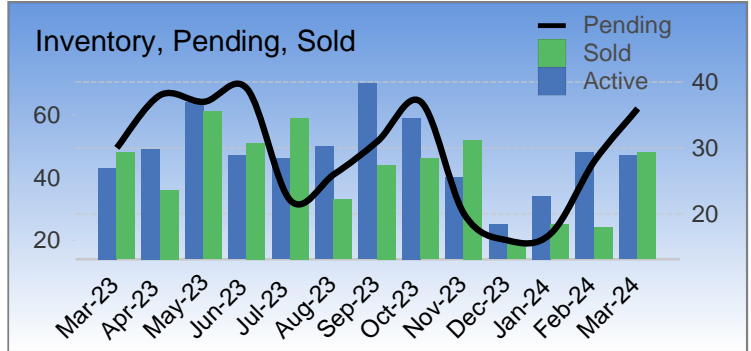


Market Activity Summary:

- Inventory: 47 units were listed for sale as of the last day of March - approximately 1.5 months of inventory.
- Sales Activity: 48 units were sold during March,
- Median Sales Price: \$1,717,000 during March
- Average price per sq.ft. in March was \$913
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 115% of list price in March



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	47	36	48	1.5	\$1,567,790	\$1,717,000	\$1,781,702	20	\$824	\$913	115%
Feb-24	48	28	24	2.1	\$1,293,583	\$1,380,000	\$1,491,558	19	\$819	\$905	120%
Jan-24	34	17	25	1.1	\$1,451,559	\$1,250,001	\$1,529,980	32	\$779	\$785	109%
Dec-23	25	16	19	0.6	\$1,289,842	\$1,350,000	\$1,451,842	24	\$850	\$753	114%
Nov-23	40	20	52	0.8	\$1,375,134	\$1,472,500	\$1,620,055	19	\$802	\$906	118%
Oct-23	59	37	46	1.5	\$1,298,975	\$1,448,500	\$1,517,391	20	\$808	\$917	120%
Sep-23	70	31	44	1.6	\$1,404,068	\$1,555,000	\$1,682,148	19	\$837	\$954	122%
Aug-23	50	26	33	1.0	\$1,367,475	\$1,430,000	\$1,584,963	21	\$810	\$960	117%
Jul-23	46	22	59	0.8	\$1,313,423	\$1,490,000	\$1,496,126	29	\$841	\$884	115%
Jun-23	47	39	51	1.0	\$1,393,534	\$1,600,000	\$1,698,301	17	\$838	\$963	123%
May-23	64	37	61	1.3	\$1,410,686	\$1,640,000	\$1,688,973	17	\$829	\$951	120%
Apr-23	49	38	36	1.4	\$1,478,638	\$1,605,500	\$1,739,194	17	\$839	\$948	118%
Mar-23	43	30	48	1.4	\$1,396,600	\$1,505,000	\$1,610,697	25	\$839	\$933	116%

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	48	0%	\$1,548,318	1.17%	\$1,717,000	14.1%	\$1,781,702	10.6%	20	-20%	115%
Mar-23	48	-21.3%	\$1,530,480	-3.57%	\$1,505,000	-14%	\$1,610,697	-16%	25	78.6%	116%
Mar-22	61	-19.7%	\$1,587,087	10.8%	\$1,750,000	17.6%	\$1,916,607	12.4%	14	-22.2%	136%

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	1	0	0	1
\$600-699K	1	0	0	0	0
\$700-799K	2	5	1	1	2
\$800-899K	6	5	2	6	8
\$900-999K	8	7	7	8	5
\$1-1.299M	18	14	18	20	23
\$1.3-1.699M	22	28	30	48	24
\$1.7-1.999M	15	18	25	15	8
\$2-2.999M	20	10	29	15	8
>3M	5	6	14	4	2
Total	97	94	126	117	81

Presented by:



Includes Berkeley and Kensington

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