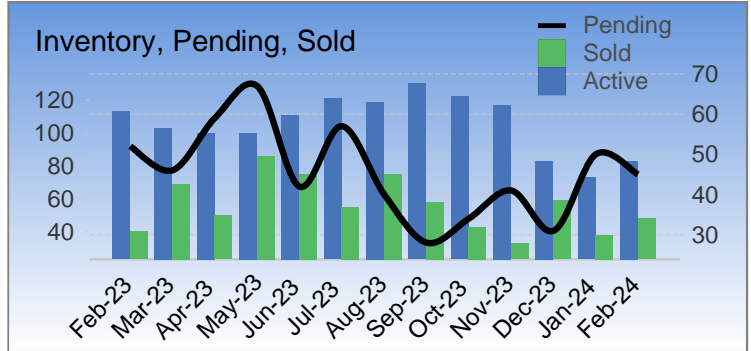


## Market Activity Summary:

- Inventory: 85 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 48 units were sold during February,
- Median Sales Price: \$860,000 during February
- Average price per sq.ft. in February was \$389
- Average Days-on-Market (DOM) is approximately 37 days
- Sold over Asking: On average, buyers paid 100% 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	83	45	48	1.8	\$867,674	\$860,000	\$871,486	37	\$482	\$389	100%
Jan-24	73	50	38	1.8	\$776,110	\$741,500	\$766,065	42	\$482	\$381	99%
Dec-23	83	31	59	1.9	\$899,117	\$780,000	\$881,322	45	\$468	\$390	99%
Nov-23	117	41	33	2.6	\$845,930	\$825,000	\$850,161	37	\$445	\$402	101%
Oct-23	122	34	43	2.1	\$827,833	\$750,000	\$829,942	33	\$439	\$400	100%
Sep-23	130	28	58	2.1	\$827,972	\$770,325	\$833,553	24	\$427	\$375	101%
Aug-23	119	40	75	1.8	\$804,647	\$770,000	\$804,066	25	\$428	\$395	100%
Jul-23	121	57	55	1.7	\$893,265	\$870,000	\$892,123	28	\$439	\$368	100%
Jun-23	111	42	75	1.6	\$831,786	\$805,000	\$841,514	34	\$434	\$378	101%
May-23	100	67	86	1.5	\$886,510	\$818,500	\$872,799	33	\$432	\$383	99%
Apr-23	100	59	50	1.9	\$980,130	\$890,000	\$951,771	48	\$436	\$369	98%
Mar-23	103	46	69	2.3	\$820,473	\$746,000	\$804,598	34	\$463	\$362	99%
Feb-23	113	52	40	2.7	\$823,487	\$760,000	\$817,825	43	\$478	\$356	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	48	20%	\$885,414	7.22%	\$860,000	13.2%	\$871,486	6.56%	37	-14%	100%
Feb-23	40	-37.5%	\$825,797	-9.34%	\$760,000	-15.8%	\$817,825	-20.1%	43	207%	100%
Feb-22	64	-16.9%	\$910,831	9.6%	\$902,400	26.2%	\$1,023,329	33.5%	14	-36.4%	104%

## 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	1	5	2	11	21
\$500-599K	10	5	9	23	32
\$600-699K	16	14	8	35	30
\$700-799K	19	18	24	25	19
\$800-899K	14	11	20	20	10
\$900-999K	11	4	23	12	2
\$1-1.299M	13	10	23	14	4
\$1.3-1.699M	1	4	8	7	0
\$1.7-1.999M	1	0	2	0	0
\$2-2.999M	0	0	1	0	1
>3M	0	0	2	0	0
Total	86	71	122	147	119

## Presented by:

Includes Brentwood, Bethel Island, Byron, and Knightsen

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