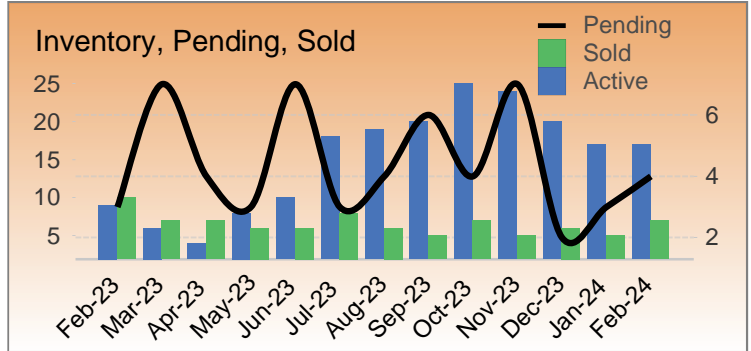


Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of February - approximately 2.8 months of inventory.
- Sales Activity: 7 units were sold during February,
- Median Sales Price: \$219,000 during February
- Average price per sq.ft. in February was \$279
- Average Days-on-Market (DOM) is approximately 62 days
- Sold over Asking: On average, buyers paid 99% 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	17	4	7	2.8	\$256,842	\$219,000	\$256,999	62	\$312	\$279	99%
Jan-24	17	3	5	3.4	\$356,080	\$345,000	\$359,000	47	\$304	\$376	100%
Dec-23	20	2	6	3.5	\$269,000	\$228,500	\$262,750	61	\$295	\$286	97%
Nov-23	24	7	5	4.2	\$333,799	\$365,000	\$335,600	21	\$307	\$304	100%
Oct-23	25	4	7	4.2	\$357,992	\$335,000	\$360,000	19	\$289	\$358	101%
Sep-23	20	6	5	3.2	\$363,589	\$365,000	\$362,800	25	\$282	\$359	100%
Aug-23	19	4	6	2.9	\$341,475	\$335,000	\$332,500	37	\$280	\$375	97%
Jul-23	18	3	8	2.7	\$329,101	\$345,000	\$332,687	13	\$303	\$336	101%
Jun-23	10	7	6	1.6	\$337,490	\$344,000	\$349,000	18	\$302	\$328	103%
May-23	8	3	6	1.4	\$305,898	\$372,500	\$323,333	25	\$306	\$333	105%
Apr-23	4	4	7	0.5	\$299,699	\$291,000	\$298,142	22	\$386	\$297	99%
Mar-23	6	7	7	0.7	\$295,971	\$285,000	\$292,571	33	\$359	\$283	98%
Feb-23	9	3	10	0.9	\$319,589	\$306,250	\$318,150	65	\$316	\$333	100%

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	-30%	\$295,100	-8.81%	\$219,000	-28.5%	\$256,999	-19.2%	62	-4.62%	99%
Feb-23	10	150%	\$323,612	-10.1%	\$306,250	6.71%	\$318,150	14.2%	65	713%	100%
Feb-22	4	-66.7%	\$359,833	54.8%	\$287,000	26.4%	\$278,500	10.6%	8	-66.7%	99%

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	11	19	9	14	17
\$500-599K	1	1	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	0	0
\$1.3-1.699M	0	0	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	12	20	9	14	17

Presented by: