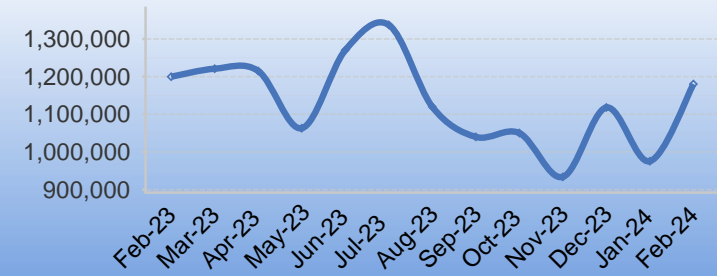


Market Activity Summary:

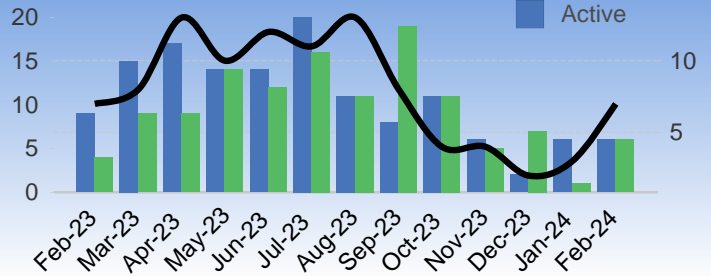
- Inventory: 6 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 6 units were sold during February,
- Median Sales Price: \$1,180,000 during February
- Average price per sq.ft. in February was \$498
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 100% of list price in February



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
Feb-24	6	7	6	1.3	\$1,311,500	\$1,180,000	\$1,309,333	7	\$516	\$498	100%
Jan-24	6	3	1	1.4	\$999,950	\$975,000	\$975,000	17	\$552	\$536	98%
Dec-23	2	2	7	0.3	\$1,207,142	\$1,118,000	\$1,187,571	24	\$541	\$474	99%
Nov-23	6	4	5	0.6	\$1,041,500	\$934,000	\$1,071,800	13	\$508	\$511	103%
Oct-23	11	4	11	0.8	\$1,145,909	\$1,050,000	\$1,118,090	30	\$494	\$462	98%
Sep-23	8	8	19	0.6	\$1,084,283	\$1,040,000	\$1,094,704	17	\$528	\$502	101%
Aug-23	11	13	11	0.8	\$1,090,090	\$1,120,000	\$1,139,363	17	\$451	\$533	104%
Jul-23	20	11	16	1.4	\$1,352,850	\$1,337,793	\$1,332,955	37	\$505	\$513	99%
Jun-23	14	12	12	1.2	\$1,280,574	\$1,270,000	\$1,300,241	20	\$515	\$548	102%
May-23	14	10	14	1.7	\$1,044,050	\$1,062,500	\$1,101,135	20	\$518	\$580	106%
Apr-23	17	13	9	2.3	\$1,069,200	\$1,215,000	\$1,177,021	16	\$540	\$569	111%
Mar-23	15	8	9	2.4	\$1,149,211	\$1,221,000	\$1,175,444	19	\$513	\$528	103%
Feb-23	9	7	4	1.8	\$1,082,000	\$1,200,050	\$1,147,525	79	\$528	\$573	106%

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	6	50%	\$1,165,679	-3.14%	\$1,180,000	-1.67%	\$1,309,333	14.1%	7	-91.1%	100%
Feb-23	4	-60%	\$1,203,414	3.23%	\$1,200,050	-4.76%	\$1,147,525	-5.13%	79	1.88e+03%	106%
Feb-22	10	-9.09%	\$1,165,723	29.1%	\$1,260,000	52.7%	\$1,209,600	28.5%	4	-66.7%	106%

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	0
\$600-699K	0	0	0	1	2
\$700-799K	0	0	1	7	3
\$800-899K	1	2	2	3	3
\$900-999K	1	0	2	3	3
\$1-1.299M	3	5	7	5	2
\$1.3-1.699M	1	3	5	3	2
\$1.7-1.999M	0	0	2	0	0
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	7	10	19	22	15

Presented by: