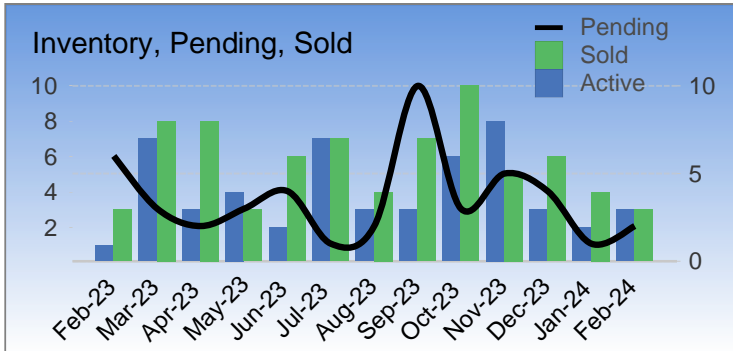


Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 3 units were sold during February,
- Median Sales Price: \$1,400,000 during February
- Average price per sq.ft. in February was \$958
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 119% 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	3	2	3	0.9	\$1,381,666	\$1,400,000	\$1,633,333	29	\$915	\$958	119%
Jan-24	2	1	4	0.4	\$1,067,972	\$1,242,500	\$1,235,000	19	\$636	\$981	118%
Dec-23	3	4	6	0.4	\$1,090,000	\$1,074,500	\$1,103,833	23	\$824	\$905	102%
Nov-23	8	5	5	1.1	\$1,243,200	\$1,490,000	\$1,525,800	12	\$865	\$1,091	121%
Oct-23	6	3	10	0.9	\$1,279,100	\$1,435,000	\$1,665,500	11	\$825	\$1,075	129%
Sep-23	3	10	7	0.5	\$1,220,285	\$1,450,000	\$1,476,142	10	\$784	\$1,076	121%
Aug-23	3	2	4	0.7	\$1,320,000	\$1,676,500	\$1,700,750	12	\$767	\$1,126	129%
Jul-23	7	1	7	1.3	\$1,010,285	\$1,200,000	\$1,285,714	10	\$856	\$1,082	126%
Jun-23	2	4	6	0.4	\$1,146,000	\$1,300,500	\$1,483,500	10	\$870	\$1,179	130%
May-23	4	3	3	0.6	\$783,000	\$1,110,000	\$1,080,000	13	\$904	\$1,061	138%
Apr-23	3	2	8	0.5	\$1,191,375	\$1,325,000	\$1,478,875	21	\$857	\$1,047	123%
Mar-23	7	3	8	1.9	\$1,061,875	\$1,450,000	\$1,451,250	9	\$733	\$1,040	138%
Feb-23	1	6	3	0.4	\$1,420,000	\$1,270,000	\$1,460,000	7	\$881	\$842	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	3	0%	\$1,448,000	42.6%	\$1,400,000	10.2%	\$1,633,333	11.9%	29	314%	119%
Feb-23	3	-25%	\$1,015,500	-6.93%	\$1,270,000	-9.29%	\$1,460,000	-9.25%	7	-36.4%	102%
Feb-22	4	-33.3%	\$1,091,148	1.96%	\$1,400,000	2.75%	\$1,608,750	18.8%	11	-60.7%	133%

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	1	0
\$900-999K	1	0	0	2	2
\$1-1.299M	1	2	4	2	0
\$1.3-1.699M	4	0	4	5	4
\$1.7-1.999M	0	0	1	1	0
\$2-2.999M	1	1	1	0	0
>3M	0	0	0	0	0
Total	7	3	10	11	6

Presented by: