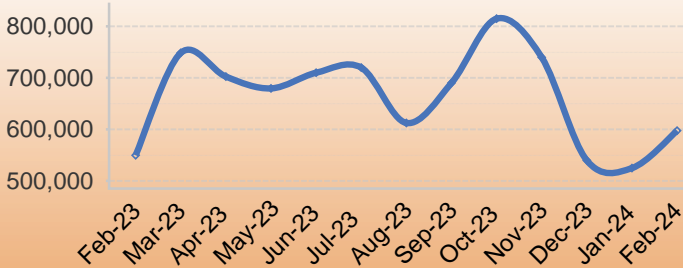


Market Activity Summary:

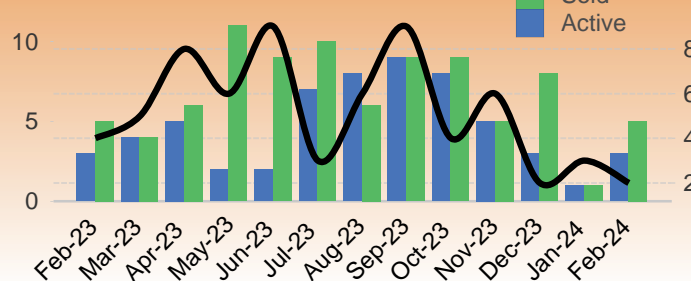
- Inventory: 5 units were listed for sale as of the last day of February - approximately 1.1 months of inventory.
- Sales Activity: 5 units were sold during February,
- Median Sales Price: \$598,000 during February
- Average price per sq.ft. in February was \$658
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 103% 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 | 3 | 2 | 5 | 1.1 | \$654,999 | \$598,000 | \$679,000 | 39 | \$674 | \$658 | 103% |
| Jan-24 | 1 | 3 | 1 | 0.2 | \$585,000 | \$524,900 | \$524,900 | 38 | \$594 | \$648 | 90% |
| Dec-23 | 3 | 2 | 8 | 0.4 | \$567,340 | \$540,000 | \$573,500 | 27 | \$687 | \$626 | 101% |
| Nov-23 | 5 | 6 | 5 | 0.7 | \$711,580 | \$740,000 | \$735,960 | 32 | \$672 | \$606 | 104% |
| Oct-23 | 8 | 4 | 9 | 1.0 | \$756,205 | \$815,000 | \$787,444 | 21 | \$638 | \$605 | 103% |
| Sep-23 | 9 | 9 | 9 | 1.1 | \$661,029 | \$690,000 | \$679,731 | 13 | \$626 | \$639 | 103% |
| Aug-23 | 8 | 6 | 6 | 1.1 | \$600,300 | \$612,500 | \$639,666 | 13 | \$614 | \$632 | 106% |
| Jul-23 | 7 | 3 | 10 | 0.8 | \$697,066 | \$720,000 | \$738,477 | 10 | \$595 | \$650 | 106% |
| Jun-23 | 2 | 9 | 9 | 0.2 | \$654,962 | \$710,000 | \$701,555 | 11 | \$591 | \$607 | 107% |
| May-23 | 2 | 6 | 11 | 0.4 | \$710,046 | \$680,000 | \$738,057 | 12 | \$718 | \$589 | 104% |
| Apr-23 | 5 | 8 | 6 | 1.0 | \$705,166 | \$702,500 | \$731,666 | 19 | \$577 | \$625 | 105% |
| Mar-23 | 4 | 5 | 4 | 1.2 | \$837,250 | \$749,000 | \$857,000 | 57 | \$607 | \$596 | 102% |
| Feb-23 | 3 | 4 | 5 | 0.5 | \$590,800 | \$550,000 | \$569,600 | 51 | \$595 | \$543 | 96% |

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 | 5 | 0% | \$767,994 | 0.583% | \$598,000 | 8.73% | \$679,000 | 19.2% | 39 | -23.5% | 103% |
| Feb-23 | 5 | -50% | \$763,544 | 29.5% | \$550,000 | -20.6% | \$569,600 | -25.1% | 51 | 143% | 96% |
| Feb-22 | 10 | -9.09% | \$589,661 | -8.2% | \$692,500 | 6.53% | \$760,750 | 10.2% | 21 | 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 | 3 | 2 | 5 | 0 |
| \$500-599K | 4 | 3 | 3 | 3 | 6 |
| \$600-699K | 0 | 2 | 5 | 3 | 5 |
| \$700-799K | 0 | 1 | 5 | 1 | 1 |
| \$800-899K | 2 | 0 | 2 | 5 | 2 |
| \$900-999K | 0 | 0 | 2 | 3 | 1 |
| \$1-1.299M | 0 | 0 | 1 | 0 | 0 |
| \$1.3-1.699M | 0 | 0 | 0 | 0 | 0 |
| \$1.7-1.999M | 0 | 0 | 0 | 0 | 0 |
| \$2-2.999M | 0 | 0 | 0 | 0 | 0 |
| >3M | 0 | 0 | 0 | 0 | 0 |
| Total | 6 | 9 | 20 | 20 | 15 |

Presented by: