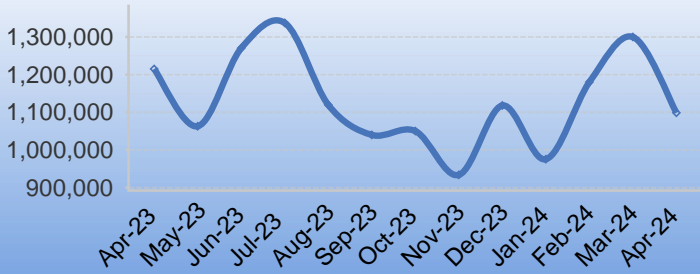


## Market Activity Summary:

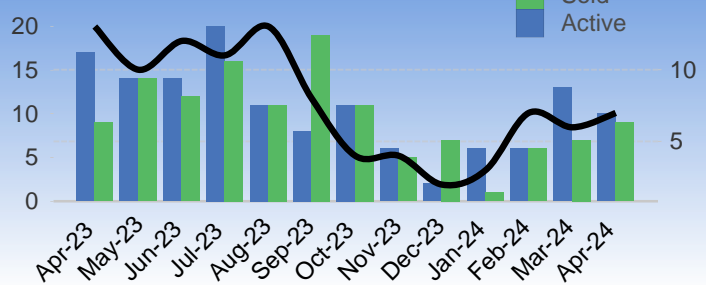
- Inventory: 10 units were listed for sale as of the last day of April - approximately 1.4 months of inventory.
- Sales Activity: 9 units were sold during April,
- Median Sales Price: \$1,099,000 during April
- Average price per sq.ft. in April was \$537
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 102% of list price in April



### 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
Apr-24	10	7	9	1.4	\$1,074,755	\$1,099,000	\$1,097,888	16	\$564	\$537	102%
Mar-24	13	6	7	2.8	\$1,206,714	\$1,300,000	\$1,262,714	11	\$555	\$518	105%
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	\$548	\$536	98%
Dec-23	2	2	7	0.3	\$1,207,142	\$1,118,000	\$1,187,571	24	\$529	\$474	99%
Nov-23	6	4	5	0.6	\$1,041,500	\$934,000	\$1,071,800	13	\$504	\$511	103%
Oct-23	11	4	11	0.8	\$1,145,909	\$1,050,000	\$1,118,090	30	\$492	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-24	9	0%	\$1,173,766	-4.95%	\$1,099,000	-9.55%	\$1,097,888	-6.72%	16	0%	102%
Apr-23	9	-25%	\$1,234,847	-3.33%	\$1,215,000	-19%	\$1,177,021	-19.5%	16	77.8%	111%
Apr-22	12	-45.5%	\$1,277,409	9.47%	\$1,499,500	36%	\$1,461,666	34.8%	9	80%	113%

## 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	0	0	2	4
\$700-799K	1	0	1	8	6
\$800-899K	2	4	2	7	8
\$900-999K	4	4	8	12	7
\$1-1.299M	8	13	15	22	4
\$1.3-1.699M	7	7	22	7	5
\$1.7-1.999M	0	0	3	0	0
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	23	28	51	58	35

**Presented by:**