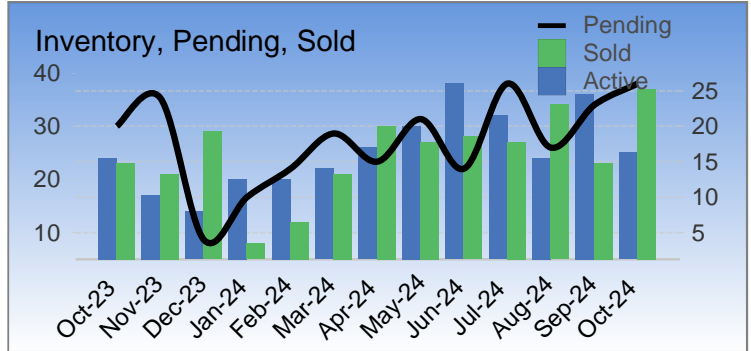


## Market Activity Summary:

- Inventory: 25 units were listed for sale as of the last day of October - approximately 0.8 months of inventory.
- Sales Activity: 37 units were sold during October,
- Median Sales Price: \$1,370,000 during October
- Average price per sq.ft. in October was \$797
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 114% of list price in October



## 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
Oct-24	25	26	37	0.8	\$1,192,051	\$1,370,000	\$1,343,046	24	\$741	\$797	114%
Sep-24	36	23	23	1.3	\$1,263,995	\$1,305,000	\$1,357,429	21	\$672	\$738	108%
Aug-24	24	17	34	0.8	\$1,278,761	\$1,325,000	\$1,370,852	22	\$679	\$788	108%
Jul-24	32	26	27	1.2	\$1,411,106	\$1,500,000	\$1,527,292	13	\$695	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	37	60.9%	\$1,173,286	-6.11%	\$1,370,000	-2.14%	\$1,343,046	-3.87%	24	20%	114%
Oct-23	23	-43.9%	\$1,249,678	-11.3%	\$1,400,000	2.79%	\$1,397,130	-1.63%	20	5.26%	115%
Oct-22	41	-10.9%	\$1,408,710	22.9%	\$1,362,000	-3.5%	\$1,420,336	-5.69%	19	58.3%	112%

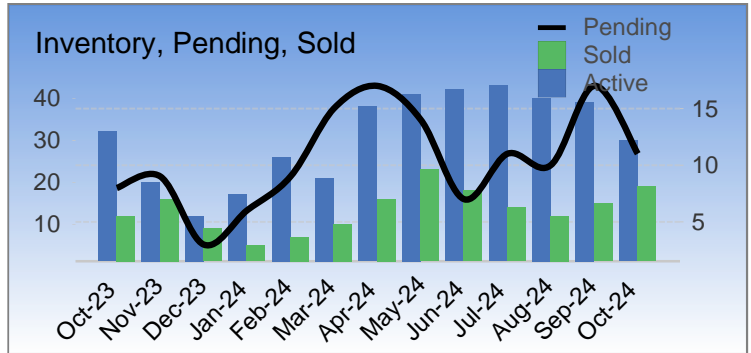
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	1	1	1	0
\$500-599K	2	0	1	1	1
\$600-699K	2	2	6	2	7
\$700-799K	8	8	5	7	7
\$800-899K	8	7	11	8	17
\$900-999K	11	23	11	14	23
\$1-1.299M	63	69	71	71	105
\$1.3-1.699M	99	84	129	119	68
\$1.7-1.999M	36	25	45	26	16
\$2-2.999M	15	14	51	16	11
>3M	2	0	3	2	2
Total	247	233	334	267	257

## Presented by:

## Market Activity Summary:

- Inventory: 30 units were listed for sale as of the last day of October - approximately 2.0 months of inventory.
- Sales Activity: 19 units were sold during October,
- Median Sales Price: \$3,100,000 during October
- Average price per sq.ft. in October was \$828
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 98% of list price in October



## 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
Oct-24	30	11	19	2.0	\$3,007,565	\$3,100,000	\$2,934,052	26	\$841	\$828	98%
Sep-24	39	17	15	2.9	\$3,028,200	\$3,156,000	\$2,941,716	26	\$887	\$795	98%
Aug-24	40	10	12	2.7	\$2,710,333	\$2,350,000	\$2,774,083	22	\$825	\$989	104%
Jul-24	43	11	14	2.3	\$2,952,067	\$2,675,000	\$2,907,493	28	\$874	\$889	99%
Jun-24	42	7	18	2.3	\$3,018,749	\$2,800,000	\$2,986,666	22	\$869	\$806	100%
May-24	41	14	23	2.6	\$2,845,212	\$2,800,000	\$2,907,973	11	\$842	\$883	103%
Apr-24	38	17	16	3.5	\$2,808,062	\$2,845,000	\$2,876,250	21	\$838	\$828	103%
Mar-24	21	15	10	2.9	\$3,074,490	\$2,995,000	\$3,069,250	24	\$810	\$881	100%
Feb-24	26	9	7	3.7	\$2,241,000	\$2,000,000	\$2,292,571	30	\$846	\$875	103%
Jan-24	17	6	5	1.7	\$2,199,800	\$2,225,000	\$2,155,000	55	\$884	\$744	98%
Dec-23	12	3	9	1.1	\$2,661,811	\$2,650,000	\$2,584,333	25	\$847	\$795	97%
Nov-23	20	9	16	1.5	\$2,662,375	\$2,025,000	\$2,623,750	28	\$879	\$760	100%
Oct-23	32	8	12	2.7	\$2,377,899	\$2,325,000	\$2,456,611	13	\$877	\$810	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
Oct-24	19	58.3%	\$2,778,986	8.11%	\$3,100,000	33.3%	\$2,934,052	19.4%	26	100%	98%
Oct-23	12	20%	\$2,570,591	-18.2%	\$2,325,000	-3.61%	\$2,456,611	2.71%	13	-71.1%	107%
Oct-22	10	-44.4%	\$3,143,044	11.2%	\$2,412,000	-4.95%	\$2,391,900	-7.84%	45	275%	97%

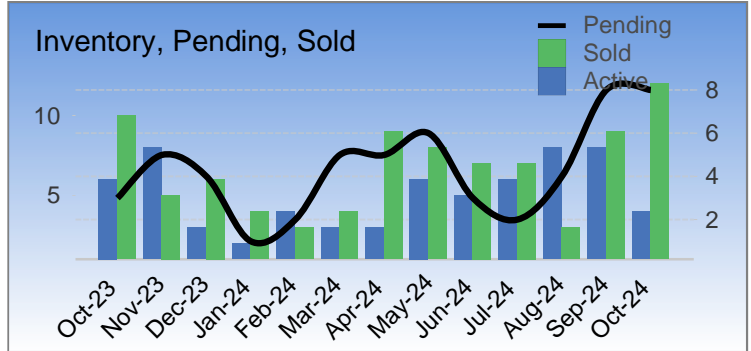
## Sales Activity and Price Trends

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	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	2	7
\$1.3-1.699M	4	15	5	15	51
\$1.7-1.999M	15	18	11	28	38
\$2-2.999M	64	55	60	138	58
>3M	56	50	65	73	19
<b>Total</b>	<b>139</b>	<b>139</b>	<b>142</b>	<b>256</b>	<b>174</b>

Presented by:

## Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of October - approximately 0.5 months of inventory.
- Sales Activity: 12 units were sold during October,
- Median Sales Price: \$1,340,000 during October
- Average price per sq.ft. in October was \$969
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 117% of list price in October



## 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
Oct-24	4	8	12	0.5	\$1,103,050	\$1,340,000	\$1,319,248	19	\$1,045	\$969	117%
Sep-24	8	8	9	1.3	\$1,242,222	\$1,215,000	\$1,421,666	34	\$894	\$929	115%
Aug-24	8	4	3	1.4	\$1,536,333	\$2,470,000	\$2,140,000	12	\$826	\$1,062	137%
Jul-24	6	2	7	0.8	\$1,223,571	\$1,680,000	\$1,496,428	17	\$931	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	12	20%	\$1,089,100	-15.4%	\$1,340,000	-6.62%	\$1,319,248	-20.8%	19	72.7%	117%
Oct-23	10	66.7%	\$1,287,285	-0.711%	\$1,435,000	29%	\$1,665,500	42.2%	11	22.2%	129%
Oct-22	6	-14.3%	\$1,296,500	5.37%	\$1,112,500	-20.5%	\$1,171,000	-15.2%	9	-35.7%	123%

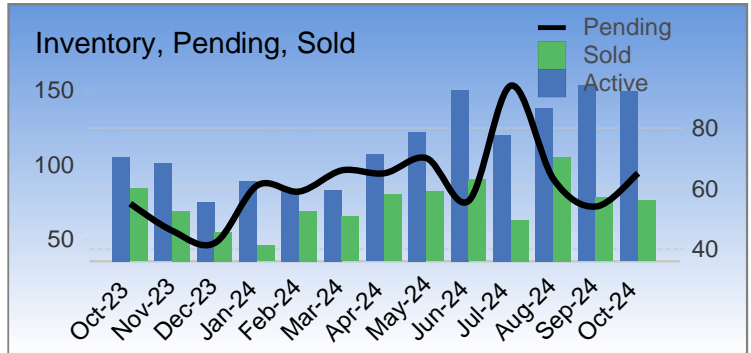
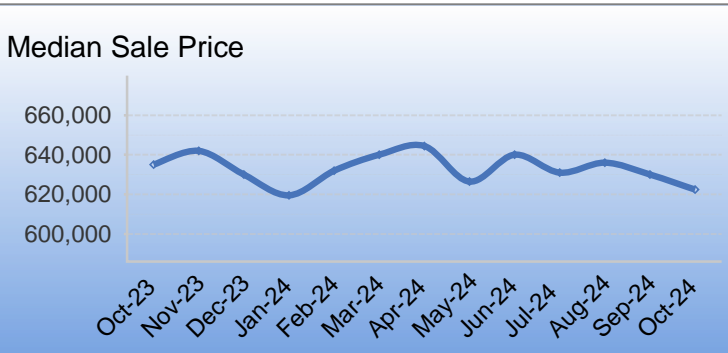
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	2	0	0	0	0
\$500-599K	1	0	0	0	0
\$600-699K	2	0	0	1	1
\$700-799K	0	0	1	0	2
\$800-899K	3	3	2	3	7
\$900-999K	5	4	4	6	7
\$1-1.299M	17	15	20	21	19
\$1.3-1.699M	18	20	32	26	16
\$1.7-1.999M	6	3	11	12	8
\$2-2.999M	12	10	7	8	1
>3M	0	1	0	0	0
Total	66	56	77	77	61

## Presented by:

## Market Activity Summary:

- Inventory: 149 units were listed for sale as of the last day of October - approximately 1.8 months of inventory.
- Sales Activity: 76 units were sold during October,
- Median Sales Price: \$622,500 during October
- Average price per sq.ft. in October was \$350
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 102% of list price in October



## 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
Oct-24	149	65	76	1.8	\$602,534	\$622,500	\$610,698	24	\$343	\$350	102%
Sep-24	153	54	78	2.0	\$629,448	\$630,000	\$634,684	27	\$348	\$362	102%
Aug-24	138	63	105	1.7	\$631,448	\$636,000	\$635,434	24	\$351	\$350	101%
Jul-24	120	94	63	1.5	\$645,061	\$631,000	\$651,148	21	\$345	\$352	101%
Jun-24	150	56	90	1.8	\$621,077	\$640,000	\$637,134	26	\$337	\$352	103%
May-24	122	70	82	1.7	\$614,458	\$626,500	\$623,605	26	\$336	\$358	102%
Apr-24	107	65	80	1.6	\$637,563	\$644,458	\$648,631	27	\$346	\$341	102%
Mar-24	83	66	65	1.5	\$638,034	\$640,000	\$650,778	18	\$349	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	76	-9.52%	\$626,785	-1.1%	\$622,500	-1.97%	\$610,698	-3.08%	24	-11.1%	102%
Oct-23	84	9.09%	\$633,728	-3.84%	\$635,000	1.6%	\$630,111	-1.67%	27	-34.1%	102%
Oct-22	77	-40.3%	\$659,033	3.73%	\$625,000	1.13%	\$640,815	1.91%	41	141%	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	89	118	85	180	472
\$500-599K	204	168	191	306	328
\$600-699K	229	264	310	256	99
\$700-799K	154	135	222	149	26
\$800-899K	62	45	147	75	11
\$900-999K	15	9	49	14	0
\$1-1.299M	1	5	19	3	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	754	744	1024	983	937

## Presented by:



## Market Activity Summary:

- Inventory: 71 units were listed for sale as of the last day of October - approximately 1.4 months of inventory.
- Sales Activity: 64 units were sold during October,
- Median Sales Price: \$1,612,500 during October
- Average price per sq.ft. in October was \$973
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 126% of list price in October



## 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
Oct-24	71	33	64	1.4	\$1,376,709	\$1,612,500	\$1,713,210	19	\$789	\$973	126%
Sep-24	74	36	56	1.6	\$1,387,424	\$1,582,500	\$1,660,436	22	\$768	\$863	119%
Aug-24	59	37	37	1.2	\$1,247,202	\$1,360,000	\$1,494,709	23	\$787	\$974	122%
Jul-24	55	28	54	0.9	\$1,401,440	\$1,457,500	\$1,652,313	21	\$719	\$921	119%
Jun-24	63	42	53	1.1	\$1,486,118	\$1,550,000	\$1,757,441	22	\$774	\$930	121%
May-24	73	35	67	1.3	\$1,436,805	\$1,550,000	\$1,767,066	16	\$756	\$994	126%
Apr-24	64	36	55	1.5	\$1,324,087	\$1,400,000	\$1,560,426	14	\$785	\$940	120%
Mar-24	48	34	48	1.5	\$1,567,790	\$1,717,000	\$1,781,702	20	\$807	\$913	115%
Feb-24	47	28	24	2.1	\$1,293,583	\$1,380,000	\$1,491,558	19	\$811	\$905	120%
Jan-24	33	17	25	1.1	\$1,451,559	\$1,250,001	\$1,529,980	32	\$775	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	64	39.1%	\$1,454,036	2.9%	\$1,612,500	11.3%	\$1,713,210	12.9%	19	-5%	126%
Oct-23	46	-4.17%	\$1,413,034	1.44%	\$1,448,500	-2.13%	\$1,517,391	0.747%	20	-16.7%	120%
Oct-22	48	-45.5%	\$1,392,955	-5.03%	\$1,480,000	-13.2%	\$1,506,135	-17.5%	24	41.2%	112%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	1	0	0	1	0
\$500-599K	2	2	0	0	2
\$600-699K	3	3	0	0	0
\$700-799K	10	10	4	4	5
\$800-899K	16	16	10	12	21
\$900-999K	23	22	13	22	31
\$1-1.299M	94	87	75	90	115
\$1.3-1.699M	149	122	182	174	150
\$1.7-1.999M	64	72	108	88	40
\$2-2.999M	99	75	140	76	54
>3M	22	15	51	24	12
Total	483	424	583	491	430

Presented by:

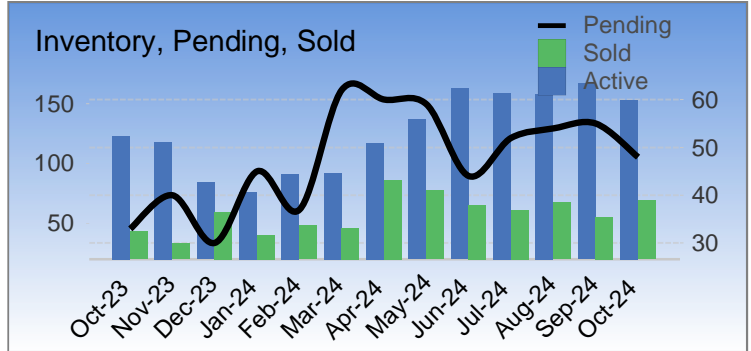
Includes Berkeley and Kensington

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## Market Activity Summary:

- Inventory: 153 units were listed for sale as of the last day of October - approximately 2.4 months of inventory.
- Sales Activity: 69 units were sold during October,
- Median Sales Price: \$815,000 during October
- Average price per sq.ft. in October was \$390
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 100% of list price in October



## 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
Oct-24	153	48	69	2.4	\$893,186	\$815,000	\$888,784	37	\$495	\$390	100%
Sep-24	167	55	55	2.8	\$908,894	\$847,000	\$895,883	39	\$491	\$396	99%
Aug-24	158	54	67	2.5	\$897,465	\$815,000	\$874,072	32	\$512	\$371	98%
Jul-24	159	52	61	2.3	\$910,912	\$875,000	\$919,360	19	\$513	\$400	101%
Jun-24	163	44	65	2.1	\$923,293	\$840,000	\$928,881	27	\$501	\$405	101%
May-24	137	59	77	2.0	\$902,940	\$850,000	\$914,026	18	\$516	\$393	101%
Apr-24	117	60	86	2.0	\$872,981	\$837,500	\$878,195	28	\$512	\$392	101%
Mar-24	92	62	46	2.1	\$885,185	\$829,500	\$877,730	42	\$454	\$386	100%
Feb-24	91	37	48	1.9	\$867,674	\$860,000	\$871,486	37	\$464	\$389	100%
Jan-24	76	45	40	1.8	\$791,275	\$756,500	\$780,850	43	\$474	\$379	99%
Dec-23	84	30	59	1.9	\$899,117	\$780,000	\$881,322	45	\$464	\$390	99%
Nov-23	118	40	33	2.7	\$845,930	\$825,000	\$850,161	37	\$442	\$402	101%
Oct-23	123	33	43	2.1	\$827,833	\$750,000	\$829,942	33	\$437	\$400	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
Oct-24	69	60.5%	\$1,076,898	4.35%	\$815,000	8.67%	\$888,784	7.09%	37	12.1%	100%
Oct-23	43	-23.2%	\$1,032,021	14.5%	\$750,000	-10.3%	\$829,942	-10.7%	33	-23.3%	100%
Oct-22	56	-48.6%	\$901,397	-0.92%	\$836,250	1.36%	\$929,239	7.61%	43	115%	98%

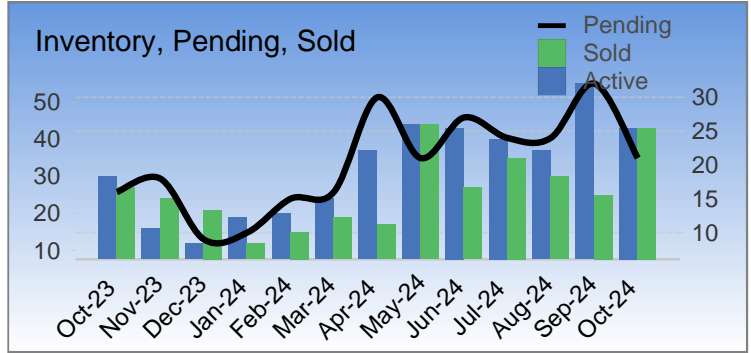
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	11	17	12	33	119
\$500-599K	39	44	56	99	236
\$600-699K	84	109	87	162	226
\$700-799K	130	122	155	210	161
\$800-899K	120	104	143	184	85
\$900-999K	84	65	124	149	37
\$1-1.299M	98	82	173	120	33
\$1.3-1.699M	37	34	59	29	7
\$1.7-1.999M	4	4	8	4	0
\$2-2.999M	7	1	4	4	1
>3M	0	0	2	1	0
Total	614	582	823	995	905

Presented by:

## Market Activity Summary:

- Inventory: 43 units were listed for sale as of the last day of October - approximately 1.3 months of inventory.
- Sales Activity: 43 units were sold during October,
- Median Sales Price: \$1,200,000 during October
- Average price per sq.ft. in October was \$705
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 105% of list price in October



## 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
Oct-24	43	21	43	1.3	\$1,192,870	\$1,200,000	\$1,252,289	17	\$755	\$705	105%
Sep-24	55	32	25	1.8	\$1,191,817	\$1,185,000	\$1,238,547	20	\$714	\$746	104%
Aug-24	37	24	30	1.2	\$1,233,966	\$1,195,000	\$1,257,484	20	\$754	\$709	102%
Jul-24	40	24	35	1.1	\$1,206,896	\$1,102,000	\$1,216,053	23	\$727	\$703	101%
Jun-24	43	27	27	1.5	\$1,235,109	\$1,250,000	\$1,325,222	15	\$749	\$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	\$740	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	43	59.3%	\$1,331,679	8.72%	\$1,200,000	-2.44%	\$1,252,289	-4.03%	17	-19%	105%
Oct-23	27	-27%	\$1,224,816	14.8%	\$1,230,000	2.5%	\$1,304,844	9.6%	21	-22.2%	106%
Oct-22	37	-15.9%	\$1,066,981	-13.6%	\$1,200,000	-6.07%	\$1,190,524	-13.3%	27	92.9%	102%

## Sales Activity and Price Trends

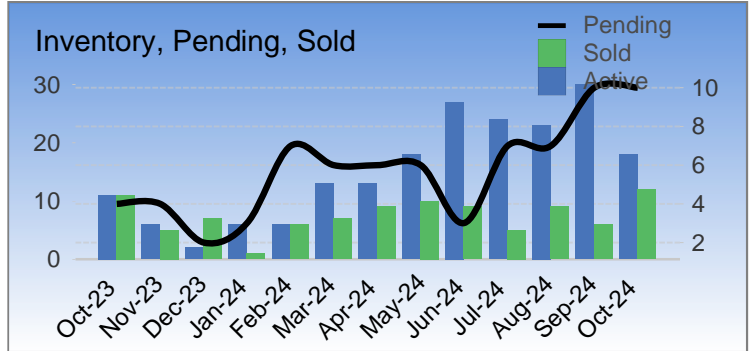
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	1	0	0	0
\$500-599K	0	0	0	0	5
\$600-699K	0	4	6	2	27
\$700-799K	12	8	12	22	65
\$800-899K	17	23	31	39	74
\$900-999K	29	44	37	39	69
\$1-1.299M	96	77	110	122	126
\$1.3-1.699M	86	85	136	126	31
\$1.7-1.999M	21	20	34	26	5
\$2-2.999M	5	7	20	13	1
>3M	1	2	0	1	0
Total	267	271	386	390	403

## Presented by:



## Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of October - approximately 2.0 months of inventory.
- Sales Activity: 12 units were sold during October,
- Median Sales Price: \$1,085,000 during October
- Average price per sq.ft. in October was \$538
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 102% of list price in October



## 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
Oct-24	18	10	12	2.0	\$1,243,666	\$1,085,000	\$1,266,583	41	\$521	\$538	102%
Sep-24	30	10	6	4.5	\$972,166	\$912,500	\$989,500	20	\$517	\$535	102%
Aug-24	23	7	9	3.0	\$1,104,111	\$1,050,000	\$1,136,555	35	\$508	\$574	103%
Jul-24	24	7	5	3.0	\$1,325,400	\$1,300,000	\$1,327,000	12	\$492	\$497	100%
Jun-24	27	3	9	2.9	\$1,493,655	\$1,525,000	\$1,542,466	19	\$493	\$565	104%
May-24	18	6	10	2.1	\$1,268,200	\$1,307,500	\$1,302,700	19	\$521	\$527	103%
Apr-24	13	6	9	1.8	\$1,074,755	\$1,099,000	\$1,097,888	16	\$525	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	12	9.09%	\$1,078,499	-17.2%	\$1,085,000	3.33%	\$1,266,583	13.3%	41	36.7%	102%
Oct-23	11	-15.4%	\$1,302,291	15.3%	\$1,050,000	1.94%	\$1,118,090	8.96%	30	3.45%	98%
Oct-22	13	8.33%	\$1,129,099	-14.8%	\$1,030,000	-4.19%	\$1,026,153	-11.3%	29	20.8%	98%

## Sales Activity and Price Trends

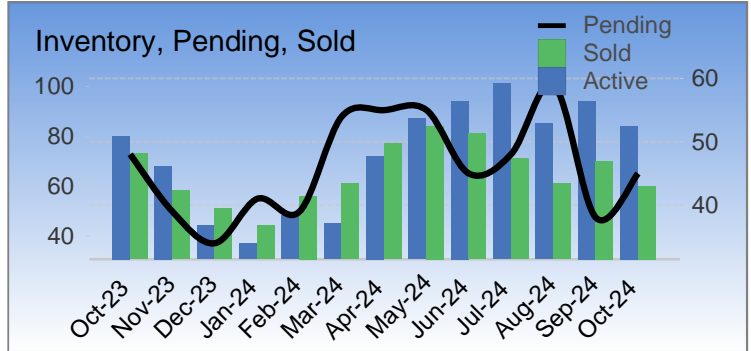
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	1
\$600-699K	0	0	0	3	7
\$700-799K	2	4	6	8	23
\$800-899K	6	8	11	14	26
\$900-999K	13	17	18	24	35
\$1-1.299M	24	45	43	65	18
\$1.3-1.699M	21	35	50	32	9
\$1.7-1.999M	5	2	6	0	0
\$2-2.999M	3	0	1	0	0
>3M	0	0	0	0	0
Total	74	111	135	146	119

## Presented by:



## Market Activity Summary:

- Inventory: 84 units were listed for sale as of the last day of October - approximately 1.4 months of inventory.
- Sales Activity: 60 units were sold during October,
- Median Sales Price: \$849,275 during October
- Average price per sq.ft. in October was \$530
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 101% of list price in October



## 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
Oct-24	84	45	60	1.4	\$872,398	\$849,275	\$877,981	24	\$553	\$530	101%
Sep-24	94	38	70	1.4	\$870,920	\$850,500	\$883,500	26	\$539	\$546	102%
Aug-24	85	59	61	1.2	\$885,867	\$820,000	\$895,375	22	\$544	\$519	101%
Jul-24	101	48	71	1.3	\$867,978	\$820,000	\$887,538	19	\$538	\$544	103%
Jun-24	94	45	81	1.2	\$840,163	\$830,000	\$862,961	18	\$530	\$554	103%
May-24	87	55	84	1.2	\$872,296	\$847,500	\$897,613	12	\$557	\$559	103%
Apr-24	72	55	77	1.1	\$852,766	\$815,000	\$896,394	14	\$568	\$560	105%
Mar-24	45	54	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	60	-17.8%	\$858,786	2.45%	\$849,275	6.03%	\$877,981	0.934%	24	4.35%	101%
Oct-23	73	19.7%	\$838,209	-3.88%	\$801,000	7.95%	\$869,857	12.2%	23	-11.5%	103%
Oct-22	61	-44%	\$872,089	4.81%	\$742,000	-10.1%	\$775,561	-12.6%	26	52.9%	99%

## Sales Activity and Price Trends

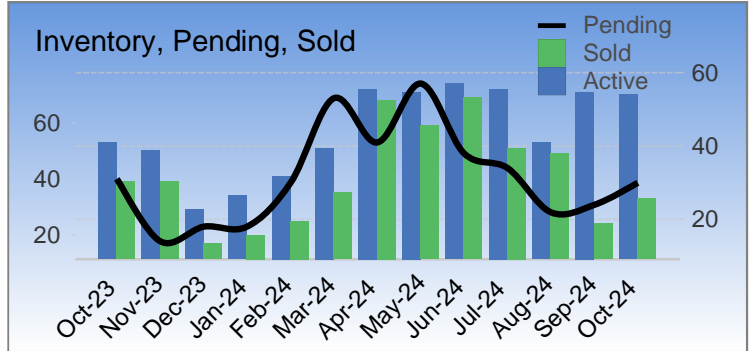
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	8	11	10	9	40
\$500-599K	23	39	35	47	165
\$600-699K	104	85	118	189	251
\$700-799K	153	154	164	232	212
\$800-899K	127	140	197	248	114
\$900-999K	84	92	130	147	52
\$1-1.299M	114	85	156	148	43
\$1.3-1.699M	49	29	80	51	5
\$1.7-1.999M	3	1	12	0	0
\$2-2.999M	0	2	0	0	0
>3M	0	0	1	1	0
Total	665	638	903	1072	882

## Presented by:



## Market Activity Summary:

- Inventory: 70 units were listed for sale as of the last day of October - approximately 2.0 months of inventory.
- Sales Activity: 33 units were sold during October,
- Median Sales Price: \$2,325,000 during October
- Average price per sq.ft. in October was \$777
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 101% of list price in October



## 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
Oct-24	70	30	33	2.0	\$2,549,454	\$2,325,000	\$2,566,478	15	\$872	\$777	101%
Sep-24	71	24	24	1.7	\$2,262,828	\$2,107,500	\$2,253,070	28	\$876	\$772	100%
Aug-24	53	22	49	1.0	\$2,581,613	\$2,110,000	\$2,590,263	28	\$883	\$815	101%
Jul-24	72	34	51	1.2	\$2,306,133	\$2,130,000	\$2,348,211	16	\$856	\$848	103%
Jun-24	74	38	69	1.1	\$2,347,499	\$2,215,000	\$2,387,483	14	\$894	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	33	-15.4%	\$2,514,888	-6.5%	\$2,325,000	14.8%	\$2,566,478	13%	15	-37.5%	101%
Oct-23	39	-20.4%	\$2,689,640	19.3%	\$2,025,000	10.7%	\$2,270,760	11%	24	-25%	100%
Oct-22	49	-40.2%	\$2,255,039	11.2%	\$1,830,000	-6.15%	\$2,045,451	-7.74%	32	191%	98%

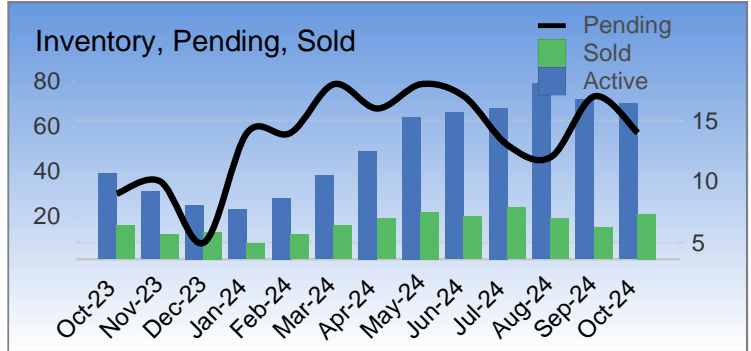
## Sales Activity and Price Trends

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	6
\$800-899K	0	0	1	3	10
\$900-999K	0	2	2	7	25
\$1-1.299M	11	20	15	61	164
\$1.3-1.699M	64	74	79	217	296
\$1.7-1.999M	77	115	84	201	91
\$2-2.999M	208	178	260	290	86
>3M	72	45	98	77	21
Total	433	434	539	856	699

## Presented by:

## Market Activity Summary:

- Inventory: 70 units were listed for sale as of the last day of October - approximately 3.8 months of inventory.
- Sales Activity: 21 units were sold during October,
- Median Sales Price: \$800,000 during October
- Average price per sq.ft. in October was \$381
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 98% of list price in October



## 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
Oct-24	70	14	21	3.8	\$925,589	\$800,000	\$897,980	42	\$375	\$381	98%
Sep-24	72	17	15	3.7	\$914,139	\$855,000	\$896,653	54	\$387	\$427	98%
Aug-24	79	12	19	3.8	\$922,473	\$860,000	\$886,763	42	\$398	\$378	97%
Jul-24	68	13	24	3.2	\$962,443	\$880,000	\$947,362	40	\$403	\$375	99%
Jun-24	66	17	20	3.3	\$1,002,890	\$822,500	\$995,189	25	\$412	\$395	100%
May-24	64	18	22	3.4	\$922,529	\$836,500	\$924,000	27	\$395	\$395	100%
Apr-24	49	16	19	3.1	\$1,055,452	\$930,000	\$1,044,378	29	\$401	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	21	31.3%	\$881,901	-1.02%	\$800,000	-7.78%	\$897,980	-8.39%	42	-40.8%	98%
Oct-23	16	-23.8%	\$890,980	-20.1%	\$867,500	10.5%	\$980,170	18.9%	71	44.9%	97%
Oct-22	21	-32.3%	\$1,115,132	14.1%	\$785,000	-13.7%	\$824,654	-14.8%	49	88.5%	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	1	5	23
\$500-599K	5	2	5	23	94
\$600-699K	21	27	29	56	116
\$700-799K	48	46	73	81	40
\$800-899K	32	39	54	65	33
\$900-999K	16	13	28	26	13
\$1-1.299M	26	28	31	47	17
\$1.3-1.699M	24	8	22	18	10
\$1.7-1.999M	3	5	4	1	1
\$2-2.999M	1	4	3	3	3
>3M	0	2	1	0	1
Total	176	174	251	325	351

## Presented by:



## Market Activity Summary:

- Inventory: 24 units were listed for sale as of the last day of October - approximately 1.0 months of inventory.
- Sales Activity: 15 units were sold during October,
- Median Sales Price: \$1,600,000 during October
- Average price per sq.ft. in October was \$804
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 105% of list price in October



## 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
Oct-24	24	18	15	1.0	\$1,552,655	\$1,600,000	\$1,616,416	13	\$806	\$804	105%
Sep-24	28	9	30	0.9	\$1,829,158	\$1,684,500	\$1,854,313	17	\$773	\$773	102%
Aug-24	18	25	27	0.5	\$1,679,452	\$1,575,000	\$1,724,630	12	\$747	\$810	103%
Jul-24	28	19	36	0.8	\$1,706,530	\$1,632,500	\$1,758,035	11	\$772	\$820	103%
Jun-24	31	24	37	0.9	\$1,822,373	\$1,900,000	\$1,890,561	10	\$780	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	15	-34.8%	\$1,823,158	4.05%	\$1,600,000	0%	\$1,616,416	-7.98%	13	-7.14%	105%
Oct-23	23	-30.3%	\$1,752,231	5.84%	\$1,600,000	15.1%	\$1,756,573	9.77%	14	-61.1%	102%
Oct-22	33	-32.7%	\$1,655,508	16.9%	\$1,390,000	0.725%	\$1,600,294	6.39%	36	300%	97%

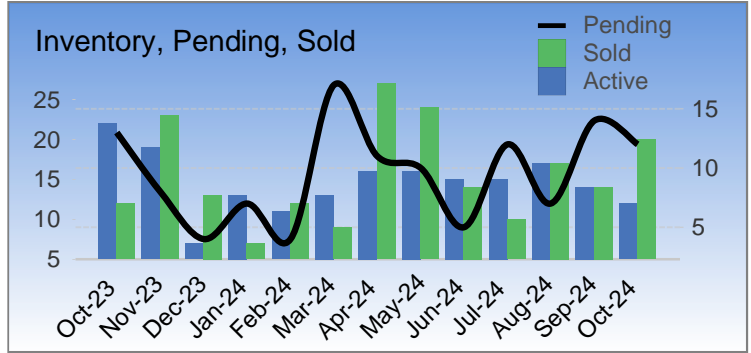
## Sales Activity and Price Trends

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	0	0
\$700-799K	0	0	1	0	11
\$800-899K	0	0	3	7	46
\$900-999K	3	4	8	18	63
\$1-1.299M	34	46	49	117	157
\$1.3-1.699M	108	88	131	168	78
\$1.7-1.999M	41	37	71	79	11
\$2-2.999M	71	67	84	70	5
>3M	6	4	11	2	0
Total	263	246	358	461	371

Presented by:

## Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of October - approximately 0.7 months of inventory.
- Sales Activity: 20 units were sold during October,
- Median Sales Price: \$1,182,906 during October
- Average price per sq.ft. in October was \$729
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 115% of list price in October



## 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
Oct-24	12	12	20	0.7	\$1,038,925	\$1,182,906	\$1,178,302	18	\$715	\$729	115%
Sep-24	14	14	14	1.0	\$1,069,571	\$1,275,000	\$1,303,769	18	\$837	\$813	121%
Aug-24	17	7	17	1.3	\$1,040,405	\$998,000	\$1,169,265	22	\$802	\$806	112%
Jul-24	15	12	10	0.9	\$912,900	\$1,042,996	\$1,066,249	26	\$809	\$770	117%
Jun-24	15	5	14	0.7	\$996,814	\$1,170,000	\$1,170,001	16	\$707	\$813	119%
May-24	16	10	24	0.9	\$943,872	\$1,110,000	\$1,141,104	14	\$698	\$834	122%
Apr-24	16	11	27	1.0	\$1,089,514	\$1,340,000	\$1,368,884	11	\$602	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	20	66.7%	\$992,136	-12.4%	\$1,182,906	8.77%	\$1,178,302	4.12%	18	-18.2%	115%
Oct-23	12	-36.8%	\$1,133,174	-4.13%	\$1,087,500	-9.38%	\$1,131,666	-15.2%	22	10%	119%
Oct-22	19	-5%	\$1,181,952	0.13%	\$1,200,000	-7.69%	\$1,334,473	3.44%	20	11.1%	112%

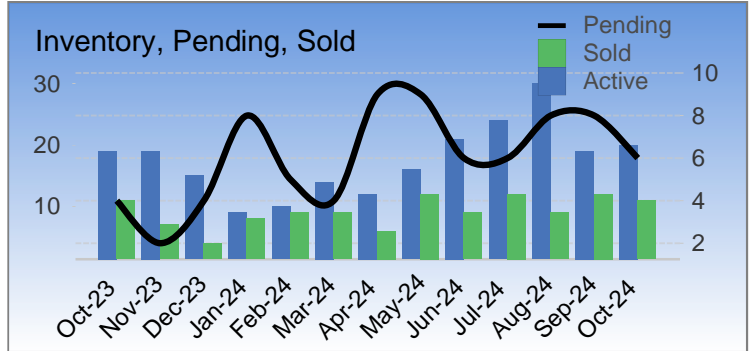
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	2
\$500-599K	1	1	0	1	2
\$600-699K	2	2	2	1	4
\$700-799K	6	11	3	5	15
\$800-899K	17	16	11	13	25
\$900-999K	24	17	14	10	36
\$1-1.299M	49	37	47	46	41
\$1.3-1.699M	37	40	57	52	25
\$1.7-1.999M	10	6	27	14	5
\$2-2.999M	7	1	10	3	1
>3M	1	1	2	0	1
Total	154	132	173	145	157

## Presented by:

## Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of October - approximately 2.0 months of inventory.
- Sales Activity: 11 units were sold during October,
- Median Sales Price: \$861,000 during October
- Average price per sq.ft. in October was \$475
- Average Days-on-Market (DOM) is approximately 55 days
- Sold over Asking: On average, buyers paid 103% of list price in October



## 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
Oct-24	20	6	11	2.0	\$810,081	\$861,000	\$826,999	55	\$527	\$475	103%
Sep-24	19	8	12	1.9	\$782,900	\$717,500	\$817,000	31	\$513	\$528	105%
Aug-24	30	8	9	3.1	\$789,444	\$750,000	\$835,888	35	\$504	\$461	106%
Jul-24	24	6	12	2.4	\$767,574	\$762,500	\$768,824	36	\$479	\$469	100%
Jun-24	21	6	9	2.3	\$770,994	\$736,000	\$816,411	22	\$471	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	11	0%	\$958,645	25.7%	\$861,000	15%	\$826,999	3.32%	55	129%	103%
Oct-23	11	83.3%	\$762,500	-26.8%	\$749,000	0.74%	\$800,454	13.8%	24	-17.2%	105%
Oct-22	6	-70%	\$1,041,999	40.5%	\$743,500	-5.95%	\$703,166	-10.4%	29	45%	97%

## Sales Activity and Price Trends

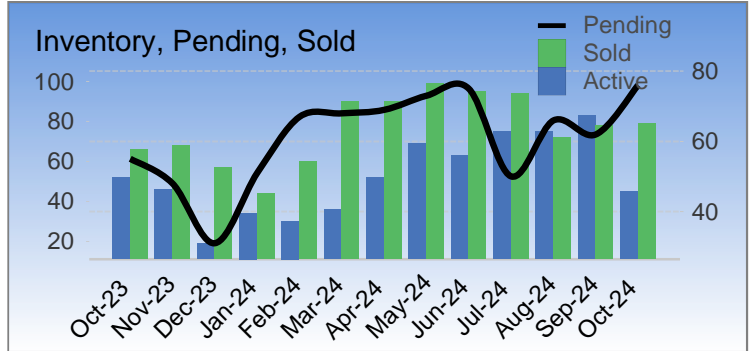
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	8	3	5	4	22
\$500-599K	6	9	1	6	22
\$600-699K	24	14	23	29	30
\$700-799K	27	16	18	24	24
\$800-899K	8	12	24	23	3
\$900-999K	6	11	17	12	2
\$1-1.299M	17	7	5	12	0
\$1.3-1.699M	1	0	1	0	0
\$1.7-1.999M	0	0	2	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	97	72	96	110	103

Presented by:

## Market Activity Summary:



- Inventory: 45 units were listed for sale as of the last day of October - approximately 0.6 months of inventory.
- Sales Activity: 79 units were sold during October,
- Median Sales Price: \$1,725,000 during October
- Average price per sq.ft. in October was \$1,087
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 104% of list price in October



## 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
Oct-24	45	76	79	0.6	\$1,753,889	\$1,725,000	\$1,831,626	16	\$1,039	\$1,087	104%
Sep-24	83	62	78	1.0	\$1,759,333	\$1,665,501	\$1,833,853	16	\$1,042	\$1,085	104%
Aug-24	75	66	72	0.9	\$1,999,263	\$1,900,000	\$2,111,382	13	\$1,055	\$1,101	106%
Jul-24	75	50	94	0.8	\$1,806,740	\$1,800,000	\$1,918,319	13	\$1,050	\$1,115	107%
Jun-24	63	75	95	0.7	\$1,837,466	\$1,800,000	\$2,013,224	12	\$1,028	\$1,113	110%
May-24	69	73	99	0.8	\$1,746,108	\$1,805,000	\$1,937,447	11	\$1,021	\$1,113	112%
Apr-24	52	69	90	0.7	\$1,854,219	\$1,810,000	\$2,055,765	8	\$995	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	79	19.7%	\$1,848,434	10.9%	\$1,725,000	0.877%	\$1,831,626	-1.96%	16	14.3%	104%
Oct-23	66	-25%	\$1,666,883	-9.77%	\$1,710,000	19%	\$1,868,206	17.2%	14	-48.1%	106%
Oct-22	88	-30.7%	\$1,847,354	19.5%	\$1,437,500	-4.8%	\$1,593,993	-4.05%	27	108%	99%

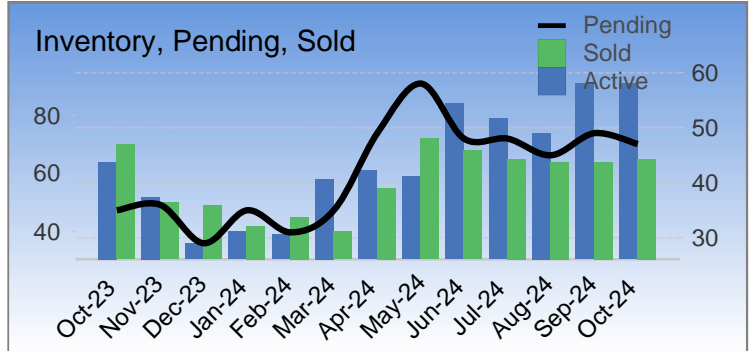
## Sales Activity and Price Trends

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	1	1	0	3	2
\$700-799K	0	1	0	2	20
\$800-899K	3	9	6	9	50
\$900-999K	3	19	15	35	98
\$1-1.299M	62	100	121	307	357
\$1.3-1.699M	270	265	375	519	233
\$1.7-1.999M	193	110	209	148	60
\$2-2.999M	202	116	187	158	74
>3M	67	33	57	44	6
Total	801	654	970	1225	900

Presented by:

## Market Activity Summary:

- Inventory: 91 units were listed for sale as of the last day of October - approximately 1.5 months of inventory.
- Sales Activity: 65 units were sold during October,
- Median Sales Price: \$955,005 during October
- Average price per sq.ft. in October was \$638
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 105% of list price in October



## 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
Oct-24	91	47	65	1.5	\$1,021,082	\$955,005	\$1,060,159	22	\$682	\$638	105%
Sep-24	91	49	64	1.5	\$1,056,556	\$950,000	\$1,079,863	21	\$671	\$638	103%
Aug-24	74	45	64	1.2	\$982,578	\$875,000	\$1,030,311	22	\$669	\$651	105%
Jul-24	79	48	65	1.2	\$1,011,418	\$950,000	\$1,063,600	17	\$648	\$663	106%
Jun-24	84	48	68	1.4	\$1,033,802	\$1,047,500	\$1,096,737	12	\$641	\$720	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	65	-7.14%	\$1,029,971	-3.95%	\$955,005	3.52%	\$1,060,159	6.42%	22	15.8%	105%
Oct-23	70	48.9%	\$1,072,383	16.5%	\$922,500	2.5%	\$996,181	0.941%	19	-34.5%	103%
Oct-22	47	-56.1%	\$920,752	-3.02%	\$900,000	-2.17%	\$986,893	1.37%	29	93.3%	101%

## Sales Activity and Price Trends

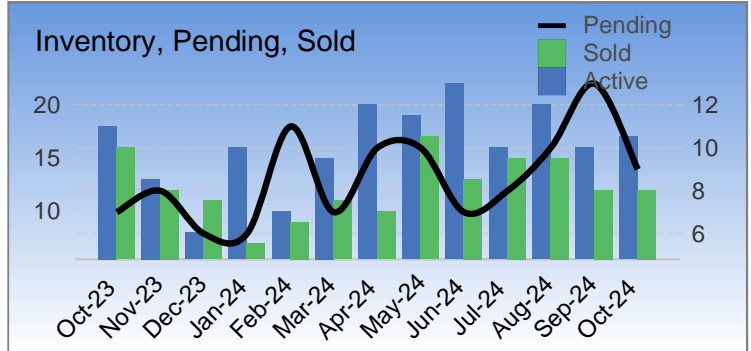
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	2	1	3	3	17
\$500-599K	5	14	4	7	44
\$600-699K	22	27	32	52	189
\$700-799K	76	97	88	133	182
\$800-899K	125	158	141	172	104
\$900-999K	92	101	111	124	52
\$1-1.299M	143	121	188	149	65
\$1.3-1.699M	70	52	111	77	20
\$1.7-1.999M	29	16	25	21	5
\$2-2.999M	15	16	20	12	1
>3M	1	0	0	0	0
Total	580	603	723	750	679

## Presented by:



## Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of October - approximately 1.5 months of inventory.
- Sales Activity: 12 units were sold during October,
- Median Sales Price: \$787,500 during October
- Average price per sq.ft. in October was \$478
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 104% of list price in October



## 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
Oct-24	17	9	12	1.5	\$751,999	\$787,500	\$779,583	26	\$459	\$478	104%
Sep-24	16	13	12	1.2	\$849,266	\$875,000	\$867,806	23	\$440	\$447	103%
Aug-24	20	10	15	1.5	\$829,266	\$805,000	\$838,266	34	\$423	\$456	100%
Jul-24	16	8	15	1.3	\$850,056	\$920,000	\$870,066	24	\$420	\$434	102%
Jun-24	22	7	13	1.7	\$779,761	\$790,000	\$811,557	16	\$448	\$475	104%
May-24	19	10	17	1.6	\$756,140	\$785,000	\$801,794	22	\$455	\$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%

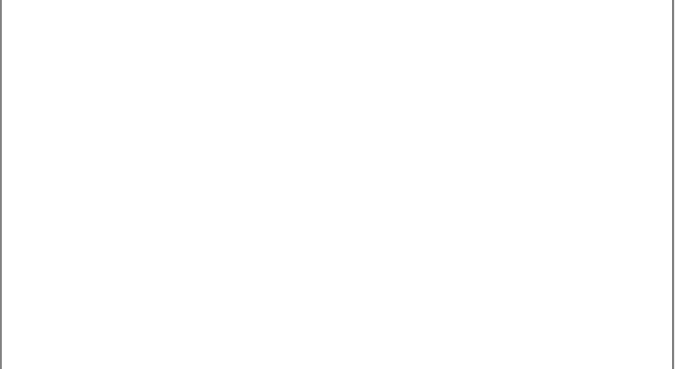
## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	12	-25%	\$890,092	5.52%	\$787,500	0%	\$779,583	2%	26	-21.2%	104%
Oct-23	16	-11.1%	\$843,526	10.8%	\$787,500	-9.22%	\$764,312	-15%	33	32%	105%
Oct-22	18	-25%	\$761,075	-9.08%	\$867,500	13.4%	\$899,444	15.4%	25	-10.7%	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	2	10	5	10	18
\$500-599K	4	12	7	18	26
\$600-699K	16	9	16	18	51
\$700-799K	27	28	26	48	53
\$800-899K	28	21	33	43	26
\$900-999K	30	31	40	37	2
\$1-1.299M	10	16	41	34	4
\$1.3-1.699M	4	1	7	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	121	128	175	212	181

## Presented by:



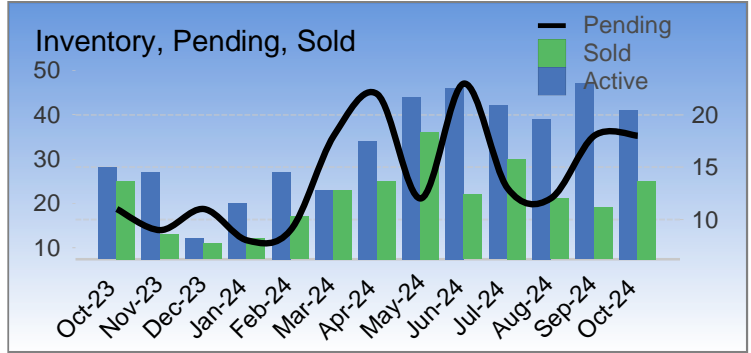
Includes Hercules and Rodeo

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## Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of October - approximately 1.9 months of inventory.
- Sales Activity: 25 units were sold during October,
- Median Sales Price: \$2,030,000 during October
- Average price per sq.ft. in October was \$869
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 101% of list price in October



## 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
Oct-24	41	18	25	1.9	\$2,434,360	\$2,030,000	\$2,450,400	16	\$868	\$869	101%
Sep-24	47	18	19	2.0	\$2,416,315	\$1,950,000	\$2,506,052	43	\$856	\$824	103%
Aug-24	39	12	21	1.6	\$2,177,190	\$1,701,000	\$2,268,761	22	\$832	\$883	104%
Jul-24	42	13	30	1.4	\$2,233,096	\$1,730,000	\$2,233,801	24	\$840	\$815	102%
Jun-24	46	23	22	1.7	\$2,247,738	\$2,012,500	\$2,302,715	25	\$824	\$860	103%
May-24	44	12	36	1.6	\$2,461,165	\$2,255,000	\$2,596,763	12	\$850	\$946	107%
Apr-24	34	22	25	1.6	\$2,250,840	\$2,200,000	\$2,353,960	10	\$821	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	25	0%	\$2,923,980	7.67%	\$2,030,000	16%	\$2,450,400	22.1%	16	-40.7%	101%
Oct-23	25	31.6%	\$2,715,647	5.25%	\$1,750,000	29.6%	\$2,006,900	8.62%	27	3.85%	101%
Oct-22	19	-32.1%	\$2,580,281	21.7%	\$1,350,000	-29.7%	\$1,847,578	-6.73%	26	73.3%	102%

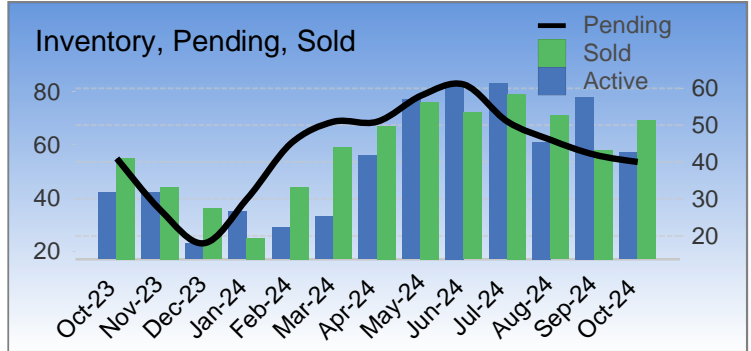
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	1	0	0
\$700-799K	2	0	0	0	2
\$800-899K	1	2	1	1	4
\$900-999K	3	2	4	5	7
\$1-1.299M	22	20	13	32	44
\$1.3-1.699M	53	47	52	86	75
\$1.7-1.999M	35	37	55	80	58
\$2-2.999M	61	62	87	113	59
>3M	53	31	75	46	26
Total	230	201	288	363	275

## Presented by:

## Market Activity Summary:

- Inventory: 57 units were listed for sale as of the last day of October - approximately 0.9 months of inventory.
- Sales Activity: 69 units were sold during October,
- Median Sales Price: \$1,249,000 during October
- Average price per sq.ft. in October was \$717
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 103% of list price in October



## 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
Oct-24	57	40	69	0.9	\$1,325,197	\$1,249,000	\$1,362,781	19	\$738	\$717	103%
Sep-24	78	42	58	1.2	\$1,263,350	\$1,202,500	\$1,279,173	19	\$729	\$734	102%
Aug-24	61	46	71	0.8	\$1,434,140	\$1,264,000	\$1,452,261	24	\$747	\$805	102%
Jul-24	83	51	79	1.1	\$1,436,076	\$1,300,000	\$1,468,683	18	\$761	\$741	102%
Jun-24	82	61	72	1.1	\$1,380,671	\$1,237,500	\$1,410,243	12	\$807	\$727	103%
May-24	77	58	76	1.2	\$1,366,853	\$1,297,500	\$1,421,171	11	\$788	\$771	104%
Apr-24	56	51	67	1.0	\$1,388,652	\$1,300,000	\$1,462,033	13	\$792	\$794	106%
Mar-24	33	51	59	0.8	\$1,372,147	\$1,256,000	\$1,443,232	18	\$801	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	69	25.5%	\$1,405,535	-5.97%	\$1,249,000	4.08%	\$1,362,781	6.99%	19	46.2%	103%
Oct-23	55	-20.3%	\$1,494,727	15.5%	\$1,200,000	6.67%	\$1,273,772	4.59%	13	-64.9%	105%
Oct-22	69	-40%	\$1,293,693	4.82%	\$1,125,000	2.74%	\$1,217,852	1.83%	37	185%	98%

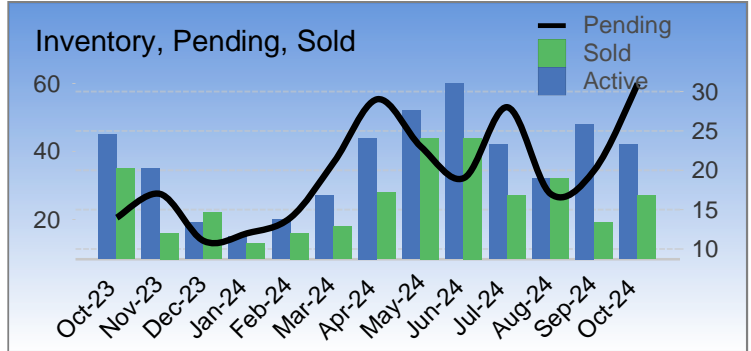
## Sales Activity and Price Trends

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	1	2	11
\$600-699K	1	5	2	15	75
\$700-799K	10	17	23	42	165
\$800-899K	28	36	47	116	209
\$900-999K	65	78	93	190	121
\$1-1.299M	223	206	292	320	124
\$1.3-1.699M	161	135	221	206	77
\$1.7-1.999M	61	38	69	58	14
\$2-2.999M	67	42	76	43	9
>3M	4	3	8	1	1
Total	620	561	833	993	806

## Presented by:

## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of October.
- Sales Activity: there were no units sold during this period.



## 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
Oct-24	42	31	27	1.6	\$849,418	\$833,000	\$860,234	28	\$504	\$503	102%
Sep-24	48	20	19	1.8	\$736,088	\$738,500	\$738,043	28	\$513	\$529	100%
Aug-24	32	17	32	1.0	\$780,984	\$740,000	\$779,700	28	\$482	\$529	100%
Jul-24	42	28	27	1.1	\$740,419	\$737,500	\$751,116	24	\$492	\$518	101%
Jun-24	60	19	44	1.6	\$821,918	\$770,000	\$837,730	16	\$505	\$526	102%
May-24	52	23	44	1.8	\$878,049	\$836,250	\$899,927	20	\$516	\$555	103%
Apr-24	44	29	28	2.1	\$844,773	\$842,000	\$883,129	19	\$493	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	27	-22.9%	\$939,935	-8.12%	\$833,000	3.8%	\$860,234	-4.75%	28	0%	102%
Oct-23	35	6.06%	\$1,023,037	12.9%	\$802,500	11.6%	\$903,144	21.3%	28	-9.68%	100%
Oct-22	33	-34%	\$906,411	-6.36%	\$719,000	-15.4%	\$744,589	-12.3%	31	72.2%	99%

## Sales Activity and Price Trends

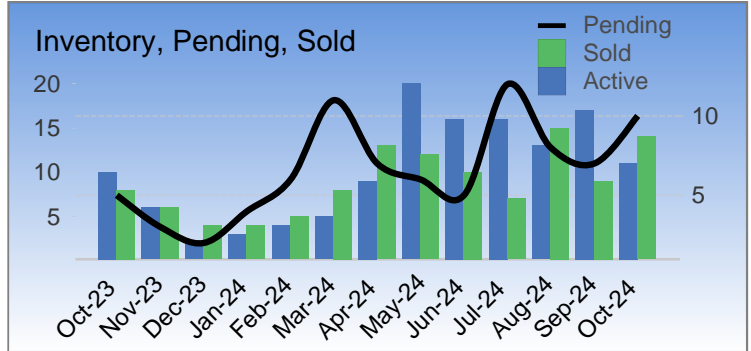
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	8	21	7	13	30
\$500-599K	33	22	23	39	60
\$600-699K	45	47	60	61	95
\$700-799K	62	57	69	95	75
\$800-899K	50	57	78	90	56
\$900-999K	35	44	53	63	21
\$1-1.299M	41	39	70	68	14
\$1.3-1.699M	11	13	32	24	6
\$1.7-1.999M	2	2	7	2	3
\$2-2.999M	1	4	4	5	0
>3M	0	1	0	0	0
Total	288	307	403	460	360

Presented by:



## Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of October - approximately months of inventory.
- Sales Activity: 14 units were sold during October,
- Median Sales Price: \$1,912,500 during October
- Average price per sq.ft. in October was \$794
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 99% of list price in October



## 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
Oct-24	11	10	14	0.8	\$2,050,000	\$1,912,500	\$2,019,482	27	\$769	\$794	99%
Sep-24	17	7	9	1.5	\$1,562,200	\$1,618,500	\$1,585,216	21	\$777	\$697	103%
Aug-24	13	8	15	1.2	\$2,037,533	\$1,795,000	\$2,017,812	28	\$763	\$777	99%
Jul-24	16	12	7	1.6	\$1,964,125	\$1,900,000	\$1,968,625	33	\$760	\$823	100%
Jun-24	16	5	10	1.4	\$1,951,000	\$2,035,000	\$1,962,500	27	\$905	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	14	75%	\$2,146,206	7.11%	\$1,912,500	13.5%	\$2,019,482	8.39%	27	35%	99%
Oct-23	8	-20%	\$2,003,648	-0.252%	\$1,685,000	-23.9%	\$1,863,125	-17.2%	20	11.1%	100%
Oct-22	10	0%	\$2,008,700	8.33%	\$2,215,000	24.6%	\$2,249,500	28.1%	18	5.88%	102%

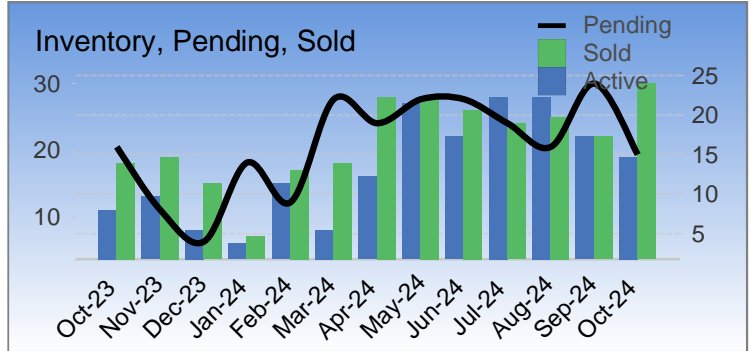
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	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	4
\$1-1.299M	5	1	1	11	27
\$1.3-1.699M	27	24	21	48	60
\$1.7-1.999M	29	24	18	42	26
\$2-2.999M	37	39	53	54	19
>3M	1	4	12	5	1
Total	99	93	105	160	137

## Presented by:

## Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of October - approximately 0.7 months of inventory.
- Sales Activity: 30 units were sold during October,
- Median Sales Price: \$1,320,500 during October
- Average price per sq.ft. in October was \$872
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 105% of list price in October



## 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
Oct-24	19	15	30	0.7	\$1,352,183	\$1,320,500	\$1,421,833	21	\$903	\$872	105%
Sep-24	22	24	22	1.0	\$1,379,099	\$1,350,000	\$1,419,818	21	\$878	\$848	103%
Aug-24	28	16	25	1.2	\$1,476,341	\$1,375,000	\$1,554,498	15	\$918	\$920	105%
Jul-24	28	19	24	1.1	\$1,393,727	\$1,387,500	\$1,451,990	15	\$873	\$892	104%
Jun-24	22	22	26	0.8	\$1,487,487	\$1,597,950	\$1,599,691	11	\$939	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	30	66.7%	\$1,325,145	5.84%	\$1,320,500	-6.53%	\$1,421,833	0.746%	21	163%	105%
Oct-23	18	50%	\$1,252,032	3.81%	\$1,412,775	30.2%	\$1,411,308	18.1%	8	-71.4%	102%
Oct-22	12	-62.5%	\$1,206,089	2.82%	\$1,085,000	-21.8%	\$1,194,583	-11.7%	28	115%	98%

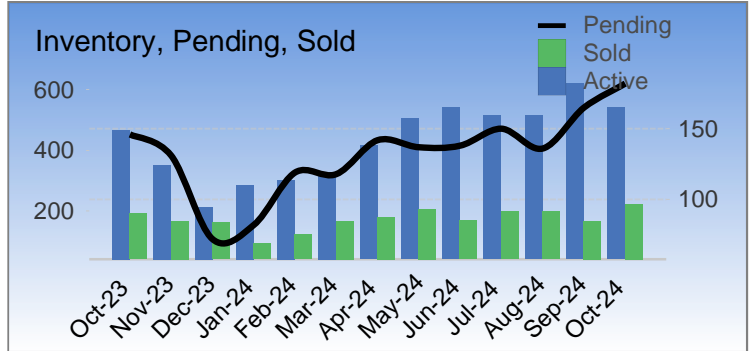
## Sales Activity and Price Trends

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	1	0
\$600-699K	1	0	0	0	2
\$700-799K	0	6	1	1	20
\$800-899K	2	8	3	16	42
\$900-999K	7	23	15	41	55
\$1-1.299M	58	81	83	146	73
\$1.3-1.699M	107	78	115	116	36
\$1.7-1.999M	26	13	13	16	0
\$2-2.999M	24	7	33	2	0
>3M	0	0	1	0	1
Total	225	216	264	339	229

Presented by:

## Market Activity Summary:

- Inventory: 541 units were listed for sale as of the last day of October - approximately 2.8 months of inventory.
- Sales Activity: 224 units were sold during October,
- Median Sales Price: \$1,000,000 during October
- Average price per sq.ft. in October was \$643
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 110% of list price in October



## 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
Oct-24	541	182	224	2.8	\$1,006,751	\$1,000,000	\$1,113,630	28	\$556	\$643	110%
Sep-24	620	165	167	3.3	\$976,257	\$965,000	\$1,092,027	38	\$553	\$628	111%
Aug-24	515	136	198	2.8	\$968,268	\$885,000	\$1,062,283	33	\$542	\$625	109%
Jul-24	515	150	199	2.7	\$1,015,883	\$995,000	\$1,126,251	28	\$560	\$654	110%
Jun-24	542	138	169	3.0	\$1,064,840	\$1,050,000	\$1,192,666	27	\$560	\$664	111%
May-24	505	137	207	2.8	\$1,147,356	\$1,125,000	\$1,297,911	23	\$570	\$698	112%
Apr-24	417	142	180	2.7	\$1,174,281	\$1,112,500	\$1,334,264	22	\$581	\$690	112%
Mar-24	329	118	168	2.6	\$1,058,580	\$1,080,000	\$1,182,578	28	\$574	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	224	16.7%	\$1,027,574	-4.75%	\$1,000,000	-11.4%	\$1,113,630	-8.84%	28	21.7%	110%
Oct-23	192	1.05%	\$1,078,794	-6.87%	\$1,129,000	2.59%	\$1,221,594	-8.69%	23	-11.5%	112%
Oct-22	190	-33.6%	\$1,158,366	5.22%	\$1,100,500	-3.25%	\$1,337,913	-1.24%	26	36.8%	111%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	164	141	98	169	212
\$500-599K	176	163	182	217	210
\$600-699K	160	155	212	217	170
\$700-799K	135	131	160	194	152
\$800-899K	141	110	148	184	225
\$900-999K	106	111	163	166	156
\$1-1.299M	275	256	362	362	326
\$1.3-1.699M	281	287	397	460	297
\$1.7-1.999M	114	133	214	188	89
\$2-2.999M	137	120	224	181	110
>3M	41	54	92	65	41
Total	1730	1661	2252	2403	1988

Presented by:

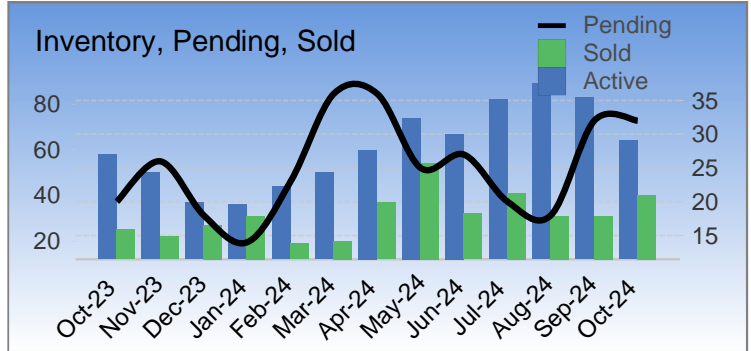
Custom geography for Oakland RES includes Oakland, Emeryville, Piedmont

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## Market Activity Summary:

- Inventory: 64 units were listed for sale as of the last day of October - approximately 1.9 months of inventory.
- Sales Activity: 40 units were sold during October,
- Median Sales Price: \$702,000 during October
- Average price per sq.ft. in October was \$338
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 99% of list price in October



## 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
Oct-24	64	32	40	1.9	\$710,029	\$702,000	\$705,181	30	\$366	\$338	99%
Sep-24	83	32	31	2.4	\$691,582	\$680,000	\$696,400	36	\$364	\$355	101%
Aug-24	89	18	31	2.6	\$706,580	\$730,000	\$710,418	28	\$360	\$349	101%
Jul-24	82	20	41	2.0	\$672,280	\$655,000	\$674,550	25	\$348	\$365	100%
Jun-24	67	27	32	1.7	\$727,553	\$689,944	\$733,777	24	\$358	\$380	101%
May-24	74	25	54	2.0	\$708,824	\$701,000	\$720,159	21	\$383	\$363	102%
Apr-24	60	36	37	2.4	\$777,498	\$703,467	\$787,425	37	\$386	\$373	101%
Mar-24	50	36	20	2.2	\$651,731	\$647,500	\$663,669	24	\$391	\$376	102%
Feb-24	44	23	19	1.8	\$710,420	\$669,000	\$706,017	22	\$403	\$353	100%
Jan-24	36	14	31	1.4	\$740,790	\$740,000	\$739,895	50	\$413	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	40	60%	\$735,288	6.8%	\$702,000	1.89%	\$705,181	0.597%	30	15.4%	99%
Oct-23	25	-39%	\$688,457	4.02%	\$689,000	4.39%	\$700,997	4.17%	26	-25.7%	100%
Oct-22	41	-18%	\$661,869	-6.88%	\$660,000	-4.83%	\$672,935	-8.96%	35	106%	99%

## Sales Activity and Price Trends

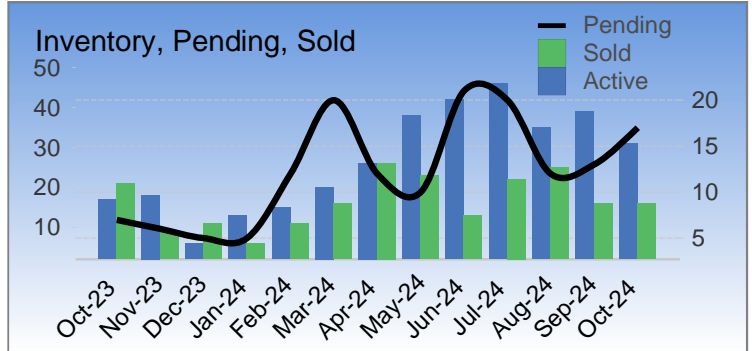
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	15	11	14	30	156
\$500-599K	45	55	55	120	190
\$600-699K	111	125	134	137	87
\$700-799K	100	88	111	94	29
\$800-899K	30	36	69	53	11
\$900-999K	15	12	39	22	4
\$1-1.299M	13	4	17	15	1
\$1.3-1.699M	7	1	3	1	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	336	333	443	472	478

## Presented by:



## Market Activity Summary:

- Inventory: 31 units were listed for sale as of the last day of October - approximately 1.6 months of inventory.
- Sales Activity: 16 units were sold during October,
- Median Sales Price: \$2,047,563 during October
- Average price per sq.ft. in October was \$817
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 101% of list price in October



## 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
Oct-24	31	17	16	1.6	\$2,480,375	\$2,047,563	\$2,451,395	36	\$842	\$817	101%
Sep-24	39	13	16	1.9	\$2,111,750	\$1,762,500	\$2,140,625	37	\$856	\$772	103%
Aug-24	35	12	25	1.8	\$1,880,040	\$1,750,000	\$1,895,440	19	\$821	\$809	101%
Jul-24	46	20	22	2.4	\$2,284,122	\$2,380,000	\$2,361,545	27	\$797	\$784	104%
Jun-24	42	21	13	2.0	\$2,336,384	\$2,050,000	\$2,392,538	17	\$810	\$876	102%
May-24	38	10	23	1.8	\$2,346,869	\$2,340,000	\$2,403,586	12	\$826	\$830	103%
Apr-24	26	12	26	1.5	\$1,861,233	\$1,863,000	\$1,968,233	16	\$853	\$845	106%
Mar-24	20	20	16	1.8	\$2,099,743	\$2,062,500	\$2,189,750	8	\$898	\$822	106%
Feb-24	15	12	11	1.6	\$2,487,000	\$2,225,000	\$2,533,181	39	\$893	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	16	-23.8%	\$2,346,809	24.5%	\$2,047,563	2.38%	\$2,451,395	17.1%	36	38.5%	101%
Oct-23	21	16.7%	\$1,884,363	-19.6%	\$2,000,000	5.68%	\$2,092,904	6.63%	26	-33.3%	101%
Oct-22	18	-41.9%	\$2,343,899	16.2%	\$1,892,500	-1.69%	\$1,962,777	-4.41%	39	117%	99%

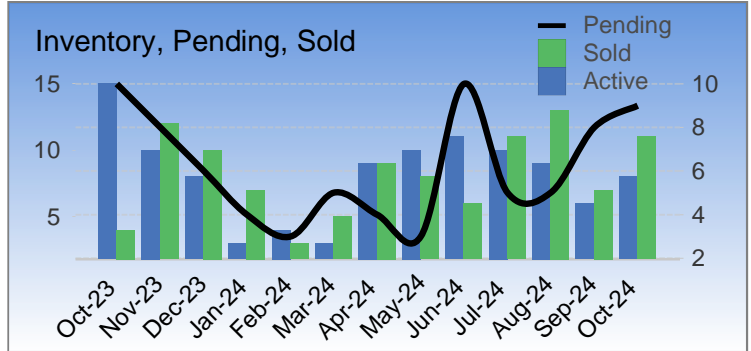
## Sales Activity and Price Trends

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	2
\$800-899K	2	1	2	0	4
\$900-999K	0	0	0	1	6
\$1-1.299M	11	14	8	18	28
\$1.3-1.699M	37	38	36	63	62
\$1.7-1.999M	28	27	43	89	46
\$2-2.999M	70	60	77	111	58
>3M	26	23	40	44	16
Total	174	163	206	326	222

## Presented by:

## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of October - approximately 1.0 months of inventory.
- Sales Activity: 11 units were sold during October,
- Median Sales Price: \$715,000 during October
- Average price per sq.ft. in October was \$547
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 106% of list price in October



## 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
Oct-24	8	9	11	1.0	\$690,159	\$715,000	\$727,500	17	\$476	\$547	106%
Sep-24	6	8	7	0.7	\$747,857	\$770,000	\$796,500	10	\$534	\$499	106%
Aug-24	9	5	13	0.9	\$747,883	\$770,044	\$784,695	19	\$504	\$534	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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	11	175%	\$692,775	-9.36%	\$715,000	-9.49%	\$727,500	-13.8%	17	6.25%	106%
Oct-23	4	-60%	\$764,278	6.5%	\$790,000	9.34%	\$843,972	15.8%	16	-40.7%	105%
Oct-22	10	-23.1%	\$717,612	-5.82%	\$722,500	-6.77%	\$728,700	-7.69%	27	108%	102%

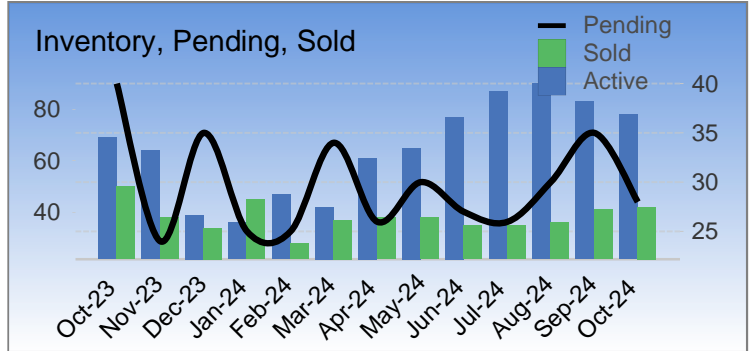
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	1	1	3	5
\$500-599K	2	4	2	9	40
\$600-699K	19	17	9	25	33
\$700-799K	25	34	42	55	20
\$800-899K	28	20	36	25	5
\$900-999K	3	5	21	15	1
\$1-1.299M	2	4	6	11	1
\$1.3-1.699M	0	1	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	80	86	118	143	105

Presented by:

## Market Activity Summary:

- Inventory: 78 units were listed for sale as of the last day of October - approximately 2.2 months of inventory.
- Sales Activity: 42 units were sold during October,
- Median Sales Price: \$600,000 during October
- Average price per sq.ft. in October was \$390
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 102% of list price in October



## 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
Oct-24	78	28	42	2.2	\$583,682	\$600,000	\$592,216	28	\$426	\$390	102%
Sep-24	83	35	41	2.4	\$594,697	\$592,000	\$600,756	25	\$414	\$384	102%
Aug-24	90	30	36	2.6	\$584,622	\$600,000	\$595,797	27	\$401	\$396	102%
Jul-24	87	26	35	2.4	\$614,010	\$620,000	\$626,016	30	\$400	\$402	102%
Jun-24	77	27	35	2.1	\$622,709	\$600,000	\$623,324	23	\$415	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	42	-16%	\$569,758	-9.27%	\$600,000	-0.662%	\$592,216	0.887%	28	40%	102%
Oct-23	50	13.6%	\$627,995	-3.73%	\$604,000	7.86%	\$587,012	-2.18%	20	-42.9%	102%
Oct-22	44	-29%	\$652,354	5.19%	\$560,000	-10.4%	\$600,078	-1.27%	35	94.4%	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	74	104	90	116	291
\$500-599K	106	123	149	138	136
\$600-699K	119	130	186	153	62
\$700-799K	46	50	91	62	26
\$800-899K	19	22	53	44	2
\$900-999K	4	17	23	17	0
\$1-1.299M	6	13	21	4	0
\$1.3-1.699M	1	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	375	459	614	534	517

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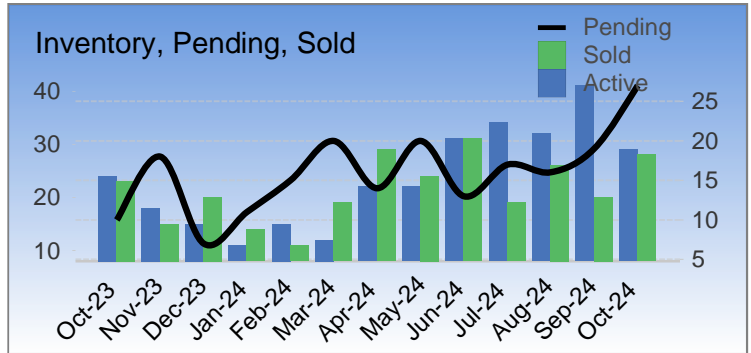
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Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 29 units were listed for sale as of the last day of October - approximately 1.2 months of inventory.
- Sales Activity: 28 units were sold during October,
- Median Sales Price: \$1,096,500 during October
- Average price per sq.ft. in October was \$670
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 104% of list price in October



## 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
Oct-24	29	27	28	1.2	\$1,103,245	\$1,096,500	\$1,142,214	24	\$664	\$670	104%
Sep-24	41	19	20	1.9	\$1,065,582	\$980,750	\$1,067,572	25	\$689	\$685	100%
Aug-24	32	16	26	1.3	\$1,100,419	\$1,025,000	\$1,119,642	20	\$672	\$717	102%
Jul-24	34	17	19	1.4	\$1,201,601	\$1,190,000	\$1,242,414	26	\$671	\$685	103%
Jun-24	31	13	31	1.1	\$1,169,570	\$1,230,000	\$1,207,806	20	\$687	\$691	104%
May-24	22	20	24	0.9	\$1,095,287	\$1,067,500	\$1,159,912	13	\$677	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	28	21.7%	\$1,163,627	-0.202%	\$1,096,500	-4.24%	\$1,142,214	-2.58%	24	9.09%	104%
Oct-23	23	-17.9%	\$1,165,977	5.71%	\$1,145,000	23.1%	\$1,172,426	18.7%	22	-8.33%	101%
Oct-22	28	-36.4%	\$1,103,029	6.8%	\$930,000	-8.15%	\$987,455	-7.61%	24	60%	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	3	1
\$500-599K	0	2	0	2	8
\$600-699K	5	9	10	14	35
\$700-799K	26	19	24	39	52
\$800-899K	31	23	36	48	46
\$900-999K	29	22	32	68	46
\$1-1.299M	53	71	97	133	60
\$1.3-1.699M	54	49	73	59	13
\$1.7-1.999M	15	8	16	7	2
\$2-2.999M	8	3	1	1	0
>3M	0	0	0	0	0
Total	221	206	289	374	263

## Presented by:



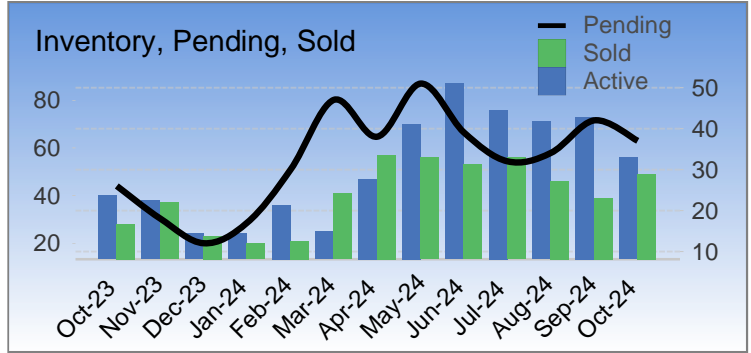
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Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 56 units were listed for sale as of the last day of October - approximately 1.3 months of inventory.
- Sales Activity: 49 units were sold during October,
- Median Sales Price: \$1,695,000 during October
- Average price per sq.ft. in October was \$875
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 99% of list price in October



## 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
Oct-24	56	37	49	1.3	\$2,099,468	\$1,695,000	\$2,062,142	29	\$872	\$875	99%
Sep-24	73	42	39	1.6	\$1,908,331	\$1,702,000	\$1,902,540	23	\$892	\$878	100%
Aug-24	71	34	46	1.4	\$1,739,217	\$1,612,500	\$1,724,558	20	\$896	\$931	100%
Jul-24	76	32	56	1.4	\$2,002,876	\$1,767,500	\$2,019,590	16	\$906	\$885	101%
Jun-24	87	39	53	1.6	\$2,078,006	\$1,860,000	\$2,118,122	12	\$886	\$901	103%
May-24	70	51	56	1.4	\$2,091,995	\$1,937,675	\$2,191,160	14	\$889	\$925	106%
Apr-24	47	38	57	1.2	\$2,113,441	\$1,980,000	\$2,207,666	13	\$899	\$905	105%
Mar-24	25	47	41	1.0	\$2,216,378	\$1,948,800	\$2,284,680	16	\$831	\$856	104%
Feb-24	36	30	21	1.7	\$2,221,925	\$1,825,000	\$2,207,071	21	\$838	\$893	102%
Jan-24	24	17	20	0.9	\$2,489,241	\$1,725,000	\$2,458,081	31	\$797	\$856	100%
Dec-23	24	12	23	0.9	\$1,701,516	\$1,501,000	\$1,739,647	14	\$813	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	49	75%	\$2,185,197	12.8%	\$1,695,000	-3.94%	\$2,062,142	-2.74%	29	107%	99%
Oct-23	28	-26.3%	\$1,937,970	-8.67%	\$1,764,500	10.4%	\$2,120,298	12.5%	14	-50%	102%
Oct-22	38	-39.7%	\$2,121,968	27%	\$1,599,000	-8.1%	\$1,884,507	-0.74%	28	100%	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	3	1
\$700-799K	0	0	0	5	4
\$800-899K	2	2	4	0	24
\$900-999K	0	2	3	16	61
\$1-1.299M	37	38	33	126	207
\$1.3-1.699M	125	124	173	235	135
\$1.7-1.999M	108	90	100	98	34
\$2-2.999M	105	63	127	111	73
>3M	61	42	68	44	13
Total	438	362	508	639	555

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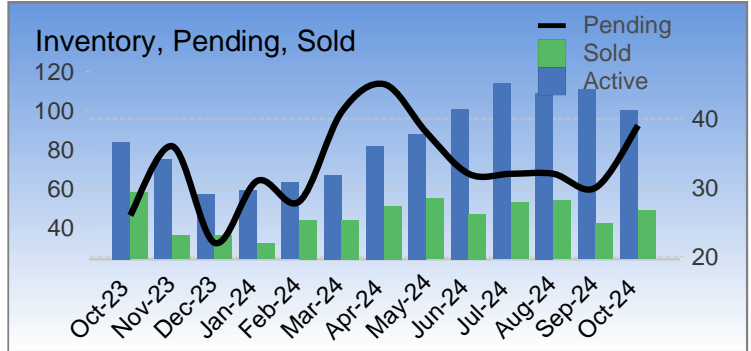
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Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 100 units were listed for sale as of the last day of October - approximately 2.2 months of inventory.
- Sales Activity: 49 units were sold during October,
- Median Sales Price: \$620,000 during October
- Average price per sq.ft. in October was \$522
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 104% of list price in October



## 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
Oct-24	100	39	49	2.2	\$697,988	\$620,000	\$728,885	34	\$504	\$522	104%
Sep-24	111	30	42	2.3	\$721,369	\$669,444	\$745,279	31	\$511	\$534	106%
Aug-24	109	32	54	2.2	\$625,482	\$641,500	\$642,285	29	\$500	\$515	102%
Jul-24	114	32	53	2.3	\$663,263	\$659,950	\$683,498	29	\$510	\$530	103%
Jun-24	101	32	47	2.1	\$724,129	\$675,400	\$742,082	23	\$514	\$541	103%
May-24	88	38	55	1.9	\$779,526	\$730,000	\$802,200	21	\$506	\$526	104%
Apr-24	82	45	51	1.8	\$715,920	\$680,000	\$742,272	25	\$513	\$515	104%
Mar-24	67	41	44	1.7	\$726,190	\$756,500	\$753,445	47	\$544	\$499	104%
Feb-24	63	28	44	1.7	\$724,215	\$720,500	\$753,319	26	\$545	\$525	105%
Jan-24	59	31	32	1.8	\$562,904	\$585,000	\$581,148	32	\$526	\$538	103%
Dec-23	57	22	36	1.4	\$625,700	\$558,000	\$632,650	27	\$540	\$495	102%
Nov-23	75	36	36	1.6	\$691,933	\$680,000	\$730,775	18	\$545	\$483	106%
Oct-23	84	26	58	1.6	\$636,370	\$625,000	\$659,452	19	\$528	\$503	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
Oct-24	49	-15.5%	\$721,913	5.35%	\$620,000	-0.8%	\$728,885	10.5%	34	78.9%	104%
Oct-23	58	0%	\$685,253	-6.16%	\$625,000	-7.41%	\$659,452	-9.59%	19	-34.5%	104%
Oct-22	58	-9.38%	\$730,236	3.78%	\$675,000	3.85%	\$729,401	2.74%	29	93.3%	103%

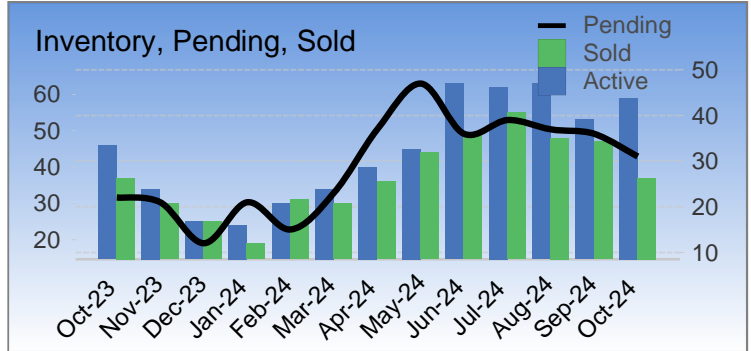
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	66	68	59	74	159
\$500-599K	95	79	80	130	135
\$600-699K	104	96	103	109	86
\$700-799K	57	79	94	81	72
\$800-899K	57	37	68	90	74
\$900-999K	36	24	63	47	28
\$1-1.299M	46	51	84	39	17
\$1.3-1.699M	6	11	16	7	4
\$1.7-1.999M	1	2	4	3	2
\$2-2.999M	3	1	2	1	1
>3M	0	0	0	0	0
Total	471	448	573	581	578

## Presented by:

## Market Activity Summary:

- Inventory: 59 units were listed for sale as of the last day of October - approximately 1.4 months of inventory.
- Sales Activity: 37 units were sold during October,
- Median Sales Price: \$885,000 during October
- Average price per sq.ft. in October was \$649
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 105% of list price in October



## 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
Oct-24	59	31	37	1.4	\$893,056	\$885,000	\$939,986	24	\$632	\$649	105%
Sep-24	53	36	47	1.1	\$856,089	\$875,000	\$898,744	20	\$639	\$665	105%
Aug-24	63	37	48	1.3	\$844,139	\$860,000	\$888,968	19	\$645	\$649	107%
Jul-24	62	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	\$607	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	37	0%	\$941,347	9.89%	\$885,000	4.12%	\$939,986	0.174%	24	33.3%	105%
Oct-23	37	-26%	\$856,605	0.865%	\$850,000	-2.4%	\$938,351	4.07%	18	-52.6%	105%
Oct-22	50	-16.7%	\$849,261	-1.58%	\$870,875	2.16%	\$901,671	-0.805%	38	111%	100%

## Sales Activity and Price Trends

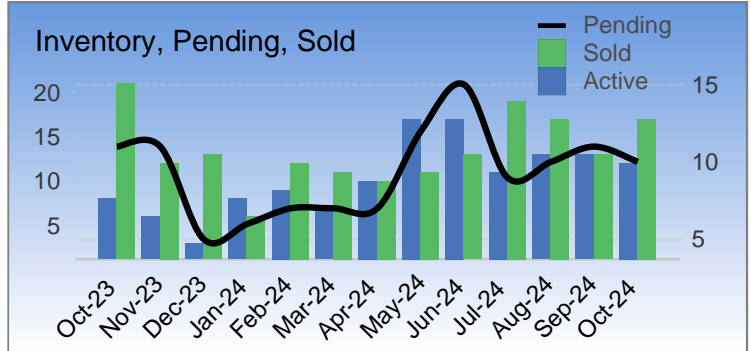
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	3	1	1	3
\$500-599K	5	6	3	9	17
\$600-699K	35	26	29	34	99
\$700-799K	71	83	70	81	129
\$800-899K	111	103	89	134	66
\$900-999K	61	42	80	93	40
\$1-1.299M	83	64	114	94	32
\$1.3-1.699M	28	23	57	22	3
\$1.7-1.999M	2	1	5	1	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	396	351	448	469	389

## Presented by:



## Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of October - approximately 0.8 months of inventory.
- Sales Activity: 17 units were sold during October,
- Median Sales Price: \$845,000 during October
- Average price per sq.ft. in October was \$670
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 104% of list price in October



## 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
Oct-24	12	10	17	0.8	\$818,276	\$845,000	\$855,511	18	\$695	\$670	104%
Sep-24	13	11	13	0.9	\$774,692	\$825,000	\$814,500	11	\$748	\$670	105%
Aug-24	13	10	17	0.8	\$856,052	\$850,000	\$881,235	19	\$677	\$651	103%
Jul-24	11	9	19	0.8	\$844,094	\$900,000	\$889,105	21	\$689	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	17	-19%	\$881,346	10.3%	\$845,000	4.32%	\$855,511	3.97%	18	50%	104%
Oct-23	21	5%	\$798,989	9.27%	\$810,000	0.935%	\$822,852	0.403%	12	-53.8%	107%
Oct-22	20	-25.9%	\$731,186	-12.5%	\$802,500	-3.31%	\$819,550	-1.53%	26	52.9%	101%

## Sales Activity and Price Trends

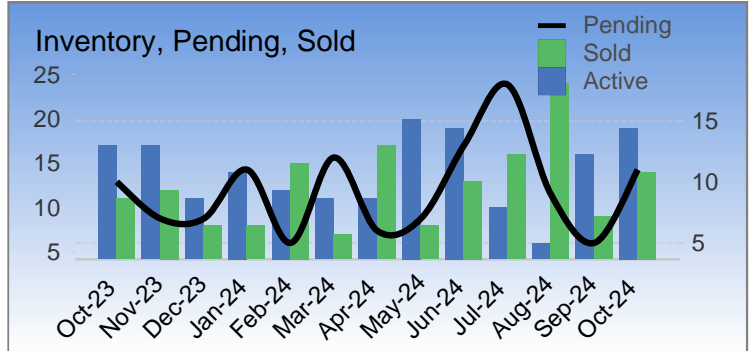
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	2	0	1
\$500-599K	1	3	2	0	5
\$600-699K	5	6	6	8	51
\$700-799K	24	38	36	44	84
\$800-899K	47	56	59	70	16
\$900-999K	34	27	43	39	2
\$1-1.299M	18	7	33	7	0
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	129	137	182	168	159

## Presented by:



## Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of October - approximately 1.3 months of inventory.
- Sales Activity: 14 units were sold during October,
- Median Sales Price: \$537,500 during October
- Average price per sq.ft. in October was \$494
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 106% of list price in October



## 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
Oct-24	19	11	14	1.3	\$532,327	\$537,500	\$563,785	13	\$496	\$494	106%
Sep-24	16	5	9	1.0	\$645,644	\$667,000	\$651,444	37	\$524	\$524	101%
Aug-24	6	9	24	0.3	\$568,856	\$605,000	\$591,854	24	\$573	\$523	105%
Jul-24	10	18	16	0.9	\$608,955	\$600,000	\$635,845	13	\$503	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	14	27.3%	\$584,336	-6.49%	\$537,500	-17.3%	\$563,785	-12.2%	13	-56.7%	106%
Oct-23	11	-31.3%	\$624,870	-3.91%	\$650,000	6.56%	\$642,000	2.86%	30	-23.1%	104%
Oct-22	16	-38.5%	\$650,317	4.42%	\$610,000	-6.87%	\$624,125	-11.3%	39	179%	98%

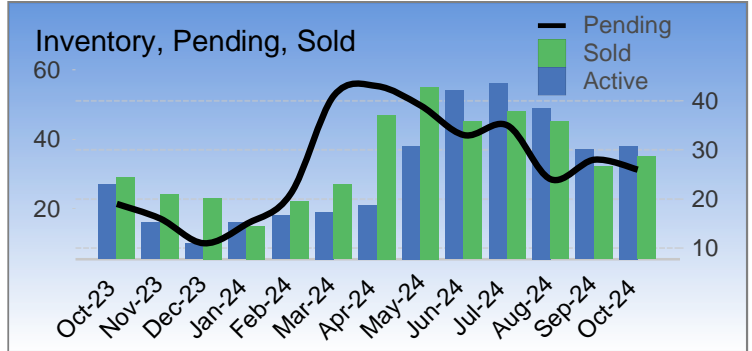
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	23	17	17	19	46
\$500-599K	37	29	29	61	56
\$600-699K	42	21	56	55	25
\$700-799K	19	25	37	30	6
\$800-899K	9	6	12	11	0
\$900-999K	1	1	2	2	0
\$1-1.299M	0	0	2	3	0
\$1.3-1.699M	0	0	0	1	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	131	99	155	182	133

## Presented by:

## Market Activity Summary:

- Inventory: 38 units were listed for sale as of the last day of October - approximately 1.0 months of inventory.
- Sales Activity: 35 units were sold during October,
- Median Sales Price: \$1,820,000 during October
- Average price per sq.ft. in October was \$824
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 101% of list price in October



## 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
Oct-24	38	26	35	1.0	\$1,847,069	\$1,820,000	\$1,867,911	23	\$774	\$824	101%
Sep-24	37	28	32	0.9	\$1,737,138	\$1,614,000	\$1,727,715	33	\$785	\$791	99%
Aug-24	49	24	45	1.1	\$1,816,681	\$1,750,000	\$1,838,189	16	\$794	\$813	101%
Jul-24	56	35	48	1.2	\$1,950,237	\$1,907,500	\$1,985,891	14	\$793	\$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	\$772	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	35	20.7%	\$1,915,401	5.34%	\$1,820,000	-1.03%	\$1,867,911	-3.2%	23	76.9%	101%
Oct-23	29	-25.6%	\$1,818,339	0.917%	\$1,839,001	6.92%	\$1,929,739	6.25%	13	-53.6%	101%
Oct-22	39	-41.8%	\$1,801,823	10.7%	\$1,720,000	2.99%	\$1,816,307	1.78%	28	250%	98%

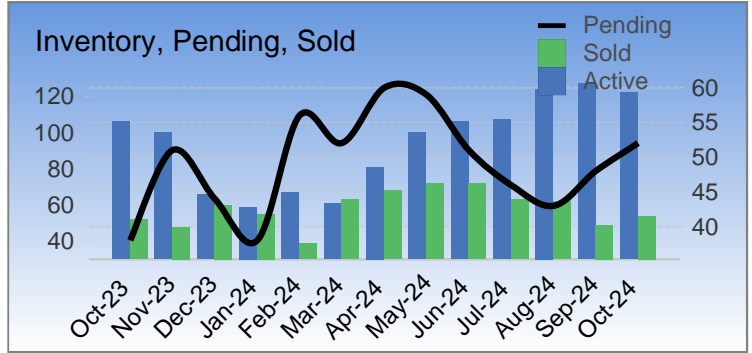
## Sales Activity and Price Trends

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	1	2
\$700-799K	3	0	0	2	11
\$800-899K	3	2	2	2	14
\$900-999K	1	0	2	4	70
\$1-1.299M	13	23	30	91	216
\$1.3-1.699M	116	117	113	297	161
\$1.7-1.999M	87	83	140	140	38
\$2-2.999M	130	93	213	131	25
>3M	18	11	36	13	0
Total	371	329	536	681	537

Presented by:

## Market Activity Summary:

- Inventory: 122 units were listed for sale as of the last day of October - approximately 2.3 months of inventory.
- Sales Activity: 54 units were sold during October,
- Median Sales Price: \$742,500 during October
- Average price per sq.ft. in October was \$392
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 99% of list price in October



## 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
Oct-24	122	52	54	2.3	\$798,049	\$742,500	\$790,588	24	\$394	\$392	99%
Sep-24	127	48	49	2.2	\$785,712	\$736,100	\$783,041	23	\$383	\$386	100%
Aug-24	124	43	62	1.9	\$823,039	\$769,750	\$815,386	26	\$391	\$370	99%
Jul-24	107	46	63	1.6	\$771,036	\$740,000	\$773,924	21	\$394	\$383	100%
Jun-24	106	51	72	1.6	\$794,964	\$737,500	\$800,731	20	\$387	\$388	102%
May-24	100	59	72	1.6	\$775,555	\$746,000	\$787,153	12	\$383	\$399	102%
Apr-24	81	60	68	1.5	\$825,347	\$770,000	\$837,720	21	\$438	\$379	102%
Mar-24	61	52	63	1.2	\$817,555	\$799,950	\$821,900	22	\$469	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	54	3.85%	\$783,280	5.64%	\$742,500	9.19%	\$790,588	8.23%	24	20%	99%
Oct-23	52	-18.8%	\$741,449	-4.4%	\$680,000	1.49%	\$730,461	8.15%	20	-51.2%	100%
Oct-22	64	-45.3%	\$775,582	-1.14%	\$670,000	-3.6%	\$675,384	-7.68%	41	193%	99%

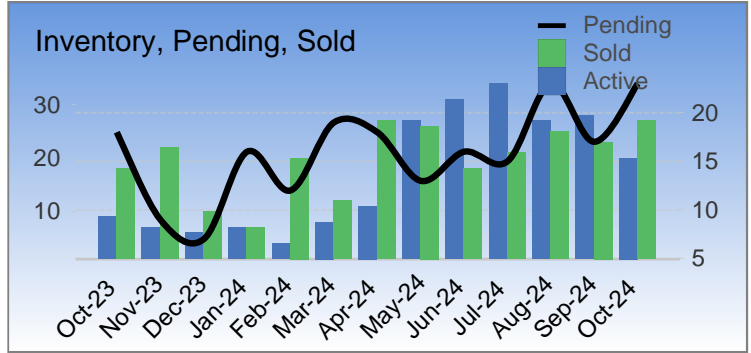
## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	34	39	43	97	321
\$500-599K	78	85	78	178	316
\$600-699K	125	120	149	222	123
\$700-799K	120	116	163	175	51
\$800-899K	92	75	127	128	19
\$900-999K	49	34	70	49	8
\$1-1.299M	69	34	85	43	11
\$1.3-1.699M	26	5	23	15	2
\$1.7-1.999M	3	3	2	3	0
\$2-2.999M	1	1	3	4	0
>3M	0	0	0	0	0
Total	597	512	743	914	851

## Presented by:

## Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of October - approximately 0.8 months of inventory.
- Sales Activity: 27 units were sold during October,
- Median Sales Price: \$1,500,000 during October
- Average price per sq.ft. in October was \$847
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 103% of list price in October



## 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
Oct-24	20	23	27	0.8	\$1,484,122	\$1,500,000	\$1,522,777	17	\$907	\$847	103%
Sep-24	28	17	23	1.3	\$1,395,466	\$1,425,100	\$1,428,103	20	\$832	\$840	103%
Aug-24	27	23	25	1.3	\$1,333,003	\$1,385,000	\$1,385,784	13	\$844	\$899	104%
Jul-24	34	15	21	1.6	\$1,369,123	\$1,500,000	\$1,485,000	10	\$866	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	27	50%	\$1,628,152	21.8%	\$1,500,000	22.1%	\$1,522,777	14.2%	17	13.3%	103%
Oct-23	18	-21.7%	\$1,337,058	3.03%	\$1,229,000	-12.8%	\$1,333,916	-1.56%	15	-42.3%	106%
Oct-22	23	-23.3%	\$1,297,752	0.11%	\$1,410,000	5.22%	\$1,355,056	5.57%	26	100%	99%

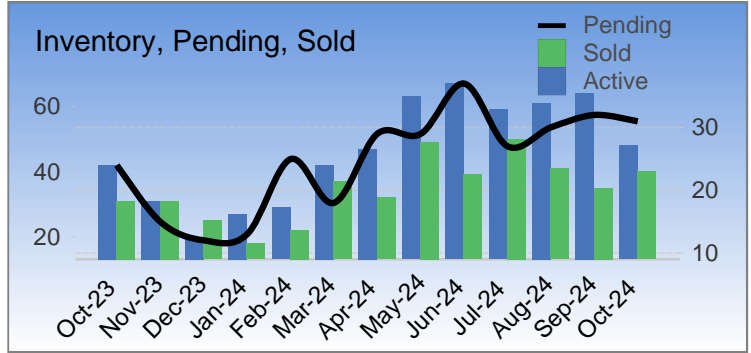
## Sales Activity and Price Trends

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	2
\$600-699K	1	0	1	4	11
\$700-799K	3	1	3	9	16
\$800-899K	6	9	13	19	41
\$900-999K	8	14	12	18	44
\$1-1.299M	39	50	50	92	77
\$1.3-1.699M	112	91	98	101	16
\$1.7-1.999M	23	14	35	16	2
\$2-2.999M	14	7	19	9	0
>3M	0	0	1	0	0
Total	206	186	232	268	209

Presented by:

## Market Activity Summary:

- Inventory: 48 units were listed for sale as of the last day of October - approximately 1.3 months of inventory.
- Sales Activity: 40 units were sold during October,
- Median Sales Price: \$1,582,000 during October
- Average price per sq.ft. in October was \$733
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 102% of list price in October



## 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
Oct-24	48	31	40	1.3	\$1,625,818	\$1,582,000	\$1,652,297	25	\$792	\$733	102%
Sep-24	64	32	35	1.5	\$1,606,711	\$1,500,000	\$1,624,475	25	\$760	\$748	102%
Aug-24	61	30	41	1.4	\$1,684,695	\$1,520,000	\$1,727,068	23	\$771	\$777	103%
Jul-24	59	27	50	1.3	\$1,636,515	\$1,675,000	\$1,698,222	15	\$795	\$821	104%
Jun-24	67	37	39	1.7	\$1,810,743	\$1,780,000	\$1,862,974	18	\$770	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Oct-24	40	29%	\$1,681,397	-6.97%	\$1,582,000	4.68%	\$1,652,297	8.26%	25	47.1%	102%
Oct-23	31	-27.9%	\$1,807,328	18.5%	\$1,511,250	0.75%	\$1,526,294	-2.52%	17	-22.7%	102%
Oct-22	43	-30.6%	\$1,525,222	3.85%	\$1,500,000	0.334%	\$1,565,754	2.52%	22	57.1%	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	1	0	1	1	1
\$600-699K	1	1	0	3	1
\$700-799K	0	0	1	4	14
\$800-899K	4	3	5	11	32
\$900-999K	12	6	5	29	55
\$1-1.299M	65	62	71	157	178
\$1.3-1.699M	128	136	194	267	153
\$1.7-1.999M	70	61	90	115	40
\$2-2.999M	73	37	97	59	18
>3M	9	14	19	7	2
Total	363	320	483	653	494

Presented by: