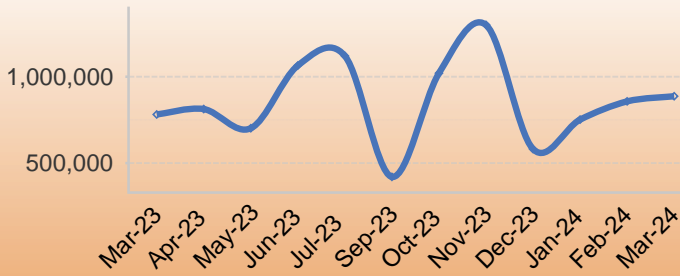


Market Activity Summary:

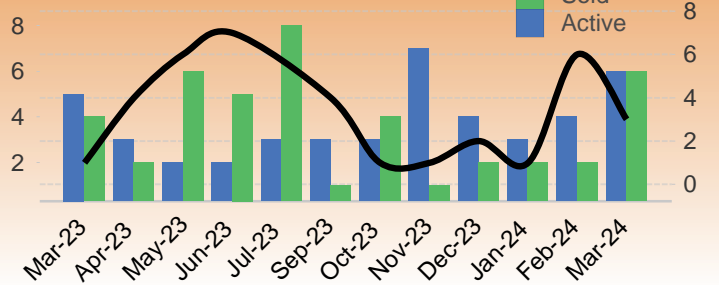
- Inventory: 6 units were listed for sale as of the last day of March - approximately 1.8 months of inventory.
- Sales Activity: 6 units were sold during March,
- Median Sales Price: \$887,500 during March
- Average price per sq.ft. in March was \$630
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 108% of list price in March



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
Mar-24	6	3	6	1.8	\$856,658	\$887,500	\$920,000	10	\$511	\$630	108%
Feb-24	4	6	2	2.0	\$847,499	\$857,500	\$857,500	13	\$596	\$680	101%
Jan-24	3	1	2	1.8	\$743,750	\$752,475	\$752,475	22	\$531	\$600	101%
Dec-23	4	2	2	1.7	\$584,500	\$582,500	\$582,500	11	\$523	\$661	99%
Nov-23	7	1	1	3.5	\$1,290,000	\$1,300,000	\$1,300,000	8	\$563	\$558	101%
Oct-23	3	1	4	1.8	\$1,052,000	\$1,020,250	\$1,058,875	24	\$583	\$615	100%
Sep-23	3	4	1	1.0	\$439,000	\$420,000	\$420,000	49	\$541	\$461	96%
Jul-23	3	0	8	0.5	\$951,749	\$1,119,000	\$980,750	23	\$546	\$638	104%
Jun-23	2	7	5	0.5	\$998,390	\$1,065,000	\$1,059,600	9	\$575	\$722	106%
May-23	2	6	6	0.5	\$705,825	\$702,500	\$744,396	45	\$536	\$627	105%
Apr-23	3	4	2	1.5	\$762,000	\$812,500	\$812,500	6	\$651	\$712	108%
Mar-23	5	1	4	1.9	\$758,722	\$781,500	\$772,000	14	\$612	\$491	102%

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	6	50%	\$723,000	7.51%	\$887,500	13.6%	\$920,000	19.2%	10	-28.6%	108%
Mar-23	4	-42.9%	\$672,499	-12.3%	\$781,500	0.192%	\$772,000	-1.6%	14	-12.5%	102%
Mar-22	7	16.7%	\$766,783	15.5%	\$780,000	5.05%	\$784,555	8.02%	16	0%	108%

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	1	1	2
\$500-599K	1	2	2	1	4
\$600-699K	2	1	5	2	8
\$700-799K	1	3	2	2	1
\$800-899K	2	2	2	7	3
\$900-999K	2	0	2	0	0
\$1-1.299M	1	0	4	0	1
\$1.3-1.699M	1	0	1	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	10	8	19	13	19

Presented by: