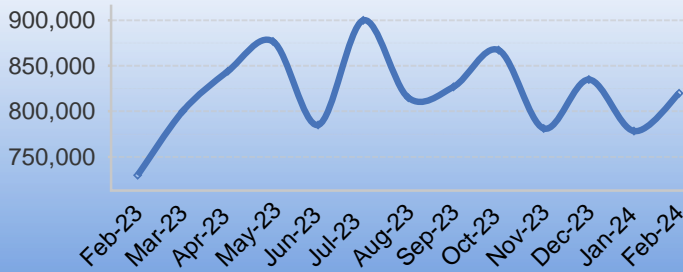


Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of February - approximately 2.6 months of inventory.
- Sales Activity: 11 units were sold during February,
- Median Sales Price: \$820,000 during February
- Average price per sq.ft. in February was \$392
- Average Days-on-Market (DOM) is approximately 69 days
- Sold over Asking: On average, buyers paid 99% of list price in February



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-24	27	15	11	2.6	\$1,024,172	\$820,000	\$1,009,318	69	\$409	\$392	99%
Jan-24	23	14	8	2.2	\$790,118	\$778,500	\$783,125	50	\$407	\$289	99%
Dec-23	25	5	13	1.8	\$879,068	\$835,000	\$869,461	30	\$394	\$360	99%
Nov-23	31	10	12	2.1	\$835,139	\$781,250	\$828,958	49	\$375	\$360	99%
Oct-23	39	9	16	2.4	\$1,021,468	\$867,500	\$980,170	71	\$362	\$363	97%
Sep-23	35	12	17	2.1	\$992,917	\$827,000	\$961,323	41	\$373	\$372	98%
Aug-23	41	12	15	2.2	\$918,933	\$815,000	\$909,466	24	\$389	\$377	100%
Jul-23	46	11	19	2.3	\$1,063,204	\$900,000	\$1,064,578	25	\$400	\$376	100%
Jun-23	43	15	25	1.9	\$870,839	\$785,000	\$869,220	21	\$413	\$366	100%
May-23	36	17	20	1.9	\$1,004,181	\$876,750	\$979,463	26	\$428	\$380	99%
Apr-23	41	14	22	2.5	\$907,879	\$844,000	\$892,242	39	\$433	\$364	99%
Mar-23	31	19	16	2.4	\$1,055,314	\$800,000	\$962,625	54	\$460	\$341	96%
Feb-23	37	11	12	2.6	\$1,004,165	\$730,000	\$949,916	68	\$446	\$286	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
Feb-24	11	-8.33%	\$1,110,549	0.406%	\$820,000	12.3%	\$1,009,318	6.25%	69	1.47%	99%
Feb-23	12	-42.9%	\$1,106,056	-5.46%	\$730,000	-7.83%	\$949,916	18.9%	68	25.9%	98%
Feb-22	21	-30%	\$1,169,993	48.4%	\$792,000	6.38%	\$798,619	-4.15%	54	108%	100%

Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	1	2	7
\$500-599K	0	0	1	8	15
\$600-699K	0	7	10	17	9
\$700-799K	11	11	12	17	4
\$800-899K	2	2	10	7	2
\$900-999K	1	0	7	6	1
\$1-1.299M	3	2	2	5	1
\$1.3-1.699M	2	0	2	3	0
\$1.7-1.999M	0	0	0	1	0
\$2-2.999M	0	0	1	0	0
>3M	0	2	0	0	0
Total	19	24	46	66	39

Presented by: