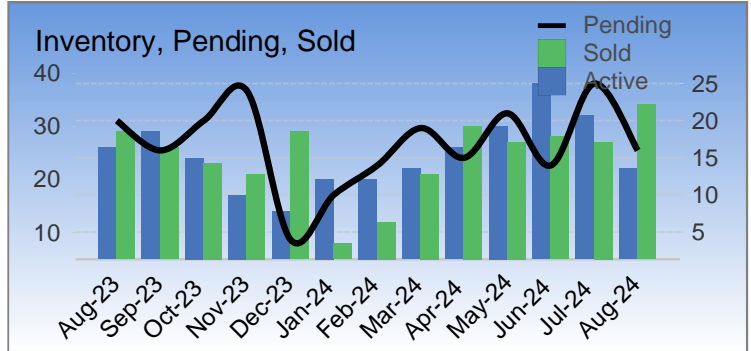


## Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of August - approximately 0.7 months of inventory.
- Sales Activity: 34 units were sold during August,
- Median Sales Price: \$1,325,000 during August
- Average price per sq.ft. in August was \$788
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 108% of list price in August



## 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
Aug-24	22	16	34	0.7	\$1,278,761	\$1,325,000	\$1,370,852	22	\$682	\$788	108%
Jul-24	32	25	27	1.2	\$1,411,106	\$1,500,000	\$1,527,292	13	\$698	\$829	110%
Jun-24	38	14	28	1.3	\$1,190,420	\$1,302,250	\$1,365,505	21	\$733	\$856	116%
May-24	30	21	27	1.2	\$1,425,111	\$1,450,000	\$1,575,259	22	\$728	\$794	112%
Apr-24	26	15	30	1.2	\$1,223,600	\$1,437,500	\$1,422,079	19	\$697	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	34	17.2%	\$1,243,296	-1.11%	\$1,325,000	-2.21%	\$1,370,852	2.28%	22	22.2%	108%
Aug-23	29	-12.1%	\$1,257,249	-3.65%	\$1,355,000	-16.6%	\$1,340,260	-11.5%	18	20%	114%
Aug-22	33	-26.7%	\$1,304,866	6.46%	\$1,625,000	18.2%	\$1,514,075	5.69%	15	7.14%	113%

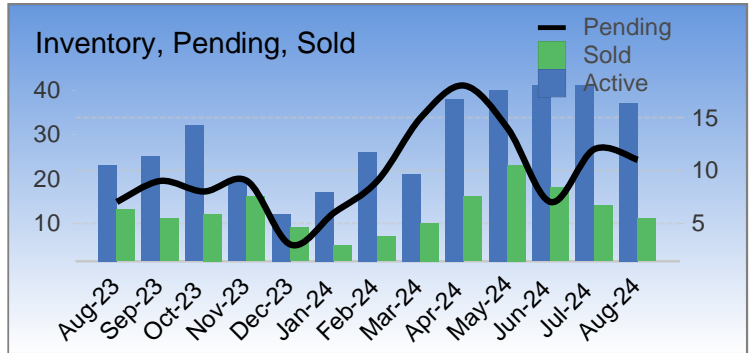
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	0	1	1	0
\$500-599K	1	0	1	0	1
\$600-699K	1	1	4	2	6
\$700-799K	4	8	2	6	6
\$800-899K	8	7	8	5	14
\$900-999K	7	18	7	10	15
\$1-1.299M	47	53	53	53	78
\$1.3-1.699M	77	66	100	95	46
\$1.7-1.999M	27	20	39	22	9
\$2-2.999M	12	11	42	14	7
>3M	2	0	3	1	1
Total	187	184	260	209	183

Presented by:

## Market Activity Summary:

- Inventory: 37 units were listed for sale as of the last day of August - approximately 2.6 months of inventory.
- Sales Activity: 11 units were sold during August,
- Median Sales Price: \$2,400,000 during August
- Average price per sq.ft. in August was \$974
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 103% of list price in August



## 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
Aug-24	37	11	11	2.6	\$2,766,272	\$2,400,000	\$2,826,272	23	\$843	\$974	103%
Jul-24	41	12	14	2.2	\$2,952,067	\$2,675,000	\$2,907,493	28	\$896	\$889	99%
Jun-24	41	7	18	2.2	\$3,018,749	\$2,800,000	\$2,986,666	22	\$879	\$806	100%
May-24	40	14	23	2.5	\$2,845,212	\$2,800,000	\$2,907,973	11	\$850	\$883	103%
Apr-24	38	18	16	3.5	\$2,808,062	\$2,845,000	\$2,876,250	21	\$846	\$828	103%
Mar-24	21	15	10	2.9	\$3,074,490	\$2,995,000	\$3,069,250	24	\$825	\$881	100%
Feb-24	26	9	7	3.7	\$2,241,000	\$2,000,000	\$2,292,571	30	\$855	\$875	103%
Jan-24	17	6	5	1.7	\$2,199,800	\$2,225,000	\$2,155,000	55	\$899	\$744	98%
Dec-23	12	3	9	1.1	\$2,661,811	\$2,650,000	\$2,584,333	25	\$868	\$795	97%
Nov-23	20	9	16	1.5	\$2,662,375	\$2,025,000	\$2,623,750	28	\$892	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	11	-15.4%	\$2,787,250	7.04%	\$2,400,000	-8.05%	\$2,826,272	13.8%	23	15%	103%
Aug-23	13	-13.3%	\$2,603,814	-13.2%	\$2,610,000	17.6%	\$2,484,615	-11.7%	20	-20%	101%
Aug-22	15	-21.1%	\$2,999,038	21.7%	\$2,220,000	-7.88%	\$2,815,033	5.17%	25	56.3%	98%

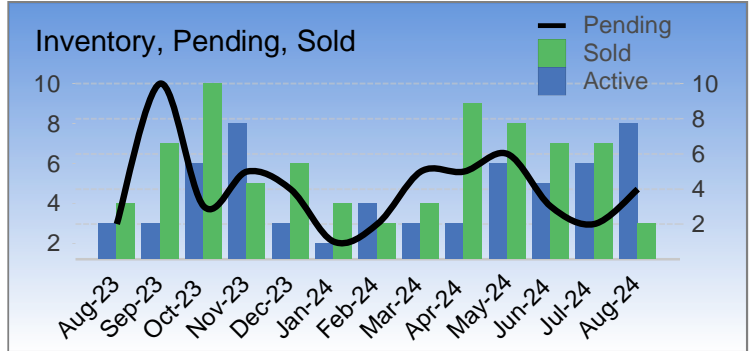
## Sales Activity and Price Trends

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	1	0	0
\$900-999K	0	0	0	0	1
\$1-1.299M	0	1	0	1	7
\$1.3-1.699M	2	10	5	13	42
\$1.7-1.999M	10	15	8	23	28
\$2-2.999M	55	46	48	119	39
>3M	37	44	58	60	14
Total	104	116	120	216	131

Presented by:

## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of August - approximately 1.4 months of inventory.
- Sales Activity: 3 units were sold during August,
- Median Sales Price: \$2,470,000 during August
- Average price per sq.ft. in August was \$1,062
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 137% of list price in August



## 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
Aug-24	8	4	3	1.4	\$1,536,333	\$2,470,000	\$2,140,000	12	\$843	\$1,062	137%
Jul-24	6	2	7	0.8	\$1,223,571	\$1,680,000	\$1,496,428	17	\$911	\$1,009	121%
Jun-24	5	3	7	0.6	\$1,031,542	\$1,050,000	\$1,184,285	16	\$957	\$948	112%
May-24	6	6	8	0.9	\$1,298,000	\$1,625,000	\$1,616,250	14	\$921	\$1,091	125%
Apr-24	3	5	9	0.6	\$1,185,322	\$1,350,000	\$1,363,987	15	\$859	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	3	-25%	\$1,051,100	-21.1%	\$2,470,000	47.3%	\$2,140,000	25.8%	12	0%	137%
Aug-23	4	-50%	\$1,331,500	19.5%	\$1,676,500	9.93%	\$1,700,750	6.71%	12	-33.3%	129%
Aug-22	8	-11.1%	\$1,114,333	-0.801%	\$1,525,000	-4.98%	\$1,593,750	-11.5%	18	28.6%	111%

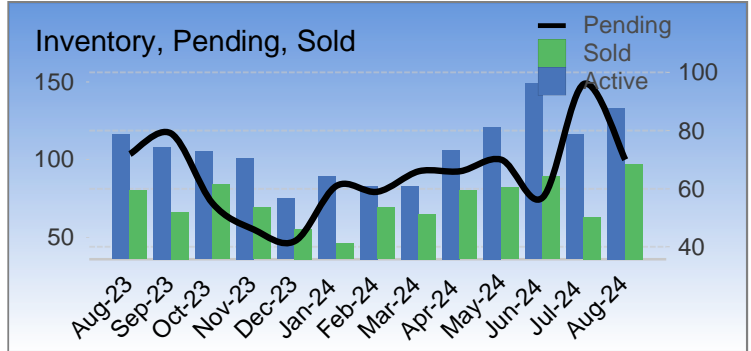
## Sales Activity and Price Trends

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	1	0	0	0	0
\$600-699K	2	0	0	1	1
\$700-799K	0	0	1	0	1
\$800-899K	1	2	2	2	5
\$900-999K	5	4	1	4	6
\$1-1.299M	10	12	13	18	15
\$1.3-1.699M	13	12	30	20	15
\$1.7-1.999M	4	0	11	11	3
\$2-2.999M	9	9	7	8	1
>3M	0	0	0	0	0
Total	45	39	65	64	47

## Presented by:

## Market Activity Summary:

- Inventory: 133 units were listed for sale as of the last day of August - approximately 1.7 months of inventory.
- Sales Activity: 97 units were sold during August,
- Median Sales Price: \$625,000 during August
- Average price per sq.ft. in August was \$348
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 101% of list price in August



## 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
Aug-24	133	70	97	1.7	\$623,638	\$625,000	\$627,865	24	\$355	\$348	101%
Jul-24	116	96	63	1.5	\$645,061	\$631,000	\$651,148	21	\$347	\$352	101%
Jun-24	149	57	89	1.8	\$620,201	\$640,000	\$635,753	26	\$339	\$352	103%
May-24	121	70	82	1.7	\$614,458	\$626,500	\$623,605	26	\$338	\$358	102%
Apr-24	106	66	80	1.6	\$637,563	\$644,458	\$648,631	27	\$348	\$341	102%
Mar-24	83	66	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	97	21.2%	\$636,298	4.54%	\$625,000	-3.85%	\$627,865	-3.04%	24	-11.1%	101%
Aug-23	80	-14%	\$608,658	-4.42%	\$650,000	1.72%	\$647,562	-0.425%	27	17.4%	102%
Aug-22	93	-34.5%	\$636,793	-0.141%	\$639,000	2.24%	\$650,325	2.62%	23	76.9%	99%

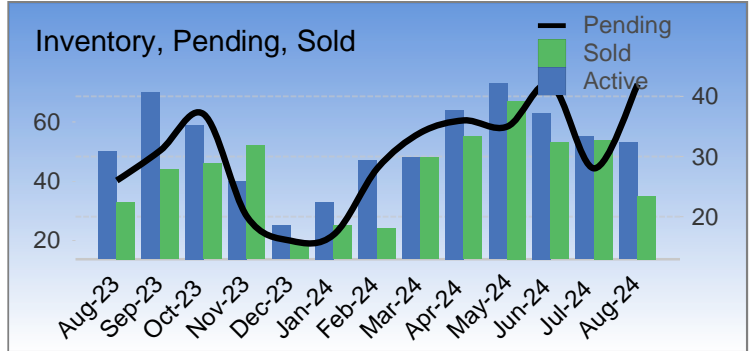
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	64	96	71	154	397
\$500-599K	164	130	150	238	234
\$600-699K	181	203	255	193	59
\$700-799K	123	114	193	109	12
\$800-899K	47	38	133	66	4
\$900-999K	11	9	46	12	0
\$1-1.299M	1	4	16	2	1
\$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	591	594	865	774	707

Presented by:

## Market Activity Summary:

- Inventory: 53 units were listed for sale as of the last day of August - approximately 1.1 months of inventory.
- Sales Activity: 35 units were sold during August,
- Median Sales Price: \$1,360,000 during August
- Average price per sq.ft. in August was \$978
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 123% of list price in August



## 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
Aug-24	53	42	35	1.1	\$1,198,471	\$1,360,000	\$1,452,407	23	\$787	\$978	123%
Jul-24	55	28	54	0.9	\$1,401,440	\$1,457,500	\$1,652,313	21	\$723	\$921	119%
Jun-24	63	42	53	1.1	\$1,486,118	\$1,550,000	\$1,757,441	22	\$777	\$930	121%
May-24	73	35	67	1.3	\$1,436,805	\$1,550,000	\$1,767,066	16	\$758	\$994	126%
Apr-24	64	36	55	1.5	\$1,324,087	\$1,400,000	\$1,560,426	14	\$786	\$940	120%
Mar-24	48	34	48	1.5	\$1,567,790	\$1,717,000	\$1,781,702	20	\$808	\$913	115%
Feb-24	47	28	24	2.1	\$1,293,583	\$1,380,000	\$1,491,558	19	\$812	\$905	120%
Jan-24	33	17	25	1.1	\$1,451,559	\$1,250,001	\$1,529,980	32	\$776	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	35	6.06%	\$1,600,013	15.4%	\$1,360,000	-4.9%	\$1,452,407	-8.36%	23	9.52%	123%
Aug-23	33	-32.7%	\$1,386,240	-4.48%	\$1,430,000	-5.92%	\$1,584,963	-6.86%	21	5%	117%
Aug-22	49	-38.7%	\$1,451,331	-0.699%	\$1,520,000	-5%	\$1,701,714	0.464%	20	17.6%	121%

## 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	1	2	0	0	2
\$600-699K	3	3	0	0	0
\$700-799K	7	10	2	3	5
\$800-899K	13	9	5	9	17
\$900-999K	18	16	8	20	22
\$1-1.299M	75	66	60	62	90
\$1.3-1.699M	110	98	144	144	97
\$1.7-1.999M	41	58	91	59	31
\$2-2.999M	77	60	122	59	31
>3M	16	12	49	16	5
Total	361	334	481	372	300

## Presented by:



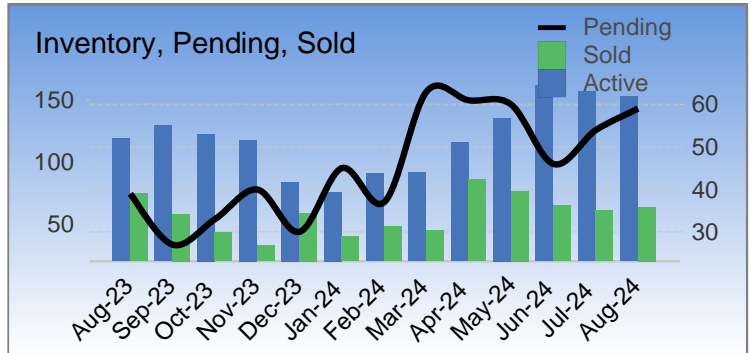
Includes Berkeley and Kensington

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## Market Activity Summary:

- Inventory: 153 units were listed for sale as of the last day of August - approximately 2.4 months of inventory.
- Sales Activity: 64 units were sold during August,
- Median Sales Price: \$820,000 during August
- Average price per sq.ft. in August was \$371
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 99% of list price in August



## 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
Aug-24	153	59	64	2.4	\$905,566	\$820,000	\$883,403	33	\$523	\$371	99%
Jul-24	157	54	61	2.3	\$910,912	\$875,000	\$919,360	19	\$518	\$400	101%
Jun-24	162	46	65	2.1	\$923,293	\$840,000	\$928,881	27	\$506	\$405	101%
May-24	136	60	77	2.0	\$902,940	\$850,000	\$914,026	18	\$519	\$393	101%
Apr-24	116	61	86	1.9	\$872,981	\$837,500	\$878,195	28	\$515	\$392	101%
Mar-24	92	63	45	2.2	\$884,878	\$810,000	\$877,008	41	\$455	\$385	100%
Feb-24	91	37	48	1.9	\$867,674	\$860,000	\$871,486	37	\$465	\$389	100%
Jan-24	76	45	40	1.8	\$791,275	\$756,500	\$780,850	43	\$475	\$379	99%
Dec-23	84	30	59	1.9	\$899,117	\$780,000	\$881,322	45	\$465	\$390	99%
Nov-23	118	40	33	2.7	\$845,930	\$825,000	\$850,161	37	\$443	\$402	101%
Oct-23	123	33	43	2.1	\$827,833	\$750,000	\$829,942	33	\$438	\$400	100%
Sep-23	130	27	58	2.1	\$827,972	\$770,325	\$833,553	24	\$426	\$375	101%
Aug-23	119	39	75	1.8	\$804,647	\$770,000	\$804,066	25	\$428	\$395	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
Aug-24	64	-14.7%	\$935,191	12.8%	\$820,000	6.49%	\$883,403	9.87%	33	32%	99%
Aug-23	75	-5.06%	\$829,220	-14.9%	\$770,000	-6.67%	\$804,066	-6.19%	25	-19.4%	100%
Aug-22	79	-28.2%	\$974,232	6.81%	\$825,000	6.45%	\$857,164	4.68%	31	121%	99%

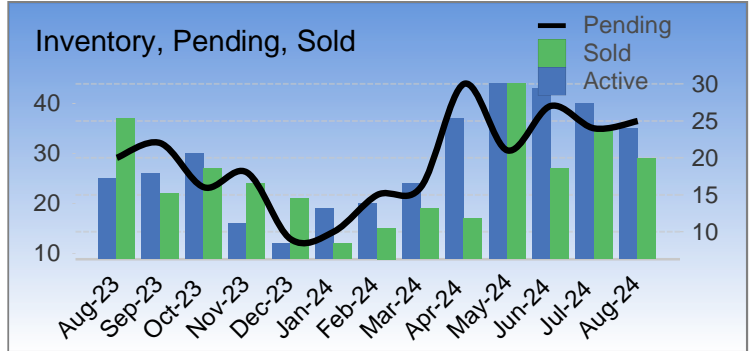
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	7	14	9	30	102
\$500-599K	34	37	44	90	177
\$600-699K	67	91	67	138	166
\$700-799K	102	92	131	163	117
\$800-899K	90	88	124	140	57
\$900-999K	67	56	108	131	25
\$1-1.299M	83	70	154	94	19
\$1.3-1.699M	28	29	55	21	5
\$1.7-1.999M	3	3	6	2	0
\$2-2.999M	5	1	3	3	1
>3M	0	0	2	1	0
Total	486	481	703	813	669

## Presented by:

## Market Activity Summary:

- Inventory: 35 units were listed for sale as of the last day of August - approximately 1.2 months of inventory.
- Sales Activity: 29 units were sold during August,
- Median Sales Price: \$1,200,000 during August
- Average price per sq.ft. in August was \$709
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 102% of list price in August



## 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
Aug-24	35	25	29	1.2	\$1,250,689	\$1,200,000	\$1,275,156	20	\$751	\$709	102%
Jul-24	40	24	35	1.1	\$1,206,896	\$1,102,000	\$1,216,053	23	\$734	\$703	101%
Jun-24	43	27	27	1.5	\$1,235,109	\$1,250,000	\$1,325,222	15	\$750	\$752	107%
May-24	44	21	44	1.7	\$1,200,235	\$1,237,500	\$1,284,633	16	\$752	\$736	107%
Apr-24	37	30	17	2.2	\$1,216,046	\$1,375,000	\$1,323,705	11	\$741	\$731	109%
Mar-24	24	16	19	1.6	\$1,233,075	\$1,250,000	\$1,274,628	16	\$693	\$734	104%
Feb-24	20	15	15	1.3	\$1,260,524	\$1,240,000	\$1,307,512	11	\$688	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	29	-21.6%	\$1,377,578	6.6%	\$1,200,000	-2.44%	\$1,275,156	1.66%	20	-37.5%	102%
Aug-23	37	-33.9%	\$1,292,246	-1.86%	\$1,230,000	7.89%	\$1,254,339	4.8%	32	23.1%	105%
Aug-22	56	1.82%	\$1,316,799	11.6%	\$1,140,000	-8.8%	\$1,196,892	-4.52%	26	136%	99%

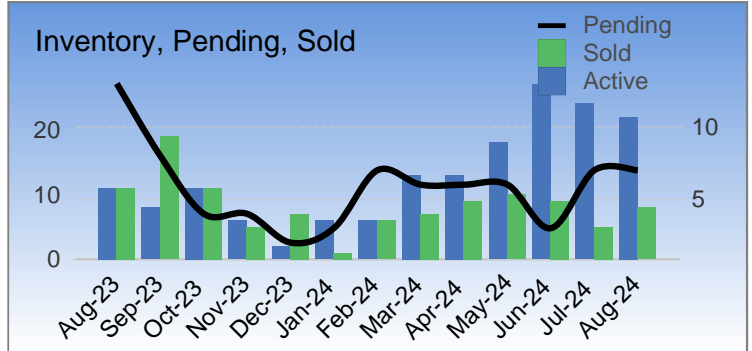
## Sales Activity and Price Trends

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	0	0
\$500-599K	0	0	0	0	4
\$600-699K	0	3	3	2	20
\$700-799K	7	6	8	21	53
\$800-899K	11	20	20	33	55
\$900-999K	24	37	27	35	53
\$1-1.299M	71	60	89	94	83
\$1.3-1.699M	62	71	111	104	24
\$1.7-1.999M	18	16	31	18	4
\$2-2.999M	4	6	19	6	0
>3M	1	2	0	1	0
Total	198	222	308	314	296

## Presented by:

## Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of August - approximately 3.0 months of inventory.
- Sales Activity: 8 units were sold during August,
- Median Sales Price: \$1,020,000 during August
- Average price per sq.ft. in August was \$584
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 103% of list price in August



## 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
Aug-24	22	7	8	3.0	\$1,092,250	\$1,020,000	\$1,128,750	39	\$522	\$584	103%
Jul-24	24	7	5	3.0	\$1,325,400	\$1,300,000	\$1,327,000	12	\$499	\$497	100%
Jun-24	27	3	9	2.9	\$1,493,655	\$1,525,000	\$1,542,466	19	\$496	\$565	104%
May-24	18	6	10	2.1	\$1,268,200	\$1,307,500	\$1,302,700	19	\$522	\$527	103%
Apr-24	13	6	9	1.8	\$1,074,755	\$1,099,000	\$1,097,888	16	\$526	\$537	102%
Mar-24	13	6	7	2.8	\$1,206,714	\$1,300,000	\$1,262,714	11	\$539	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	8	-27.3%	\$1,214,517	16.7%	\$1,020,000	-8.93%	\$1,128,750	-0.931%	39	129%	103%
Aug-23	11	0%	\$1,040,627	-10.6%	\$1,120,000	9.27%	\$1,139,363	1.52%	17	-64.6%	104%
Aug-22	11	-26.7%	\$1,163,579	-12.9%	\$1,024,950	3.53%	\$1,122,268	9.12%	48	200%	101%

## 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	7
\$700-799K	2	2	4	8	17
\$800-899K	4	5	9	13	22
\$900-999K	9	9	13	22	23
\$1-1.299M	14	34	32	47	11
\$1.3-1.699M	20	30	46	24	6
\$1.7-1.999M	4	1	6	0	0
\$2-2.999M	2	0	1	0	0
>3M	0	0	0	0	0
Total	55	81	111	117	87

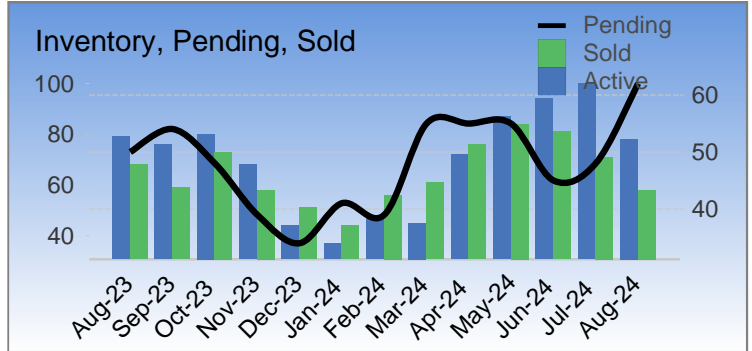
## Presented by:



## Market Activity Summary:



- Inventory: 78 units were listed for sale as of the last day of August - approximately 1.1 months of inventory.
- Sales Activity: 58 units were sold during August,
- Median Sales Price: \$830,500 during August
- Average price per sq.ft. in August was \$517
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 101% of list price in August



## 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
Aug-24	78	62	58	1.1	\$894,463	\$830,500	\$904,532	22	\$555	\$517	101%
Jul-24	100	48	71	1.3	\$867,978	\$820,000	\$887,538	19	\$542	\$544	103%
Jun-24	94	45	81	1.2	\$840,163	\$830,000	\$862,961	18	\$531	\$554	103%
May-24	87	55	84	1.2	\$872,296	\$847,500	\$897,613	12	\$558	\$559	103%
Apr-24	72	55	76	1.2	\$846,618	\$810,000	\$890,821	13	\$568	\$562	105%
Mar-24	45	55	61	0.9	\$861,553	\$835,000	\$898,543	17	\$553	\$531	104%
Feb-24	48	39	56	1.0	\$872,877	\$849,000	\$897,817	25	\$553	\$540	103%
Jan-24	37	41	44	0.7	\$789,920	\$794,000	\$806,884	29	\$544	\$544	103%
Dec-23	44	34	51	0.7	\$853,882	\$810,000	\$857,615	29	\$539	\$527	101%
Nov-23	68	39	58	1.1	\$792,668	\$772,500	\$814,444	17	\$527	\$530	103%
Oct-23	80	48	73	1.2	\$855,840	\$801,000	\$869,857	23	\$518	\$516	103%
Sep-23	76	54	59	1.2	\$870,482	\$815,000	\$891,059	14	\$527	\$562	102%
Aug-23	79	50	68	1.1	\$817,626	\$814,500	\$839,660	15	\$536	\$534	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
Aug-24	58	-14.7%	\$912,881	6.99%	\$830,500	1.96%	\$904,532	7.73%	22	46.7%	101%
Aug-23	68	-22.7%	\$853,273	0.184%	\$814,500	2.78%	\$839,660	1.8%	15	-31.8%	103%
Aug-22	88	-17%	\$851,709	-0.103%	\$792,500	-1.01%	\$824,801	-1.61%	22	83.3%	101%

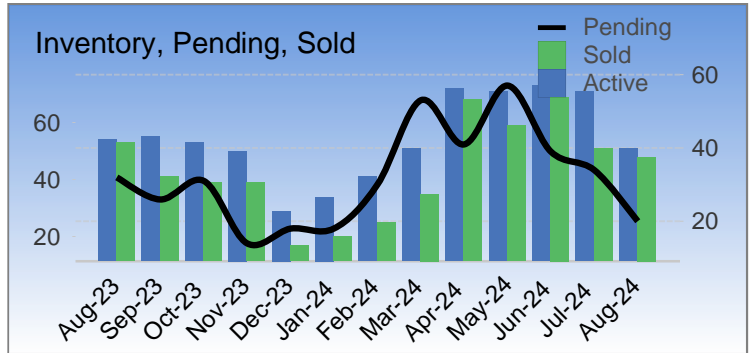
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	6	9	7	8	34
\$500-599K	17	35	21	35	131
\$600-699K	83	64	90	154	186
\$700-799K	123	119	138	175	152
\$800-899K	104	112	161	203	75
\$900-999K	66	78	114	115	33
\$1-1.299M	91	68	141	117	24
\$1.3-1.699M	38	21	72	35	4
\$1.7-1.999M	3	0	12	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	1	1	0
Total	531	506	757	843	639

Presented by:

## Market Activity Summary:

- Inventory: 51 units were listed for sale as of the last day of August - approximately 0.9 months of inventory.
- Sales Activity: 48 units were sold during August,
- Median Sales Price: \$2,105,000 during August
- Average price per sq.ft. in August was \$818
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 101% of list price in August



## 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
Aug-24	51	20	48	0.9	\$2,568,418	\$2,105,000	\$2,581,726	28	\$892	\$818	101%
Jul-24	71	34	51	1.2	\$2,306,133	\$2,130,000	\$2,348,211	16	\$861	\$848	103%
Jun-24	73	39	69	1.1	\$2,347,499	\$2,215,000	\$2,387,483	14	\$896	\$825	102%
May-24	71	57	59	1.3	\$2,371,067	\$2,205,000	\$2,410,738	12	\$890	\$825	103%
Apr-24	72	41	68	1.7	\$2,383,876	\$2,200,000	\$2,411,610	13	\$877	\$821	102%
Mar-24	51	53	35	2.0	\$2,368,789	\$2,250,000	\$2,447,857	13	\$930	\$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%

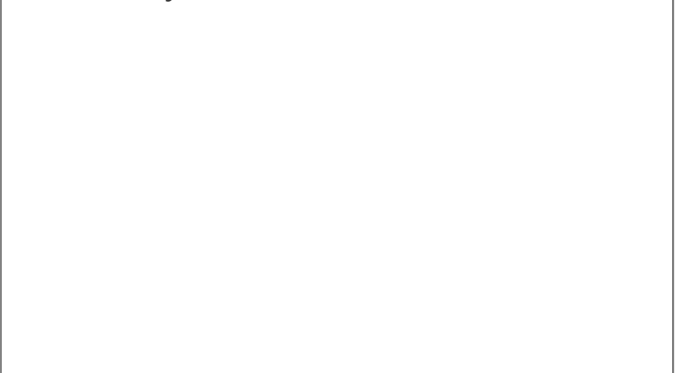
## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	48	-9.43%	\$2,653,804	-7.46%	\$2,105,000	5.51%	\$2,581,726	17.9%	28	47.4%	101%
Aug-23	53	39.5%	\$2,867,758	22.7%	\$1,995,000	-0.25%	\$2,189,937	0.376%	19	-13.6%	100%
Aug-22	38	-54.2%	\$2,337,026	5.67%	\$2,000,000	6.67%	\$2,181,740	2.58%	22	69.2%	98%

## Sales Activity and Price Trends

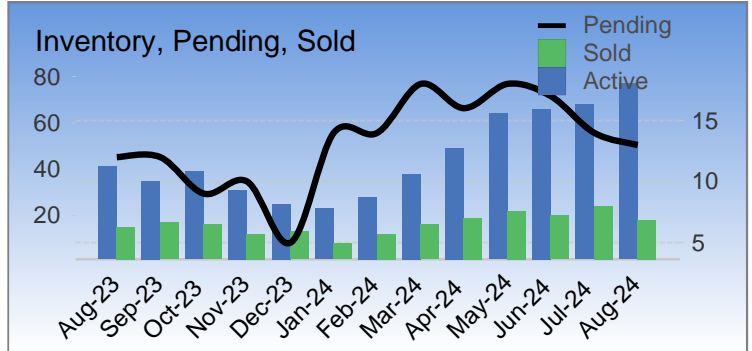
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	1	0	0	0	5
\$800-899K	0	0	0	3	8
\$900-999K	0	2	0	7	20
\$1-1.299M	11	17	10	52	135
\$1.3-1.699M	58	61	55	191	208
\$1.7-1.999M	67	95	65	161	59
\$2-2.999M	177	143	220	234	58
>3M	61	36	93	58	14
Total	375	354	443	706	507

## Presented by:



## Market Activity Summary:

- Inventory: 77 units were listed for sale as of the last day of August - approximately 3.7 months of inventory.
- Sales Activity: 18 units were sold during August,
- Median Sales Price: \$815,000 during August
- Average price per sq.ft. in August was \$373
- Average Days-on-Market (DOM) is approximately 44 days
- Sold over Asking: On average, buyers paid 97% of list price in August



## 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
Aug-24	77	13	18	3.7	\$924,555	\$815,000	\$886,305	44	\$407	\$373	97%
Jul-24	68	14	24	3.2	\$962,443	\$880,000	\$947,362	40	\$408	\$375	99%
Jun-24	66	17	20	3.3	\$1,002,890	\$822,500	\$995,189	25	\$414	\$395	100%
May-24	64	18	22	3.4	\$922,529	\$836,500	\$924,000	27	\$397	\$395	100%
Apr-24	49	16	19	3.1	\$1,055,452	\$930,000	\$1,044,378	29	\$402	\$393	100%
Mar-24	38	18	16	3.2	\$965,831	\$811,250	\$953,468	17	\$400	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	18	20%	\$986,493	0.358%	\$815,000	0%	\$886,305	-2.55%	44	83.3%	97%
Aug-23	15	-31.8%	\$982,975	-2.36%	\$815,000	-2.69%	\$909,466	-4.1%	24	-7.69%	100%
Aug-22	22	-18.5%	\$1,006,762	4.41%	\$837,500	0.661%	\$948,363	3.07%	26	62.5%	98%

## Sales Activity and Price Trends

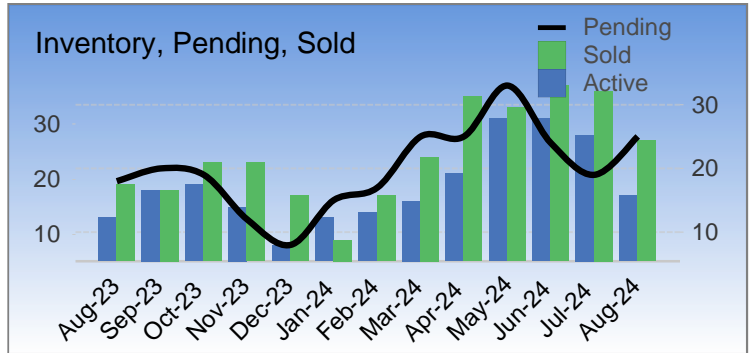
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	1	5	21
\$500-599K	3	1	4	23	75
\$600-699K	15	24	19	44	89
\$700-799K	40	38	62	67	26
\$800-899K	24	32	51	51	21
\$900-999K	14	9	18	19	9
\$1-1.299M	18	22	27	36	13
\$1.3-1.699M	22	6	19	16	7
\$1.7-1.999M	3	4	4	1	1
\$2-2.999M	0	3	3	2	0
>3M	0	2	1	0	1
Total	139	141	209	264	263

Presented by:



## Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of August - approximately 0.5 months of inventory.
- Sales Activity: 27 units were sold during August,
- Median Sales Price: \$1,575,000 during August
- Average price per sq.ft. in August was \$810
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 103% of list price in August



## 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
Aug-24	17	25	27	0.5	\$1,679,452	\$1,575,000	\$1,724,630	12	\$762	\$810	103%
Jul-24	28	19	36	0.8	\$1,706,530	\$1,632,500	\$1,758,035	11	\$774	\$820	103%
Jun-24	31	24	37	0.9	\$1,822,373	\$1,900,000	\$1,890,561	10	\$782	\$808	104%
May-24	31	33	33	1.0	\$1,646,599	\$1,530,000	\$1,781,881	7	\$748	\$871	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	27	42.1%	\$1,939,354	0.369%	\$1,575,000	-25%	\$1,724,630	-17.6%	12	20%	103%
Aug-23	19	-44.1%	\$1,932,225	23.7%	\$2,100,000	35.3%	\$2,093,888	32.5%	10	-23.1%	104%
Aug-22	34	-43.3%	\$1,562,448	1.99%	\$1,552,500	-3.72%	\$1,580,464	-8.91%	13	44.4%	99%

## 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	10
\$800-899K	0	0	1	7	40
\$900-999K	3	3	3	13	44
\$1-1.299M	27	38	32	96	120
\$1.3-1.699M	91	77	108	141	52
\$1.7-1.999M	34	32	64	64	6
\$2-2.999M	58	51	69	52	3
>3M	5	4	10	2	0
Total	218	205	287	375	275

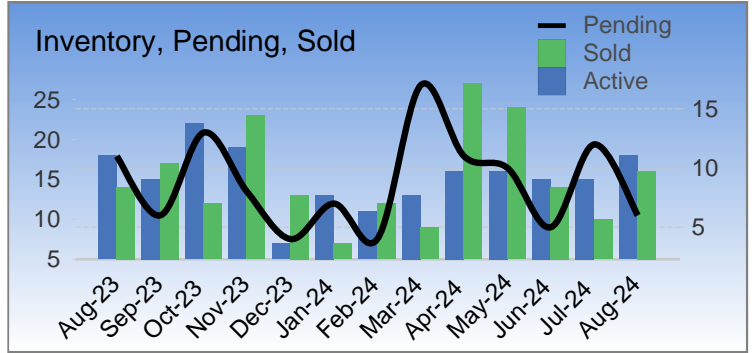
## Presented by:



## Market Activity Summary:



- Inventory: 18 units were listed for sale as of the last day of August - approximately 1.4 months of inventory.
- Sales Activity: 16 units were sold during August,
- Median Sales Price: \$1,049,000 during August
- Average price per sq.ft. in August was \$825
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 112% of list price in August



## 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
Aug-24	18	6	16	1.4	\$1,071,118	\$1,049,000	\$1,207,031	23	\$771	\$825	112%
Jul-24	15	12	10	0.9	\$912,900	\$1,042,996	\$1,066,249	26	\$812	\$770	117%
Jun-24	15	5	14	0.7	\$996,814	\$1,170,000	\$1,170,001	16	\$711	\$813	119%
May-24	16	10	24	0.9	\$943,872	\$1,110,000	\$1,141,104	14	\$701	\$834	122%
Apr-24	16	11	27	1.0	\$1,089,514	\$1,340,000	\$1,368,884	11	\$605	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	16	14.3%	\$1,014,500	6.13%	\$1,049,000	15.3%	\$1,207,031	9.55%	23	-11.5%	112%
Aug-23	14	-36.4%	\$955,878	-11.6%	\$910,000	-28.6%	\$1,101,829	-18.4%	26	30%	109%
Aug-22	22	-33.3%	\$1,081,738	-4.08%	\$1,275,000	8.05%	\$1,349,674	12.6%	20	25%	117%

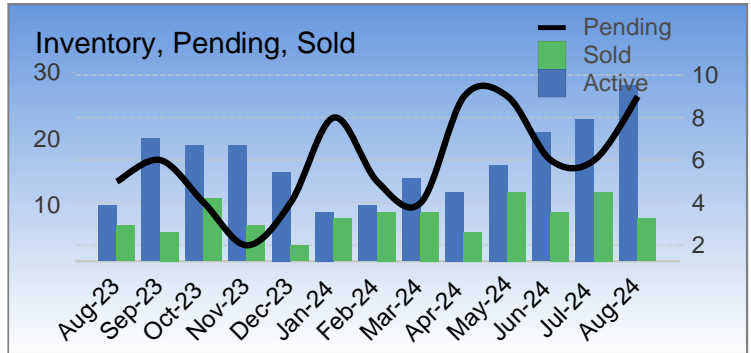
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	1
\$500-599K	0	0	0	1	2
\$600-699K	1	2	1	0	3
\$700-799K	6	7	3	5	13
\$800-899K	12	12	8	11	20
\$900-999K	19	15	11	8	28
\$1-1.299M	41	28	36	40	28
\$1.3-1.699M	26	33	49	43	10
\$1.7-1.999M	7	4	21	11	4
\$2-2.999M	6	1	7	3	1
>3M	1	1	2	0	0
Total	119	103	138	122	110

## Presented by:

## Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of August - approximately 3.0 months of inventory.
- Sales Activity: 8 units were sold during August,
- Median Sales Price: \$729,000 during August
- Average price per sq.ft. in August was \$471
- Average Days-on-Market (DOM) is approximately 38 days
- Sold over Asking: On average, buyers paid 106% of list price in August



## 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
Aug-24	28	9	8	3.0	\$781,875	\$729,000	\$829,750	38	\$523	\$471	106%
Jul-24	23	6	12	2.3	\$767,574	\$762,500	\$768,824	36	\$490	\$469	100%
Jun-24	21	6	9	2.3	\$770,994	\$736,000	\$816,411	22	\$473	\$526	105%
May-24	16	9	12	1.8	\$701,249	\$675,000	\$721,666	15	\$540	\$559	103%
Apr-24	12	9	6	1.8	\$664,333	\$728,000	\$736,000	37	\$628	\$515	109%
Mar-24	14	4	9	1.6	\$714,888	\$725,000	\$732,888	21	\$609	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	8	14.3%	\$883,443	0.728%	\$729,000	-1.49%	\$829,750	6.97%	38	58.3%	106%
Aug-23	7	-30%	\$877,054	14.7%	\$740,000	9.23%	\$775,714	14.3%	24	71.4%	103%
Aug-22	10	-44.4%	\$764,350	4.66%	\$677,500	-8.14%	\$678,488	-11.1%	14	-6.67%	104%

## Sales Activity and Price Trends

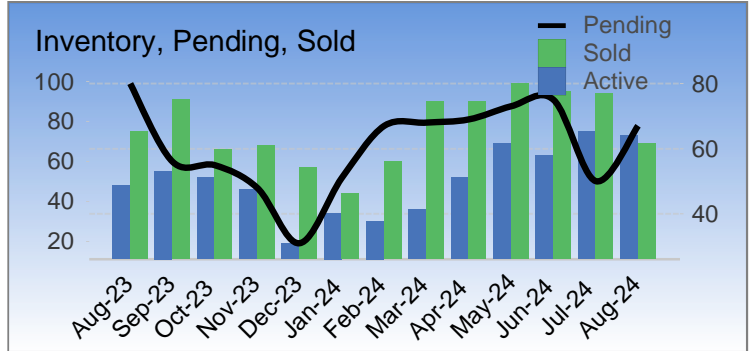
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	6	3	4	3	20
\$500-599K	6	7	1	3	14
\$600-699K	20	10	19	21	26
\$700-799K	20	11	16	20	14
\$800-899K	5	10	20	17	1
\$900-999K	4	9	14	8	1
\$1-1.299M	11	5	5	8	0
\$1.3-1.699M	1	0	1	0	0
\$1.7-1.999M	0	0	2	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	73	55	82	80	76

## Presented by:



## Market Activity Summary:

- Inventory: 73 units were listed for sale as of the last day of August - approximately 0.9 months of inventory.
- Sales Activity: 69 units were sold during August,
- Median Sales Price: \$1,900,000 during August
- Average price per sq.ft. in August was \$1,103
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 106% of list price in August



## 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
Aug-24	73	67	69	0.9	\$2,001,015	\$1,900,000	\$2,107,385	13	\$1,080	\$1,103	106%
Jul-24	75	50	94	0.8	\$1,806,740	\$1,800,000	\$1,918,319	13	\$1,053	\$1,115	107%
Jun-24	63	75	95	0.7	\$1,837,466	\$1,800,000	\$2,013,224	12	\$1,030	\$1,113	110%
May-24	69	73	99	0.8	\$1,746,108	\$1,805,000	\$1,937,447	11	\$1,022	\$1,113	112%
Apr-24	52	69	90	0.7	\$1,854,219	\$1,810,000	\$2,055,765	8	\$997	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	69	-8%	\$1,863,513	5.96%	\$1,900,000	17.9%	\$2,107,385	23%	13	-13.3%	106%
Aug-23	75	-24.2%	\$1,758,706	3.56%	\$1,611,700	8.31%	\$1,713,447	7.12%	15	-34.8%	108%
Aug-22	99	-48.7%	\$1,698,197	10.6%	\$1,488,000	1.22%	\$1,599,486	-3.14%	23	91.7%	98%

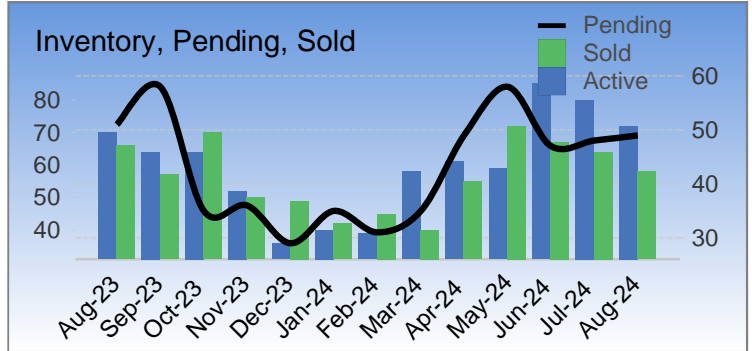
## Sales Activity and Price Trends

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	2
\$700-799K	0	1	0	2	17
\$800-899K	1	8	5	8	41
\$900-999K	2	17	7	31	70
\$1-1.299M	49	83	72	255	269
\$1.3-1.699M	209	207	307	400	167
\$1.7-1.999M	153	79	183	117	46
\$2-2.999M	170	76	161	127	53
>3M	56	25	49	36	5
Total	641	497	784	978	670

## Presented by:

## Market Activity Summary:

- Inventory: 72 units were listed for sale as of the last day of August - approximately 1.2 months of inventory.
- Sales Activity: 58 units were sold during August,
- Median Sales Price: \$900,000 during August
- Average price per sq.ft. in August was \$648
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 106% of list price in August



## 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
Aug-24	72	49	58	1.2	\$998,621	\$900,000	\$1,051,206	22	\$672	\$648	106%
Jul-24	80	48	64	1.2	\$1,013,174	\$965,000	\$1,066,625	17	\$651	\$663	106%
Jun-24	85	47	67	1.4	\$1,038,786	\$1,050,000	\$1,101,912	12	\$642	\$718	106%
May-24	59	58	72	1.2	\$1,046,710	\$995,000	\$1,107,526	14	\$668	\$689	106%
Apr-24	61	49	55	1.4	\$1,057,032	\$970,099	\$1,103,153	25	\$665	\$652	106%
Mar-24	58	35	40	1.4	\$946,148	\$919,444	\$1,018,184	19	\$640	\$688	108%
Feb-24	39	31	45	0.9	\$1,061,322	\$1,025,000	\$1,104,344	21	\$670	\$665	105%
Jan-24	40	35	42	0.9	\$1,007,243	\$895,500	\$1,030,846	36	\$619	\$644	103%
Dec-23	36	29	49	0.6	\$1,070,692	\$960,000	\$1,081,883	18	\$648	\$630	101%
Nov-23	52	36	50	0.9	\$1,016,454	\$897,500	\$1,035,537	18	\$662	\$623	103%
Oct-23	64	35	70	1.1	\$966,195	\$922,500	\$996,181	19	\$643	\$636	103%
Sep-23	64	58	57	1.1	\$1,015,075	\$970,000	\$1,069,673	13	\$631	\$642	107%
Aug-23	70	51	66	1.1	\$988,745	\$917,500	\$1,030,689	16	\$634	\$654	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
Aug-24	58	-12.1%	\$1,012,101	-0.21%	\$900,000	-1.91%	\$1,051,206	1.99%	22	37.5%	106%
Aug-23	66	-14.3%	\$1,014,227	-1.11%	\$917,500	1.94%	\$1,030,689	5.85%	16	-33.3%	105%
Aug-22	77	-31.9%	\$1,025,570	8.13%	\$900,000	-2.7%	\$973,711	-6.3%	24	118%	102%

## 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	1	3	2	15
\$500-599K	3	10	3	5	37
\$600-699K	16	26	24	47	144
\$700-799K	57	81	54	108	143
\$800-899K	98	131	111	126	70
\$900-999K	64	70	86	95	36
\$1-1.299M	114	93	161	100	49
\$1.3-1.699M	56	38	101	58	13
\$1.7-1.999M	22	14	19	18	4
\$2-2.999M	11	12	20	10	0
>3M	1	0	0	0	0
Total	443	476	582	569	511

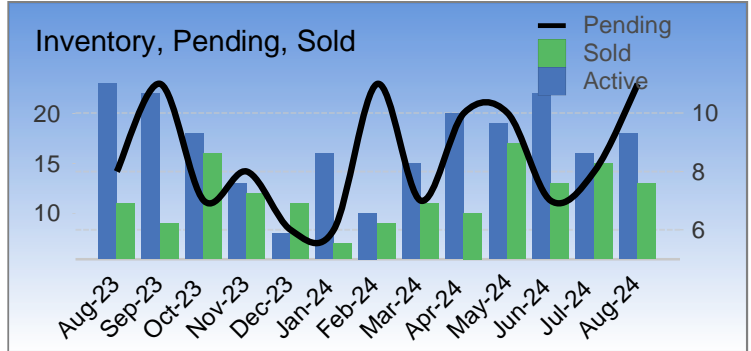
## Presented by:



## Market Activity Summary:



- Inventory: 18 units were listed for sale as of the last day of August - approximately 1.5 months of inventory.
- Sales Activity: 13 units were sold during August,
- Median Sales Price: \$805,000 during August
- Average price per sq.ft. in August was \$457
- Average Days-on-Market (DOM) is approximately 35 days
- Sold over Asking: On average, buyers paid 100% of list price in August



## 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
Aug-24	18	11	13	1.5	\$832,769	\$805,000	\$840,692	35	\$427	\$457	100%
Jul-24	16	8	15	1.3	\$850,056	\$920,000	\$870,066	24	\$427	\$434	102%
Jun-24	22	7	13	1.7	\$779,761	\$790,000	\$811,557	16	\$451	\$475	104%
May-24	19	10	17	1.6	\$756,140	\$785,000	\$801,794	22	\$456	\$488	106%
Apr-24	20	10	10	2.0	\$946,999	\$908,959	\$970,201	21	\$480	\$409	103%
Mar-24	15	7	11	1.8	\$798,531	\$825,000	\$842,489	9	\$502	\$478	106%
Feb-24	10	11	9	1.1	\$842,494	\$885,000	\$856,111	17	\$468	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	13	18.2%	\$854,539	7.42%	\$805,000	-8%	\$840,692	-11.8%	35	25%	100%
Aug-23	11	0%	\$795,503	3.03%	\$875,000	2.7%	\$953,545	12.6%	28	16.7%	103%
Aug-22	11	-57.7%	\$772,081	-5.32%	\$852,000	5.64%	\$847,000	2.82%	24	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	2	7	4	8	16
\$500-599K	3	9	4	12	16
\$600-699K	13	8	12	15	37
\$700-799K	20	21	21	39	42
\$800-899K	19	16	24	33	18
\$900-999K	25	29	33	26	1
\$1-1.299M	9	12	36	29	2
\$1.3-1.699M	4	1	6	4	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	95	103	140	166	133

## Presented by:



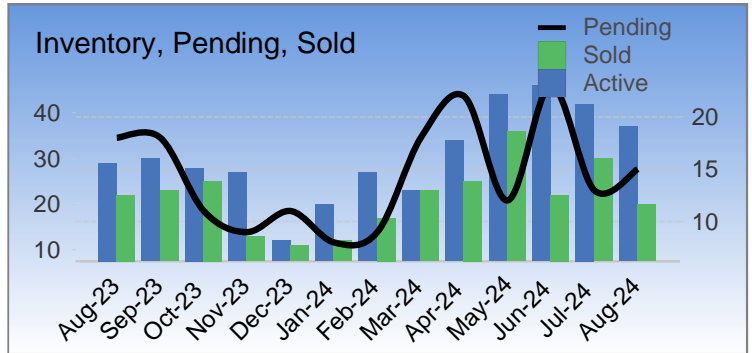
Includes Hercules and Rodeo

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## Market Activity Summary:

- Inventory: 37 units were listed for sale as of the last day of August - approximately 1.5 months of inventory.
- Sales Activity: 20 units were sold during August,
- Median Sales Price: \$1,700,500 during August
- Average price per sq.ft. in August was \$877
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 104% of list price in August



## 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
Aug-24	37	15	20	1.5	\$2,203,600	\$1,700,500	\$2,295,950	23	\$859	\$877	104%
Jul-24	42	13	30	1.4	\$2,233,096	\$1,730,000	\$2,233,801	24	\$857	\$815	102%
Jun-24	46	23	22	1.7	\$2,247,738	\$2,012,500	\$2,302,545	25	\$831	\$860	103%
May-24	44	12	36	1.6	\$2,461,165	\$2,255,000	\$2,596,763	12	\$855	\$946	107%
Apr-24	34	22	25	1.6	\$2,250,840	\$2,200,000	\$2,353,960	10	\$822	\$911	105%
Mar-24	23	18	23	1.3	\$2,242,478	\$2,050,000	\$2,335,434	16	\$888	\$886	107%
Feb-24	27	9	17	2.0	\$2,624,464	\$2,480,000	\$2,667,718	12	\$872	\$846	103%
Jan-24	20	8	12	1.7	\$1,498,500	\$1,325,000	\$1,497,136	38	\$832	\$730	101%
Dec-23	12	11	11	0.7	\$2,061,909	\$1,650,000	\$2,044,220	31	\$845	\$729	102%
Nov-23	27	9	13	1.4	\$2,063,076	\$1,820,000	\$2,037,538	28	\$859	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	20	-9.09%	\$2,266,532	-12.1%	\$1,700,500	-2.02%	\$2,295,950	-10.7%	23	4.55%	104%
Aug-23	22	-35.3%	\$2,578,526	18%	\$1,735,500	-6.82%	\$2,569,845	21.9%	22	10%	103%
Aug-22	34	-5.56%	\$2,184,913	2.61%	\$1,862,500	1.66%	\$2,107,766	0.0153%	20	100%	99%

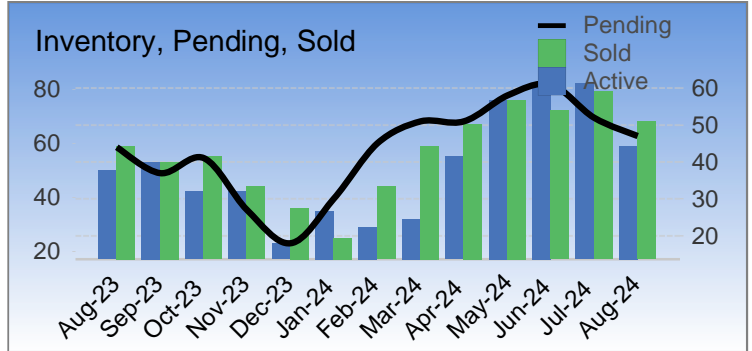
## Sales Activity and Price Trends

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	1	0	0
\$700-799K	2	0	0	0	0
\$800-899K	0	1	0	1	1
\$900-999K	2	2	2	3	5
\$1-1.299M	19	13	10	22	33
\$1.3-1.699M	44	36	41	71	56
\$1.7-1.999M	27	26	46	67	42
\$2-2.999M	51	48	78	92	44
>3M	40	27	68	41	19
Total	185	153	246	297	200

## Presented by:

## Market Activity Summary:

- Inventory: 59 units were listed for sale as of the last day of August - approximately 0.8 months of inventory.
- Sales Activity: 68 units were sold during August,
- Median Sales Price: \$1,252,000 during August
- Average price per sq.ft. in August was \$808
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 102% of list price in August



## 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
Aug-24	59	47	68	0.8	\$1,401,131	\$1,252,000	\$1,422,957	24	\$757	\$808	102%
Jul-24	82	52	79	1.1	\$1,436,076	\$1,300,000	\$1,468,683	18	\$766	\$741	102%
Jun-24	81	61	72	1.1	\$1,380,671	\$1,237,500	\$1,410,243	12	\$810	\$727	103%
May-24	76	58	76	1.1	\$1,366,853	\$1,297,500	\$1,421,171	11	\$790	\$771	104%
Apr-24	55	51	67	1.0	\$1,388,652	\$1,300,000	\$1,462,033	13	\$793	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	68	15.3%	\$1,303,285	4.47%	\$1,252,000	-6.22%	\$1,422,957	-2.58%	24	84.6%	102%
Aug-23	59	-22.4%	\$1,247,567	-12.8%	\$1,335,000	18.9%	\$1,460,703	17.6%	13	-50%	106%
Aug-22	76	-33.3%	\$1,430,552	18%	\$1,122,500	-2.05%	\$1,242,448	2%	26	189%	98%

## Sales Activity and Price Trends

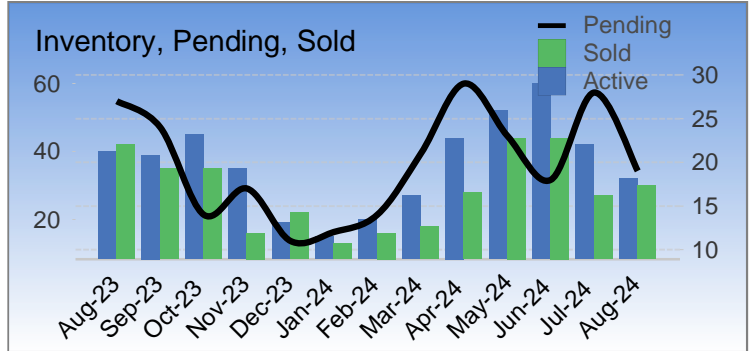
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	1	1	0	0
\$500-599K	0	0	0	2	9
\$600-699K	1	5	1	11	61
\$700-799K	7	15	17	30	146
\$800-899K	23	33	30	95	141
\$900-999K	52	63	75	155	87
\$1-1.299M	169	160	240	263	92
\$1.3-1.699M	127	108	195	164	58
\$1.7-1.999M	50	30	56	44	10
\$2-2.999M	57	35	65	36	4
>3M	4	3	7	1	0
Total	490	453	687	801	608

## Presented by:



## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of August - approximately months of inventory.
- Sales Activity: 30 units were sold during August,
- Median Sales Price: \$757,500 during August
- Average price per sq.ft. in August was \$529
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 100% of list price in August



## 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
Aug-24	32	19	30	1.0	\$795,617	\$757,500	\$793,080	30	\$493	\$529	100%
Jul-24	42	28	27	1.1	\$740,419	\$737,500	\$751,116	24	\$499	\$518	101%
Jun-24	60	18	44	1.6	\$821,918	\$770,000	\$837,730	16	\$508	\$526	102%
May-24	52	23	44	1.8	\$878,049	\$836,250	\$899,927	20	\$517	\$555	103%
Apr-24	44	29	28	2.1	\$844,773	\$842,000	\$883,129	19	\$494	\$548	105%
Mar-24	27	21	18	1.9	\$873,771	\$911,000	\$914,555	11	\$502	\$561	104%
Feb-24	20	14	16	1.2	\$818,852	\$812,000	\$824,735	19	\$495	\$534	101%
Jan-24	15	12	13	0.9	\$843,307	\$835,000	\$851,676	32	\$518	\$470	102%
Dec-23	19	11	22	0.9	\$819,709	\$810,000	\$824,201	31	\$472	\$496	101%
Nov-23	35	17	16	1.2	\$850,796	\$821,500	\$857,937	23	\$455	\$498	101%
Oct-23	45	14	35	1.2	\$903,180	\$802,500	\$903,144	28	\$466	\$529	100%
Sep-23	39	24	35	1.2	\$795,248	\$795,000	\$817,750	14	\$457	\$516	104%
Aug-23	40	27	42	1.2	\$826,987	\$872,500	\$845,756	13	\$480	\$523	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
Aug-24	30	-28.6%	\$983,175	17.6%	\$757,500	-13.2%	\$793,080	-6.23%	30	131%	100%
Aug-23	42	7.69%	\$835,782	-4.8%	\$872,500	13.7%	\$845,756	0.378%	13	-56.7%	101%
Aug-22	39	-4.88%	\$877,894	5.43%	\$767,500	-5.25%	\$842,575	0.976%	30	114%	99%

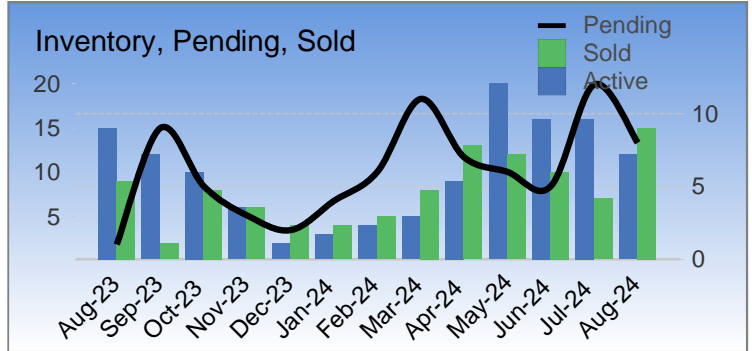
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	5	18	6	9	16
\$500-599K	28	19	16	29	49
\$600-699K	34	33	36	51	69
\$700-799K	49	40	56	70	51
\$800-899K	39	43	67	71	39
\$900-999K	26	35	49	47	11
\$1-1.299M	39	27	63	54	7
\$1.3-1.699M	8	10	30	18	2
\$1.7-1.999M	2	2	6	2	2
\$2-2.999M	1	4	4	4	0
>3M	0	0	0	0	0
Total	231	231	333	355	246

## Presented by:

## Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of August - approximately 1.1 months of inventory.
- Sales Activity: 15 units were sold during August,
- Median Sales Price: \$1,795,000 during August
- Average price per sq.ft. in August was \$777
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 99% of list price in August



## 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
Aug-24	12	8	15	1.1	\$2,037,533	\$1,795,000	\$2,017,812	28	\$780	\$777	99%
Jul-24	16	12	7	1.6	\$1,964,125	\$1,900,000	\$1,968,625	33	\$773	\$823	100%
Jun-24	16	5	10	1.4	\$1,951,000	\$2,035,000	\$1,962,500	27	\$909	\$642	101%
May-24	20	6	12	1.8	\$2,015,666	\$2,000,000	\$2,028,750	8	\$815	\$724	100%
Apr-24	9	7	13	1.0	\$1,895,153	\$1,875,000	\$1,964,307	10	\$986	\$879	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	15	66.7%	\$1,805,583	-4.66%	\$1,795,000	-14.7%	\$2,017,812	-3.74%	28	33.3%	99%
Aug-23	9	-10%	\$1,893,788	-19%	\$2,105,000	2.06%	\$2,096,111	-2.39%	21	61.5%	101%
Aug-22	10	-33.3%	\$2,337,000	39.5%	\$2,062,500	24.4%	\$2,147,400	22%	13	18.2%	99%

## Sales Activity and Price Trends

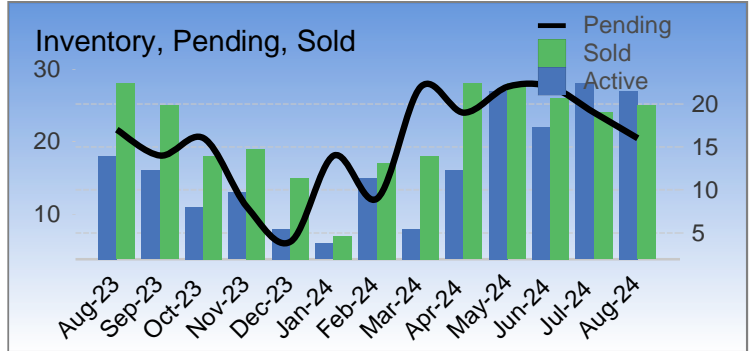
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	1	0	0	3
\$1-1.299M	3	1	0	9	19
\$1.3-1.699M	17	19	18	40	50
\$1.7-1.999M	25	23	13	38	19
\$2-2.999M	29	36	46	44	17
>3M	1	3	11	4	1
Total	75	83	88	135	109

## Presented by:



## Market Activity Summary:

- Inventory: 27 units were listed for sale as of the last day of August - approximately 1.2 months of inventory.
- Sales Activity: 25 units were sold during August,
- Median Sales Price: \$1,375,000 during August
- Average price per sq.ft. in August was \$920
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 105% of list price in August



## 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
Aug-24	27	16	25	1.2	\$1,476,341	\$1,375,000	\$1,554,498	15	\$941	\$920	105%
Jul-24	28	19	24	1.1	\$1,393,727	\$1,387,500	\$1,451,990	15	\$882	\$892	104%
Jun-24	22	22	26	0.8	\$1,487,487	\$1,597,950	\$1,599,691	11	\$942	\$917	108%
May-24	27	22	28	1.1	\$1,367,845	\$1,455,000	\$1,510,867	9	\$860	\$958	111%
Apr-24	16	19	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	25	-10.7%	\$1,403,082	9.88%	\$1,375,000	2.8%	\$1,554,498	17.1%	15	36.4%	105%
Aug-23	28	-9.68%	\$1,276,931	-2.83%	\$1,337,500	12.3%	\$1,326,964	3.6%	11	-56%	107%
Aug-22	31	3.33%	\$1,314,158	11.2%	\$1,191,000	-8.51%	\$1,280,870	-1.48%	25	150%	99%

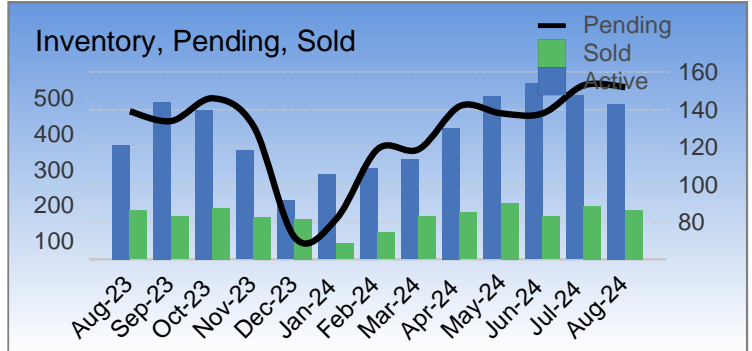
## Sales Activity and Price Trends

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	1	0
\$600-699K	1	0	0	0	2
\$700-799K	0	4	1	1	15
\$800-899K	1	8	2	15	31
\$900-999K	5	19	10	32	40
\$1-1.299M	38	69	62	124	48
\$1.3-1.699M	86	61	100	86	25
\$1.7-1.999M	21	7	13	14	0
\$2-2.999M	21	5	30	1	0
>3M	0	0	1	0	1
Total	173	173	219	274	162

Presented by:

## Market Activity Summary:

- Inventory: 483 units were listed for sale as of the last day of August - approximately 2.7 months of inventory.
- Sales Activity: 187 units were sold during August,
- Median Sales Price: \$900,000 during August
- Average price per sq.ft. in August was \$622
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 109% of list price in August



## 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
Aug-24	483	152	187	2.7	\$971,974	\$900,000	\$1,063,074	33	\$559	\$622	109%
Jul-24	506	153	199	2.7	\$1,015,883	\$995,000	\$1,126,251	28	\$568	\$654	110%
Jun-24	540	138	168	3.0	\$1,068,205	\$1,050,000	\$1,196,795	26	\$563	\$664	111%
May-24	503	138	207	2.7	\$1,147,356	\$1,125,000	\$1,297,911	23	\$573	\$698	112%
Apr-24	416	142	180	2.7	\$1,174,281	\$1,112,500	\$1,334,264	22	\$583	\$690	112%
Mar-24	328	119	168	2.6	\$1,058,580	\$1,080,000	\$1,182,578	28	\$576	\$659	110%
Feb-24	302	119	124	2.4	\$1,031,973	\$927,500	\$1,147,230	36	\$575	\$632	110%
Jan-24	286	82	94	2.1	\$805,144	\$722,500	\$841,454	47	\$566	\$546	103%
Dec-23	213	72	162	1.2	\$1,096,105	\$952,500	\$1,141,856	31	\$563	\$630	106%
Nov-23	352	131	167	2.0	\$1,059,489	\$1,050,000	\$1,168,034	28	\$555	\$634	110%
Oct-23	467	146	192	2.6	\$1,085,350	\$1,129,000	\$1,221,594	23	\$582	\$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	139	185	2.1	\$1,031,237	\$975,000	\$1,133,867	28	\$575	\$654	110%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	187	1.08%	\$1,131,911	8.49%	\$900,000	-7.69%	\$1,063,074	-6.24%	33	17.9%	109%
Aug-23	185	-22.9%	\$1,043,364	-7.55%	\$975,000	-11.4%	\$1,133,867	-10.1%	28	27.3%	110%
Aug-22	240	-17.8%	\$1,128,610	11.9%	\$1,100,000	8.48%	\$1,261,880	3.99%	22	22.2%	111%

## Sales Activity and Price Trends

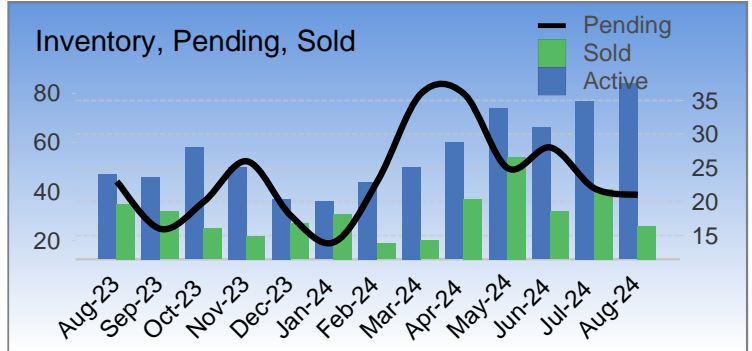
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	127	117	73	137	160
\$500-599K	130	131	148	171	160
\$600-699K	121	124	172	168	125
\$700-799K	100	106	126	160	117
\$800-899K	108	88	125	150	147
\$900-999K	89	93	134	137	111
\$1-1.299M	200	189	296	298	227
\$1.3-1.699M	217	211	333	358	217
\$1.7-1.999M	91	109	189	147	54
\$2-2.999M	110	92	175	155	67
>3M	34	41	79	47	31
Total	1327	1301	1850	1928	1416

## Presented by:

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## Market Activity Summary:

- Inventory: 84 units were listed for sale as of the last day of August - approximately 2.6 months of inventory.
- Sales Activity: 26 units were sold during August,
- Median Sales Price: \$725,000 during August
- Average price per sq.ft. in August was \$348
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 101% of list price in August



## 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
Aug-24	84	21	26	2.6	\$714,744	\$725,000	\$718,865	27	\$369	\$348	101%
Jul-24	77	22	41	1.9	\$672,280	\$655,000	\$674,550	25	\$354	\$365	100%
Jun-24	66	28	32	1.7	\$727,553	\$689,944	\$733,777	24	\$362	\$380	101%
May-24	74	25	54	2.0	\$708,824	\$701,000	\$720,159	21	\$385	\$363	102%
Apr-24	60	36	37	2.4	\$777,498	\$703,467	\$787,425	37	\$388	\$373	101%
Mar-24	50	36	20	2.2	\$651,731	\$647,500	\$663,669	24	\$393	\$376	102%
Feb-24	44	23	19	1.8	\$710,420	\$669,000	\$706,017	22	\$405	\$353	100%
Jan-24	36	14	31	1.4	\$740,790	\$740,000	\$739,895	50	\$415	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	26	-25.7%	\$771,669	10.7%	\$725,000	4.32%	\$718,865	0.123%	27	35%	101%
Aug-23	35	-25.5%	\$697,041	-2.74%	\$695,000	5.3%	\$717,985	1.46%	20	-35.5%	101%
Aug-22	47	-24.2%	\$716,702	4.81%	\$660,000	-2.29%	\$707,646	3.13%	31	182%	99%

## Sales Activity and Price Trends

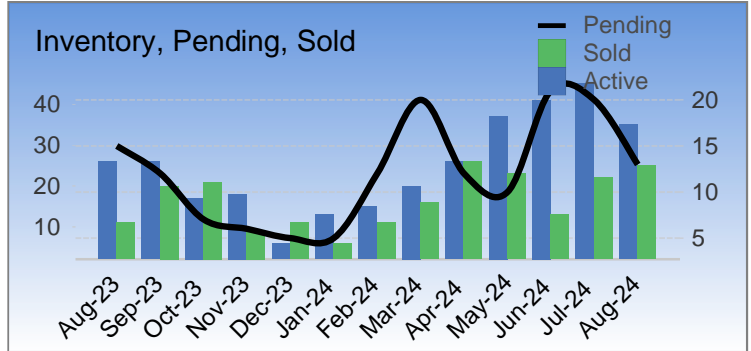
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	10	9	13	27	130
\$500-599K	34	47	34	99	134
\$600-699K	87	102	105	107	60
\$700-799K	73	74	92	73	14
\$800-899K	24	28	57	43	7
\$900-999K	15	10	39	13	2
\$1-1.299M	12	4	16	12	1
\$1.3-1.699M	5	1	3	0	0
\$1.7-1.999M	0	1	1	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	260	276	360	374	348

## Presented by:



## Market Activity Summary:

- Inventory: 35 units were listed for sale as of the last day of August - approximately 1.8 months of inventory.
- Sales Activity: 25 units were sold during August,
- Median Sales Price: \$1,750,000 during August
- Average price per sq.ft. in August was \$809
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 101% of list price in August



## 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
Aug-24	35	13	25	1.8	\$1,880,040	\$1,750,000	\$1,895,440	19	\$844	\$809	101%
Jul-24	45	20	22	2.3	\$2,284,122	\$2,380,000	\$2,361,545	27	\$802	\$784	104%
Jun-24	41	21	13	2.0	\$2,336,384	\$2,050,000	\$2,392,538	17	\$814	\$876	102%
May-24	37	10	23	1.7	\$2,346,869	\$2,340,000	\$2,403,586	12	\$828	\$830	103%
Apr-24	26	12	26	1.5	\$1,861,233	\$1,863,000	\$1,968,233	16	\$863	\$845	106%
Mar-24	20	20	16	1.8	\$2,099,743	\$2,062,500	\$2,189,750	8	\$911	\$822	106%
Feb-24	15	12	11	1.6	\$2,487,000	\$2,225,000	\$2,533,181	39	\$910	\$882	102%
Jan-24	13	5	6	1.5	\$1,960,000	\$2,000,000	\$2,012,500	33	\$855	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	25	127%	\$2,296,111	4.65%	\$1,750,000	-20.5%	\$1,895,440	-13.9%	19	0%	101%
Aug-23	11	-52.2%	\$2,194,000	-0.839%	\$2,200,000	-1.17%	\$2,201,363	-7.91%	19	-9.52%	103%
Aug-22	23	-52.1%	\$2,212,565	14.1%	\$2,226,000	20.1%	\$2,390,434	19.6%	21	75%	103%

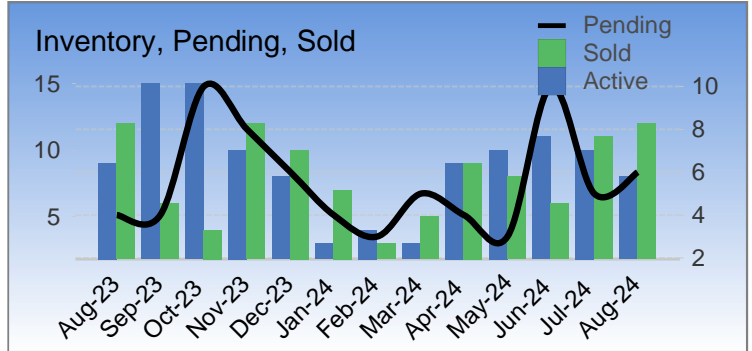
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	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	2
\$800-899K	2	1	2	0	4
\$900-999K	0	0	0	1	6
\$1-1.299M	9	11	5	13	21
\$1.3-1.699M	27	27	28	51	45
\$1.7-1.999M	23	21	37	71	36
\$2-2.999M	60	44	61	96	39
>3M	21	18	39	32	13
Total	142	122	172	264	166

## Presented by:

## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of August - approximately 0.8 months of inventory.
- Sales Activity: 12 units were sold during August,
- Median Sales Price: \$772,522 during August
- Average price per sq.ft. in August was \$526
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 105% of list price in August



## 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
Aug-24	8	6	12	0.8	\$755,207	\$772,522	\$793,753	18	\$500	\$526	105%
Jul-24	10	5	11	1.3	\$746,171	\$808,000	\$769,363	16	\$488	\$517	103%
Jun-24	11	10	6	1.4	\$792,500	\$815,000	\$826,500	12	\$515	\$528	105%
May-24	10	3	8	1.4	\$862,586	\$810,500	\$914,875	12	\$514	\$473	105%
Apr-24	9	4	9	1.6	\$699,855	\$710,000	\$727,777	23	\$508	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	12	0%	\$829,779	-1.3%	\$772,522	0.917%	\$793,753	6.16%	18	5.88%	105%
Aug-23	12	50%	\$840,728	9.05%	\$765,500	3.8%	\$747,729	1.82%	17	13.3%	103%
Aug-22	8	-27.3%	\$770,989	13.4%	\$737,500	-1.67%	\$734,375	-6.34%	15	36.4%	103%

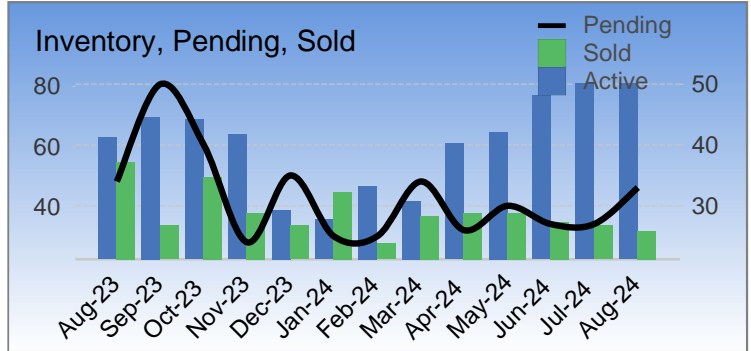
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	1	1	3	5
\$500-599K	1	4	2	8	34
\$600-699K	13	17	6	20	26
\$700-799K	18	28	35	47	9
\$800-899K	24	20	33	20	3
\$900-999K	3	4	18	15	0
\$1-1.299M	1	2	6	8	1
\$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	61	76	102	121	78

## Presented by:

## Market Activity Summary:

- Inventory: 81 units were listed for sale as of the last day of August - approximately 2.5 months of inventory.
- Sales Activity: 32 units were sold during August,
- Median Sales Price: \$600,000 during August
- Average price per sq.ft. in August was \$395
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 102% of list price in August



## 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
Aug-24	81	33	32	2.5	\$588,763	\$600,000	\$600,334	26	\$411	\$395	102%
Jul-24	81	27	34	2.3	\$616,631	\$622,500	\$628,252	31	\$405	\$402	102%
Jun-24	77	27	35	2.1	\$622,709	\$600,000	\$623,324	23	\$416	\$377	100%
May-24	65	30	38	1.8	\$579,062	\$591,500	\$591,055	17	\$419	\$392	102%
Apr-24	61	26	38	1.9	\$580,589	\$606,000	\$596,236	20	\$415	\$410	103%
Mar-24	42	34	37	1.2	\$590,174	\$590,000	\$600,058	25	\$358	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	32	-41.8%	\$611,222	-4.2%	\$600,000	-4.61%	\$600,334	-3.67%	26	36.8%	102%
Aug-23	55	-25.7%	\$638,027	5.12%	\$629,000	4.4%	\$623,207	0.723%	19	-26.9%	102%
Aug-22	74	12.1%	\$606,926	-5.25%	\$602,500	-3.98%	\$618,732	0.794%	26	85.7%	100%

## Sales Activity and Price Trends

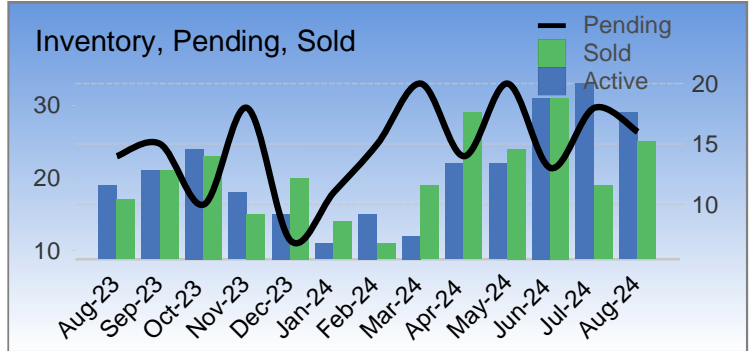
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	53	84	72	96	231
\$500-599K	81	100	119	110	92
\$600-699K	90	106	158	113	39
\$700-799K	37	38	76	45	16
\$800-899K	18	19	52	40	1
\$900-999K	3	17	20	14	0
\$1-1.299M	5	11	19	1	0
\$1.3-1.699M	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	287	375	517	419	379

## Presented by:

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## Market Activity Summary:

- Inventory: 29 units were listed for sale as of the last day of August - approximately 1.2 months of inventory.
- Sales Activity: 25 units were sold during August,
- Median Sales Price: \$1,000,000 during August
- Average price per sq.ft. in August was \$722
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 102% of list price in August



## 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
Aug-24	29	16	25	1.2	\$1,091,436	\$1,000,000	\$1,113,028	19	\$690	\$722	102%
Jul-24	33	18	19	1.3	\$1,201,601	\$1,190,000	\$1,242,414	26	\$679	\$685	103%
Jun-24	31	13	31	1.1	\$1,169,570	\$1,230,000	\$1,207,806	20	\$691	\$691	104%
May-24	22	20	24	0.9	\$1,095,287	\$1,067,500	\$1,159,912	13	\$678	\$725	106%
Apr-24	22	14	29	1.2	\$1,189,661	\$1,130,000	\$1,248,086	14	\$668	\$697	105%
Mar-24	12	20	19	0.8	\$1,129,184	\$1,150,000	\$1,201,342	8	\$604	\$687	107%
Feb-24	15	15	11	1.0	\$1,052,763	\$1,003,500	\$1,078,227	40	\$613	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	25	47.1%	\$1,095,642	-14.6%	\$1,000,000	-24.5%	\$1,113,028	-12.5%	19	11.8%	102%
Aug-23	17	-43.3%	\$1,282,750	22.8%	\$1,325,000	17.5%	\$1,272,411	10.9%	17	-37%	103%
Aug-22	30	-28.6%	\$1,044,522	3.54%	\$1,127,500	9.2%	\$1,147,148	6.19%	27	108%	100%

## Sales Activity and Price Trends

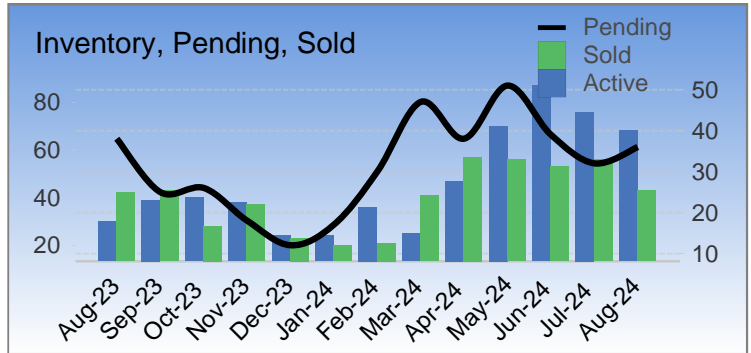
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	2	1
\$500-599K	0	1	0	1	8
\$600-699K	4	9	6	12	27
\$700-799K	21	16	16	32	43
\$800-899K	21	19	26	33	35
\$900-999K	20	16	21	51	39
\$1-1.299M	40	56	75	112	33
\$1.3-1.699M	48	37	63	45	11
\$1.7-1.999M	12	7	16	5	2
\$2-2.999M	6	1	1	0	0
>3M	0	0	0	0	0
Total	172	162	224	293	199

## Presented by:

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## Market Activity Summary:

- Inventory: 68 units were listed for sale as of the last day of August - approximately 1.3 months of inventory.
- Sales Activity: 43 units were sold during August,
- Median Sales Price: \$1,600,000 during August
- Average price per sq.ft. in August was \$924
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 100% of list price in August



## 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
Aug-24	68	36	43	1.3	\$1,745,442	\$1,600,000	\$1,731,213	21	\$918	\$924	100%
Jul-24	76	32	56	1.4	\$2,002,876	\$1,767,500	\$2,019,590	16	\$912	\$885	101%
Jun-24	87	39	53	1.6	\$2,078,006	\$1,860,000	\$2,118,122	12	\$889	\$901	103%
May-24	70	51	56	1.4	\$2,091,995	\$1,937,675	\$2,191,160	14	\$891	\$925	106%
Apr-24	47	38	57	1.2	\$2,113,441	\$1,980,000	\$2,207,666	13	\$901	\$905	105%
Mar-24	25	47	41	1.0	\$2,216,378	\$1,948,800	\$2,284,680	16	\$833	\$856	104%
Feb-24	36	30	21	1.7	\$2,221,925	\$1,825,000	\$2,207,071	21	\$839	\$893	102%
Jan-24	24	17	20	0.9	\$2,489,241	\$1,725,000	\$2,458,081	31	\$799	\$856	100%
Dec-23	24	12	23	0.9	\$1,701,516	\$1,501,000	\$1,739,647	14	\$815	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	43	2.38%	\$1,925,913	-9.86%	\$1,600,000	-13.7%	\$1,731,213	-17%	21	31.3%	100%
Aug-23	42	-26.3%	\$2,136,557	8.15%	\$1,855,000	17.4%	\$2,085,044	22.2%	16	-36%	100%
Aug-22	57	-38.7%	\$1,975,623	5.48%	\$1,580,000	-7.6%	\$1,705,921	-15.8%	25	150%	98%

## 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	0
\$500-599K	0	0	0	0	3
\$600-699K	0	1	0	2	1
\$700-799K	0	0	0	5	3
\$800-899K	0	2	3	0	18
\$900-999K	0	1	2	14	50
\$1-1.299M	25	35	21	103	155
\$1.3-1.699M	93	99	133	196	95
\$1.7-1.999M	90	71	91	71	26
\$2-2.999M	90	51	114	94	48
>3M	49	31	58	35	9
Total	347	291	422	521	408

## Presented by:



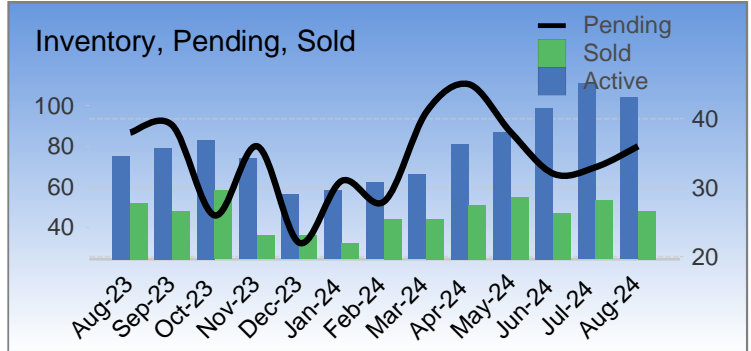
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## Market Activity Summary:

- Inventory: 104 units were listed for sale as of the last day of August - approximately 2.2 months of inventory.
- Sales Activity: 48 units were sold during August,
- Median Sales Price: \$646,500 during August
- Average price per sq.ft. in August was \$511
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 102% of list price in August



## 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
Aug-24	104	36	48	2.2	\$622,544	\$646,500	\$641,883	27	\$505	\$511	102%
Jul-24	111	33	53	2.2	\$663,263	\$659,950	\$683,498	29	\$515	\$530	103%
Jun-24	99	32	47	2.1	\$724,129	\$675,400	\$742,082	23	\$515	\$541	103%
May-24	87	38	55	1.8	\$779,526	\$730,000	\$802,200	21	\$505	\$526	104%
Apr-24	81	45	51	1.7	\$715,920	\$680,000	\$742,272	25	\$512	\$515	104%
Mar-24	66	41	44	1.7	\$726,190	\$756,500	\$753,445	47	\$541	\$499	104%
Feb-24	62	28	44	1.7	\$724,215	\$720,500	\$753,319	26	\$542	\$525	105%
Jan-24	58	31	32	1.7	\$562,904	\$585,000	\$581,148	32	\$522	\$538	103%
Dec-23	56	22	36	1.4	\$625,700	\$558,000	\$632,650	27	\$536	\$495	102%
Nov-23	74	36	36	1.6	\$691,933	\$680,000	\$730,775	18	\$544	\$483	106%
Oct-23	83	26	58	1.6	\$636,370	\$625,000	\$659,452	19	\$528	\$503	104%
Sep-23	79	39	48	1.5	\$745,809	\$692,800	\$789,714	19	\$521	\$557	106%
Aug-23	75	38	52	1.5	\$736,872	\$712,500	\$776,307	22	\$503	\$567	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
Aug-24	48	-7.69%	\$803,356	5.51%	\$646,500	-9.26%	\$641,883	-17.3%	27	22.7%	102%
Aug-23	52	-5.45%	\$761,368	5.62%	\$712,500	-2.4%	\$776,307	-4.52%	22	4.76%	106%
Aug-22	55	-16.7%	\$720,842	8.04%	\$730,000	-5.81%	\$813,078	4.54%	21	40%	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	52	53	45	61	121
\$500-599K	73	58	55	104	100
\$600-699K	84	72	75	80	62
\$700-799K	48	64	71	66	46
\$800-899K	42	28	56	69	49
\$900-999K	30	17	52	37	20
\$1-1.299M	39	39	74	31	7
\$1.3-1.699M	4	9	13	6	4
\$1.7-1.999M	0	1	4	3	2
\$2-2.999M	2	1	2	1	1
>3M	0	0	0	0	0
Total	374	342	447	458	412

## Presented by:



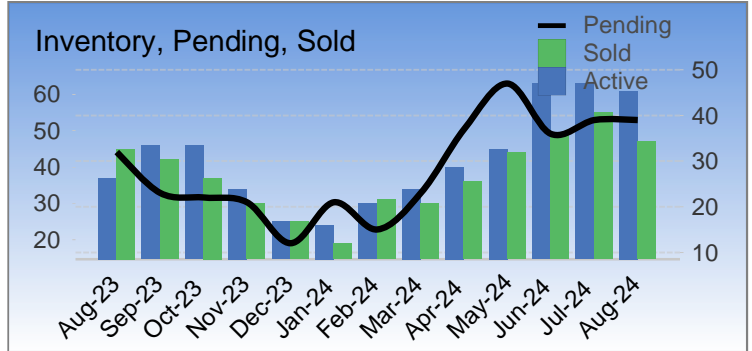
Includes Richmond, North Richmond and Point Richmond

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## Market Activity Summary:

- Inventory: 61 units were listed for sale as of the last day of August - approximately 1.2 months of inventory.
- Sales Activity: 47 units were sold during August,
- Median Sales Price: \$860,000 during August
- Average price per sq.ft. in August was \$643
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 105% of list price in August



## 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
Aug-24	61	39	47	1.2	\$847,248	\$860,000	\$893,521	19	\$631	\$643	105%
Jul-24	63	39	55	1.3	\$890,239	\$880,000	\$948,821	18	\$645	\$649	107%
Jun-24	63	36	49	1.5	\$864,883	\$850,000	\$911,528	20	\$610	\$652	105%
May-24	45	47	44	1.3	\$901,355	\$882,500	\$962,731	16	\$619	\$683	107%
Apr-24	40	37	36	1.2	\$915,227	\$920,000	\$974,644	11	\$598	\$675	107%
Mar-24	34	23	30	1.3	\$933,382	\$909,000	\$989,300	15	\$638	\$688	106%
Feb-24	30	15	31	1.2	\$879,052	\$875,000	\$907,911	25	\$650	\$656	104%
Jan-24	24	21	19	1.0	\$820,205	\$805,000	\$859,726	23	\$645	\$602	105%
Dec-23	25	12	25	0.8	\$860,957	\$800,000	\$866,045	25	\$637	\$643	101%
Nov-23	34	21	30	1.0	\$847,689	\$844,000	\$871,216	16	\$666	\$604	103%
Oct-23	46	22	37	1.1	\$886,290	\$850,000	\$938,351	18	\$644	\$642	105%
Sep-23	46	23	42	1.2	\$795,704	\$840,000	\$857,533	12	\$664	\$683	108%
Aug-23	37	32	45	0.9	\$887,027	\$900,000	\$952,151	15	\$648	\$610	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
Aug-24	47	4.44%	\$923,449	3.25%	\$860,000	-4.44%	\$893,521	-6.16%	19	26.7%	105%
Aug-23	45	2.27%	\$894,416	4.1%	\$900,000	9.09%	\$952,151	9.51%	15	-34.8%	107%
Aug-22	44	-27.9%	\$859,194	-3.1%	\$825,000	-8.33%	\$869,477	-11.6%	23	43.8%	102%

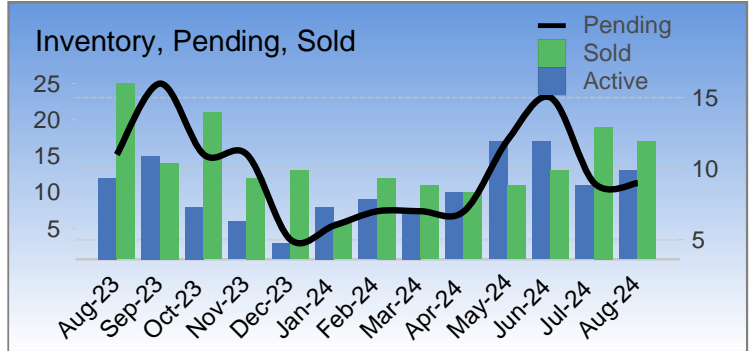
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	3	0	1	2
\$500-599K	4	5	3	7	15
\$600-699K	27	18	19	29	75
\$700-799K	58	66	42	69	88
\$800-899K	85	78	72	102	48
\$900-999K	45	33	66	71	24
\$1-1.299M	67	51	96	73	23
\$1.3-1.699M	23	17	52	14	1
\$1.7-1.999M	2	1	5	1	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	311	272	355	367	276

## Presented by:

## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of August - approximately 0.9 months of inventory.
- Sales Activity: 17 units were sold during August,
- Median Sales Price: \$850,000 during August
- Average price per sq.ft. in August was \$651
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 103% of list price in August



## 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
Aug-24	13	9	17	0.9	\$856,052	\$850,000	\$881,235	19	\$674	\$651	103%
Jul-24	11	9	19	0.8	\$844,094	\$900,000	\$889,105	21	\$691	\$639	105%
Jun-24	17	15	13	1.5	\$875,523	\$915,000	\$915,607	15	\$670	\$638	105%
May-24	17	12	11	1.6	\$794,420	\$855,000	\$853,000	12	\$681	\$709	107%
Apr-24	10	7	10	1.0	\$831,550	\$895,000	\$898,588	17	\$688	\$729	108%
Mar-24	7	7	11	0.7	\$831,420	\$899,888	\$919,262	12	\$818	\$698	110%
Feb-24	9	7	12	0.9	\$817,222	\$885,500	\$903,912	11	\$735	\$719	111%
Jan-24	8	6	6	0.8	\$740,166	\$779,444	\$762,148	19	\$712	\$673	103%
Dec-23	3	5	13	0.3	\$808,692	\$856,000	\$860,769	15	\$597	\$694	107%
Nov-23	6	11	12	0.4	\$778,240	\$795,000	\$800,437	17	\$626	\$638	104%
Oct-23	8	11	21	0.4	\$770,408	\$810,000	\$822,852	12	\$659	\$652	107%
Sep-23	15	16	14	0.9	\$788,134	\$844,250	\$818,964	13	\$614	\$692	104%
Aug-23	12	11	25	0.8	\$839,260	\$870,000	\$877,868	17	\$608	\$642	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
Aug-24	17	-32%	\$822,572	-3.28%	\$850,000	-2.3%	\$881,235	0.384%	19	11.8%	103%
Aug-23	25	8.7%	\$850,492	10.1%	\$870,000	4.82%	\$877,868	6.35%	17	-32%	105%
Aug-22	23	76.9%	\$772,416	-1.6%	\$830,000	-10.3%	\$825,478	-8.64%	25	150%	101%

## Sales Activity and Price Trends

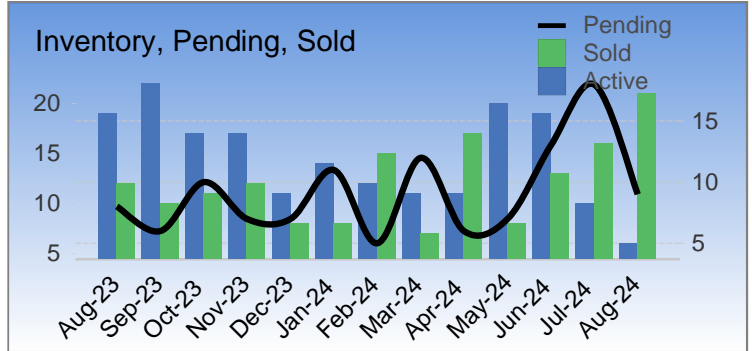
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	1	0	1
\$500-599K	1	3	2	0	3
\$600-699K	2	4	1	7	33
\$700-799K	21	25	24	28	64
\$800-899K	30	42	50	55	6
\$900-999K	28	22	35	29	1
\$1-1.299M	17	6	32	5	0
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	99	102	146	124	108

Presented by:



## Market Activity Summary:

- Inventory: 6 units were listed for sale as of the last day of August - approximately 0.4 months of inventory.
- Sales Activity: 21 units were sold during August,
- Median Sales Price: \$610,000 during August
- Average price per sq.ft. in August was \$495
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 105% of list price in August



## 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
Aug-24	6	9	21	0.4	\$579,454	\$610,000	\$602,119	26	\$552	\$495	105%
Jul-24	10	18	16	0.9	\$608,955	\$600,000	\$635,845	13	\$506	\$543	105%
Jun-24	19	13	13	1.5	\$606,292	\$635,000	\$626,538	30	\$486	\$527	103%
May-24	20	7	8	2.0	\$515,499	\$523,500	\$551,250	13	\$466	\$526	107%
Apr-24	11	6	17	0.9	\$625,982	\$635,000	\$645,941	23	\$476	\$495	103%
Mar-24	11	12	7	1.2	\$605,857	\$595,000	\$611,071	30	\$487	\$518	101%
Feb-24	12	5	15	1.3	\$583,759	\$620,000	\$609,860	36	\$500	\$515	105%
Jan-24	14	11	8	1.6	\$534,218	\$560,000	\$557,250	31	\$516	\$460	106%
Dec-23	11	7	8	1.1	\$547,647	\$540,000	\$555,085	21	\$476	\$524	102%
Nov-23	17	7	12	1.5	\$545,316	\$575,000	\$559,500	18	\$469	\$475	105%
Oct-23	17	10	11	1.5	\$614,272	\$650,000	\$642,000	30	\$503	\$508	104%
Sep-23	22	6	10	2.2	\$578,599	\$611,000	\$594,900	18	\$486	\$530	102%
Aug-23	19	8	12	2.1	\$598,241	\$590,000	\$605,083	31	\$514	\$506	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
Aug-24	21	75%	\$583,325	-14.6%	\$610,000	3.39%	\$602,119	-0.49%	26	-16.1%	105%
Aug-23	12	-47.8%	\$682,666	13.2%	\$590,000	-4.07%	\$605,083	-1.46%	31	24%	101%
Aug-22	23	-30.3%	\$603,304	-6.58%	\$615,000	0%	\$614,021	-5.41%	25	56.3%	101%

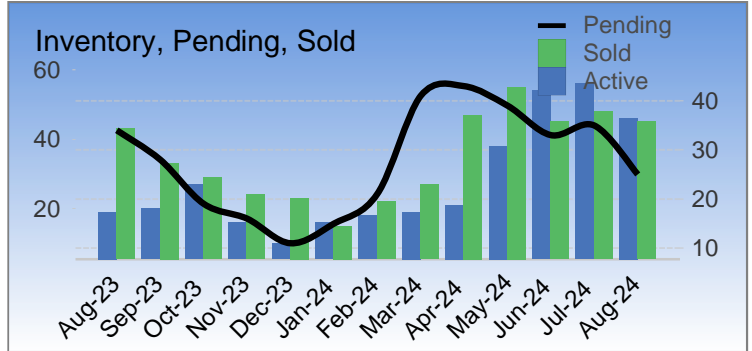
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	16	13	12	19	36
\$500-599K	29	24	21	47	44
\$600-699K	36	15	44	41	17
\$700-799K	17	21	31	22	2
\$800-899K	6	4	12	9	0
\$900-999K	1	1	1	2	0
\$1-1.299M	0	0	2	1	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	105	78	123	141	99

## Presented by:

## Market Activity Summary:

- Inventory: 46 units were listed for sale as of the last day of August - approximately 1.0 months of inventory.
- Sales Activity: 45 units were sold during August,
- Median Sales Price: \$1,750,000 during August
- Average price per sq.ft. in August was \$811
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 101% of list price in August



## 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
Aug-24	46	25	45	1.0	\$1,816,681	\$1,750,000	\$1,838,189	16	\$807	\$811	101%
Jul-24	56	35	48	1.2	\$1,950,237	\$1,907,500	\$1,985,891	14	\$797	\$807	102%
Jun-24	54	33	45	1.1	\$1,919,178	\$1,920,000	\$1,962,441	10	\$784	\$824	102%
May-24	38	39	55	0.9	\$2,095,479	\$2,095,000	\$2,209,992	11	\$770	\$822	106%
Apr-24	21	43	47	0.7	\$2,025,375	\$2,000,000	\$2,134,329	10	\$773	\$830	106%
Mar-24	19	41	27	0.9	\$1,651,139	\$1,670,000	\$1,764,444	10	\$741	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	45	4.65%	\$1,806,750	-5.69%	\$1,750,000	4.17%	\$1,838,189	2.62%	16	33.3%	101%
Aug-23	43	-27.1%	\$1,915,703	3.77%	\$1,680,000	-6.67%	\$1,791,255	-2.91%	12	-57.1%	104%
Aug-22	59	-24.4%	\$1,846,182	17.2%	\$1,800,000	-0.69%	\$1,844,918	-0.576%	28	300%	97%

## Sales Activity and Price Trends

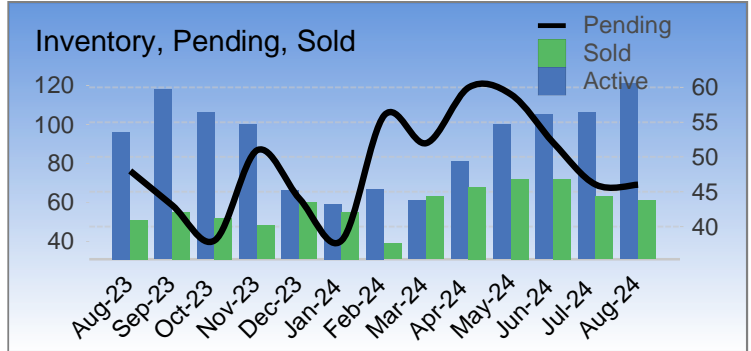
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	1	2
\$700-799K	2	0	0	2	9
\$800-899K	2	1	2	2	13
\$900-999K	1	0	0	3	57
\$1-1.299M	9	18	17	71	174
\$1.3-1.699M	90	99	79	244	108
\$1.7-1.999M	71	64	114	118	28
\$2-2.999M	113	79	185	102	18
>3M	16	6	31	8	0
Total	304	267	428	551	409

## Presented by:



## Market Activity Summary:

- Inventory: 121 units were listed for sale as of the last day of August - approximately 1.9 months of inventory.
- Sales Activity: 61 units were sold during August,
- Median Sales Price: \$754,500 during August
- Average price per sq.ft. in August was \$371
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 99% of list price in August



## 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
Aug-24	121	46	61	1.9	\$823,580	\$754,500	\$815,802	25	\$397	\$371	99%
Jul-24	106	46	63	1.6	\$771,036	\$740,000	\$773,924	21	\$399	\$383	100%
Jun-24	105	52	72	1.5	\$794,964	\$737,500	\$800,731	20	\$389	\$388	102%
May-24	100	59	72	1.6	\$775,555	\$746,000	\$787,153	12	\$384	\$399	102%
Apr-24	81	60	68	1.5	\$825,347	\$770,000	\$837,720	21	\$439	\$379	102%
Mar-24	61	52	63	1.2	\$817,555	\$799,950	\$821,900	22	\$470	\$384	101%
Feb-24	67	56	39	1.3	\$790,214	\$745,000	\$788,588	32	\$466	\$397	100%
Jan-24	59	38	55	1.1	\$714,235	\$686,500	\$706,401	50	\$469	\$372	99%
Dec-23	66	44	60	1.3	\$752,206	\$703,500	\$739,738	25	\$472	\$367	99%
Nov-23	100	51	48	2.0	\$753,931	\$700,000	\$752,138	26	\$441	\$384	100%
Oct-23	106	38	52	2.2	\$732,928	\$680,000	\$730,461	20	\$404	\$383	100%
Sep-23	118	43	55	2.1	\$799,522	\$749,000	\$798,298	22	\$432	\$364	100%
Aug-23	96	48	51	1.7	\$755,608	\$714,020	\$749,759	24	\$440	\$363	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
Aug-24	61	19.6%	\$819,154	4.71%	\$754,500	5.67%	\$815,802	8.81%	25	4.17%	99%
Aug-23	51	-35.4%	\$782,310	0.79%	\$714,020	2%	\$749,759	-0.497%	24	-17.2%	100%
Aug-22	79	-18.6%	\$776,182	8.17%	\$700,000	3.7%	\$753,503	4.06%	29	164%	98%

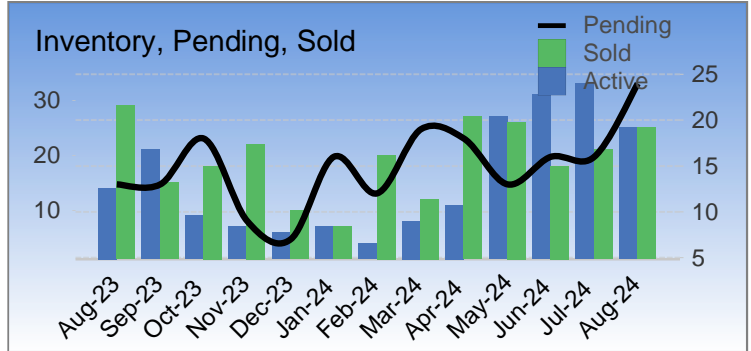
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	29	35	30	74	266
\$500-599K	66	68	53	146	240
\$600-699K	104	91	113	166	83
\$700-799K	90	93	134	134	35
\$800-899K	82	62	107	93	14
\$900-999K	38	27	63	35	6
\$1-1.299M	60	24	77	28	8
\$1.3-1.699M	21	2	23	14	1
\$1.7-1.999M	2	2	2	3	0
\$2-2.999M	1	1	3	3	0
>3M	0	0	0	0	0
Total	493	405	605	696	653

## Presented by:

## Market Activity Summary:

- Inventory: 25 units were listed for sale as of the last day of August - approximately 1.2 months of inventory.
- Sales Activity: 25 units were sold during August,
- Median Sales Price: \$1,385,000 during August
- Average price per sq.ft. in August was \$899
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 104% of list price in August



## 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
Aug-24	25	24	25	1.2	\$1,333,003	\$1,385,000	\$1,385,784	13	\$853	\$899	104%
Jul-24	33	16	21	1.6	\$1,369,123	\$1,500,000	\$1,485,000	10	\$864	\$884	108%
Jun-24	31	16	18	1.4	\$1,462,552	\$1,540,000	\$1,581,660	8	\$893	\$887	108%
May-24	27	13	26	1.2	\$1,319,037	\$1,502,500	\$1,432,346	9	\$895	\$888	108%
Apr-24	11	18	27	0.6	\$1,330,428	\$1,540,000	\$1,516,662	16	\$852	\$917	114%
Mar-24	8	19	12	0.7	\$1,392,986	\$1,564,000	\$1,542,177	7	\$788	\$840	111%
Feb-24	4	12	20	0.4	\$1,327,527	\$1,465,000	\$1,426,850	11	\$867	\$855	108%
Jan-24	7	16	7	0.5	\$1,130,992	\$1,250,000	\$1,119,285	21	\$803	\$765	99%
Dec-23	6	7	10	0.4	\$1,147,172	\$1,142,500	\$1,215,900	10	\$786	\$767	106%
Nov-23	7	9	22	0.4	\$1,312,618	\$1,290,000	\$1,335,631	20	\$796	\$767	102%
Oct-23	9	18	18	0.4	\$1,262,148	\$1,229,000	\$1,333,916	15	\$783	\$813	106%
Sep-23	21	13	15	1.1	\$1,386,845	\$1,450,000	\$1,460,555	14	\$796	\$844	106%
Aug-23	14	13	29	0.7	\$1,337,603	\$1,325,000	\$1,390,344	15	\$810	\$790	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
Aug-24	25	-13.8%	\$1,375,971	-1.83%	\$1,385,000	4.53%	\$1,385,784	-0.328%	13	-13.3%	104%
Aug-23	29	16%	\$1,401,625	9.75%	\$1,325,000	0.151%	\$1,390,344	5.91%	15	-55.9%	104%
Aug-22	25	-43.2%	\$1,277,101	0.448%	\$1,323,000	1.77%	\$1,312,740	-3.05%	34	278%	95%

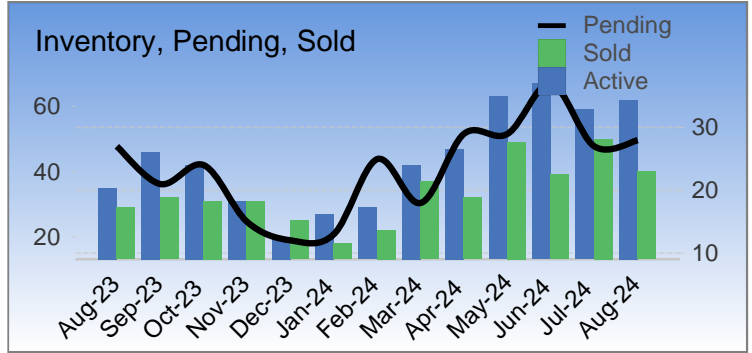
## Sales Activity and Price Trends

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	1	3	9
\$700-799K	2	1	2	8	15
\$800-899K	4	9	8	15	32
\$900-999K	7	13	6	12	37
\$1-1.299M	28	40	36	83	53
\$1.3-1.699M	93	73	76	82	7
\$1.7-1.999M	13	11	30	12	1
\$2-2.999M	9	6	17	5	0
>3M	0	0	1	0	0
Total	156	153	177	220	156

## Presented by:

## Market Activity Summary:

- Inventory: 62 units were listed for sale as of the last day of August - approximately 1.4 months of inventory.
- Sales Activity: 40 units were sold during August,
- Median Sales Price: \$1,547,500 during August
- Average price per sq.ft. in August was \$774
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 103% of list price in August



## 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
Aug-24	62	28	40	1.4	\$1,689,687	\$1,547,500	\$1,732,744	23	\$792	\$774	103%
Jul-24	59	27	50	1.3	\$1,636,515	\$1,675,000	\$1,698,222	15	\$803	\$821	104%
Jun-24	67	37	39	1.7	\$1,810,743	\$1,780,000	\$1,862,974	18	\$774	\$792	105%
May-24	63	29	49	1.6	\$1,629,930	\$1,650,000	\$1,716,413	15	\$813	\$800	105%
Apr-24	47	29	32	1.6	\$1,550,462	\$1,635,000	\$1,623,812	15	\$789	\$797	106%
Mar-24	42	18	37	1.7	\$1,572,886	\$1,585,000	\$1,667,932	15	\$786	\$829	106%
Feb-24	29	25	22	1.4	\$1,475,850	\$1,450,000	\$1,549,454	16	\$761	\$801	106%
Jan-24	27	13	18	1.1	\$1,471,550	\$1,462,500	\$1,476,330	31	\$761	\$683	101%
Dec-23	20	12	25	0.7	\$1,406,631	\$1,400,000	\$1,424,908	21	\$790	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Aug-24	40	37.9%	\$1,655,616	2.65%	\$1,547,500	10.5%	\$1,732,744	16.7%	23	27.8%	103%
Aug-23	29	-37%	\$1,612,861	3.36%	\$1,400,000	-0.178%	\$1,484,896	-0.101%	18	-10%	103%
Aug-22	46	-35.2%	\$1,560,427	17.5%	\$1,402,500	0.179%	\$1,486,396	0.362%	20	42.9%	101%

## 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	1	0	0
\$600-699K	1	1	0	3	1
\$700-799K	0	0	1	4	10
\$800-899K	3	3	4	10	24
\$900-999K	7	4	4	27	43
\$1-1.299M	50	49	43	126	128
\$1.3-1.699M	101	106	149	210	103
\$1.7-1.999M	63	50	77	101	26
\$2-2.999M	56	33	87	46	7
>3M	6	11	15	7	1
Total	287	257	381	534	343

## Presented by: