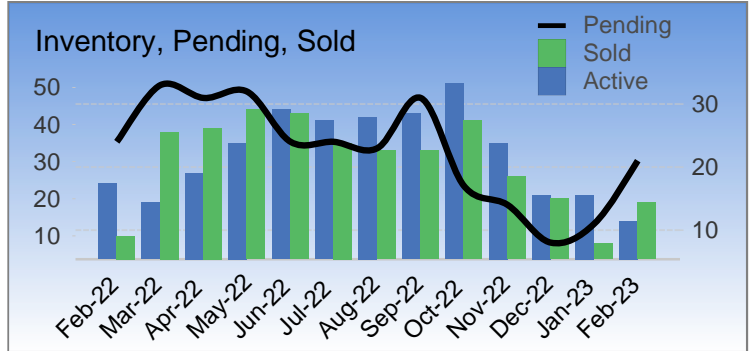


## Market Activity Summary:

- Inventory: 14 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 19 units were sold during February
- Median Sales Price: \$1,127,000 during February
- Average price per sq.ft. in February was \$829
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 113% 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	14	21	19	0.9	\$1,165,541	\$1,127,000	\$1,173,842	22	\$679	\$829	113%
Jan-23	21	11	8	1.2	\$999,344	\$1,237,500	\$1,242,384	34	\$745	\$679	104%
Dec-22	21	8	20	0.7	\$985,827	\$1,337,500	\$1,434,699	29	\$705	\$764	104%
Nov-22	35	14	26	1.1	\$1,174,465	\$1,350,000	\$1,360,277	22	\$738	\$759	107%
Oct-22	51	17	41	1.4	\$1,411,688	\$1,362,000	\$1,420,336	19	\$745	\$817	112%
Sep-22	43	31	33	1.3	\$1,326,621	\$1,375,000	\$1,386,340	35	\$743	\$800	109%
Aug-22	42	23	33	1.2	\$1,304,866	\$1,625,000	\$1,514,075	15	\$751	\$770	113%
Jul-22	41	24	35	1.0	\$1,374,788	\$1,456,000	\$1,480,721	18	\$742	\$895	117%
Jun-22	44	24	43	1.0	\$1,323,845	\$1,500,000	\$1,500,127	14	\$729	\$909	123%
May-22	35	32	44	0.9	\$1,303,747	\$1,650,000	\$1,689,095	11	\$768	\$924	126%
Apr-22	27	31	39	0.9	\$1,309,098	\$1,436,000	\$1,545,771	11	\$727	\$1,012	135%
Mar-22	19	33	38	0.9	\$1,092,731	\$1,515,000	\$1,546,775	9	\$744	\$924	130%
Feb-22	24	24	10	1.1	\$1,275,409	\$1,475,000	\$1,652,000	9	\$698	\$936	122%

## 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	19	90%	\$1,165,541	-8.61%	\$1,127,000	-23.6%	\$1,173,842	-28.9%	22	144%	113%
Feb-22	10	-61.5%	\$1,275,409	6.21%	\$1,475,000	12.2%	\$1,652,000	23.8%	9	-75%	122%
Feb-21	26	100%	\$1,200,804	0.201%	\$1,315,000	28.9%	\$1,334,615	26.3%	36	38.5%	108%

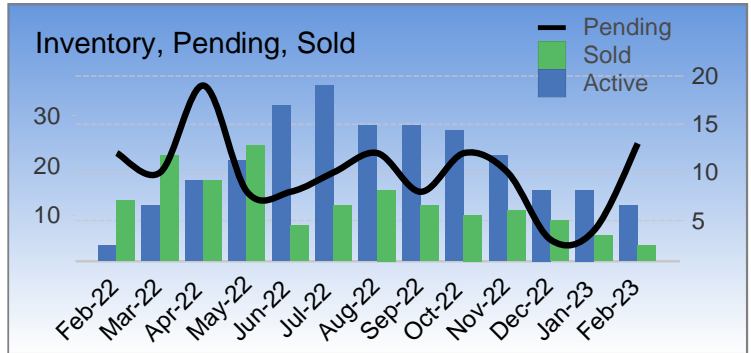
## Sales Activity and Price Trends

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	0	0	1	0
\$600-699K	0	0	1	1	0
\$700-799K	2	0	4	1	2
\$800-899K	2	1	2	4	3
\$900-999K	4	1	4	0	3
\$1-1.299M	10	4	14	10	10
\$1.3-1.699M	6	13	15	2	5
\$1.7-1.999M	1	1	2	0	1
\$2-2.999M	0	7	5	1	1
>3M	0	0	0	0	0
Total	25	27	47	20	25

## Presented by:

## Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of February - approximately 1.9 months of inventory.
- Sales Activity: 4 units were sold during February
- Median Sales Price: \$2,470,500 during February
- Average price per sq.ft. in February was \$867
- Average Days-on-Market (DOM) is approximately 18 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 \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	12	13	4	1.9	\$2,997,700	\$2,470,500	\$2,597,750	18	\$814	\$867	102%
Jan-23	15	4	6	1.7	\$3,788,879	\$2,850,000	\$2,786,166	27	\$852	\$679	97%
Dec-22	15	3	9	1.5	\$3,799,500	\$2,090,000	\$2,711,666	29	\$881	\$722	96%
Nov-22	22	10	11	2.0	\$3,689,892	\$2,235,000	\$2,546,818	31	\$891	\$807	97%
Oct-22	27	12	10	2.2	\$3,150,594	\$2,412,000	\$2,391,900	45	\$893	\$714	97%
Sep-22	28	8	12	2.2	\$3,433,416	\$2,890,000	\$3,597,816	40	\$904	\$764	98%
Aug-22	28	12	15	2.4	\$2,999,038	\$2,220,000	\$2,815,033	25	\$841	\$773	98%
Jul-22	36	10	12	2.5	\$3,479,279	\$2,849,500	\$2,983,416	13	\$850	\$925	101%
Jun-22	32	8	8	2.0	\$3,194,199	\$2,900,000	\$3,103,112	11	\$838	\$851	104%
May-22	21	8	24	1.0	\$2,858,320	\$3,050,500	\$3,124,875	11	\$860	\$881	105%
Apr-22	17	19	17	1.0	\$3,526,815	\$3,250,000	\$3,058,870	8	\$815	\$872	109%
Mar-22	12	10	22	0.8	\$3,247,941	\$2,811,000	\$3,206,272	12	\$810	\$980	106%
Feb-22	4	12	13	0.3	\$3,006,562	\$3,000,000	\$2,979,218	26	\$774	\$911	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	-69.2%	\$2,997,700	-0.295%	\$2,470,500	-17.7%	\$2,597,750	-12.8%	18	-30.8%	102%
Feb-22	13	-7.14%	\$3,006,562	10.9%	\$3,000,000	28.4%	\$2,979,218	11.5%	26	85.7%	109%
Feb-21	14	27.3%	\$2,711,325	7.74%	\$2,336,500	33.9%	\$2,671,071	37.1%	14	-56.3%	102%

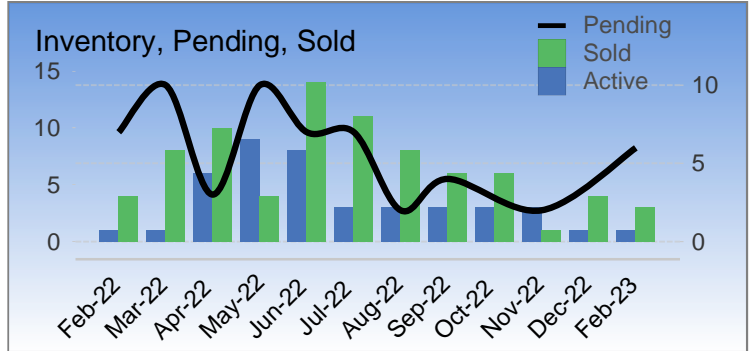
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	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	1	2	6
\$1.3-1.699M	1	0	1	3	6
\$1.7-1.999M	1	2	3	4	2
\$2-2.999M	4	8	13	4	7
>3M	4	11	5	2	1
Total	10	21	23	15	22

Presented by:

## Market Activity Summary:

- Inventory: 1 units were listed for sale as of the last day of February - approximately 0.4 months of inventory.
- Sales Activity: 3 units were sold during February
- Median Sales Price: \$1,270,000 during February
- Average price per sq.ft. in February was \$842
- Average Days-on-Market (DOM) is approximately 7 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 \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	1	6	3	0.4	\$1,015,500	\$1,270,000	\$1,460,000	7	\$881	\$842	102%
Dec-22	1	0	4	0.3	\$1,399,000	\$1,300,000	\$1,292,900	18	\$1,387	\$1,024	126%
Nov-22	3	2	1	0.7	\$1,034,500	\$950,000	\$950,000	12	\$870	\$791	106%
Oct-22	3	0	6	0.5	\$1,296,500	\$1,112,500	\$1,171,000	9	\$841	\$1,074	123%
Sep-22	3	4	6	0.4	\$947,500	\$1,109,500	\$1,134,833	32	\$898	\$953	105%
Aug-22	3	2	8	0.4	\$1,114,333	\$1,525,000	\$1,593,750	18	\$827	\$937	111%
Jul-22	3	7	11	0.3	\$1,226,571	\$1,485,000	\$1,469,989	20	\$858	\$991	116%
Jun-22	8	7	14	0.9	\$1,247,100	\$1,640,000	\$1,553,928	10	\$889	\$1,163	121%
May-22	9	10	4	1.2	\$1,304,119	\$1,680,000	\$1,707,000	10	\$901	\$1,158	151%
Apr-22	6	3	10	0.8	\$1,239,625	\$1,350,000	\$1,396,000	13	\$873	\$1,123	133%
Mar-22	1	10	8	0.2	\$1,191,454	\$1,487,500	\$1,543,111	11	\$565	\$1,192	138%
Feb-22	1	7	4	0.2	\$1,091,148	\$1,400,000	\$1,608,750	11	\$864	\$1,322	133%

## 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	3	-25%	\$1,015,500	-6.93%	\$1,270,000	-9.29%	\$1,460,000	-9.25%	7	-36.4%	102%
Feb-22	4	-33.3%	\$1,091,148	1.96%	\$1,400,000	2.75%	\$1,608,750	18.8%	11	-60.7%	133%
Feb-21	6	50%	\$1,070,200	0.347%	\$1,362,500	15.5%	\$1,354,166	14.4%	28	115%	121%

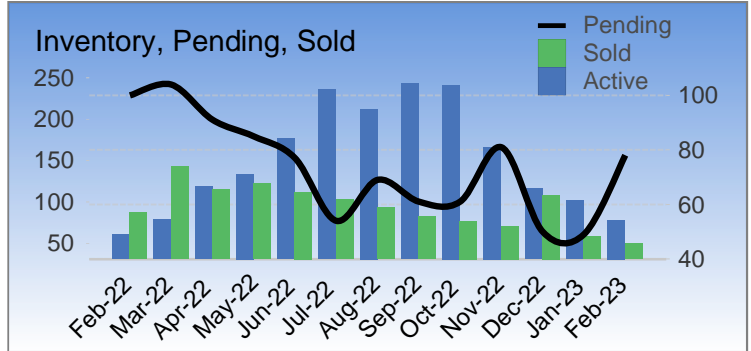
## Sales Activity and Price Trends

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	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	1	0	2
\$900-999K	0	0	2	1	2
\$1-1.299M	2	4	2	0	3
\$1.3-1.699M	0	3	5	4	2
\$1.7-1.999M	0	1	1	0	0
\$2-2.999M	1	1	0	0	0
>3M	0	0	0	0	0
Total	3	9	11	5	9

Presented by:

## Market Activity Summary:

- Inventory: 83 units were listed for sale as of the last day of February - approximately 1.2 months of inventory.
- Sales Activity: 50 units were sold during February
- Median Sales Price: \$610,000 during February
- Average price per sq.ft. in February was \$312
- 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	78	78	50	1.2	\$624,280	\$610,000	\$614,834	47	\$328	\$312	99%
Jan-23	102	49	58	1.3	\$683,259	\$605,000	\$600,377	43	\$326	\$322	100%
Dec-22	116	50	108	1.4	\$627,547	\$597,000	\$619,614	44	\$327	\$320	99%
Nov-22	166	81	71	2.3	\$623,054	\$600,000	\$613,619	32	\$328	\$343	100%
Oct-22	241	61	77	2.9	\$659,347	\$625,000	\$640,815	41	\$326	\$353	99%
Sep-22	243	61	82	2.6	\$660,043	\$627,500	\$649,818	35	\$329	\$343	100%
Aug-22	212	69	93	2.1	\$636,793	\$639,000	\$650,325	23	\$337	\$363	99%
Jul-22	236	54	103	2.1	\$676,203	\$647,000	\$658,399	21	\$340	\$364	102%
Jun-22	177	77	112	1.6	\$643,970	\$657,500	\$677,766	18	\$353	\$379	102%
May-22	134	85	122	1.1	\$668,732	\$686,000	\$700,136	17	\$349	\$377	105%
Apr-22	119	91	115	1.1	\$670,081	\$695,000	\$709,967	12	\$359	\$374	107%
Mar-22	79	104	143	0.8	\$673,373	\$720,000	\$720,833	16	\$337	\$367	105%
Feb-22	61	100	87	0.7	\$685,900	\$715,000	\$710,878	18	\$353	\$360	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	50	-42.5%	\$624,280	-8.98%	\$610,000	-14.7%	\$614,834	-13.5%	47	161%	99%
Feb-22	87	33.8%	\$685,900	29.8%	\$715,000	32.4%	\$710,878	24.2%	18	0%	105%
Feb-21	65	-23.5%	\$528,488	9.28%	\$540,000	15.8%	\$572,340	23.7%	18	-48.6%	105%

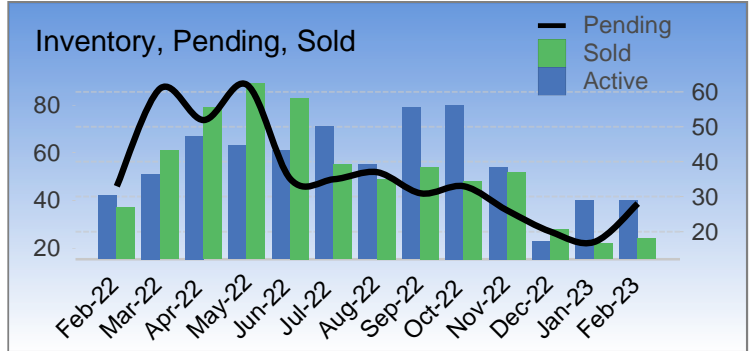
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	19	17	34	107	97
\$500-599K	27	21	46	43	33
\$600-699K	39	56	33	7	5
\$700-799K	14	45	13	2	1
\$800-899K	2	16	5	0	0
\$900-999K	1	6	0	0	0
\$1-1.299M	0	3	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	102	164	131	159	136

## Presented by:

## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of February - approximately 1.7 months of inventory.
- Sales Activity: 24 units were sold during February
- Median Sales Price: \$1,545,000 during February
- Average price per sq.ft. in February was \$895
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 115% 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	40	28	24	1.7	\$1,501,695	\$1,545,000	\$1,729,625	29	\$852	\$895	115%
Jan-23	40	17	22	1.2	\$1,582,220	\$1,357,500	\$1,562,886	38	\$871	\$784	107%
Dec-22	23	20	28	0.6	\$1,602,357	\$1,387,000	\$1,524,910	33	\$864	\$892	109%
Nov-22	54	26	52	1.1	\$1,310,451	\$1,472,500	\$1,589,730	19	\$806	\$887	113%
Oct-22	80	33	48	1.6	\$1,394,955	\$1,480,000	\$1,506,135	24	\$824	\$922	112%
Sep-22	79	31	54	1.5	\$1,461,573	\$1,650,000	\$1,676,720	20	\$816	\$965	118%
Aug-22	55	37	49	0.9	\$1,399,469	\$1,520,000	\$1,701,714	20	\$849	\$932	121%
Jul-22	71	35	55	0.9	\$1,450,062	\$1,600,000	\$1,753,525	15	\$858	\$1,018	123%
Jun-22	61	35	83	0.8	\$1,550,537	\$1,700,000	\$1,887,243	13	\$810	\$1,074	135%
May-22	63	62	89	0.8	\$1,473,211	\$1,870,000	\$2,110,370	17	\$835	\$1,110	137%
Apr-22	67	52	79	1.1	\$1,567,443	\$1,910,000	\$2,071,840	14	\$847	\$1,064	140%
Mar-22	51	61	61	1.2	\$1,587,087	\$1,750,000	\$1,916,607	14	\$814	\$1,056	136%
Feb-22	42	33	37	1.0	\$1,582,901	\$1,700,000	\$2,128,139	28	\$779	\$1,058	130%

## 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	24	-35.1%	\$1,501,695	-5.13%	\$1,545,000	-9.12%	\$1,729,625	-18.7%	29	3.57%	115%
Feb-22	37	-17.8%	\$1,582,901	6.48%	\$1,700,000	7.47%	\$2,128,139	34%	28	7.69%	130%
Feb-21	45	80%	\$1,486,523	21.7%	\$1,581,780	20.7%	\$1,588,451	13.2%	26	18.2%	120%

## 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	3	0
\$500-599K	3	0	0	3	5
\$600-699K	0	0	0	0	3
\$700-799K	6	3	0	5	12
\$800-899K	9	3	14	15	6
\$900-999K	8	11	24	15	20
\$1-1.299M	15	27	20	42	39
\$1.3-1.699M	39	49	89	42	50
\$1.7-1.999M	19	22	43	6	11
\$2-2.999M	15	41	21	12	9
>3M	9	24	0	3	0
Total	123	180	211	146	155

Presented by:

Includes Berkeley and Kensington

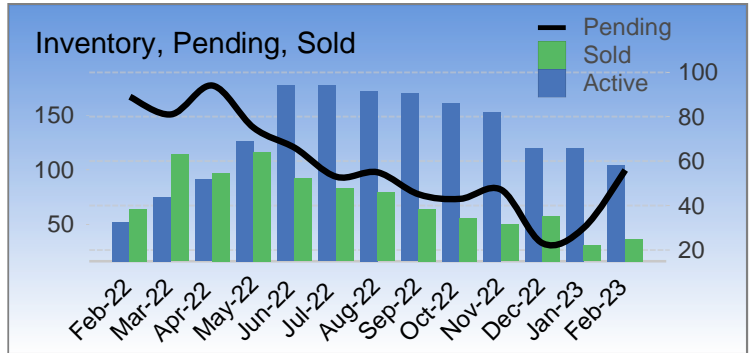
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## Market Activity Summary:

- Inventory: 106 units were listed for sale as of the last day of February - approximately 2.5 months of inventory.
- Sales Activity: 37 units were sold during February
- Median Sales Price: \$755,000 during February
- Average price per sq.ft. in February was \$354
- Average Days-on-Market (DOM) is approximately 44 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	104	56	37	2.5	\$831,217	\$755,000	\$795,082	44	\$488	\$354	101%
Jan-23	120	30	31	2.6	\$969,091	\$758,000	\$788,572	58	\$470	\$354	96%
Dec-22	120	23	58	2.2	\$1,138,523	\$775,500	\$835,735	51	\$455	\$352	98%
Nov-22	153	47	50	2.8	\$851,765	\$760,000	\$781,508	43	\$421	\$374	98%
Oct-22	161	43	56	2.5	\$905,763	\$836,250	\$929,239	43	\$431	\$389	98%
Sep-22	170	45	64	2.3	\$905,719	\$786,500	\$790,523	38	\$423	\$383	99%
Aug-22	172	55	79	2.1	\$975,708	\$825,000	\$857,164	31	\$418	\$392	99%
Jul-22	177	53	83	1.9	\$848,068	\$825,000	\$874,951	22	\$410	\$407	99%
Jun-22	177	66	92	1.8	\$888,215	\$887,500	\$913,656	16	\$425	\$403	101%
May-22	126	75	116	1.2	\$899,821	\$930,000	\$958,941	12	\$449	\$396	104%
Apr-22	91	94	97	1.0	\$943,969	\$880,000	\$923,242	10	\$479	\$412	104%
Mar-22	75	81	114	1.0	\$920,743	\$927,000	\$944,628	12	\$448	\$421	106%
Feb-22	52	89	64	0.7	\$910,831	\$902,400	\$1,023,329	14	\$467	\$410	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	37	-42.2%	\$831,217	-8.74%	\$755,000	-16.3%	\$795,082	-22.3%	44	214%	101%
Feb-22	64	-16.9%	\$910,831	9.6%	\$902,400	26.2%	\$1,023,329	33.5%	14	-36.4%	104%
Feb-21	77	13.2%	\$831,038	28.7%	\$715,000	17.1%	\$766,554	19%	22	-37.1%	102%

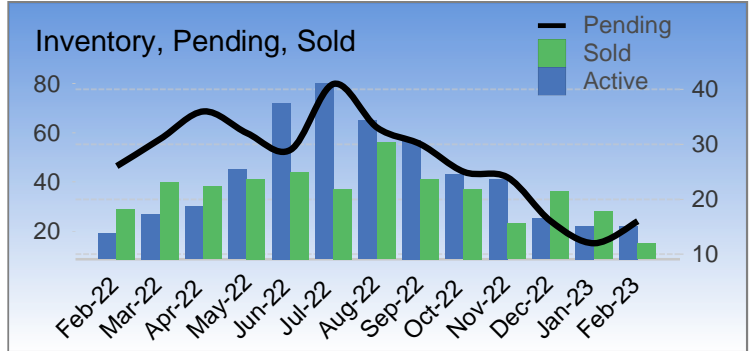
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	21	10	41	93	106
\$500-599K	26	39	104	155	84
\$600-699K	66	60	139	96	99
\$700-799K	70	92	100	69	47
\$800-899K	29	77	51	27	16
\$900-999K	12	70	39	8	7
\$1-1.299M	26	71	49	13	4
\$1.3-1.699M	9	24	21	0	0
\$1.7-1.999M	0	3	1	0	1
\$2-2.999M	0	4	0	2	0
>3M	1	0	0	0	0
Total	260	450	545	463	364

## Presented by:

## Market Activity Summary:

- Inventory: 24 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 15 units were sold during February
- Median Sales Price: \$1,075,000 during February
- Average price per sq.ft. in February was \$690
- Average Days-on-Market (DOM) is approximately 36 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	22	16	15	0.9	\$1,213,691	\$1,075,000	\$1,121,366	36	\$768	\$690	101%
Jan-23	22	12	28	0.8	\$1,429,541	\$1,050,000	\$1,165,696	32	\$707	\$650	98%
Dec-22	25	16	36	0.9	\$1,126,050	\$1,018,000	\$1,110,749	32	\$780	\$679	102%
Nov-22	41	24	23	1.2	\$1,070,497	\$1,100,000	\$1,150,864	28	\$753	\$643	99%
Oct-22	43	25	37	1.0	\$1,066,981	\$1,200,000	\$1,190,524	27	\$765	\$667	102%
Sep-22	57	30	41	1.3	\$1,263,802	\$1,020,000	\$1,184,730	28	\$725	\$663	99%
Aug-22	65	33	56	1.4	\$1,316,799	\$1,140,000	\$1,196,892	26	\$707	\$669	99%
Jul-22	80	41	37	2.0	\$1,410,743	\$1,155,000	\$1,169,618	18	\$712	\$710	102%
Jun-22	72	29	44	1.8	\$1,241,932	\$1,430,000	\$1,473,416	14	\$697	\$775	108%
May-22	45	32	41	1.2	\$1,273,131	\$1,400,000	\$1,398,216	9	\$723	\$814	111%
Apr-22	30	36	38	0.8	\$1,366,483	\$1,415,000	\$1,482,622	8	\$734	\$851	118%
Mar-22	27	31	40	0.9	\$1,351,719	\$1,432,500	\$1,445,525	8	\$716	\$831	121%
Feb-22	19	26	29	0.6	\$1,452,728	\$1,390,000	\$1,350,585	8	\$694	\$825	118%

## 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	15	-48.3%	\$1,213,691	-16.5%	\$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%
Feb-21	18	-41.9%	\$1,017,012	1.94%	\$965,500	7.28%	\$1,195,552	23.3%	25	-24.2%	106%

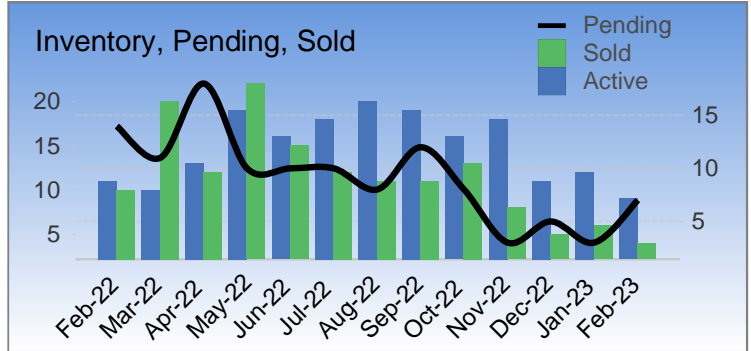
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	1
\$500-599K	0	0	0	0	4
\$600-699K	1	0	2	6	6
\$700-799K	2	2	7	6	7
\$800-899K	5	3	9	13	10
\$900-999K	10	3	5	9	5
\$1-1.299M	8	14	17	15	13
\$1.3-1.699M	9	24	11	4	1
\$1.7-1.999M	3	2	0	0	0
\$2-2.999M	0	1	1	0	0
>3M	0	0	1	0	0
Total	38	49	53	53	47

## Presented by:

## Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 4 units were sold during February
- Median Sales Price: \$1,200,050 during February
- Average price per sq.ft. in February was \$573
- Average Days-on-Market (DOM) is approximately 79 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	9	7	4	1.8	\$1,225,271	\$1,200,050	\$1,147,525	79	\$533	\$573	106%
Jan-23	12	3	6	1.9	\$1,319,757	\$1,055,000	\$1,121,666	32	\$546	\$496	99%
Dec-22	11	5	5	1.4	\$1,087,933	\$1,090,000	\$1,140,200	38	\$562	\$491	102%
Nov-22	18	3	8	1.7	\$1,212,362	\$1,015,000	\$1,010,875	34	\$544	\$493	99%
Oct-22	16	8	13	1.4	\$1,129,099	\$1,030,000	\$1,026,153	29	\$542	\$481	98%
Sep-22	19	12	11	1.7	\$1,261,318	\$1,075,000	\$1,085,272	18	\$538	\$522	99%
Aug-22	20	8	11	1.6	\$1,163,579	\$1,024,950	\$1,122,268	48	\$536	\$491	101%
Jul-22	18	10	12	1.1	\$1,120,993	\$1,096,000	\$1,178,083	20	\$514	\$533	104%
Jun-22	16	10	15	1.0	\$1,065,500	\$1,250,000	\$1,179,266	10	\$494	\$554	106%
May-22	19	10	22	1.1	\$1,161,041	\$1,460,000	\$1,374,159	13	\$495	\$575	109%
Apr-22	13	18	12	0.9	\$1,277,409	\$1,499,500	\$1,461,666	9	\$515	\$661	113%
Mar-22	10	11	20	0.8	\$1,290,044	\$1,202,500	\$1,200,900	8	\$513	\$629	116%
Feb-22	11	14	10	1.0	\$1,165,723	\$1,260,000	\$1,209,600	4	\$523	\$593	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	-60%	\$1,225,271	5.11%	\$1,200,050	-4.76%	\$1,147,525	-5.13%	79	1.88e+03%	106%
Feb-22	10	-9.09%	\$1,165,723	29.1%	\$1,260,000	52.7%	\$1,209,600	28.5%	4	-66.7%	106%
Feb-21	11	22.2%	\$903,118	-1.61%	\$825,000	-12.2%	\$941,363	-0.549%	12	-69.2%	105%

## Sales Activity and Price Trends

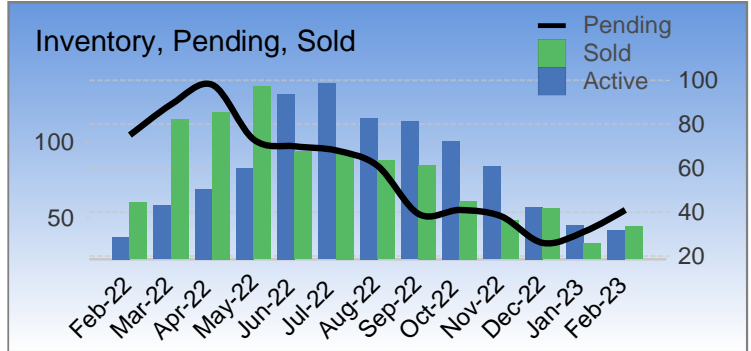
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	2
\$600-699K	0	0	1	2	3
\$700-799K	0	1	7	3	4
\$800-899K	2	2	3	3	4
\$900-999K	0	2	3	3	0
\$1-1.299M	4	7	6	3	3
\$1.3-1.699M	3	4	2	1	0
\$1.7-1.999M	0	2	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	9	18	22	15	16

Presented by:



## Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of February - approximately 1.0 months of inventory.
- Sales Activity: 44 units were sold during February
- Median Sales Price: \$792,500 during February
- Average price per sq.ft. in February was \$518
- Average Days-on-Market (DOM) is approximately 42 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	42	41	44	1.0	\$818,520	\$792,500	\$805,421	42	\$560	\$518	100%
Jan-23	45	31	33	1.1	\$852,879	\$800,000	\$816,060	47	\$514	\$494	99%
Dec-22	57	26	56	1.1	\$828,806	\$797,000	\$794,634	33	\$515	\$492	99%
Nov-22	84	38	48	1.3	\$797,650	\$762,500	\$807,687	32	\$530	\$508	99%
Oct-22	101	41	61	1.3	\$873,193	\$742,000	\$775,561	26	\$543	\$505	99%
Sep-22	114	39	85	1.3	\$793,553	\$805,000	\$848,585	29	\$532	\$521	99%
Aug-22	116	61	88	1.3	\$851,709	\$798,000	\$828,494	22	\$536	\$532	101%
Jul-22	139	68	93	1.3	\$869,155	\$850,000	\$887,036	18	\$534	\$547	101%
Jun-22	132	70	94	1.1	\$839,478	\$875,000	\$940,292	11	\$554	\$581	106%
May-22	83	73	137	0.7	\$921,134	\$885,000	\$943,880	10	\$550	\$621	110%
Apr-22	69	98	120	0.7	\$854,023	\$895,000	\$977,761	9	\$557	\$610	111%
Mar-22	58	89	115	0.8	\$868,179	\$935,000	\$1,029,787	10	\$561	\$591	113%
Feb-22	37	75	60	0.5	\$892,057	\$832,500	\$898,822	12	\$520	\$599	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	44	-26.7%	\$818,520	-8.24%	\$792,500	-4.8%	\$805,421	-10.4%	42	250%	100%
Feb-22	60	-29.4%	\$892,057	17.2%	\$832,500	9.54%	\$898,822	16.7%	12	-36.8%	110%
Feb-21	85	41.7%	\$761,164	8.86%	\$760,000	18.8%	\$770,096	16.2%	19	-38.7%	106%

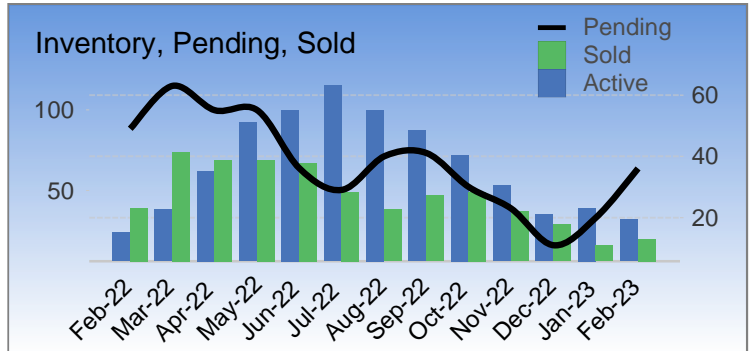
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	4	4	12	26	40
\$500-599K	10	4	24	72	64
\$600-699K	18	26	83	52	69
\$700-799K	36	47	73	39	36
\$800-899K	34	44	67	17	14
\$900-999K	26	36	27	9	0
\$1-1.299M	12	39	22	9	7
\$1.3-1.699M	5	20	8	3	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	145	222	316	227	230

## Presented by:

## Market Activity Summary:

- Inventory: 33 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 20 units were sold during February
- Median Sales Price: \$1,906,500 during February
- Average price per sq.ft. in February was \$728
- Average Days-on-Market (DOM) is approximately 26 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	32	36	20	1.5	\$2,392,745	\$1,906,500	\$1,910,202	26	\$827	\$728	99%
Jan-23	39	20	16	1.4	\$2,132,978	\$1,692,500	\$2,357,000	27	\$780	\$726	97%
Dec-22	35	11	29	0.9	\$2,053,452	\$1,710,000	\$1,905,409	35	\$792	\$685	96%
Nov-22	53	23	37	1.2	\$2,291,140	\$2,100,000	\$2,113,418	30	\$792	\$719	95%
Oct-22	72	30	49	1.7	\$2,255,039	\$1,830,000	\$2,045,451	32	\$793	\$752	98%
Sep-22	87	41	47	2.0	\$2,219,563	\$2,070,000	\$2,097,510	27	\$787	\$764	98%
Aug-22	100	40	38	2.0	\$2,333,533	\$2,000,000	\$2,181,740	22	\$795	\$778	98%
Jul-22	115	29	49	1.9	\$2,317,538	\$2,000,000	\$2,122,215	19	\$792	\$800	100%
Jun-22	100	36	67	1.5	\$2,242,346	\$2,330,000	\$2,525,751	19	\$826	\$864	106%
May-22	92	55	69	1.3	\$2,405,777	\$2,408,000	\$2,560,151	10	\$844	\$913	110%
Apr-22	62	55	69	1.0	\$2,340,136	\$2,500,000	\$2,584,487	7	\$846	\$910	116%
Mar-22	38	63	74	0.8	\$2,478,670	\$2,392,500	\$2,417,872	6	\$906	\$912	117%
Feb-22	24	49	39	0.6	\$2,227,583	\$2,380,000	\$2,497,260	7	\$1,073	\$910	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	20	-48.7%	\$2,392,745	7.41%	\$1,906,500	-19.9%	\$1,910,202	-23.5%	26	271%	99%
Feb-22	39	-37.1%	\$2,227,583	22.5%	\$2,380,000	40.6%	\$2,497,260	28.2%	7	-68.2%	116%
Feb-21	62	63.2%	\$1,818,413	12%	\$1,692,500	24.2%	\$1,947,581	27%	22	29.4%	105%

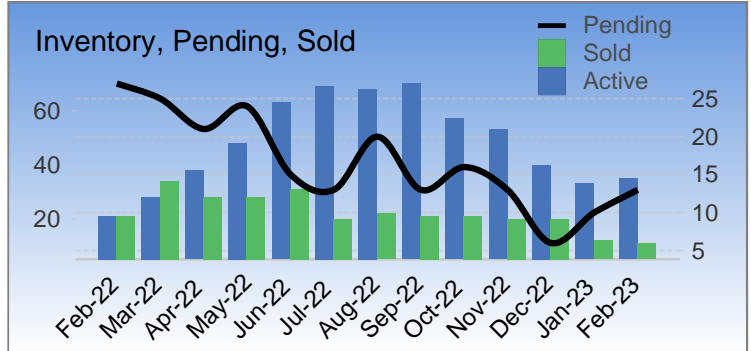
## Sales Activity and Price Trends

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	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	6	0
\$800-899K	0	0	9	6	18
\$900-999K	0	0	12	21	12
\$1-1.299M	12	9	37	59	66
\$1.3-1.699M	34	27	115	72	76
\$1.7-1.999M	22	41	60	16	32
\$2-2.999M	34	96	71	22	20
>3M	13	64	48	14	1
Total	115	237	352	216	225

## Presented by:

## Market Activity Summary:

- Inventory: 36 units were listed for sale as of the last day of February - approximately 2.5 months of inventory.
- Sales Activity: 11 units were sold during February
- Median Sales Price: \$710,000 during February
- Average price per sq.ft. in February was \$278
- Average Days-on-Market (DOM) is approximately 68 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	35	13	11	2.5	\$1,117,722	\$710,000	\$745,363	68	\$457	\$278	100%
Jan-23	33	10	12	2.0	\$1,164,118	\$750,000	\$974,000	51	\$422	\$330	98%
Dec-22	40	6	20	2.0	\$1,282,489	\$725,000	\$850,300	46	\$394	\$355	98%
Nov-22	53	13	20	2.6	\$858,009	\$892,500	\$987,665	53	\$377	\$350	98%
Oct-22	57	16	21	2.7	\$1,118,465	\$785,000	\$824,654	49	\$386	\$331	97%
Sep-22	70	13	21	3.4	\$1,029,960	\$910,000	\$894,904	37	\$379	\$404	97%
Aug-22	68	20	22	2.8	\$1,006,762	\$837,500	\$948,363	26	\$393	\$394	98%
Jul-22	69	13	20	2.7	\$986,121	\$839,450	\$922,970	30	\$415	\$371	100%
Jun-22	63	15	31	2.2	\$960,266	\$835,000	\$989,925	28	\$422	\$390	99%
May-22	48	24	28	1.7	\$1,164,555	\$832,505	\$976,500	22	\$447	\$368	100%
Apr-22	38	21	28	1.4	\$1,133,600	\$857,500	\$978,785	27	\$426	\$402	102%
Mar-22	28	25	34	1.1	\$989,734	\$837,500	\$956,349	18	\$409	\$402	103%
Feb-22	21	27	21	0.8	\$1,169,993	\$792,000	\$798,619	54	\$465	\$351	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	11	-47.6%	\$1,117,722	-4.47%	\$710,000	-10.4%	\$745,363	-6.67%	68	25.9%	100%
Feb-22	21	-30%	\$1,169,993	48.4%	\$792,000	6.38%	\$798,619	-4.15%	54	108%	100%
Feb-21	30	57.9%	\$788,631	-5.6%	\$744,500	31.8%	\$833,233	49.3%	26	-55.2%	101%

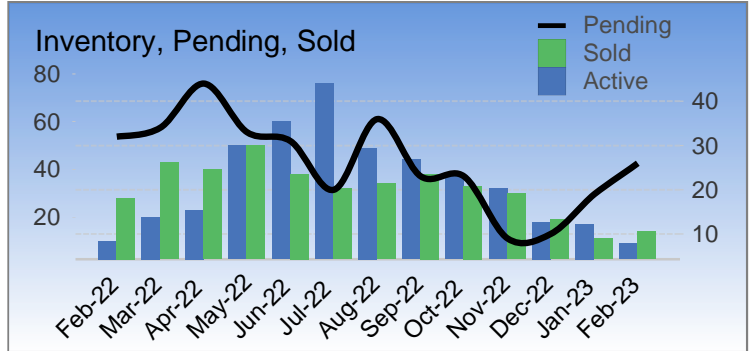
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	1	2	7	5
\$500-599K	0	1	8	15	11
\$600-699K	6	10	16	8	7
\$700-799K	11	12	17	4	4
\$800-899K	2	7	7	2	1
\$900-999K	0	5	6	1	1
\$1-1.299M	2	2	5	2	1
\$1.3-1.699M	0	2	3	0	0
\$1.7-1.999M	0	0	1	0	1
\$2-2.999M	0	1	0	0	0
>3M	1	0	0	0	0
Total	22	41	65	39	31

## Presented by:

## Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of February - approximately 0.6 months of inventory.
- Sales Activity: 14 units were sold during February
- Median Sales Price: \$1,430,000 during February
- Average price per sq.ft. in February was \$704
- Average Days-on-Market (DOM) is approximately 17 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-23	9	26	14	0.6	\$1,518,462	\$1,430,000	\$1,585,402	17	\$705	\$704	104%
Jan-23	17	19	11	0.9	\$1,792,059	\$1,350,000	\$1,491,808	69	\$701	\$734	96%
Dec-22	18	10	19	0.7	\$1,960,910	\$1,360,000	\$1,412,105	36	\$677	\$655	97%
Nov-22	32	9	30	1.0	\$1,815,342	\$1,192,500	\$1,354,663	37	\$711	\$713	97%
Oct-22	37	23	33	1.1	\$1,659,950	\$1,390,000	\$1,600,294	36	\$718	\$676	97%
Sep-22	44	23	38	1.3	\$1,581,877	\$1,525,000	\$1,577,552	26	\$727	\$711	99%
Aug-22	49	36	34	1.5	\$1,562,448	\$1,552,500	\$1,580,464	13	\$718	\$695	99%
Jul-22	76	20	32	1.9	\$1,678,306	\$1,555,000	\$1,749,593	22	\$741	\$753	98%
Jun-22	60	31	38	1.4	\$1,798,202	\$1,537,500	\$1,693,026	12	\$742	\$822	103%
May-22	50	33	50	1.1	\$1,766,388	\$1,825,000	\$1,947,196	8	\$762	\$878	113%
Apr-22	23	44	40	0.6	\$1,744,499	\$1,776,000	\$1,917,195	9	\$757	\$861	116%
Mar-22	20	34	43	0.6	\$1,652,703	\$1,725,000	\$1,832,255	9	\$778	\$874	121%
Feb-22	10	32	28	0.4	\$1,547,227	\$1,709,125	\$1,741,951	8	\$695	\$783	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	14	-50%	\$1,518,462	-1.86%	\$1,430,000	-16.3%	\$1,585,402	-8.99%	17	113%	104%
Feb-22	28	-15.2%	\$1,547,227	19.4%	\$1,709,125	23.4%	\$1,741,951	18.3%	8	14.3%	116%
Feb-21	33	26.9%	\$1,295,492	6.92%	\$1,385,000	12.8%	\$1,472,920	17.1%	7	-53.3%	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	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	2	10
\$800-899K	0	0	2	4	12
\$900-999K	1	1	6	9	6
\$1-1.299M	5	5	25	9	20
\$1.3-1.699M	12	16	20	12	8
\$1.7-1.999M	1	15	10	0	0
\$2-2.999M	5	9	4	1	0
>3M	0	1	0	0	0
Total	24	47	67	37	56

## Presented by:

## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of February - approximately 0.7 months of inventory.
- Sales Activity: 7 units were sold during February
- Median Sales Price: \$1,400,000 during February
- Average price per sq.ft. in February was \$762
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 112% 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	10	7	0.7	\$1,145,118	\$1,400,000	\$1,387,857	11	\$669	\$762	112%
Jan-23	9	3	13	0.6	\$1,075,307	\$920,000	\$1,090,769	40	\$711	\$707	106%
Dec-22	2	12	14	0.1	\$1,298,269	\$1,079,000	\$1,116,642	28	\$706	\$717	108%
Nov-22	15	11	19	0.8	\$1,023,000	\$1,236,000	\$1,213,684	18	\$711	\$701	109%
Oct-22	22	14	19	1.2	\$1,181,952	\$1,200,000	\$1,334,473	20	\$659	\$713	112%
Sep-22	24	16	16	1.4	\$1,322,453	\$1,287,500	\$1,412,500	17	\$668	\$872	120%
Aug-22	22	12	22	1.4	\$1,081,738	\$1,275,000	\$1,349,674	20	\$663	\$826	117%
Jul-22	25	14	15	1.6	\$1,188,730	\$1,175,000	\$1,228,600	20	\$656	\$810	117%
Jun-22	19	14	14	1.0	\$1,175,555	\$1,375,000	\$1,441,728	12	\$822	\$926	135%
May-22	16	8	19	0.8	\$1,100,152	\$1,432,000	\$1,354,368	12	\$708	\$933	135%
Apr-22	13	12	25	0.7	\$1,117,303	\$1,500,000	\$1,620,040	12	\$674	\$949	136%
Mar-22	13	16	19	0.9	\$1,172,991	\$1,302,000	\$1,297,106	12	\$642	\$982	135%
Feb-22	12	8	15	0.7	\$1,077,000	\$1,250,000	\$1,338,192	17	\$634	\$820	127%

## 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	-53.3%	\$1,145,118	6.32%	\$1,400,000	12%	\$1,387,857	3.71%	11	-35.3%	112%
Feb-22	15	114%	\$1,077,000	15.6%	\$1,250,000	0%	\$1,338,192	8.37%	17	113%	127%
Feb-21	7	-12.5%	\$931,791	2.41%	\$1,250,000	34.8%	\$1,234,857	24.1%	8	-52.9%	126%

## Sales Activity and Price Trends

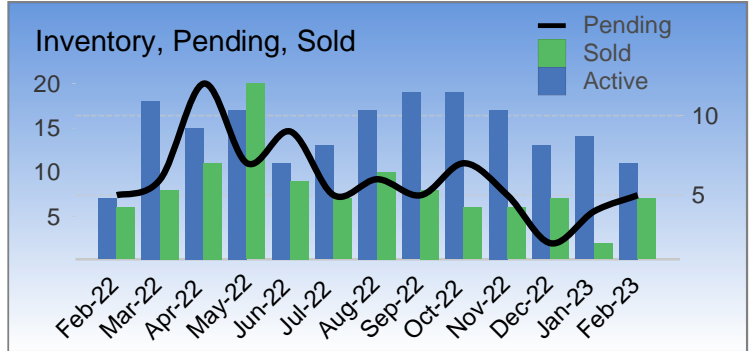
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	2	0	0	1	2
\$700-799K	1	1	1	3	3
\$800-899K	3	1	1	4	3
\$900-999K	3	1	1	6	0
\$1-1.299M	3	7	7	2	3
\$1.3-1.699M	6	4	4	2	2
\$1.7-1.999M	2	4	0	0	0
\$2-2.999M	0	1	0	0	0
>3M	0	0	0	0	0
Total	20	19	14	18	13

## Presented by:



## Market Activity Summary:

- Inventory: 14 units were listed for sale as of the last day of February - approximately 2.6 months of inventory.
- Sales Activity: 7 units were sold during February
- Median Sales Price: \$720,000 during February
- Average price per sq.ft. in February was \$512
- Average Days-on-Market (DOM) is approximately 28 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	11	5	7	2.6	\$699,805	\$720,000	\$734,451	28	\$462	\$512	100%
Jan-23	14	4	2	3.0	\$790,479	\$730,000	\$730,000	15	\$419	\$545	98%
Dec-22	13	2	7	2.1	\$888,472	\$740,000	\$717,000	51	\$471	\$436	97%
Nov-22	17	5	6	2.6	\$805,139	\$867,000	\$844,833	30	\$461	\$417	100%
Oct-22	19	7	6	2.4	\$1,041,999	\$743,500	\$703,166	29	\$468	\$498	97%
Sep-22	19	5	8	2.4	\$859,495	\$866,000	\$818,875	26	\$453	\$516	101%
Aug-22	17	6	10	2.0	\$764,350	\$677,500	\$678,488	14	\$508	\$542	104%
Jul-22	13	5	7	1.1	\$798,079	\$815,000	\$811,428	20	\$535	\$491	98%
Jun-22	11	9	9	0.8	\$773,930	\$815,000	\$903,932	23	\$553	\$588	106%
May-22	17	7	20	1.3	\$952,752	\$772,500	\$775,228	23	\$555	\$566	108%
Apr-22	15	12	11	2.2	\$754,211	\$815,000	\$825,645	14	\$523	\$512	109%
Mar-22	18	6	8	2.3	\$871,072	\$931,436	\$896,734	11	\$567	\$546	115%
Feb-22	7	5	6	0.9	\$736,991	\$910,000	\$958,333	10	\$536	\$548	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	7	16.7%	\$699,805	-5.05%	\$720,000	-20.9%	\$734,451	-23.4%	28	180%	100%
Feb-22	6	0%	\$736,991	-6.02%	\$910,000	32.4%	\$958,333	31.2%	10	-9.09%	116%
Feb-21	6	-14.3%	\$784,197	11.1%	\$687,499	34.8%	\$730,166	45.6%	11	-63.3%	113%

## Sales Activity and Price Trends

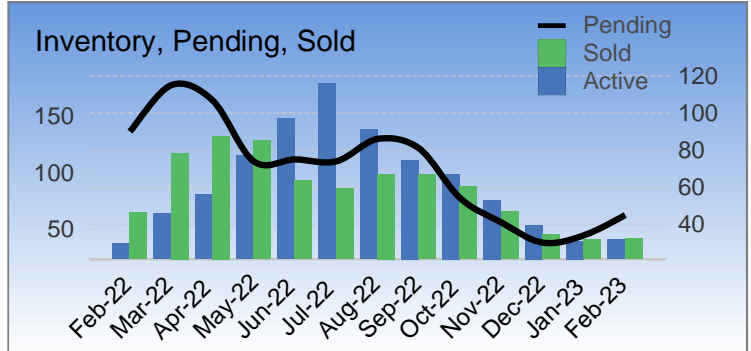
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	1	0	5	2
\$500-599K	2	0	1	4	2
\$600-699K	2	6	6	5	2
\$700-799K	2	0	3	2	2
\$800-899K	2	5	1	0	1
\$900-999K	1	2	2	0	0
\$1-1.299M	0	1	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	1	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	9	16	13	16	9

## Presented by:



## Market Activity Summary:

- Inventory: 42 units were listed for sale as of the last day of February - approximately 1.0 months of inventory.
- Sales Activity: 42 units were sold during February
- Median Sales Price: \$1,445,000 during February
- Average price per sq.ft. in February was \$906
- Average Days-on-Market (DOM) is approximately 31 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	41	45	42	1.0	\$1,604,070	\$1,445,000	\$1,489,180	31	\$908	\$906	101%
Jan-23	40	34	41	0.8	\$1,776,434	\$1,300,000	\$1,521,088	27	\$883	\$909	99%
Dec-22	54	30	46	0.8	\$1,509,346	\$1,380,000	\$1,538,569	23	\$895	\$894	97%
Nov-22	76	41	66	0.9	\$1,544,882	\$1,437,500	\$1,539,913	26	\$885	\$902	98%
Oct-22	99	54	88	1.1	\$1,847,611	\$1,437,500	\$1,593,993	27	\$899	\$915	99%
Sep-22	111	81	98	1.2	\$1,678,807	\$1,510,001	\$1,633,373	24	\$919	\$930	100%
Aug-22	138	86	99	1.5	\$1,698,197	\$1,488,000	\$1,599,486	23	\$919	\$932	98%
Jul-22	178	74	86	1.8	\$1,755,726	\$1,625,000	\$1,760,391	14	\$938	\$964	103%
Jun-22	147	75	93	1.3	\$1,721,041	\$1,700,000	\$1,783,232	13	\$930	\$1,004	107%
May-22	115	74	128	0.9	\$1,720,330	\$1,740,000	\$1,908,686	9	\$927	\$1,076	114%
Apr-22	81	107	132	0.8	\$1,703,066	\$1,778,500	\$2,025,371	8	\$936	\$1,106	116%
Mar-22	64	115	117	0.8	\$1,883,842	\$1,700,000	\$1,929,741	8	\$917	\$1,072	117%
Feb-22	38	90	65	0.5	\$1,800,046	\$1,755,000	\$2,003,357	11	\$903	\$1,046	118%

## 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	42	-35.4%	\$1,604,070	-10.9%	\$1,445,000	-17.7%	\$1,489,180	-25.7%	31	182%	101%
Feb-22	65	-8.45%	\$1,800,046	30.9%	\$1,755,000	32%	\$2,003,357	30.6%	11	-31.3%	118%
Feb-21	71	14.5%	\$1,375,500	-2.63%	\$1,330,000	9.02%	\$1,534,084	10.2%	16	-33.3%	109%

## Sales Activity and Price Trends

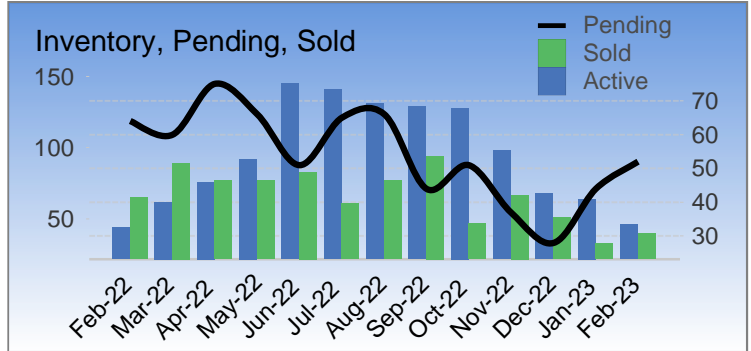
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	2
\$700-799K	1	0	0	6	9
\$800-899K	5	1	4	5	12
\$900-999K	7	2	8	12	26
\$1-1.299M	17	10	61	51	41
\$1.3-1.699M	30	43	42	23	25
\$1.7-1.999M	7	33	13	6	2
\$2-2.999M	7	23	21	9	2
>3M	3	11	7	2	2
Total	77	123	156	114	121

## Presented by:



## Market Activity Summary:

- Inventory: 53 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 40 units were sold during February
- Median Sales Price: \$877,500 during February
- Average price per sq.ft. in February was \$609
- Average Days-on-Market (DOM) is approximately 26 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	46	52	40	1.3	\$964,426	\$877,500	\$961,688	26	\$679	\$609	101%
Jan-23	64	44	33	1.4	\$987,190	\$855,000	\$860,617	40	\$684	\$581	99%
Dec-22	68	28	51	1.3	\$960,927	\$830,000	\$911,635	34	\$641	\$578	99%
Nov-22	98	37	67	1.5	\$1,123,260	\$849,000	\$904,480	35	\$628	\$597	99%
Oct-22	128	51	47	1.9	\$922,161	\$900,000	\$986,893	29	\$618	\$643	101%
Sep-22	129	44	94	1.7	\$1,054,753	\$870,000	\$951,398	27	\$626	\$614	100%
Aug-22	131	66	77	1.9	\$1,025,570	\$900,000	\$973,711	24	\$638	\$645	102%
Jul-22	141	65	61	2.0	\$992,652	\$900,000	\$1,031,079	17	\$644	\$628	103%
Jun-22	145	51	83	1.9	\$1,043,909	\$950,000	\$1,065,255	16	\$673	\$711	107%
May-22	92	66	77	1.2	\$1,005,594	\$1,130,000	\$1,207,191	13	\$690	\$721	114%
Apr-22	76	75	77	1.0	\$1,090,557	\$1,070,000	\$1,176,445	9	\$649	\$724	117%
Mar-22	62	60	89	0.9	\$1,101,489	\$1,100,000	\$1,180,191	9	\$637	\$716	118%
Feb-22	44	64	65	0.7	\$993,024	\$1,020,000	\$1,095,455	16	\$621	\$719	115%

## 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	40	-38.5%	\$964,426	-2.88%	\$877,500	-14%	\$961,688	-12.2%	26	62.5%	101%
Feb-22	65	16.1%	\$993,024	13.6%	\$1,020,000	17.9%	\$1,095,455	16.4%	16	45.5%	115%
Feb-21	56	3.7%	\$874,183	13.7%	\$865,000	21.8%	\$940,871	24.3%	11	-62.1%	109%

## Sales Activity and Price Trends

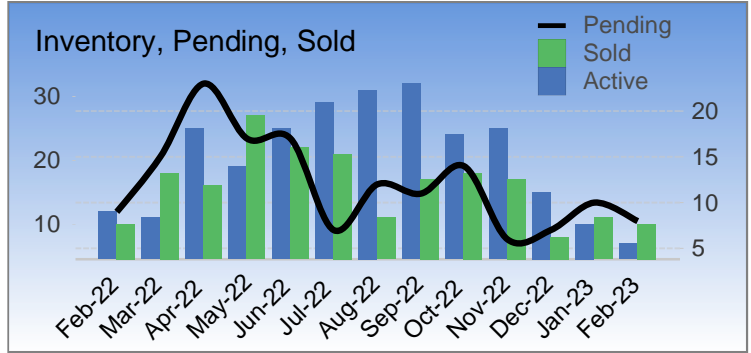
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	1	0	4	5
\$500-599K	0	1	0	10	17
\$600-699K	6	6	16	37	36
\$700-799K	11	11	26	21	28
\$800-899K	24	20	27	10	10
\$900-999K	8	18	15	7	2
\$1-1.299M	12	30	11	11	5
\$1.3-1.699M	4	19	6	1	4
\$1.7-1.999M	1	2	5	0	0
\$2-2.999M	0	2	0	0	0
>3M	0	0	0	0	0
Total	66	110	106	101	107

## 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: 10 units were sold during February
- Median Sales Price: \$729,000 during February
- Average price per sq.ft. in February was \$406
- Average Days-on-Market (DOM) is approximately 50 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	7	8	10	0.8	\$797,367	\$729,000	\$736,600	50	\$456	\$406	100%
Jan-23	10	10	11	0.8	\$756,735	\$745,000	\$723,500	28	\$476	\$431	100%
Dec-22	15	7	8	1.1	\$697,158	\$710,500	\$748,625	29	\$466	\$475	100%
Nov-22	25	6	17	1.4	\$838,723	\$745,000	\$751,529	22	\$455	\$456	102%
Oct-22	24	14	18	1.7	\$761,075	\$867,500	\$899,444	25	\$448	\$456	101%
Sep-22	32	11	17	2.1	\$837,953	\$830,000	\$814,644	20	\$447	\$429	102%
Aug-22	31	12	11	1.8	\$772,081	\$852,000	\$847,000	24	\$456	\$436	103%
Jul-22	29	7	21	1.3	\$905,883	\$890,000	\$867,860	18	\$429	\$458	103%
Jun-22	25	17	22	1.3	\$851,992	\$897,500	\$898,414	20	\$425	\$484	105%
May-22	19	17	27	1.1	\$851,757	\$920,000	\$899,230	15	\$408	\$522	106%
Apr-22	25	23	16	1.8	\$859,881	\$950,000	\$955,312	13	\$452	\$453	111%
Mar-22	11	15	18	0.8	\$882,776	\$964,500	\$999,783	20	\$479	\$469	107%
Feb-22	12	9	10	0.9	\$922,542	\$950,000	\$975,000	18	\$464	\$449	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	10	0%	\$797,367	-13.6%	\$729,000	-23.3%	\$736,600	-24.5%	50	178%	100%
Feb-22	10	-28.6%	\$922,542	4.73%	\$950,000	29.3%	\$975,000	23.8%	18	0%	108%
Feb-21	14	-33.3%	\$880,835	35.4%	\$735,000	9.7%	\$787,500	18.5%	18	-35.7%	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	5	3	8	22	6
\$500-599K	6	2	7	24	21
\$600-699K	14	9	22	32	35
\$700-799K	25	21	33	23	8
\$800-899K	8	15	23	12	4
\$900-999K	4	22	11	0	0
\$1-1.299M	0	16	13	0	0
\$1.3-1.699M	0	3	0	0	0
\$1.7-1.999M	0	1	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	62	92	117	113	74

## Presented by:



Includes Hercules and Rodeo

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## Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 12 units were sold during February
- Median Sales Price: \$2,025,000 during February
- Average price per sq.ft. in February was \$818
- Average Days-on-Market (DOM) is approximately 15 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	18	9	12	1.5	\$2,713,625	\$2,025,000	\$2,495,000	15	\$819	\$818	101%
Jan-23	21	6	7	1.3	\$1,890,368	\$1,500,000	\$1,660,571	62	\$826	\$688	97%
Dec-22	17	3	18	0.8	\$1,700,000	\$1,700,000	\$2,032,777	53	\$812	\$766	98%
Nov-22	25	15	24	1.1	\$1,898,714	\$1,700,000	\$2,120,914	18	\$842	\$807	100%
Oct-22	42	18	19	1.7	\$2,477,600	\$1,350,000	\$1,847,578	26	\$826	\$800	102%
Sep-22	48	14	23	1.7	\$2,119,922	\$1,879,000	\$2,344,165	17	\$831	\$849	103%
Aug-22	38	14	34	1.2	\$2,184,913	\$1,862,500	\$2,107,766	20	\$845	\$919	99%
Jul-22	43	28	28	1.2	\$2,555,763	\$1,995,000	\$2,529,285	15	\$889	\$908	103%
Jun-22	43	22	34	1.2	\$2,219,939	\$2,032,500	\$2,235,294	10	\$873	\$959	109%
May-22	23	29	45	0.6	\$2,269,340	\$2,700,000	\$2,666,301	9	\$882	\$1,057	115%
Apr-22	17	34	37	0.6	\$2,402,439	\$2,300,000	\$2,548,630	10	\$956	\$1,072	120%
Mar-22	19	34	30	0.8	\$2,254,616	\$2,650,000	\$3,104,039	17	\$957	\$1,036	116%
Feb-22	19	14	25	0.9	\$2,743,097	\$2,850,000	\$2,938,616	16	\$867	\$967	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	12	-52%	\$2,713,625	-1.07%	\$2,025,000	-28.9%	\$2,495,000	-15.1%	15	-6.25%	101%
Feb-22	25	-7.41%	\$2,743,097	48.4%	\$2,850,000	59.7%	\$2,938,616	43.8%	16	-48.4%	109%
Feb-21	27	125%	\$1,848,434	7.13%	\$1,785,000	1.71%	\$2,043,560	-0.327%	31	933%	105%

## Sales Activity and Price Trends

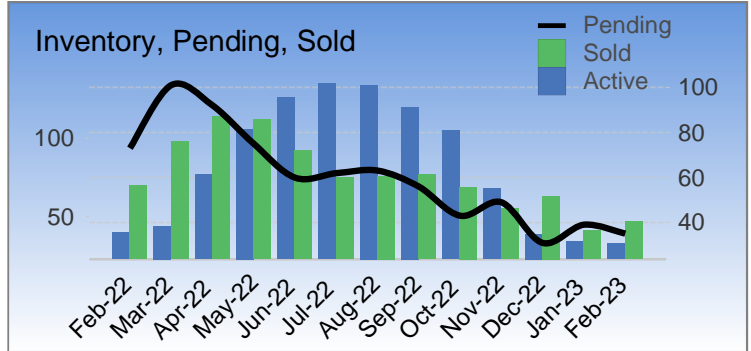
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	1	0	2	1
\$1-1.299M	3	0	6	1	3
\$1.3-1.699M	4	6	16	8	2
\$1.7-1.999M	3	8	6	4	5
\$2-2.999M	3	11	11	6	4
>3M	4	12	7	2	4
Total	18	38	46	23	19

## Presented by:



## Market Activity Summary:

- Inventory: 33 units were listed for sale as of the last day of February - approximately 0.7 months of inventory.
- Sales Activity: 47 units were sold during February
- Median Sales Price: \$1,035,000 during February
- Average price per sq.ft. in February was \$656
- 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	33	35	47	0.7	\$1,252,743	\$1,035,000	\$1,168,836	21	\$729	\$656	101%
Jan-23	34	39	41	0.7	\$1,173,435	\$1,075,000	\$1,140,704	38	\$729	\$642	99%
Dec-22	39	31	63	0.7	\$1,416,305	\$989,000	\$1,128,134	31	\$747	\$645	98%
Nov-22	68	49	55	1.0	\$1,196,956	\$1,125,000	\$1,237,795	26	\$697	\$631	99%
Oct-22	105	43	69	1.4	\$1,293,693	\$1,125,000	\$1,217,852	37	\$714	\$647	98%
Sep-22	120	56	77	1.6	\$1,355,219	\$1,188,000	\$1,340,623	37	\$709	\$662	97%
Aug-22	134	63	76	1.7	\$1,430,456	\$1,122,500	\$1,242,448	26	\$704	\$651	98%
Jul-22	135	62	75	1.5	\$1,330,402	\$1,170,000	\$1,261,089	19	\$701	\$681	101%
Jun-22	126	60	92	1.2	\$1,350,602	\$1,200,000	\$1,369,522	10	\$719	\$749	106%
May-22	106	75	112	1.0	\$1,350,592	\$1,427,500	\$1,515,640	9	\$736	\$790	112%
Apr-22	77	92	114	0.8	\$1,352,901	\$1,345,000	\$1,491,940	9	\$775	\$786	115%
Mar-22	44	101	98	0.6	\$1,336,248	\$1,334,500	\$1,387,406	8	\$800	\$797	116%
Feb-22	40	73	70	0.6	\$1,196,399	\$1,200,000	\$1,283,328	8	\$804	\$775	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	47	-32.9%	\$1,252,743	4.71%	\$1,035,000	-13.7%	\$1,168,836	-8.92%	21	163%	101%
Feb-22	70	14.8%	\$1,196,399	11.6%	\$1,200,000	23.1%	\$1,283,328	15.1%	8	14.3%	116%
Feb-21	61	17.3%	\$1,072,084	4.54%	\$975,000	11.9%	\$1,114,716	19.5%	7	-76.7%	108%

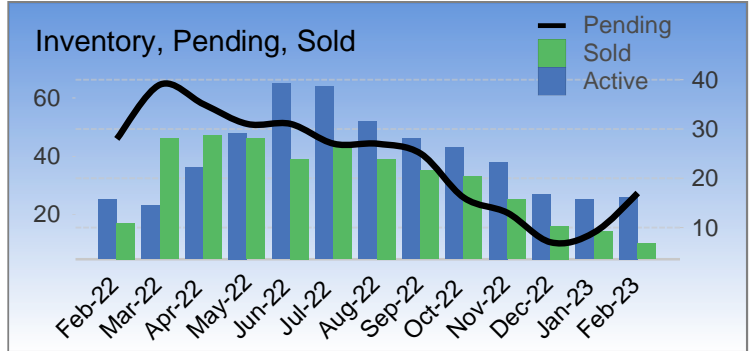
## Sales Activity and Price Trends

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	0	0	1
\$500-599K	0	0	1	3	5
\$600-699K	0	1	7	17	19
\$700-799K	6	4	6	23	36
\$800-899K	8	6	21	22	11
\$900-999K	17	10	21	15	11
\$1-1.299M	27	47	26	16	15
\$1.3-1.699M	13	27	22	5	12
\$1.7-1.999M	2	12	3	2	1
\$2-2.999M	4	5	4	2	1
>3M	1	1	0	0	0
Total	79	113	111	105	112

## Presented by:

## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of February - approximately months of inventory.
- Sales Activity: 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 \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	26	17	10	1.9	\$702,907	\$808,500	\$848,687	29	\$556	\$439	103%
Jan-23	25	9	14	1.4	\$875,477	\$715,000	\$758,563	38	\$524	\$480	99%
Dec-22	27	7	16	1.1	\$722,894	\$749,900	\$809,073	32	\$486	\$506	98%
Nov-22	38	13	25	1.2	\$816,678	\$833,950	\$849,015	34	\$491	\$488	98%
Oct-22	43	16	33	1.3	\$906,994	\$719,000	\$744,589	31	\$485	\$495	99%
Sep-22	46	25	35	1.2	\$902,222	\$733,750	\$819,812	35	\$519	\$471	100%
Aug-22	52	27	39	1.3	\$877,894	\$767,500	\$842,575	30	\$550	\$493	99%
Jul-22	64	27	43	1.5	\$887,153	\$859,000	\$863,776	21	\$535	\$519	101%
Jun-22	65	31	39	1.5	\$846,775	\$875,000	\$955,882	11	\$529	\$593	106%
May-22	48	31	46	1.1	\$908,698	\$867,500	\$952,685	13	\$546	\$560	107%
Apr-22	36	35	47	1.0	\$858,687	\$945,500	\$1,068,804	8	\$545	\$573	113%
Mar-22	23	39	46	0.8	\$919,188	\$935,000	\$970,489	9	\$552	\$558	109%
Feb-22	25	28	17	0.9	\$904,927	\$853,990	\$911,470	17	\$534	\$512	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	10	-41.2%	\$702,907	-22.3%	\$808,500	-5.33%	\$848,687	-6.89%	29	70.6%	103%
Feb-22	17	-37%	\$904,927	4.16%	\$853,990	8.44%	\$911,470	12%	17	13.3%	108%
Feb-21	27	17.4%	\$868,801	21.5%	\$787,500	33.5%	\$813,696	29.7%	15	-34.8%	105%

## Sales Activity and Price Trends

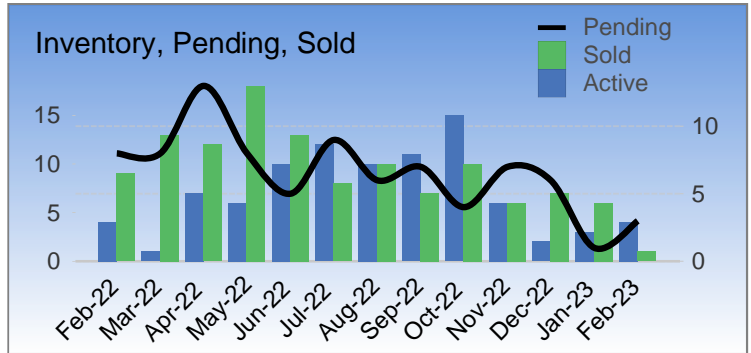
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	9	3	17	13	45
\$500-599K	10	13	20	34	36
\$600-699K	13	18	26	24	12
\$700-799K	9	24	38	21	27
\$800-899K	25	33	30	21	3
\$900-999K	3	26	15	3	3
\$1-1.299M	6	18	21	0	0
\$1.3-1.699M	6	9	3	3	0
\$1.7-1.999M	0	3	3	3	0
\$2-2.999M	3	0	3	0	0
>3M	0	0	0	0	0
Total	84	147	176	122	126

## Presented by:



## Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 1 units were sold during February
- Median Sales Price: \$2,625,000 during February
- Average price per sq.ft. in February was \$845
- Average Days-on-Market (DOM) is approximately 4 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-23	4	3	1	0.9	\$2,622,400	\$2,625,000	\$2,625,000	4	\$798	\$845	104%
Jan-23	3	1	6	0.5	\$2,215,000	\$1,715,000	\$1,654,166	49	\$792	\$781	100%
Dec-22	2	6	7	0.3	\$1,564,300	\$1,700,000	\$1,885,514	21	\$888	\$698	97%
Nov-22	6	7	6	0.8	\$1,562,250	\$1,782,500	\$1,975,333	24	\$830	\$824	102%
Oct-22	15	4	10	1.7	\$2,008,700	\$2,215,000	\$2,249,500	18	\$821	\$808	102%
Sep-22	11	7	7	1.3	\$1,942,727	\$1,788,800	\$1,909,685	29	\$829	\$810	104%
Aug-22	10	6	10	1.0	\$2,337,000	\$2,062,500	\$2,147,400	13	\$781	\$830	99%
Jul-22	12	9	8	0.9	\$1,980,468	\$1,565,500	\$1,551,875	16	\$787	\$808	100%
Jun-22	10	5	13	0.7	\$2,161,666	\$2,330,000	\$2,269,230	9	\$826	\$995	112%
May-22	6	8	18	0.4	\$2,064,725	\$2,397,500	\$2,383,031	8	\$824	\$894	116%
Apr-22	7	13	12	0.6	\$2,157,375	\$2,388,178	\$2,484,112	8	\$865	\$933	119%
Mar-22	1	8	13	0.1	\$2,078,287	\$2,250,000	\$2,552,692	9	\$548	\$939	122%
Feb-22	4	8	9	0.5	\$1,917,245	\$2,125,000	\$2,029,111	5	\$723	\$863	113%

## 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	-88.9%	\$2,622,400	36.8%	\$2,625,000	23.5%	\$2,625,000	29.4%	4	-20%	104%
Feb-22	9	-30.8%	\$1,917,245	4.85%	\$2,125,000	31.2%	\$2,029,111	16.4%	5	-16.7%	113%
Feb-21	13	44.4%	\$1,828,538	17%	\$1,620,000	19.1%	\$1,742,692	18.9%	6	-88%	107%

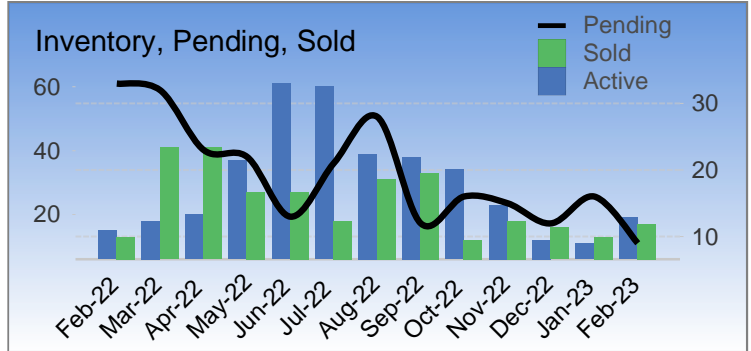
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	2
\$900-999K	1	1	0	4	5
\$1-1.299M	6	0	12	17	16
\$1.3-1.699M	11	20	59	42	17
\$1.7-1.999M	15	22	31	16	10
\$2-2.999M	7	32	35	18	12
>3M	4	18	8	3	4
Total	44	93	145	100	66

## Presented by:

## Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of February - approximately 1.2 months of inventory.
- Sales Activity: 17 units were sold during February
- Median Sales Price: \$1,155,000 during February
- Average price per sq.ft. in February was \$789
- Average Days-on-Market (DOM) is approximately 19 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 \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	19	9	17	1.2	\$1,220,982	\$1,155,000	\$1,186,058	19	\$792	\$789	102%
Jan-23	11	16	13	0.7	\$1,268,767	\$1,098,000	\$1,071,589	37	\$828	\$726	96%
Dec-22	12	12	16	0.9	\$1,113,590	\$1,132,500	\$1,189,937	22	\$800	\$701	100%
Nov-22	23	15	18	1.1	\$1,105,342	\$1,125,000	\$1,165,000	33	\$797	\$768	97%
Oct-22	34	16	12	1.4	\$1,206,089	\$1,085,000	\$1,194,583	28	\$811	\$801	98%
Sep-22	38	12	33	1.4	\$1,248,060	\$1,258,000	\$1,300,999	32	\$810	\$804	98%
Aug-22	39	28	31	1.5	\$1,318,297	\$1,191,000	\$1,280,870	25	\$783	\$781	99%
Jul-22	60	21	18	2.5	\$1,313,928	\$1,455,000	\$1,474,777	14	\$796	\$811	102%
Jun-22	61	13	27	1.9	\$1,331,074	\$1,300,000	\$1,379,156	11	\$798	\$885	109%
May-22	37	22	27	1.0	\$1,320,176	\$1,550,000	\$1,665,462	8	\$817	\$918	115%
Apr-22	20	23	41	0.6	\$1,505,070	\$1,470,000	\$1,567,696	9	\$797	\$955	116%
Mar-22	18	32	41	0.8	\$1,404,251	\$1,525,439	\$1,591,693	6	\$824	\$911	116%
Feb-22	15	33	13	0.8	\$1,414,105	\$1,385,000	\$1,401,384	9	\$848	\$890	118%

## 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	30.8%	\$1,220,982	-13.7%	\$1,155,000	-16.6%	\$1,186,058	-15.4%	19	111%	102%
Feb-22	13	-43.5%	\$1,414,105	29.5%	\$1,385,000	20.4%	\$1,401,384	24.6%	9	-10%	118%
Feb-21	23	27.8%	\$1,091,716	5.73%	\$1,150,000	17.5%	\$1,124,696	11.8%	10	-44.4%	107%

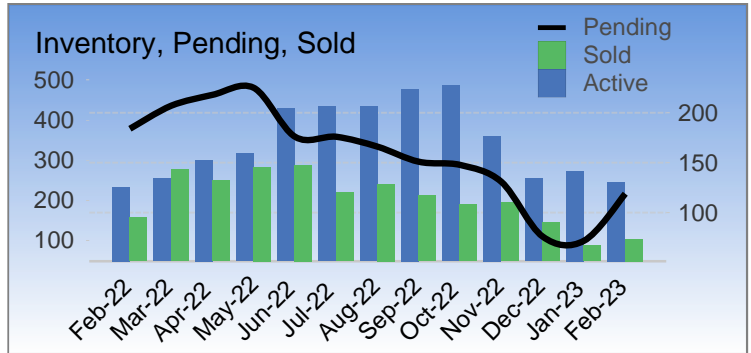
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	1
\$700-799K	1	0	1	7	6
\$800-899K	4	0	5	5	13
\$900-999K	7	1	7	6	6
\$1-1.299M	8	8	21	9	4
\$1.3-1.699M	6	19	10	2	2
\$1.7-1.999M	0	1	1	0	0
\$2-2.999M	1	1	0	0	0
>3M	0	0	0	0	0
Total	27	30	45	29	32

## Presented by:

## Market Activity Summary:

- Inventory: 254 units were listed for sale as of the last day of February - approximately 2.3 months of inventory.
- Sales Activity: 104 units were sold during February
- Median Sales Price: \$867,500 during February
- Average price per sq.ft. in February was \$688
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 109% 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	246	119	104	2.3	\$1,145,316	\$867,500	\$1,114,537	33	\$604	\$688	109%
Jan-23	273	72	88	2.0	\$1,092,051	\$762,500	\$978,149	38	\$585	\$599	104%
Dec-22	254	76	145	1.5	\$878,098	\$850,000	\$1,030,024	37	\$548	\$630	105%
Nov-22	361	131	195	1.8	\$1,112,217	\$1,060,000	\$1,198,674	28	\$594	\$670	110%
Oct-22	486	148	190	2.3	\$1,159,402	\$1,100,500	\$1,337,913	26	\$595	\$703	111%
Sep-22	477	151	212	2.2	\$1,583,852	\$1,010,250	\$1,217,733	26	\$579	\$682	110%
Aug-22	434	166	240	1.8	\$1,128,610	\$1,100,000	\$1,261,880	22	\$587	\$703	111%
Jul-22	434	176	220	1.7	\$1,062,520	\$1,160,000	\$1,285,359	20	\$581	\$744	118%
Jun-22	429	176	288	1.6	\$1,092,277	\$1,300,000	\$1,405,365	18	\$599	\$782	123%
May-22	317	225	283	1.2	\$1,146,104	\$1,210,000	\$1,441,604	17	\$612	\$802	125%
Apr-22	300	218	250	1.4	\$1,080,527	\$1,218,000	\$1,370,133	17	\$605	\$803	127%
Mar-22	255	207	276	1.4	\$1,122,268	\$1,102,500	\$1,291,443	18	\$622	\$768	125%
Feb-22	233	184	157	1.3	\$1,037,563	\$1,005,000	\$1,241,501	22	\$589	\$759	121%

## 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	104	-33.8%	\$1,145,316	10.4%	\$867,500	-13.7%	\$1,114,537	-10.2%	33	50%	109%
Feb-22	157	-21.9%	\$1,037,563	3.08%	\$1,005,000	10.7%	\$1,241,501	18%	22	4.76%	121%
Feb-21	201	74.8%	\$1,006,514	1.97%	\$908,000	16.7%	\$1,052,117	9.59%	21	-36.4%	114%

## 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	69	42	132	138	225
\$500-599K	81	102	123	99	114
\$600-699K	60	78	105	72	69
\$700-799K	49	63	111	54	66
\$800-899K	42	57	105	69	78
\$900-999K	21	75	99	39	45
\$1-1.299M	84	114	178	93	91
\$1.3-1.699M	59	125	159	66	50
\$1.7-1.999M	29	57	47	12	10
\$2-2.999M	30	54	58	20	19
>3M	8	27	18	6	7
Total	532	794	1135	668	774

## Presented by:



Custom geography for Oakland RES includes Oakland, Emeryville, Piedmont

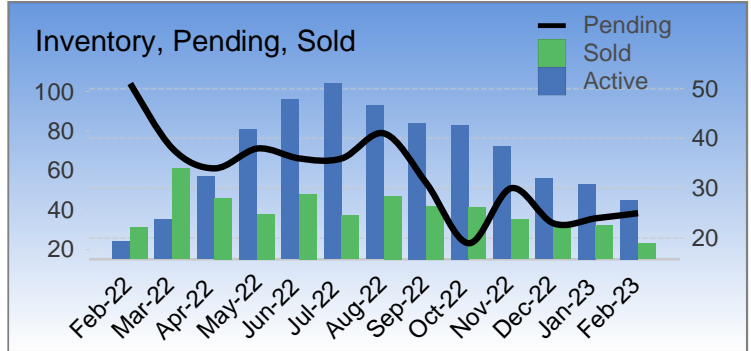
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Deemed reliable but not guaranteed



## Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of February - approximately 1.6 months of inventory.
- Sales Activity: 23 units were sold during February
- Median Sales Price: \$640,000 during February
- Average price per sq.ft. in February was \$341
- Average Days-on-Market (DOM) is approximately 30 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	45	25	23	1.6	\$711,276	\$640,000	\$646,194	30	\$319	\$341	99%
Jan-23	53	24	32	1.6	\$712,304	\$632,537	\$636,471	36	\$325	\$353	101%
Dec-22	56	23	32	1.6	\$667,687	\$605,000	\$647,530	55	\$335	\$360	98%
Nov-22	72	30	35	1.9	\$702,433	\$631,460	\$666,496	37	\$337	\$343	99%
Oct-22	83	19	41	2.0	\$662,036	\$660,000	\$672,935	35	\$351	\$343	99%
Sep-22	84	31	42	2.0	\$683,184	\$650,000	\$678,156	29	\$345	\$363	101%
Aug-22	93	41	47	2.1	\$716,702	\$660,000	\$707,646	31	\$352	\$361	99%
Jul-22	104	36	37	2.5	\$717,268	\$697,600	\$741,030	29	\$351	\$399	100%
Jun-22	96	36	48	2.2	\$726,063	\$721,500	\$754,591	19	\$364	\$377	102%
May-22	81	38	38	1.7	\$728,224	\$700,000	\$722,816	10	\$371	\$398	103%
Apr-22	57	34	46	1.3	\$770,805	\$755,000	\$780,228	16	\$388	\$379	104%
Mar-22	35	38	61	0.7	\$733,385	\$749,990	\$777,677	14	\$370	\$375	104%
Feb-22	24	51	31	0.6	\$780,628	\$700,000	\$748,972	19	\$356	\$442	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-23	23	-25.8%	\$711,276	-8.88%	\$640,000	-8.57%	\$646,194	-13.7%	30	57.9%	99%
Feb-22	31	-18.4%	\$780,628	14.3%	\$700,000	12%	\$748,972	13.3%	19	58.3%	102%
Feb-21	38	15.2%	\$682,885	28.1%	\$625,000	24.3%	\$660,907	22.8%	12	-65.7%	104%

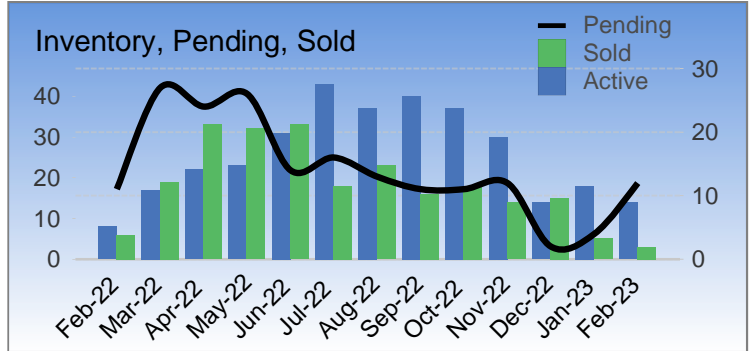
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	6	3	9	24	28
\$500-599K	14	11	30	29	12
\$600-699K	18	23	25	10	9
\$700-799K	11	20	14	2	2
\$800-899K	3	11	2	1	0
\$900-999K	0	7	0	1	0
\$1-1.299M	0	3	2	0	0
\$1.3-1.699M	0	1	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	52	79	83	67	51

## Presented by:

## Market Activity Summary:

- Inventory: 14 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 3 units were sold during February
- Median Sales Price: \$1,210,000 during February
- Average price per sq.ft. in February was \$657
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 107% 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	14	12	3	1.8	\$2,278,818	\$1,210,000	\$1,300,000	30	\$812	\$657	107%
Jan-23	18	4	5	1.6	\$2,117,666	\$1,650,000	\$1,661,448	53	\$750	\$682	95%
Dec-22	14	2	15	1.0	\$2,800,000	\$2,130,000	\$2,297,266	37	\$754	\$742	98%
Nov-22	30	12	14	1.9	\$2,308,750	\$1,642,500	\$1,825,571	30	\$763	\$719	95%
Oct-22	37	11	18	1.9	\$2,343,899	\$1,892,500	\$1,962,777	39	\$792	\$823	99%
Sep-22	40	11	16	2.1	\$2,417,962	\$2,075,000	\$2,155,500	21	\$778	\$807	100%
Aug-22	37	13	23	1.5	\$2,212,565	\$2,226,000	\$2,390,434	21	\$775	\$858	103%
Jul-22	43	16	18	1.6	\$2,333,649	\$1,883,000	\$2,101,222	17	\$802	\$913	105%
Jun-22	31	14	33	0.9	\$2,449,128	\$2,395,000	\$2,522,926	23	\$828	\$902	109%
May-22	23	26	32	0.8	\$2,034,768	\$2,395,500	\$2,545,781	26	\$808	\$918	114%
Apr-22	22	24	33	1.1	\$2,297,102	\$2,300,000	\$2,306,296	9	\$783	\$915	116%
Mar-22	17	27	19	1.5	\$2,466,965	\$2,190,000	\$2,310,578	20	\$798	\$865	115%
Feb-22	8	11	6	1.0	\$2,592,312	\$2,382,500	\$2,523,626	5	\$746	\$865	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	3	-50%	\$2,278,818	-12.1%	\$1,210,000	-49.2%	\$1,300,000	-48.5%	30	500%	107%
Feb-22	6	-45.5%	\$2,592,312	43.2%	\$2,382,500	28%	\$2,523,626	23.7%	5	-83.9%	107%
Feb-21	11	-8.33%	\$1,810,476	-15.1%	\$1,862,000	30%	\$2,039,409	27.1%	31	-38%	101%

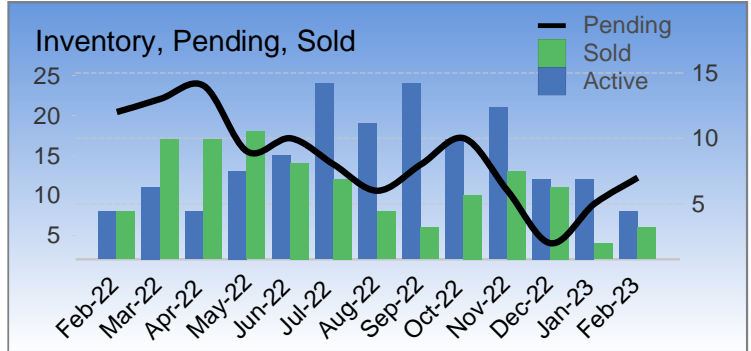
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	2
\$900-999K	0	0	0	2	1
\$1-1.299M	3	0	0	4	1
\$1.3-1.699M	4	2	7	10	12
\$1.7-1.999M	0	5	7	6	2
\$2-2.999M	1	3	6	3	5
>3M	0	3	1	1	0
Total	8	13	21	26	23

## Presented by:

## Market Activity Summary:

- Inventory: 9 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 6 units were sold during February
- Median Sales Price: \$678,943 during February
- Average price per sq.ft. in February was \$498
- Average Days-on-Market (DOM) is approximately 28 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	7	6	1.3	\$730,314	\$678,943	\$682,147	28	\$489	\$498	99%
Jan-23	12	5	4	1.3	\$732,868	\$615,000	\$618,750	69	\$507	\$507	98%
Dec-22	12	2	11	1.1	\$724,333	\$710,000	\$712,454	25	\$546	\$498	100%
Nov-22	21	6	13	2.2	\$752,400	\$775,000	\$801,923	47	\$498	\$445	99%
Oct-22	17	10	10	2.6	\$717,612	\$722,500	\$728,700	27	\$507	\$511	102%
Sep-22	24	8	6	3.0	\$737,155	\$837,500	\$859,833	28	\$487	\$414	102%
Aug-22	19	6	8	1.7	\$770,989	\$737,500	\$734,375	15	\$493	\$482	103%
Jul-22	24	8	12	1.6	\$808,258	\$783,500	\$750,041	21	\$471	\$521	103%
Jun-22	15	10	14	0.9	\$756,461	\$822,500	\$837,785	18	\$494	\$550	107%
May-22	13	9	18	0.8	\$811,288	\$846,000	\$884,905	17	\$506	\$581	110%
Apr-22	8	14	17	0.6	\$824,003	\$888,000	\$859,000	15	\$562	\$570	109%
Mar-22	11	13	17	1.0	\$777,142	\$800,000	\$835,517	11	\$473	\$541	109%
Feb-22	8	12	8	0.8	\$748,658	\$801,000	\$811,000	33	\$484	\$528	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	6	-25%	\$730,314	-2.45%	\$678,943	-15.2%	\$682,147	-15.9%	28	-15.2%	99%
Feb-22	8	-33.3%	\$748,658	7.97%	\$801,000	9.65%	\$811,000	17.8%	33	175%	108%
Feb-21	12	9.09%	\$693,378	6.21%	\$730,500	31.6%	\$688,416	20.7%	12	-67.6%	108%

## Sales Activity and Price Trends

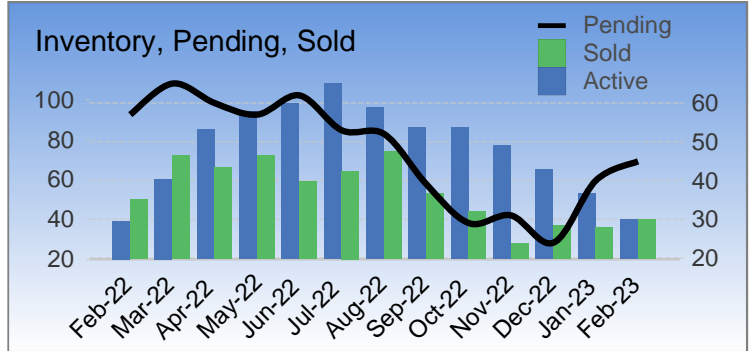
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	1	0	2	2	2
\$500-599K	0	0	2	10	6
\$600-699K	3	1	5	4	6
\$700-799K	5	9	10	0	0
\$800-899K	0	4	2	0	0
\$900-999K	0	2	0	0	0
\$1-1.299M	0	0	1	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	9	16	22	16	14

Presented by:



## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of February - approximately 1.1 months of inventory.
- Sales Activity: 40 units were sold during February
- Median Sales Price: \$565,000 during February
- Average price per sq.ft. in February was \$9,627
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 2669% 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	40	45	40	1.1	\$605,471	\$565,000	\$14,089,325	44	\$374	\$9,627	2,669%
Jan-23	53	40	36	1.7	\$647,970	\$540,000	\$565,411	31	\$367	\$366	99%
Dec-22	65	24	37	1.8	\$545,554	\$599,950	\$614,219	49	\$375	\$363	99%
Nov-22	77	31	28	1.9	\$607,358	\$619,975	\$628,711	53	\$375	\$342	98%
Oct-22	86	29	44	1.6	\$652,258	\$560,000	\$600,078	35	\$366	\$377	99%
Sep-22	86	39	53	1.4	\$634,463	\$615,000	\$613,296	28	\$358	\$386	100%
Aug-22	96	52	74	1.5	\$606,926	\$602,500	\$618,732	26	\$366	\$387	100%
Jul-22	108	53	64	1.7	\$610,591	\$630,000	\$680,955	21	\$376	\$409	102%
Jun-22	98	62	59	1.5	\$625,605	\$658,170	\$661,154	23	\$380	\$379	101%
May-22	94	57	72	1.4	\$681,207	\$647,000	\$667,609	15	\$360	\$401	103%
Apr-22	85	60	66	1.4	\$631,081	\$622,500	\$647,587	11	\$374	\$416	105%
Mar-22	60	65	72	1.0	\$686,896	\$651,000	\$668,786	15	\$376	\$425	105%
Feb-22	39	57	50	0.7	\$644,495	\$667,500	\$652,982	23	\$388	\$408	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	40	-20%	\$605,471	-6.05%	\$565,000	-15.4%	\$14,089,325	2.06e+03%	44	91.3%	2,669%
Feb-22	50	22%	\$644,495	12.7%	\$667,500	23.6%	\$652,982	13.9%	23	64.3%	104%
Feb-21	41	7.89%	\$571,902	18.7%	\$540,000	21.3%	\$573,180	23.7%	14	-44%	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	64	29	66	157	185
\$500-599K	66	72	81	42	40
\$600-699K	40	99	39	29	15
\$700-799K	11	50	19	5	2
\$800-899K	8	27	12	0	0
\$900-999K	18	18	0	0	0
\$1-1.299M	0	9	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	3	0	0	0	0
Total	210	304	217	233	242

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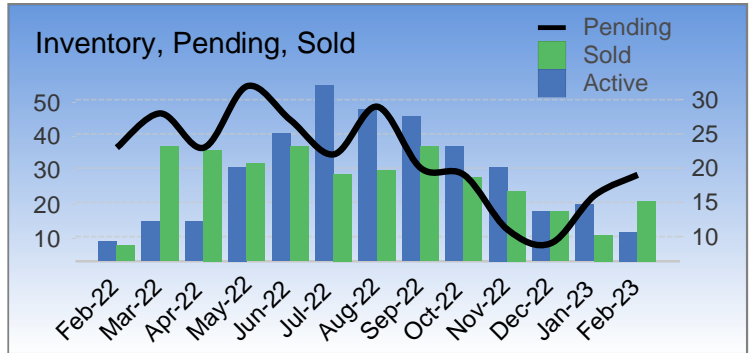
Includes Pittsburg and Bay Point

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## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 21 units were sold during February
- Median Sales Price: \$1,025,000 during February
- Average price per sq.ft. in February was \$617
- Average Days-on-Market (DOM) is approximately 35 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	12	19	21	0.8	\$1,053,834	\$1,025,000	\$1,018,899	35	\$638	\$617	100%
Jan-23	20	16	11	1.2	\$1,072,536	\$989,000	\$1,067,272	42	\$588	\$606	101%
Dec-22	18	9	18	0.8	\$1,192,190	\$1,075,000	\$1,118,694	35	\$570	\$616	100%
Nov-22	31	11	24	1.1	\$1,112,390	\$927,500	\$1,000,583	22	\$572	\$621	100%
Oct-22	37	19	28	1.2	\$1,103,029	\$930,000	\$987,455	24	\$600	\$640	100%
Sep-22	46	20	37	1.4	\$1,005,698	\$1,065,000	\$1,085,054	28	\$605	\$681	100%
Aug-22	48	29	30	1.5	\$1,044,522	\$1,127,500	\$1,147,148	27	\$632	\$612	100%
Jul-22	55	22	29	1.7	\$1,143,478	\$1,100,000	\$1,136,541	18	\$659	\$628	101%
Jun-22	41	27	37	1.2	\$1,085,579	\$1,190,000	\$1,203,783	10	\$613	\$730	108%
May-22	31	32	32	0.9	\$1,108,915	\$1,287,500	\$1,226,196	9	\$631	\$786	115%
Apr-22	15	23	36	0.6	\$1,084,690	\$1,255,000	\$1,329,188	8	\$641	\$796	119%
Mar-22	15	28	37	0.8	\$1,107,945	\$1,135,000	\$1,164,567	9	\$683	\$753	114%
Feb-22	9	23	8	0.5	\$1,038,571	\$1,012,500	\$1,051,500	6	\$624	\$683	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	21	163%	\$1,053,834	1.47%	\$1,025,000	1.23%	\$1,018,899	-3.1%	35	483%	100%
Feb-22	8	-61.9%	\$1,038,571	11.3%	\$1,012,500	14%	\$1,051,500	10.4%	6	-80%	111%
Feb-21	21	75%	\$933,259	9.87%	\$888,000	25.6%	\$952,523	20.8%	30	87.5%	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	0	0	3	3	0
\$500-599K	0	0	2	5	16
\$600-699K	11	0	9	20	12
\$700-799K	6	6	38	11	15
\$800-899K	11	12	20	3	21
\$900-999K	9	8	18	12	18
\$1-1.299M	39	21	48	3	12
\$1.3-1.699M	6	9	15	3	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	3	0	0	0	0
>3M	0	0	0	0	0
Total	85	56	153	60	94

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Includes Pleasant Hill and Pacheco

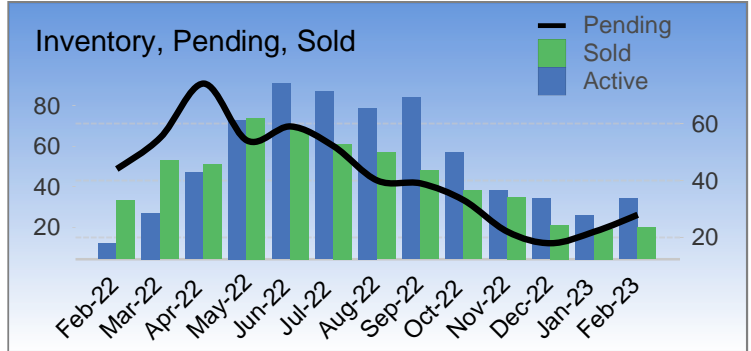
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## Market Activity Summary:

- Inventory: 35 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 20 units were sold during February
- Median Sales Price: \$1,491,000 during February
- Average price per sq.ft. in February was \$768
- Average Days-on-Market (DOM) is approximately 36 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	34	28	20	1.8	\$2,492,619	\$1,491,000	\$1,701,425	36	\$866	\$768	99%
Jan-23	26	22	19	1.0	\$2,144,483	\$1,480,000	\$1,652,612	43	\$856	\$754	98%
Dec-22	34	18	21	1.1	\$2,252,967	\$1,537,000	\$1,555,333	36	\$814	\$745	96%
Nov-22	38	22	35	1.0	\$1,831,286	\$1,630,000	\$1,779,436	42	\$792	\$747	95%
Oct-22	57	33	38	1.2	\$2,121,968	\$1,599,000	\$1,884,507	28	\$825	\$770	98%
Sep-22	84	39	48	1.5	\$2,050,414	\$1,600,000	\$1,830,473	31	\$823	\$795	96%
Aug-22	79	40	57	1.3	\$1,977,441	\$1,580,000	\$1,705,921	25	\$826	\$797	98%
Jul-22	87	52	61	1.3	\$1,819,407	\$1,705,000	\$1,889,860	18	\$841	\$840	98%
Jun-22	91	59	69	1.4	\$2,155,484	\$1,750,000	\$2,001,955	14	\$836	\$888	102%
May-22	73	54	74	1.2	\$1,985,243	\$2,012,500	\$2,372,822	8	\$866	\$948	110%
Apr-22	47	74	51	1.0	\$2,154,934	\$2,015,000	\$2,348,145	6	\$874	\$1,005	118%
Mar-22	27	55	53	0.7	\$2,098,774	\$2,050,000	\$2,312,239	7	\$875	\$993	119%
Feb-22	12	44	33	0.3	\$2,035,923	\$1,765,000	\$2,113,845	12	\$843	\$900	113%

## 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	20	-39.4%	\$2,492,619	22.4%	\$1,491,000	-15.5%	\$1,701,425	-19.5%	36	200%	99%
Feb-22	33	-31.3%	\$2,035,923	23.3%	\$1,765,000	24%	\$2,113,845	37.4%	12	-7.69%	113%
Feb-21	48	84.6%	\$1,651,320	2.33%	\$1,423,500	20.9%	\$1,538,471	19.8%	13	-23.5%	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	0	0	0	2
\$500-599K	0	0	0	4	0
\$600-699K	0	0	2	0	3
\$700-799K	0	0	6	3	3
\$800-899K	0	0	3	6	27
\$900-999K	0	0	15	24	42
\$1-1.299M	24	6	73	57	78
\$1.3-1.699M	63	57	105	15	27
\$1.7-1.999M	15	47	15	21	3
\$2-2.999M	6	42	44	15	18
>3M	9	18	9	3	3
Total	117	170	272	148	206

## Presented by:



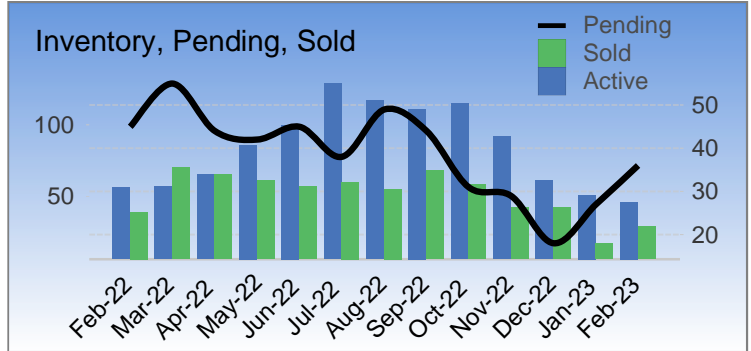
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## Market Activity Summary:

- Inventory: 51 units were listed for sale as of the last day of February - approximately 1.7 months of inventory.
- Sales Activity: 29 units were sold during February
- Median Sales Price: \$650,000 during February
- Average price per sq.ft. in February was \$467
- Average Days-on-Market (DOM) is approximately 49 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	46	36	29	1.7	\$722,280	\$650,000	\$703,068	49	\$466	\$467	101%
Jan-23	51	27	17	1.6	\$648,872	\$633,000	\$700,294	50	\$465	\$469	99%
Dec-22	61	18	42	1.3	\$908,877	\$647,500	\$720,595	43	\$483	\$527	100%
Nov-22	92	29	42	1.8	\$669,543	\$665,500	\$724,393	25	\$494	\$514	102%
Oct-22	115	31	58	2.0	\$730,236	\$675,000	\$729,401	29	\$509	\$547	103%
Sep-22	111	44	68	1.9	\$700,088	\$691,250	\$706,996	30	\$501	\$499	102%
Aug-22	117	49	55	2.1	\$720,842	\$730,000	\$813,078	21	\$503	\$534	105%
Jul-22	129	38	60	2.2	\$731,164	\$652,500	\$688,510	22	\$499	\$566	107%
Jun-22	100	45	57	1.7	\$725,074	\$818,888	\$860,995	16	\$512	\$590	110%
May-22	86	42	61	1.4	\$751,218	\$805,000	\$834,499	16	\$531	\$557	111%
Apr-22	65	44	65	1.2	\$729,594	\$840,000	\$844,657	19	\$487	\$590	113%
Mar-22	57	55	70	1.2	\$729,374	\$780,500	\$863,412	14	\$500	\$614	114%
Feb-22	56	45	39	1.2	\$733,728	\$765,000	\$758,894	22	\$537	\$543	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	29	-25.6%	\$722,280	-1.56%	\$650,000	-15%	\$703,068	-7.36%	49	123%	101%
Feb-22	39	-15.2%	\$733,728	16.7%	\$765,000	29.7%	\$758,894	22.7%	22	4.76%	112%
Feb-21	46	-14.8%	\$628,546	7.57%	\$590,000	8.96%	\$618,428	2.84%	21	-34.4%	108%

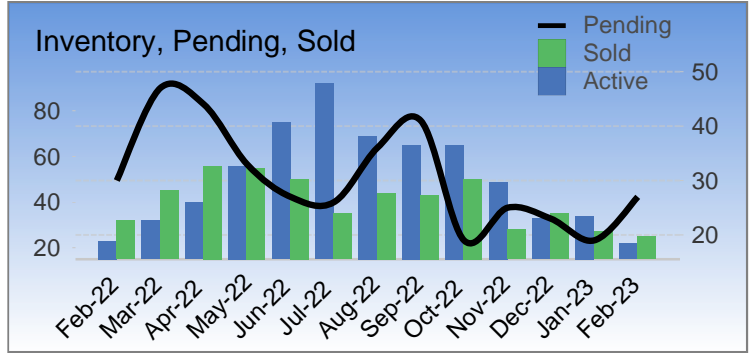
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	17	14	75	118	138
\$500-599K	35	57	96	101	49
\$600-699K	38	48	56	34	36
\$700-799K	21	54	26	21	18
\$800-899K	15	35	25	25	21
\$900-999K	9	22	19	20	3
\$1-1.299M	18	28	7	2	3
\$1.3-1.699M	9	4	7	11	2
\$1.7-1.999M	2	4	0	2	0
\$2-2.999M	0	1	2	0	0
>3M	0	0	0	0	0
Total	164	267	313	334	270

Presented by:

## Market Activity Summary:

- Inventory: 24 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 25 units were sold during February
- Median Sales Price: \$778,000 during February
- Average price per sq.ft. in February was \$641
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 103% 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	22	27	25	0.8	\$859,108	\$778,000	\$812,120	38	\$682	\$641	103%
Jan-23	34	19	27	1.2	\$849,478	\$790,000	\$799,685	26	\$630	\$563	101%
Dec-22	33	23	35	1.0	\$844,218	\$847,000	\$872,753	36	\$647	\$575	99%
Nov-22	49	25	28	1.3	\$850,630	\$849,000	\$905,571	21	\$624	\$602	103%
Oct-22	65	19	50	1.5	\$849,261	\$870,875	\$901,671	38	\$612	\$582	100%
Sep-22	65	41	43	1.6	\$890,999	\$810,000	\$867,534	31	\$600	\$635	104%
Aug-22	69	36	44	1.6	\$859,194	\$825,000	\$869,477	23	\$625	\$612	102%
Jul-22	92	26	35	2.0	\$888,191	\$950,000	\$1,034,385	17	\$630	\$687	112%
Jun-22	75	27	50	1.4	\$872,195	\$891,000	\$1,013,789	14	\$631	\$683	113%
May-22	56	33	55	1.1	\$933,647	\$1,030,000	\$1,066,498	9	\$621	\$747	117%
Apr-22	40	44	56	0.9	\$922,466	\$1,040,000	\$1,104,992	10	\$635	\$765	119%
Mar-22	32	47	45	0.8	\$932,401	\$952,000	\$980,766	9	\$630	\$732	120%
Feb-22	23	30	32	0.6	\$880,167	\$999,000	\$1,085,906	9	\$613	\$731	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	25	-21.9%	\$859,108	-2.39%	\$778,000	-22.1%	\$812,120	-25.2%	38	322%	103%
Feb-22	32	10.3%	\$880,167	10.2%	\$999,000	16.2%	\$1,085,906	18.7%	9	-40%	120%
Feb-21	29	52.6%	\$798,901	13.1%	\$860,000	22.9%	\$915,020	22.2%	15	-40%	109%

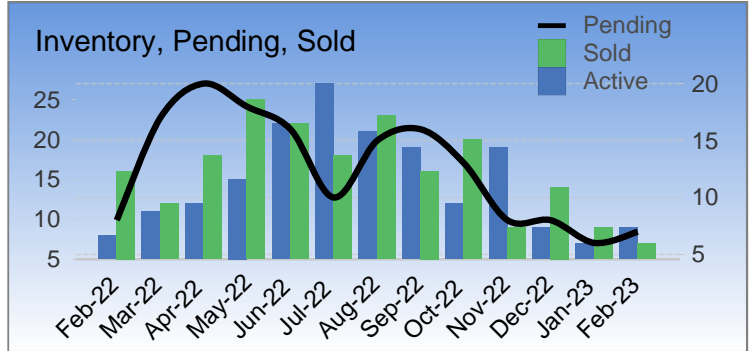
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	4	0	0	3	8
\$500-599K	5	1	2	10	47
\$600-699K	7	3	18	44	67
\$700-799K	47	20	53	27	20
\$800-899K	28	30	49	8	14
\$900-999K	10	46	18	10	8
\$1-1.299M	9	30	20	2	6
\$1.3-1.699M	2	14	2	2	0
\$1.7-1.999M	0	4	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	112	148	162	106	170

## Presented by:

## Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of February - approximately 1.1 months of inventory.
- Sales Activity: 7 units were sold during February
- Median Sales Price: \$770,000 during February
- Average price per sq.ft. in February was \$611
- Average Days-on-Market (DOM) is approximately 13 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-23	9	7	7	1.1	\$793,900	\$770,000	\$804,285	13	\$641	\$611	104%
Jan-23	7	6	9	0.8	\$773,759	\$745,000	\$749,305	50	\$576	\$628	96%
Dec-22	9	8	14	0.6	\$879,983	\$770,000	\$767,642	17	\$604	\$635	100%
Nov-22	19	8	9	1.3	\$789,631	\$838,000	\$829,444	21	\$656	\$641	102%
Oct-22	12	13	20	0.6	\$731,186	\$802,500	\$819,550	26	\$595	\$623	101%
Sep-22	19	16	16	1.0	\$803,944	\$757,500	\$774,437	22	\$606	\$637	100%
Aug-22	21	15	23	1.0	\$772,416	\$830,000	\$825,478	25	\$607	\$630	101%
Jul-22	27	10	18	1.3	\$830,625	\$849,500	\$831,888	23	\$617	\$663	103%
Jun-22	22	16	22	1.0	\$860,876	\$860,000	\$902,329	14	\$619	\$727	107%
May-22	15	18	25	0.9	\$862,971	\$975,000	\$957,111	8	\$616	\$740	110%
Apr-22	12	20	18	0.8	\$850,951	\$977,500	\$987,500	8	\$638	\$732	113%
Mar-22	11	17	12	0.8	\$864,075	\$890,000	\$933,041	9	\$601	\$718	109%
Feb-22	8	8	16	0.5	\$840,200	\$900,000	\$918,187	10	\$651	\$683	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	7	-56.3%	\$793,900	-5.51%	\$770,000	-14.4%	\$804,285	-12.4%	13	30%	104%
Feb-22	16	-5.88%	\$840,200	8.04%	\$900,000	12.5%	\$918,187	18.5%	10	-16.7%	109%
Feb-21	17	70%	\$777,698	18.2%	\$800,000	10.7%	\$774,598	13.8%	12	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	0	0	0	1	2
\$500-599K	1	1	0	0	9
\$600-699K	3	1	8	10	15
\$700-799K	7	2	13	11	0
\$800-899K	2	10	11	0	0
\$900-999K	2	8	0	0	0
\$1-1.299M	1	4	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	26	32	22	26

Presented by:

## Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of February - approximately 2.0 months of inventory.
- Sales Activity: 4 units were sold during February
- Median Sales Price: \$489,000 during February
- Average price per sq.ft. in February was \$393
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 103% 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	8	4	2.0	\$636,617	\$489,000	\$501,843	22	\$551	\$393	103%
Jan-23	15	5	10	1.5	\$552,822	\$550,000	\$562,850	37	\$535	\$458	97%
Dec-22	14	7	11	1.3	\$518,622	\$565,000	\$571,727	35	\$541	\$484	103%
Nov-22	19	9	10	1.5	\$604,589	\$522,500	\$552,190	32	\$519	\$464	99%
Oct-22	23	9	16	1.3	\$650,317	\$610,000	\$624,125	39	\$501	\$505	98%
Sep-22	25	13	16	1.7	\$648,821	\$660,000	\$621,025	24	\$495	\$516	101%
Aug-22	29	15	23	2.1	\$603,304	\$615,000	\$614,021	25	\$516	\$529	101%
Jul-22	41	16	7	3.3	\$631,712	\$610,000	\$635,707	22	\$529	\$509	104%
Jun-22	30	4	13	1.9	\$573,109	\$670,000	\$644,923	17	\$536	\$540	107%
May-22	20	6	19	1.0	\$655,759	\$690,000	\$682,035	18	\$505	\$582	110%
Apr-22	12	14	17	0.7	\$650,160	\$675,000	\$685,955	13	\$533	\$608	111%
Mar-22	14	13	25	1.0	\$606,401	\$690,000	\$690,100	9	\$541	\$559	110%
Feb-22	16	16	10	1.1	\$654,534	\$735,000	\$698,800	53	\$492	\$464	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	-60%	\$636,617	-2.74%	\$489,000	-33.5%	\$501,843	-28.2%	22	-58.5%	103%
Feb-22	10	-28.6%	\$654,534	9.86%	\$735,000	19.7%	\$698,800	18.5%	53	82.8%	105%
Feb-21	14	55.6%	\$595,783	10.8%	\$614,194	36.5%	\$589,884	26.3%	29	7.41%	105%

## Sales Activity and Price Trends

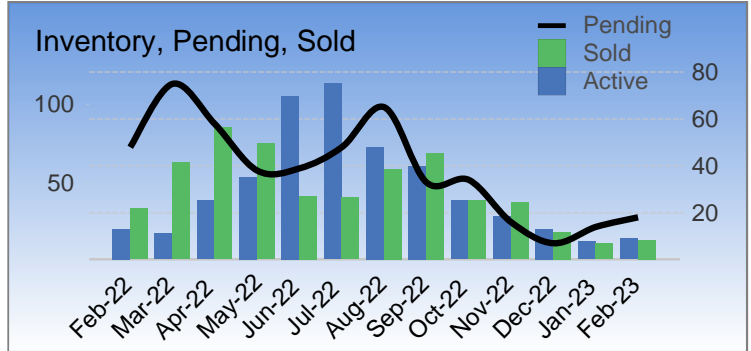
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	4	2	6	13	21
\$500-599K	5	6	9	11	4
\$600-699K	3	3	5	3	1
\$700-799K	2	5	2	0	0
\$800-899K	0	1	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	14	17	22	27	26

Presented by:



## Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of February - approximately 1.0 months of inventory.
- Sales Activity: 14 units were sold during February
- Median Sales Price: \$1,607,500 during February
- Average price per sq.ft. in February was \$728
- Average Days-on-Market (DOM) is approximately 51 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	15	18	14	1.0	\$1,830,974	\$1,607,500	\$1,613,196	51	\$736	\$728	98%
Jan-23	13	14	12	0.6	\$1,812,737	\$1,516,500	\$1,730,000	19	\$757	\$714	97%
Dec-22	21	7	19	0.7	\$1,926,544	\$1,500,000	\$1,611,052	43	\$750	\$697	95%
Nov-22	29	16	38	0.6	\$1,533,342	\$1,587,500	\$1,640,282	26	\$755	\$715	97%
Oct-22	39	34	39	0.7	\$1,801,823	\$1,720,000	\$1,816,307	28	\$747	\$718	98%
Sep-22	61	33	69	1.1	\$1,960,446	\$1,760,000	\$1,820,376	31	\$747	\$756	98%
Aug-22	73	65	59	1.6	\$1,848,403	\$1,800,000	\$1,844,918	28	\$754	\$711	97%
Jul-22	113	48	41	2.1	\$1,848,309	\$1,750,000	\$1,929,128	20	\$759	\$754	99%
Jun-22	105	39	42	1.6	\$1,973,316	\$1,987,500	\$2,057,404	12	\$772	\$827	105%
May-22	54	38	75	0.7	\$2,027,958	\$2,150,000	\$2,233,191	7	\$777	\$874	113%
Apr-22	39	58	85	0.6	\$2,013,338	\$2,075,000	\$2,209,785	6	\$784	\$902	116%
Mar-22	18	75	63	0.4	\$1,906,857	\$2,125,000	\$2,174,073	7	\$764	\$896	117%
Feb-22	21	48	34	0.6	\$1,939,768	\$1,910,000	\$2,015,161	10	\$791	\$879	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	14	-58.8%	\$1,830,974	-5.61%	\$1,607,500	-15.8%	\$1,613,196	-19.9%	51	410%	98%
Feb-22	34	-5.56%	\$1,939,768	23.8%	\$1,910,000	34.7%	\$2,015,161	36.2%	10	66.7%	116%
Feb-21	36	28.6%	\$1,566,945	20.2%	\$1,417,500	23.3%	\$1,479,496	27.2%	6	-71.4%	111%

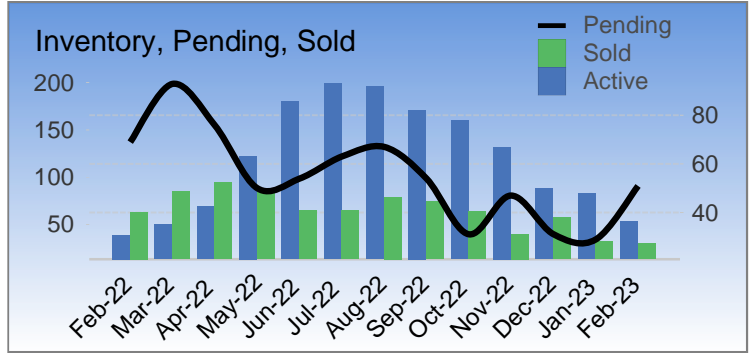
## Sales Activity and Price Trends

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	0	0	0	1
\$600-699K	0	0	1	1	1
\$700-799K	0	0	1	3	1
\$800-899K	0	0	1	8	4
\$900-999K	0	0	0	6	7
\$1-1.299M	4	3	21	19	30
\$1.3-1.699M	11	10	33	15	18
\$1.7-1.999M	5	20	5	1	0
\$2-2.999M	3	24	5	3	1
>3M	1	4	1	0	0
Total	24	61	68	56	63

## Presented by:

## Market Activity Summary:

- Inventory: 56 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 30 units were sold during February
- Median Sales Price: \$652,500 during February
- Average price per sq.ft. in February was \$336
- Average Days-on-Market (DOM) is approximately 47 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	53	51	30	1.4	\$819,697	\$652,500	\$705,105	47	\$420	\$336	98%
Jan-23	83	29	32	2.0	\$753,133	\$685,000	\$678,489	67	\$388	\$336	97%
Dec-22	88	31	57	1.7	\$691,734	\$699,000	\$730,200	48	\$391	\$336	98%
Nov-22	132	47	40	2.3	\$797,485	\$672,500	\$695,380	41	\$378	\$341	98%
Oct-22	160	31	64	2.2	\$775,721	\$670,000	\$675,384	41	\$372	\$356	99%
Sep-22	171	54	74	2.4	\$764,416	\$695,000	\$722,522	31	\$369	\$355	98%
Aug-22	196	67	79	2.9	\$776,603	\$700,000	\$753,503	29	\$375	\$349	98%
Jul-22	199	63	65	2.8	\$777,110	\$749,950	\$773,696	21	\$375	\$382	99%
Jun-22	180	54	65	2.2	\$786,100	\$742,000	\$817,847	13	\$380	\$399	103%
May-22	122	50	84	1.4	\$821,666	\$855,000	\$887,648	10	\$389	\$407	105%
Apr-22	69	76	94	0.9	\$844,551	\$792,000	\$854,988	12	\$429	\$418	105%
Mar-22	50	93	85	0.7	\$862,362	\$815,000	\$866,576	10	\$449	\$421	108%
Feb-22	39	69	63	0.5	\$785,058	\$735,000	\$775,506	12	\$467	\$405	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	30	-52.4%	\$819,697	4.41%	\$652,500	-11.2%	\$705,105	-9.08%	47	292%	98%
Feb-22	63	26%	\$785,058	31.8%	\$735,000	17.1%	\$775,506	19.2%	12	0%	105%
Feb-21	50	-35.9%	\$595,555	11%	\$627,500	15.6%	\$650,589	14.4%	12	-73.9%	107%

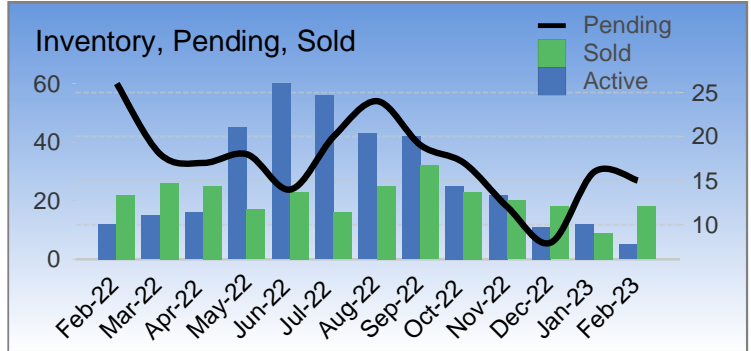
## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	6	8	22	66	89
\$500-599K	15	14	29	63	39
\$600-699K	16	28	17	13	10
\$700-799K	8	29	14	3	1
\$800-899K	8	24	8	1	0
\$900-999K	3	10	5	2	0
\$1-1.299M	5	13	3	4	1
\$1.3-1.699M	0	1	2	1	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	1	0	0	0
>3M	0	0	0	0	0
Total	61	128	100	153	140

## Presented by:

## Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of February - approximately 0.3 months of inventory.
- Sales Activity: 18 units were sold during February
- Median Sales Price: \$1,340,000 during February
- Average price per sq.ft. in February was \$758
- 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 \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-23	5	15	18	0.3	\$1,260,563	\$1,340,000	\$1,328,272	14	\$663	\$758	101%
Jan-23	12	16	9	0.8	\$1,340,398	\$1,306,500	\$1,203,055	49	\$756	\$718	97%
Dec-22	11	8	18	0.6	\$1,088,667	\$1,225,000	\$1,271,277	27	\$740	\$750	101%
Nov-22	22	12	20	0.9	\$1,297,718	\$1,242,500	\$1,323,945	31	\$785	\$689	96%
Oct-22	25	17	23	1.0	\$1,297,752	\$1,410,000	\$1,355,056	26	\$780	\$719	99%
Sep-22	42	19	32	1.8	\$1,337,723	\$1,299,500	\$1,302,503	31	\$764	\$729	98%
Aug-22	43	24	25	2.2	\$1,277,101	\$1,323,000	\$1,312,740	34	\$757	\$748	95%
Jul-22	56	20	16	3.0	\$1,442,460	\$1,357,500	\$1,462,812	20	\$769	\$807	101%
Jun-22	60	14	23	2.9	\$1,291,986	\$1,370,000	\$1,382,173	14	\$803	\$832	107%
May-22	45	18	17	2.0	\$1,429,294	\$1,590,000	\$1,450,529	11	\$787	\$905	111%
Apr-22	16	17	25	0.7	\$1,300,814	\$1,520,000	\$1,679,780	10	\$787	\$931	116%
Mar-22	15	18	26	0.7	\$1,565,372	\$1,592,654	\$1,584,896	9	\$839	\$892	115%
Feb-22	12	26	22	0.5	\$1,333,206	\$1,663,650	\$1,622,195	6	\$873	\$838	118%

## 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	-18.2%	\$1,260,563	-5.45%	\$1,340,000	-19.5%	\$1,328,272	-18.1%	14	133%	101%
Feb-22	22	69.2%	\$1,333,206	34.8%	\$1,663,650	58.4%	\$1,622,195	45.3%	6	-40%	118%
Feb-21	13	-31.6%	\$988,769	-0.4%	\$1,050,000	27.3%	\$1,116,667	23.4%	10	-66.7%	114%

## Sales Activity and Price Trends

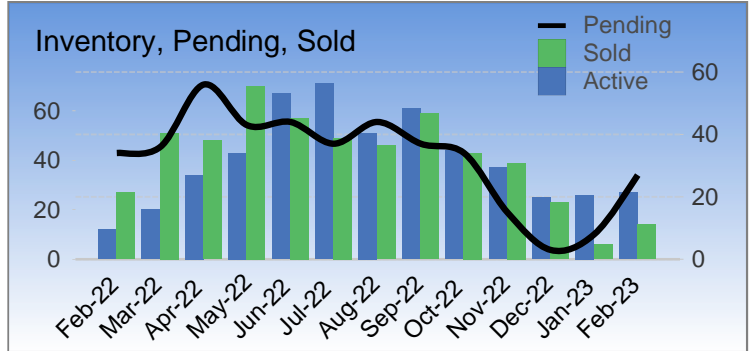
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	1	3	3
\$700-799K	0	1	2	6	12
\$800-899K	4	0	3	6	13
\$900-999K	2	3	8	4	7
\$1-1.299M	6	4	13	5	14
\$1.3-1.699M	13	17	4	2	2
\$1.7-1.999M	0	9	1	0	0
\$2-2.999M	1	6	0	0	0
>3M	0	0	0	0	0
Total	26	40	32	26	51

Presented by:



## Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of February - approximately 2.0 months of inventory.
- Sales Activity: 14 units were sold during February
- Median Sales Price: \$1,480,000 during February
- Average price per sq.ft. in February was \$687
- Average Days-on-Market (DOM) is approximately 23 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-23	27	27	14	2.0	\$1,754,549	\$1,480,000	\$1,644,744	23	\$742	\$687	104%
Jan-23	26	8	6	1.2	\$1,878,728	\$1,430,000	\$1,741,660	42	\$723	\$678	101%
Dec-22	25	3	23	0.7	\$2,076,981	\$1,450,000	\$1,462,978	24	\$717	\$707	100%
Nov-22	37	15	39	0.8	\$1,700,909	\$1,425,000	\$1,451,718	20	\$726	\$723	99%
Oct-22	44	34	43	1.0	\$1,526,611	\$1,500,000	\$1,565,754	22	\$726	\$731	101%
Sep-22	61	37	59	1.2	\$1,608,670	\$1,480,000	\$1,602,584	22	\$717	\$762	99%
Aug-22	51	44	46	1.0	\$1,560,427	\$1,402,500	\$1,486,396	20	\$733	\$765	101%
Jul-22	71	37	49	1.2	\$1,634,094	\$1,649,000	\$1,770,431	13	\$746	\$821	104%
Jun-22	67	44	57	1.1	\$1,753,642	\$1,571,040	\$1,692,676	10	\$734	\$841	109%
May-22	43	43	70	0.8	\$1,748,718	\$1,718,000	\$1,905,735	9	\$795	\$811	113%
Apr-22	34	56	48	0.8	\$1,791,898	\$1,850,000	\$1,898,011	10	\$792	\$885	120%
Mar-22	20	36	51	0.5	\$1,698,579	\$1,700,000	\$1,850,184	7	\$773	\$844	114%
Feb-22	12	34	27	0.3	\$1,574,255	\$1,690,000	\$1,806,574	8	\$697	\$849	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	14	-48.1%	\$1,754,549	11.5%	\$1,480,000	-12.4%	\$1,644,744	-8.96%	23	188%	104%
Feb-22	27	-30.8%	\$1,574,255	14.7%	\$1,690,000	30.5%	\$1,806,574	29.7%	8	-27.3%	116%
Feb-21	39	25.8%	\$1,372,458	8.84%	\$1,295,000	14.1%	\$1,392,538	18.6%	11	-31.3%	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	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	2	0	4	0	2
\$700-799K	0	0	4	6	6
\$800-899K	0	2	4	6	6
\$900-999K	2	4	14	26	16
\$1-1.299M	12	12	54	36	44
\$1.3-1.699M	10	46	48	34	16
\$1.7-1.999M	6	30	16	8	4
\$2-2.999M	2	18	8	0	0
>3M	4	4	2	0	2
Total	38	116	154	116	96

Presented by:

