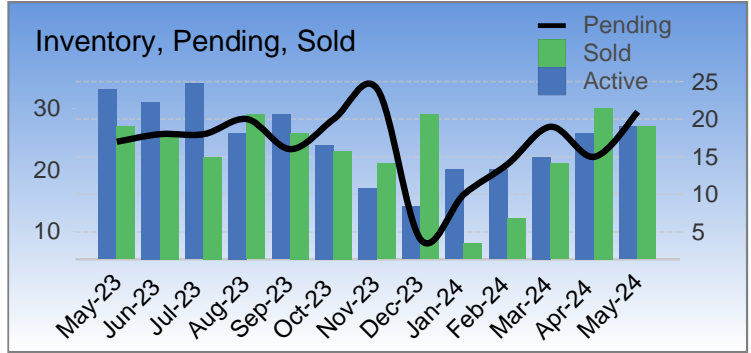


## Market Activity Summary:



- Inventory: 27 units were listed for sale as of the last day of May - approximately 1.0 months of inventory.
- Sales Activity: 27 units were sold during May,
- Median Sales Price: \$1,450,000 during May
- Average price per sq.ft. in May was \$794
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 112% of list price in May



## 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
May-24	27	21	27	1.0	\$1,425,111	\$1,450,000	\$1,575,259	22	\$730	\$794	112%
Apr-24	26	15	30	1.2	\$1,223,600	\$1,437,500	\$1,422,079	19	\$698	\$812	118%
Mar-24	22	19	21	1.6	\$1,327,854	\$1,427,000	\$1,471,085	14	\$695	\$822	112%
Feb-24	20	14	12	1.2	\$1,540,916	\$1,571,500	\$1,618,916	20	\$666	\$703	110%
Jan-24	20	10	8	1.0	\$1,029,624	\$1,102,500	\$1,098,125	64	\$654	\$835	104%
Dec-23	14	4	29	0.6	\$1,227,203	\$1,305,000	\$1,336,456	24	\$678	\$741	110%
Nov-23	17	24	21	0.7	\$1,236,005	\$1,300,000	\$1,377,434	15	\$644	\$857	114%
Oct-23	24	20	23	0.9	\$1,227,078	\$1,400,000	\$1,397,130	20	\$617	\$815	115%
Sep-23	29	16	26	1.1	\$1,207,423	\$1,281,750	\$1,331,758	21	\$684	\$822	112%
Aug-23	26	20	29	1.1	\$1,194,965	\$1,355,000	\$1,340,260	18	\$670	\$842	114%
Jul-23	34	18	22	1.4	\$1,259,999	\$1,387,500	\$1,460,763	12	\$704	\$821	117%
Jun-23	31	18	26	1.1	\$1,304,803	\$1,505,500	\$1,500,211	16	\$700	\$833	116%
May-23	33	17	27	1.3	\$1,248,703	\$1,300,000	\$1,388,037	22	\$768	\$826	113%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-24	27	0%	\$1,303,401	-14.2%	\$1,450,000	11.5%	\$1,575,259	13.5%	22	0%	112%
May-23	27	-38.6%	\$1,519,104	16.5%	\$1,300,000	-21.2%	\$1,388,037	-17.8%	22	100%	113%
May-22	44	10%	\$1,303,747	-2.25%	\$1,650,000	17.9%	\$1,689,095	15.9%	11	22.2%	126%

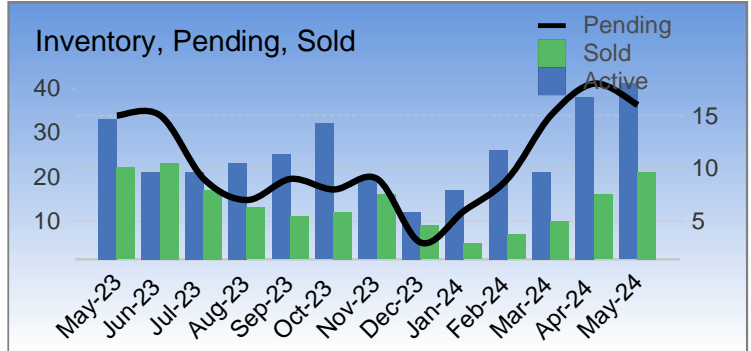
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	0	0	1	0
\$500-599K	1	0	1	0	1
\$600-699K	1	0	1	1	2
\$700-799K	1	5	1	5	3
\$800-899K	2	6	3	2	7
\$900-999K	3	10	5	7	6
\$1-1.299M	19	35	24	30	33
\$1.3-1.699M	48	38	68	46	16
\$1.7-1.999M	14	10	18	11	4
\$2-2.999M	7	3	25	8	3
>3M	1	0	3	0	0
Total	98	107	149	111	75

Presented by:

## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of May - approximately 2.7 months of inventory.
- Sales Activity: 21 units were sold during May,
- Median Sales Price: \$2,800,000 during May
- Average price per sq.ft. in May was \$900
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 103% of list price in May



## 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
May-24	41	16	21	2.7	\$2,814,041	\$2,800,000	\$2,882,541	10	\$890	\$900	103%
Apr-24	38	18	16	3.5	\$2,808,062	\$2,845,000	\$2,876,250	21	\$883	\$828	103%
Mar-24	21	15	10	2.9	\$3,074,490	\$2,995,000	\$3,069,250	24	\$837	\$881	100%
Feb-24	26	9	7	3.7	\$2,241,000	\$2,000,000	\$2,292,571	30	\$865	\$875	103%
Jan-24	17	6	5	1.7	\$2,199,800	\$2,225,000	\$2,155,000	55	\$913	\$744	98%
Dec-23	12	3	9	1.1	\$2,661,811	\$2,650,000	\$2,584,333	25	\$888	\$795	97%
Nov-23	20	9	16	1.5	\$2,662,375	\$2,025,000	\$2,623,750	28	\$904	\$760	100%
Oct-23	32	8	12	2.7	\$2,377,899	\$2,325,000	\$2,456,611	13	\$877	\$810	107%
Sep-23	25	9	11	1.8	\$2,217,722	\$2,170,000	\$2,225,727	13	\$896	\$839	101%
Aug-23	23	7	13	1.3	\$2,470,615	\$2,610,000	\$2,484,615	20	\$851	\$857	101%
Jul-23	21	9	17	1.0	\$2,690,994	\$2,575,000	\$2,739,000	21	\$917	\$869	103%
Jun-23	21	15	23	1.0	\$3,131,000	\$3,025,000	\$3,100,347	15	\$929	\$860	101%
May-23	33	15	22	1.9	\$2,871,813	\$2,464,000	\$2,895,775	28	\$927	\$823	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
May-24	21	-4.55%	\$3,171,915	-7.18%	\$2,800,000	13.6%	\$2,882,541	-0.457%	10	-64.3%	103%
May-23	22	-8.33%	\$3,417,197	19.6%	\$2,464,000	-19.2%	\$2,895,775	-7.33%	28	155%	104%
May-22	24	-33.3%	\$2,858,320	15.8%	\$3,050,500	26.6%	\$3,124,875	17.2%	11	22.2%	105%

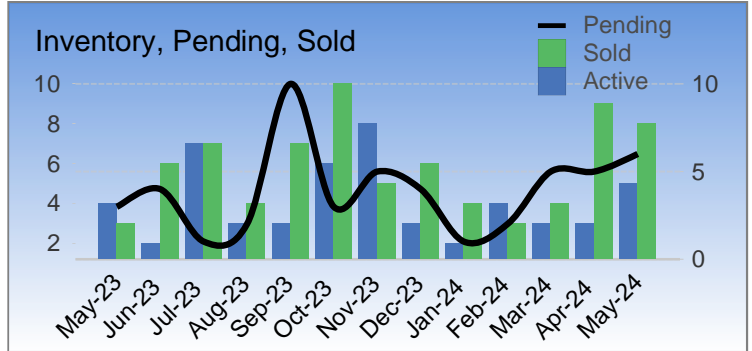
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	1	4
\$1.3-1.699M	1	4	1	8	15
\$1.7-1.999M	8	9	6	12	10
\$2-2.999M	29	27	33	73	19
>3M	21	23	45	34	6
Total	59	63	85	128	54

## Presented by:

## Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of May - approximately 0.7 months of inventory.
- Sales Activity: 8 units were sold during May,
- Median Sales Price: \$1,625,000 during May
- Average price per sq.ft. in May was \$1,091
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 125% of list price in May



## 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
May-24	5	6	8	0.7	\$1,298,000	\$1,625,000	\$1,616,250	14	\$827	\$1,091	125%
Apr-24	3	5	9	0.6	\$1,185,322	\$1,350,000	\$1,363,987	15	\$872	\$1,005	115%
Mar-24	3	5	4	0.8	\$1,096,000	\$1,059,000	\$1,282,000	69	\$873	\$970	112%
Feb-24	4	2	3	1.2	\$1,381,666	\$1,400,000	\$1,633,333	29	\$1,090	\$958	119%
Jan-24	2	1	4	0.4	\$1,067,972	\$1,242,500	\$1,235,000	19	\$636	\$981	118%
Dec-23	3	4	6	0.4	\$1,090,000	\$1,074,500	\$1,103,833	23	\$824	\$905	102%
Nov-23	8	5	5	1.1	\$1,243,200	\$1,490,000	\$1,525,800	12	\$865	\$1,091	121%
Oct-23	6	3	10	0.9	\$1,279,100	\$1,435,000	\$1,665,500	11	\$825	\$1,075	129%
Sep-23	3	10	7	0.5	\$1,220,285	\$1,450,000	\$1,476,142	10	\$784	\$1,076	121%
Aug-23	3	2	4	0.7	\$1,320,000	\$1,676,500	\$1,700,750	12	\$767	\$1,126	129%
Jul-23	7	1	7	1.3	\$1,010,285	\$1,200,000	\$1,103,833	10	\$856	\$1,082	126%
Jun-23	2	4	6	0.4	\$1,146,000	\$1,300,500	\$1,483,500	10	\$870	\$1,179	130%
May-23	4	3	3	0.6	\$783,000	\$1,110,000	\$1,080,000	13	\$904	\$1,061	138%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-24	8	167%	\$1,075,833	-5.02%	\$1,625,000	46.4%	\$1,616,250	49.7%	14	7.69%	125%
May-23	3	-25%	\$1,132,666	-13.1%	\$1,110,000	-33.9%	\$1,080,000	-36.7%	13	30%	138%
May-22	4	-73.3%	\$1,304,119	17.1%	\$1,680,000	7.35%	\$1,707,000	11.4%	10	-16.7%	151%

## Sales Activity and Price Trends

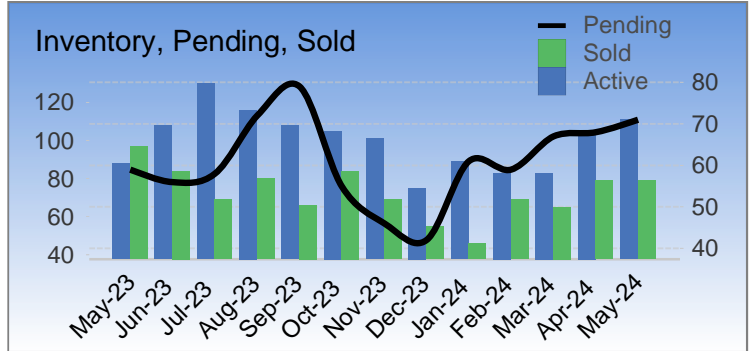
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	0	0	1	0
\$700-799K	0	0	0	0	0
\$800-899K	0	1	1	1	0
\$900-999K	4	2	0	2	4
\$1-1.299M	6	8	8	10	7
\$1.3-1.699M	10	7	16	12	7
\$1.7-1.999M	2	0	4	8	2
\$2-2.999M	5	4	3	5	1
>3M	0	0	0	0	0
Total	28	22	32	39	21

## Presented by:



## Market Activity Summary:

- Inventory: 111 units were listed for sale as of the last day of May - approximately 1.6 months of inventory.
- Sales Activity: 79 units were sold during May,
- Median Sales Price: \$625,000 during May
- Average price per sq.ft. in May was \$358
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 102% of list price in May



## 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
May-24	111	71	79	1.6	\$611,083	\$625,000	\$621,084	23	\$344	\$358	102%
Apr-24	104	68	79	1.5	\$638,178	\$645,915	\$649,689	27	\$350	\$342	102%
Mar-24	83	67	65	1.5	\$638,034	\$640,000	\$650,778	18	\$350	\$358	102%
Feb-24	83	59	69	1.5	\$616,794	\$632,000	\$630,189	21	\$347	\$336	103%
Jan-24	89	61	46	1.6	\$614,417	\$619,500	\$619,723	31	\$352	\$347	101%
Dec-23	75	42	55	1.1	\$628,814	\$630,000	\$630,117	27	\$334	\$336	101%
Nov-23	101	46	69	1.4	\$635,338	\$642,000	\$646,397	32	\$330	\$333	102%
Oct-23	105	55	84	1.4	\$619,645	\$635,000	\$630,111	27	\$331	\$351	102%
Sep-23	108	79	66	1.5	\$568,661	\$586,500	\$583,053	20	\$331	\$359	103%
Aug-23	116	72	80	1.5	\$635,675	\$650,000	\$647,562	27	\$333	\$329	102%
Jul-23	130	58	69	1.6	\$634,289	\$637,000	\$647,547	16	\$330	\$338	103%
Jun-23	108	56	84	1.4	\$624,810	\$650,000	\$639,961	21	\$320	\$336	103%
May-23	88	59	97	1.1	\$623,518	\$645,000	\$632,737	27	\$323	\$348	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
May-24	79	-18.6%	\$668,989	3.13%	\$625,000	-3.1%	\$621,084	-1.84%	23	-14.8%	102%
May-23	97	-20.5%	\$648,689	-3%	\$645,000	-5.98%	\$632,737	-9.63%	27	58.8%	102%
May-22	122	29.8%	\$668,732	15%	\$686,000	9.76%	\$700,136	10.5%	17	113%	105%

## Sales Activity and Price Trends

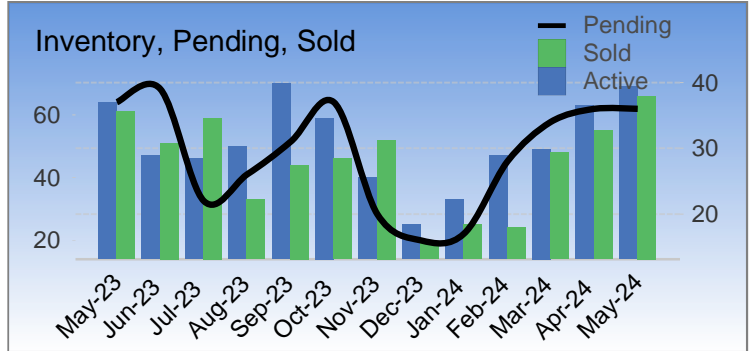
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	36	70	41	101	230
\$500-599K	92	80	81	128	119
\$600-699K	107	117	163	99	29
\$700-799K	72	71	129	49	5
\$800-899K	24	16	101	25	2
\$900-999K	7	4	27	4	0
\$1-1.299M	0	3	14	1	0
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	338	361	557	407	385

Presented by:



## Market Activity Summary:

- Inventory: 69 units were listed for sale as of the last day of May - approximately 1.2 months of inventory.
- Sales Activity: 66 units were sold during May,
- Median Sales Price: \$1,554,000 during May
- Average price per sq.ft. in May was \$995
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 126% of list price in May



## 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
May-24	69	36	66	1.2	\$1,442,681	\$1,554,000	\$1,775,203	16	\$777	\$995	126%
Apr-24	63	36	55	1.5	\$1,324,087	\$1,400,000	\$1,560,426	14	\$796	\$940	120%
Mar-24	49	34	48	1.5	\$1,567,790	\$1,717,000	\$1,781,702	20	\$814	\$913	115%
Feb-24	47	28	24	2.1	\$1,293,583	\$1,380,000	\$1,491,558	19	\$816	\$905	120%
Jan-24	33	17	25	1.1	\$1,451,559	\$1,250,001	\$1,529,980	32	\$780	\$785	109%
Dec-23	25	16	19	0.6	\$1,289,842	\$1,350,000	\$1,451,842	24	\$850	\$753	114%
Nov-23	40	20	52	0.8	\$1,375,134	\$1,472,500	\$1,620,055	19	\$802	\$906	118%
Oct-23	59	37	46	1.5	\$1,298,975	\$1,448,500	\$1,517,391	20	\$808	\$917	120%
Sep-23	70	31	44	1.6	\$1,404,068	\$1,555,000	\$1,682,148	19	\$837	\$954	122%
Aug-23	50	26	33	1.0	\$1,367,475	\$1,430,000	\$1,584,963	21	\$810	\$960	117%
Jul-23	46	22	59	0.8	\$1,313,423	\$1,490,000	\$1,496,126	29	\$841	\$884	115%
Jun-23	47	39	51	1.0	\$1,393,534	\$1,600,000	\$1,698,301	17	\$838	\$963	123%
May-23	64	37	61	1.3	\$1,410,686	\$1,640,000	\$1,688,973	17	\$829	\$951	120%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-24	66	8.2%	\$1,425,880	-3.69%	\$1,554,000	-5.24%	\$1,775,203	5.11%	16	-5.88%	126%
May-23	61	-31.5%	\$1,480,564	0.499%	\$1,640,000	-12.3%	\$1,688,973	-20%	17	0%	120%
May-22	89	39.1%	\$1,473,211	6.71%	\$1,870,000	23.4%	\$2,110,370	22.6%	17	13.3%	137%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	2	0	0	1
\$600-699K	1	1	0	0	0
\$700-799K	5	8	1	1	4
\$800-899K	8	6	2	6	10
\$900-999K	15	9	7	14	9
\$1-1.299M	49	34	33	34	42
\$1.3-1.699M	52	53	73	85	48
\$1.7-1.999M	28	37	63	26	15
\$2-2.999M	49	31	78	29	16
>3M	11	10	37	10	2
Total	218	191	294	205	147

Presented by:

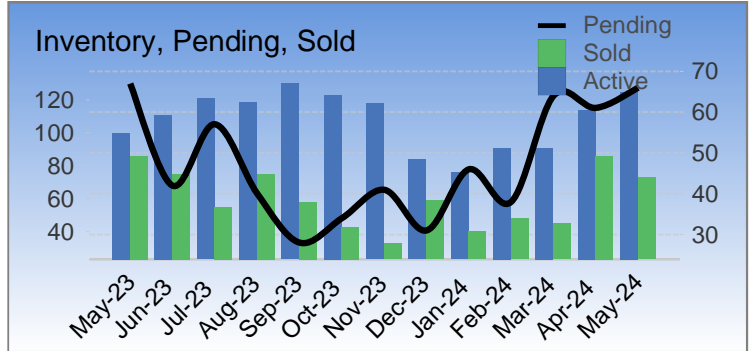
Includes Berkeley and Kensington

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## Market Activity Summary:

- Inventory: 125 units were listed for sale as of the last day of May - approximately 1.9 months of inventory.
- Sales Activity: 73 units were sold during May,
- Median Sales Price: \$850,000 during May
- Average price per sq.ft. in May was \$394
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 101% of list price in May



## 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
May-24	125	66	73	1.9	\$894,485	\$850,000	\$906,507	17	\$535	\$394	101%
Apr-24	114	61	86	1.9	\$872,981	\$837,500	\$878,195	28	\$520	\$392	101%
Mar-24	91	64	45	2.1	\$884,878	\$810,000	\$877,008	41	\$457	\$385	100%
Feb-24	91	38	48	1.9	\$867,674	\$860,000	\$871,486	37	\$465	\$389	100%
Jan-24	76	46	40	1.8	\$791,275	\$756,500	\$780,850	43	\$475	\$379	99%
Dec-23	84	31	59	1.9	\$899,117	\$780,000	\$881,322	45	\$465	\$390	99%
Nov-23	118	41	33	2.7	\$845,930	\$825,000	\$850,161	37	\$443	\$402	101%
Oct-23	123	34	43	2.1	\$827,833	\$750,000	\$829,942	33	\$438	\$400	100%
Sep-23	130	28	58	2.1	\$827,972	\$770,325	\$833,553	24	\$426	\$375	101%
Aug-23	119	40	75	1.8	\$804,647	\$770,000	\$804,066	25	\$428	\$395	100%
Jul-23	121	57	55	1.7	\$893,265	\$870,000	\$892,123	28	\$439	\$368	100%
Jun-23	111	42	75	1.6	\$831,786	\$805,000	\$841,514	34	\$434	\$378	101%
May-23	100	67	86	1.5	\$886,510	\$818,500	\$872,799	33	\$432	\$383	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
May-24	73	-15.1%	\$973,272	9.61%	\$850,000	3.85%	\$906,507	3.86%	17	-48.5%	101%
May-23	86	-25.9%	\$887,931	-1.32%	\$818,500	-12%	\$872,799	-8.98%	33	175%	99%
May-22	116	-0.855%	\$899,821	10.9%	\$930,000	17.7%	\$958,941	15.8%	12	-7.69%	104%

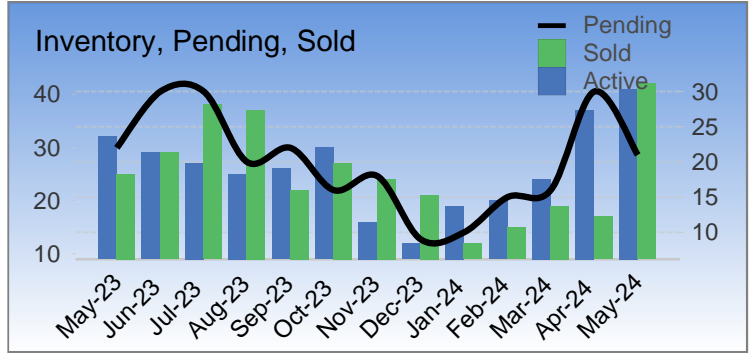
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	2	7	4	19	59
\$500-599K	23	21	27	60	90
\$600-699K	43	47	36	88	78
\$700-799K	65	61	81	91	53
\$800-899K	49	52	70	71	29
\$900-999K	47	28	79	68	5
\$1-1.299M	47	38	103	60	7
\$1.3-1.699M	13	20	41	12	0
\$1.7-1.999M	1	1	5	0	0
\$2-2.999M	2	1	1	2	1
>3M	0	0	2	1	0
Total	292	276	449	472	322

Presented by:

## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of May - approximately 1.6 months of inventory.
- Sales Activity: 42 units were sold during May,
- Median Sales Price: \$1,222,500 during May
- Average price per sq.ft. in May was \$743
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 107% of list price in May



## 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
May-24	41	21	42	1.6	\$1,195,511	\$1,222,500	\$1,274,378	17	\$712	\$743	107%
Apr-24	37	30	17	2.2	\$1,216,046	\$1,375,000	\$1,323,705	11	\$743	\$731	109%
Mar-24	24	16	19	1.6	\$1,233,075	\$1,250,000	\$1,274,628	16	\$694	\$734	104%
Feb-24	20	15	15	1.3	\$1,260,524	\$1,240,000	\$1,307,512	11	\$690	\$719	104%
Jan-24	19	10	12	1.1	\$1,099,790	\$1,026,800	\$1,114,632	25	\$655	\$704	101%
Dec-23	12	9	21	0.5	\$1,145,357	\$1,200,000	\$1,172,435	25	\$620	\$698	103%
Nov-23	16	18	24	0.7	\$1,133,907	\$1,100,000	\$1,147,282	13	\$658	\$710	102%
Oct-23	30	16	27	1.1	\$1,247,327	\$1,230,000	\$1,304,844	21	\$772	\$682	106%
Sep-23	26	22	22	0.8	\$1,130,619	\$1,180,000	\$1,191,409	16	\$735	\$719	106%
Aug-23	25	20	37	0.7	\$1,218,637	\$1,230,000	\$1,254,339	32	\$755	\$691	105%
Jul-23	27	30	38	0.9	\$1,186,079	\$1,227,000	\$1,266,623	11	\$736	\$679	107%
Jun-23	29	30	29	1.0	\$1,274,745	\$1,290,000	\$1,331,741	28	\$739	\$691	105%
May-23	32	22	25	1.3	\$1,266,880	\$1,220,000	\$1,303,720	24	\$696	\$632	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
May-24	42	68%	\$1,208,828	-10.7%	\$1,222,500	0.205%	\$1,274,378	-2.25%	17	-29.2%	107%
May-23	25	-39%	\$1,353,771	6.33%	\$1,220,000	-12.9%	\$1,303,720	-6.76%	24	167%	104%
May-22	41	-26.8%	\$1,273,131	11.4%	\$1,400,000	17.3%	\$1,398,216	10.6%	9	-30.8%	111%

## Sales Activity and Price Trends

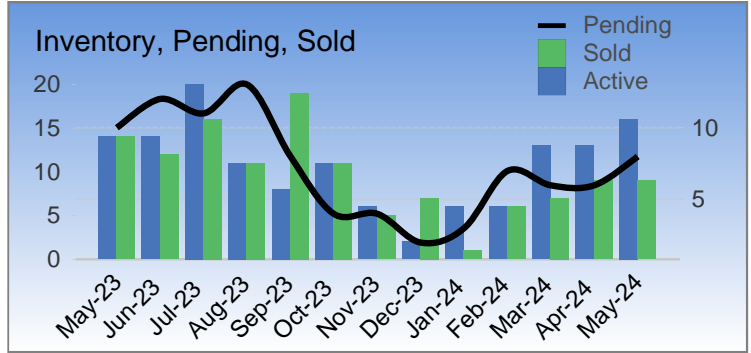
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	2
\$600-699K	0	1	1	2	11
\$700-799K	5	5	4	13	24
\$800-899K	4	10	7	27	29
\$900-999K	8	22	7	15	29
\$1-1.299M	41	32	48	64	49
\$1.3-1.699M	36	35	72	53	8
\$1.7-1.999M	11	10	22	6	2
\$2-2.999M	0	2	10	2	0
>3M	0	1	0	0	0
Total	105	118	171	182	154

## Presented by:

## Market Activity Summary:



- Inventory: 16 units were listed for sale as of the last day of May - approximately 1.9 months of inventory.
- Sales Activity: 9 units were sold during May,
- Median Sales Price: \$1,340,000 during May
- Average price per sq.ft. in May was \$531
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 103% of list price in May



## 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
May-24	16	8	9	1.9	\$1,267,000	\$1,340,000	\$1,306,333	18	\$549	\$531	103%
Apr-24	13	6	9	1.8	\$1,074,755	\$1,099,000	\$1,097,888	16	\$547	\$537	102%
Mar-24	13	6	7	2.8	\$1,206,714	\$1,300,000	\$1,262,714	11	\$551	\$518	105%
Feb-24	6	7	6	1.3	\$1,311,500	\$1,180,000	\$1,309,333	7	\$516	\$498	100%
Jan-24	6	3	1	1.4	\$999,950	\$975,000	\$975,000	17	\$548	\$536	98%
Dec-23	2	2	7	0.3	\$1,207,142	\$1,118,000	\$1,187,571	24	\$529	\$474	99%
Nov-23	6	4	5	0.6	\$1,041,500	\$934,000	\$1,071,800	13	\$504	\$511	103%
Oct-23	11	4	11	0.8	\$1,145,909	\$1,050,000	\$1,118,090	30	\$492	\$462	98%
Sep-23	8	8	19	0.6	\$1,084,283	\$1,040,000	\$1,094,704	17	\$528	\$502	101%
Aug-23	11	13	11	0.8	\$1,090,090	\$1,120,000	\$1,139,363	17	\$451	\$533	104%
Jul-23	20	11	16	1.4	\$1,352,850	\$1,337,793	\$1,332,955	37	\$505	\$513	99%
Jun-23	14	12	12	1.2	\$1,280,574	\$1,270,000	\$1,300,241	20	\$515	\$548	102%
May-23	14	10	14	1.7	\$1,044,050	\$1,062,500	\$1,101,135	20	\$518	\$580	106%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-24	9	-35.7%	\$1,374,929	5.04%	\$1,340,000	26.1%	\$1,306,333	18.6%	18	-10%	103%
May-23	14	-36.4%	\$1,308,928	12.7%	\$1,062,500	-27.2%	\$1,101,135	-19.9%	20	53.8%	106%
May-22	22	100%	\$1,161,041	4.18%	\$1,460,000	30.4%	\$1,374,159	21.1%	13	160%	109%

## Sales Activity and Price Trends

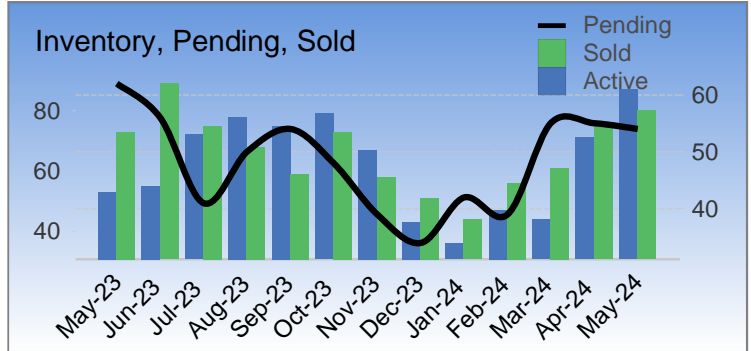
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	1
\$600-699K	0	0	0	3	4
\$700-799K	1	1	2	8	8
\$800-899K	3	5	2	7	9
\$900-999K	5	5	11	13	10
\$1-1.299M	10	21	20	28	4
\$1.3-1.699M	10	9	33	10	5
\$1.7-1.999M	2	1	4	0	0
\$2-2.999M	1	0	1	0	0
>3M	0	0	0	0	0
Total	32	42	73	69	41

## Presented by:



## Market Activity Summary:

- Inventory: 87 units were listed for sale as of the last day of May - approximately 1.2 months of inventory.
- Sales Activity: 80 units were sold during May,
- Median Sales Price: \$862,500 during May
- Average price per sq.ft. in May was \$558
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 103% of list price in May



## 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
May-24	87	54	80	1.2	\$880,788	\$862,500	\$907,994	12	\$566	\$558	103%
Apr-24	71	55	76	1.1	\$846,618	\$810,000	\$890,821	13	\$568	\$562	105%
Mar-24	44	55	61	0.9	\$861,553	\$835,000	\$898,543	17	\$551	\$531	104%
Feb-24	47	39	56	1.0	\$872,877	\$849,000	\$897,817	25	\$551	\$540	103%
Jan-24	36	42	44	0.7	\$789,920	\$794,000	\$806,884	29	\$541	\$544	103%
Dec-23	43	34	51	0.7	\$853,882	\$810,000	\$857,615	29	\$536	\$527	101%
Nov-23	67	39	58	1.1	\$792,668	\$772,500	\$814,444	17	\$524	\$530	103%
Oct-23	79	48	73	1.2	\$855,840	\$801,000	\$869,857	23	\$516	\$516	103%
Sep-23	75	54	59	1.1	\$870,482	\$815,000	\$891,059	14	\$525	\$562	102%
Aug-23	78	50	68	1.0	\$817,626	\$814,500	\$839,660	15	\$534	\$534	103%
Jul-23	72	41	75	0.9	\$830,625	\$835,000	\$845,147	15	\$519	\$532	102%
Jun-23	55	56	89	0.8	\$836,108	\$840,000	\$865,809	14	\$500	\$541	104%
May-23	53	62	73	0.8	\$839,208	\$840,000	\$873,339	13	\$517	\$527	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
May-24	80	9.59%	\$922,971	5.98%	\$862,500	2.68%	\$907,994	3.97%	12	-7.69%	103%
May-23	73	-46.7%	\$870,855	-5.66%	\$840,000	-5.08%	\$873,339	-7.47%	13	30%	104%
May-22	137	15.1%	\$923,084	13.6%	\$885,000	4.12%	\$943,880	8.37%	10	42.9%	110%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	3	3	4	7	26
\$500-599K	10	15	9	24	77
\$600-699K	47	45	54	105	84
\$700-799K	76	68	85	95	62
\$800-899K	60	57	97	106	30
\$900-999K	44	41	73	64	13
\$1-1.299M	52	34	96	55	13
\$1.3-1.699M	23	11	54	16	1
\$1.7-1.999M	2	0	10	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	1	1	0
Total	317	274	483	473	306

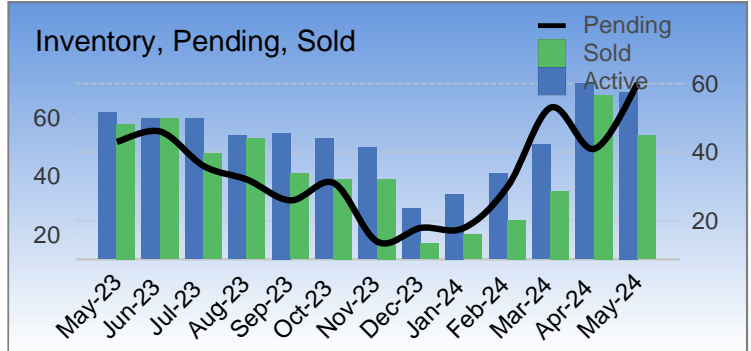
## Presented by:

# Danville: Detached Single-Family Homes

May 2024

## Market Activity Summary:

- Inventory: 69 units were listed for sale as of the last day of May - approximately 1.3 months of inventory.
- Sales Activity: 54 units were sold during May,
- Median Sales Price: \$2,215,000 during May
- Average price per sq.ft. in May was \$832
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 103% of list price in May



## 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
May-24	69	60	54	1.3	\$2,411,466	\$2,215,000	\$2,447,922	13	\$908	\$832	103%
Apr-24	72	41	68	1.7	\$2,383,876	\$2,200,000	\$2,411,610	13	\$883	\$821	102%
Mar-24	51	53	35	2.0	\$2,368,789	\$2,250,000	\$2,447,857	13	\$933	\$831	105%
Feb-24	41	30	25	2.0	\$2,108,895	\$2,100,000	\$2,160,318	25	\$845	\$815	103%
Jan-24	34	18	20	1.3	\$2,105,669	\$1,913,000	\$2,112,650	30	\$882	\$779	102%
Dec-23	29	18	17	0.9	\$2,595,708	\$2,200,000	\$2,580,182	36	\$952	\$755	100%
Nov-23	50	14	39	1.3	\$2,015,053	\$2,000,000	\$2,000,515	22	\$820	\$782	100%
Oct-23	53	31	39	1.2	\$2,270,220	\$2,025,000	\$2,270,760	24	\$811	\$796	100%
Sep-23	55	26	41	1.2	\$2,087,833	\$2,075,000	\$2,128,000	15	\$819	\$804	102%
Aug-23	54	32	53	1.0	\$2,191,870	\$1,995,000	\$2,189,937	19	\$809	\$788	100%
Jul-23	60	36	48	1.1	\$2,125,654	\$2,120,000	\$2,155,854	12	\$817	\$789	102%
Jun-23	60	46	60	1.1	\$2,365,374	\$2,080,000	\$2,348,896	16	\$797	\$796	100%
May-23	62	43	58	1.2	\$2,132,796	\$2,003,750	\$2,141,256	17	\$784	\$768	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
May-24	54	-6.9%	\$2,870,009	21.5%	\$2,215,000	10.5%	\$2,447,922	14.3%	13	-23.5%	103%
May-23	58	-15.9%	\$2,361,385	-1.85%	\$2,003,750	-16.8%	\$2,141,256	-16.4%	17	70%	101%
May-22	69	-34.3%	\$2,405,777	22.2%	\$2,408,000	28.4%	\$2,560,151	26.3%	10	25%	110%

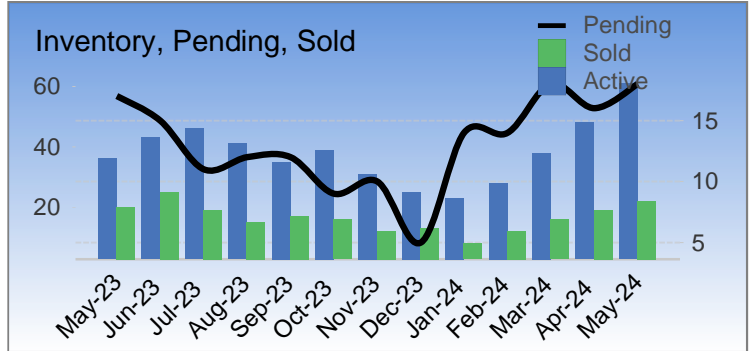
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	1	0	0	0	3
\$800-899K	0	0	0	3	5
\$900-999K	0	2	0	7	9
\$1-1.299M	6	12	7	37	61
\$1.3-1.699M	29	36	23	136	89
\$1.7-1.999M	34	53	42	101	22
\$2-2.999M	97	71	150	114	17
>3M	35	19	67	39	6
Total	202	193	289	437	212

Presented by:

## Market Activity Summary:

- Inventory: 61 units were listed for sale as of the last day of May - approximately 3.3 months of inventory.
- Sales Activity: 22 units were sold during May,
- Median Sales Price: \$836,500 during May
- Average price per sq.ft. in May was \$395
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 100% of list price in May



## 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
May-24	61	18	22	3.3	\$922,529	\$836,500	\$924,000	27	\$413	\$395	100%
Apr-24	48	16	19	3.1	\$1,055,452	\$930,000	\$1,044,378	29	\$410	\$393	100%
Mar-24	38	18	16	3.2	\$965,831	\$811,250	\$953,468	17	\$403	\$384	99%
Feb-24	28	14	12	2.6	\$999,241	\$815,500	\$985,625	65	\$402	\$382	99%
Jan-24	23	14	8	2.2	\$790,118	\$778,500	\$783,125	50	\$401	\$289	99%
Dec-23	25	5	13	1.8	\$879,068	\$835,000	\$869,461	30	\$391	\$360	99%
Nov-23	31	10	12	2.1	\$835,139	\$781,250	\$828,958	49	\$373	\$360	99%
Oct-23	39	9	16	2.4	\$1,021,468	\$867,500	\$980,170	71	\$361	\$363	97%
Sep-23	35	12	17	2.1	\$992,917	\$827,000	\$961,323	41	\$371	\$372	98%
Aug-23	41	12	15	2.2	\$918,933	\$815,000	\$909,466	24	\$388	\$377	100%
Jul-23	46	11	19	2.3	\$1,063,204	\$900,000	\$1,064,578	25	\$399	\$376	100%
Jun-23	43	15	25	1.9	\$870,839	\$785,000	\$869,220	21	\$413	\$366	100%
May-23	36	17	20	1.9	\$1,004,181	\$876,750	\$979,463	26	\$428	\$380	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
May-24	22	10%	\$1,059,492	4.73%	\$836,500	-4.59%	\$924,000	-5.66%	27	3.85%	100%
May-23	20	-28.6%	\$1,011,637	-13.1%	\$876,750	5.31%	\$979,463	0.303%	26	18.2%	99%
May-22	28	-49.1%	\$1,164,555	29.7%	\$832,505	-2.06%	\$976,500	0.744%	22	37.5%	100%

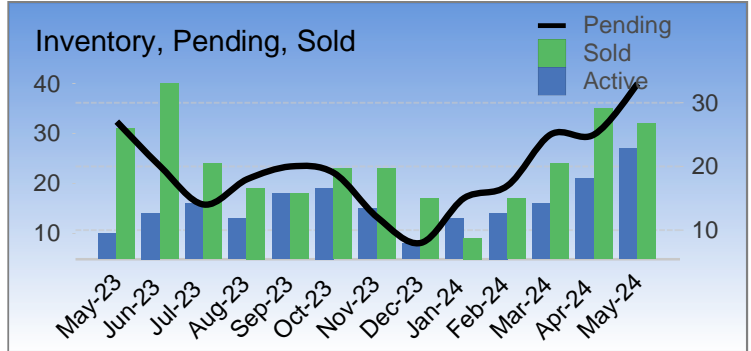
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	1	4	12
\$500-599K	0	1	2	20	44
\$600-699K	4	16	12	33	44
\$700-799K	28	19	43	46	9
\$800-899K	16	21	31	26	6
\$900-999K	6	2	15	14	3
\$1-1.299M	10	15	18	20	5
\$1.3-1.699M	11	3	9	10	3
\$1.7-1.999M	2	2	1	1	0
\$2-2.999M	0	1	3	0	0
>3M	0	2	1	0	0
Total	77	82	136	174	126

Presented by:

## Market Activity Summary:

- Inventory: 27 units were listed for sale as of the last day of May - approximately 0.9 months of inventory.
- Sales Activity: 32 units were sold during May,
- Median Sales Price: \$1,515,000 during May
- Average price per sq.ft. in May was \$874
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 109% of list price in May



## 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
May-24	27	33	32	0.9	\$1,613,684	\$1,515,000	\$1,749,284	7	\$768	\$874	109%
Apr-24	21	25	35	0.8	\$1,641,051	\$1,710,000	\$1,791,464	8	\$790	\$860	110%
Mar-24	16	25	24	1.0	\$1,812,657	\$1,865,000	\$1,905,925	9	\$774	\$829	107%
Feb-24	14	17	17	1.0	\$1,608,451	\$1,630,000	\$1,680,683	11	\$777	\$762	105%
Jan-24	13	15	9	0.8	\$1,351,765	\$1,428,628	\$1,372,347	25	\$785	\$790	102%
Dec-23	8	8	17	0.4	\$1,720,075	\$1,650,000	\$1,738,035	16	\$736	\$754	101%
Nov-23	15	12	23	0.7	\$1,791,321	\$1,730,000	\$1,808,918	19	\$743	\$698	101%
Oct-23	19	19	23	1.0	\$1,728,405	\$1,600,000	\$1,756,573	14	\$752	\$757	102%
Sep-23	18	20	18	0.9	\$1,843,604	\$1,752,500	\$1,867,583	13	\$708	\$778	103%
Aug-23	13	18	19	0.5	\$2,032,281	\$2,100,000	\$2,093,888	10	\$693	\$802	104%
Jul-23	16	14	24	0.5	\$1,612,539	\$1,517,500	\$1,728,666	10	\$737	\$822	108%
Jun-23	14	20	40	0.4	\$1,659,738	\$1,690,003	\$1,756,750	8	\$727	\$756	107%
May-23	10	27	31	0.3	\$1,609,478	\$1,540,000	\$1,677,828	8	\$756	\$764	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
May-24	32	3.23%	\$1,856,894	10%	\$1,515,000	-1.62%	\$1,749,284	4.26%	7	-12.5%	109%
May-23	31	-38%	\$1,687,744	-4.45%	\$1,540,000	-15.6%	\$1,677,828	-13.8%	8	0%	105%
May-22	50	-19.4%	\$1,766,388	21.2%	\$1,825,000	26.5%	\$1,947,196	27.8%	8	33.3%	113%

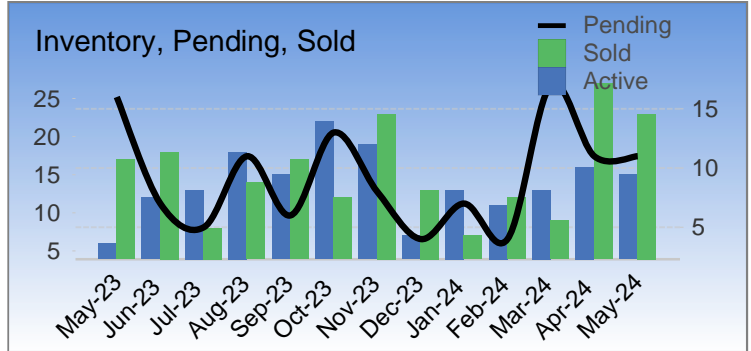
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	7
\$800-899K	0	0	0	5	16
\$900-999K	1	3	2	9	24
\$1-1.299M	15	30	11	66	51
\$1.3-1.699M	50	46	65	71	23
\$1.7-1.999M	22	15	47	35	2
\$2-2.999M	26	26	50	13	2
>3M	3	2	8	1	0
Total	117	122	183	200	125

## Presented by:

## Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of May - approximately 0.8 months of inventory.
- Sales Activity: 23 units were sold during May,
- Median Sales Price: \$1,100,000 during May
- Average price per sq.ft. in May was \$830
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 122% of list price in May



## 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
May-24	15	11	23	0.8	\$945,823	\$1,100,000	\$1,140,717	14	\$670	\$830	122%
Apr-24	16	11	27	1.0	\$1,089,514	\$1,340,000	\$1,368,884	11	\$612	\$873	127%
Mar-24	13	17	9	1.4	\$1,100,888	\$1,280,000	\$1,338,777	26	\$706	\$752	123%
Feb-24	11	4	12	1.0	\$1,195,574	\$1,364,000	\$1,479,750	18	\$677	\$798	122%
Jan-24	13	7	7	1.0	\$1,043,857	\$1,078,000	\$1,078,285	47	\$683	\$602	105%
Dec-23	7	4	13	0.4	\$1,101,299	\$1,184,000	\$1,208,769	25	\$664	\$736	111%
Nov-23	19	8	23	1.1	\$1,079,386	\$1,105,000	\$1,207,977	17	\$643	\$773	115%
Oct-23	22	13	12	1.5	\$962,333	\$1,087,500	\$1,131,666	22	\$633	\$880	119%
Sep-23	15	6	17	1.2	\$937,526	\$941,500	\$1,119,529	21	\$604	\$835	121%
Aug-23	18	11	14	1.4	\$999,667	\$910,000	\$1,101,829	26	\$665	\$818	109%
Jul-23	13	5	8	0.9	\$1,075,375	\$1,392,500	\$1,324,250	11	\$731	\$782	125%
Jun-23	12	7	18	0.8	\$1,066,497	\$1,237,500	\$1,243,555	13	\$767	\$815	118%
May-23	6	16	17	0.5	\$1,096,529	\$1,210,000	\$1,269,382	19	\$566	\$786	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
May-24	23	35.3%	\$1,068,973	-7.75%	\$1,100,000	-9.09%	\$1,140,717	-10.1%	14	-26.3%	122%
May-23	17	-10.5%	\$1,158,815	5.33%	\$1,210,000	-15.5%	\$1,269,382	-6.27%	19	58.3%	117%
May-22	19	-9.52%	\$1,100,152	-1.06%	\$1,432,000	4.15%	\$1,354,368	1.44%	12	50%	135%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	1
\$500-599K	0	0	0	1	1
\$600-699K	1	2	1	0	1
\$700-799K	2	5	2	4	8
\$800-899K	8	7	2	7	13
\$900-999K	10	8	5	5	17
\$1-1.299M	25	15	25	16	11
\$1.3-1.699M	23	21	31	22	5
\$1.7-1.999M	4	4	14	7	0
\$2-2.999M	4	1	5	2	0
>3M	1	0	2	0	0
Total	78	63	87	64	57

## Presented by:

## Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of May - approximately 1.8 months of inventory.
- Sales Activity: 10 units were sold during May,
- Median Sales Price: \$684,000 during May
- Average price per sq.ft. in May was \$527
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 104% of list price in May



## 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
May-24	15	11	10	1.8	\$713,999	\$684,000	\$739,000	15	\$541	\$527	104%
Apr-24	11	10	6	1.6	\$664,333	\$728,000	\$736,000	37	\$639	\$515	109%
Mar-24	14	4	9	1.6	\$714,888	\$725,000	\$732,888	21	\$610	\$532	102%
Feb-24	10	5	9	1.6	\$721,988	\$755,000	\$732,890	29	\$560	\$444	101%
Jan-24	9	8	8	1.4	\$693,274	\$707,500	\$711,375	27	\$514	\$394	102%
Dec-23	15	4	4	2.3	\$857,250	\$712,500	\$870,000	54	\$536	\$559	104%
Nov-23	19	2	7	2.4	\$745,142	\$716,000	\$806,428	28	\$548	\$504	108%
Oct-23	19	4	11	2.5	\$759,090	\$749,000	\$800,454	24	\$533	\$521	105%
Sep-23	20	6	6	2.9	\$723,973	\$735,000	\$745,083	36	\$508	\$555	103%
Aug-23	10	5	7	1.2	\$750,128	\$740,000	\$775,714	24	\$501	\$578	103%
Jul-23	12	5	9	1.6	\$719,315	\$750,000	\$718,111	43	\$544	\$478	100%
Jun-23	9	6	10	1.3	\$840,684	\$894,000	\$883,488	27	\$468	\$470	105%
May-23	11	6	4	2.1	\$740,747	\$840,000	\$765,750	18	\$465	\$429	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
May-24	10	150%	\$852,941	11.4%	\$684,000	-18.6%	\$739,000	-3.49%	15	-16.7%	104%
May-23	4	-80%	\$765,480	-19.7%	\$840,000	8.74%	\$765,750	-1.22%	18	-21.7%	103%
May-22	20	66.7%	\$952,752	35.6%	\$772,500	5.09%	\$775,228	3.26%	23	76.9%	108%

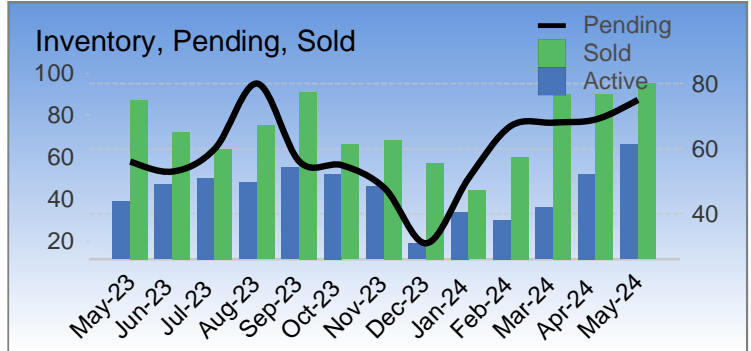
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	3	3	2	1	8
\$500-599K	6	5	0	2	10
\$600-699K	11	5	13	10	9
\$700-799K	11	3	11	7	6
\$800-899K	4	6	13	7	1
\$900-999K	2	4	11	6	0
\$1-1.299M	5	3	4	5	0
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	1	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	42	29	56	38	34

Presented by:

## Market Activity Summary:

- Inventory: 66 units were listed for sale as of the last day of May - approximately 0.7 months of inventory.
- Sales Activity: 95 units were sold during May,
- Median Sales Price: \$1,825,000 during May
- Average price per sq.ft. in May was \$1,114
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 112% of list price in May



## 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
May-24	66	75	95	0.7	\$1,758,102	\$1,825,000	\$1,952,386	11	\$1,011	\$1,114	112%
Apr-24	52	69	90	0.7	\$1,854,219	\$1,810,000	\$2,055,765	8	\$998	\$1,114	112%
Mar-24	36	68	90	0.6	\$1,748,053	\$1,772,625	\$1,946,876	9	\$931	\$1,098	112%
Feb-24	30	67	60	0.6	\$1,698,258	\$1,712,500	\$1,834,425	10	\$926	\$1,066	109%
Jan-24	34	51	44	0.6	\$1,714,332	\$1,560,000	\$1,804,452	22	\$1,020	\$993	106%
Dec-23	19	31	57	0.3	\$1,541,234	\$1,511,562	\$1,608,546	15	\$946	\$999	105%
Nov-23	46	48	68	0.6	\$1,645,158	\$1,520,000	\$1,697,108	15	\$947	\$997	104%
Oct-23	52	55	66	0.7	\$1,770,692	\$1,710,000	\$1,868,206	14	\$941	\$1,002	106%
Sep-23	55	56	91	0.8	\$1,750,465	\$1,675,000	\$1,856,582	12	\$1,007	\$977	107%
Aug-23	48	80	75	0.7	\$1,603,435	\$1,611,700	\$1,713,447	15	\$996	\$992	108%
Jul-23	50	60	64	0.7	\$1,653,920	\$1,623,000	\$1,755,139	12	\$979	\$997	106%
Jun-23	47	53	72	0.7	\$1,803,696	\$1,640,500	\$1,901,673	13	\$1,055	\$998	107%
May-23	39	56	87	0.6	\$1,625,425	\$1,601,000	\$1,735,716	13	\$1,091	\$996	108%

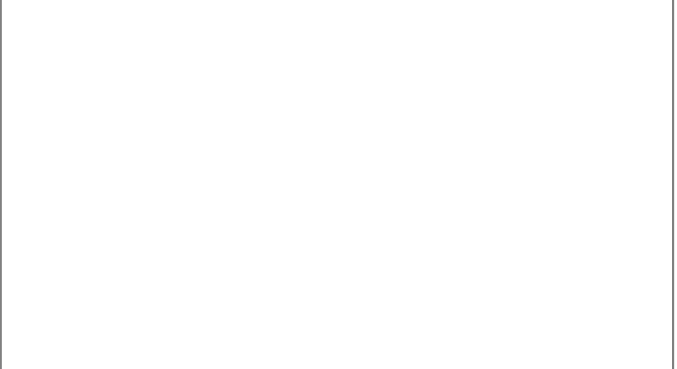
## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-24	95	9.2%	\$1,874,990	0.47%	\$1,825,000	14%	\$1,952,386	12.5%	11	-15.4%	112%
May-23	87	-32%	\$1,866,211	8.48%	\$1,601,000	-7.99%	\$1,735,716	-9.06%	13	44.4%	108%
May-22	128	-6.57%	\$1,720,330	8.24%	\$1,740,000	20%	\$1,908,686	22.1%	9	0%	114%

## Sales Activity and Price Trends

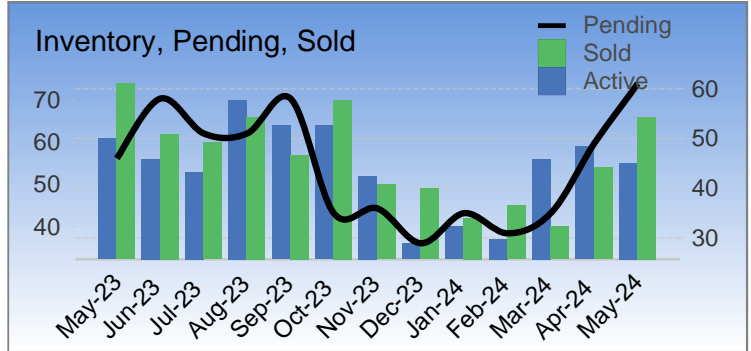
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	1	0	1	2
\$700-799K	0	1	0	2	13
\$800-899K	1	8	2	5	23
\$900-999K	1	12	3	18	26
\$1-1.299M	31	57	29	162	132
\$1.3-1.699M	127	118	185	198	67
\$1.7-1.999M	93	38	130	54	16
\$2-2.999M	95	38	120	70	32
>3M	31	13	37	13	5
Total	379	286	506	523	316

Presented by:



## Market Activity Summary:

- Inventory: 55 units were listed for sale as of the last day of May - approximately 1.2 months of inventory.
- Sales Activity: 66 units were sold during May,
- Median Sales Price: \$982,500 during May
- Average price per sq.ft. in May was \$698
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 106% of list price in May



## 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
May-24	55	61	66	1.2	\$1,053,654	\$982,500	\$1,116,619	14	\$683	\$698	106%
Apr-24	59	49	54	1.4	\$1,058,310	\$965,050	\$1,103,433	26	\$667	\$652	106%
Mar-24	56	35	40	1.3	\$946,148	\$919,444	\$1,018,184	19	\$638	\$688	108%
Feb-24	37	31	45	0.9	\$1,061,322	\$1,025,000	\$1,104,344	21	\$669	\$665	105%
Jan-24	40	35	42	0.9	\$1,007,243	\$895,500	\$1,030,846	36	\$621	\$644	103%
Dec-23	36	29	49	0.6	\$1,070,692	\$960,000	\$1,081,883	18	\$650	\$630	101%
Nov-23	52	36	50	0.9	\$1,016,454	\$897,500	\$1,035,537	18	\$663	\$623	103%
Oct-23	64	35	70	1.1	\$966,195	\$922,500	\$996,181	19	\$644	\$636	103%
Sep-23	64	58	57	1.1	\$1,015,075	\$970,000	\$1,069,673	13	\$632	\$642	107%
Aug-23	70	51	66	1.1	\$988,745	\$917,500	\$1,030,689	16	\$634	\$654	105%
Jul-23	53	51	60	0.9	\$996,103	\$910,000	\$1,041,481	20	\$650	\$640	106%
Jun-23	56	58	62	0.9	\$959,153	\$922,500	\$1,013,451	16	\$633	\$653	107%
May-23	61	46	74	0.9	\$998,291	\$905,000	\$1,046,190	18	\$633	\$628	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
May-24	66	-10.8%	\$1,035,561	-0.194%	\$982,500	8.56%	\$1,116,619	6.73%	14	-22.2%	106%
May-23	74	-3.9%	\$1,037,576	3.18%	\$905,000	-19.9%	\$1,046,190	-13.3%	18	38.5%	105%
May-22	77	8.45%	\$1,005,594	7.2%	\$1,130,000	23.5%	\$1,207,191	19.4%	13	-7.14%	114%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	0	1	2	12
\$500-599K	3	7	1	4	21
\$600-699K	7	17	13	34	84
\$700-799K	26	56	22	72	66
\$800-899K	58	85	57	65	35
\$900-999K	42	31	49	40	20
\$1-1.299M	59	54	118	39	19
\$1.3-1.699M	31	25	74	34	4
\$1.7-1.999M	12	8	12	11	2
\$2-2.999M	7	5	14	6	0
>3M	1	0	0	0	0
Total	247	288	361	307	263

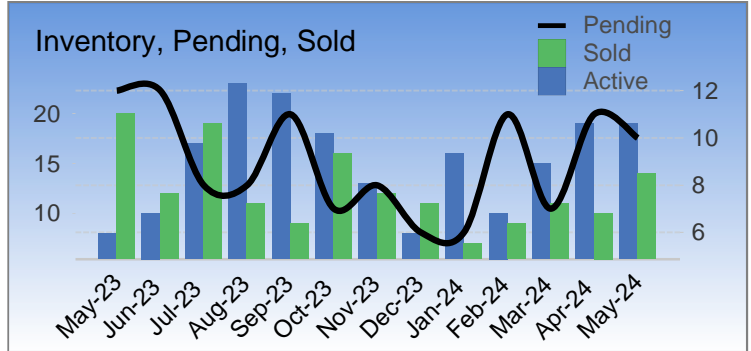
## Presented by:





## Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of May - approximately 1.8 months of inventory.
- Sales Activity: 14 units were sold during May,
- Median Sales Price: \$822,500 during May
- Average price per sq.ft. in May was \$495
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 108% of list price in May



## 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
May-24	19	10	14	1.8	\$757,456	\$822,500	\$814,678	20	\$460	\$495	108%
Apr-24	19	11	10	1.9	\$946,999	\$908,959	\$970,201	21	\$480	\$409	103%
Mar-24	15	7	11	1.8	\$798,531	\$825,000	\$842,489	9	\$503	\$478	106%
Feb-24	10	11	9	1.1	\$842,494	\$885,000	\$856,111	17	\$469	\$440	102%
Jan-24	16	6	7	1.6	\$831,669	\$775,000	\$823,914	46	\$457	\$427	99%
Dec-23	8	6	11	0.6	\$811,671	\$800,000	\$855,004	21	\$476	\$437	106%
Nov-23	13	8	12	1.1	\$851,729	\$869,033	\$844,838	37	\$457	\$438	100%
Oct-23	18	7	16	1.7	\$739,687	\$787,500	\$764,312	33	\$464	\$437	105%
Sep-23	22	11	9	1.9	\$753,411	\$753,000	\$768,977	23	\$422	\$467	102%
Aug-23	23	8	11	1.6	\$926,717	\$875,000	\$953,545	28	\$437	\$456	103%
Jul-23	17	8	19	1.1	\$753,736	\$825,000	\$793,894	15	\$454	\$460	106%
Jun-23	10	12	12	1.1	\$793,329	\$801,000	\$805,141	16	\$429	\$462	102%
May-23	8	12	20	0.8	\$817,444	\$910,000	\$838,100	25	\$418	\$425	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
May-24	14	-30%	\$863,678	18.3%	\$822,500	-9.62%	\$814,678	-2.79%	20	-20%	108%
May-23	20	-25.9%	\$729,933	-14.3%	\$910,000	-1.09%	\$838,100	-6.8%	25	66.7%	102%
May-22	27	22.7%	\$851,757	-4.39%	\$920,000	13%	\$899,230	10.6%	15	36.4%	106%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	4	2	4	12
\$500-599K	1	5	1	9	10
\$600-699K	4	5	7	11	19
\$700-799K	14	13	14	20	17
\$800-899K	13	7	12	19	11
\$900-999K	11	20	22	12	0
\$1-1.299M	4	7	23	12	0
\$1.3-1.699M	3	0	5	1	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	51	61	86	88	69

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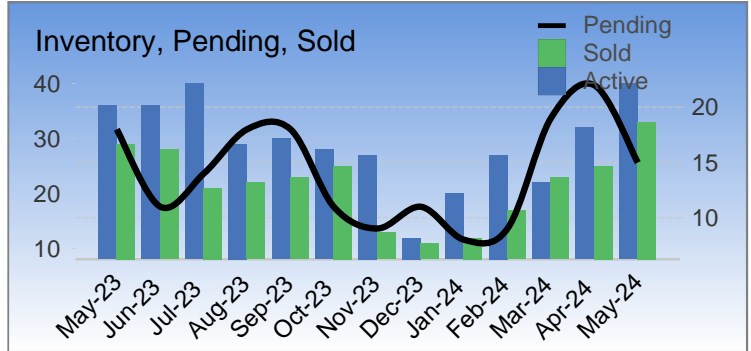
Includes Hercules and Rodeo

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## Market Activity Summary:

- Inventory: 40 units were listed for sale as of the last day of May - approximately 1.5 months of inventory.
- Sales Activity: 33 units were sold during May,
- Median Sales Price: \$2,400,000 during May
- Average price per sq.ft. in May was \$967
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 108% of list price in May



## 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
May-24	40	15	33	1.5	\$2,536,725	\$2,400,000	\$2,687,378	11	\$878	\$967	108%
Apr-24	32	22	25	1.5	\$2,250,840	\$2,200,000	\$2,353,960	10	\$842	\$911	105%
Mar-24	22	19	23	1.3	\$2,242,478	\$2,050,000	\$2,335,434	16	\$893	\$886	107%
Feb-24	27	9	17	2.0	\$2,624,464	\$2,480,000	\$2,667,718	12	\$877	\$846	103%
Jan-24	20	8	12	1.7	\$1,498,500	\$1,325,000	\$1,497,136	38	\$840	\$730	101%
Dec-23	12	11	11	0.7	\$2,061,909	\$1,650,000	\$2,044,220	31	\$858	\$729	102%
Nov-23	27	9	13	1.4	\$2,063,076	\$1,820,000	\$2,037,538	28	\$865	\$787	100%
Oct-23	28	11	25	1.2	\$2,014,440	\$1,750,000	\$2,006,900	27	\$847	\$809	101%
Sep-23	30	18	23	1.4	\$1,922,217	\$1,785,000	\$1,952,304	33	\$850	\$785	103%
Aug-23	29	18	22	1.2	\$2,522,318	\$1,735,500	\$2,569,845	22	\$804	\$874	103%
Jul-23	40	14	21	1.5	\$2,023,995	\$1,745,000	\$2,077,884	25	\$809	\$850	103%
Jun-23	36	11	28	1.4	\$2,558,357	\$1,967,500	\$2,547,107	26	\$845	\$834	100%
May-23	36	18	29	1.8	\$2,343,793	\$2,300,000	\$2,314,317	21	\$863	\$881	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
May-24	33	13.8%	\$2,836,416	17.8%	\$2,400,000	4.35%	\$2,687,378	16.1%	11	-47.6%	108%
May-23	29	-35.6%	\$2,408,410	6.13%	\$2,300,000	-14.8%	\$2,314,317	-13.2%	21	133%	100%
May-22	45	4.65%	\$2,269,340	9.43%	\$2,700,000	22.7%	\$2,666,301	12.9%	9	-18.2%	115%

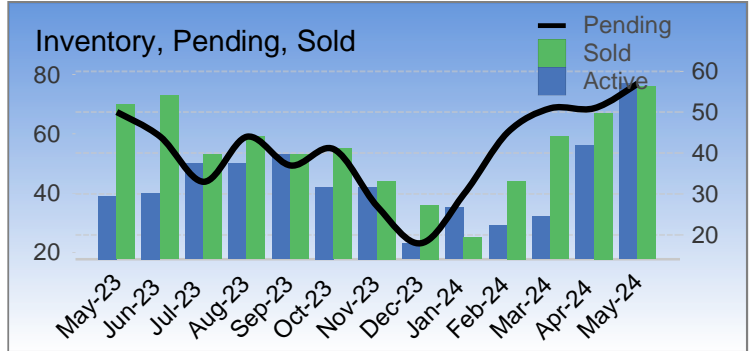
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	1	0	0	0	0
\$800-899K	0	0	0	0	1
\$900-999K	1	1	1	1	4
\$1-1.299M	15	9	4	12	9
\$1.3-1.699M	16	13	21	43	21
\$1.7-1.999M	16	14	25	40	17
\$2-2.999M	32	29	50	47	16
>3M	29	16	49	27	6
Total	110	82	150	170	74

Presented by:

## Market Activity Summary:

- Inventory: 77 units were listed for sale as of the last day of May - approximately 1.2 months of inventory.
- Sales Activity: 76 units were sold during May,
- Median Sales Price: \$1,297,500 during May
- Average price per sq.ft. in May was \$771
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 104% of list price in May



## 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
May-24	77	57	76	1.2	\$1,366,853	\$1,297,500	\$1,421,171	11	\$803	\$771	104%
Apr-24	56	51	67	1.0	\$1,388,652	\$1,300,000	\$1,462,033	13	\$789	\$794	106%
Mar-24	32	51	59	0.8	\$1,372,147	\$1,256,000	\$1,443,232	18	\$803	\$757	107%
Feb-24	29	45	44	0.8	\$1,394,434	\$1,305,500	\$1,452,113	22	\$849	\$754	105%
Jan-24	35	30	25	1.0	\$1,226,864	\$1,250,000	\$1,236,079	23	\$794	\$695	101%
Dec-23	23	18	36	0.5	\$1,165,503	\$1,148,750	\$1,190,937	15	\$838	\$697	103%
Nov-23	42	27	44	0.8	\$1,263,508	\$1,125,000	\$1,269,235	21	\$758	\$670	101%
Oct-23	42	41	55	0.8	\$1,216,837	\$1,200,000	\$1,273,772	13	\$773	\$701	105%
Sep-23	53	37	53	1.0	\$1,283,917	\$1,241,000	\$1,330,868	13	\$750	\$708	104%
Aug-23	50	44	59	0.8	\$1,390,497	\$1,335,000	\$1,460,703	13	\$732	\$712	106%
Jul-23	50	33	53	0.8	\$1,209,204	\$1,126,000	\$1,272,937	11	\$745	\$735	106%
Jun-23	40	44	73	0.6	\$1,289,640	\$1,200,000	\$1,346,999	10	\$839	\$715	105%
May-23	39	50	70	0.7	\$1,267,218	\$1,152,500	\$1,313,971	14	\$811	\$689	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
May-24	76	8.57%	\$1,509,737	-7.48%	\$1,297,500	12.6%	\$1,421,171	8.16%	11	-21.4%	104%
May-23	70	-37.5%	\$1,631,853	20.9%	\$1,152,500	-19.3%	\$1,313,971	-13.3%	14	55.6%	105%
May-22	112	-11.8%	\$1,350,075	16.7%	\$1,427,500	28.6%	\$1,515,640	18.5%	9	28.6%	112%

## Sales Activity and Price Trends

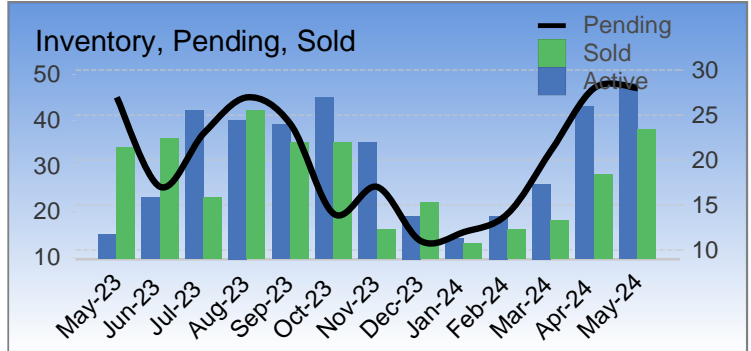
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	1	1	0	0
\$500-599K	0	0	0	2	6
\$600-699K	0	5	1	9	35
\$700-799K	4	11	9	17	68
\$800-899K	11	23	17	63	58
\$900-999K	24	43	39	94	40
\$1-1.299M	99	95	142	148	40
\$1.3-1.699M	74	61	143	91	15
\$1.7-1.999M	32	10	38	25	6
\$2-2.999M	25	17	49	20	3
>3M	2	2	5	0	0
Total	271	268	444	469	271

## Presented by:



## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of May - approximately months of inventory.
- Sales Activity: 38 units were sold during May,
- Median Sales Price: \$845,000 during May
- Average price per sq.ft. in May was \$561
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 102% of list price in May



## 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
May-24	48	28	38	1.8	\$902,136	\$845,000	\$923,784	20	\$528	\$561	102%
Apr-24	43	28	28	2.1	\$844,773	\$842,000	\$883,129	19	\$498	\$548	105%
Mar-24	26	21	18	1.8	\$873,771	\$911,000	\$914,555	11	\$506	\$561	104%
Feb-24	19	14	16	1.1	\$818,852	\$812,000	\$824,735	19	\$493	\$534	101%
Jan-24	14	12	13	0.8	\$843,307	\$835,000	\$851,676	32	\$518	\$470	102%
Dec-23	19	11	22	0.9	\$819,709	\$810,000	\$824,201	31	\$477	\$496	101%
Nov-23	35	17	16	1.2	\$850,796	\$821,500	\$857,937	23	\$459	\$498	101%
Oct-23	45	14	35	1.2	\$903,180	\$802,500	\$903,144	28	\$469	\$529	100%
Sep-23	39	24	35	1.2	\$795,248	\$795,000	\$817,750	14	\$460	\$516	104%
Aug-23	40	27	42	1.2	\$826,987	\$872,500	\$845,756	13	\$482	\$523	101%
Jul-23	42	23	23	1.4	\$913,334	\$779,000	\$906,840	33	\$489	\$496	101%
Jun-23	23	17	36	0.8	\$868,431	\$815,500	\$899,907	19	\$492	\$547	104%
May-23	15	27	34	0.6	\$830,874	\$850,000	\$863,833	20	\$473	\$530	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
May-24	38	11.8%	\$859,140	-3.41%	\$845,000	-0.588%	\$923,784	6.94%	20	0%	102%
May-23	34	-26.1%	\$889,510	-2.11%	\$850,000	-2.02%	\$863,833	-9.33%	20	53.8%	104%
May-22	46	6.98%	\$908,698	8.34%	\$867,500	6.12%	\$952,685	12.4%	13	30%	107%

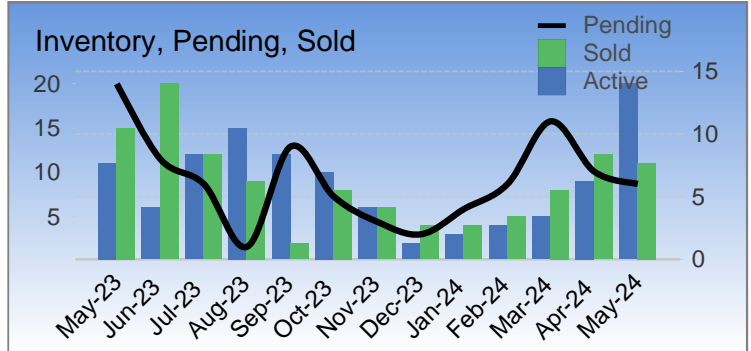
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	3	11	2	9	13
\$500-599K	15	10	10	19	27
\$600-699K	8	19	18	32	29
\$700-799K	18	20	32	37	19
\$800-899K	24	24	43	40	18
\$900-999K	15	15	33	27	7
\$1-1.299M	26	14	39	19	0
\$1.3-1.699M	7	5	22	8	1
\$1.7-1.999M	1	2	5	2	1
\$2-2.999M	0	1	3	2	0
>3M	0	0	0	0	0
Total	117	121	207	195	115

Presented by:

## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of May - approximately months of inventory.
- Sales Activity: 11 units were sold during May,
- Median Sales Price: \$2,075,000 during May
- Average price per sq.ft. in May was \$744
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 100% of list price in May



## 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
May-24	20	6	11	1.9	\$2,048,909	\$2,075,000	\$2,063,181	9	\$843	\$744	100%
Apr-24	9	7	12	1.1	\$1,905,166	\$1,887,500	\$1,980,083	11	\$992	\$898	104%
Mar-24	5	11	8	0.9	\$1,972,125	\$1,940,000	\$2,015,625	7	\$728	\$855	103%
Feb-24	4	6	5	0.9	\$1,953,000	\$1,728,000	\$1,983,600	9	\$770	\$773	102%
Jan-24	3	4	4	0.6	\$1,709,700	\$1,675,000	\$1,749,950	15	\$676	\$792	104%
Dec-23	2	2	4	0.3	\$2,005,222	\$1,917,500	\$1,927,475	51	\$706	\$721	96%
Nov-23	6	3	6	1.1	\$1,675,980	\$1,648,000	\$1,717,666	36	\$763	\$847	103%
Oct-23	10	5	8	1.6	\$1,852,875	\$1,685,000	\$1,863,125	20	\$796	\$764	100%
Sep-23	12	9	2	1.6	\$2,922,500	\$2,925,000	\$2,925,000	20	\$803	\$848	101%
Aug-23	15	1	9	1.1	\$2,067,333	\$2,105,000	\$2,096,111	21	\$771	\$843	101%
Jul-23	12	6	12	0.8	\$1,828,666	\$1,760,000	\$1,878,083	12	\$825	\$780	103%
Jun-23	6	8	20	0.4	\$2,046,644	\$2,103,000	\$2,149,336	10	\$775	\$868	106%
May-23	11	14	15	0.9	\$1,781,600	\$1,735,000	\$1,854,366	17	\$763	\$879	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
May-24	11	-26.7%	\$2,120,086	7.16%	\$2,075,000	19.6%	\$2,063,181	11.3%	9	-47.1%	100%
May-23	15	-16.7%	\$1,978,466	-4.18%	\$1,735,000	-27.6%	\$1,854,366	-22.2%	17	113%	104%
May-22	18	-33.3%	\$2,064,725	14.7%	\$2,397,500	22.9%	\$2,383,031	21.2%	8	-11.1%	116%

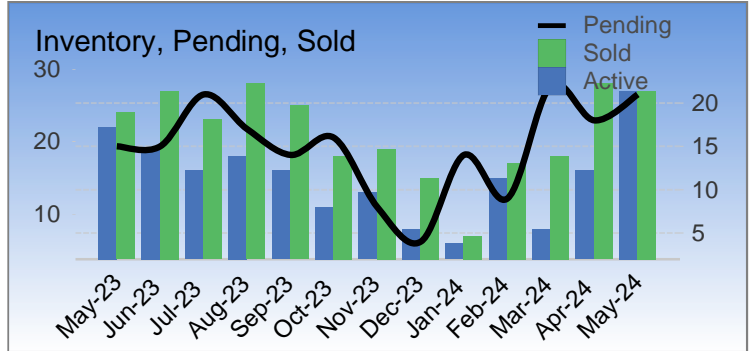
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	1	0	0	1
\$1-1.299M	2	0	0	7	8
\$1.3-1.699M	10	12	7	25	24
\$1.7-1.999M	11	13	8	23	9
\$2-2.999M	17	15	32	27	7
>3M	0	1	10	2	0
Total	40	42	57	84	49

## Presented by:

## Market Activity Summary:

- Inventory: 27 units were listed for sale as of the last day of May - approximately 1.1 months of inventory.
- Sales Activity: 27 units were sold during May,
- Median Sales Price: \$1,500,000 during May
- Average price per sq.ft. in May was \$967
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 111% of list price in May



## 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
May-24	27	21	27	1.1	\$1,393,506	\$1,500,000	\$1,541,455	9	\$840	\$967	111%
Apr-24	16	18	28	0.8	\$1,307,163	\$1,415,000	\$1,448,410	8	\$802	\$966	111%
Mar-24	8	22	18	0.6	\$1,397,333	\$1,445,000	\$1,537,438	12	\$844	\$966	111%
Feb-24	15	9	17	1.2	\$1,241,574	\$1,350,000	\$1,355,114	15	\$786	\$922	109%
Jan-24	6	14	7	0.5	\$1,639,119	\$1,720,000	\$1,665,857	23	\$721	\$768	102%
Dec-23	8	4	15	0.5	\$1,274,399	\$1,280,000	\$1,271,459	13	\$817	\$808	101%
Nov-23	13	8	19	0.7	\$1,226,245	\$1,288,000	\$1,244,116	19	\$747	\$848	101%
Oct-23	11	16	18	0.6	\$1,380,229	\$1,412,775	\$1,411,308	8	\$824	\$775	102%
Sep-23	16	14	25	0.7	\$1,287,657	\$1,310,004	\$1,343,084	16	\$785	\$843	105%
Aug-23	18	17	28	0.7	\$1,243,238	\$1,337,500	\$1,326,964	11	\$757	\$822	107%
Jul-23	16	21	23	0.6	\$1,210,979	\$1,200,000	\$1,275,304	13	\$778	\$810	106%
Jun-23	19	15	27	0.8	\$1,257,832	\$1,360,000	\$1,347,370	19	\$786	\$849	108%
May-23	22	15	24	1.1	\$1,264,768	\$1,300,500	\$1,342,070	11	\$772	\$826	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
May-24	27	12.5%	\$1,512,323	20.2%	\$1,500,000	15.3%	\$1,541,455	14.9%	9	-18.2%	111%
May-23	24	-11.1%	\$1,258,079	-4.7%	\$1,300,500	-16.1%	\$1,342,070	-19.4%	11	37.5%	107%
May-22	27	-50.9%	\$1,320,176	23.2%	\$1,550,000	28.1%	\$1,665,462	32.5%	8	-42.9%	115%

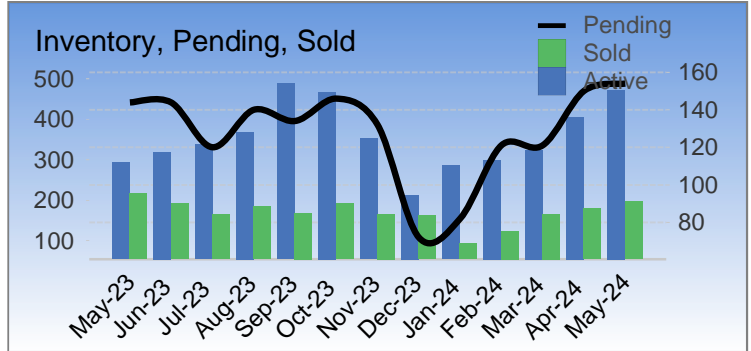
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	1
\$700-799K	0	3	0	1	11
\$800-899K	1	7	0	10	19
\$900-999K	3	13	1	18	17
\$1-1.299M	21	38	33	82	28
\$1.3-1.699M	50	27	76	52	8
\$1.7-1.999M	12	4	10	8	0
\$2-2.999M	10	3	22	0	0
>3M	0	0	1	0	1
Total	97	95	143	171	85

Presented by:

## Market Activity Summary:

- Inventory: 472 units were listed for sale as of the last day of May - approximately 2.6 months of inventory.
- Sales Activity: 197 units were sold during May,
- Median Sales Price: \$1,170,000 during May
- Average price per sq.ft. in May was \$705
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 113% of list price in May



## 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
May-24	472	154	197	2.6	\$1,172,298	\$1,170,000	\$1,330,465	23	\$584	\$705	113%
Apr-24	405	150	180	2.6	\$1,174,281	\$1,112,500	\$1,334,264	22	\$589	\$690	112%
Mar-24	324	121	167	2.6	\$1,060,817	\$1,080,000	\$1,185,558	28	\$579	\$659	110%
Feb-24	299	121	124	2.4	\$1,031,973	\$927,500	\$1,147,230	36	\$577	\$632	110%
Jan-24	286	82	94	2.1	\$805,144	\$722,500	\$841,454	47	\$568	\$546	103%
Dec-23	213	72	162	1.2	\$1,096,105	\$952,500	\$1,141,856	31	\$564	\$630	106%
Nov-23	352	132	167	2.0	\$1,059,489	\$1,050,000	\$1,168,034	28	\$556	\$634	110%
Oct-23	467	146	192	2.6	\$1,085,350	\$1,129,000	\$1,221,594	23	\$583	\$712	112%
Sep-23	488	134	168	2.9	\$1,093,770	\$1,125,000	\$1,238,374	28	\$583	\$708	112%
Aug-23	368	140	185	2.1	\$1,031,237	\$975,000	\$1,133,867	28	\$575	\$654	110%
Jul-23	337	120	165	1.8	\$1,073,888	\$1,020,000	\$1,193,431	22	\$576	\$682	112%
Jun-23	319	144	193	1.7	\$1,146,646	\$1,075,000	\$1,294,574	21	\$604	\$706	113%
May-23	293	144	217	1.6	\$1,109,388	\$1,050,000	\$1,240,767	29	\$609	\$704	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
May-24	197	-9.22%	\$1,071,783	-4.63%	\$1,170,000	11.4%	\$1,330,465	7.23%	23	-20.7%	113%
May-23	217	-23.3%	\$1,123,841	-1.88%	\$1,050,000	-13.2%	\$1,240,767	-13.9%	29	70.6%	112%
May-22	283	-15%	\$1,145,405	12.1%	\$1,210,000	0.833%	\$1,441,604	8.88%	17	6.25%	125%

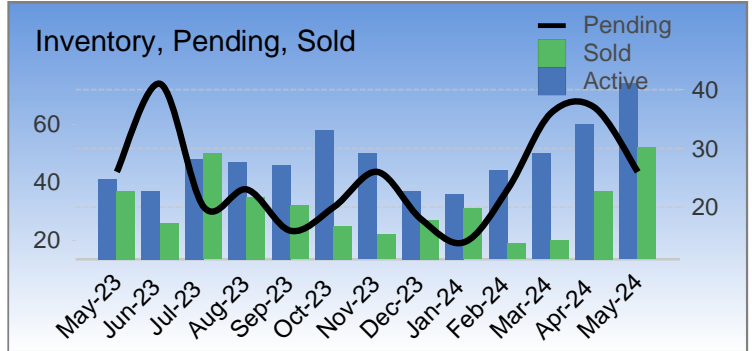
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	74	64	45	95	84
\$500-599K	75	84	85	113	92
\$600-699K	74	74	109	84	71
\$700-799K	55	71	85	87	61
\$800-899K	54	53	79	97	71
\$900-999K	41	47	81	75	44
\$1-1.299M	113	106	161	165	97
\$1.3-1.699M	122	121	190	204	83
\$1.7-1.999M	59	62	105	73	26
\$2-2.999M	69	55	115	94	32
>3M	26	21	47	27	17
Total	762	758	1102	1114	678

## Presented by:

## Market Activity Summary:

- Inventory: 74 units were listed for sale as of the last day of May - approximately 2.1 months of inventory.
- Sales Activity: 52 units were sold during May,
- Median Sales Price: \$701,000 during May
- Average price per sq.ft. in May was \$358
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 102% of list price in May



## 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
May-24	74	26	52	2.1	\$713,107	\$701,000	\$724,396	21	\$389	\$358	102%
Apr-24	60	37	37	2.4	\$777,498	\$703,467	\$787,425	37	\$390	\$373	101%
Mar-24	50	36	20	2.2	\$651,731	\$647,500	\$663,669	24	\$395	\$376	102%
Feb-24	44	23	19	1.8	\$710,420	\$669,000	\$706,017	22	\$407	\$353	100%
Jan-24	36	14	31	1.4	\$740,790	\$740,000	\$739,895	50	\$416	\$338	100%
Dec-23	37	18	27	1.6	\$669,084	\$660,000	\$672,094	56	\$387	\$361	100%
Nov-23	50	26	22	1.9	\$664,593	\$640,500	\$664,010	25	\$358	\$373	100%
Oct-23	58	20	25	1.9	\$700,492	\$689,000	\$700,997	26	\$358	\$339	100%
Sep-23	46	16	32	1.2	\$681,015	\$672,500	\$685,310	24	\$352	\$349	101%
Aug-23	47	23	35	1.3	\$715,227	\$695,000	\$717,985	20	\$362	\$340	101%
Jul-23	48	20	50	1.3	\$708,811	\$683,000	\$716,132	23	\$366	\$337	101%
Jun-23	37	41	26	1.1	\$746,611	\$722,500	\$766,534	15	\$380	\$377	103%
May-23	41	26	37	1.1	\$691,522	\$700,000	\$706,553	23	\$334	\$344	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
May-24	52	40.5%	\$724,392	-3.87%	\$701,000	0.143%	\$724,396	2.53%	21	-8.7%	102%
May-23	37	-2.63%	\$753,547	3.48%	\$700,000	0%	\$706,553	-2.25%	23	130%	103%
May-22	38	-15.6%	\$728,224	13.1%	\$700,000	3.7%	\$722,816	0.912%	10	42.9%	103%

## Sales Activity and Price Trends

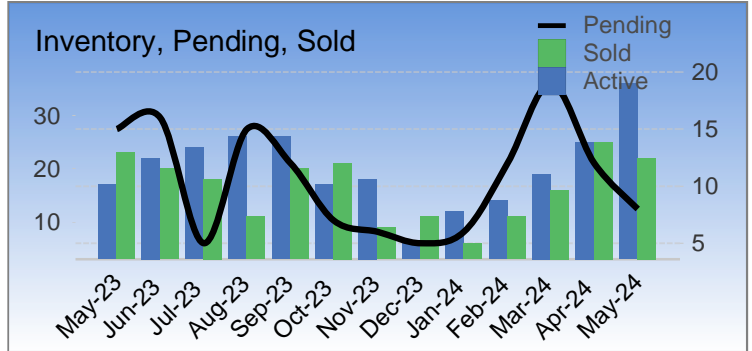
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	6	8	5	15	70
\$500-599K	18	33	23	62	61
\$600-699K	53	59	60	66	31
\$700-799K	41	46	63	37	7
\$800-899K	17	15	39	16	3
\$900-999K	12	3	24	5	2
\$1-1.299M	8	1	11	8	0
\$1.3-1.699M	4	0	3	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	159	165	228	209	174

## Presented by:



## Market Activity Summary:

- Inventory: 36 units were listed for sale as of the last day of May - approximately 1.7 months of inventory.
- Sales Activity: 22 units were sold during May,
- Median Sales Price: \$2,267,500 during May
- Average price per sq.ft. in May was \$825
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 103% of list price in May



## 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
May-24	36	8	22	1.7	\$2,321,954	\$2,267,500	\$2,369,659	12	\$857	\$825	103%
Apr-24	25	12	25	1.5	\$1,874,160	\$1,876,000	\$1,985,440	17	\$873	\$849	107%
Mar-24	19	19	16	1.7	\$2,099,743	\$2,062,500	\$2,189,750	8	\$917	\$822	106%
Feb-24	14	12	11	1.5	\$2,487,000	\$2,225,000	\$2,533,181	39	\$917	\$882	102%
Jan-24	12	6	6	1.4	\$1,960,000	\$2,000,000	\$2,012,500	33	\$859	\$750	108%
Dec-23	6	5	11	0.4	\$1,854,727	\$1,600,000	\$1,805,454	20	\$845	\$774	98%
Nov-23	18	6	9	1.1	\$1,733,000	\$2,011,000	\$1,787,250	24	\$818	\$742	105%
Oct-23	17	7	21	1.0	\$2,110,809	\$2,000,000	\$2,092,904	26	\$799	\$773	101%
Sep-23	26	12	20	1.6	\$2,115,800	\$2,002,500	\$2,142,000	19	\$817	\$812	103%
Aug-23	26	15	11	1.6	\$2,161,817	\$2,200,000	\$2,201,363	19	\$802	\$790	103%
Jul-23	24	5	18	1.2	\$2,394,777	\$2,550,000	\$2,442,333	24	\$739	\$849	103%
Jun-23	22	16	20	1.0	\$1,909,300	\$1,925,000	\$2,046,150	14	\$793	\$880	107%
May-23	17	15	23	0.8	\$2,177,347	\$2,030,000	\$2,265,510	20	\$794	\$836	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
May-24	22	-4.35%	\$2,521,732	11.2%	\$2,267,500	11.7%	\$2,369,659	4.6%	12	-40%	103%
May-23	23	-28.1%	\$2,267,833	11.5%	\$2,030,000	-15.3%	\$2,265,510	-11%	20	-23.1%	104%
May-22	32	-39.6%	\$2,034,768	-7.03%	\$2,395,500	16.9%	\$2,545,781	13%	26	117%	114%

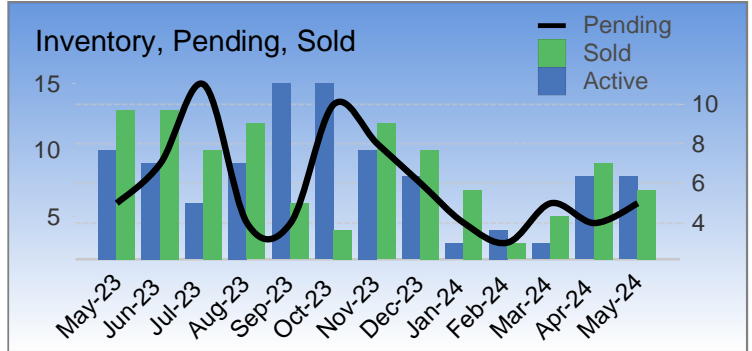
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	1	0	2	0	3
\$900-999K	0	0	0	0	3
\$1-1.299M	6	6	0	3	13
\$1.3-1.699M	13	19	19	31	22
\$1.7-1.999M	14	15	20	42	15
\$2-2.999M	35	24	35	50	12
>3M	11	9	22	17	5
Total	80	73	98	143	73

## Presented by:

## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of May - approximately 1.1 months of inventory.
- Sales Activity: 7 units were sold during May,
- Median Sales Price: \$821,000 during May
- Average price per sq.ft. in May was \$475
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 105% of list price in May



## 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
May-24	8	5	7	1.1	\$900,241	\$821,000	\$953,428	13	\$492	\$475	105%
Apr-24	8	4	9	1.4	\$699,855	\$710,000	\$727,777	23	\$498	\$530	104%
Mar-24	3	5	5	0.6	\$728,800	\$750,000	\$758,000	56	\$528	\$458	104%
Feb-24	4	3	3	0.6	\$701,333	\$700,000	\$711,666	7	\$504	\$461	101%
Jan-24	3	4	7	0.3	\$787,414	\$800,000	\$777,142	41	\$485	\$451	99%
Dec-23	8	6	10	0.9	\$755,494	\$763,500	\$763,100	36	\$460	\$424	101%
Nov-23	10	8	12	1.4	\$755,666	\$797,500	\$783,190	21	\$447	\$537	104%
Oct-23	15	10	4	2.0	\$803,474	\$790,000	\$843,972	16	\$464	\$501	105%
Sep-23	15	4	6	1.6	\$894,563	\$873,000	\$935,500	15	\$496	\$512	104%
Aug-23	9	4	12	0.8	\$726,570	\$765,500	\$747,729	17	\$474	\$504	103%
Jul-23	6	11	10	0.5	\$694,877	\$730,000	\$735,630	21	\$493	\$483	106%
Jun-23	9	7	13	0.8	\$800,299	\$760,000	\$791,615	33	\$477	\$477	99%
May-23	10	5	13	1.1	\$773,518	\$795,000	\$808,307	31	\$480	\$476	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
May-24	7	-46.2%	\$696,090	-7.62%	\$821,000	3.27%	\$953,428	18%	13	-58.1%	105%
May-23	13	-27.8%	\$753,522	-7.12%	\$795,000	-6.03%	\$808,307	-8.66%	31	82.4%	105%
May-22	18	0%	\$811,288	11.8%	\$846,000	1.74%	\$884,905	7.15%	17	70%	110%

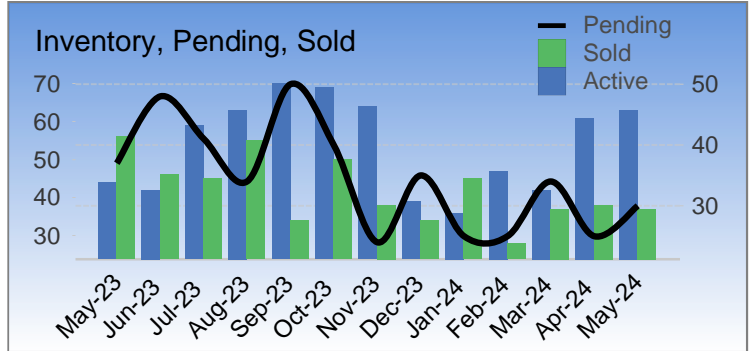
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	1	0	2	3
\$500-599K	0	2	1	8	17
\$600-699K	7	8	3	8	16
\$700-799K	9	18	23	27	4
\$800-899K	14	9	20	12	0
\$900-999K	0	3	15	8	0
\$1-1.299M	0	0	5	5	0
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	31	41	68	70	40

Presented by:

## Market Activity Summary:

- Inventory: 63 units were listed for sale as of the last day of May - approximately 1.7 months of inventory.
- Sales Activity: 37 units were sold during May,
- Median Sales Price: \$599,000 during May
- Average price per sq.ft. in May was \$393
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 102% of list price in May



## 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
May-24	63	30	37	1.7	\$581,767	\$599,000	\$594,084	18	\$429	\$393	102%
Apr-24	61	25	38	1.9	\$580,589	\$606,000	\$596,236	20	\$420	\$410	103%
Mar-24	42	34	37	1.2	\$590,174	\$590,000	\$600,058	25	\$360	\$397	102%
Feb-24	47	25	28	1.3	\$610,662	\$612,500	\$622,308	26	\$363	\$388	102%
Jan-24	36	25	45	0.9	\$645,790	\$625,000	\$646,180	49	\$381	\$363	101%
Dec-23	39	35	34	1.1	\$589,840	\$575,000	\$596,682	18	\$368	\$376	102%
Nov-23	64	24	38	1.6	\$655,588	\$704,495	\$663,201	30	\$356	\$356	101%
Oct-23	69	40	50	1.5	\$577,951	\$604,000	\$587,012	20	\$354	\$389	102%
Sep-23	70	50	34	1.6	\$602,839	\$592,500	\$609,088	19	\$358	\$378	101%
Aug-23	63	34	55	1.3	\$611,002	\$629,000	\$623,207	19	\$354	\$380	102%
Jul-23	59	41	45	1.3	\$626,738	\$625,000	\$642,811	17	\$367	\$380	103%
Jun-23	42	48	46	0.9	\$606,592	\$613,500	\$620,449	11	\$353	\$373	103%
May-23	44	37	56	1.0	\$590,077	\$615,000	\$607,219	18	\$358	\$385	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
May-24	37	-33.9%	\$649,939	1.95%	\$599,000	-2.6%	\$594,084	-2.16%	18	0%	102%
May-23	56	-22.2%	\$637,500	-6.42%	\$615,000	-4.95%	\$607,219	-9.05%	18	20%	103%
May-22	72	35.8%	\$681,207	15.3%	\$647,000	6.94%	\$667,609	5.86%	15	50%	103%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	35	56	43	53	147
\$500-599K	52	65	71	76	44
\$600-699K	58	62	97	58	25
\$700-799K	24	18	48	24	9
\$800-899K	11	12	33	25	0
\$900-999K	2	14	16	8	0
\$1-1.299M	3	2	12	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	185	229	320	244	225

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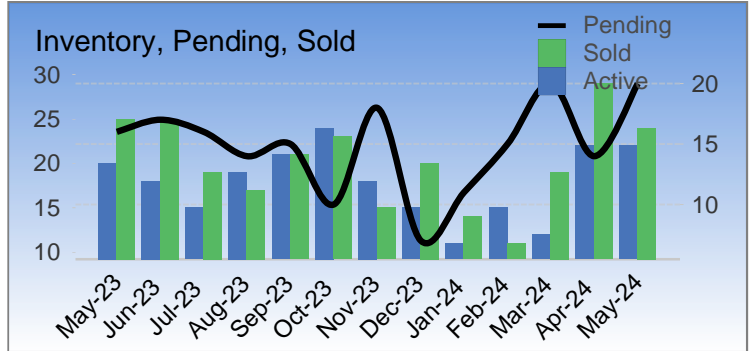
Includes Pittsburg and Bay Point

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## Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of May - approximately 0.9 months of inventory.
- Sales Activity: 24 units were sold during May,
- Median Sales Price: \$1,067,500 during May
- Average price per sq.ft. in May was \$725
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 106% of list price in May



## 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
May-24	22	20	24	0.9	\$1,095,287	\$1,067,500	\$1,159,912	13	\$680	\$725	106%
Apr-24	22	14	29	1.2	\$1,189,661	\$1,130,000	\$1,248,086	14	\$673	\$697	105%
Mar-24	12	20	19	0.8	\$1,129,184	\$1,150,000	\$1,201,342	8	\$610	\$687	107%
Feb-24	15	15	11	1.0	\$1,052,763	\$1,003,500	\$1,078,227	40	\$618	\$633	102%
Jan-24	11	11	14	0.7	\$1,203,957	\$1,187,500	\$1,186,144	38	\$622	\$604	99%
Dec-23	15	7	20	0.8	\$1,084,295	\$958,500	\$1,076,600	26	\$568	\$614	100%
Nov-23	18	18	15	0.9	\$958,550	\$940,000	\$980,933	18	\$577	\$609	103%
Oct-23	24	10	23	1.2	\$1,164,430	\$1,145,000	\$1,172,426	22	\$617	\$622	101%
Sep-23	21	15	21	1.2	\$1,176,310	\$1,125,000	\$1,197,366	14	\$562	\$644	102%
Aug-23	19	14	17	1.0	\$1,232,823	\$1,325,000	\$1,272,411	17	\$570	\$597	103%
Jul-23	15	16	19	0.7	\$1,144,657	\$1,200,000	\$1,177,599	15	\$611	\$665	103%
Jun-23	18	17	25	0.9	\$1,102,694	\$1,105,000	\$1,154,860	10	\$581	\$695	105%
May-23	20	16	25	0.9	\$1,017,568	\$1,084,000	\$1,082,024	18	\$584	\$702	106%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-24	24	-4%	\$1,147,814	7.55%	\$1,067,500	-1.52%	\$1,159,912	7.2%	13	-27.8%	106%
May-23	25	-21.9%	\$1,067,235	-3.76%	\$1,084,000	-15.8%	\$1,082,024	-11.8%	18	100%	106%
May-22	32	-5.88%	\$1,108,915	10.3%	\$1,287,500	11%	\$1,226,196	4.86%	9	28.6%	115%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	1	1
\$500-599K	0	1	0	1	4
\$600-699K	4	8	3	8	18
\$700-799K	10	9	10	21	19
\$800-899K	10	15	14	18	15
\$900-999K	11	10	10	30	14
\$1-1.299M	24	36	41	67	9
\$1.3-1.699M	29	18	39	29	4
\$1.7-1.999M	6	3	11	1	1
\$2-2.999M	3	1	0	0	0
>3M	0	0	0	0	0
Total	97	101	128	176	85

## Presented by:



Includes Pleasant Hill and Pacheco

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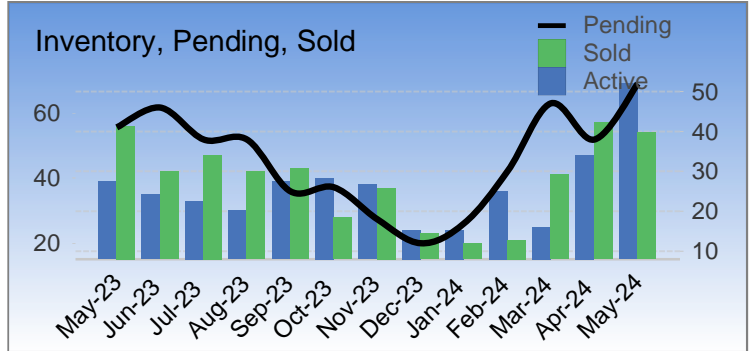
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# Pleasanton: Detached Single-Family Homes

May 2024

## Market Activity Summary:

- Inventory: 69 units were listed for sale as of the last day of May - approximately 1.4 months of inventory.
- Sales Activity: 54 units were sold during May,
- Median Sales Price: \$1,937,675 during May
- Average price per sq.ft. in May was \$923
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 106% of list price in May



## 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
May-24	69	52	54	1.4	\$2,098,569	\$1,937,675	\$2,198,054	13	\$920	\$923	106%
Apr-24	47	38	57	1.2	\$2,113,441	\$1,980,000	\$2,207,666	13	\$913	\$905	105%
Mar-24	25	47	41	1.0	\$2,216,378	\$1,948,800	\$2,284,680	16	\$840	\$856	104%
Feb-24	36	30	21	1.7	\$2,221,925	\$1,825,000	\$2,207,071	21	\$844	\$893	102%
Jan-24	24	17	20	0.9	\$2,489,241	\$1,725,000	\$2,458,081	31	\$806	\$856	100%
Dec-23	24	12	23	0.9	\$1,701,516	\$1,501,000	\$1,739,647	14	\$822	\$847	104%
Nov-23	38	18	37	1.1	\$1,902,210	\$1,712,000	\$1,931,898	12	\$839	\$809	102%
Oct-23	40	26	28	1.1	\$2,092,702	\$1,764,500	\$2,120,298	14	\$849	\$821	102%
Sep-23	39	25	43	0.9	\$1,971,236	\$1,725,000	\$1,993,600	11	\$834	\$848	102%
Aug-23	30	38	42	0.7	\$2,090,983	\$1,855,000	\$2,085,044	16	\$843	\$856	100%
Jul-23	33	38	47	0.7	\$1,953,506	\$1,825,000	\$2,020,170	12	\$827	\$877	105%
Jun-23	35	46	42	0.8	\$1,859,515	\$1,690,000	\$1,930,478	13	\$864	\$858	105%
May-23	39	41	56	1.0	\$1,815,542	\$1,797,500	\$1,870,794	13	\$886	\$859	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
May-24	54	-3.57%	\$2,320,914	0.749%	\$1,937,675	7.8%	\$2,198,054	17.5%	13	0%	106%
May-23	56	-24.3%	\$2,303,658	16%	\$1,797,500	-10.7%	\$1,870,794	-21.2%	13	62.5%	104%
May-22	74	-24.5%	\$1,985,243	26.7%	\$2,012,500	19.6%	\$2,372,822	24.2%	8	-11.1%	110%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	2
\$600-699K	0	0	0	1	1
\$700-799K	0	0	0	4	3
\$800-899K	0	1	0	0	7
\$900-999K	0	0	1	11	24
\$1-1.299M	11	23	3	66	66
\$1.3-1.699M	46	56	57	112	35
\$1.7-1.999M	46	41	55	27	12
\$2-2.999M	56	24	79	52	19
>3M	34	15	40	18	3
Total	193	160	235	291	172

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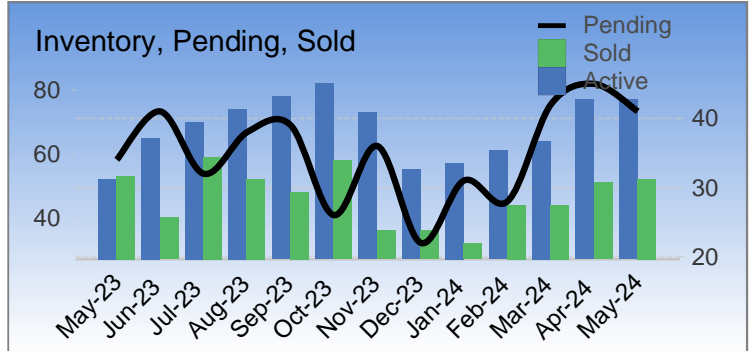
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## Market Activity Summary:

- Inventory: 77 units were listed for sale as of the last day of May - approximately 1.7 months of inventory.
- Sales Activity: 52 units were sold during May,
- Median Sales Price: \$711,625 during May
- Average price per sq.ft. in May was \$529
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 104% of list price in May



## 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
May-24	77	41	52	1.7	\$783,566	\$711,625	\$806,557	21	\$525	\$529	104%
Apr-24	77	45	51	1.7	\$715,920	\$680,000	\$742,272	25	\$520	\$515	104%
Mar-24	64	42	44	1.7	\$726,190	\$756,500	\$753,445	47	\$544	\$499	104%
Feb-24	61	28	44	1.7	\$724,215	\$720,500	\$753,319	26	\$543	\$525	105%
Jan-24	57	31	32	1.7	\$562,904	\$585,000	\$581,148	32	\$523	\$538	103%
Dec-23	55	22	36	1.3	\$625,700	\$558,000	\$632,650	27	\$537	\$495	102%
Nov-23	73	36	36	1.6	\$691,933	\$680,000	\$730,775	18	\$542	\$483	106%
Oct-23	82	26	58	1.6	\$636,370	\$625,000	\$659,452	19	\$525	\$503	104%
Sep-23	78	39	48	1.5	\$745,809	\$692,800	\$789,714	19	\$518	\$557	106%
Aug-23	74	38	52	1.5	\$736,872	\$712,500	\$776,307	22	\$500	\$567	106%
Jul-23	70	32	59	1.5	\$670,579	\$705,000	\$718,408	21	\$498	\$552	107%
Jun-23	65	41	40	1.6	\$726,850	\$735,000	\$778,004	22	\$498	\$526	108%
May-23	52	34	53	1.1	\$624,966	\$618,888	\$668,878	32	\$512	\$532	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
May-24	52	-1.89%	\$693,223	-6.66%	\$711,625	15%	\$806,557	20.6%	21	-34.4%	104%
May-23	53	-11.7%	\$742,669	-1.14%	\$618,888	-24.3%	\$668,878	-20.3%	32	100%	107%
May-22	60	-10.4%	\$751,218	8.6%	\$817,500	15.9%	\$839,741	15.2%	16	0%	112%

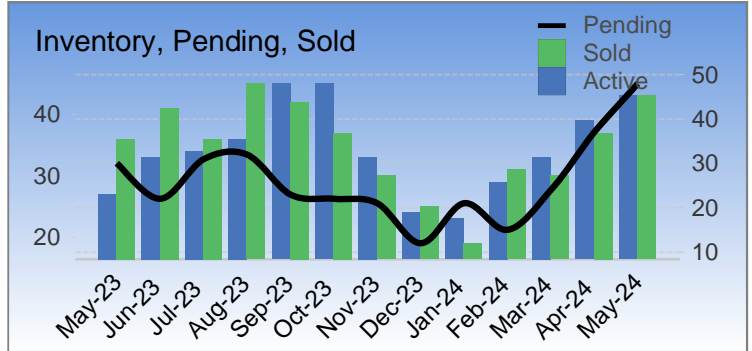
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	27	34	27	40	79
\$500-599K	46	36	38	67	59
\$600-699K	48	44	34	47	34
\$700-799K	26	27	48	26	21
\$800-899K	31	15	33	31	27
\$900-999K	19	8	32	21	14
\$1-1.299M	20	22	51	12	4
\$1.3-1.699M	4	5	8	2	3
\$1.7-1.999M	0	0	3	1	0
\$2-2.999M	2	0	1	1	1
>3M	0	0	0	0	0
Total	223	191	275	248	242

## Presented by:

## Market Activity Summary:

- Inventory: 43 units were listed for sale as of the last day of May - approximately 1.2 months of inventory.
- Sales Activity: 43 units were sold during May,
- Median Sales Price: \$885,000 during May
- Average price per sq.ft. in May was \$679
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 107% of list price in May



## 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
May-24	43	48	43	1.2	\$906,619	\$885,000	\$968,492	15	\$630	\$679	107%
Apr-24	39	37	37	1.2	\$910,734	\$915,000	\$970,329	11	\$603	\$670	107%
Mar-24	33	24	30	1.3	\$933,382	\$909,000	\$989,300	15	\$644	\$688	106%
Feb-24	29	15	31	1.2	\$879,052	\$875,000	\$907,911	25	\$658	\$656	104%
Jan-24	23	21	19	1.0	\$820,205	\$805,000	\$859,726	23	\$655	\$602	105%
Dec-23	24	12	25	0.8	\$860,957	\$800,000	\$866,045	25	\$640	\$643	101%
Nov-23	33	21	30	0.9	\$847,689	\$844,000	\$871,216	16	\$670	\$604	103%
Oct-23	45	22	37	1.1	\$886,290	\$850,000	\$938,351	18	\$646	\$642	105%
Sep-23	45	23	42	1.1	\$795,704	\$840,000	\$857,533	12	\$667	\$683	108%
Aug-23	36	32	45	0.9	\$887,027	\$900,000	\$952,151	15	\$650	\$610	107%
Jul-23	34	31	36	0.9	\$879,627	\$837,500	\$936,131	18	\$663	\$627	108%
Jun-23	33	22	41	1.0	\$857,557	\$865,000	\$919,914	10	\$651	\$666	108%
May-23	27	30	36	0.8	\$929,850	\$937,500	\$999,475	22	\$679	\$582	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
May-24	43	19.4%	\$909,012	7.39%	\$885,000	-5.6%	\$968,492	-3.1%	15	-31.8%	107%
May-23	36	-34.5%	\$846,444	-9.34%	\$937,500	-8.98%	\$999,475	-6.28%	22	144%	107%
May-22	55	-5.17%	\$933,647	14.1%	\$1,030,000	16.4%	\$1,066,498	16.7%	9	-25%	117%

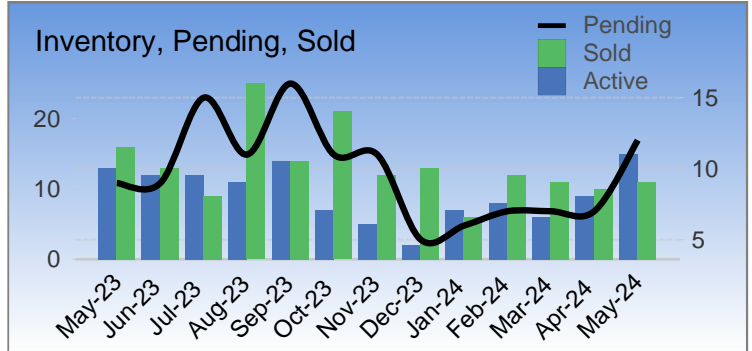
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	2	0	1	1
\$500-599K	1	5	2	6	10
\$600-699K	10	12	6	16	34
\$700-799K	28	39	24	44	56
\$800-899K	48	44	35	62	14
\$900-999K	25	16	48	35	13
\$1-1.299M	35	24	73	40	7
\$1.3-1.699M	11	7	35	4	1
\$1.7-1.999M	2	1	3	1	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	160	150	226	209	136

## Presented by:

## Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of May - approximately 1.4 months of inventory.
- Sales Activity: 11 units were sold during May,
- Median Sales Price: \$855,000 during May
- Average price per sq.ft. in May was \$709
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 107% of list price in May



## 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
May-24	15	12	11	1.4	\$794,420	\$855,000	\$853,000	12	\$689	\$709	107%
Apr-24	9	7	10	0.9	\$831,550	\$895,000	\$898,588	17	\$686	\$729	108%
Mar-24	6	7	11	0.6	\$831,420	\$899,888	\$919,262	12	\$835	\$698	110%
Feb-24	8	7	12	0.8	\$817,222	\$885,500	\$903,912	11	\$738	\$719	111%
Jan-24	7	6	6	0.7	\$740,166	\$779,444	\$762,148	19	\$712	\$673	103%
Dec-23	2	5	13	0.2	\$808,692	\$856,000	\$860,769	15	\$539	\$694	107%
Nov-23	5	11	12	0.3	\$778,240	\$795,000	\$800,437	17	\$608	\$638	104%
Oct-23	7	11	21	0.4	\$770,408	\$810,000	\$822,852	12	\$651	\$652	107%
Sep-23	14	16	14	0.9	\$788,134	\$844,250	\$818,964	13	\$607	\$692	104%
Aug-23	11	11	25	0.7	\$839,260	\$870,000	\$877,868	17	\$599	\$642	105%
Jul-23	12	15	9	1.0	\$768,222	\$818,000	\$791,444	17	\$644	\$764	103%
Jun-23	12	9	13	1.0	\$780,598	\$850,000	\$829,138	10	\$629	\$646	106%
May-23	13	9	16	1.0	\$803,162	\$829,400	\$837,425	14	\$624	\$574	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
May-24	11	-31.3%	\$846,471	7.02%	\$855,000	3.09%	\$853,000	1.86%	12	-14.3%	107%
May-23	16	-36%	\$790,983	-8.34%	\$829,400	-14.9%	\$837,425	-12.5%	14	75%	104%
May-22	25	66.7%	\$862,971	10.3%	\$975,000	13.4%	\$957,111	11%	8	-11.1%	110%

## Sales Activity and Price Trends

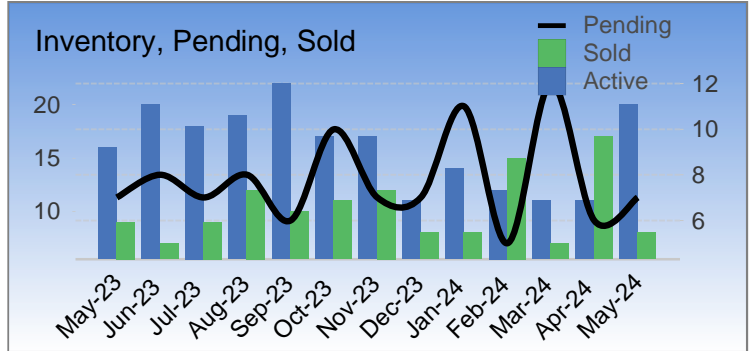
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	1
\$500-599K	1	2	1	0	2
\$600-699K	1	4	1	7	20
\$700-799K	11	16	7	24	28
\$800-899K	17	20	24	34	3
\$900-999K	12	8	24	13	0
\$1-1.299M	8	5	25	1	0
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	50	55	83	79	54

Presented by:



## Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of May - approximately 2.0 months of inventory.
- Sales Activity: 8 units were sold during May,
- Median Sales Price: \$523,500 during May
- Average price per sq.ft. in May was \$526
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 107% of list price in May



## 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
May-24	20	7	8	2.0	\$515,499	\$523,500	\$551,250	13	\$475	\$526	107%
Apr-24	11	6	17	0.9	\$625,982	\$635,000	\$645,941	23	\$485	\$495	103%
Mar-24	11	12	7	1.2	\$605,857	\$595,000	\$611,071	30	\$493	\$518	101%
Feb-24	12	5	15	1.3	\$583,759	\$620,000	\$609,860	36	\$505	\$515	105%
Jan-24	14	11	8	1.6	\$534,218	\$560,000	\$557,250	31	\$517	\$460	106%
Dec-23	11	7	8	1.1	\$547,647	\$540,000	\$555,085	21	\$478	\$524	102%
Nov-23	17	7	12	1.5	\$545,316	\$575,000	\$559,500	18	\$470	\$475	105%
Oct-23	17	10	11	1.5	\$614,272	\$650,000	\$642,000	30	\$504	\$508	104%
Sep-23	22	6	10	2.2	\$578,599	\$611,000	\$594,900	18	\$487	\$530	102%
Aug-23	19	8	12	2.1	\$598,241	\$590,000	\$605,083	31	\$515	\$506	101%
Jul-23	18	7	9	2.2	\$653,419	\$685,000	\$682,829	32	\$526	\$554	104%
Jun-23	20	8	7	2.1	\$572,500	\$640,000	\$604,285	16	\$528	\$519	105%
May-23	16	7	9	1.4	\$627,416	\$700,000	\$665,666	34	\$551	\$584	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
May-24	8	-11.1%	\$664,836	18.3%	\$523,500	-25.2%	\$551,250	-17.2%	13	-61.8%	107%
May-23	9	-52.6%	\$562,000	-14.3%	\$700,000	1.45%	\$665,666	-2.4%	34	88.9%	107%
May-22	19	11.8%	\$655,759	14.2%	\$690,000	19%	\$682,035	14.3%	18	38.5%	110%

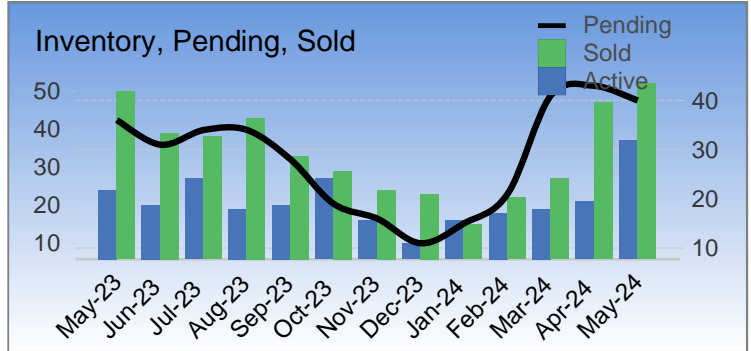
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	10	6	7	12	15
\$500-599K	15	19	10	31	21
\$600-699K	19	9	27	22	6
\$700-799K	8	14	25	7	1
\$800-899K	3	2	9	4	0
\$900-999K	0	0	1	1	0
\$1-1.299M	0	0	1	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	55	50	80	77	43

## Presented by:

## Market Activity Summary:

- Inventory: 37 units were listed for sale as of the last day of May - approximately 0.9 months of inventory.
- Sales Activity: 52 units were sold during May,
- Median Sales Price: \$2,100,000 during May
- Average price per sq.ft. in May was \$813
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 106% of list price in May



## 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
May-24	37	40	52	0.9	\$2,116,790	\$2,100,000	\$2,232,396	11	\$780	\$813	106%
Apr-24	21	43	47	0.7	\$2,025,375	\$2,000,000	\$2,134,010	10	\$775	\$830	106%
Mar-24	19	41	27	0.9	\$1,651,139	\$1,670,000	\$1,764,444	10	\$743	\$868	107%
Feb-24	18	21	22	0.9	\$1,729,576	\$1,850,000	\$1,831,227	22	\$764	\$858	106%
Jan-24	16	15	15	0.8	\$1,749,103	\$1,680,000	\$1,779,600	31	\$808	\$793	102%
Dec-23	10	11	23	0.4	\$1,647,616	\$1,550,000	\$1,650,519	17	\$789	\$816	100%
Nov-23	16	16	24	0.6	\$1,887,270	\$1,699,000	\$1,899,229	19	\$776	\$744	101%
Oct-23	27	19	29	0.8	\$1,914,749	\$1,839,001	\$1,929,739	13	\$764	\$758	101%
Sep-23	20	28	33	0.5	\$1,800,338	\$1,770,000	\$1,832,227	14	\$737	\$754	102%
Aug-23	19	34	43	0.5	\$1,739,802	\$1,680,000	\$1,791,255	12	\$689	\$819	104%
Jul-23	27	34	38	0.6	\$1,930,453	\$1,862,500	\$1,962,009	14	\$729	\$764	103%
Jun-23	20	31	39	0.4	\$1,832,038	\$1,850,000	\$1,898,074	11	\$704	\$783	104%
May-23	24	36	50	0.6	\$1,775,885	\$1,760,000	\$1,848,258	10	\$704	\$774	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
May-24	52	4%	\$1,908,580	-5.28%	\$2,100,000	19.3%	\$2,232,396	20.8%	11	10%	106%
May-23	50	-33.3%	\$2,014,907	-0.644%	\$1,760,000	-18.1%	\$1,848,258	-17.2%	10	42.9%	104%
May-22	75	-29.2%	\$2,027,958	30.4%	\$2,150,000	37.8%	\$2,233,191	33.3%	7	16.7%	113%

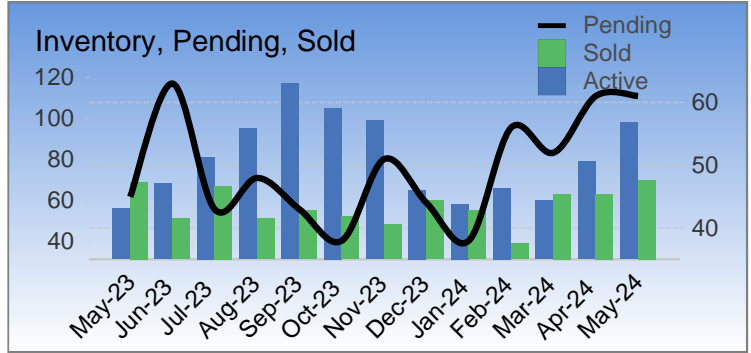
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	1	1
\$700-799K	1	0	0	1	5
\$800-899K	2	1	2	2	9
\$900-999K	0	0	0	1	28
\$1-1.299M	2	10	7	48	69
\$1.3-1.699M	41	59	44	155	50
\$1.7-1.999M	42	34	71	61	9
\$2-2.999M	64	38	137	43	8
>3M	11	5	25	2	0
Total	163	147	286	314	179

## Presented by:

## Market Activity Summary:

- Inventory: 98 units were listed for sale as of the last day of May - approximately 1.6 months of inventory.
- Sales Activity: 70 units were sold during May,
- Median Sales Price: \$748,500 during May
- Average price per sq.ft. in May was \$400
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 102% of list price in May



## 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
May-24	98	61	70	1.6	\$779,857	\$748,500	\$791,715	12	\$391	\$400	102%
Apr-24	79	61	63	1.5	\$818,510	\$770,000	\$825,648	19	\$442	\$372	101%
Mar-24	60	52	63	1.2	\$817,555	\$799,950	\$821,900	22	\$473	\$384	101%
Feb-24	66	56	39	1.3	\$790,214	\$745,000	\$788,588	32	\$468	\$397	100%
Jan-24	58	38	55	1.1	\$714,235	\$686,500	\$706,401	50	\$472	\$372	99%
Dec-23	65	44	60	1.2	\$752,206	\$703,500	\$739,738	25	\$474	\$367	99%
Nov-23	99	51	48	1.9	\$753,931	\$700,000	\$752,138	26	\$443	\$384	100%
Oct-23	105	38	52	2.1	\$732,928	\$680,000	\$730,461	20	\$405	\$383	100%
Sep-23	117	43	55	2.1	\$799,522	\$749,000	\$798,298	22	\$433	\$364	100%
Aug-23	95	48	51	1.7	\$755,608	\$714,020	\$749,759	24	\$442	\$363	100%
Jul-23	81	43	67	1.4	\$748,973	\$710,000	\$756,777	15	\$415	\$376	102%
Jun-23	68	63	51	1.3	\$715,244	\$699,950	\$718,491	21	\$423	\$366	101%
May-23	56	45	69	1.0	\$710,135	\$700,000	\$704,398	22	\$425	\$349	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
May-24	70	1.45%	\$844,142	8.13%	\$748,500	6.93%	\$791,715	12.4%	12	-45.5%	102%
May-23	69	-17.9%	\$780,695	-4.99%	\$700,000	-18.1%	\$704,398	-20.6%	22	120%	100%
May-22	84	-10.6%	\$821,666	10.9%	\$855,000	26.2%	\$887,648	26.2%	10	11.1%	105%

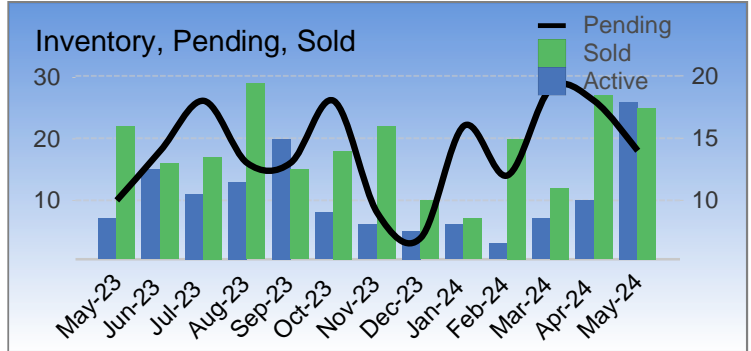
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	18	18	14	51	149
\$500-599K	41	45	31	90	132
\$600-699K	61	54	67	86	34
\$700-799K	49	55	87	69	14
\$800-899K	49	34	75	39	4
\$900-999K	24	17	47	13	3
\$1-1.299M	37	13	54	10	6
\$1.3-1.699M	9	0	17	5	1
\$1.7-1.999M	1	0	2	3	0
\$2-2.999M	1	0	2	0	0
>3M	0	0	0	0	0
Total	290	236	396	366	343

Presented by:

## Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of May - approximately 1.2 months of inventory.
- Sales Activity: 25 units were sold during May,
- Median Sales Price: \$1,525,000 during May
- Average price per sq.ft. in May was \$882
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 108% of list price in May



## 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
May-24	26	14	25	1.2	\$1,319,839	\$1,525,000	\$1,431,440	9	\$914	\$882	108%
Apr-24	10	18	27	0.5	\$1,330,428	\$1,540,000	\$1,516,662	16	\$845	\$917	114%
Mar-24	7	19	12	0.6	\$1,392,986	\$1,564,000	\$1,542,177	7	\$759	\$840	111%
Feb-24	3	12	20	0.3	\$1,327,527	\$1,465,000	\$1,426,850	11	\$826	\$855	108%
Jan-24	6	16	7	0.5	\$1,130,992	\$1,250,000	\$1,119,285	21	\$772	\$765	99%
Dec-23	5	7	10	0.3	\$1,147,172	\$1,142,500	\$1,215,900	10	\$745	\$767	106%
Nov-23	6	9	22	0.3	\$1,312,618	\$1,290,000	\$1,335,631	20	\$763	\$767	102%
Oct-23	8	18	18	0.4	\$1,262,148	\$1,229,000	\$1,333,916	15	\$757	\$813	106%
Sep-23	20	13	15	1.0	\$1,386,845	\$1,450,000	\$1,460,555	14	\$786	\$844	106%
Aug-23	13	13	29	0.6	\$1,337,603	\$1,325,000	\$1,390,344	15	\$797	\$790	104%
Jul-23	11	18	17	0.6	\$1,341,210	\$1,425,000	\$1,433,058	9	\$758	\$825	108%
Jun-23	15	14	16	0.8	\$1,222,104	\$1,352,500	\$1,291,437	9	\$770	\$795	105%
May-23	7	10	22	0.4	\$1,345,662	\$1,375,000	\$1,415,156	8	\$748	\$790	106%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-24	25	13.6%	\$1,402,422	6.41%	\$1,525,000	10.9%	\$1,431,440	1.15%	9	12.5%	108%
May-23	22	29.4%	\$1,317,896	-7.79%	\$1,375,000	-13.5%	\$1,415,156	-2.44%	8	-27.3%	106%
May-22	17	-59.5%	\$1,429,294	22.1%	\$1,590,000	22.5%	\$1,450,529	11.8%	11	37.5%	111%

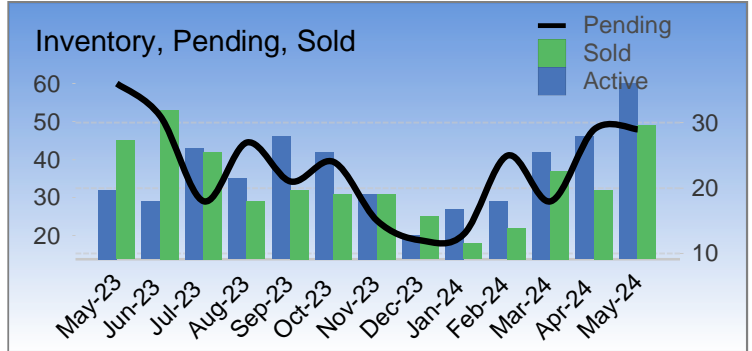
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	1
\$600-699K	0	0	0	2	6
\$700-799K	1	0	2	7	9
\$800-899K	4	7	2	12	18
\$900-999K	4	10	5	6	22
\$1-1.299M	17	23	21	52	24
\$1.3-1.699M	53	41	47	38	3
\$1.7-1.999M	8	6	20	4	0
\$2-2.999M	4	4	15	1	0
>3M	0	0	1	0	0
Total	91	91	113	122	83

Presented by:

## Market Activity Summary:

- Inventory: 60 units were listed for sale as of the last day of May - approximately 1.6 months of inventory.
- Sales Activity: 49 units were sold during May,
- Median Sales Price: \$1,650,000 during May
- Average price per sq.ft. in May was \$800
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 105% of list price in May



## 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
May-24	60	29	49	1.6	\$1,629,930	\$1,650,000	\$1,716,413	15	\$819	\$800	105%
Apr-24	46	29	32	1.5	\$1,550,462	\$1,635,000	\$1,623,812	15	\$790	\$797	106%
Mar-24	42	18	37	1.7	\$1,572,886	\$1,585,000	\$1,667,932	15	\$792	\$829	106%
Feb-24	29	25	22	1.4	\$1,475,850	\$1,450,000	\$1,549,454	16	\$766	\$801	106%
Jan-24	27	13	18	1.1	\$1,471,550	\$1,462,500	\$1,476,330	31	\$763	\$683	101%
Dec-23	20	12	25	0.7	\$1,406,631	\$1,400,000	\$1,424,908	21	\$791	\$715	102%
Nov-23	31	15	31	1.0	\$1,597,193	\$1,420,000	\$1,600,580	17	\$731	\$718	101%
Oct-23	42	24	31	1.4	\$1,510,864	\$1,511,250	\$1,526,294	17	\$775	\$756	102%
Sep-23	46	21	32	1.4	\$1,652,668	\$1,465,000	\$1,689,765	22	\$753	\$768	104%
Aug-23	35	27	29	0.8	\$1,448,618	\$1,400,000	\$1,484,896	18	\$775	\$760	103%
Jul-23	43	18	42	0.9	\$1,666,356	\$1,505,000	\$1,729,309	16	\$792	\$753	105%
Jun-23	29	31	53	0.7	\$1,590,820	\$1,527,000	\$1,649,294	24	\$769	\$746	104%
May-23	32	36	45	0.9	\$1,720,608	\$1,615,000	\$1,793,666	19	\$744	\$731	106%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-24	49	8.89%	\$1,855,165	3.3%	\$1,650,000	2.17%	\$1,716,413	-4.31%	15	-21.1%	105%
May-23	45	-35.7%	\$1,795,876	2.6%	\$1,615,000	-6%	\$1,793,666	-5.88%	19	111%	106%
May-22	70	-12.5%	\$1,750,390	22.5%	\$1,718,000	12.5%	\$1,905,735	21.9%	9	-35.7%	113%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	1	0	2	1
\$700-799K	0	0	1	3	8
\$800-899K	3	1	1	7	12
\$900-999K	4	2	3	17	26
\$1-1.299M	26	25	23	71	60
\$1.3-1.699M	62	51	80	117	41
\$1.7-1.999M	32	30	53	56	11
\$2-2.999M	30	17	56	28	3
>3M	0	6	13	2	1
Total	158	133	230	303	163

Presented by: