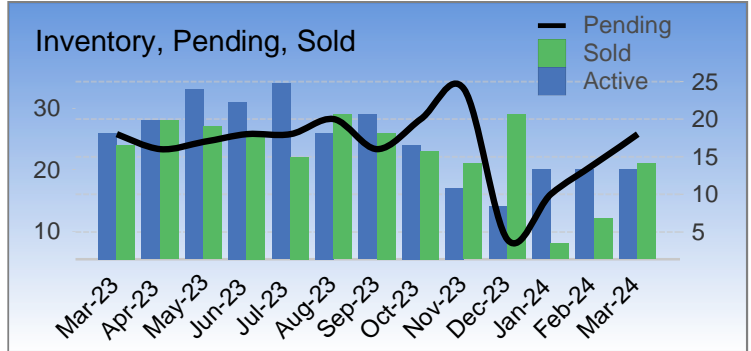


## Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of March - approximately 1.5 months of inventory.
- Sales Activity: 21 units were sold during March,
- Median Sales Price: \$1,427,000 during March
- Average price per sq.ft. in March was \$822
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 111% of list price in March



## 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
Mar-24	20	18	21	1.5	\$1,335,616	\$1,427,000	\$1,471,085	14	\$681	\$822	111%
Feb-24	20	14	12	1.2	\$1,540,916	\$1,571,500	\$1,618,916	20	\$670	\$703	110%
Jan-24	20	10	8	1.0	\$1,029,624	\$1,102,500	\$1,098,125	64	\$658	\$835	104%
Dec-23	14	4	29	0.6	\$1,227,203	\$1,305,000	\$1,336,456	24	\$679	\$741	110%
Nov-23	17	24	21	0.7	\$1,236,005	\$1,300,000	\$1,377,434	15	\$645	\$857	114%
Oct-23	24	20	23	0.9	\$1,227,078	\$1,400,000	\$1,397,130	20	\$618	\$815	115%
Sep-23	29	16	26	1.1	\$1,207,423	\$1,281,750	\$1,331,758	21	\$684	\$822	112%
Aug-23	26	20	29	1.1	\$1,194,965	\$1,355,000	\$1,340,260	18	\$670	\$842	114%
Jul-23	34	18	22	1.4	\$1,259,999	\$1,387,500	\$1,460,763	12	\$704	\$821	117%
Jun-23	31	18	26	1.1	\$1,304,803	\$1,505,500	\$1,500,211	16	\$700	\$833	116%
May-23	33	17	27	1.3	\$1,248,703	\$1,300,000	\$1,388,037	22	\$768	\$826	113%
Apr-23	28	16	28	1.2	\$1,213,071	\$1,350,000	\$1,312,535	18	\$743	\$804	110%
Mar-23	26	18	24	1.5	\$1,162,539	\$1,300,000	\$1,332,112	14	\$709	\$850	116%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Mar-24	21	-12.5%	\$1,293,400	2.71%	\$1,427,000	9.77%	\$1,471,085	10.4%	14	0%	111%
Mar-23	24	-36.8%	\$1,259,305	15.2%	\$1,300,000	-14.2%	\$1,332,112	-13.9%	14	55.6%	116%
Mar-22	38	5.56%	\$1,092,731	-10.9%	\$1,515,000	20.7%	\$1,546,775	22%	9	-64%	130%

## 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	0	0
\$500-599K	1	0	0	0	1
\$600-699K	0	0	0	1	2
\$700-799K	0	3	1	5	2
\$800-899K	2	2	2	2	6
\$900-999K	1	7	2	4	1
\$1-1.299M	8	20	9	18	20
\$1.3-1.699M	19	15	35	19	7
\$1.7-1.999M	7	4	4	4	1
\$2-2.999M	1	1	13	6	2
>3M	1	0	0	0	0
Total	41	52	66	59	42

## Presented by: