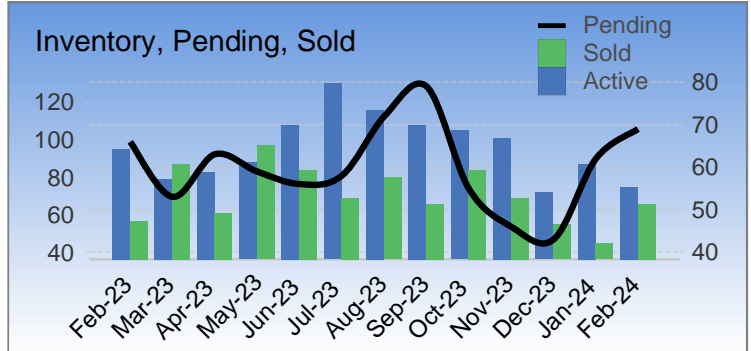


Market Activity Summary:

- Inventory: 79 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 66 units were sold during February,
- Median Sales Price: \$636,000 during February
- Average price per sq.ft. in February was \$332
- Average Days-on-Market (DOM) is approximately 22 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	75	69	66	1.4	\$619,785	\$636,000	\$633,607	22	\$353	\$332	103%
Jan-24	87	62	45	1.6	\$616,316	\$625,000	\$621,384	32	\$353	\$344	101%
Dec-23	72	43	55	1.1	\$628,814	\$630,000	\$630,117	27	\$334	\$336	101%
Nov-23	101	46	69	1.4	\$635,338	\$642,000	\$646,397	32	\$330	\$333	102%
Oct-23	105	55	84	1.4	\$619,645	\$635,000	\$630,111	27	\$331	\$351	102%
Sep-23	108	79	66	1.5	\$568,661	\$586,500	\$583,053	20	\$331	\$359	103%
Aug-23	116	72	80	1.5	\$635,675	\$650,000	\$647,562	27	\$333	\$329	102%
Jul-23	130	58	69	1.6	\$634,289	\$637,000	\$647,547	16	\$330	\$338	103%
Jun-23	108	56	84	1.4	\$624,810	\$650,000	\$639,961	21	\$320	\$336	103%
May-23	88	59	97	1.1	\$623,518	\$645,000	\$632,737	27	\$323	\$348	102%
Apr-23	83	63	61	1.3	\$616,765	\$660,000	\$624,851	33	\$315	\$323	102%
Mar-23	79	53	87	1.2	\$601,468	\$605,000	\$603,717	41	\$322	\$340	101%
Feb-23	95	66	57	1.3	\$627,486	\$610,000	\$622,804	51	\$321	\$311	99%

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	66	15.8%	\$644,059	3.43%	\$636,000	4.26%	\$633,607	1.73%	22	-56.9%	103%
Feb-23	57	-34.5%	\$622,689	-9.05%	\$610,000	-14.7%	\$622,804	-12.4%	51	183%	99%
Feb-22	87	33.8%	\$684,676	29.6%	\$715,000	32.4%	\$710,878	24.2%	18	0%	105%

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	20	17	34	107
\$500-599K	32	28	23	48	44
\$600-699K	38	46	59	35	8
\$700-799K	24	16	50	13	2
\$800-899K	5	5	19	7	0
\$900-999K	1	0	7	0	0
\$1-1.299M	0	1	3	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	111	116	178	137	161

Presented by: