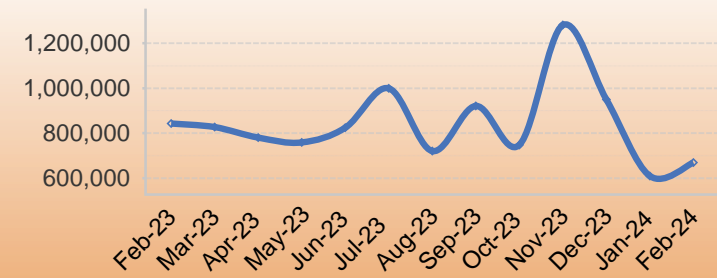


Market Activity Summary:

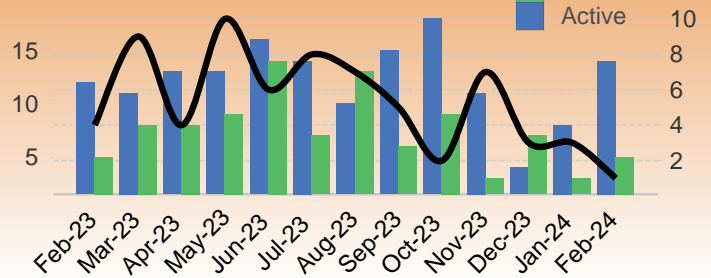
- Inventory: 14 units were listed for sale as of the last day of February - approximately 2.8 months of inventory.
- Sales Activity: 5 units were sold during February,
- Median Sales Price: \$670,000 during February
- Average price per sq.ft. in February was \$845
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 99% of list price in February



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
Feb-24	14	1	5	2.8	\$720,500	\$670,000	\$715,600	25	\$738	\$845	99%
Jan-24	8	3	3	1.8	\$802,666	\$610,000	\$840,000	100	\$773	\$948	103%
Dec-23	4	3	7	0.6	\$854,857	\$950,000	\$942,857	41	\$718	\$785	111%
Nov-23	11	7	3	1.8	\$881,666	\$1,281,700	\$1,090,566	16	\$737	\$721	121%
Oct-23	18	2	9	2.0	\$714,222	\$748,000	\$757,000	43	\$772	\$899	105%
Sep-23	15	5	6	1.7	\$807,000	\$921,000	\$928,666	13	\$800	\$873	114%
Aug-23	10	7	13	0.9	\$780,923	\$721,000	\$805,307	25	\$854	\$907	102%
Jul-23	14	8	7	1.4	\$1,058,142	\$1,000,000	\$1,210,000	57	\$839	\$855	113%
Jun-23	16	6	14	1.5	\$807,214	\$825,000	\$863,398	21	\$851	\$831	106%
May-23	13	10	9	1.7	\$714,444	\$760,000	\$758,944	35	\$763	\$909	103%
Apr-23	13	4	8	1.9	\$709,625	\$780,000	\$743,500	33	\$762	\$747	104%
Mar-23	11	9	8	2.1	\$766,125	\$827,500	\$820,000	12	\$838	\$923	107%
Feb-23	12	4	5	3.3	\$775,200	\$843,000	\$850,500	31	\$815	\$889	108%

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	5	0%	\$567,718	-5.67%	\$670,000	-20.5%	\$715,600	-15.9%	25	-19.4%	99%
Feb-23	5	-28.6%	\$601,818	-26.4%	\$843,000	-15.9%	\$850,500	-14.8%	31	-48.3%	108%
Feb-22	7	16.7%	\$817,541	18%	\$1,002,500	62.1%	\$998,000	51.1%	60	62.2%	116%

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	1	2	0	0
\$500-599K	2	1	0	4	0
\$600-699K	3	2	2	3	3
\$700-799K	0	0	0	2	2
\$800-899K	2	2	3	2	2
\$900-999K	0	1	0	0	1
\$1-1.299M	0	1	3	0	0
\$1.3-1.699M	1	0	2	0	1
\$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	8	12	11	9

Presented by:

Includes Berkeley and Kensington

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