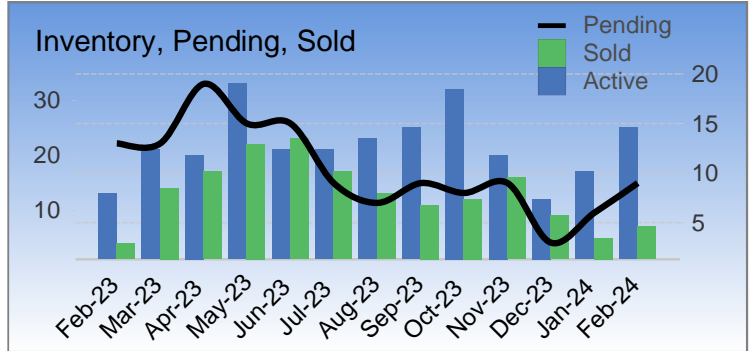


## Market Activity Summary:

- Inventory: 25 units were listed for sale as of the last day of February - approximately 3.6 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$2,000,000 during February
- Average price per sq.ft. in February was \$875
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 103% 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	25	9	7	3.6	\$2,241,000	\$2,000,000	\$2,292,571	30	\$902	\$875	103%
Jan-24	17	6	5	1.7	\$2,199,800	\$2,225,000	\$2,155,000	55	\$930	\$744	98%
Dec-23	12	3	9	1.1	\$2,661,811	\$2,650,000	\$2,584,333	25	\$898	\$795	97%
Nov-23	20	9	16	1.5	\$2,662,375	\$2,025,000	\$2,623,750	28	\$904	\$745	100%
Oct-23	32	8	12	2.7	\$2,377,899	\$2,325,000	\$2,456,611	13	\$877	\$810	107%
Sep-23	25	9	11	1.8	\$2,217,722	\$2,170,000	\$2,225,727	13	\$896	\$839	101%
Aug-23	23	7	13	1.3	\$2,470,615	\$2,610,000	\$2,484,615	20	\$851	\$849	101%
Jul-23	21	9	17	1.0	\$2,690,994	\$2,575,000	\$2,739,000	21	\$917	\$856	103%
Jun-23	21	15	23	1.0	\$3,131,000	\$3,025,000	\$3,100,347	15	\$924	\$860	101%
May-23	33	15	22	1.9	\$2,871,813	\$2,464,000	\$2,895,775	28	\$917	\$823	104%
Apr-23	20	19	17	1.8	\$3,092,452	\$3,069,000	\$3,052,699	29	\$989	\$789	99%
Mar-23	21	13	14	2.6	\$2,643,485	\$2,329,400	\$2,612,878	11	\$886	\$803	99%
Feb-23	13	13	4	2.1	\$2,548,250	\$2,470,500	\$2,597,750	18	\$831	\$867	102%

## 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	7	75%	\$3,180,847	-0.83%	\$2,000,000	-19%	\$2,292,571	-11.7%	30	66.7%	103%
Feb-23	4	-69.2%	\$3,207,453	6.68%	\$2,470,500	-17.7%	\$2,597,750	-12.8%	18	-30.8%	102%
Feb-22	13	-7.14%	\$3,006,562	10.9%	\$3,000,000	28.4%	\$2,979,218	11.5%	26	85.7%	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	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	1	2
\$1.3-1.699M	0	1	0	1	4
\$1.7-1.999M	5	1	2	3	4
\$2-2.999M	6	4	8	15	4
>3M	1	4	12	5	4
Total	12	10	22	25	18

## Presented by: