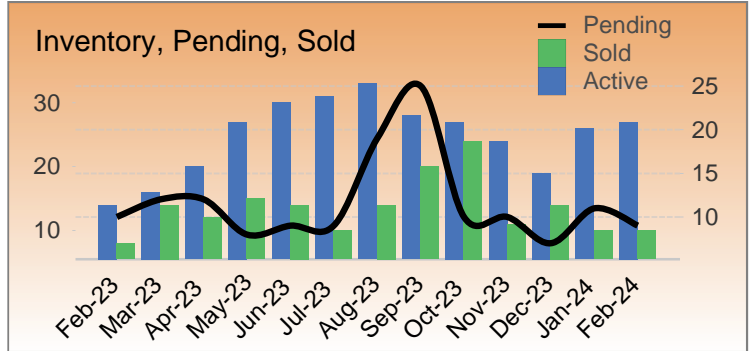


## Market Activity Summary:

- Inventory: 27 units were listed for sale as of the last day of February - approximately 2.4 months of inventory.
- Sales Activity: 10 units were sold during February,
- Median Sales Price: \$769,839 during February
- Average price per sq.ft. in February was \$641
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 108% 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	27	9	10	2.4	\$783,270	\$769,839	\$803,895	29	\$658	\$641	108%
Jan-24	26	11	10	2.2	\$901,761	\$854,340	\$896,948	57	\$679	\$615	99%
Dec-23	19	7	14	1.2	\$824,282	\$924,750	\$853,402	25	\$672	\$602	105%
Nov-23	24	10	11	1.4	\$743,450	\$850,000	\$773,181	34	\$701	\$620	103%
Oct-23	27	10	24	1.4	\$743,541	\$810,000	\$796,375	16	\$646	\$620	107%
Sep-23	28	25	20	2.0	\$784,480	\$773,475	\$826,512	26	\$654	\$671	104%
Aug-23	33	19	14	2.6	\$920,823	\$935,000	\$964,852	45	\$644	\$658	106%
Jul-23	31	9	10	2.4	\$806,099	\$830,000	\$818,780	21	\$667	\$649	102%
Jun-23	30	9	14	2.2	\$754,845	\$778,000	\$797,839	37	\$652	\$604	105%
May-23	27	8	15	2.0	\$659,592	\$629,000	\$683,966	23	\$671	\$633	103%
Apr-23	20	12	12	1.8	\$918,205	\$910,000	\$978,622	28	\$640	\$637	106%
Mar-23	16	12	14	1.8	\$757,387	\$826,500	\$768,108	33	\$631	\$678	102%
Feb-23	14	10	8	1.8	\$757,600	\$837,500	\$781,875	13	\$645	\$591	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
Feb-24	10	25%	\$790,863	9.05%	\$769,839	-8.08%	\$803,895	2.82%	29	123%	108%
Feb-23	8	-27.3%	\$725,223	-12.2%	\$837,500	-23.9%	\$781,875	-16.9%	13	0%	103%
Feb-22	11	-50%	\$825,687	19.8%	\$1,100,000	61.2%	\$941,262	32.7%	13	18.2%	117%

## Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	4	2	2	7	1
\$500-599K	0	0	2	5	4
\$600-699K	1	0	4	4	1
\$700-799K	4	2	1	5	4
\$800-899K	3	2	0	4	1
\$900-999K	1	4	2	4	1
\$1-1.299M	5	2	6	2	3
\$1.3-1.699M	2	0	2	1	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	20	12	19	32	16

## Presented by: