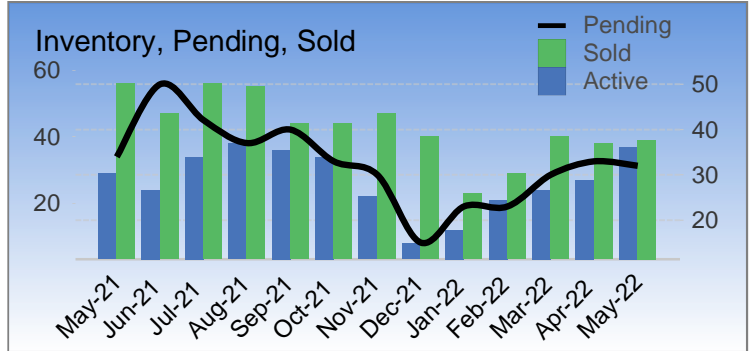


Market Activity Summary:

- Inventory: 41 units were listed for sale as of the last day of May - approximately 1.1 months of inventory.
- Sales Activity: 39 units were sold during May
- Median Sales Price: \$1,430,000 during May
- Average price per sq.ft. in May was \$808
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 111% of list price in May



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
May-22	37	32	39	1.1	\$1,296,890	\$1,430,000	\$1,413,430	9	\$725	\$808	111%
Apr-22	27	33	38	0.8	\$1,369,583	\$1,415,000	\$1,482,622	8	\$728	\$851	118%
Mar-22	24	30	40	0.8	\$1,376,540	\$1,432,500	\$1,445,525	8	\$742	\$831	121%
Feb-22	21	23	29	0.7	\$1,452,728	\$1,390,000	\$1,350,585	8	\$677	\$825	118%
Jan-22	12	23	23	0.3	\$1,149,976	\$1,200,000	\$1,241,347	20	\$714	\$732	110%
Dec-21	8	15	40	0.2	\$1,139,922	\$1,195,000	\$1,236,694	15	\$701	\$731	111%
Nov-21	22	30	47	0.5	\$1,138,083	\$1,306,000	\$1,293,781	13	\$716	\$714	112%
Oct-21	34	33	44	0.7	\$1,234,985	\$1,277,500	\$1,372,611	14	\$673	\$692	109%
Sep-21	36	40	44	0.7	\$1,131,701	\$1,234,500	\$1,292,628	13	\$667	\$668	108%
Aug-21	38	37	55	0.7	\$1,179,629	\$1,250,000	\$1,253,497	11	\$666	\$699	112%
Jul-21	34	42	56	0.6	\$1,227,526	\$1,304,444	\$1,328,963	9	\$638	\$689	112%
Jun-21	24	50	47	0.5	\$1,216,134	\$1,280,000	\$1,321,253	10	\$665	\$663	113%
May-21	29	34	56	0.6	\$1,142,600	\$1,194,000	\$1,263,998	13	\$583	\$672	113%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-22	39	-30.4%	\$1,296,890	13.5%	\$1,430,000	19.8%	\$1,413,430	11.8%	9	-30.8%	111%
May-21	56	69.7%	\$1,142,600	10.8%	\$1,194,000	17.6%	\$1,263,998	29.3%	13	-40.9%	113%
May-20	33	-28.3%	\$1,030,898	2.54%	\$1,015,375	16.5%	\$977,486	5.49%	22	15.8%	103%

Sales Activity and Price Trends

Price Range	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold
<500K	0	0	0	0	1
\$500-599K	0	0	2	5	1
\$600-699K	1	3	11	23	17
\$700-799K	4	14	23	30	28
\$800-899K	6	27	26	29	26
\$900-999K	7	20	23	17	17
\$1-1.299M	42	67	54	38	29
\$1.3-1.699M	67	58	6	12	8
\$1.7-1.999M	20	6	1	0	0
\$2-2.999M	10	3	0	0	0
>3M	0	1	0	0	1
Total	157	199	146	154	128

Presented by:

