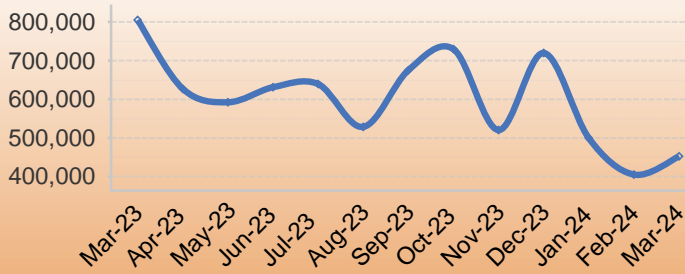


Market Activity Summary:

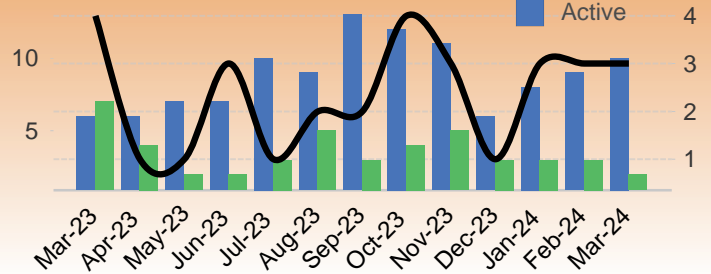
- Inventory: 10 units were listed for sale as of the last day of March - approximately 3.8 months of inventory.
- Sales Activity: 2 units were sold during March,
- Median Sales Price: \$452,500 during March
- Average price per sq.ft. in March was \$483
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 105% of list price in March



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
Mar-24	10	3	2	3.8	\$431,500	\$452,500	\$452,500	7	\$527	\$483	105%
Feb-24	9	3	3	3.0	\$469,000	\$405,000	\$462,333	69	\$542	\$523	98%
Jan-24	8	3	3	2.2	\$456,000	\$500,000	\$474,833	118	\$539	\$521	104%
Dec-23	6	1	3	1.5	\$832,508	\$720,000	\$801,833	23	\$513	\$635	99%
Nov-23	11	3	5	2.8	\$554,600	\$520,000	\$551,800	22	\$523	\$505	99%
Oct-23	12	4	4	3.0	\$663,222	\$729,750	\$707,375	13	\$552	\$640	106%
Sep-23	13	2	3	3.5	\$615,666	\$675,000	\$622,400	26	\$540	\$591	101%
Aug-23	9	2	5	2.7	\$561,000	\$529,000	\$559,000	34	\$552	\$488	100%
Jul-23	10	1	3	4.3	\$599,000	\$640,000	\$608,666	22	\$548	\$519	102%
Jun-23	7	3	2	2.6	\$629,500	\$631,250	\$631,250	16	\$626	\$532	100%
May-23	7	1	2	1.6	\$567,000	\$592,500	\$592,500	103	\$589	\$517	104%
Apr-23	6	1	4	1.2	\$614,000	\$627,000	\$611,375	21	\$649	\$558	100%
Mar-23	6	4	7	1.5	\$838,285	\$805,000	\$882,714	10	\$633	\$695	106%

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	2	-71.4%	\$544,600	-41.4%	\$452,500	-43.8%	\$452,500	-48.7%	7	-30%	105%
Mar-23	7	0%	\$928,599	18.3%	\$805,000	53.3%	\$882,714	56%	10	-28.6%	106%
Mar-22	7	-12.5%	\$784,750	58.1%	\$525,000	8.14%	\$566,000	1.72%	14	-82.5%	108%

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	1	4	5	1
\$500-599K	4	5	2	1	4
\$600-699K	0	1	4	1	1
\$700-799K	0	1	1	0	0
\$800-899K	0	1	0	1	0
\$900-999K	0	0	0	1	0
\$1-1.299M	0	2	0	0	1
\$1.3-1.699M	0	1	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	8	12	11	9	7

Presented by: