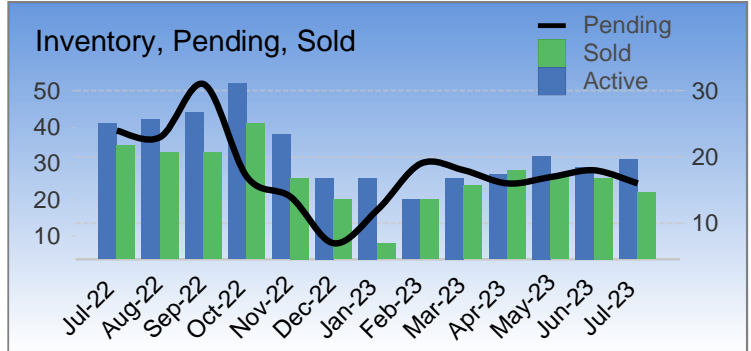


Market Activity Summary:

- Inventory: 32 units were listed for sale as of the last day of July - approximately 1.3 months of inventory.
- Sales Activity: 22 units were sold during July
- Median Sales Price: \$1,387,500 during July
- Average price per sq.ft. in July was \$821
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 117% of list price in July



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
Jul-23	31	16	22	1.3	\$1,219,967	\$1,387,500	\$1,460,763	12	\$714	\$821	117%
Jun-23	29	18	26	1.1	\$1,364,500	\$1,505,500	\$1,500,211	16	\$710	\$833	116%
May-23	32	17	27	1.2	\$1,519,104	\$1,300,000	\$1,388,037	22	\$781	\$826	113%
Apr-23	27	16	28	1.1	\$1,343,432	\$1,350,000	\$1,312,535	18	\$758	\$804	110%
Mar-23	26	18	24	1.5	\$1,263,472	\$1,300,000	\$1,332,112	14	\$714	\$850	116%
Feb-23	20	19	20	1.3	\$1,175,520	\$1,163,500	\$1,177,650	25	\$687	\$845	112%
Jan-23	26	12	8	1.4	\$999,344	\$1,237,500	\$1,242,384	34	\$758	\$679	104%
Dec-22	26	7	20	0.9	\$1,109,716	\$1,337,500	\$1,434,699	29	\$722	\$764	104%
Nov-22	38	14	26	1.1	\$1,176,135	\$1,350,000	\$1,360,277	22	\$745	\$759	107%
Oct-22	52	17	41	1.5	\$1,408,710	\$1,362,000	\$1,420,336	19	\$741	\$817	112%
Sep-22	44	31	33	1.3	\$1,326,174	\$1,375,000	\$1,386,340	35	\$741	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	22	-37.1%	\$1,219,967	-11.3%	\$1,387,500	-4.7%	\$1,460,763	-1.35%	12	-33.3%	117%
Jul-22	35	-25.5%	\$1,374,788	21%	\$1,456,000	9.06%	\$1,480,721	6.44%	18	80%	117%
Jul-21	47	-7.84%	\$1,136,583	-3.58%	\$1,335,000	6.8%	\$1,391,194	8.41%	10	-50%	124%

Sales Activity and Price Trends

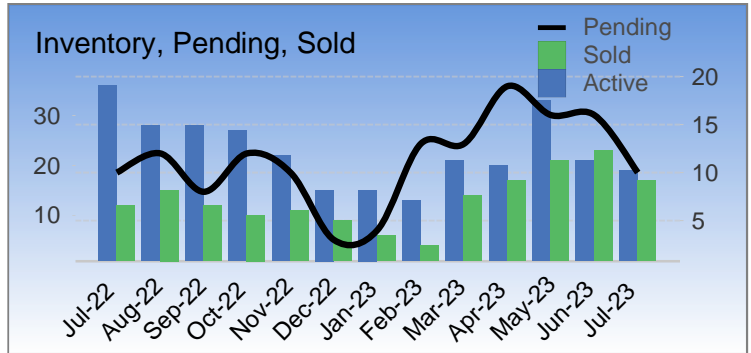
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	1	1	0	1
\$500-599K	0	1	0	1	2
\$600-699K	0	3	2	6	5
\$700-799K	6	2	7	5	7
\$800-899K	6	5	5	10	21
\$900-999K	15	6	9	12	25
\$1-1.299M	43	41	66	63	82
\$1.3-1.699M	46	91	117	34	52
\$1.7-1.999M	17	26	33	8	8
\$2-2.999M	9	33	22	5	4
>3M	0	3	1	1	0
Total	142	212	263	145	207

Presented by:



Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of July - approximately 0.9 months of inventory.
- Sales Activity: 17 units were sold during July
- Median Sales Price: \$2,575,000 during July
- Average price per sq.ft. in July was \$856
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 103% of list price in July



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
Jul-23	19	10	17	0.9	\$2,830,184	\$2,575,000	\$2,739,000	21	\$1,017	\$856	103%
Jun-23	21	16	23	1.0	\$2,940,678	\$3,025,000	\$3,100,347	15	\$926	\$860	101%
May-23	33	16	21	1.9	\$3,417,197	\$2,553,000	\$2,936,050	29	\$917	\$820	103%
Apr-23	20	19	17	1.8	\$2,921,460	\$3,069,000	\$3,052,699	29	\$989	\$789	99%
Mar-23	21	13	14	2.6	\$3,243,339	\$2,329,400	\$2,612,878	11	\$886	\$803	99%
Feb-23	13	13	4	2.1	\$3,207,453	\$2,470,500	\$2,597,750	18	\$831	\$867	102%
Jan-23	15	4	6	1.7	\$3,738,879	\$2,850,000	\$2,786,166	27	\$845	\$679	97%
Dec-22	15	3	9	1.5	\$3,799,500	\$2,090,000	\$2,711,666	29	\$880	\$722	96%
Nov-22	22	10	11	2.0	\$3,689,892	\$2,235,000	\$2,546,818	31	\$889	\$807	97%
Oct-22	27	12	10	2.2	\$3,143,044	\$2,412,000	\$2,391,900	45	\$892	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	% Change	Average DOM	% Change	Sale Price / List Price
Jul-23	17	41.7%	\$2,830,184	-18.7%	\$2,575,000	-9.63%	\$2,739,000	-8.19%	21	61.5%	103%
Jul-22	12	-63.6%	\$3,479,279	22.1%	\$2,849,500	12.9%	\$2,983,416	14.9%	13	-50%	101%
Jul-21	33	13.8%	\$2,848,751	-15.3%	\$2,523,000	44.2%	\$2,596,642	31.3%	26	-18.8%	109%

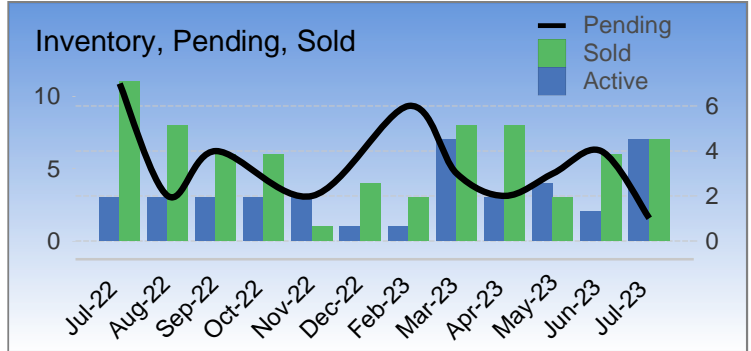
Sales Activity and Price Trends

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	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	1	1
\$1-1.299M	1	0	1	6	12
\$1.3-1.699M	7	2	13	34	33
\$1.7-1.999M	12	7	20	20	30
\$2-2.999M	34	41	109	35	41
>3M	41	51	53	9	8
Total	95	101	196	105	125

Presented by:

Market Activity Summary:

- Inventory: 7 units were listed for sale as of the last day of July - approximately 1.3 months of inventory.
- Sales Activity: 7 units were sold during July
- Median Sales Price: \$1,200,000 during July
- Average price per sq.ft. in July was \$1,082
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 126% of list price in July



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
Jul-23	7	1	7	1.3	\$1,140,000	\$1,200,000	\$1,285,714	10	\$845	\$1,082	126%
Jun-23	2	4	6	0.4	\$1,034,400	\$1,300,500	\$1,483,500	10	\$870	\$1,179	130%
May-23	4	3	3	0.6	\$1,132,666	\$1,110,000	\$1,080,000	13	\$904	\$1,061	138%
Apr-23	3	2	8	0.5	\$792,666	\$1,325,000	\$1,478,875	21	\$857	\$1,047	123%
Mar-23	7	3	8	1.9	\$1,089,177	\$1,450,000	\$1,451,250	9	\$733	\$1,040	138%
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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	% Change	Average DOM	% Change	Sale Price / List Price
Jul-23	7	-36.4%	\$1,140,000	-7.06%	\$1,200,000	-19.2%	\$1,285,714	-12.5%	10	-50%	126%
Jul-22	11	-21.4%	\$1,226,571	-4.69%	\$1,485,000	4.84%	\$1,469,989	-0.899%	20	100%	116%
Jul-21	14	55.6%	\$1,286,994	37%	\$1,416,500	34.9%	\$1,483,321	38%	10	-33.3%	130%

Sales Activity and Price Trends

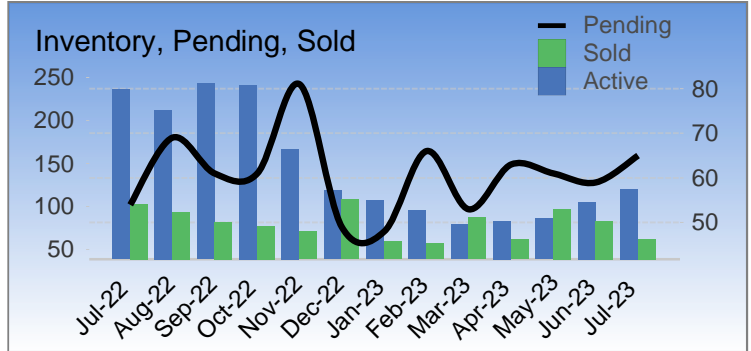
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	1	0	1
\$700-799K	0	1	0	1	3
\$800-899K	2	1	3	5	6
\$900-999K	3	1	4	3	8
\$1-1.299M	11	11	17	11	18
\$1.3-1.699M	9	22	23	11	12
\$1.7-1.999M	0	9	11	3	1
\$2-2.999M	7	5	7	1	1
>3M	0	0	0	0	0
Total	32	50	66	35	50

Presented by:



Market Activity Summary:

- Inventory: 130 units were listed for sale as of the last day of July - approximately 1.6 months of inventory.
- Sales Activity: 62 units were sold during July
- Median Sales Price: \$640,000 during July
- Average price per sq.ft. in July was \$331
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 103% of list price in July



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
Jul-23	120	65	62	1.6	\$633,828	\$640,000	\$651,932	16	\$335	\$331	103%
Jun-23	105	59	83	1.4	\$647,915	\$650,000	\$640,925	21	\$324	\$336	103%
May-23	86	61	97	1.1	\$650,504	\$645,000	\$632,737	27	\$324	\$348	102%
Apr-23	83	63	61	1.3	\$652,163	\$660,000	\$624,851	33	\$316	\$323	102%
Mar-23	79	53	87	1.2	\$612,930	\$605,000	\$603,717	41	\$323	\$340	101%
Feb-23	95	66	57	1.3	\$622,689	\$610,000	\$622,804	51	\$322	\$311	99%
Jan-23	107	48	59	1.4	\$680,973	\$605,000	\$599,693	43	\$321	\$321	100%
Dec-22	118	49	108	1.4	\$618,730	\$597,000	\$619,614	44	\$325	\$320	99%
Nov-22	167	81	71	2.3	\$620,857	\$600,000	\$613,619	32	\$327	\$343	100%
Oct-22	241	61	77	2.9	\$659,033	\$625,000	\$640,815	41	\$326	\$353	99%
Sep-22	243	61	82	2.6	\$659,026	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	62	-39.8%	\$633,828	-6.27%	\$640,000	-1.08%	\$651,932	-0.982%	16	-23.8%	103%
Jul-22	103	-25.4%	\$676,203	8.67%	\$647,000	5.63%	\$658,399	4.24%	21	163%	102%
Jul-21	138	10.4%	\$622,268	21.6%	\$612,500	23.7%	\$631,614	27.4%	8	-57.9%	109%

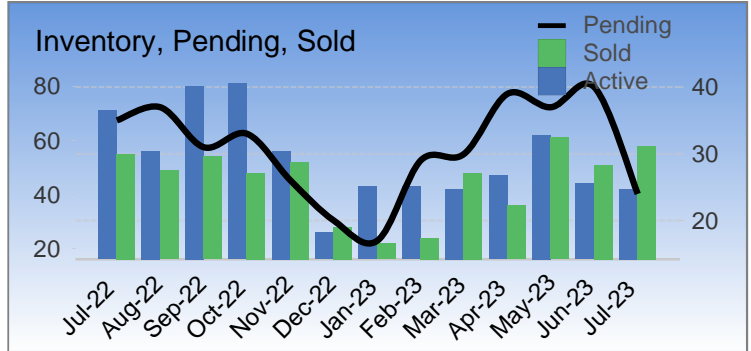
Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	88	63	145	343	417
\$500-599K	105	120	207	190	202
\$600-699K	160	209	161	40	45
\$700-799K	88	154	87	8	6
\$800-899K	29	112	47	1	0
\$900-999K	8	35	13	0	0
\$1-1.299M	2	14	0	1	0
\$1.3-1.699M	0	1	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	480	708	660	583	670

Presented by:

Market Activity Summary:

- Inventory: 43 units were listed for sale as of the last day of July - approximately 0.8 months of inventory.
- Sales Activity: 58 units were sold during July
- Median Sales Price: \$1,492,500 during July
- Average price per sq.ft. in July was \$880
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 115% of list price in July



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
Jul-23	42	24	58	0.8	\$1,516,281	\$1,492,500	\$1,510,283	29	\$858	\$880	115%
Jun-23	44	40	51	0.9	\$1,519,499	\$1,600,000	\$1,698,301	17	\$836	\$963	123%
May-23	62	37	61	1.3	\$1,481,514	\$1,640,000	\$1,688,973	17	\$818	\$951	120%
Apr-23	47	39	36	1.3	\$1,540,048	\$1,605,500	\$1,739,194	17	\$824	\$948	118%
Mar-23	42	30	48	1.3	\$1,530,480	\$1,505,000	\$1,610,697	25	\$824	\$933	116%
Feb-23	43	29	24	1.8	\$1,480,578	\$1,545,000	\$1,729,625	29	\$843	\$895	115%
Jan-23	43	17	22	1.3	\$1,576,753	\$1,357,500	\$1,562,886	38	\$869	\$784	107%
Dec-22	26	20	28	0.6	\$1,602,357	\$1,387,000	\$1,524,910	33	\$865	\$892	109%
Nov-22	56	26	52	1.1	\$1,310,451	\$1,472,500	\$1,589,730	19	\$809	\$887	113%
Oct-22	81	33	48	1.6	\$1,392,955	\$1,480,000	\$1,506,135	24	\$824	\$922	112%
Sep-22	80	31	54	1.5	\$1,461,573	\$1,650,000	\$1,676,720	20	\$818	\$965	118%
Aug-22	56	37	49	0.9	\$1,451,331	\$1,520,000	\$1,701,714	20	\$852	\$932	121%
Jul-22	71	35	55	0.9	\$1,450,062	\$1,600,000	\$1,753,525	15	\$858	\$1,018	123%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	58	5.45%	\$1,516,281	4.57%	\$1,492,500	-6.72%	\$1,510,283	-13.9%	29	93.3%	115%
Jul-22	55	-24.7%	\$1,450,062	5.75%	\$1,600,000	0%	\$1,753,525	4.63%	15	0%	123%
Jul-21	73	12.3%	\$1,371,219	-1.97%	\$1,600,000	22.5%	\$1,675,864	13.2%	15	-16.7%	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	5	0	0	6	5
\$600-699K	6	0	0	0	15
\$700-799K	30	6	6	14	29
\$800-899K	21	11	26	41	61
\$900-999K	28	19	60	43	99
\$1-1.299M	149	136	189	203	243
\$1.3-1.699M	248	342	418	206	396
\$1.7-1.999M	135	218	190	71	75
\$2-2.999M	151	303	212	78	95
>3M	29	123	75	9	14
Total	802	1158	1176	671	1032

Presented by:

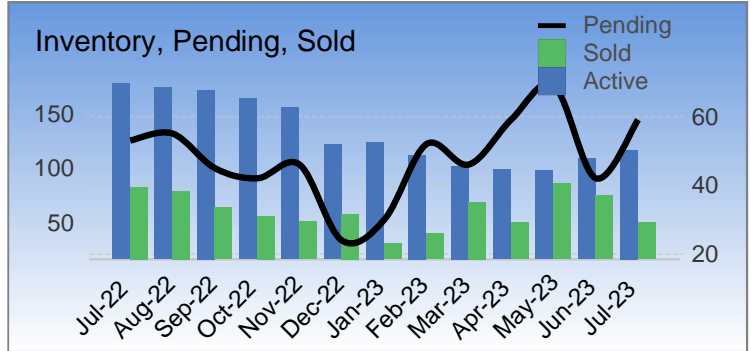
Includes Berkeley and Kensington

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Market Activity Summary:

- Inventory: 120 units were listed for sale as of the last day of July - approximately 1.7 months of inventory.
- Sales Activity: 50 units were sold during July
- Median Sales Price: \$867,500 during July
- Average price per sq.ft. in July was \$350
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 100% of list price in July



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
Jul-23	117	59	50	1.7	\$872,864	\$867,500	\$886,136	21	\$451	\$350	100%
Jun-23	109	42	75	1.6	\$926,475	\$805,000	\$841,514	34	\$443	\$378	101%
May-23	98	69	86	1.4	\$889,303	\$818,500	\$872,799	33	\$440	\$383	99%
Apr-23	99	59	50	1.9	\$886,537	\$890,000	\$951,771	48	\$443	\$369	98%
Mar-23	102	46	69	2.2	\$909,155	\$746,000	\$804,598	34	\$469	\$362	99%
Feb-23	112	52	40	2.7	\$825,265	\$760,000	\$817,825	43	\$484	\$356	100%
Jan-23	124	30	31	2.7	\$965,636	\$758,000	\$788,572	58	\$467	\$354	96%
Dec-22	122	24	58	2.2	\$1,130,643	\$775,500	\$835,735	51	\$450	\$352	98%
Nov-22	156	46	51	2.8	\$848,108	\$760,000	\$781,969	45	\$418	\$372	98%
Oct-22	164	42	56	2.5	\$901,397	\$836,250	\$929,239	43	\$428	\$389	98%
Sep-22	172	45	64	2.3	\$903,751	\$786,500	\$790,523	38	\$421	\$383	99%
Aug-22	174	55	79	2.1	\$973,280	\$825,000	\$857,164	31	\$416	\$392	99%
Jul-22	178	53	83	1.9	\$848,068	\$825,000	\$874,951	22	\$409	\$407	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	50	-39.8%	\$872,864	2.92%	\$867,500	5.15%	\$886,136	1.28%	21	-4.55%	100%
Jul-22	83	-29.7%	\$848,068	2.07%	\$825,000	3%	\$874,951	7.06%	22	83.3%	99%
Jul-21	118	-11.3%	\$830,908	15%	\$801,000	25.4%	\$817,225	22.1%	12	-68.4%	105%

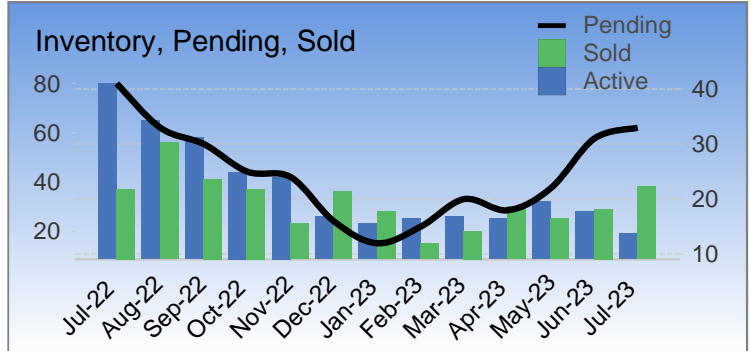
Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	38	29	105	394	479
\$500-599K	121	135	387	652	705
\$600-699K	305	260	526	517	546
\$700-799K	324	437	529	322	304
\$800-899K	246	393	441	153	140
\$900-999K	141	299	344	53	36
\$1-1.299M	185	433	319	55	42
\$1.3-1.699M	67	152	71	12	8
\$1.7-1.999M	9	15	8	0	1
\$2-2.999M	6	13	12	2	2
>3M	2	0	4	1	0
Total	1444	2166	2746	2161	2263

Presented by:

Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of July - approximately 0.6 months of inventory.
- Sales Activity: 38 units were sold during July
- Median Sales Price: \$1,227,000 during July
- Average price per sq.ft. in July was \$679
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 107% of list price in July



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
Jul-23	19	33	38	0.6	\$1,287,991	\$1,227,000	\$1,266,623	11	\$791	\$679	107%
Jun-23	28	31	29	1.0	\$1,234,450	\$1,290,000	\$1,331,741	28	\$742	\$691	105%
May-23	32	22	25	1.3	\$1,354,698	\$1,220,000	\$1,303,720	24	\$698	\$632	104%
Apr-23	25	18	30	1.2	\$1,427,749	\$1,295,000	\$1,294,653	24	\$746	\$655	105%
Mar-23	26	20	20	1.3	\$1,315,526	\$1,191,000	\$1,276,900	20	\$687	\$623	105%
Feb-23	25	15	15	1.0	\$1,208,343	\$1,075,000	\$1,121,366	36	\$746	\$690	101%
Jan-23	23	12	28	0.8	\$1,429,541	\$1,050,000	\$1,165,696	32	\$698	\$650	98%
Dec-22	26	16	36	0.9	\$1,126,050	\$1,018,000	\$1,110,749	32	\$769	\$679	102%
Nov-22	42	24	23	1.3	\$1,070,497	\$1,100,000	\$1,150,864	28	\$747	\$643	99%
Oct-22	44	25	37	1.0	\$1,066,981	\$1,200,000	\$1,190,524	27	\$759	\$667	102%
Sep-22	58	30	41	1.3	\$1,263,802	\$1,020,000	\$1,184,730	28	\$721	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	38	2.7%	\$1,287,991	-8.7%	\$1,227,000	6.23%	\$1,266,623	8.29%	11	-38.9%	107%
Jul-22	37	-33.9%	\$1,410,743	15.3%	\$1,155,000	-11.5%	\$1,169,618	-12%	18	100%	102%
Jul-21	56	16.7%	\$1,223,558	24.4%	\$1,304,444	40.6%	\$1,328,963	35.1%	9	-55%	112%

Sales Activity and Price Trends

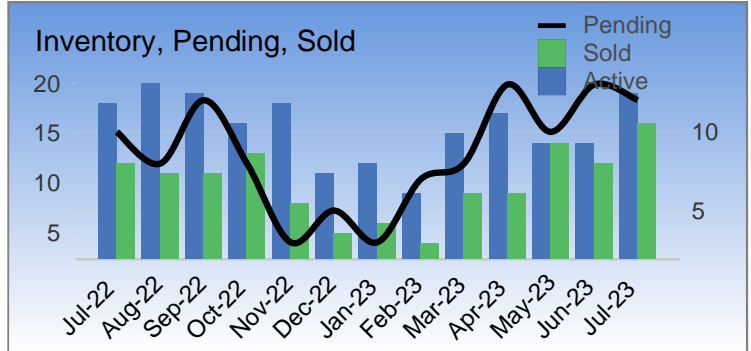
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	1	0	0	0	1
\$500-599K	0	0	0	3	7
\$600-699K	2	1	3	20	30
\$700-799K	6	5	18	35	43
\$800-899K	14	13	33	41	50
\$900-999K	27	15	30	34	31
\$1-1.299M	50	71	96	75	65
\$1.3-1.699M	53	89	94	19	18
\$1.7-1.999M	13	26	14	1	1
\$2-2.999M	4	16	6	0	1
>3M	1	0	2	0	0
Total	171	236	296	228	247

Presented by:



Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of July - approximately 1.4 months of inventory.
- Sales Activity: 16 units were sold during July
- Median Sales Price: \$1,322,500 during July
- Average price per sq.ft. in July was \$518
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 99% of list price in July



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
Jul-23	19	12	16	1.4	\$1,147,536	\$1,322,500	\$1,287,017	29	\$512	\$518	99%
Jun-23	14	13	12	1.2	\$1,165,966	\$1,270,000	\$1,300,241	20	\$515	\$548	102%
May-23	14	10	14	1.7	\$1,308,928	\$1,062,500	\$1,101,135	20	\$518	\$580	106%
Apr-23	17	13	9	2.3	\$1,234,847	\$1,215,000	\$1,177,021	16	\$540	\$569	111%
Mar-23	15	8	9	2.4	\$1,146,857	\$1,221,000	\$1,175,444	19	\$513	\$528	103%
Feb-23	9	7	4	1.8	\$1,203,414	\$1,200,050	\$1,147,525	79	\$528	\$573	106%
Jan-23	12	3	6	1.9	\$1,319,557	\$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	\$1,176,000	20	\$514	\$532	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
Jul-23	16	33.3%	\$1,147,536	2.37%	\$1,322,500	20.7%	\$1,287,017	9.44%	29	45%	99%
Jul-22	12	20%	\$1,120,993	4.23%	\$1,096,000	-12.3%	\$1,176,000	-9.19%	20	233%	104%
Jul-21	10	-37.5%	\$1,075,476	10.9%	\$1,250,000	44.5%	\$1,295,000	51.6%	6	-53.8%	110%

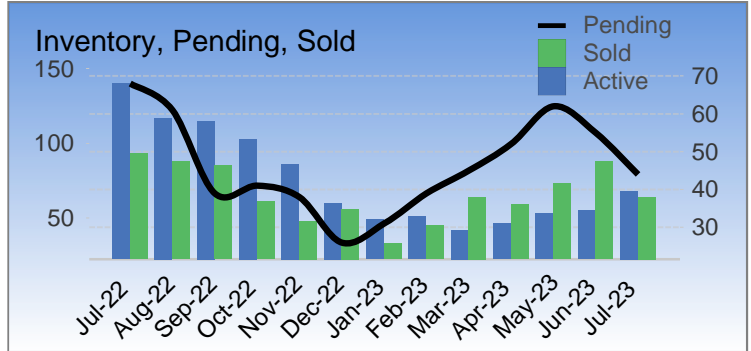
Sales Activity and Price Trends

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	6
\$600-699K	0	0	3	7	12
\$700-799K	2	3	8	14	14
\$800-899K	5	6	8	20	29
\$900-999K	6	10	15	18	17
\$1-1.299M	30	28	44	11	17
\$1.3-1.699M	22	41	20	3	1
\$1.7-1.999M	1	5	0	0	0
\$2-2.999M	0	1	0	0	0
>3M	0	0	0	0	0
Total	66	94	98	74	96

Presented by:

Market Activity Summary:

- Inventory: 71 units were listed for sale as of the last day of July - approximately 0.9 months of inventory.
- Sales Activity: 64 units were sold during July
- Median Sales Price: \$835,000 during July
- Average price per sq.ft. in July was \$537
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 102% of list price in July



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
Jul-23	68	44	64	0.9	\$841,783	\$835,000	\$850,407	13	\$531	\$537	102%
Jun-23	55	55	88	0.8	\$831,012	\$845,000	\$867,012	14	\$503	\$542	104%
May-23	53	62	73	0.8	\$871,341	\$840,000	\$873,339	13	\$518	\$527	104%
Apr-23	46	52	59	0.9	\$858,656	\$775,000	\$840,317	14	\$506	\$551	104%
Mar-23	42	45	64	1.0	\$848,600	\$792,500	\$822,976	22	\$508	\$554	102%
Feb-23	51	39	45	1.2	\$815,075	\$810,000	\$820,856	42	\$548	\$515	100%
Jan-23	49	31	33	1.2	\$841,819	\$800,000	\$816,060	47	\$510	\$494	99%
Dec-22	60	26	56	1.1	\$830,296	\$797,000	\$794,634	33	\$511	\$492	99%
Nov-22	86	38	48	1.3	\$798,021	\$762,500	\$807,687	32	\$528	\$508	99%
Oct-22	103	41	61	1.3	\$872,089	\$742,000	\$775,561	26	\$541	\$505	99%
Sep-22	115	39	85	1.3	\$793,553	\$805,000	\$848,585	29	\$532	\$521	99%
Aug-22	117	61	88	1.3	\$851,709	\$792,500	\$824,801	22	\$535	\$529	101%
Jul-22	140	68	93	1.3	\$869,155	\$850,000	\$887,036	18	\$533	\$547	101%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	64	-31.2%	\$841,783	-3.15%	\$835,000	-1.76%	\$850,407	-4.13%	13	-27.8%	102%
Jul-22	93	-38.8%	\$869,155	7.71%	\$850,000	0.118%	\$887,036	0.731%	18	80%	101%
Jul-21	152	20.6%	\$806,967	13.5%	\$849,000	20.4%	\$880,603	20.6%	10	-33.3%	108%

Sales Activity and Price Trends

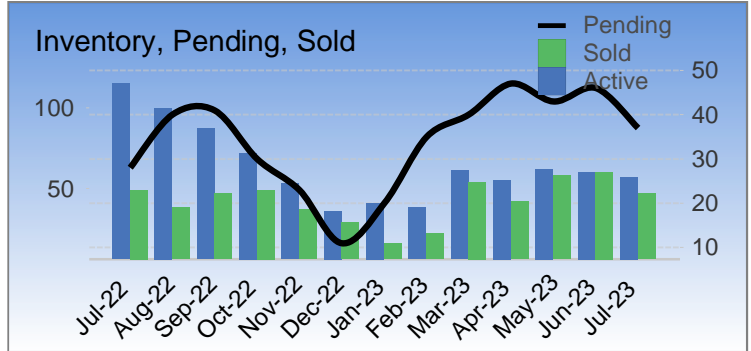
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	14	12	16	64	134
\$500-599K	58	32	60	223	374
\$600-699K	108	144	281	297	402
\$700-799K	184	203	318	224	194
\$800-899K	173	262	348	116	113
\$900-999K	124	188	211	64	39
\$1-1.299M	140	270	248	55	57
\$1.3-1.699M	58	165	80	7	9
\$1.7-1.999M	1	27	0	0	0
\$2-2.999M	0	1	0	0	0
>3M	0	0	2	0	0
Total	860	1304	1564	1050	1322

Presented by:



Market Activity Summary:

- Inventory: 57 units were listed for sale as of the last day of July - approximately 1.0 months of inventory.
- Sales Activity: 47 units were sold during July
- Median Sales Price: \$2,115,000 during July
- Average price per sq.ft. in July was \$788
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 102% of list price in July



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
Jul-23	57	37	47	1.0	\$2,393,573	\$2,115,000	\$2,155,340	12	\$828	\$788	102%
Jun-23	60	46	60	1.1	\$2,482,157	\$2,080,000	\$2,348,896	16	\$810	\$796	100%
May-23	62	43	58	1.2	\$2,363,949	\$2,003,750	\$2,141,256	17	\$786	\$768	101%
Apr-23	55	47	42	1.4	\$2,252,354	\$1,900,000	\$2,045,366	16	\$801	\$768	101%
Mar-23	61	40	54	2.0	\$2,240,569	\$2,015,000	\$2,093,356	30	\$798	\$754	99%
Feb-23	38	35	22	1.7	\$2,454,783	\$1,894,000	\$1,876,547	30	\$820	\$738	99%
Jan-23	41	20	16	1.5	\$2,125,006	\$1,692,500	\$2,357,000	27	\$778	\$726	97%
Dec-22	36	11	29	0.9	\$2,217,082	\$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	\$791	\$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	\$2,217,777	\$2,070,000	\$2,097,510	27	\$787	\$764	98%
Aug-22	100	40	38	2.0	\$2,337,026	\$2,000,000	\$2,181,740	22	\$795	\$778	98%
Jul-22	115	28	49	1.9	\$2,312,886	\$2,000,000	\$2,122,215	19	\$792	\$800	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
Jul-23	47	-4.08%	\$2,393,573	3.49%	\$2,115,000	5.75%	\$2,155,340	1.56%	12	-36.8%	102%
Jul-22	49	-53.3%	\$2,312,886	14.3%	\$2,000,000	-1.23%	\$2,122,215	0.569%	19	138%	100%
Jul-21	105	-12.5%	\$2,022,706	22.1%	\$2,025,000	35.9%	\$2,110,212	30.7%	8	-61.9%	112%

Sales Activity and Price Trends

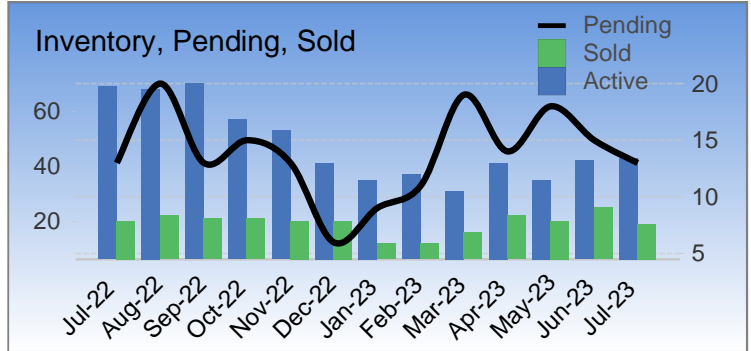
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	3
\$700-799K	0	0	0	12	0
\$800-899K	0	0	9	24	39
\$900-999K	3	0	18	49	70
\$1-1.299M	43	30	145	330	393
\$1.3-1.699M	155	125	556	559	424
\$1.7-1.999M	255	176	446	169	186
\$2-2.999M	387	626	728	183	175
>3M	123	309	223	42	38
Total	966	1266	2125	1368	1328

Presented by:



Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of July - approximately 2.1 months of inventory.
- Sales Activity: 19 units were sold during July
- Median Sales Price: \$900,000 during July
- Average price per sq.ft. in July was \$376
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 100% of list price in July



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
Jul-23	43	13	19	2.1	\$1,015,260	\$900,000	\$1,064,578	25	\$407	\$376	100%
Jun-23	42	15	25	1.9	\$991,954	\$785,000	\$869,220	21	\$419	\$366	100%
May-23	35	18	20	1.9	\$1,019,211	\$876,750	\$979,463	26	\$434	\$380	99%
Apr-23	41	14	22	2.5	\$981,741	\$844,000	\$892,242	39	\$434	\$364	99%
Mar-23	31	19	16	2.4	\$1,074,619	\$800,000	\$962,625	54	\$461	\$341	96%
Feb-23	37	11	12	2.6	\$1,106,056	\$730,000	\$949,916	68	\$446	\$286	98%
Jan-23	35	9	12	2.1	\$1,146,606	\$750,000	\$974,000	51	\$415	\$330	98%
Dec-22	41	6	20	2.1	\$1,281,589	\$725,000	\$850,300	46	\$394	\$355	98%
Nov-22	53	13	20	2.6	\$858,009	\$892,500	\$987,665	53	\$374	\$350	98%
Oct-22	57	15	21	2.7	\$1,115,132	\$785,000	\$824,654	49	\$383	\$331	97%
Sep-22	70	13	21	3.4	\$1,023,016	\$910,000	\$894,904	37	\$377	\$404	97%
Aug-22	68	20	22	2.8	\$1,006,762	\$837,500	\$948,363	26	\$392	\$394	98%
Jul-22	69	13	20	2.7	\$984,054	\$839,450	\$922,970	30	\$414	\$371	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
Jul-23	19	-5%	\$1,015,260	3.17%	\$900,000	7.21%	\$1,064,578	15.3%	25	-16.7%	100%
Jul-22	20	-41.2%	\$984,054	3.34%	\$839,450	1.14%	\$922,970	-4.99%	30	100%	100%
Jul-21	34	-44.3%	\$952,257	29.3%	\$830,000	25.8%	\$971,470	26.1%	15	-62.5%	102%

Sales Activity and Price Trends

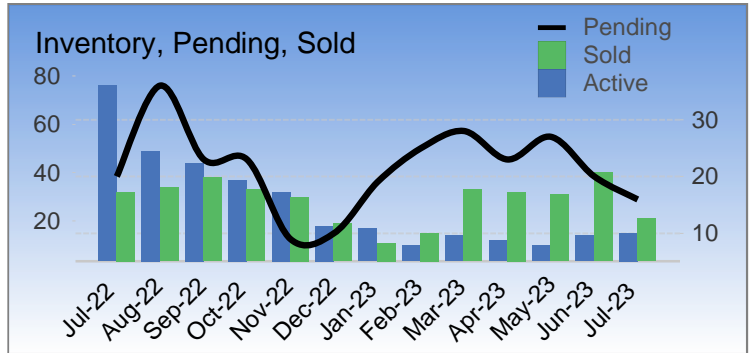
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	1	5	18	31
\$500-599K	1	3	23	69	84
\$600-699K	20	15	46	77	45
\$700-799K	32	55	69	23	22
\$800-899K	26	39	44	18	9
\$900-999K	6	12	23	7	6
\$1-1.299M	16	21	34	11	6
\$1.3-1.699M	6	16	18	6	2
\$1.7-1.999M	3	2	3	0	1
\$2-2.999M	3	4	1	0	1
>3M	2	0	1	1	0
Total	115	168	267	230	207

Presented by:



Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of July - approximately 0.5 months of inventory.
- Sales Activity: 21 units were sold during July
- Median Sales Price: \$1,550,000 during July
- Average price per sq.ft. in July was \$822
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 108% of list price in July



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
Jul-23	15	16	21	0.5	\$2,079,706	\$1,550,000	\$1,726,714	10	\$727	\$822	108%
Jun-23	14	20	40	0.4	\$1,687,972	\$1,690,003	\$1,756,750	8	\$727	\$756	107%
May-23	10	27	31	0.3	\$1,687,744	\$1,540,000	\$1,677,828	8	\$756	\$764	105%
Apr-23	12	23	32	0.5	\$1,708,473	\$1,535,000	\$1,636,809	14	\$740	\$741	103%
Mar-23	14	28	33	0.8	\$1,650,356	\$1,457,000	\$1,653,130	29	\$728	\$720	102%
Feb-23	10	25	15	0.7	\$1,558,304	\$1,420,000	\$1,552,042	18	\$703	\$727	104%
Jan-23	17	19	11	0.9	\$1,792,059	\$1,350,000	\$1,491,808	69	\$699	\$734	96%
Dec-22	18	10	19	0.7	\$1,960,910	\$1,360,000	\$1,412,105	36	\$675	\$655	97%
Nov-22	32	9	30	1.0	\$1,815,342	\$1,192,500	\$1,354,330	37	\$710	\$713	97%
Oct-22	37	23	33	1.1	\$1,655,508	\$1,390,000	\$1,600,294	36	\$717	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	21	-34.4%	\$2,079,706	23.9%	\$1,550,000	-0.322%	\$1,726,714	-1.31%	10	-54.5%	108%
Jul-22	32	-52.9%	\$1,678,306	16.8%	\$1,555,000	-1.27%	\$1,749,593	5.03%	22	214%	98%
Jul-21	68	11.5%	\$1,436,434	19.8%	\$1,575,000	37.9%	\$1,665,808	41.7%	7	-46.2%	112%

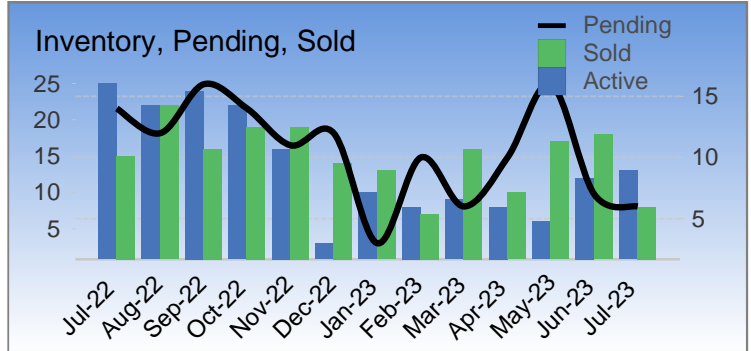
Sales Activity and Price Trends

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	0	0	0	10	24
\$800-899K	0	0	7	28	49
\$900-999K	3	3	14	34	45
\$1-1.299M	35	24	96	98	125
\$1.3-1.699M	71	90	123	47	59
\$1.7-1.999M	26	54	56	4	6
\$2-2.999M	38	59	39	1	2
>3M	2	9	3	0	0
Total	175	239	338	222	311

Presented by:

Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of July - approximately 0.9 months of inventory.
- Sales Activity: 8 units were sold during July
- Median Sales Price: \$1,392,500 during July
- Average price per sq.ft. in July was \$782
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 125% of list price in July



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
Jul-23	13	6	8	0.9	\$955,709	\$1,392,500	\$1,324,250	11	\$723	\$782	125%
Jun-23	12	7	18	0.8	\$1,032,202	\$1,237,500	\$1,243,555	13	\$761	\$815	118%
May-23	6	16	17	0.5	\$1,158,815	\$1,210,000	\$1,269,382	19	\$566	\$786	117%
Apr-23	8	10	10	0.7	\$1,023,666	\$1,100,000	\$1,113,500	22	\$599	\$843	113%
Mar-23	9	6	16	0.9	\$1,013,569	\$1,155,000	\$1,198,750	29	\$596	\$739	110%
Feb-23	8	10	7	0.8	\$1,151,431	\$1,400,000	\$1,387,857	11	\$643	\$762	112%
Jan-23	10	3	13	0.7	\$1,075,307	\$920,000	\$1,090,769	40	\$680	\$707	106%
Dec-22	3	12	14	0.2	\$1,298,269	\$1,079,000	\$1,116,642	28	\$604	\$717	108%
Nov-22	16	11	19	0.9	\$1,023,000	\$1,236,000	\$1,213,684	18	\$691	\$701	109%
Oct-22	22	14	19	1.2	\$1,181,952	\$1,200,000	\$1,334,473	20	\$656	\$713	112%
Sep-22	24	16	16	1.4	\$1,311,184	\$1,287,500	\$1,412,500	17	\$665	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	8	-46.7%	\$955,709	-19.6%	\$1,392,500	18.5%	\$1,324,250	7.79%	11	-45%	125%
Jul-22	15	-37.5%	\$1,188,730	10.4%	\$1,175,000	-7.19%	\$1,228,600	-7.78%	20	53.8%	117%
Jul-21	24	33.3%	\$1,076,516	15.8%	\$1,266,000	17.2%	\$1,332,208	16.4%	13	-13.3%	132%

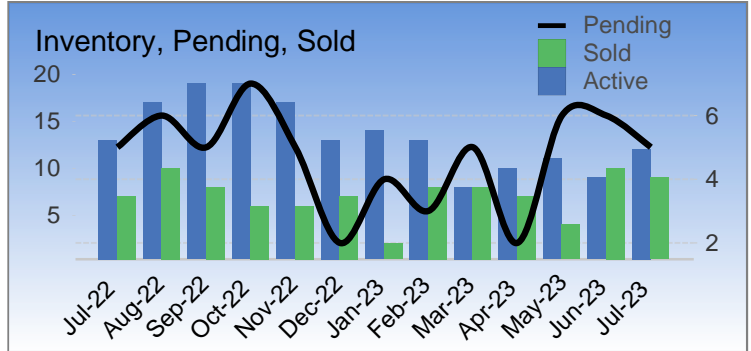
Sales Activity and Price Trends

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	1	1	1
\$500-599K	0	0	1	1	1
\$600-699K	2	1	1	2	8
\$700-799K	5	2	5	11	17
\$800-899K	9	7	7	18	15
\$900-999K	11	5	7	24	13
\$1-1.299M	23	27	38	20	29
\$1.3-1.699M	33	41	43	7	12
\$1.7-1.999M	4	16	14	3	1
\$2-2.999M	1	4	3	1	1
>3M	0	1	0	0	0
Total	88	104	120	88	98

Presented by:

Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of July - approximately 1.6 months of inventory.
- Sales Activity: 9 units were sold during July
- Median Sales Price: \$750,000 during July
- Average price per sq.ft. in July was \$478
- Average Days-on-Market (DOM) is approximately 43 days
- Sold over Asking: On average, buyers paid 100% of list price in July



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
Jul-23	12	5	9	1.6	\$871,380	\$750,000	\$718,111	43	\$560	\$478	100%
Jun-23	9	6	10	1.3	\$771,493	\$894,000	\$883,488	27	\$468	\$470	105%
May-23	11	6	4	2.1	\$764,337	\$840,000	\$765,750	18	\$463	\$429	103%
Apr-23	10	2	7	1.3	\$903,833	\$610,000	\$682,285	37	\$439	\$462	106%
Mar-23	8	5	8	1.5	\$674,625	\$837,500	\$811,875	45	\$422	\$416	99%
Feb-23	13	3	8	2.8	\$662,690	\$707,109	\$729,422	40	\$439	\$499	100%
Jan-23	14	4	2	3.0	\$781,111	\$730,000	\$730,000	15	\$412	\$545	98%
Dec-22	13	2	7	2.1	\$862,222	\$740,000	\$717,000	51	\$466	\$436	97%
Nov-22	17	5	6	2.6	\$799,139	\$867,000	\$844,833	30	\$459	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	9	28.6%	\$871,380	9.18%	\$750,000	-7.98%	\$718,111	-11.5%	43	115%	100%
Jul-22	7	-36.4%	\$798,079	0.444%	\$815,000	3.19%	\$811,428	6.05%	20	53.8%	98%
Jul-21	11	-31.3%	\$794,555	21.6%	\$789,809	32.2%	\$765,119	28.5%	13	-83.5%	123%

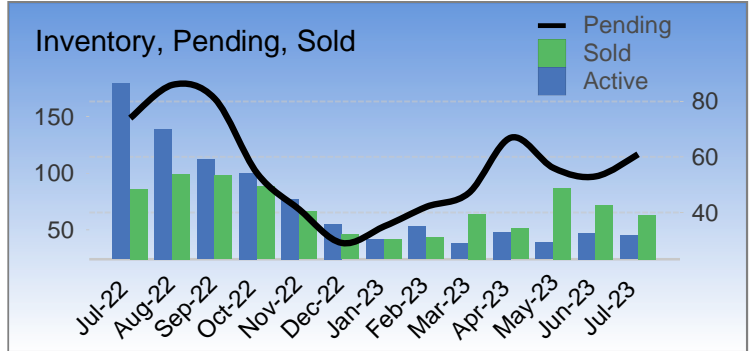
Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	3	2	3	18	14
\$500-599K	7	1	3	13	28
\$600-699K	7	14	16	17	22
\$700-799K	9	13	15	11	15
\$800-899K	10	18	12	1	3
\$900-999K	7	12	7	0	2
\$1-1.299M	4	5	5	0	0
\$1.3-1.699M	0	0	0	0	2
\$1.7-1.999M	0	2	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	47	67	61	60	86

Presented by:

Market Activity Summary:

- Inventory: 47 units were listed for sale as of the last day of July - approximately 0.6 months of inventory.
- Sales Activity: 63 units were sold during July
- Median Sales Price: \$1,610,000 during July
- Average price per sq.ft. in July was \$992
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 106% of list price in July



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
Jul-23	45	61	63	0.6	\$1,606,933	\$1,610,000	\$1,751,903	12	\$999	\$992	106%
Jun-23	47	53	72	0.7	\$1,693,498	\$1,640,500	\$1,901,673	13	\$1,051	\$998	107%
May-23	39	56	87	0.6	\$1,866,211	\$1,601,000	\$1,735,716	13	\$1,081	\$996	108%
Apr-23	48	67	51	0.9	\$1,736,923	\$1,480,000	\$1,571,180	13	\$961	\$950	106%
Mar-23	38	47	64	0.8	\$1,637,178	\$1,510,000	\$1,661,382	19	\$904	\$944	104%
Feb-23	53	42	43	1.2	\$1,607,679	\$1,460,000	\$1,488,967	31	\$906	\$903	101%
Jan-23	41	35	41	0.8	\$1,767,250	\$1,300,000	\$1,521,088	27	\$879	\$909	99%
Dec-22	55	29	46	0.9	\$1,509,346	\$1,380,000	\$1,538,569	23	\$893	\$894	97%
Nov-22	77	41	66	0.9	\$1,544,882	\$1,437,500	\$1,539,913	26	\$884	\$902	98%
Oct-22	100	54	88	1.1	\$1,847,354	\$1,437,500	\$1,593,993	27	\$898	\$915	99%
Sep-22	112	81	98	1.2	\$1,678,807	\$1,510,001	\$1,633,373	24	\$918	\$930	100%
Aug-22	139	86	99	1.5	\$1,698,197	\$1,488,000	\$1,599,486	23	\$919	\$932	98%
Jul-22	179	74	86	1.8	\$1,755,726	\$1,625,000	\$1,760,391	14	\$937	\$964	103%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	63	-26.7%	\$1,606,933	-8.47%	\$1,610,000	-0.923%	\$1,751,903	-0.482%	12	-14.3%	106%
Jul-22	86	-45.6%	\$1,755,726	22.2%	\$1,625,000	8.33%	\$1,760,391	1.5%	14	40%	103%
Jul-21	158	32.8%	\$1,437,341	1.11%	\$1,500,000	20.6%	\$1,734,424	29.1%	10	-52.4%	111%

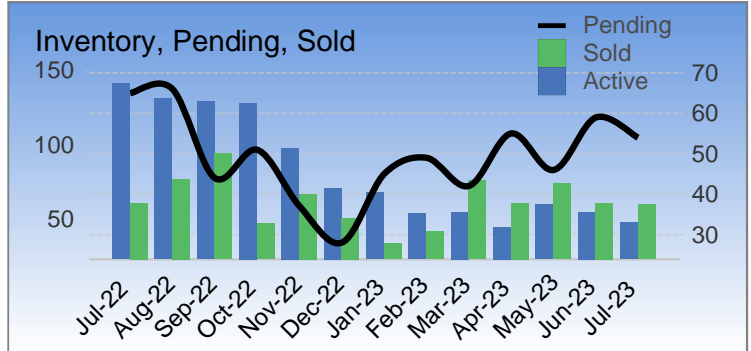
Sales Activity and Price Trends

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	1	0	1	2	5
\$700-799K	1	0	3	15	26
\$800-899K	8	3	10	34	65
\$900-999K	15	4	29	49	112
\$1-1.299M	73	54	228	216	284
\$1.3-1.699M	169	249	336	117	141
\$1.7-1.999M	56	160	87	35	38
\$2-2.999M	63	144	112	43	43
>3M	21	43	32	5	6
Total	407	657	838	516	721

Presented by:

Market Activity Summary:

- Inventory: 51 units were listed for sale as of the last day of July - approximately 0.8 months of inventory.
- Sales Activity: 60 units were sold during July
- Median Sales Price: \$910,000 during July
- Average price per sq.ft. in July was \$640
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 106% of list price in July



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
Jul-23	48	54	60	0.8	\$1,007,262	\$910,000	\$1,041,481	20	\$658	\$640	106%
Jun-23	55	59	61	0.9	\$1,026,912	\$920,000	\$1,014,491	16	\$642	\$656	107%
May-23	60	46	74	0.9	\$1,037,691	\$905,000	\$1,046,190	18	\$641	\$628	105%
Apr-23	45	55	61	0.8	\$994,985	\$835,000	\$948,325	22	\$633	\$649	104%
Mar-23	55	42	76	1.2	\$1,009,967	\$877,500	\$1,001,810	30	\$679	\$604	103%
Feb-23	54	49	42	1.4	\$962,419	\$872,500	\$955,893	27	\$672	\$611	101%
Jan-23	68	45	34	1.4	\$974,826	\$852,500	\$856,334	40	\$682	\$575	98%
Dec-22	71	28	51	1.4	\$962,633	\$830,000	\$911,635	34	\$646	\$578	99%
Nov-22	98	37	67	1.5	\$1,121,105	\$849,000	\$904,480	35	\$632	\$597	99%
Oct-22	128	51	47	1.9	\$920,752	\$900,000	\$986,893	29	\$621	\$643	101%
Sep-22	129	44	94	1.7	\$1,064,055	\$870,000	\$951,398	27	\$630	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	60	-1.64%	\$1,007,262	1.47%	\$910,000	1.11%	\$1,041,481	1.01%	20	17.6%	106%
Jul-22	61	-37.1%	\$992,652	6.86%	\$900,000	-2.17%	\$1,031,079	7.89%	17	70%	103%
Jul-21	97	-6.73%	\$928,952	14%	\$920,000	23.9%	\$955,682	19.6%	10	-47.4%	113%

Sales Activity and Price Trends

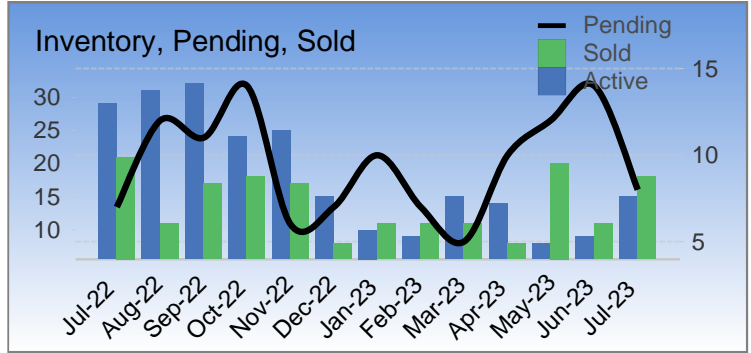
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	1	3	2	15	19
\$500-599K	6	2	5	32	76
\$600-699K	19	16	42	126	185
\$700-799K	69	40	99	111	142
\$800-899K	104	83	107	48	73
\$900-999K	47	59	95	27	13
\$1-1.299M	74	136	88	41	39
\$1.3-1.699M	29	92	44	11	15
\$1.7-1.999M	12	13	10	2	2
\$2-2.999M	10	18	7	0	0
>3M	0	0	0	0	0
Total	371	462	499	413	564

Presented by:



Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of July - approximately 1.0 months of inventory.
- Sales Activity: 18 units were sold during July
- Median Sales Price: \$813,000 during July
- Average price per sq.ft. in July was \$462
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 106% of list price in July



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
Jul-23	15	8	18	1.0	\$805,849	\$813,000	\$787,444	15	\$441	\$462	106%
Jun-23	9	14	11	1.1	\$813,777	\$782,000	\$798,790	17	\$422	\$468	102%
May-23	8	12	20	0.8	\$729,933	\$910,000	\$838,100	25	\$418	\$425	102%
Apr-23	14	10	8	1.8	\$884,204	\$950,000	\$937,492	44	\$430	\$416	102%
Mar-23	15	5	11	1.4	\$859,585	\$830,000	\$853,409	25	\$439	\$463	102%
Feb-23	9	7	11	1.0	\$800,983	\$755,000	\$751,454	46	\$447	\$412	101%
Jan-23	10	10	11	0.8	\$756,735	\$745,000	\$723,500	28	\$474	\$431	100%
Dec-22	15	7	8	1.1	\$697,158	\$710,500	\$748,625	29	\$464	\$475	100%
Nov-22	25	6	17	1.4	\$835,723	\$745,000	\$752,411	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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	18	-14.3%	\$805,849	-11%	\$813,000	-8.65%	\$787,444	-9.27%	15	-16.7%	106%
Jul-22	21	-25%	\$905,883	13.4%	\$890,000	-2.47%	\$867,860	-4.81%	18	50%	103%
Jul-21	28	3.7%	\$798,930	14.3%	\$912,500	43.7%	\$911,722	44.8%	12	-62.5%	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	18	9	18	54	65
\$500-599K	23	9	35	70	135
\$600-699K	38	39	63	123	138
\$700-799K	77	90	126	112	110
\$800-899K	63	101	115	36	22
\$900-999K	70	110	76	0	20
\$1-1.299M	30	103	83	1	0
\$1.3-1.699M	0	13	9	3	2
\$1.7-1.999M	0	2	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	319	476	525	399	492

Presented by:



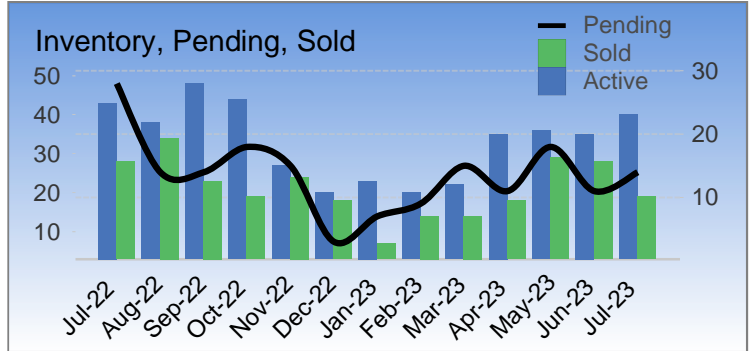
Includes Hercules and Rodeo

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Market Activity Summary:

- Inventory: 40 units were listed for sale as of the last day of July - approximately 1.6 months of inventory.
- Sales Activity: 19 units were sold during July
- Median Sales Price: \$1,734,200 during July
- Average price per sq.ft. in July was \$857
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 104% of list price in July



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
Jul-23	40	14	19	1.6	\$2,348,375	\$1,734,200	\$2,091,609	23	\$833	\$857	104%
Jun-23	35	11	28	1.4	\$2,811,175	\$1,967,500	\$2,547,107	26	\$848	\$834	100%
May-23	36	18	29	1.8	\$2,414,948	\$2,300,000	\$2,314,317	21	\$864	\$881	100%
Apr-23	35	11	18	2.3	\$2,845,967	\$2,475,000	\$2,653,500	7	\$839	\$907	106%
Mar-23	22	15	14	1.9	\$2,598,433	\$1,780,758	\$1,983,512	22	\$799	\$869	102%
Feb-23	20	9	14	1.5	\$2,699,875	\$1,880,000	\$2,335,000	16	\$821	\$818	100%
Jan-23	23	7	7	1.4	\$1,872,493	\$1,500,000	\$1,660,571	62	\$826	\$688	97%
Dec-22	20	3	18	1.0	\$1,692,857	\$1,700,000	\$2,032,777	53	\$827	\$766	98%
Nov-22	27	15	24	1.2	\$1,884,714	\$1,700,000	\$2,120,914	18	\$850	\$807	100%
Oct-22	44	18	19	1.7	\$2,580,281	\$1,350,000	\$1,847,578	26	\$833	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	19	-32.1%	\$2,348,375	-8.11%	\$1,734,200	-13.1%	\$2,091,609	-17.3%	23	53.3%	104%
Jul-22	28	-39.1%	\$2,555,763	25.8%	\$1,995,000	-2.23%	\$2,529,285	14.1%	15	-6.25%	103%
Jul-21	46	0%	\$2,031,612	0.987%	\$2,040,500	14.9%	\$2,215,920	12.2%	16	-20%	108%

Sales Activity and Price Trends

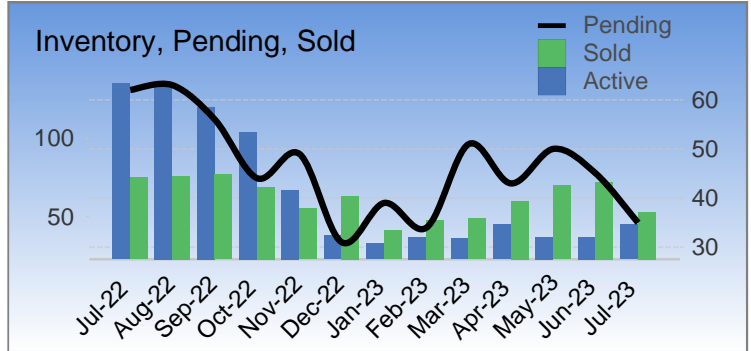
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	1
\$600-699K	0	1	0	0	0
\$700-799K	0	0	0	0	1
\$800-899K	1	0	0	1	0
\$900-999K	2	2	3	4	7
\$1-1.299M	13	6	18	25	29
\$1.3-1.699M	24	34	60	39	48
\$1.7-1.999M	22	36	59	33	27
\$2-2.999M	39	68	81	30	51
>3M	23	60	35	13	8
Total	124	207	256	145	172

Presented by:



Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of July - approximately 0.7 months of inventory.
- Sales Activity: 53 units were sold during July
- Median Sales Price: \$1,126,000 during July
- Average price per sq.ft. in July was \$735
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 106% of list price in July



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
Jul-23	45	35	53	0.7	\$1,471,211	\$1,126,000	\$1,272,937	11	\$756	\$735	106%
Jun-23	37	45	72	0.5	\$1,326,260	\$1,200,000	\$1,345,568	10	\$847	\$716	105%
May-23	37	50	70	0.6	\$1,633,152	\$1,152,500	\$1,313,971	14	\$816	\$689	105%
Apr-23	45	43	60	0.9	\$1,295,303	\$1,229,500	\$1,269,671	16	\$671	\$647	104%
Mar-23	36	51	49	0.8	\$1,372,504	\$1,110,101	\$1,227,920	17	\$649	\$697	103%
Feb-23	37	34	48	0.7	\$1,270,957	\$1,037,500	\$1,166,360	21	\$701	\$657	101%
Jan-23	33	39	41	0.6	\$1,173,010	\$1,075,000	\$1,140,704	38	\$721	\$642	99%
Dec-22	38	31	63	0.6	\$1,414,933	\$989,000	\$1,127,803	31	\$737	\$645	98%
Nov-22	67	49	55	1.0	\$1,196,956	\$1,125,000	\$1,237,795	26	\$692	\$631	99%
Oct-22	104	44	69	1.4	\$1,293,693	\$1,125,000	\$1,217,852	37	\$711	\$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	\$1,430,552	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	53	-29.3%	\$1,471,211	10.6%	\$1,126,000	-3.76%	\$1,272,937	0.94%	11	-42.1%	106%
Jul-22	75	-35.9%	\$1,330,402	17.5%	\$1,170,000	0.862%	\$1,261,089	1.72%	19	138%	101%
Jul-21	117	-16.4%	\$1,131,917	16.8%	\$1,160,000	37.6%	\$1,239,762	32.6%	8	-42.9%	108%

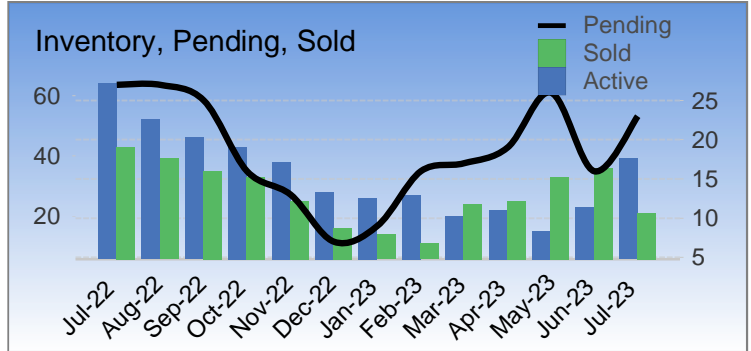
Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	1	1	0	0	3
\$500-599K	0	0	2	9	14
\$600-699K	2	1	15	55	91
\$700-799K	14	14	24	131	164
\$800-899K	29	21	86	103	93
\$900-999K	55	54	132	73	45
\$1-1.299M	133	207	241	75	80
\$1.3-1.699M	82	168	152	44	54
\$1.7-1.999M	25	45	42	9	7
\$2-2.999M	24	58	36	3	3
>3M	2	7	1	0	3
Total	367	576	731	502	557

Presented by:

Market Activity Summary:

- Inventory: units were listed for sale as of the last day of July - approximately months of inventory.
- Sales Activity: units were sold during July
- Median Sales Price: during July
- Average price per sq.ft. in July was
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 101% of list price in July



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
Jul-23	39	23	21	1.3	\$841,328	\$779,000	\$920,120	25	\$493	\$496	101%
Jun-23	23	16	36	0.8	\$807,782	\$815,500	\$899,907	19	\$497	\$547	104%
May-23	15	26	33	0.6	\$879,094	\$850,000	\$852,800	21	\$477	\$527	104%
Apr-23	22	19	25	1.2	\$889,266	\$765,250	\$848,357	21	\$547	\$510	100%
Mar-23	20	17	24	1.2	\$909,338	\$760,000	\$751,537	17	\$524	\$508	104%
Feb-23	27	16	11	1.9	\$705,061	\$807,000	\$839,058	27	\$542	\$437	103%
Jan-23	26	9	14	1.4	\$872,727	\$715,000	\$758,563	38	\$511	\$480	99%
Dec-22	28	7	16	1.2	\$722,894	\$749,900	\$809,073	32	\$477	\$506	98%
Nov-22	38	13	25	1.2	\$815,383	\$833,950	\$849,015	34	\$489	\$488	98%
Oct-22	43	16	33	1.3	\$906,411	\$719,000	\$744,589	31	\$483	\$495	99%
Sep-22	46	25	35	1.2	\$897,571	\$733,750	\$819,812	35	\$517	\$471	100%
Aug-22	52	27	39	1.3	\$877,894	\$767,500	\$842,575	30	\$549	\$493	99%
Jul-22	64	27	43	1.5	\$878,131	\$859,000	\$863,776	21	\$533	\$519	101%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	21	-51.2%	\$841,328	-4.19%	\$779,000	-9.31%	\$920,120	6.52%	25	19%	101%
Jul-22	43	-15.7%	\$878,131	8.45%	\$859,000	-3.65%	\$863,776	-10.1%	21	110%	101%
Jul-21	51	10.9%	\$809,738	6.23%	\$891,500	32.1%	\$960,359	33.6%	10	-58.3%	108%

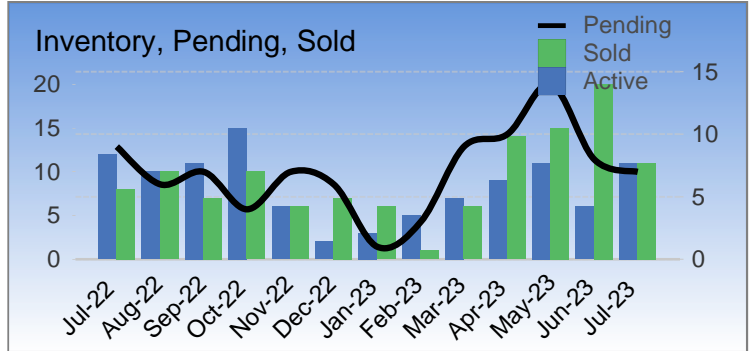
Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	41	14	26	45	160
\$500-599K	44	36	69	114	172
\$600-699K	72	70	125	160	192
\$700-799K	90	134	168	105	133
\$800-899K	98	165	154	87	57
\$900-999K	50	138	131	27	48
\$1-1.299M	51	146	136	6	18
\$1.3-1.699M	21	66	51	3	9
\$1.7-1.999M	6	11	6	6	0
\$2-2.999M	9	12	15	0	3
>3M	0	0	0	0	0
Total	482	792	881	553	792

Presented by:

Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of July - approximately 0.7 months of inventory.
- Sales Activity: 11 units were sold during July
- Median Sales Price: \$1,800,000 during July
- Average price per sq.ft. in July was \$781
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 103% of list price in July



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
Jul-23	11	7	11	0.7	\$2,011,133	\$1,800,000	\$1,900,000	12	\$834	\$781	103%
Jun-23	6	8	20	0.4	\$1,951,407	\$2,103,000	\$2,149,336	10	\$775	\$868	106%
May-23	11	14	15	0.9	\$1,978,466	\$1,735,000	\$1,854,366	17	\$763	\$879	104%
Apr-23	9	10	14	1.3	\$2,026,731	\$1,952,500	\$2,153,761	9	\$792	\$854	105%
Mar-23	7	9	6	1.8	\$1,908,599	\$2,062,500	\$2,165,000	25	\$788	\$897	107%
Feb-23	5	3	1	1.1	\$2,419,000	\$2,625,000	\$2,625,000	4	\$808	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	11	37.5%	\$2,011,133	1.55%	\$1,800,000	15%	\$1,900,000	22.4%	12	-25%	103%
Jul-22	8	-65.2%	\$1,980,468	5.19%	\$1,565,500	-21.7%	\$1,551,875	-24.7%	16	77.8%	100%
Jul-21	23	4.55%	\$1,882,842	20.7%	\$2,000,000	27%	\$2,061,652	28.7%	9	-62.5%	109%

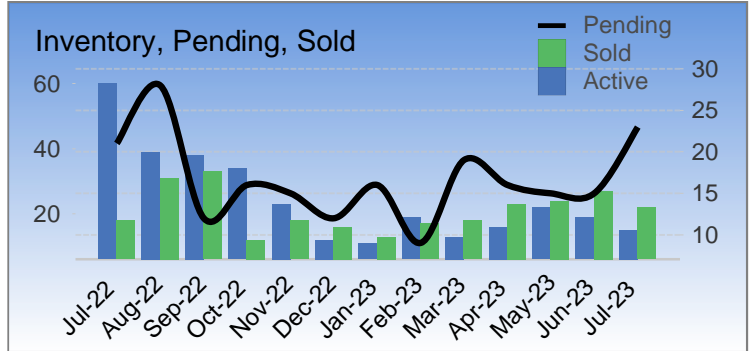
Sales Activity and Price Trends

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	2
\$600-699K	0	1	0	0	1
\$700-799K	0	0	0	1	1
\$800-899K	2	2	0	4	3
\$900-999K	5	2	4	10	15
\$1-1.299M	25	9	49	96	129
\$1.3-1.699M	94	103	191	200	193
\$1.7-1.999M	99	104	224	107	110
\$2-2.999M	167	234	268	106	96
>3M	41	119	72	22	10
Total	433	574	808	546	560

Presented by:

Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of July - approximately 0.6 months of inventory.
- Sales Activity: 22 units were sold during July
- Median Sales Price: \$1,175,000 during July
- Average price per sq.ft. in July was \$812
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 106% of list price in July



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
Jul-23	15	23	22	0.6	\$1,347,353	\$1,175,000	\$1,265,636	13	\$780	\$812	106%
Jun-23	19	15	27	0.8	\$1,308,830	\$1,360,000	\$1,347,370	19	\$783	\$849	108%
May-23	22	15	24	1.1	\$1,258,079	\$1,300,500	\$1,342,070	11	\$772	\$826	107%
Apr-23	16	16	23	0.9	\$1,278,521	\$1,205,000	\$1,227,821	12	\$791	\$785	105%
Mar-23	13	19	18	0.9	\$1,224,017	\$1,142,500	\$1,207,277	19	\$814	\$780	100%
Feb-23	19	9	17	1.2	\$1,218,601	\$1,155,000	\$1,186,058	19	\$795	\$789	102%
Jan-23	11	16	13	0.7	\$1,259,097	\$1,098,000	\$1,071,589	37	\$837	\$726	96%
Dec-22	12	12	16	0.9	\$1,113,590	\$1,132,500	\$1,189,937	22	\$792	\$701	100%
Nov-22	23	15	18	1.1	\$1,105,342	\$1,125,000	\$1,165,000	33	\$793	\$768	97%
Oct-22	34	16	12	1.4	\$1,206,089	\$1,085,000	\$1,194,583	28	\$808	\$801	98%
Sep-22	38	12	33	1.4	\$1,248,060	\$1,258,000	\$1,300,999	32	\$807	\$804	98%
Aug-22	39	28	31	1.5	\$1,314,158	\$1,191,000	\$1,280,870	25	\$780	\$781	99%
Jul-22	60	21	18	2.5	\$1,313,928	\$1,455,000	\$1,474,777	14	\$796	\$811	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
Jul-23	22	22.2%	\$1,347,353	2.54%	\$1,175,000	-19.2%	\$1,265,636	-14.2%	13	-7.14%	106%
Jul-22	18	-60.9%	\$1,313,928	14.3%	\$1,455,000	23.6%	\$1,474,777	20.5%	14	0%	102%
Jul-21	46	58.6%	\$1,149,625	4.56%	\$1,177,500	12.1%	\$1,223,714	8.45%	14	-26.3%	109%

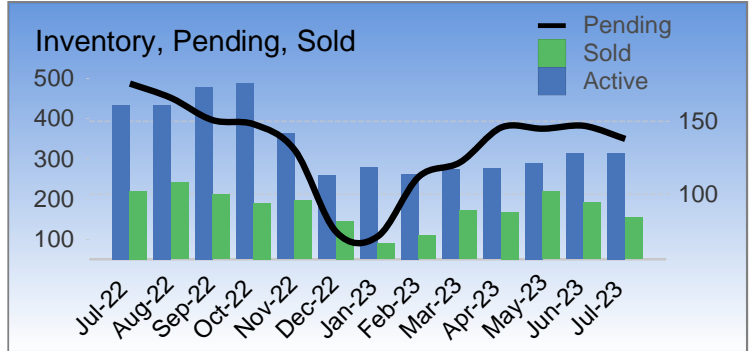
Sales Activity and Price Trends

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	1	0	0
\$600-699K	0	0	0	2	8
\$700-799K	3	1	1	12	22
\$800-899K	8	0	13	24	57
\$900-999K	14	5	29	26	33
\$1-1.299M	60	45	128	44	50
\$1.3-1.699M	46	88	72	21	13
\$1.7-1.999M	4	11	11	0	0
\$2-2.999M	4	24	0	0	0
>3M	0	0	0	0	0
Total	139	174	255	129	183

Presented by:

Market Activity Summary:

- Inventory: 327 units were listed for sale as of the last day of July - approximately 1.7 months of inventory.
- Sales Activity: 154 units were sold during July
- Median Sales Price: \$1,062,500 during July
- Average price per sq.ft. in July was \$691
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 112% of list price in July



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
Jul-23	314	138	154	1.7	\$961,612	\$1,062,500	\$1,219,020	22	\$592	\$691	112%
Jun-23	313	147	191	1.7	\$1,144,488	\$1,090,000	\$1,302,527	21	\$612	\$709	113%
May-23	290	145	218	1.6	\$1,129,805	\$1,055,000	\$1,242,874	29	\$615	\$705	112%
Apr-23	276	146	168	1.9	\$1,216,609	\$960,000	\$1,185,562	29	\$604	\$659	112%
Mar-23	274	122	172	2.3	\$1,151,305	\$1,050,000	\$1,235,865	31	\$604	\$692	111%
Feb-23	263	112	110	2.3	\$1,128,853	\$845,000	\$1,095,526	38	\$587	\$680	108%
Jan-23	278	71	90	2.0	\$1,100,066	\$750,000	\$966,897	38	\$577	\$596	104%
Dec-22	258	74	145	1.5	\$865,475	\$850,000	\$1,030,024	37	\$541	\$630	105%
Nov-22	363	130	196	1.8	\$1,110,700	\$1,055,000	\$1,196,716	28	\$591	\$669	110%
Oct-22	487	148	190	2.3	\$1,158,366	\$1,100,500	\$1,337,913	26	\$593	\$703	111%
Sep-22	478	151	212	2.2	\$1,588,873	\$1,010,250	\$1,217,733	26	\$578	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	154	-30%	\$961,612	-9.5%	\$1,062,500	-8.41%	\$1,219,020	-5.16%	22	10%	112%
Jul-22	220	-33.7%	\$1,062,520	6.26%	\$1,160,000	-2.73%	\$1,285,359	0.633%	20	17.6%	118%
Jul-21	332	23.9%	\$999,914	-1.88%	\$1,192,500	26.5%	\$1,277,279	17.7%	17	-19%	122%

Sales Activity and Price Trends

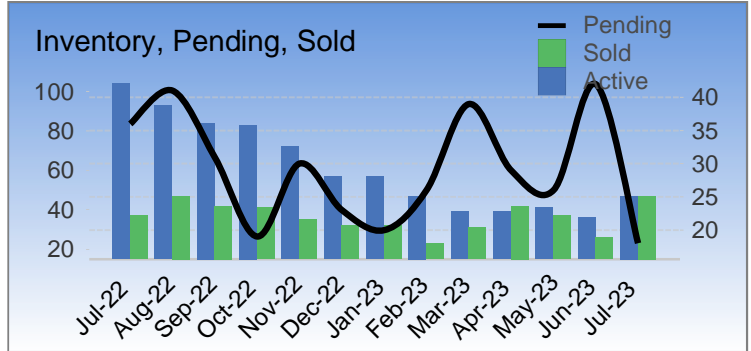
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	273	183	396	378	798
\$500-599K	331	363	465	354	486
\$600-699K	270	379	429	290	366
\$700-799K	247	276	409	240	405
\$800-899K	201	303	434	348	391
\$900-999K	210	327	417	225	253
\$1-1.299M	458	695	895	555	673
\$1.3-1.699M	499	805	1040	488	481
\$1.7-1.999M	233	454	410	107	180
\$2-2.999M	197	430	495	157	209
>3M	86	167	146	59	47
Total	3005	4382	5536	3201	4289

Presented by:

Custom geography for Oakland RES includes Oakland, Emeryville, Piedmont
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Market Activity Summary:

- Inventory: 48 units were listed for sale as of the last day of July - approximately 1.3 months of inventory.
- Sales Activity: 47 units were sold during July
- Median Sales Price: \$680,000 during July
- Average price per sq.ft. in July was \$336
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 101% of list price in July



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
Jul-23	47	18	47	1.3	\$721,442	\$680,000	\$710,623	23	\$368	\$336	101%
Jun-23	36	42	26	1.1	\$716,394	\$722,500	\$766,534	15	\$383	\$377	103%
May-23	41	26	37	1.1	\$755,702	\$700,000	\$706,553	23	\$336	\$344	103%
Apr-23	39	29	42	1.3	\$742,507	\$686,147	\$680,563	36	\$328	\$331	101%
Mar-23	39	39	31	1.4	\$711,768	\$674,990	\$663,161	40	\$370	\$328	99%
Feb-23	47	26	23	1.7	\$706,104	\$640,000	\$646,194	30	\$312	\$341	99%
Jan-23	57	20	32	1.8	\$710,577	\$632,537	\$636,471	36	\$320	\$353	101%
Dec-22	57	23	32	1.6	\$667,687	\$605,000	\$647,530	55	\$334	\$360	98%
Nov-22	72	30	35	1.9	\$702,517	\$631,460	\$666,496	37	\$337	\$343	99%
Oct-22	83	19	41	2.0	\$661,869	\$660,000	\$672,935	35	\$351	\$343	99%
Sep-22	84	31	42	2.0	\$681,205	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	47	27%	\$721,442	0.582%	\$680,000	-2.52%	\$710,623	-4.1%	23	-20.7%	101%
Jul-22	37	-40.3%	\$717,268	4.81%	\$697,600	1.47%	\$741,030	4.21%	29	222%	100%
Jul-21	62	-6.06%	\$684,371	20.5%	\$687,500	28.5%	\$711,104	30.7%	9	-52.6%	106%

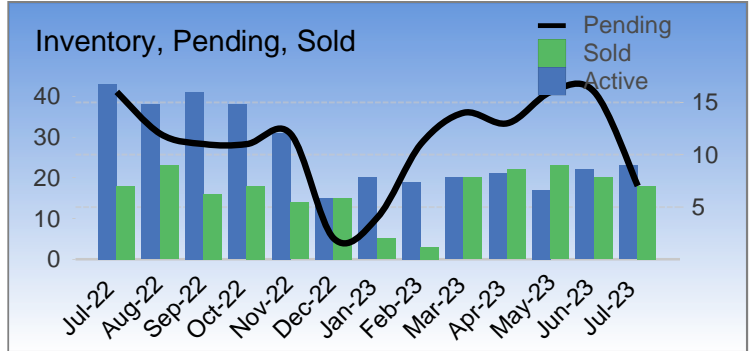
Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	8	10	22	121	157
\$500-599K	40	28	104	110	90
\$600-699K	81	86	96	46	37
\$700-799K	61	77	64	12	14
\$800-899K	24	47	34	6	0
\$900-999K	6	31	8	1	0
\$1-1.299M	2	14	11	0	0
\$1.3-1.699M	1	3	1	0	0
\$1.7-1.999M	0	1	0	0	0
\$2-2.999M	0	0	0	0	1
>3M	0	0	0	0	0
Total	223	297	340	296	299

Presented by:

Market Activity Summary:

- Inventory: 23 units were listed for sale as of the last day of July - approximately 1.1 months of inventory.
- Sales Activity: 18 units were sold during July
- Median Sales Price: \$2,550,000 during July
- Average price per sq.ft. in July was \$849
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 103% of list price in July



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
Jul-23	23	7	18	1.1	\$2,436,055	\$2,550,000	\$2,442,333	24	\$756	\$849	103%
Jun-23	22	16	20	1.0	\$2,454,592	\$1,925,000	\$2,046,150	14	\$802	\$880	107%
May-23	17	16	23	0.8	\$2,267,833	\$2,030,000	\$2,265,510	20	\$794	\$836	104%
Apr-23	21	13	22	1.4	\$2,172,846	\$1,990,000	\$2,052,954	24	\$755	\$803	103%
Mar-23	20	14	20	2.1	\$2,266,222	\$1,887,500	\$2,076,525	39	\$809	\$812	99%
Feb-23	19	11	3	2.5	\$2,432,076	\$1,210,000	\$1,300,000	30	\$796	\$657	107%
Jan-23	20	4	5	1.8	\$2,242,846	\$1,650,000	\$1,661,448	53	\$754	\$682	95%
Dec-22	15	2	15	1.0	\$2,800,000	\$2,130,000	\$2,297,266	37	\$755	\$742	98%
Nov-22	31	12	14	1.9	\$2,308,750	\$1,642,500	\$1,825,571	30	\$764	\$719	95%
Oct-22	38	11	18	2.0	\$2,343,899	\$1,892,500	\$1,962,777	39	\$791	\$823	99%
Sep-22	41	11	16	2.2	\$2,417,962	\$2,075,000	\$2,155,500	21	\$778	\$807	100%
Aug-22	38	12	23	1.5	\$2,212,565	\$2,226,000	\$2,390,434	21	\$774	\$858	103%
Jul-22	43	16	18	1.6	\$2,333,649	\$1,883,000	\$2,101,222	17	\$802	\$913	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
Jul-23	18	0%	\$2,436,055	4.39%	\$2,550,000	35.4%	\$2,442,333	16.2%	24	41.2%	103%
Jul-22	18	-41.9%	\$2,333,649	28.6%	\$1,883,000	-5.85%	\$2,101,222	-6.28%	17	54.5%	105%
Jul-21	31	-20.5%	\$1,814,945	-0.833%	\$2,000,000	12.2%	\$2,241,967	14.4%	11	-70.3%	115%

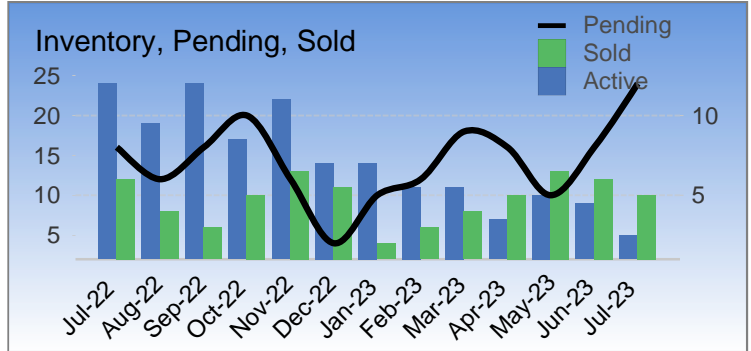
Sales Activity and Price Trends

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	0	0	1
\$700-799K	0	0	0	1	0
\$800-899K	1	2	0	3	3
\$900-999K	0	0	1	6	2
\$1-1.299M	9	3	7	17	22
\$1.3-1.699M	25	24	35	41	58
\$1.7-1.999M	17	32	63	29	26
\$2-2.999M	35	52	76	34	30
>3M	12	32	28	9	2
Total	99	145	210	140	145

Presented by:

Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of July - approximately 0.4 months of inventory.
- Sales Activity: 10 units were sold during July
- Median Sales Price: \$730,000 during July
- Average price per sq.ft. in July was \$483
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 106% of list price in July



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
Jul-23	5	12	10	0.4	\$762,890	\$730,000	\$735,630	21	\$489	\$483	106%
Jun-23	9	8	12	0.8	\$748,134	\$780,000	\$799,333	35	\$477	\$464	99%
May-23	10	5	13	1.1	\$753,522	\$795,000	\$808,307	31	\$480	\$476	105%
Apr-23	7	8	10	1.1	\$697,390	\$745,000	\$751,340	36	\$531	\$526	101%
Mar-23	11	9	8	1.8	\$754,658	\$743,000	\$763,500	21	\$465	\$451	102%
Feb-23	11	6	6	1.7	\$728,648	\$678,943	\$682,147	28	\$467	\$498	99%
Jan-23	14	5	4	1.5	\$724,737	\$615,000	\$618,750	69	\$483	\$507	98%
Dec-22	14	2	11	1.2	\$724,333	\$710,000	\$712,454	25	\$518	\$498	100%
Nov-22	22	6	13	2.3	\$741,976	\$775,000	\$801,923	47	\$483	\$445	99%
Oct-22	17	10	10	2.6	\$717,612	\$722,500	\$728,700	27	\$505	\$511	102%
Sep-22	24	8	6	3.0	\$737,155	\$837,500	\$859,833	28	\$486	\$414	102%
Aug-22	19	6	8	1.7	\$770,989	\$737,500	\$734,375	15	\$492	\$482	103%
Jul-22	24	8	12	1.6	\$806,592	\$783,500	\$750,041	21	\$470	\$521	103%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	10	-16.7%	\$762,890	-5.42%	\$730,000	-6.83%	\$735,630	-1.92%	21	0%	106%
Jul-22	12	-45.5%	\$806,592	6.98%	\$783,500	3.02%	\$750,041	-5.51%	21	75%	103%
Jul-21	22	100%	\$753,933	22.5%	\$760,500	17.2%	\$793,818	18.2%	12	0%	110%

Sales Activity and Price Trends

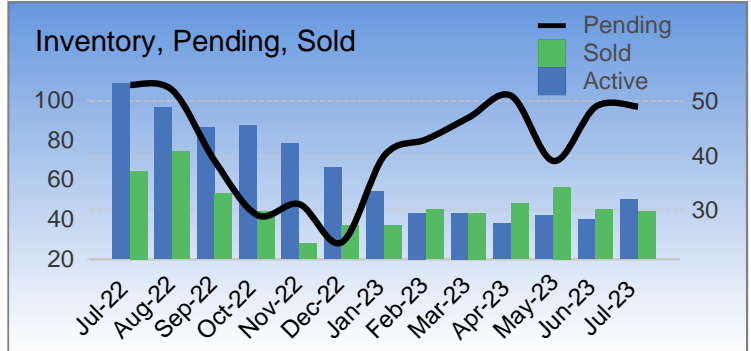
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	1	1	3	3	10
\$500-599K	2	2	7	27	43
\$600-699K	15	4	16	17	29
\$700-799K	23	30	39	6	6
\$800-899K	14	31	19	2	4
\$900-999K	4	14	9	0	0
\$1-1.299M	2	6	7	1	0
\$1.3-1.699M	0	1	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	61	89	100	56	92

Presented by:



Market Activity Summary:

- Inventory: 53 units were listed for sale as of the last day of July - approximately 1.1 months of inventory.
- Sales Activity: 44 units were sold during July
- Median Sales Price: \$630,000 during July
- Average price per sq.ft. in July was \$380
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 104% of list price in July



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
Jul-23	50	49	44	1.1	\$612,856	\$630,000	\$651,625	17	\$379	\$380	104%
Jun-23	40	49	45	0.9	\$611,811	\$610,000	\$618,585	11	\$358	\$374	103%
May-23	42	39	56	0.9	\$637,482	\$615,000	\$607,219	18	\$359	\$385	103%
Apr-23	38	51	48	0.9	\$611,350	\$612,500	\$624,324	30	\$367	\$383	102%
Mar-23	43	47	43	1.1	\$636,823	\$580,000	\$614,907	41	\$369	\$372	101%
Feb-23	43	43	45	1.1	\$606,582	\$540,000	\$596,978	42	\$367	\$353	100%
Jan-23	54	40	37	1.7	\$645,278	\$535,000	\$562,968	31	\$367	\$369	99%
Dec-22	66	24	37	1.8	\$545,554	\$599,950	\$614,219	49	\$376	\$363	99%
Nov-22	78	31	28	1.9	\$607,358	\$619,975	\$628,711	53	\$375	\$342	98%
Oct-22	87	29	44	1.6	\$652,354	\$560,000	\$600,078	35	\$366	\$377	99%
Sep-22	86	39	53	1.4	\$634,334	\$615,000	\$613,296	28	\$357	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	44	-31.3%	\$612,856	0.371%	\$630,000	0%	\$651,625	-4.31%	17	-19%	104%
Jul-22	64	23.1%	\$610,591	-3.97%	\$630,000	3.28%	\$680,955	8.63%	21	200%	102%
Jul-21	52	-1.89%	\$635,866	26.3%	\$610,000	18.4%	\$626,875	20.6%	7	-66.7%	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	191	155	230	560	828
\$500-599K	233	266	295	197	213
\$600-699K	238	358	250	94	105
\$700-799K	70	179	110	33	31
\$800-899K	43	126	99	3	0
\$900-999K	38	54	31	0	0
\$1-1.299M	16	46	2	0	0
\$1.3-1.699M	0	3	0	0	0
\$1.7-1.999M	0	0	0	0	3
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	829	1187	1017	887	1180

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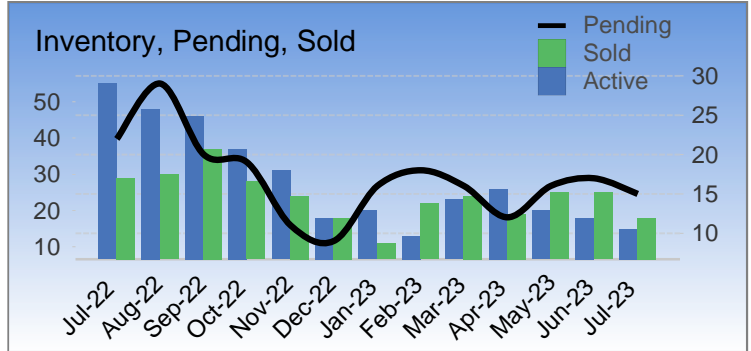
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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of July - approximately 0.8 months of inventory.
- Sales Activity: 18 units were sold during July
- Median Sales Price: \$1,195,000 during July
- Average price per sq.ft. in July was \$661
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 103% of list price in July



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
Jul-23	15	15	18	0.8	\$1,230,735	\$1,195,000	\$1,164,966	15	\$629	\$661	103%
Jun-23	18	17	25	0.9	\$1,226,941	\$1,105,000	\$1,154,860	10	\$587	\$695	105%
May-23	20	16	25	0.9	\$1,067,235	\$1,084,000	\$1,082,024	18	\$584	\$702	106%
Apr-23	26	12	19	1.2	\$1,064,695	\$1,220,200	\$1,236,905	13	\$627	\$693	105%
Mar-23	23	16	24	1.2	\$1,162,621	\$935,000	\$993,566	13	\$623	\$626	101%
Feb-23	13	18	22	0.8	\$1,029,704	\$1,057,000	\$1,028,631	34	\$622	\$615	100%
Jan-23	20	16	11	1.2	\$1,071,245	\$989,000	\$1,067,272	42	\$587	\$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	\$571	\$621	100%
Oct-22	37	19	28	1.2	\$1,103,029	\$930,000	\$987,455	24	\$599	\$640	100%
Sep-22	46	20	37	1.4	\$1,005,134	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	18	-37.9%	\$1,230,735	7.63%	\$1,195,000	8.64%	\$1,164,966	2.5%	15	-16.7%	103%
Jul-22	29	-29.3%	\$1,143,478	20.1%	\$1,100,000	11.7%	\$1,136,541	7.63%	18	100%	101%
Jul-21	41	0%	\$952,254	6.41%	\$985,000	4.79%	\$1,055,975	13.7%	9	-25%	110%

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	5	3	0
\$500-599K	2	0	2	15	31
\$600-699K	20	8	31	63	84
\$700-799K	37	33	80	93	120
\$800-899K	43	69	76	75	111
\$900-999K	45	47	120	84	99
\$1-1.299M	147	174	282	72	102
\$1.3-1.699M	81	147	99	27	3
\$1.7-1.999M	9	42	12	6	3
\$2-2.999M	3	3	0	0	0
>3M	0	0	0	0	0
Total	387	523	707	438	553

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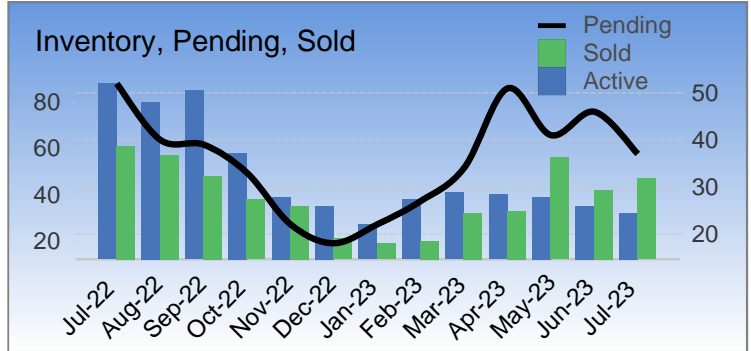
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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 35 units were listed for sale as of the last day of July - approximately 0.7 months of inventory.
- Sales Activity: 47 units were sold during July
- Median Sales Price: \$1,825,000 during July
- Average price per sq.ft. in July was \$877
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 105% of list price in July



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
Jul-23	32	37	47	0.7	\$2,042,736	\$1,825,000	\$2,020,170	12	\$836	\$877	105%
Jun-23	35	46	42	0.8	\$2,166,104	\$1,690,000	\$1,930,478	13	\$871	\$858	105%
May-23	39	41	56	1.0	\$2,302,777	\$1,797,500	\$1,870,794	13	\$886	\$859	104%
Apr-23	40	51	33	1.4	\$2,057,756	\$1,750,000	\$1,897,272	9	\$869	\$853	104%
Mar-23	41	34	32	1.7	\$2,174,464	\$1,848,500	\$2,048,625	18	\$868	\$793	100%
Feb-23	38	27	20	2.0	\$2,468,715	\$1,491,000	\$1,701,425	36	\$850	\$768	99%
Jan-23	27	22	19	1.1	\$2,144,483	\$1,480,000	\$1,652,612	43	\$851	\$754	98%
Dec-22	35	18	21	1.1	\$2,241,429	\$1,537,000	\$1,555,333	36	\$811	\$745	96%
Nov-22	39	22	35	1.0	\$1,831,286	\$1,630,000	\$1,779,436	42	\$792	\$747	95%
Oct-22	58	33	38	1.2	\$2,121,968	\$1,599,000	\$1,884,507	28	\$824	\$770	98%
Sep-22	85	39	48	1.5	\$2,050,414	\$1,600,000	\$1,830,473	31	\$822	\$795	96%
Aug-22	80	40	57	1.3	\$1,975,623	\$1,580,000	\$1,705,921	25	\$825	\$797	98%
Jul-22	88	52	61	1.3	\$1,834,337	\$1,705,000	\$1,889,860	18	\$841	\$840	98%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	47	-23%	\$2,042,736	11.4%	\$1,825,000	7.04%	\$2,020,170	6.9%	12	-33.3%	105%
Jul-22	61	-37.8%	\$1,834,337	2.73%	\$1,705,000	1.19%	\$1,889,860	5.11%	18	100%	98%
Jul-21	98	-7.55%	\$1,785,598	30.8%	\$1,685,000	31.2%	\$1,797,956	25.9%	9	-60.9%	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	2	0	4
\$500-599K	0	0	0	6	0
\$600-699K	3	0	4	2	6
\$700-799K	0	0	10	8	9
\$800-899K	3	2	3	45	48
\$900-999K	2	6	38	132	168
\$1-1.299M	84	27	312	381	494
\$1.3-1.699M	257	312	602	226	245
\$1.7-1.999M	176	244	225	69	75
\$2-2.999M	126	303	300	135	107
>3M	63	158	107	18	30
Total	714	1052	1603	1022	1186

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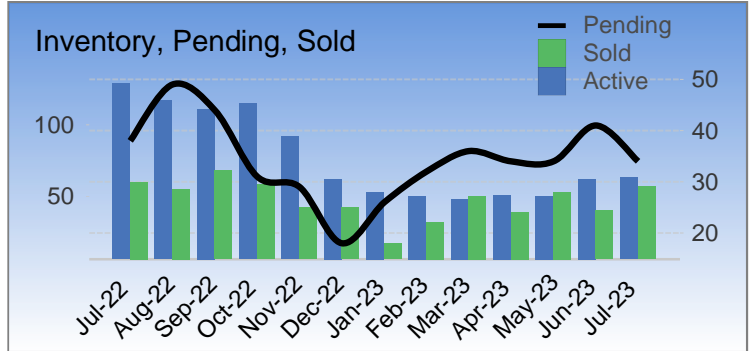
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Market Activity Summary:

- Inventory: 69 units were listed for sale as of the last day of July - approximately 1.4 months of inventory.
- Sales Activity: 57 units were sold during July
- Median Sales Price: \$715,000 during July
- Average price per sq.ft. in July was \$549
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 107% of list price in July



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
Jul-23	63	34	57	1.4	\$704,332	\$715,000	\$725,457	21	\$511	\$549	107%
Jun-23	62	41	40	1.5	\$730,715	\$735,000	\$778,004	22	\$499	\$526	108%
May-23	50	34	53	1.1	\$748,487	\$618,888	\$668,878	32	\$511	\$532	107%
Apr-23	51	34	39	1.3	\$760,486	\$680,000	\$758,868	31	\$488	\$491	105%
Mar-23	48	36	50	1.6	\$714,303	\$637,500	\$674,370	35	\$490	\$479	102%
Feb-23	50	32	32	1.8	\$721,572	\$660,000	\$699,968	45	\$463	\$482	101%
Jan-23	53	26	17	1.6	\$648,849	\$633,000	\$700,294	50	\$464	\$469	99%
Dec-22	62	18	42	1.3	\$885,888	\$647,500	\$720,595	43	\$484	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	57	-5%	\$704,332	-3.67%	\$715,000	9.58%	\$725,457	5.37%	21	-4.55%	107%
Jul-22	60	-32.6%	\$731,164	9.6%	\$652,500	-11.8%	\$688,510	-10.8%	22	46.7%	107%
Jul-21	89	71.2%	\$667,095	13.9%	\$740,000	17.2%	\$771,749	10.6%	15	-34.8%	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	151	135	207	346	444
\$500-599K	169	154	306	279	356
\$600-699K	174	197	241	166	198
\$700-799K	160	207	178	110	184
\$800-899K	69	154	182	140	99
\$900-999K	48	129	129	72	34
\$1-1.299M	119	220	116	37	43
\$1.3-1.699M	57	68	67	19	18
\$1.7-1.999M	7	28	23	3	1
\$2-2.999M	1	7	5	4	1
>3M	0	1	0	0	0
Total	955	1300	1454	1176	1378

Presented by:



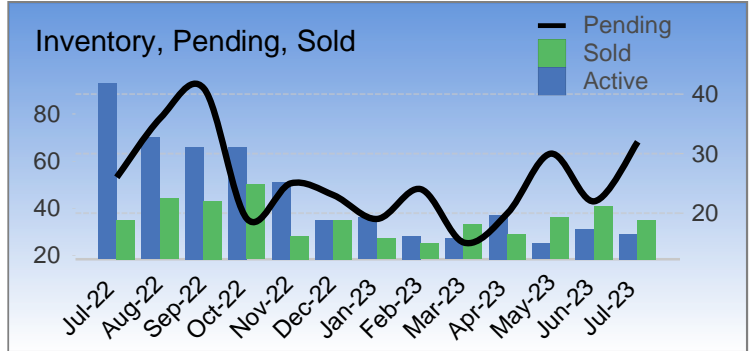
Includes Richmond, North Richmond and Point Richmond

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Deemed reliable but not guaranteed

Market Activity Summary:

- Inventory: 29 units were listed for sale as of the last day of July - approximately 0.8 months of inventory.
- Sales Activity: 35 units were sold during July
- Median Sales Price: \$840,000 during July
- Average price per sq.ft. in July was \$635
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 109% of list price in July



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
Jul-23	29	32	35	0.8	\$869,733	\$840,000	\$944,592	18	\$665	\$635	109%
Jun-23	31	22	41	0.9	\$901,965	\$865,000	\$919,914	10	\$651	\$666	108%
May-23	25	30	36	0.8	\$846,444	\$937,500	\$999,475	22	\$677	\$582	107%
Apr-23	37	20	29	1.3	\$925,282	\$838,000	\$887,340	18	\$641	\$613	105%
Mar-23	27	15	33	1.2	\$834,753	\$840,000	\$861,272	19	\$650	\$638	104%
Feb-23	28	24	25	1.0	\$847,971	\$778,000	\$812,120	38	\$647	\$641	103%
Jan-23	36	19	27	1.2	\$846,392	\$790,000	\$799,685	26	\$619	\$563	101%
Dec-22	35	23	35	1.0	\$842,907	\$847,000	\$872,753	36	\$636	\$575	99%
Nov-22	51	25	28	1.3	\$850,630	\$849,000	\$905,571	21	\$617	\$602	103%
Oct-22	66	19	50	1.5	\$849,261	\$870,875	\$901,671	38	\$608	\$582	100%
Sep-22	66	41	43	1.6	\$890,999	\$810,000	\$867,534	31	\$596	\$635	104%
Aug-22	70	36	44	1.7	\$859,194	\$825,000	\$869,477	23	\$621	\$612	102%
Jul-22	93	26	35	2.0	\$883,477	\$950,000	\$1,034,385	17	\$627	\$687	112%

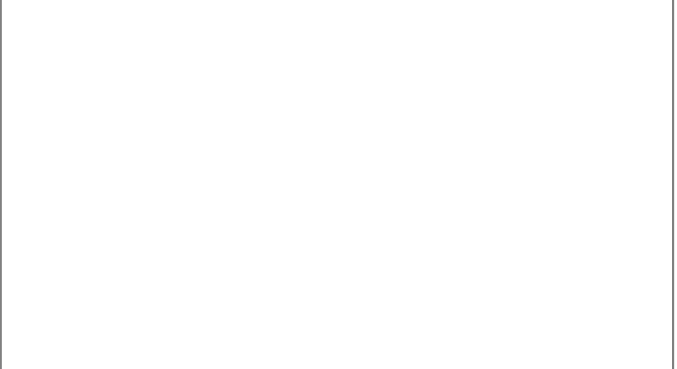
Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	35	0%	\$869,733	-1.56%	\$840,000	-11.6%	\$944,592	-8.68%	18	5.88%	109%
Jul-22	35	-31.4%	\$883,477	2.21%	\$950,000	5.56%	\$1,034,385	13.3%	17	88.9%	112%
Jul-21	51	4.08%	\$864,405	17%	\$900,000	14.6%	\$912,813	10.8%	9	-30.8%	113%

Sales Activity and Price Trends

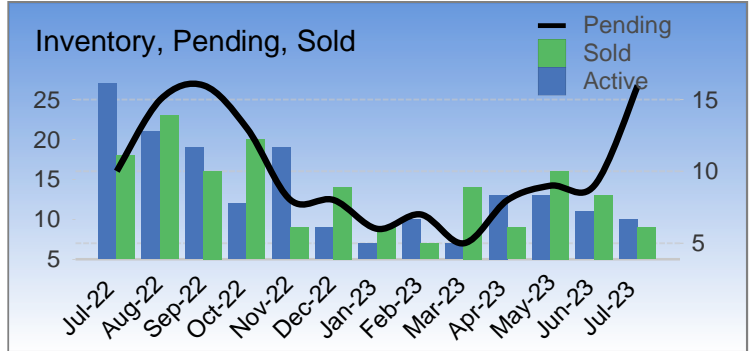
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	4	0	2	5	27
\$500-599K	11	8	12	28	96
\$600-699K	32	21	69	141	272
\$700-799K	137	79	140	195	163
\$800-899K	145	149	226	68	82
\$900-999K	63	139	159	30	38
\$1-1.299M	81	191	125	38	33
\$1.3-1.699M	24	89	16	2	2
\$1.7-1.999M	2	8	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	499	684	749	507	713

Presented by:



Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of July - approximately 0.9 months of inventory.
- Sales Activity: 9 units were sold during July
- Median Sales Price: \$818,000 during July
- Average price per sq.ft. in July was \$764
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 103% of list price in July



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
Jul-23	10	16	9	0.9	\$829,911	\$818,000	\$791,444	17	\$651	\$764	103%
Jun-23	11	9	13	0.9	\$802,796	\$850,000	\$829,138	10	\$619	\$646	106%
May-23	13	9	16	1.0	\$790,983	\$829,400	\$837,425	14	\$624	\$574	104%
Apr-23	13	8	9	1.3	\$822,284	\$840,000	\$884,444	13	\$644	\$578	106%
Mar-23	7	5	14	0.7	\$839,765	\$820,000	\$817,642	17	\$539	\$635	103%
Feb-23	10	7	7	1.2	\$788,149	\$770,000	\$804,285	13	\$616	\$611	104%
Jan-23	7	6	9	0.8	\$773,759	\$745,000	\$749,305	50	\$559	\$628	96%
Dec-22	9	8	14	0.6	\$879,983	\$770,000	\$767,642	17	\$591	\$635	100%
Nov-22	19	8	9	1.3	\$780,282	\$838,000	\$829,444	21	\$649	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	9	-50%	\$829,911	-0.086%	\$818,000	-3.71%	\$791,444	-4.86%	17	-26.1%	103%
Jul-22	18	-5.26%	\$830,625	1.72%	\$849,500	-0.0588%	\$831,888	-5.56%	23	156%	103%
Jul-21	19	-9.52%	\$816,604	16.3%	\$850,000	17.2%	\$880,842	20.5%	9	-35.7%	109%

Sales Activity and Price Trends

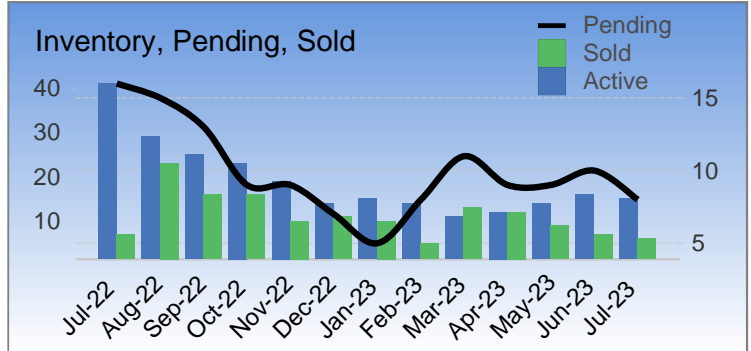
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	1	5
\$500-599K	1	2	0	2	24
\$600-699K	4	1	9	25	76
\$700-799K	23	17	26	53	33
\$800-899K	27	37	48	2	4
\$900-999K	9	25	23	0	0
\$1-1.299M	5	29	1	0	1
\$1.3-1.699M	0	1	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	69	112	107	83	143

Presented by:



Market Activity Summary:

- Inventory: 16 units were listed for sale as of the last day of July - approximately 2.2 months of inventory.
- Sales Activity: 6 units were sold during July
- Median Sales Price: \$712,500 during July
- Average price per sq.ft. in July was \$581
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 106% of list price in July



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
Jul-23	15	8	6	2.2	\$621,187	\$712,500	\$741,666	33	\$535	\$581	106%
Jun-23	16	10	7	1.7	\$641,831	\$640,000	\$604,285	16	\$532	\$519	105%
May-23	14	9	9	1.2	\$562,000	\$700,000	\$665,666	34	\$560	\$584	107%
Apr-23	12	9	12	1.2	\$634,495	\$697,500	\$660,500	20	\$509	\$512	106%
Mar-23	11	11	13	1.2	\$588,579	\$574,900	\$592,992	41	\$507	\$509	100%
Feb-23	14	8	5	1.8	\$645,435	\$525,000	\$513,275	39	\$531	\$412	102%
Jan-23	15	5	10	1.5	\$550,352	\$550,000	\$562,850	37	\$514	\$458	97%
Dec-22	14	7	11	1.3	\$518,622	\$565,000	\$571,727	35	\$520	\$484	103%
Nov-22	19	9	10	1.5	\$598,789	\$522,500	\$552,190	32	\$504	\$464	99%
Oct-22	23	9	16	1.3	\$650,317	\$610,000	\$624,125	39	\$499	\$505	98%
Sep-22	25	13	16	1.7	\$648,821	\$660,000	\$621,025	24	\$494	\$516	101%
Aug-22	29	15	23	2.1	\$603,304	\$615,000	\$614,021	25	\$515	\$529	101%
Jul-22	41	16	7	3.3	\$630,601	\$610,000	\$635,707	22	\$529	\$509	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
Jul-23	6	-14.3%	\$621,187	-1.49%	\$712,500	16.8%	\$741,666	16.7%	33	50%	106%
Jul-22	7	-63.2%	\$630,601	4.84%	\$610,000	-9.63%	\$635,707	-4.85%	22	22.2%	104%
Jul-21	19	11.8%	\$601,483	25.5%	\$675,000	25%	\$668,104	22.8%	18	5.88%	112%

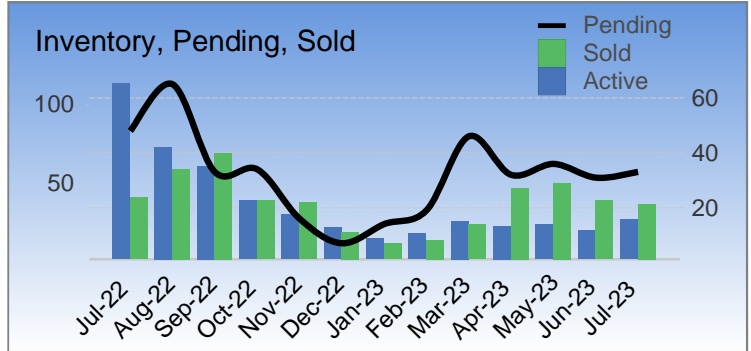
Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	9	9	17	24	65
\$500-599K	19	13	38	32	31
\$600-699K	10	31	27	14	4
\$700-799K	17	28	15	1	3
\$800-899K	3	9	4	0	1
\$900-999K	1	1	2	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	59	91	103	71	104

Presented by:

Market Activity Summary:

- Inventory: 27 units were listed for sale as of the last day of July - approximately 0.6 months of inventory.
- Sales Activity: 37 units were sold during July
- Median Sales Price: \$1,900,000 during July
- Average price per sq.ft. in July was \$764
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 102% of list price in July



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
Jul-23	27	33	37	0.6	\$1,732,941	\$1,900,000	\$1,982,604	14	\$732	\$764	102%
Jun-23	20	31	39	0.4	\$1,924,031	\$1,850,000	\$1,898,074	11	\$706	\$783	104%
May-23	24	36	50	0.6	\$2,018,753	\$1,760,000	\$1,848,258	10	\$705	\$774	104%
Apr-23	23	32	47	0.8	\$2,039,996	\$1,715,000	\$1,832,489	22	\$724	\$774	105%
Mar-23	26	46	24	1.6	\$1,785,818	\$1,793,500	\$1,866,970	15	\$750	\$771	103%
Feb-23	18	19	14	1.2	\$1,799,062	\$1,607,500	\$1,613,196	51	\$727	\$728	98%
Jan-23	15	14	12	0.7	\$1,745,040	\$1,516,500	\$1,730,000	19	\$742	\$714	97%
Dec-22	22	7	19	0.7	\$1,926,544	\$1,500,000	\$1,611,052	43	\$751	\$697	95%
Nov-22	30	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	\$744	\$718	98%
Sep-22	61	33	69	1.1	\$1,956,751	\$1,760,000	\$1,820,376	31	\$745	\$756	98%
Aug-22	73	65	59	1.6	\$1,846,182	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	37	-9.76%	\$1,732,941	-6.24%	\$1,900,000	8.57%	\$1,982,604	2.77%	14	-30%	102%
Jul-22	41	-53.4%	\$1,848,309	9.23%	\$1,750,000	2.19%	\$1,929,128	7%	20	150%	99%
Jul-21	88	-23.5%	\$1,692,082	25.4%	\$1,712,500	38.1%	\$1,802,962	40.2%	8	-42.9%	113%

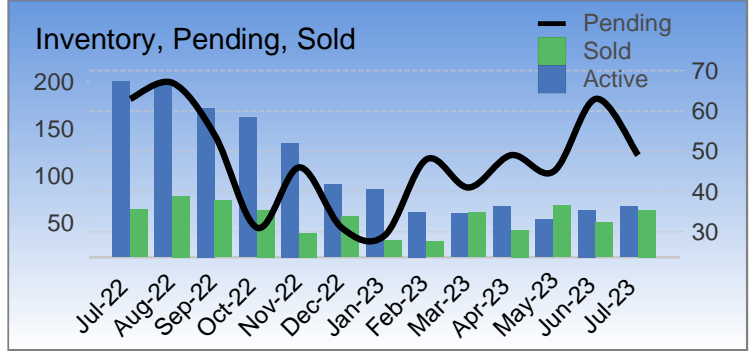
Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	2
\$600-699K	0	0	1	3	9
\$700-799K	0	0	2	9	4
\$800-899K	1	1	2	14	12
\$900-999K	0	0	2	50	54
\$1-1.299M	16	12	71	144	201
\$1.3-1.699M	73	60	233	95	106
\$1.7-1.999M	52	93	98	19	12
\$2-2.999M	67	166	88	13	17
>3M	6	29	8	0	0
Total	215	361	505	347	417

Presented by:

Market Activity Summary:

- Inventory: 73 units were listed for sale as of the last day of July - approximately 1.2 months of inventory.
- Sales Activity: 64 units were sold during July
- Median Sales Price: \$712,200 during July
- Average price per sq.ft. in July was \$372
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 102% of list price in July



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
Jul-23	68	49	64	1.2	\$797,352	\$712,200	\$759,001	15	\$436	\$372	102%
Jun-23	64	63	51	1.2	\$797,232	\$699,950	\$718,491	21	\$429	\$366	101%
May-23	54	45	69	1.0	\$784,203	\$700,000	\$704,398	22	\$431	\$349	100%
Apr-23	68	49	43	1.7	\$732,589	\$725,000	\$716,058	32	\$404	\$361	99%
Mar-23	60	41	61	1.5	\$765,884	\$705,000	\$720,445	44	\$406	\$346	100%
Feb-23	62	48	31	1.6	\$812,088	\$650,000	\$700,101	49	\$403	\$339	98%
Jan-23	86	29	32	2.0	\$752,022	\$685,000	\$678,489	67	\$385	\$336	97%
Dec-22	91	31	57	1.7	\$688,782	\$699,000	\$730,200	48	\$389	\$336	98%
Nov-22	135	46	40	2.3	\$797,149	\$672,500	\$695,380	41	\$377	\$341	98%
Oct-22	162	31	64	2.3	\$775,582	\$670,000	\$675,384	41	\$371	\$356	99%
Sep-22	172	54	74	2.4	\$763,766	\$695,000	\$722,522	31	\$368	\$355	98%
Aug-22	197	67	79	2.9	\$776,182	\$700,000	\$753,503	29	\$374	\$349	98%
Jul-22	200	63	65	2.9	\$777,110	\$749,950	\$773,696	21	\$375	\$382	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	64	-1.54%	\$797,352	2.6%	\$712,200	-5.03%	\$759,001	-1.9%	15	-28.6%	102%
Jul-22	65	-43.5%	\$777,110	4.73%	\$749,950	7.14%	\$773,696	1.66%	21	90.9%	99%
Jul-21	115	10.6%	\$742,044	31.7%	\$700,000	27.3%	\$761,099	35.9%	11	-45%	107%

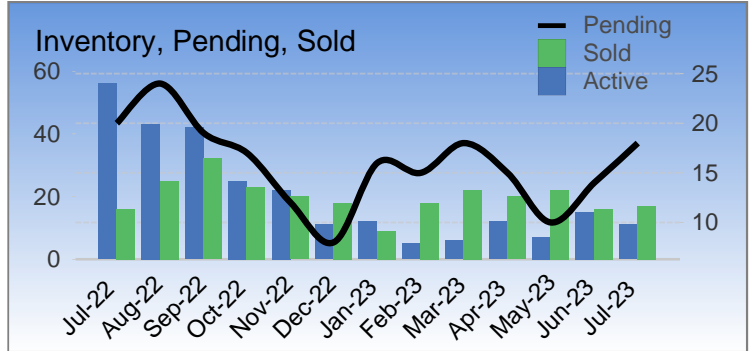
Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	33	25	70	236	305
\$500-599K	60	44	122	197	175
\$600-699K	76	83	132	59	61
\$700-799K	74	111	107	22	13
\$800-899K	50	89	72	12	4
\$900-999K	21	53	26	6	5
\$1-1.299M	21	65	23	7	3
\$1.3-1.699M	1	21	10	1	2
\$1.7-1.999M	1	2	3	0	0
\$2-2.999M	1	3	2	0	0
>3M	0	0	0	0	0
Total	338	496	567	540	568

Presented by:

Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of July - approximately 0.6 months of inventory.
- Sales Activity: 17 units were sold during July
- Median Sales Price: \$1,425,000 during July
- Average price per sq.ft. in July was \$825
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 108% of list price in July



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
Jul-23	11	18	17	0.6	\$1,392,429	\$1,425,000	\$1,433,058	9	\$763	\$825	108%
Jun-23	15	14	16	0.8	\$1,280,315	\$1,352,500	\$1,291,437	9	\$770	\$795	105%
May-23	7	10	22	0.4	\$1,317,896	\$1,375,000	\$1,415,156	8	\$748	\$790	106%
Apr-23	12	15	20	0.7	\$1,349,479	\$1,288,000	\$1,298,949	8	\$755	\$792	105%
Mar-23	6	18	22	0.4	\$1,284,119	\$1,290,000	\$1,293,818	24	\$663	\$785	106%
Feb-23	5	15	18	0.3	\$1,260,563	\$1,340,000	\$1,328,272	14	\$657	\$758	101%
Jan-23	12	16	9	0.8	\$1,335,636	\$1,306,500	\$1,203,055	49	\$753	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	17	6.25%	\$1,392,429	-3.47%	\$1,425,000	4.97%	\$1,433,058	-2.03%	9	-55%	108%
Jul-22	16	-61.9%	\$1,442,460	20.7%	\$1,357,500	-1.09%	\$1,462,812	4.93%	20	81.8%	101%
Jul-21	42	100%	\$1,194,652	15.3%	\$1,372,500	44.5%	\$1,394,148	44.4%	11	-42.1%	112%

Sales Activity and Price Trends

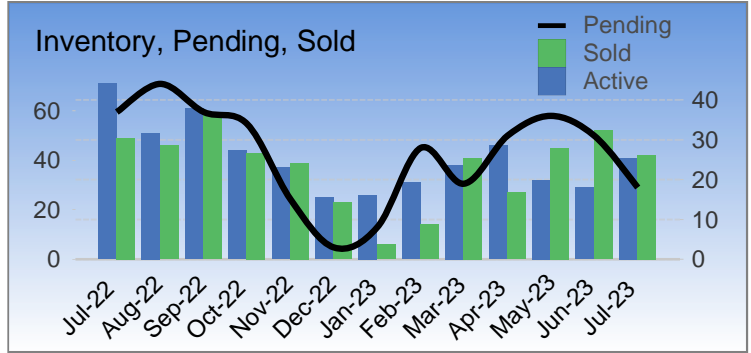
Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	1	3	1
\$600-699K	0	0	3	6	12
\$700-799K	1	2	8	14	38
\$800-899K	7	6	14	29	48
\$900-999K	12	4	13	30	43
\$1-1.299M	29	26	69	37	44
\$1.3-1.699M	59	62	80	6	13
\$1.7-1.999M	9	25	12	0	0
\$2-2.999M	3	17	6	0	0
>3M	0	1	0	0	0
Total	120	143	206	125	199

Presented by:



Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of July - approximately 0.9 months of inventory.
- Sales Activity: 42 units were sold during July
- Median Sales Price: \$1,505,000 during July
- Average price per sq.ft. in July was \$753
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 105% of list price in July



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
Jul-23	41	18	42	0.9	\$1,701,159	\$1,505,000	\$1,729,309	16	\$816	\$753	105%
Jun-23	29	31	52	0.7	\$1,724,227	\$1,523,500	\$1,616,589	17	\$774	\$745	104%
May-23	32	36	45	0.9	\$1,795,876	\$1,615,000	\$1,793,666	19	\$744	\$731	106%
Apr-23	46	31	27	1.7	\$1,843,247	\$1,425,000	\$1,532,888	18	\$723	\$793	101%
Mar-23	38	19	41	1.9	\$1,689,377	\$1,515,000	\$1,576,325	20	\$755	\$729	102%
Feb-23	31	28	14	2.2	\$1,819,711	\$1,480,000	\$1,644,744	23	\$735	\$687	104%
Jan-23	26	8	6	1.2	\$1,859,978	\$1,430,000	\$1,741,660	42	\$714	\$678	101%
Dec-22	25	3	23	0.7	\$2,073,646	\$1,450,000	\$1,462,978	24	\$712	\$707	100%
Nov-22	37	15	39	0.8	\$1,693,766	\$1,425,000	\$1,451,718	20	\$722	\$723	99%
Oct-22	44	34	43	1.0	\$1,525,222	\$1,500,000	\$1,565,754	22	\$725	\$731	101%
Sep-22	61	37	59	1.2	\$1,607,306	\$1,480,000	\$1,602,584	22	\$716	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jul-23	42	-14.3%	\$1,701,159	4.1%	\$1,505,000	-8.73%	\$1,729,309	-2.32%	16	23.1%	105%
Jul-22	49	-30%	\$1,634,094	12.3%	\$1,649,000	9.21%	\$1,770,431	13%	13	30%	104%
Jul-21	70	6.06%	\$1,454,521	8.73%	\$1,510,000	19.8%	\$1,566,076	18.2%	10	-44.4%	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	4
\$600-699K	2	0	4	2	6
\$700-799K	0	0	8	18	18
\$800-899K	4	4	14	44	62
\$900-999K	4	6	42	78	90
\$1-1.299M	90	60	228	212	288
\$1.3-1.699M	168	252	364	178	164
\$1.7-1.999M	88	130	170	42	34
\$2-2.999M	58	152	82	10	6
>3M	18	30	12	2	2
Total	432	634	924	586	674

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