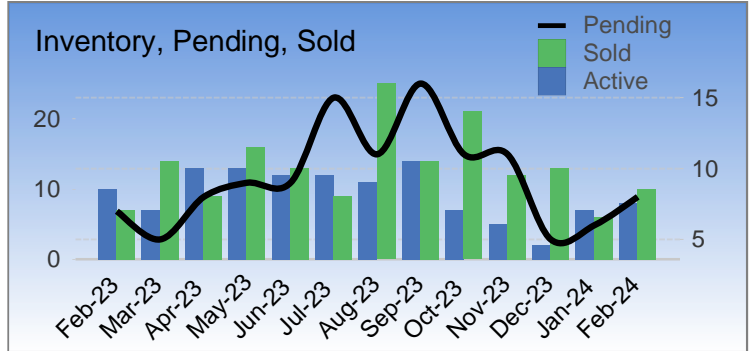


Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 10 units were sold during February,
- Median Sales Price: \$874,000 during February
- Average price per sq.ft. in February was \$729
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 111% of list price in February



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	8	8	10	0.8	\$801,878	\$874,000	\$884,195	11	\$738	\$729	111%
Jan-24	7	6	6	0.7	\$740,166	\$779,444	\$762,148	19	\$712	\$673	103%
Dec-23	2	5	13	0.2	\$808,692	\$856,000	\$860,769	15	\$539	\$694	107%
Nov-23	5	11	12	0.3	\$778,240	\$795,000	\$800,437	17	\$608	\$638	104%
Oct-23	7	11	21	0.4	\$770,408	\$810,000	\$822,852	12	\$651	\$652	107%
Sep-23	14	16	14	0.9	\$788,134	\$844,250	\$818,964	13	\$607	\$692	104%
Aug-23	11	11	25	0.7	\$839,260	\$870,000	\$877,868	17	\$599	\$642	105%
Jul-23	12	15	9	1.0	\$768,222	\$818,000	\$791,444	17	\$644	\$764	103%
Jun-23	12	9	13	1.0	\$780,598	\$850,000	\$829,138	10	\$629	\$646	106%
May-23	13	9	16	1.0	\$803,162	\$829,400	\$837,425	14	\$624	\$574	104%
Apr-23	13	8	9	1.3	\$832,320	\$840,000	\$884,444	13	\$644	\$578	106%
Mar-23	7	5	14	0.7	\$797,559	\$820,000	\$817,642	17	\$539	\$635	103%
Feb-23	10	7	7	1.2	\$779,414	\$770,000	\$804,285	13	\$616	\$611	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
Feb-24	10	42.9%	\$804,808	2.11%	\$874,000	13.5%	\$884,195	9.94%	11	-15.4%	111%
Feb-23	7	-56.3%	\$788,149	-6.2%	\$770,000	-14.4%	\$804,285	-12.4%	13	30%	104%
Feb-22	16	-5.88%	\$840,200	8.04%	\$900,000	12.5%	\$918,187	18.5%	10	-16.7%	109%

Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	0	0	0	1
\$500-599K	0	1	1	0	0
\$600-699K	1	3	1	8	12
\$700-799K	6	7	2	14	11
\$800-899K	5	2	10	17	0
\$900-999K	2	2	9	1	0
\$1-1.299M	2	1	5	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	16	16	28	40	24

Presented by: