$520,000	\$520,000	7	\$347	\$384	104%
Sep-22	6	1	4	1.5	\$494,760	\$516,250	\$521,875	19	\$355	\$422	99%
Aug-22	4	2	5	1.5	\$529,950	\$510,000	\$484,780	45	\$372	\$366	100%
Jul-22	7	3	3	4.2	\$599,333	\$490,000	\$461,666	15	\$364	\$377	99%
May-22	4	0	2	2.0	\$474,666	\$490,000	\$490,000	27	\$364	\$429	103%
Apr-22	3	2	2	1.3	\$514,665	\$499,000	\$499,000	11	\$392	\$334	103%
Mar-22	4	2	2	1.5	\$505,974	\$515,000	\$515,000	9	\$399	\$433	103%
Feb-22	2	2	3	0.7	\$514,747	\$355,000	\$418,333	10	\$405	\$306	100%

## 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-23	2	-33.3%	\$467,064	-9.26%	\$498,050	40.3%	\$498,050	19.1%	44	340%	98%
Feb-22	3	-25%	\$514,747	19%	\$355,000	-15%	\$418,333	3.61%	10	42.9%	100%
Feb-21	4	-20%	\$432,692	16.1%	\$417,500	9.87%	\$403,750	15.4%	7	-83.7%	100%

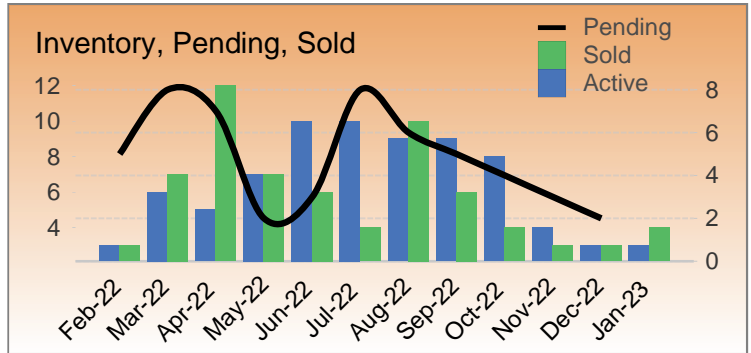
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	2	2	5	12	4
\$500-599K	4	5	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	1	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	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	7	7	5	12	4

Presented by:

## Market Activity Summary:

- Inventory: 2 units were listed for sale as of the last day of February - approximately months of inventory.
- Sales Activity: 0 units were sold during February
- Median Sales Price: during February
- Average price per sq.ft. in February was
- Average Days-on-Market (DOM) is approximately days
- Sold over Asking: On average, buyers paid % 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Jan-23	3	0	4	0.9	\$765,592	\$619,500	\$637,250	62	\$519	\$505	98%
Dec-22	3	2	3	0.9	\$549,000	\$650,000	\$776,666	24	\$556	\$502	100%
Nov-22	4	3	3	0.9	\$529,000	\$796,000	\$743,666	19	\$547	\$601	93%
Oct-22	8	4	4	1.2	\$867,625	\$610,000	\$650,000	32	\$541	\$536	98%
Sep-22	9	5	6	1.4	\$721,727	\$909,000	\$825,314	26	\$571	\$603	99%
Aug-22	9	6	10	1.4	\$771,842	\$877,500	\$853,800	27	\$547	\$580	100%
Jul-22	10	8	4	1.9	\$797,157	\$869,500	\$866,000	17	\$569	\$619	103%
Jun-22	10	3	6	1.2	\$868,688	\$1,376,000	\$1,178,666	15	\$580	\$660	110%
May-22	7	2	7	0.8	\$1,072,241	\$1,100,000	\$1,066,571	18	\$576	\$655	114%
Apr-22	5	7	12	0.7	\$930,867	\$794,444	\$824,240	13	\$601	\$621	107%
Mar-22	6	8	7	0.9	\$766,783	\$780,000	\$784,555	16	\$561	\$602	108%
Feb-22	3	5	3	0.6	\$779,376	\$875,000	\$841,650	17	\$581	\$607	103%

## 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-22	3	-50%	\$779,376	24.4%	\$875,000	3.55%	\$841,650	4.99%	17	-37%	103%
Feb-21	6	-14.3%	\$626,333	-3.14%	\$845,000	30.4%	\$801,666	12.6%	27	-20.6%	100%

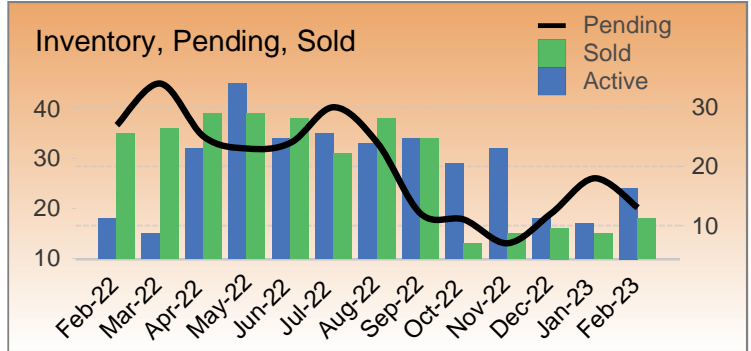
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	2	1	3
\$500-599K	1	2	1	2	3
\$600-699K	0	2	1	5	2
\$700-799K	1	0	0	0	0
\$800-899K	1	2	6	2	0
\$900-999K	0	1	0	0	3
\$1-1.299M	0	3	1	1	0
\$1.3-1.699M	0	1	0	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	3	11	11	11	11

Presented by:

## Market Activity Summary:

- Inventory: 29 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 18 units were sold during February
- Median Sales Price: \$383,500 during February
- Average price per sq.ft. in February was \$433
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 98% 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	24	13	18	1.8	\$443,658	\$383,500	\$416,837	32	\$447	\$433	98%
Jan-23	17	18	15	1.2	\$413,322	\$330,000	\$393,766	53	\$442	\$416	99%
Dec-22	18	12	16	1.2	\$392,450	\$367,250	\$395,187	49	\$431	\$429	100%
Nov-22	32	7	15	1.6	\$468,200	\$400,000	\$386,820	32	\$441	\$443	98%
Oct-22	29	11	13	1.1	\$428,114	\$380,000	\$412,938	31	\$427	\$440	100%
Sep-22	34	12	34	1.0	\$423,933	\$417,500	\$437,544	22	\$435	\$446	101%
Aug-22	33	24	38	1.0	\$444,142	\$420,000	\$458,942	16	\$442	\$444	101%
Jul-22	35	30	31	1.0	\$465,579	\$410,000	\$428,435	22	\$438	\$442	101%
Jun-22	34	24	38	0.9	\$457,342	\$467,500	\$473,977	12	\$454	\$451	104%
May-22	45	23	39	1.2	\$452,358	\$460,000	\$480,557	16	\$443	\$458	105%
Apr-22	32	25	39	0.9	\$449,745	\$450,000	\$506,205	9	\$445	\$474	106%
Mar-22	15	34	36	0.4	\$470,781	\$443,000	\$467,500	8	\$432	\$467	107%
Feb-22	18	27	35	0.5	\$440,512	\$435,000	\$461,742	13	\$433	\$464	107%

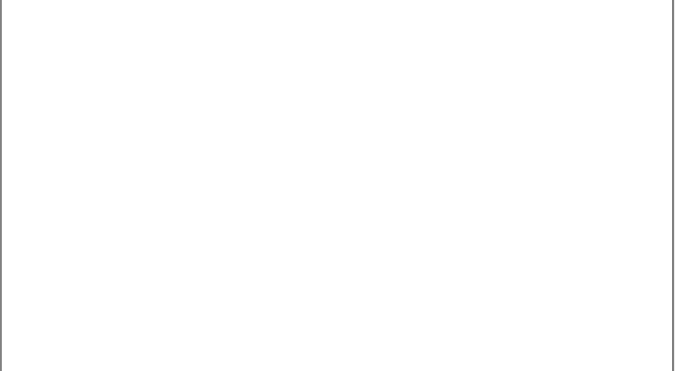
## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-23	18	-48.6%	\$443,658	0.714%	\$383,500	-11.8%	\$416,837	-9.73%	32	146%	98%
Feb-22	35	20.7%	\$440,512	10.3%	\$435,000	20.8%	\$461,742	13.4%	13	-50%	107%
Feb-21	29	26.1%	\$399,283	0.861%	\$360,000	-2.7%	\$407,096	9.69%	26	13%	102%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	52	112	102	88	85
\$500-599K	6	13	1	7	1
\$600-699K	4	9	3	0	2
\$700-799K	3	4	2	0	0
\$800-899K	0	2	1	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	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	65	140	109	95	88

## Presented by:



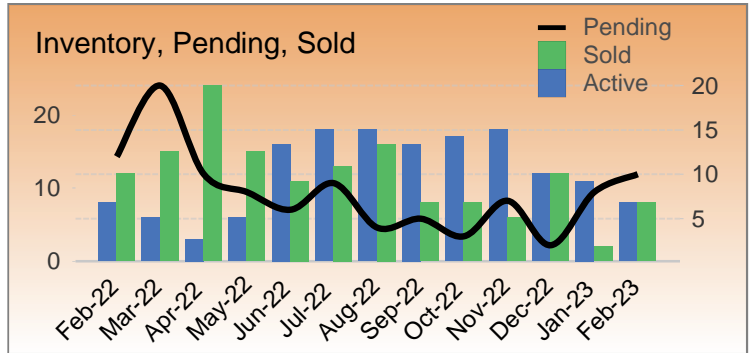
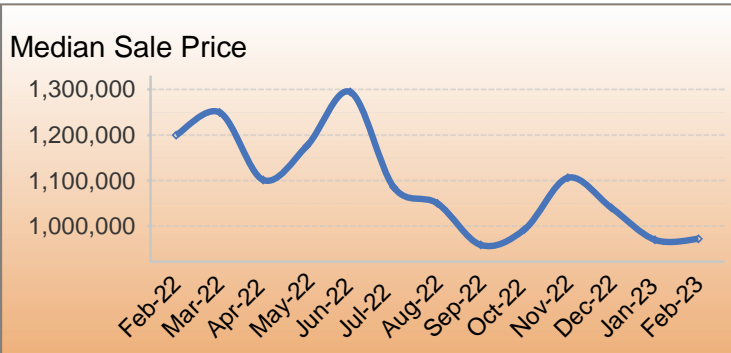
Includes Concord and Clayton

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Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of February - approximately 1.1 months of inventory.
- Sales Activity: 8 units were sold during February
- Median Sales Price: \$971,500 during February
- Average price per sq.ft. in February was \$676
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 99% 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-23	8	10	8	1.1	\$1,174,500	\$971,500	\$1,006,875	25	\$752	\$676	99%
Jan-23	11	8	2	1.7	\$977,892	\$970,000	\$970,000	77	\$646	\$572	99%
Dec-22	12	2	12	1.4	\$1,000,500	\$1,040,000	\$979,912	27	\$692	\$621	97%
Nov-22	18	7	6	2.5	\$1,013,879	\$1,106,500	\$1,104,316	50	\$672	\$746	99%
Oct-22	17	3	8	1.6	\$1,182,627	\$992,000	\$988,000	20	\$688	\$645	104%
Sep-22	16	5	8	1.3	\$1,084,980	\$958,500	\$954,625	16	\$693	\$670	98%
Aug-22	18	4	16	1.4	\$1,056,211	\$1,050,000	\$1,030,562	21	\$652	\$730	99%
Jul-22	18	9	13	1.5	\$948,527	\$1,085,000	\$1,086,606	14	\$663	\$714	103%
Jun-22	16	6	11	1.0	\$1,018,041	\$1,295,000	\$1,262,727	10	\$707	\$736	102%
May-22	6	8	15	0.3	\$1,181,699	\$1,176,000	\$1,129,933	7	\$796	\$761	106%
Apr-22	3	10	24	0.2	\$950,219	\$1,100,944	\$1,064,995	10	\$699	\$762	111%
Mar-22	6	20	15	0.6	\$973,753	\$1,250,000	\$1,166,400	6	\$637	\$769	113%
Feb-22	8	12	12	0.8	\$1,056,918	\$1,200,000	\$1,129,416	10	\$777	\$740	112%

## 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-23	8	-33.3%	\$1,174,500	11.1%	\$971,500	-19%	\$1,006,875	-10.8%	25	150%	99%
Feb-22	12	9.09%	\$1,056,918	30.4%	\$1,200,000	26.3%	\$1,129,416	22%	10	-60%	112%
Feb-21	11	-15.4%	\$810,361	-1.28%	\$950,000	33.8%	\$925,545	26.2%	25	-35.9%	105%

## Sales Activity and Price Trends

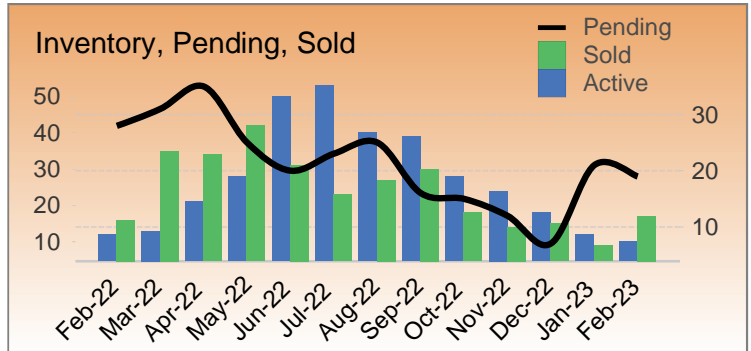
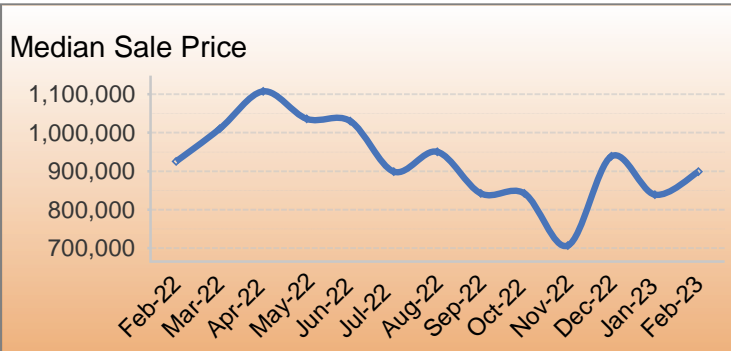
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	3	12	6	3
\$600-699K	3	0	4	14	12
\$700-799K	3	0	7	19	9
\$800-899K	0	6	18	12	15
\$900-999K	13	3	13	3	6
\$1-1.299M	3	12	15	0	0
\$1.3-1.699M	3	9	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	25	33	69	54	45

## Presented by:



## Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 17 units were sold during February
- Median Sales Price: \$899,000 during February
- Average price per sq.ft. in February was \$558
- Average Days-on-Market (DOM) is approximately 47 days
- Sold over Asking: On average, buyers paid 99% 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-23	10	19	17	0.8	\$984,291	\$899,000	\$908,549	47	\$599	\$558	99%
Jan-23	12	21	9	0.9	\$972,584	\$839,000	\$888,110	27	\$588	\$546	96%
Dec-22	18	7	15	1.1	\$916,979	\$939,000	\$902,866	29	\$593	\$593	98%
Nov-22	24	12	14	1.2	\$871,884	\$707,000	\$756,251	29	\$601	\$578	98%
Oct-22	28	15	18	1.1	\$891,270	\$842,500	\$868,333	27	\$596	\$580	98%
Sep-22	39	16	30	1.5	\$975,692	\$842,500	\$894,910	34	\$580	\$594	98%
Aug-22	40	25	27	1.5	\$956,706	\$950,000	\$936,647	26	\$603	\$574	98%
Jul-22	53	23	23	1.7	\$998,975	\$899,000	\$926,239	16	\$612	\$638	101%
Jun-22	50	20	31	1.4	\$963,608	\$1,030,000	\$1,018,161	12	\$609	\$640	104%
May-22	28	25	42	0.8	\$977,799	\$1,036,000	\$1,093,174	8	\$618	\$668	109%
Apr-22	21	35	34	0.7	\$1,002,137	\$1,107,500	\$1,082,533	7	\$598	\$685	112%
Mar-22	13	31	35	0.5	\$1,012,704	\$1,010,000	\$1,057,954	7	\$570	\$685	113%
Feb-22	12	28	16	0.6	\$907,510	\$925,000	\$987,937	7	\$556	\$623	110%

## 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-23	17	6.25%	\$984,291	8.46%	\$899,000	-2.81%	\$908,549	-8.04%	47	571%	99%
Feb-22	16	23.1%	\$907,510	18.7%	\$925,000	5.11%	\$987,937	18.8%	7	-30%	110%
Feb-21	13	0%	\$764,741	10.1%	\$880,000	38.6%	\$831,890	30.2%	10	-50%	105%

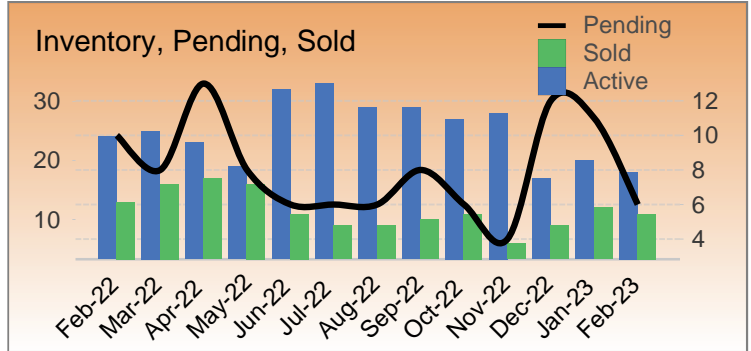
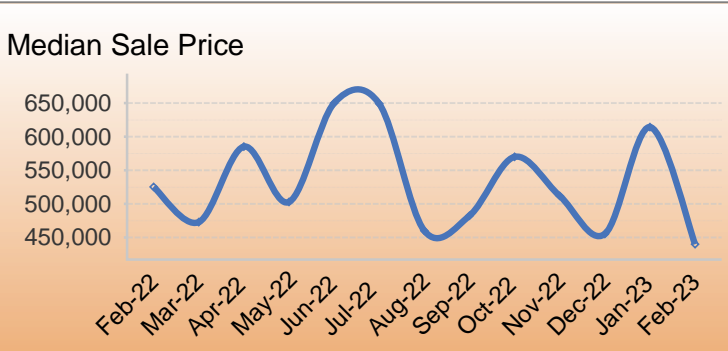
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	1	1	1	3	2
\$500-599K	0	1	4	6	6
\$600-699K	4	4	4	9	8
\$700-799K	4	7	6	4	7
\$800-899K	6	5	8	2	11
\$900-999K	2	3	9	4	0
\$1-1.299M	8	11	4	0	0
\$1.3-1.699M	1	2	0	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	26	34	36	28	34

Presented by:

## Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 11 units were sold during February
- Median Sales Price: \$440,000 during February
- Average price per sq.ft. in February was \$616
- Average Days-on-Market (DOM) is approximately 54 days
- Sold over Asking: On average, buyers paid 98% 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-23	18	6	11	1.8	\$735,098	\$440,000	\$529,636	54	\$649	\$616	98%
Jan-23	20	11	12	2.2	\$526,176	\$614,000	\$594,500	45	\$652	\$597	98%
Dec-22	17	12	9	2.0	\$522,123	\$455,000	\$553,344	41	\$673	\$633	98%
Nov-22	28	4	6	3.3	\$711,316	\$511,500	\$533,833	23	\$647	\$648	100%
Oct-22	27	6	11	2.8	\$527,450	\$570,000	\$623,636	55	\$641	\$670	100%
Sep-22	29	8	10	3.2	\$503,130	\$482,000	\$539,200	49	\$630	\$615	100%
Aug-22	29	6	9	3.2	\$580,371	\$460,000	\$506,111	31	\$657	\$652	98%
Jul-22	33	6	9	2.8	\$617,486	\$649,000	\$718,777	13	\$655	\$712	103%
Jun-22	32	6	11	2.3	\$604,745	\$650,000	\$636,363	19	\$665	\$702	104%
May-22	19	8	16	1.2	\$719,500	\$502,500	\$592,062	19	\$645	\$695	104%
Apr-22	23	13	17	1.6	\$547,204	\$585,000	\$618,052	26	\$695	\$690	106%
Mar-22	25	8	16	2.0	\$643,071	\$472,500	\$535,062	38	\$697	\$709	104%
Feb-22	24	10	13	1.8	\$534,294	\$525,000	\$583,923	63	\$689	\$696	104%

## 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-23	11	-15.4%	\$735,098	37.6%	\$440,000	-16.2%	\$529,636	-9.3%	54	-14.3%	98%
Feb-22	13	-7.14%	\$534,294	-15.1%	\$525,000	-8.7%	\$583,923	2.63%	63	96.9%	104%
Feb-21	14	133%	\$629,122	20.5%	\$575,000	18.3%	\$568,964	10.1%	32	45.5%	101%

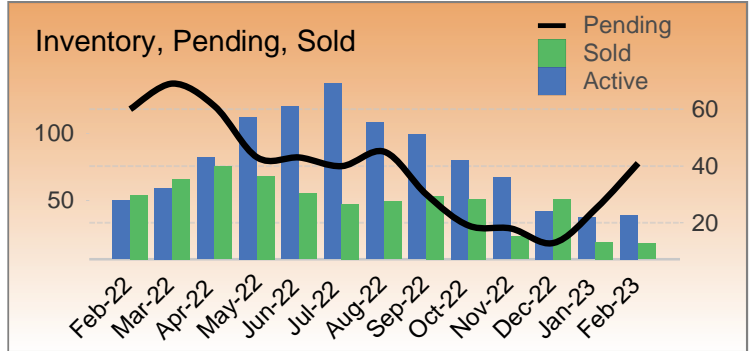
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	11	9	11	7	9
\$500-599K	2	4	5	3	2
\$600-699K	2	4	8	1	2
\$700-799K	6	4	2	3	4
\$800-899K	0	5	2	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	1
\$1.3-1.699M	0	0	0	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	21	26	28	14	18

Presented by:

## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 18 units were sold during February
- Median Sales Price: \$720,000 during February
- Average price per sq.ft. in February was \$621
- Average Days-on-Market (DOM) is approximately 35 days
- Sold over Asking: On average, buyers paid 99% 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-23	39	41	18	1.4	\$850,905	\$720,000	\$820,951	35	\$662	\$621	99%
Jan-23	37	25	19	1.2	\$1,012,860	\$930,000	\$974,842	41	\$661	\$618	97%
Dec-22	42	13	51	1.1	\$1,092,640	\$1,175,000	\$1,052,773	30	\$646	\$601	99%
Nov-22	67	18	23	1.6	\$1,029,901	\$699,000	\$799,129	38	\$660	\$635	99%
Oct-22	80	19	51	1.6	\$1,067,277	\$830,000	\$918,952	22	\$679	\$679	99%
Sep-22	99	30	53	2.1	\$927,526	\$800,000	\$820,963	23	\$673	\$692	99%
Aug-22	108	45	49	2.2	\$966,334	\$823,501	\$893,031	21	\$679	\$701	101%
Jul-22	137	40	47	2.5	\$840,738	\$720,000	\$795,412	16	\$681	\$699	101%
Jun-22	120	43	55	1.9	\$943,797	\$950,000	\$943,434	13	\$689	\$740	105%
May-22	112	43	68	1.6	\$926,551	\$902,500	\$934,354	11	\$692	\$771	108%
Apr-22	82	61	75	1.3	\$971,107	\$940,000	\$957,770	9	\$680	\$772	110%
Mar-22	59	69	66	1.2	\$955,745	\$917,500	\$947,564	11	\$674	\$784	110%
Feb-22	50	60	54	1.1	\$984,299	\$819,000	\$952,716	21	\$682	\$750	106%

## 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-23	18	-66.7%	\$850,905	-13.6%	\$720,000	-12.1%	\$820,951	-13.8%	35	66.7%	99%
Feb-22	54	12.5%	\$984,299	35.6%	\$819,000	11.8%	\$952,716	21.5%	21	-25%	106%
Feb-21	48	37.1%	\$726,116	-5.77%	\$732,500	-1.41%	\$783,833	-5.07%	28	-3.45%	102%

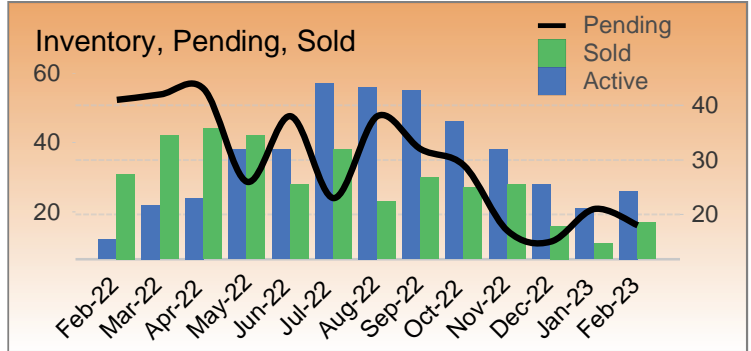
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	3	7	15	9	7
\$500-599K	4	3	13	5	3
\$600-699K	7	15	10	9	10
\$700-799K	1	12	15	12	6
\$800-899K	4	6	10	5	8
\$900-999K	1	3	11	10	7
\$1-1.299M	9	16	14	9	4
\$1.3-1.699M	5	11	3	1	0
\$1.7-1.999M	0	2	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	34	75	91	60	45

## Presented by:

## Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of February - approximately 1.9 months of inventory.
- Sales Activity: 17 units were sold during February
- Median Sales Price: \$622,000 during February
- Average price per sq.ft. in February was \$485
- Average Days-on-Market (DOM) is approximately 40 days
- Sold over Asking: On average, buyers paid 98% 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-23	26	18	17	1.9	\$665,266	\$622,000	\$600,941	40	\$525	\$485	98%
Jan-23	21	21	11	1.2	\$590,152	\$640,000	\$642,861	43	\$502	\$516	100%
Dec-22	28	15	16	1.2	\$694,472	\$605,000	\$593,288	37	\$501	\$460	98%
Nov-22	38	17	28	1.4	\$657,793	\$685,000	\$657,710	35	\$524	\$523	99%
Oct-22	46	29	27	1.9	\$666,325	\$575,000	\$605,162	40	\$522	\$558	99%
Sep-22	55	32	30	1.9	\$626,845	\$595,000	\$624,700	25	\$554	\$524	100%
Aug-22	56	38	23	2.0	\$664,369	\$589,000	\$620,610	19	\$536	\$561	101%
Jul-22	57	23	38	1.7	\$673,184	\$677,500	\$666,697	20	\$538	\$559	102%
Jun-22	38	38	28	1.1	\$647,420	\$674,444	\$693,677	15	\$546	\$574	106%
May-22	38	26	42	1.0	\$657,394	\$697,500	\$716,903	11	\$562	\$578	109%
Apr-22	24	43	44	0.6	\$631,340	\$702,500	\$730,014	10	\$576	\$575	110%
Mar-22	22	42	42	0.7	\$648,172	\$767,500	\$747,185	19	\$564	\$561	107%
Feb-22	12	41	31	0.4	\$712,982	\$615,000	\$637,046	23	\$516	\$559	106%

## 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-23	17	-45.2%	\$665,266	-6.69%	\$622,000	1.14%	\$600,941	-5.67%	40	73.9%	98%
Feb-22	31	34.8%	\$712,982	20.7%	\$615,000	1.65%	\$637,046	9.47%	23	-8%	106%
Feb-21	23	-17.9%	\$590,611	1.73%	\$605,000	-10.6%	\$581,929	-5.52%	25	-28.6%	102%

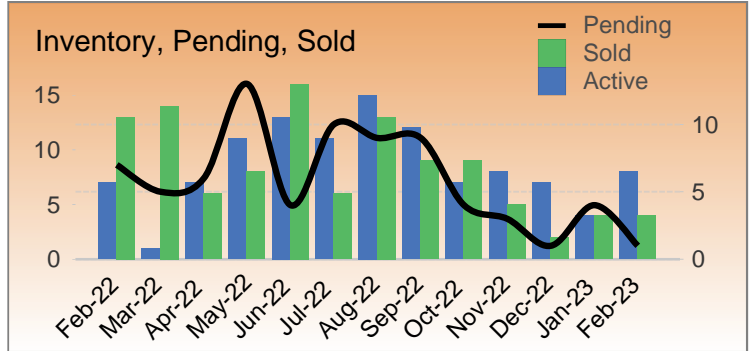
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	8	8	15	11	15
\$500-599K	5	14	15	17	14
\$600-699K	7	13	12	3	8
\$700-799K	5	7	9	18	6
\$800-899K	1	5	2	0	1
\$900-999K	1	4	0	0	0
\$1-1.299M	0	1	0	0	0
\$1.3-1.699M	0	0	0	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	27	52	53	49	44

Presented by:

## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of February - approximately 2.4 months of inventory.
- Sales Activity: 4 units were sold during February
- Median Sales Price: \$429,500 during February
- Average price per sq.ft. in February was \$438
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 99% 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-23	8	1	4	2.4	\$494,399	\$429,500	\$437,250	19	\$436	\$438	99%
Jan-23	4	4	4	1.1	\$525,133	\$460,000	\$468,848	28	\$424	\$444	99%
Dec-22	7	1	2	1.3	\$476,333	\$552,500	\$552,500	15	\$407	\$436	104%
Nov-22	8	3	5	1.0	\$463,971	\$455,000	\$487,000	47	\$399	\$409	100%
Oct-22	7	4	9	0.8	\$497,316	\$469,400	\$480,711	28	\$431	\$476	102%
Sep-22	12	9	9	1.3	\$542,999	\$515,000	\$505,833	16	\$416	\$444	104%
Aug-22	15	9	13	1.3	\$517,994	\$470,000	\$489,769	19	\$442	\$443	101%
Jul-22	11	10	6	1.1	\$508,184	\$436,500	\$451,166	17	\$435	\$441	102%
Jun-22	13	4	16	1.3	\$492,215	\$617,000	\$582,434	10	\$433	\$455	108%
May-22	11	13	8	1.2	\$466,216	\$483,750	\$513,750	12	\$433	\$463	105%
Apr-22	7	6	6	0.7	\$541,757	\$495,000	\$494,316	10	\$416	\$486	106%
Mar-22	1	5	14	0.1	\$499,186	\$513,750	\$499,607	20	\$508	\$484	104%
Feb-22	7	7	13	0.5	\$472,241	\$520,000	\$565,153	21	\$465	\$449	105%

## 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-23	4	-69.2%	\$494,399	4.69%	\$429,500	-17.4%	\$437,250	-22.6%	19	-9.52%	99%
Feb-22	13	-13.3%	\$472,241	13.4%	\$520,000	30%	\$565,153	38.4%	21	50%	105%
Feb-21	15	25%	\$416,499	14%	\$400,000	5.96%	\$408,333	8.38%	14	-56.3%	101%

## Sales Activity and Price Trends

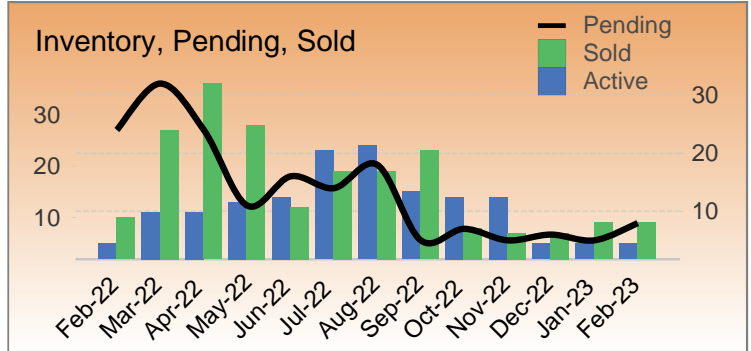
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	12	43	40	56	31
\$500-599K	3	14	6	4	0
\$600-699K	1	9	3	0	0
\$700-799K	0	7	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	16	73	49	60	31

## Presented by:

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## Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of February - approximately 0.6 months of inventory.
- Sales Activity: 9 units were sold during February
- Median Sales Price: \$800,000 during February
- Average price per sq.ft. in February was \$549
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 100% 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	5	8	9	0.6	\$790,676	\$800,000	\$751,277	33	\$497	\$549	100%
Jan-23	5	5	9	0.7	\$722,928	\$750,000	\$756,444	39	\$595	\$498	101%
Dec-22	5	6	7	0.7	\$867,392	\$723,000	\$720,285	51	\$531	\$551	98%
Nov-22	14	5	7	1.1	\$791,333	\$700,000	\$741,285	45	\$540	\$576	99%
Oct-22	14	7	8	0.8	\$799,081	\$825,500	\$753,750	37	\$567	\$560	99%
Sep-22	15	5	23	0.7	\$649,944	\$720,000	\$726,012	18	\$545	\$589	101%
Aug-22	24	18	19	1.5	\$689,995	\$785,000	\$781,552	19	\$552	\$590	99%
Jul-22	23	14	19	1.2	\$804,737	\$778,000	\$785,684	13	\$582	\$613	102%
Jun-22	14	16	12	0.6	\$808,738	\$754,000	\$755,000	14	\$584	\$571	102%
May-22	13	11	28	0.4	\$758,120	\$887,500	\$872,000	8	\$594	\$614	107%
Apr-22	11	24	36	0.5	\$815,319	\$894,000	\$865,569	8	\$595	\$593	109%
Mar-22	11	32	27	0.7	\$818,710	\$932,000	\$888,236	6	\$564	\$594	108%
Feb-22	5	24	10	0.4	\$770,454	\$872,500	\$841,076	8	\$517	\$594	107%

## 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-23	9	-10%	\$790,676	2.62%	\$800,000	-8.31%	\$751,277	-10.7%	33	313%	100%
Feb-22	10	-50%	\$770,454	15.6%	\$872,500	19.5%	\$841,076	17.5%	8	-33.3%	107%
Feb-21	20	53.8%	\$666,745	6.22%	\$730,000	8.15%	\$715,645	16.4%	12	-82.6%	104%

## Sales Activity and Price Trends

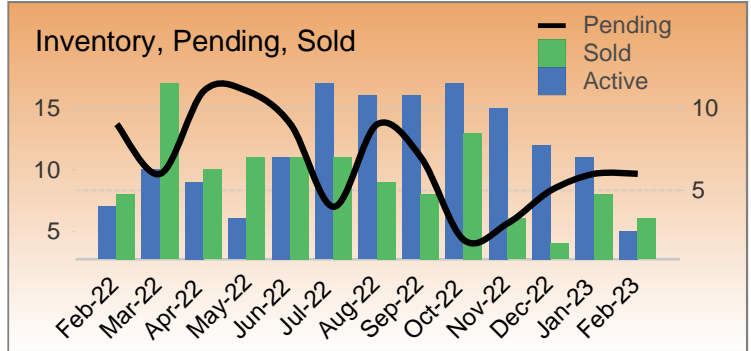
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	3	7	5	7
\$500-599K	3	2	3	5	6
\$600-699K	2	1	6	6	9
\$700-799K	5	4	11	4	2
\$800-899K	3	3	10	0	0
\$900-999K	2	4	3	0	0
\$1-1.299M	1	2	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	16	19	40	20	24

## Presented by:



## Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 6 units were sold during February
- Median Sales Price: \$589,500 during February
- Average price per sq.ft. in February was \$449
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 100% 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-23	5	6	6	0.8	\$611,000	\$589,500	\$571,500	13	\$472	\$449	100%
Jan-23	11	6	8	1.8	\$601,195	\$512,400	\$550,475	70	\$481	\$473	99%
Dec-22	12	5	4	1.6	\$480,749	\$628,000	\$608,975	72	\$470	\$445	98%
Nov-22	15	3	6	1.7	\$479,779	\$472,500	\$474,000	21	\$480	\$397	96%
Oct-22	17	2	13	1.8	\$609,416	\$510,000	\$512,646	29	\$458	\$458	98%
Sep-22	16	7	8	1.7	\$590,658	\$550,000	\$607,611	54	\$479	\$483	99%
Aug-22	16	9	9	1.5	\$597,407	\$555,000	\$552,333	19	\$471	\$446	102%
Jul-22	17	4	11	1.5	\$537,492	\$570,000	\$571,272	11	\$473	\$461	102%
Jun-22	11	9	11	1.0	\$562,600	\$685,000	\$653,636	14	\$467	\$473	103%
May-22	6	11	11	0.5	\$573,075	\$625,000	\$635,545	20	\$504	\$532	105%
Apr-22	9	11	10	0.8	\$627,764	\$560,000	\$584,500	7	\$496	\$520	109%
Mar-22	10	6	17	1.0	\$619,293	\$670,000	\$665,081	10	\$484	\$496	110%
Feb-22	7	9	8	0.8	\$570,212	\$595,000	\$633,177	6	\$448	\$494	104%

## 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-23	6	-25%	\$611,000	7.15%	\$589,500	-0.924%	\$571,500	-9.74%	13	117%	100%
Feb-22	8	-20%	\$570,212	18.8%	\$595,000	24.6%	\$633,177	28.9%	6	20%	104%
Feb-21	10	25%	\$480,150	12.7%	\$477,500	25.7%	\$491,400	26.7%	5	-64.3%	106%

## Sales Activity and Price Trends

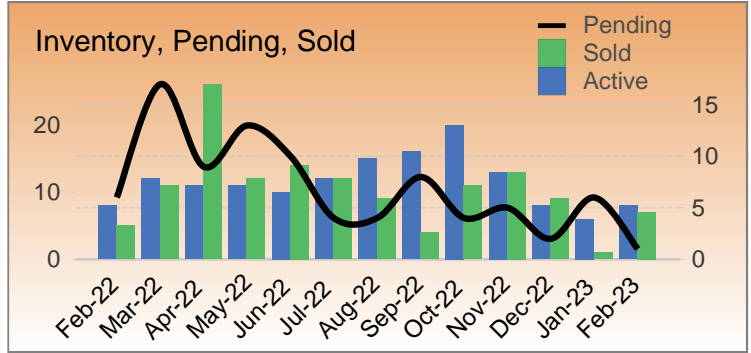
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	18	12	39	35	31
\$500-599K	6	8	3	3	3
\$600-699K	12	3	21	0	0
\$700-799K	3	9	0	0	0
\$800-899K	0	6	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	39	38	63	38	34

## Presented by:

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## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 7 units were sold during February
- Median Sales Price: \$710,000 during February
- Average price per sq.ft. in February was \$668
- Average Days-on-Market (DOM) is approximately 33 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	8	1	7	1.4	\$1,524,375	\$710,000	\$1,076,857	33	\$796	\$668	101%
Jan-23	6	6	1	0.8	\$1,602,600	\$410,000	\$410,000	65	\$824	\$525	93%
Dec-22	8	2	9	0.7	\$684,633	\$585,000	\$936,956	50	\$699	\$653	98%
Nov-22	13	5	13	1.4	\$1,101,000	\$1,798,043	\$1,602,216	19	\$734	\$917	99%
Oct-22	20	4	11	2.6	\$966,769	\$825,000	\$963,181	19	\$676	\$581	102%
Sep-22	16	8	4	1.9	\$1,244,114	\$1,047,500	\$1,319,500	31	\$723	\$760	100%
Aug-22	15	4	9	1.3	\$1,005,363	\$880,000	\$981,777	24	\$649	\$684	99%
Jul-22	12	4	12	1.0	\$1,054,206	\$900,000	\$1,105,000	9	\$723	\$698	105%
Jun-22	10	10	14	0.6	\$1,123,830	\$990,000	\$1,141,357	16	\$777	\$721	103%
May-22	11	13	12	0.7	\$1,158,544	\$902,500	\$907,373	21	\$798	\$628	108%
Apr-22	11	9	26	0.8	\$1,002,621	\$1,110,000	\$1,127,576	11	\$812	\$735	109%
Mar-22	12	17	11	1.7	\$1,038,956	\$900,000	\$1,101,163	11	\$729	\$713	108%
Feb-22	8	6	5	1.3	\$943,787	\$1,100,000	\$955,800	7	\$818	\$657	120%

## 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-23	7	40%	\$1,524,375	61.5%	\$710,000	-35.5%	\$1,076,857	12.7%	33	371%	101%
Feb-22	5	-16.7%	\$943,787	17.2%	\$1,100,000	37%	\$955,800	11.7%	7	-73.1%	120%
Feb-21	6	-40%	\$805,484	-14.5%	\$803,000	-15.9%	\$856,016	-23.9%	26	-23.5%	101%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	3	6	6	0	6
\$500-599K	3	4	9	9	0
\$600-699K	3	3	0	0	2
\$700-799K	4	0	6	3	1
\$800-899K	0	3	3	1	0
\$900-999K	1	0	4	4	6
\$1-1.299M	0	9	6	3	4
\$1.3-1.699M	3	3	1	5	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	1	0	0	3	0
>3M	0	0	0	0	0
Total	18	28	35	28	19

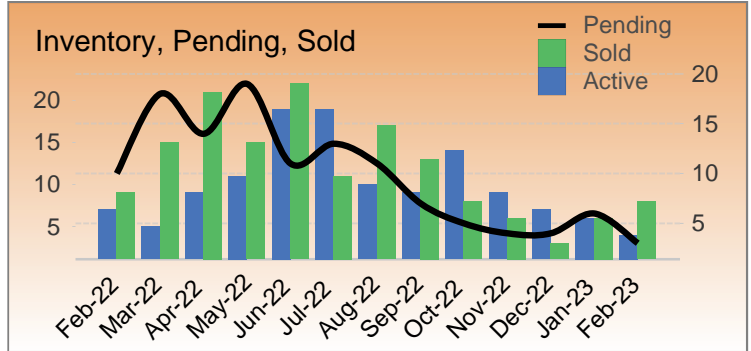
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## Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of February - approximately 0.7 months of inventory.
- Sales Activity: 8 units were sold during February
- Median Sales Price: \$817,000 during February
- Average price per sq.ft. in February was \$594
- Average Days-on-Market (DOM) is approximately 14 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	4	3	8	0.7	\$986,672	\$817,000	\$886,611	14	\$609	\$594	101%
Jan-23	6	6	6	1.4	\$874,967	\$643,250	\$709,416	25	\$604	\$564	101%
Dec-22	7	4	3	1.4	\$700,509	\$962,000	\$968,000	37	\$582	\$573	98%
Nov-22	9	4	6	1.0	\$1,225,000	\$705,000	\$703,333	24	\$605	\$559	100%
Oct-22	14	5	8	1.1	\$746,568	\$785,000	\$822,750	35	\$595	\$591	97%
Sep-22	9	7	13	0.7	\$918,965	\$682,000	\$770,730	30	\$575	\$593	98%
Aug-22	10	11	17	0.7	\$786,088	\$745,000	\$872,522	18	\$584	\$622	100%
Jul-22	19	13	11	1.3	\$867,187	\$745,000	\$856,890	12	\$619	\$630	104%
Jun-22	19	11	22	1.0	\$871,272	\$1,010,000	\$913,408	9	\$629	\$668	110%
May-22	11	19	15	0.7	\$815,903	\$1,131,000	\$1,005,918	9	\$592	\$708	113%
Apr-22	9	14	21	0.6	\$968,612	\$975,000	\$969,545	7	\$632	\$670	114%
Mar-22	5	18	15	0.4	\$842,802	\$880,000	\$899,933	11	\$591	\$667	111%
Feb-22	7	10	9	0.7	\$784,546	\$875,000	\$1,004,555	13	\$586	\$643	112%

## 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-23	8	-11.1%	\$986,672	25.8%	\$817,000	-6.63%	\$886,611	-11.7%	14	7.69%	101%
Feb-22	9	0%	\$784,546	10.7%	\$875,000	4.17%	\$1,004,555	28.6%	13	85.7%	112%
Feb-21	9	800%	\$708,447	0.561%	\$840,000	-4.55%	\$780,866	-11.3%	7	-	102%

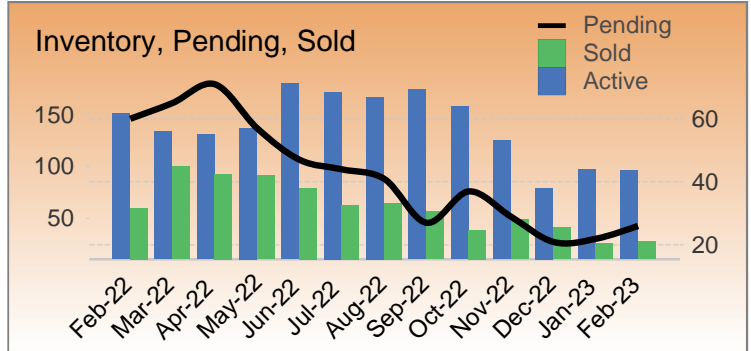
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	1	0	1	1	4
\$500-599K	2	3	5	3	2
\$600-699K	3	6	9	1	3
\$700-799K	2	2	3	0	1
\$800-899K	1	4	4	2	1
\$900-999K	0	0	3	0	1
\$1-1.299M	2	2	1	0	0
\$1.3-1.699M	1	3	0	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	12	20	26	7	12

## Presented by:

## Market Activity Summary:

- Inventory: 101 units were listed for sale as of the last day of February - approximately 3.2 months of inventory.
- Sales Activity: 28 units were sold during February
- Median Sales Price: \$607,500 during February
- Average price per sq.ft. in February was \$593
- Average Days-on-Market (DOM) is approximately 37 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-23	96	26	28	3.2	\$707,346	\$607,500	\$642,771	37	\$580	\$593	101%
Jan-23	97	22	26	2.5	\$712,340	\$579,000	\$623,348	63	\$610	\$583	99%
Dec-22	79	21	41	1.9	\$632,421	\$560,000	\$652,626	53	\$597	\$564	100%
Nov-22	125	29	49	2.6	\$654,840	\$570,000	\$634,520	36	\$609	\$582	100%
Oct-22	158	37	39	3.0	\$665,561	\$550,000	\$622,805	47	\$605	\$579	99%
Sep-22	174	27	57	2.8	\$664,240	\$655,000	\$693,664	32	\$603	\$624	102%
Aug-22	167	41	65	2.4	\$656,632	\$650,000	\$655,631	32	\$605	\$611	102%
Jul-22	172	44	63	2.3	\$625,646	\$640,000	\$673,367	25	\$599	\$644	103%
Jun-22	180	47	79	2.1	\$661,254	\$635,000	\$689,074	28	\$608	\$627	105%
May-22	137	57	91	1.5	\$655,886	\$720,000	\$793,712	24	\$602	\$659	108%
Apr-22	131	71	93	1.6	\$674,241	\$705,000	\$753,354	26	\$602	\$661	108%
Mar-22	134	65	100	2.0	\$681,968	\$670,000	\$719,391	30	\$604	\$649	105%
Feb-22	151	60	60	2.3	\$652,357	\$576,250	\$627,675	35	\$605	\$664	104%

## 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-23	28	-53.3%	\$707,346	8.43%	\$607,500	5.42%	\$642,771	2.41%	37	5.71%	101%
Feb-22	60	-14.3%	\$652,357	0.485%	\$576,250	-6.6%	\$627,675	-4.03%	35	-12.5%	104%
Feb-21	70	29.6%	\$649,210	0.731%	\$617,000	-10.5%	\$654,012	-7.16%	40	21.2%	103%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	50	84	119	52	57
\$500-599K	41	82	77	51	44
\$600-699K	29	58	92	52	56
\$700-799K	30	49	74	57	34
\$800-899K	21	26	23	24	18
\$900-999K	3	21	18	12	9
\$1-1.299M	3	24	30	24	16
\$1.3-1.699M	3	9	3	0	6
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	180	353	436	272	240

## Presented by:

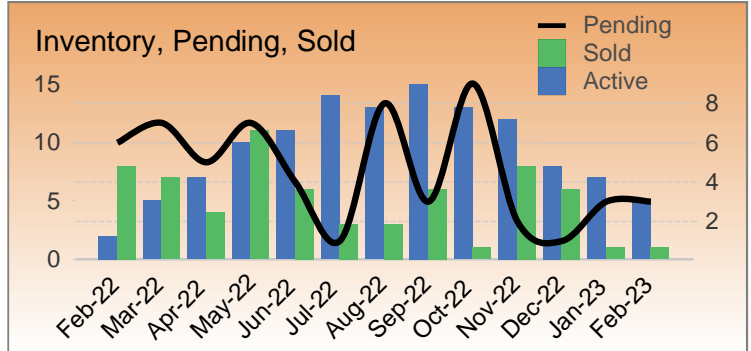
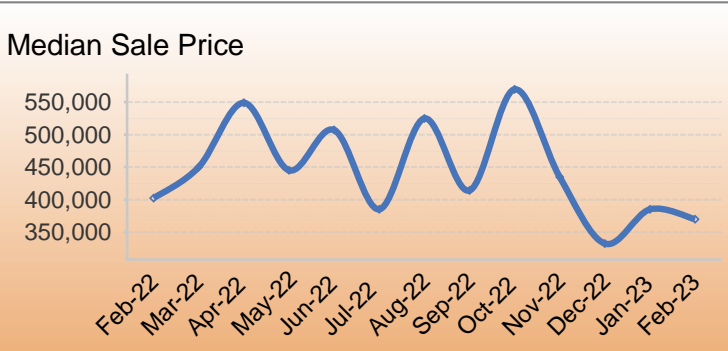


Custom geography for Oakland CND/TWN includes Oakland & Piedmont

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## Market Activity Summary:

- Inventory: 6 units were listed for sale as of the last day of February - approximately 2.3 months of inventory.
- Sales Activity: 1 units were sold during February
- Median Sales Price: \$370,000 during February
- Average price per sq.ft. in February was \$329
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 106% 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-23	5	3	1	2.3	\$335,000	\$370,000	\$370,000	10	\$460	\$329	106%
Jan-23	7	3	1	1.6	\$344,200	\$385,000	\$385,000	12	\$412	\$375	96%
Dec-22	8	1	6	1.6	\$345,000	\$332,500	\$375,500	52	\$391	\$336	96%
Nov-22	12	2	8	3.0	\$448,148	\$435,000	\$457,845	29	\$390	\$350	99%
Oct-22	13	9	1	3.9	\$392,562	\$570,000	\$570,000	71	\$371	\$315	98%
Sep-22	15	3	6	3.8	\$437,624	\$414,000	\$431,981	24	\$353	\$366	99%
Aug-22	13	8	3	3.3	\$374,554	\$525,000	\$459,666	22	\$342	\$333	101%
Jul-22	14	1	3	2.3	\$488,105	\$385,000	\$423,333	15	\$352	\$352	104%
Jun-22	11	4	6	1.6	\$483,128	\$507,500	\$495,666	15	\$368	\$386	103%
May-22	10	7	11	1.4	\$468,822	\$445,000	\$460,000	17	\$375	\$409	103%
Apr-22	7	5	4	1.3	\$348,373	\$549,000	\$570,750	6	\$351	\$428	104%
Mar-22	5	7	7	0.7	\$495,658	\$450,000	\$421,707	16	\$364	\$419	101%
Feb-22	2	6	8	0.4	\$369,570	\$402,500	\$430,375	13	\$409	\$382	104%

## 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-23	1	-87.5%	\$335,000	-9.35%	\$370,000	-8.07%	\$370,000	-14%	10	-23.1%	106%
Feb-22	8	100%	\$369,570	-6.29%	\$402,500	-2.19%	\$430,375	5.42%	13	-23.5%	104%
Feb-21	4	-42.9%	\$394,374	33%	\$411,500	42.9%	\$408,250	24%	17	-48.5%	106%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	6	28	18	30	17
\$500-599K	0	2	3	0	0
\$600-699K	0	6	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	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	6	36	21	30	17

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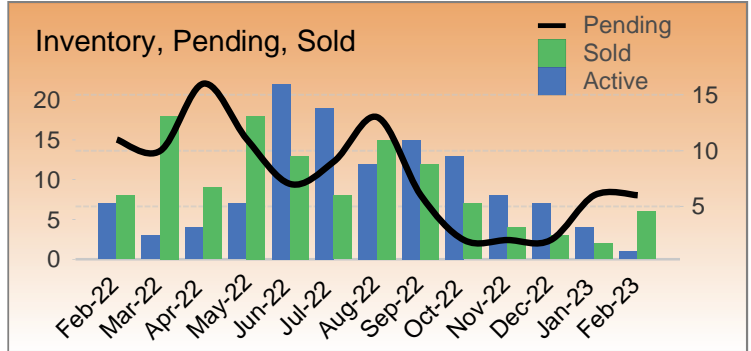
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## Market Activity Summary:

- Inventory: 1 units were listed for sale as of the last day of February - approximately 0.3 months of inventory.
- Sales Activity: 6 units were sold during February
- Median Sales Price: \$553,750 during February
- Average price per sq.ft. in February was \$477
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 97% 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	1	6	6	0.3	\$593,570	\$553,750	\$544,750	45	\$493	\$477	97%
Jan-23	4	6	2	1.3	\$567,200	\$792,500	\$792,500	51	\$448	\$425	97%
Dec-22	7	2	3	1.5	\$585,747	\$750,000	\$672,000	31	\$483	\$393	100%
Nov-22	8	2	4	1.0	\$595,200	\$642,500	\$602,500	8	\$481	\$458	100%
Oct-22	13	2	7	1.1	\$670,000	\$665,000	\$612,142	19	\$476	\$465	102%
Sep-22	15	6	12	1.3	\$620,291	\$607,750	\$596,458	36	\$497	\$512	101%
Aug-22	12	13	15	1.0	\$627,359	\$603,000	\$630,133	31	\$475	\$489	99%
Jul-22	19	9	8	1.6	\$588,069	\$539,500	\$606,125	19	\$499	\$489	101%
Jun-22	22	7	13	1.7	\$646,520	\$700,000	\$683,692	14	\$490	\$529	104%
May-22	7	11	18	0.5	\$630,062	\$613,000	\$643,416	12	\$481	\$533	107%
Apr-22	4	16	9	0.4	\$586,147	\$665,000	\$766,333	8	\$488	\$588	113%
Mar-22	3	10	18	0.3	\$688,166	\$682,500	\$715,444	6	\$540	\$563	109%
Feb-22	7	11	8	1.0	\$669,208	\$808,500	\$753,472	6	\$522	\$521	111%

## 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-23	6	-25%	\$593,570	-11.3%	\$553,750	-31.5%	\$544,750	-27.7%	45	650%	97%
Feb-22	8	0%	\$669,208	11.5%	\$808,500	48.3%	\$753,472	37.8%	6	-86.4%	111%
Feb-21	8	0%	\$600,333	17.1%	\$545,000	5.31%	\$546,725	7.63%	44	175%	102%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	9	3	12	20	34
\$500-599K	0	6	20	12	15
\$600-699K	6	6	9	0	6
\$700-799K	6	6	0	0	6
\$800-899K	3	15	3	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	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	24	36	44	32	61

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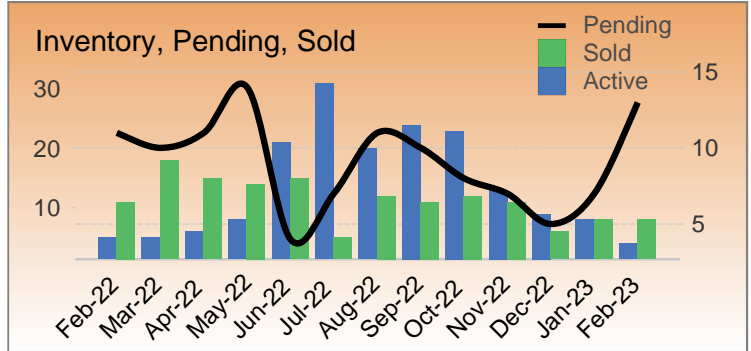
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## Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of February - approximately 0.7 months of inventory.
- Sales Activity: 8 units were sold during February
- Median Sales Price: \$733,500 during February
- Average price per sq.ft. in February was \$621
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 99% 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-23	4	13	8	0.7	\$782,753	\$733,500	\$749,937	24	\$639	\$621	99%
Jan-23	8	7	8	1.0	\$896,112	\$716,000	\$690,375	45	\$630	\$630	97%
Dec-22	9	5	6	0.9	\$958,975	\$751,000	\$742,666	49	\$635	\$637	98%
Nov-22	13	7	11	1.2	\$780,533	\$815,000	\$774,545	37	\$649	\$638	97%
Oct-22	23	8	12	2.1	\$836,830	\$847,500	\$840,583	27	\$645	\$651	100%
Sep-22	24	10	11	2.7	\$777,147	\$820,000	\$825,545	36	\$656	\$616	97%
Aug-22	20	11	12	1.9	\$716,557	\$660,000	\$764,316	20	\$641	\$677	100%
Jul-22	31	7	5	2.8	\$913,178	\$835,000	\$781,500	9	\$651	\$756	103%
Jun-22	21	4	15	1.4	\$859,808	\$780,000	\$817,833	9	\$664	\$700	103%
May-22	8	14	14	0.5	\$788,579	\$793,750	\$819,955	9	\$701	\$686	104%
Apr-22	6	11	15	0.4	\$881,840	\$850,000	\$963,400	7	\$721	\$707	108%
Mar-22	5	10	18	0.4	\$887,796	\$922,500	\$972,444	7	\$677	\$711	109%
Feb-22	5	11	11	0.5	\$848,983	\$795,000	\$821,681	4	\$683	\$721	108%

## 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-23	8	-27.3%	\$782,753	-7.8%	\$733,500	-7.74%	\$749,937	-8.73%	24	500%	99%
Feb-22	11	0%	\$848,983	28.2%	\$795,000	12%	\$821,681	17%	4	-69.2%	108%
Feb-21	11	0%	\$662,021	-10.1%	\$710,000	26.8%	\$702,353	8.71%	13	-53.6%	103%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	6	0	12	12	0
\$500-599K	3	6	15	6	12
\$600-699K	3	3	18	0	6
\$700-799K	15	18	12	9	18
\$800-899K	9	12	12	12	3
\$900-999K	9	6	6	6	0
\$1-1.299M	0	3	6	0	0
\$1.3-1.699M	0	3	0	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	45	51	81	45	39

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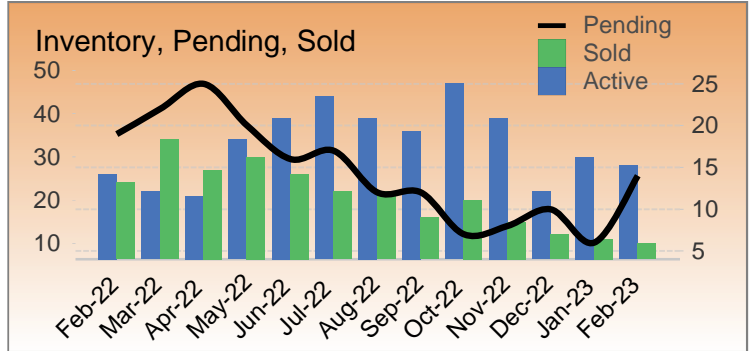
Includes Pleasanton and Sunol

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## Market Activity Summary:

- Inventory: 30 units were listed for sale as of the last day of February - approximately 2.7 months of inventory.
- Sales Activity: 10 units were sold during February
- Median Sales Price: \$561,500 during February
- Average price per sq.ft. in February was \$470
- Average Days-on-Market (DOM) is approximately 21 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-23	28	14	10	2.7	\$573,371	\$561,500	\$561,100	21	\$515	\$470	101%
Jan-23	30	6	11	2.4	\$592,077	\$531,000	\$493,181	60	\$493	\$455	99%
Dec-22	22	10	12	1.4	\$506,535	\$469,500	\$465,824	52	\$445	\$463	98%
Nov-22	39	8	15	2.4	\$622,937	\$520,000	\$525,666	24	\$512	\$461	100%
Oct-22	47	7	20	2.5	\$630,359	\$489,950	\$532,595	33	\$508	\$506	100%
Sep-22	36	12	16	1.9	\$537,226	\$582,500	\$595,368	30	\$505	\$461	99%
Aug-22	39	12	22	1.7	\$597,780	\$532,500	\$531,250	19	\$517	\$504	101%
Jul-22	44	17	22	1.7	\$519,827	\$580,000	\$593,818	19	\$522	\$483	102%
Jun-22	39	16	26	1.5	\$564,480	\$550,000	\$582,222	16	\$473	\$538	105%
May-22	34	20	30	1.2	\$555,540	\$585,000	\$584,333	33	\$470	\$533	104%
Apr-22	21	25	27	0.8	\$493,434	\$535,000	\$596,440	30	\$514	\$585	105%
Mar-22	22	22	34	0.9	\$635,599	\$582,751	\$584,326	24	\$526	\$509	107%
Feb-22	26	19	24	1.4	\$502,504	\$615,000	\$605,041	32	\$491	\$529	104%

## 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-23	10	-58.3%	\$573,371	14.1%	\$561,500	-8.7%	\$561,100	-7.26%	21	-34.4%	101%
Feb-22	24	118%	\$502,504	-6.52%	\$615,000	19.4%	\$605,041	16.6%	32	23.1%	104%
Feb-21	11	-38.9%	\$537,571	1.28%	\$515,000	23.4%	\$518,957	16.9%	26	-51.9%	102%

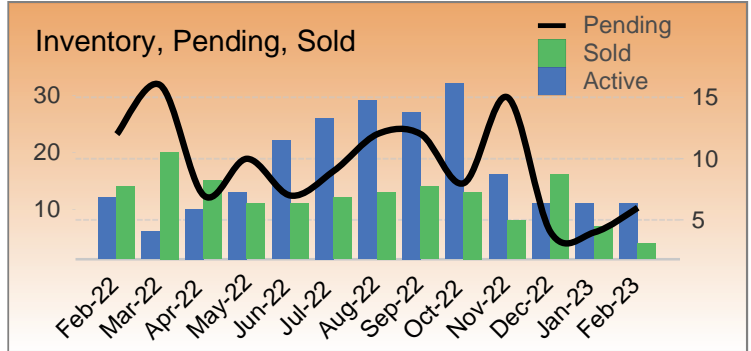
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	20	28	35	63	57
\$500-599K	17	28	16	13	11
\$600-699K	4	25	16	6	6
\$700-799K	12	13	6	0	3
\$800-899K	0	5	1	0	3
\$900-999K	0	3	0	0	0
\$1-1.299M	0	0	4	0	0
\$1.3-1.699M	0	0	0	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	53	102	78	82	80

## Presented by:

## Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of February - approximately 1.2 months of inventory.
- Sales Activity: 4 units were sold during February
- Median Sales Price: \$559,000 during February
- Average price per sq.ft. in February was \$479
- Average Days-on-Market (DOM) is approximately 21 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-23	11	6	4	1.2	\$589,916	\$559,000	\$598,250	21	\$492	\$479	101%
Jan-23	11	4	7	1.1	\$573,500	\$532,000	\$624,285	67	\$525	\$436	97%
Dec-22	11	4	16	0.9	\$496,399	\$580,000	\$604,812	45	\$489	\$490	99%
Nov-22	16	15	8	1.5	\$638,988	\$506,000	\$491,750	40	\$497	\$479	100%
Oct-22	32	8	13	2.4	\$533,816	\$580,000	\$575,615	25	\$497	\$507	102%
Sep-22	27	12	14	2.2	\$592,705	\$562,500	\$592,371	27	\$491	\$491	102%
Aug-22	29	12	13	2.5	\$601,054	\$505,000	\$530,269	19	\$494	\$531	101%
Jul-22	26	9	12	2.4	\$571,428	\$545,000	\$557,000	12	\$492	\$528	103%
Jun-22	22	7	11	1.9	\$504,707	\$615,000	\$615,818	16	\$514	\$519	107%
May-22	13	10	11	0.9	\$581,641	\$616,500	\$622,661	13	\$503	\$527	106%
Apr-22	10	7	15	0.6	\$549,563	\$630,000	\$649,533	13	\$454	\$504	107%
Mar-22	6	16	20	0.4	\$569,614	\$560,000	\$631,950	10	\$506	\$574	108%
Feb-22	12	12	14	1.0	\$649,053	\$548,750	\$580,232	29	\$530	\$505	106%

## 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-23	4	-71.4%	\$589,916	-9.11%	\$559,000	1.87%	\$598,250	3.11%	21	-27.6%	101%
Feb-22	14	75%	\$649,053	24.6%	\$548,750	2.86%	\$580,232	15.7%	29	-6.45%	106%
Feb-21	8	-42.9%	\$521,053	-6.88%	\$533,500	2.6%	\$501,562	-9.67%	31	-61.7%	103%

## Sales Activity and Price Trends

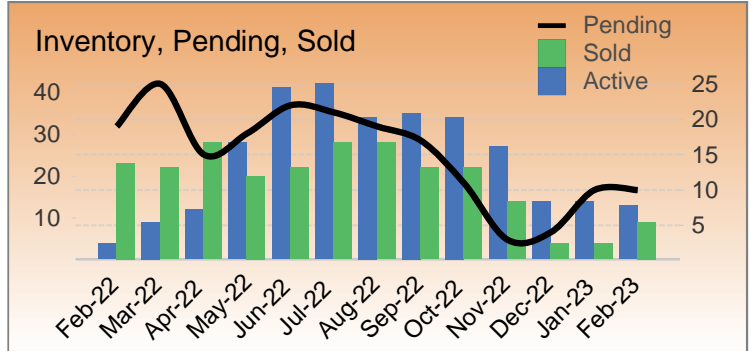
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	2	12	15	19	36
\$500-599K	11	15	15	12	8
\$600-699K	0	0	0	2	4
\$700-799K	6	2	3	10	0
\$800-899K	0	2	0	0	0
\$900-999K	0	3	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	19	34	33	43	48

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## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of February - approximately 2.3 months of inventory.
- Sales Activity: 9 units were sold during February
- Median Sales Price: \$812,500 during February
- Average price per sq.ft. in February was \$620
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 99% 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-23	13	10	9	2.3	\$1,153,966	\$812,500	\$857,387	45	\$678	\$620	99%
Jan-23	14	10	4	1.9	\$989,115	\$541,250	\$549,350	92	\$690	\$634	99%
Dec-22	14	4	4	1.1	\$743,485	\$1,070,000	\$988,250	46	\$661	\$621	98%
Nov-22	27	3	14	1.4	\$1,272,901	\$800,000	\$894,664	28	\$657	\$622	99%
Oct-22	34	11	22	1.4	\$1,005,215	\$928,950	\$882,245	31	\$660	\$622	98%
Sep-22	35	17	22	1.4	\$922,245	\$1,010,000	\$915,818	34	\$645	\$658	98%
Aug-22	34	19	28	1.3	\$774,695	\$782,500	\$813,133	24	\$646	\$639	99%
Jul-22	42	21	28	1.8	\$970,128	\$917,500	\$886,821	17	\$657	\$662	99%
Jun-22	41	22	22	1.8	\$1,028,600	\$762,500	\$890,884	9	\$664	\$696	105%
May-22	28	18	20	1.2	\$948,709	\$1,008,000	\$1,013,255	8	\$645	\$731	109%
Apr-22	12	15	28	0.5	\$814,108	\$837,500	\$930,678	8	\$619	\$720	111%
Mar-22	9	25	22	0.5	\$909,796	\$1,008,500	\$1,052,659	6	\$669	\$711	114%
Feb-22	4	19	23	0.2	\$870,990	\$800,000	\$837,326	14	\$692	\$674	107%

## 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-23	9	-60.9%	\$1,153,966	32.5%	\$812,500	1.56%	\$857,387	2.4%	45	221%	99%
Feb-22	23	-14.8%	\$870,990	28.9%	\$800,000	31.7%	\$837,326	24.8%	14	16.7%	107%
Feb-21	27	-6.9%	\$675,898	-1.31%	\$607,500	-22.6%	\$670,681	-4.09%	12	-70.7%	104%

## Sales Activity and Price Trends

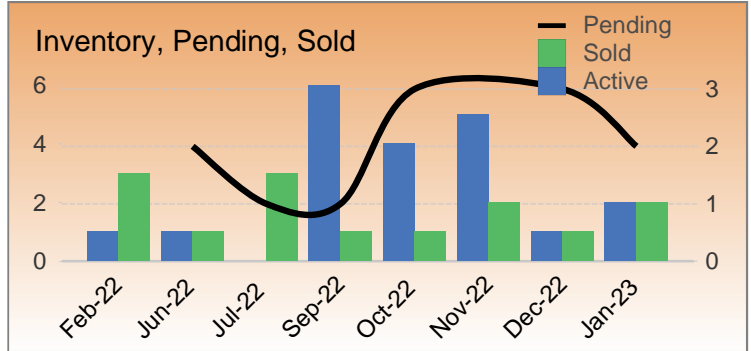
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	2	3	13	10	6
\$500-599K	3	4	11	7	8
\$600-699K	1	5	9	5	5
\$700-799K	1	2	1	1	2
\$800-899K	2	4	1	14	2
\$900-999K	0	0	7	7	2
\$1-1.299M	2	4	6	0	0
\$1.3-1.699M	1	8	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	12	30	48	44	25

## Presented by:



## Market Activity Summary:

- Inventory: 2 units were listed for sale as of the last day of February - approximately months of inventory.
- Sales Activity: 0 units were sold during February
- Median Sales Price: during February
- Average price per sq.ft. in February was
- Average Days-on-Market (DOM) is approximately days
- Sold over Asking: On average, buyers paid % 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Jan-23	2	2	2	1.2	\$472,450	\$398,250	\$398,250	38	\$406	\$343	100%
Dec-22	1	3	1	0.8	-	\$460,000	\$460,000	16	\$450	\$300	102%
Nov-22	5	0	2	3.8	\$386,333	\$489,950	\$489,950	51	\$374	\$328	100%
Oct-22	4	3	1	6.0	\$449,000	\$435,000	\$435,000	5	\$369	\$402	94%
Sep-22	6	1	1	4.5	\$440,975	\$400,000	\$400,000	30	\$355	\$493	99%
Jul-22	0	1	3	0.0	\$404,000	\$410,000	\$421,666	42	-	\$360	102%
Jun-22	1	2	1	3.0	\$399,999	\$520,000	\$520,000	17	\$343	\$339	98%
Feb-22	1	0	3	0.3	\$399,950	\$395,000	\$398,333	6	\$371	\$399	105%

## 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-22	3	50%	\$399,950	41.8%	\$395,000	36.2%	\$398,333	37.4%	6	-95.2%	105%

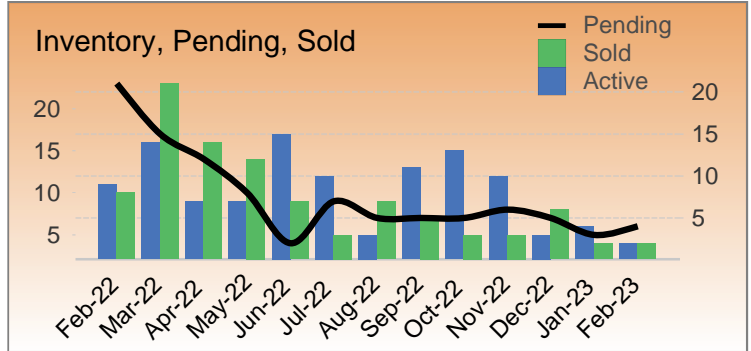
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	2	6	2	4	5
\$500-599K	0	1	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	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	2	7	2	4	5

**Presented by:**

## Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 4 units were sold during February
- Median Sales Price: \$527,500 during February
- Average price per sq.ft. in February was \$559
- Average Days-on-Market (DOM) is approximately 63 days
- Sold over Asking: On average, buyers paid 95% 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-23	4	4	4	0.8	\$763,544	\$527,500	\$540,000	63	\$579	\$559	95%
Jan-23	6	3	4	1.2	\$770,400	\$475,000	\$462,618	45	\$611	\$509	98%
Dec-22	5	5	8	0.8	\$513,000	\$523,000	\$565,125	40	\$584	\$590	97%
Nov-22	12	6	5	2.1	\$610,590	\$570,000	\$591,100	26	\$560	\$618	101%
Oct-22	15	5	5	2.4	\$648,778	\$520,000	\$624,000	20	\$577	\$563	100%
Sep-22	13	5	7	1.9	\$649,491	\$640,000	\$697,669	23	\$588	\$598	100%
Aug-22	5	5	9	0.9	\$628,557	\$605,000	\$686,555	31	\$584	\$616	100%
Jul-22	12	7	5	1.5	\$774,999	\$520,000	\$639,000	39	\$613	\$639	102%
Jun-22	17	2	9	1.5	\$663,672	\$810,000	\$907,111	17	\$610	\$679	104%
May-22	9	8	14	0.7	\$769,046	\$677,500	\$730,849	14	\$626	\$704	106%
Apr-22	9	12	16	0.7	\$743,290	\$846,750	\$855,108	7	\$598	\$698	109%
Mar-22	16	15	23	1.2	\$781,291	\$622,000	\$668,978	15	\$631	\$642	106%
Feb-22	11	21	10	1.1	\$589,661	\$692,500	\$760,750	21	\$593	\$669	109%

## 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-23	4	-60%	\$763,544	29.5%	\$527,500	-23.8%	\$540,000	-29%	63	200%	95%
Feb-22	10	-9.09%	\$589,661	-8.2%	\$692,500	6.53%	\$760,750	10.2%	21	16.7%	109%
Feb-21	11	57.1%	\$642,348	4.74%	\$650,061	7.45%	\$690,277	4.25%	18	5.88%	102%

## Sales Activity and Price Trends

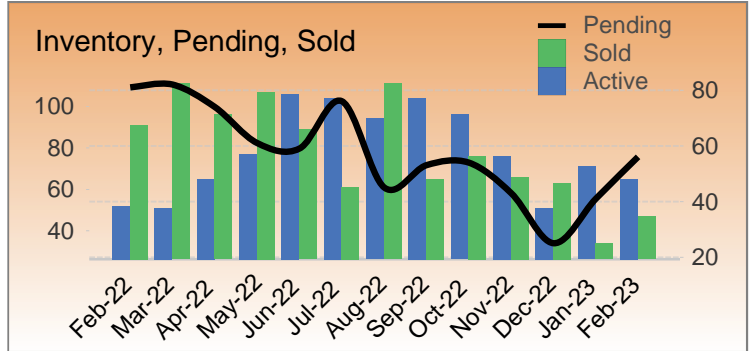
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	3	2	5	0	11
\$500-599K	2	3	3	6	5
\$600-699K	1	5	3	5	2
\$700-799K	1	4	1	1	2
\$800-899K	0	2	6	2	1
\$900-999K	0	2	2	1	0
\$1-1.299M	0	1	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	7	19	20	15	21

## Presented by:



## Market Activity Summary:

- Inventory: 65 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 47 units were sold during February
- Median Sales Price: \$600,000 during February
- Average price per sq.ft. in February was \$543
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 100% 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	65	56	47	1.4	\$692,704	\$600,000	\$688,659	30	\$550	\$543	100%
Jan-23	71	41	34	1.3	\$621,436	\$556,900	\$645,741	30	\$551	\$520	100%
Dec-22	51	25	63	0.8	\$609,608	\$610,000	\$692,672	39	\$550	\$522	100%
Nov-22	76	43	66	1.1	\$704,344	\$537,500	\$612,378	32	\$550	\$519	99%
Oct-22	96	54	76	1.2	\$692,588	\$700,500	\$763,078	24	\$544	\$571	102%
Sep-22	104	53	65	1.3	\$712,927	\$620,000	\$670,322	26	\$543	\$545	100%
Aug-22	94	45	111	1.1	\$702,452	\$622,000	\$701,204	19	\$554	\$560	102%
Jul-22	104	76	61	1.2	\$698,513	\$615,000	\$671,475	16	\$554	\$544	102%
Jun-22	106	59	89	1.1	\$685,635	\$587,000	\$752,211	14	\$558	\$596	107%
May-22	77	61	107	0.8	\$703,469	\$670,000	\$779,150	12	\$561	\$602	109%
Apr-22	65	74	96	0.7	\$668,279	\$662,500	\$755,291	13	\$564	\$597	109%
Mar-22	51	82	111	0.6	\$738,661	\$639,000	\$689,712	9	\$599	\$575	107%
Feb-22	52	81	91	0.6	\$9,243,539	\$605,000	\$667,488	18	\$566	\$556	104%

## 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-23	47	-48.4%	\$692,704	-92.5%	\$600,000	-0.826%	\$688,659	3.17%	30	66.7%	100%
Feb-22	91	-6.19%	\$9,243,539	1.49e+03%	\$605,000	18.6%	\$667,488	18%	18	-50%	104%
Feb-21	97	56.5%	\$580,710	-5.13%	\$510,000	-9.33%	\$565,686	-7.91%	36	20%	100%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	58	102	164	82	98
\$500-599K	20	60	58	24	22
\$600-699K	14	42	34	36	44
\$700-799K	20	20	30	20	16
\$800-899K	10	30	26	14	10
\$900-999K	10	10	12	8	8
\$1-1.299M	10	44	8	10	0
\$1.3-1.699M	8	6	2	2	0
\$1.7-1.999M	2	0	0	4	0
\$2-2.999M	0	0	2	0	0
>3M	0	0	0	0	0
Total	152	314	336	200	198

Presented by:

Includes Walnut Creek and Rossmore

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