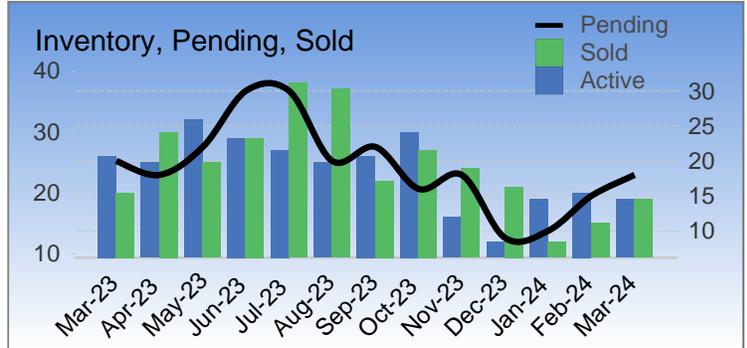


## Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of March - approximately 1.2 months of inventory.
- Sales Activity: 19 units were sold during March,
- Median Sales Price: \$1,250,000 during March
- Average price per sq.ft. in March was \$734
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 104% 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	19	18	19	1.2	\$1,233,075	\$1,250,000	\$1,274,628	16	\$699	\$734	104%
Feb-24	20	15	15	1.3	\$1,260,524	\$1,240,000	\$1,307,512	11	\$699	\$719	104%
Jan-24	19	10	12	1.1	\$1,099,790	\$1,026,800	\$1,114,632	25	\$655	\$704	101%
Dec-23	12	9	21	0.5	\$1,145,357	\$1,200,000	\$1,172,435	25	\$620	\$698	103%
Nov-23	16	18	24	0.7	\$1,133,907	\$1,100,000	\$1,147,282	13	\$658	\$710	102%
Oct-23	30	16	27	1.1	\$1,247,327	\$1,230,000	\$1,304,844	21	\$772	\$682	106%
Sep-23	26	22	22	0.8	\$1,130,619	\$1,180,000	\$1,191,409	16	\$735	\$719	106%
Aug-23	25	20	37	0.7	\$1,218,637	\$1,230,000	\$1,254,339	32	\$755	\$691	105%
Jul-23	27	30	38	0.9	\$1,186,079	\$1,227,000	\$1,266,623	11	\$736	\$679	107%
Jun-23	29	30	29	1.0	\$1,274,745	\$1,290,000	\$1,331,741	28	\$739	\$691	105%
May-23	32	22	25	1.3	\$1,266,880	\$1,220,000	\$1,303,720	24	\$696	\$632	104%
Apr-23	25	18	30	1.2	\$1,248,010	\$1,295,000	\$1,294,653	24	\$743	\$655	105%
Mar-23	26	20	20	1.3	\$1,228,333	\$1,191,000	\$1,276,900	20	\$687	\$623	105%

## 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	19	-5%	\$1,209,615	-8.05%	\$1,250,000	4.95%	\$1,274,628	-0.178%	16	-20%	104%
Mar-23	20	-50%	\$1,315,526	-2.68%	\$1,191,000	-16.9%	\$1,276,900	-11.7%	20	150%	105%
Mar-22	40	-6.98%	\$1,351,719	21.3%	\$1,432,500	36.4%	\$1,445,525	34.2%	8	-50%	121%

## 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	0	0	0	1
\$600-699K	0	1	0	2	8
\$700-799K	1	3	2	10	16
\$800-899K	2	9	6	15	21
\$900-999K	6	15	4	11	17
\$1-1.299M	18	13	26	26	28
\$1.3-1.699M	14	15	42	17	6
\$1.7-1.999M	5	5	9	0	1
\$2-2.999M	0	1	3	0	0
>3M	0	1	0	0	0
Total	46	63	92	81	98

## Presented by: