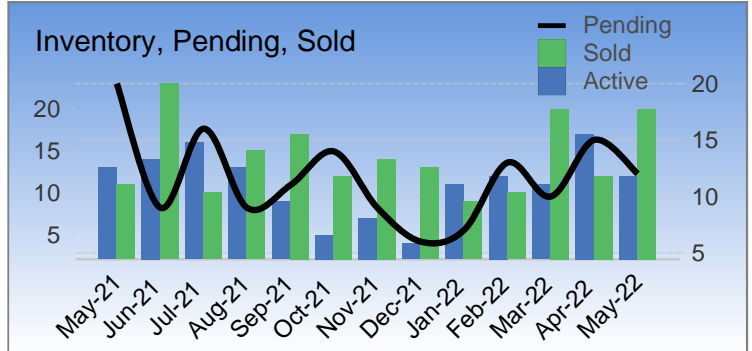


Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of May - approximately 0.7 months of inventory.
- Sales Activity: 20 units were sold during May
- Median Sales Price: \$1,460,000 during May
- Average price per sq.ft. in May was \$577
- Average Days-on-Market (DOM) is approximately 13 days
- Sold over Asking: On average, buyers paid 110% 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	12	12	20	0.7	\$1,173,227	\$1,460,000	\$1,357,575	13	\$525	\$577	110%
Apr-22	17	15	12	1.2	\$1,288,545	\$1,499,500	\$1,461,666	9	\$551	\$661	113%
Mar-22	11	10	20	0.8	\$1,236,438	\$1,202,500	\$1,200,900	8	\$544	\$629	116%
Feb-22	12	13	10	1.1	\$1,232,488	\$1,260,000	\$1,209,600	4	\$561	\$593	106%
Jan-22	11	7	9	0.9	\$1,195,375	\$1,060,000	\$1,205,000	16	\$551	\$542	107%
Dec-21	4	6	13	0.3	\$1,325,500	\$1,050,000	\$1,041,000	13	\$521	\$532	109%
Nov-21	7	9	14	0.5	\$1,000,000	\$1,167,500	\$1,285,214	13	\$551	\$496	105%
Oct-21	5	14	12	0.4	\$1,330,484	\$1,075,000	\$1,157,250	24	\$649	\$506	103%
Sep-21	9	11	17	0.6	\$1,080,924	\$1,200,000	\$1,182,261	17	\$527	\$550	111%
Aug-21	13	9	15	0.8	\$1,335,322	\$990,000	\$1,028,466	16	\$559	\$491	104%
Jul-21	16	16	10	1.1	\$1,075,476	\$1,250,000	\$1,295,000	6	\$546	\$480	110%
Jun-21	14	9	23	0.8	\$1,086,999	\$1,200,000	\$1,210,543	7	\$544	\$489	112%
May-21	13	20	11	0.8	\$1,124,380	\$1,120,000	\$1,134,818	5	\$523	\$541	114%

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	20	81.8%	\$1,173,227	4.34%	\$1,460,000	30.4%	\$1,357,575	19.6%	13	160%	110%
May-21	11	57.1%	\$1,124,380	20.4%	\$1,120,000	24.4%	\$1,134,818	29.9%	5	-78.3%	114%
May-20	7	-65%	\$934,042	-6.71%	\$900,000	2.56%	\$873,285	-4.26%	23	4.55%	101%

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	1	4	0
\$600-699K	0	3	4	6	12
\$700-799K	2	8	8	8	14
\$800-899K	2	6	9	22	19
\$900-999K	8	13	9	8	12
\$1-1.299M	18	30	5	12	5
\$1.3-1.699M	32	8	2	1	1
\$1.7-1.999M	4	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	66	68	38	61	64

Presented by: