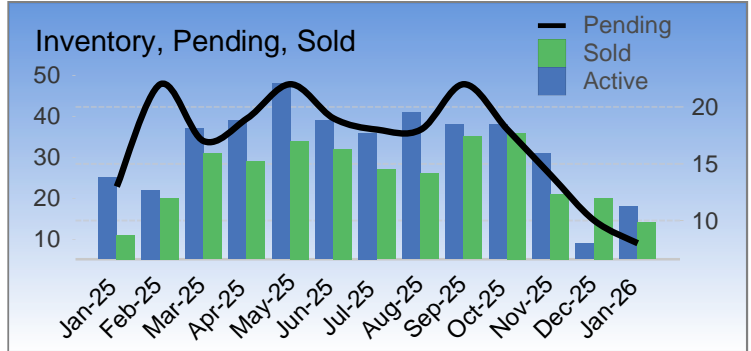


## Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of January - approximately 1.0 months of inventory.
- Sales Activity: 14 units were sold during January,
- Median Sales Price: \$1,287,500 during January
- Average price per sq.ft. in January was \$695
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 101% of list price in January



## 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
Jan-26	18	8	14	1.0	\$1,425,714	\$1,287,500	\$1,444,999	36	\$704	\$695	101%
Dec-25	9	10	20	0.4	\$1,190,035	\$1,212,500	\$1,324,265	30	\$742	\$738	111%
Nov-25	31	14	21	1.0	\$1,392,952	\$1,530,000	\$1,583,095	14	\$713	\$779	115%
Oct-25	38	18	36	1.2	\$1,338,375	\$1,442,500	\$1,498,027	29	\$695	\$773	112%
Sep-25	38	22	35	1.3	\$1,162,842	\$1,350,000	\$1,326,528	26	\$694	\$745	115%
Aug-25	41	18	26	1.5	\$1,126,915	\$1,159,000	\$1,200,615	24	\$709	\$777	108%
Jul-25	36	18	27	1.2	\$1,248,259	\$1,375,000	\$1,384,938	27	\$738	\$816	111%
Jun-25	39	19	32	1.3	\$1,427,853	\$1,360,004	\$1,561,789	16	\$751	\$848	111%
May-25	48	22	34	1.5	\$1,311,111	\$1,442,500	\$1,484,553	16	\$775	\$858	115%
Apr-25	39	19	29	1.6	\$1,201,379	\$1,300,000	\$1,357,120	16	\$739	\$821	113%
Mar-25	37	17	31	1.8	\$1,261,258	\$1,426,000	\$1,426,754	19	\$723	\$838	115%
Feb-25	22	22	20	1.3	\$1,151,550	\$1,405,000	\$1,335,820	13	\$719	\$852	117%
Jan-25	25	13	11	1.3	\$1,261,330	\$1,128,000	\$1,326,340	19	\$689	\$785	108%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	14	27.3%	\$1,256,294	10.1%	\$1,287,500	14.1%	\$1,444,999	8.95%	36	89.5%	101%
Jan-25	11	37.5%	\$1,140,945	-6.65%	\$1,128,000	2.31%	\$1,326,340	20.8%	19	-70.3%	108%
Jan-24	8	0%	\$1,222,206	22%	\$1,102,500	-10.9%	\$1,098,125	-11.6%	64	88.2%	104%

## Sales Activity and Price Trends

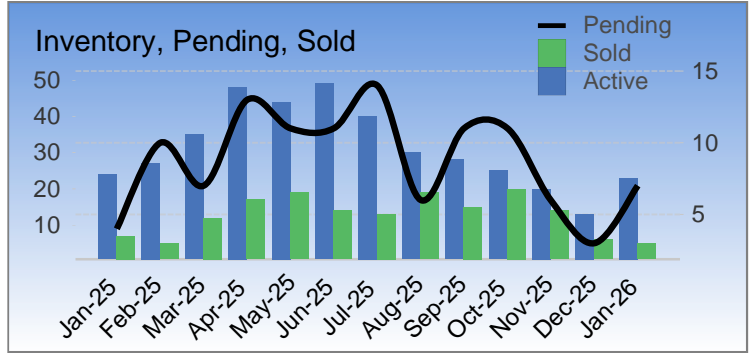
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	1	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	1	0	0	0
\$700-799K	2	1	0	0	0
\$800-899K	0	1	1	0	2
\$900-999K	1	1	0	2	1
\$1-1.299M	4	3	3	4	2
\$1.3-1.699M	3	1	2	2	8
\$1.7-1.999M	3	2	1	0	1
\$2-2.999M	0	1	0	0	4
>3M	1	0	0	0	0
Total	14	11	8	8	18

## Presented by:



## Market Activity Summary:

- Inventory: 23 units were listed for sale as of the last day of January - approximately 2.8 months of inventory.
- Sales Activity: 5 units were sold during January,
- Median Sales Price: \$2,550,000 during January
- Average price per sq.ft. in January was \$873
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	23	7	5	2.8	\$2,709,400	\$2,550,000	\$2,720,000	29	\$933	\$873	100%
Dec-25	13	3	6	1.0	\$2,735,481	\$2,415,000	\$2,653,333	56	\$948	\$886	97%
Nov-25	20	6	14	1.2	\$2,966,475	\$2,782,500	\$2,888,466	36	\$931	\$873	98%
Oct-25	25	11	20	1.4	\$2,438,688	\$2,142,500	\$2,472,195	39	\$883	\$772	103%
Sep-25	28	11	15	1.9	\$2,724,400	\$2,349,000	\$2,823,533	25	\$870	\$873	103%
Aug-25	30	6	19	2.0	\$2,556,357	\$2,425,000	\$2,538,184	26	\$871	\$782	100%
Jul-25	40	14	13	2.6	\$2,902,076	\$3,150,000	\$2,911,233	28	\$869	\$840	101%
Jun-25	49	11	14	3.0	\$2,698,628	\$2,499,000	\$2,682,000	32	\$852	\$808	99%
May-25	44	11	19	2.8	\$2,870,315	\$2,810,000	\$2,916,447	16	\$856	\$866	102%
Apr-25	48	13	17	4.2	\$2,362,411	\$2,325,000	\$2,432,823	15	\$848	\$830	104%
Mar-25	35	7	12	4.4	\$3,223,750	\$2,889,625	\$3,208,604	29	\$881	\$882	100%
Feb-25	27	10	5	3.9	\$3,019,200	\$2,563,888	\$3,027,777	56	\$880	\$801	100%
Jan-25	24	4	7	2.6	\$2,165,000	\$2,200,000	\$2,290,946	35	\$812	\$748	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
Jan-26	5	-28.6%	\$3,137,323	1.46%	\$2,550,000	15.9%	\$2,720,000	18.7%	29	-17.1%	100%
Jan-25	7	40%	\$3,092,100	-1.94%	\$2,200,000	-1.12%	\$2,290,946	6.31%	35	-36.4%	106%
Jan-24	5	-16.7%	\$3,153,166	-14.6%	\$2,225,000	-21.9%	\$2,155,000	-22.7%	55	104%	98%

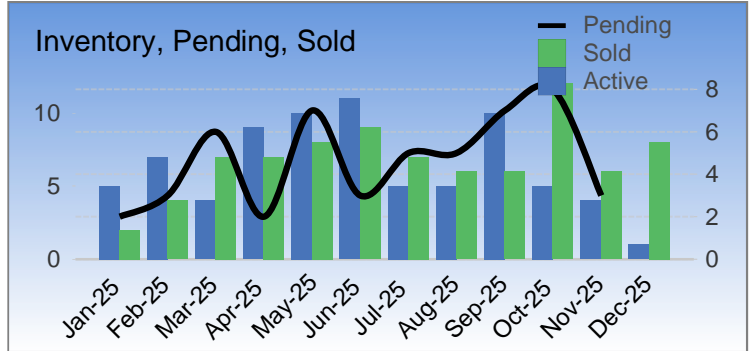
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	1	0	1	0
\$1.7-1.999M	0	1	2	1	1
\$2-2.999M	4	4	3	1	3
>3M	1	1	0	3	5
Total	5	7	5	6	9

Presented by:

## Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of January.
- Sales Activity: there were no units sold during this period.



## 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
Dec-25	1	0	8	0.1	\$988,874	\$1,237,500	\$1,209,250	19	\$676	\$989	122%
Nov-25	4	3	6	0.5	\$1,065,833	\$1,336,000	\$1,313,666	14	\$915	\$1,191	124%
Oct-25	5	8	12	0.6	\$1,294,583	\$1,595,000	\$1,637,083	16	\$789	\$1,008	125%
Sep-25	10	7	6	1.6	\$1,164,333	\$1,403,000	\$1,512,666	15	\$891	\$1,056	129%
Aug-25	5	5	6	0.7	\$960,333	\$950,000	\$1,136,666	24	\$871	\$854	117%
Jul-25	5	5	7	0.6	\$1,083,285	\$1,100,000	\$1,373,428	13	\$822	\$1,083	127%
Jun-25	11	3	9	1.4	\$1,167,888	\$1,800,000	\$1,701,444	15	\$817	\$1,168	142%
May-25	10	7	8	1.4	\$1,205,250	\$1,425,000	\$1,555,000	17	\$875	\$1,184	128%
Apr-25	9	2	7	1.5	\$1,073,142	\$1,185,000	\$1,272,142	26	\$862	\$992	120%
Mar-25	4	6	7	0.9	\$1,168,428	\$1,600,000	\$1,585,028	32	\$851	\$966	136%
Feb-25	7	3	4	2.1	\$1,187,500	\$1,643,500	\$1,612,500	10	\$826	\$1,111	136%
Jan-25	5	2	2	1.1	\$924,500	\$1,055,000	\$1,055,000	80	\$878	\$1,060	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
Jan-25	2	-50%	\$1,109,714	0.883%	\$1,055,000	-15.1%	\$1,055,000	-14.6%	80	321%	114%
Jan-24	4	-	\$1,100,000	-	\$1,242,500	-	\$1,235,000	-	19	-	118%

## Sales Activity and Price Trends

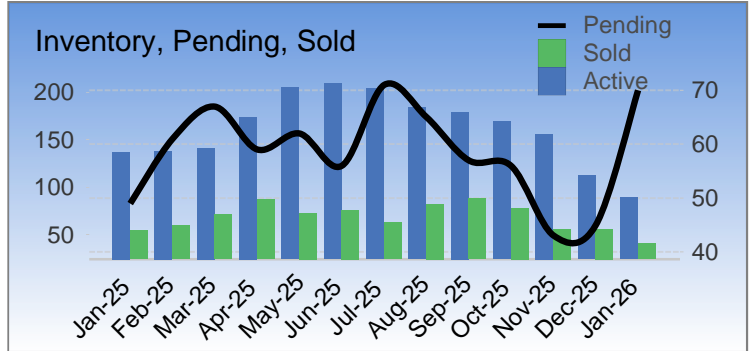
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	1	1	0	0
\$1-1.299M	0	1	1	0	3
\$1.3-1.699M	0	0	2	0	2
\$1.7-1.999M	0	0	0	0	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	0	2	4	0	6

Presented by:



## Market Activity Summary:

- Inventory: 89 units were listed for sale as of the last day of January - approximately 1.9 months of inventory.
- Sales Activity: 41 units were sold during January,
- Median Sales Price: \$583,950 during January
- Average price per sq.ft. in January was \$336
- Average Days-on-Market (DOM) is approximately 60 days
- Sold over Asking: On average, buyers paid 99% of list price in January



## 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
Jan-26	89	70	41	1.9	\$604,397	\$583,950	\$596,858	60	\$341	\$336	99%
Dec-25	112	45	56	1.9	\$616,246	\$630,000	\$616,873	44	\$338	\$321	100%
Nov-25	156	43	56	2.2	\$636,800	\$621,500	\$632,756	45	\$338	\$331	100%
Oct-25	169	56	78	2.1	\$613,649	\$615,000	\$613,697	44	\$338	\$317	100%
Sep-25	179	57	88	2.4	\$608,595	\$597,000	\$606,664	42	\$332	\$327	100%
Aug-25	184	65	82	2.6	\$599,112	\$610,000	\$604,971	36	\$328	\$338	101%
Jul-25	204	71	63	2.9	\$579,249	\$575,000	\$585,563	24	\$325	\$360	102%
Jun-25	209	56	76	2.7	\$598,734	\$590,000	\$604,550	27	\$335	\$347	101%
May-25	205	62	73	2.7	\$619,728	\$610,000	\$622,585	33	\$337	\$344	101%
Apr-25	174	59	87	2.4	\$643,559	\$636,000	\$647,017	30	\$336	\$340	101%
Mar-25	141	67	71	2.4	\$610,854	\$610,000	\$614,417	36	\$332	\$341	101%
Feb-25	138	61	60	2.2	\$619,219	\$600,000	\$625,329	33	\$327	\$355	102%
Jan-25	137	49	54	2.1	\$600,778	\$589,000	\$600,156	41	\$328	\$337	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	41	-24.1%	\$616,433	-5.86%	\$583,950	-0.857%	\$596,858	-0.55%	60	46.3%	99%
Jan-25	54	17.4%	\$654,830	3.62%	\$589,000	-4.92%	\$600,156	-3.16%	41	32.3%	100%
Jan-24	46	-22%	\$631,929	-5.37%	\$619,500	2.4%	\$619,723	3.34%	31	-27.9%	101%

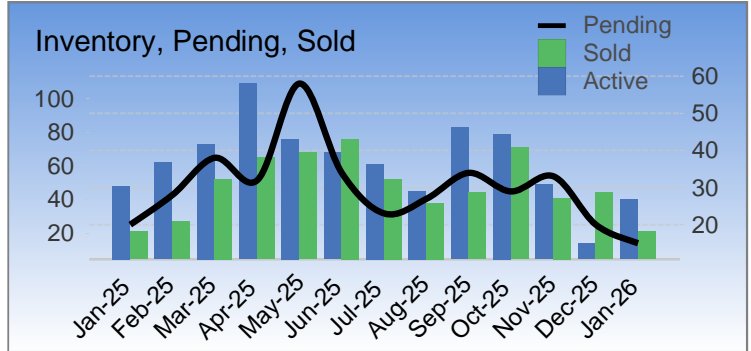
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	8	13	2	10	11
\$500-599K	15	17	18	17	15
\$600-699K	8	11	19	22	35
\$700-799K	7	10	5	9	21
\$800-899K	1	2	1	1	6
\$900-999K	2	1	1	0	3
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	41	54	46	59	91

## Presented by:

## Market Activity Summary:

- Inventory: 40 units were listed for sale as of the last day of January - approximately 1.2 months of inventory.
- Sales Activity: 21 units were sold during January,
- Median Sales Price: \$1,575,000 during January
- Average price per sq.ft. in January was \$909
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 120% of list price in January



## 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
Jan-26	40	15	21	1.2	\$1,386,756	\$1,575,000	\$1,619,047	30	\$735	\$909	120%
Dec-25	14	20	44	0.3	\$1,535,749	\$1,480,501	\$1,728,034	28	\$671	\$902	115%
Nov-25	49	33	41	1.0	\$1,320,411	\$1,400,000	\$1,630,899	21	\$797	\$903	124%
Oct-25	79	29	71	1.6	\$1,515,788	\$1,600,000	\$1,832,048	20	\$795	\$942	124%
Sep-25	83	34	44	1.9	\$1,452,840	\$1,614,000	\$1,804,025	17	\$765	\$894	126%
Aug-25	45	27	38	0.8	\$1,311,526	\$1,412,500	\$1,598,394	27	\$724	\$923	123%
Jul-25	61	23	52	0.9	\$1,553,824	\$1,499,000	\$1,821,442	22	\$752	\$911	121%
Jun-25	68	34	76	1.0	\$1,389,802	\$1,437,500	\$1,596,177	22	\$766	\$885	117%
May-25	76	58	68	1.3	\$1,614,332	\$1,812,500	\$1,944,919	23	\$743	\$922	124%
Apr-25	109	32	65	2.3	\$1,444,676	\$1,650,000	\$1,780,427	19	\$781	\$992	125%
Mar-25	73	38	52	2.2	\$1,452,770	\$1,525,000	\$1,776,926	16	\$760	\$930	125%
Feb-25	62	28	27	2.3	\$1,296,072	\$1,500,000	\$1,597,888	17	\$754	\$908	123%
Jan-25	48	20	21	1.6	\$1,462,857	\$1,500,000	\$1,532,835	40	\$782	\$818	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
Jan-26	21	0%	\$1,328,116	-15.4%	\$1,575,000	5%	\$1,619,047	5.62%	30	-25%	120%
Jan-25	21	-16%	\$1,569,834	0.796%	\$1,500,000	20%	\$1,532,835	0.187%	40	25%	106%
Jan-24	25	13.6%	\$1,557,440	-1.81%	\$1,250,001	-7.92%	\$1,529,980	-2.11%	32	-15.8%	109%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	1	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	1	1	1	0
\$800-899K	1	3	2	3	0
\$900-999K	1	0	2	2	1
\$1-1.299M	4	2	8	2	6
\$1.3-1.699M	6	9	3	9	8
\$1.7-1.999M	2	1	4	1	4
\$2-2.999M	5	5	4	3	6
>3M	1	0	1	1	3
Total	21	21	25	22	28

## Presented by:



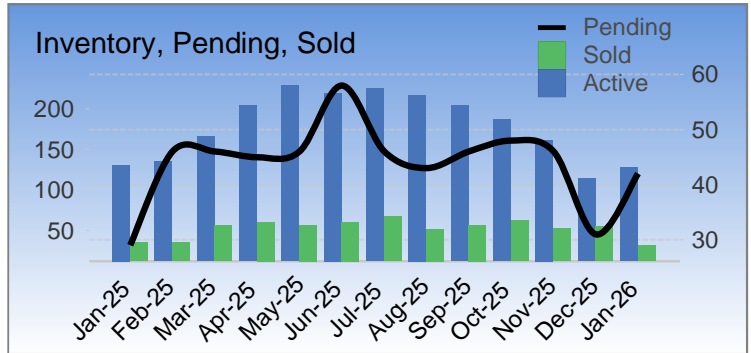
Includes Berkeley and Kensington

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## Market Activity Summary:

- Inventory: 128 units were listed for sale as of the last day of January - approximately 2.9 months of inventory.
- Sales Activity: 32 units were sold during January,
- Median Sales Price: \$801,001 during January
- Average price per sq.ft. in January was \$369
- Average Days-on-Market (DOM) is approximately 82 days
- Sold over Asking: On average, buyers paid 99% of list price in January



## 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
Jan-26	128	42	32	2.9	\$817,335	\$801,001	\$807,234	82	\$455	\$369	99%
Dec-25	114	31	55	2.1	\$819,420	\$722,500	\$814,531	57	\$472	\$350	99%
Nov-25	162	46	53	2.9	\$894,981	\$815,000	\$876,515	56	\$437	\$360	98%
Oct-25	187	48	63	3.3	\$881,736	\$810,000	\$861,218	49	\$430	\$369	98%
Sep-25	204	46	57	3.5	\$888,802	\$770,000	\$865,130	56	\$426	\$371	98%
Aug-25	217	43	52	3.7	\$826,054	\$739,000	\$806,371	44	\$426	\$379	98%
Jul-25	225	46	67	3.7	\$859,430	\$820,000	\$848,513	50	\$419	\$376	99%
Jun-25	220	58	61	3.7	\$906,666	\$795,000	\$894,727	30	\$421	\$387	99%
May-25	229	46	57	4.0	\$885,100	\$785,000	\$871,373	41	\$425	\$411	99%
Apr-25	204	45	61	4.0	\$868,965	\$835,000	\$861,781	28	\$434	\$401	99%
Mar-25	166	46	56	4.0	\$854,849	\$812,000	\$848,241	42	\$460	\$402	100%
Feb-25	135	46	35	3.0	\$908,671	\$839,000	\$908,829	28	\$486	\$407	100%
Jan-25	131	29	35	2.6	\$869,000	\$840,000	\$848,772	46	\$499	\$417	98%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	32	-8.57%	\$870,058	-9.35%	\$801,001	-4.64%	\$807,234	-4.89%	82	78.3%	99%
Jan-25	35	-12.5%	\$959,830	2.43%	\$840,000	11%	\$848,772	8.7%	46	6.98%	98%
Jan-24	40	29%	\$937,080	-1.19%	\$756,500	-0.198%	\$780,850	-0.979%	43	-25.9%	99%

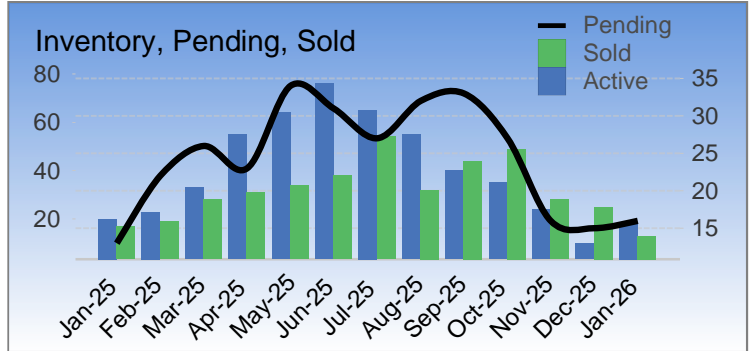
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	2	4	1	3	1
\$500-599K	5	3	4	1	6
\$600-699K	2	3	10	7	5
\$700-799K	6	7	10	8	12
\$800-899K	7	6	7	4	10
\$900-999K	5	4	2	2	11
\$1-1.299M	3	5	6	5	11
\$1.3-1.699M	2	3	0	1	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	1
>3M	0	0	0	0	0
Total	32	35	40	31	58

Presented by:

## Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of January - approximately 0.8 months of inventory.
- Sales Activity: 13 units were sold during January,
- Median Sales Price: \$1,111,111 during January
- Average price per sq.ft. in January was \$624
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 103% of list price in January



## 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
Jan-26	18	16	13	0.8	\$1,203,837	\$1,111,111	\$1,234,700	32	\$650	\$624	103%
Dec-25	10	15	25	0.3	\$1,270,909	\$1,070,000	\$1,295,304	26	\$601	\$635	104%
Nov-25	24	16	28	0.6	\$1,166,607	\$1,140,500	\$1,195,790	21	\$677	\$718	104%
Oct-25	35	27	49	0.8	\$1,250,701	\$1,140,000	\$1,253,696	21	\$656	\$739	101%
Sep-25	40	33	44	1.0	\$1,293,557	\$1,210,444	\$1,281,013	33	\$691	\$670	100%
Aug-25	55	32	32	1.4	\$1,262,679	\$1,282,500	\$1,250,727	37	\$695	\$663	99%
Jul-25	65	27	54	1.6	\$1,217,245	\$1,185,000	\$1,198,730	23	\$693	\$677	99%
Jun-25	76	31	38	2.3	\$1,217,986	\$1,242,500	\$1,241,839	27	\$704	\$724	102%
May-25	64	34	34	2.1	\$1,332,866	\$1,314,000	\$1,377,854	16	\$746	\$716	104%
Apr-25	55	23	31	2.1	\$1,370,467	\$1,325,000	\$1,430,991	21	\$713	\$708	105%
Mar-25	33	26	28	1.5	\$1,220,666	\$1,277,500	\$1,289,279	22	\$702	\$736	106%
Feb-25	23	22	19	1.2	\$1,249,385	\$1,250,000	\$1,277,130	30	\$741	\$710	103%
Jan-25	20	13	17	0.9	\$1,321,965	\$1,235,000	\$1,353,612	26	\$739	\$751	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	13	-23.5%	\$1,139,816	-7.42%	\$1,111,111	-10%	\$1,234,700	-8.78%	32	23.1%	103%
Jan-25	17	41.7%	\$1,231,220	-0.691%	\$1,235,000	20.3%	\$1,353,612	21.4%	26	4%	103%
Jan-24	12	-57.1%	\$1,239,792	-12.3%	\$1,026,800	-2.21%	\$1,114,632	-4.38%	25	-21.9%	101%

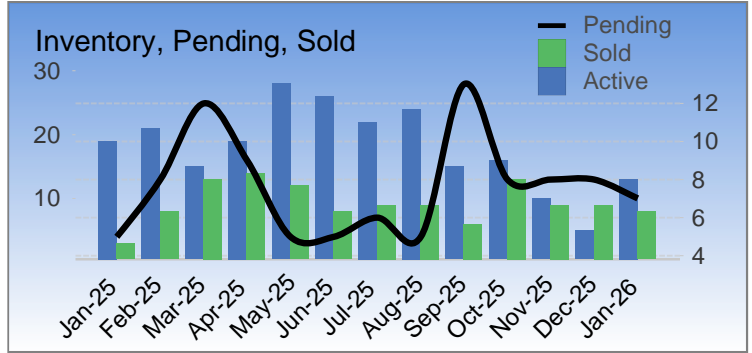
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	1	0	1	1
\$800-899K	0	2	1	3	1
\$900-999K	3	1	4	9	2
\$1-1.299M	6	5	4	5	9
\$1.3-1.699M	2	5	3	8	9
\$1.7-1.999M	1	2	0	2	1
\$2-2.999M	1	0	0	0	0
>3M	0	1	0	0	0
Total	13	17	12	28	23

Presented by:

## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of January - approximately 1.6 months of inventory.
- Sales Activity: 8 units were sold during January,
- Median Sales Price: \$1,175,000 during January
- Average price per sq.ft. in January was \$723
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	13	7	8	1.6	\$1,343,187	\$1,175,000	\$1,343,500	26	\$523	\$723	100%
Dec-25	5	8	9	0.5	\$950,888	\$875,000	\$937,222	45	\$569	\$479	98%
Nov-25	10	8	9	1.1	\$1,040,111	\$995,000	\$1,044,222	42	\$501	\$491	101%
Oct-25	16	8	13	1.7	\$1,217,376	\$1,200,000	\$1,187,838	28	\$528	\$469	98%
Sep-25	15	13	6	1.9	\$1,092,500	\$1,075,000	\$1,089,000	42	\$523	\$448	100%
Aug-25	24	5	9	2.8	\$1,109,876	\$1,100,000	\$1,081,000	45	\$492	\$479	97%
Jul-25	22	6	9	2.4	\$1,259,877	\$1,250,000	\$1,242,777	16	\$505	\$506	98%
Jun-25	26	5	8	2.3	\$1,215,112	\$1,132,500	\$1,190,375	32	\$517	\$528	98%
May-25	28	5	12	2.2	\$1,256,729	\$1,200,000	\$1,291,666	9	\$494	\$543	104%
Apr-25	19	9	14	1.6	\$1,255,778	\$1,150,900	\$1,253,244	30	\$499	\$581	100%
Mar-25	15	12	13	1.9	\$1,119,923	\$1,070,000	\$1,141,230	20	\$505	\$526	102%
Feb-25	21	8	8	3.5	\$1,054,181	\$1,092,500	\$1,077,375	12	\$549	\$547	102%
Jan-25	19	5	3	2.7	\$899,000	\$893,000	\$893,666	57	\$511	\$527	99%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	8	167%	\$1,331,187	-6.21%	\$1,175,000	31.6%	\$1,343,500	50.3%	26	-54.4%	100%
Jan-25	3	200%	\$1,419,316	5.22%	\$893,000	-8.41%	\$893,666	-8.34%	57	235%	99%
Jan-24	1	-83.3%	\$1,348,875	2.22%	\$975,000	-7.58%	\$975,000	-13.1%	17	-46.9%	98%

## Sales Activity and Price Trends

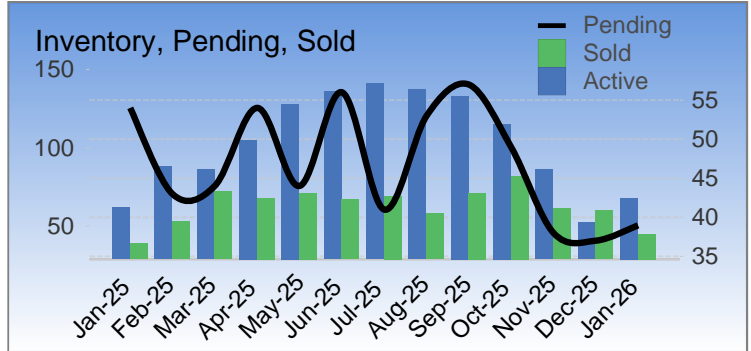
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	1
\$800-899K	1	2	0	1	2
\$900-999K	2	1	1	0	0
\$1-1.299M	1	0	0	3	3
\$1.3-1.699M	3	0	0	2	1
\$1.7-1.999M	0	0	0	0	2
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	8	3	1	6	9

Presented by:



## Market Activity Summary:

- Inventory: 68 units were listed for sale as of the last day of January - approximately 1.3 months of inventory.
- Sales Activity: 45 units were sold during January,
- Median Sales Price: \$765,000 during January
- Average price per sq.ft. in January was \$509
- Average Days-on-Market (DOM) is approximately 42 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	68	39	45	1.3	\$790,524	\$765,000	\$792,085	42	\$528	\$509	100%
Dec-25	52	37	60	0.8	\$819,898	\$805,000	\$823,889	29	\$528	\$512	101%
Nov-25	86	38	61	1.3	\$803,622	\$790,000	\$814,387	29	\$521	\$527	101%
Oct-25	115	49	82	1.7	\$830,380	\$795,000	\$826,898	31	\$526	\$531	100%
Sep-25	133	57	71	2.1	\$836,645	\$830,000	\$846,892	25	\$526	\$514	101%
Aug-25	137	53	58	2.1	\$890,131	\$845,000	\$895,807	29	\$527	\$537	101%
Jul-25	141	41	69	2.1	\$859,703	\$810,000	\$861,231	23	\$527	\$515	100%
Jun-25	136	56	67	2.0	\$865,628	\$825,000	\$873,258	26	\$526	\$564	101%
May-25	128	44	71	1.8	\$850,711	\$825,000	\$857,411	20	\$534	\$549	101%
Apr-25	105	54	68	1.7	\$857,385	\$842,250	\$869,571	20	\$539	\$542	101%
Mar-25	86	44	72	1.6	\$863,283	\$825,000	\$889,166	15	\$525	\$554	103%
Feb-25	88	43	53	1.8	\$920,076	\$876,000	\$953,726	21	\$548	\$552	103%
Jan-25	62	54	39	1.4	\$838,391	\$840,000	\$850,016	34	\$518	\$532	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	45	15.4%	\$856,328	-7.31%	\$765,000	-8.93%	\$792,085	-6.82%	42	23.5%	100%
Jan-25	39	-11.4%	\$923,823	10.4%	\$840,000	5.79%	\$850,016	5.35%	34	17.2%	102%
Jan-24	44	33.3%	\$836,671	-0.612%	\$794,000	-0.75%	\$806,884	-1.12%	29	-38.3%	103%

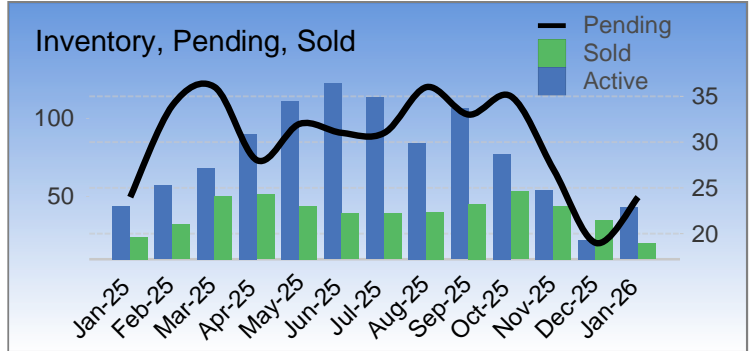
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	3	1	1	1	0
\$500-599K	6	1	2	2	2
\$600-699K	11	5	8	5	6
\$700-799K	6	8	13	8	14
\$800-899K	8	12	9	7	11
\$900-999K	4	5	6	8	10
\$1-1.299M	5	6	3	1	6
\$1.3-1.699M	1	1	2	1	2
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	45	39	44	33	51

Presented by:

## Market Activity Summary:

- Inventory: 43 units were listed for sale as of the last day of January - approximately 1.3 months of inventory.
- Sales Activity: 20 units were sold during January,
- Median Sales Price: \$1,882,000 during January
- Average price per sq.ft. in January was \$804
- Average Days-on-Market (DOM) is approximately 40 days
- Sold over Asking: On average, buyers paid 99% of list price in January



## 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
Jan-26	43	24	20	1.3	\$2,086,630	\$1,882,000	\$2,076,405	40	\$791	\$804	99%
Dec-25	22	19	35	0.5	\$2,321,301	\$2,005,000	\$2,287,179	32	\$823	\$786	99%
Nov-25	54	27	44	1.1	\$2,161,886	\$1,850,000	\$2,095,031	37	\$797	\$747	97%
Oct-25	77	35	53	1.7	\$2,164,299	\$1,942,000	\$2,144,694	27	\$814	\$779	99%
Sep-25	106	33	45	2.6	\$2,221,477	\$2,075,000	\$2,186,357	38	\$809	\$787	99%
Aug-25	84	36	40	2.2	\$2,301,095	\$2,090,913	\$2,268,675	22	\$808	\$766	99%
Jul-25	113	31	39	2.8	\$2,170,401	\$2,125,000	\$2,118,991	20	\$807	\$772	97%
Jun-25	122	31	39	2.8	\$2,269,556	\$2,050,000	\$2,258,405	16	\$818	\$815	100%
May-25	111	32	44	2.3	\$2,367,505	\$2,200,000	\$2,356,239	17	\$840	\$826	100%
Apr-25	90	28	51	2.0	\$2,305,266	\$2,300,000	\$2,331,394	16	\$852	\$848	101%
Mar-25	68	36	50	1.9	\$2,299,574	\$2,142,500	\$2,319,390	8	\$861	\$831	101%
Feb-25	57	34	32	1.9	\$2,267,215	\$2,184,000	\$2,307,060	19	\$883	\$827	102%
Jan-25	44	24	24	1.4	\$2,247,653	\$1,920,000	\$2,207,562	52	\$925	\$796	99%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	20	-16.7%	\$2,237,335	-7.4%	\$1,882,000	-1.98%	\$2,076,405	-5.94%	40	-23.1%	99%
Jan-25	24	20%	\$2,416,256	-16.3%	\$1,920,000	0.366%	\$2,207,562	4.49%	52	73.3%	99%
Jan-24	20	25%	\$2,887,263	34.7%	\$1,913,000	13%	\$2,112,650	-10.4%	30	11.1%	102%

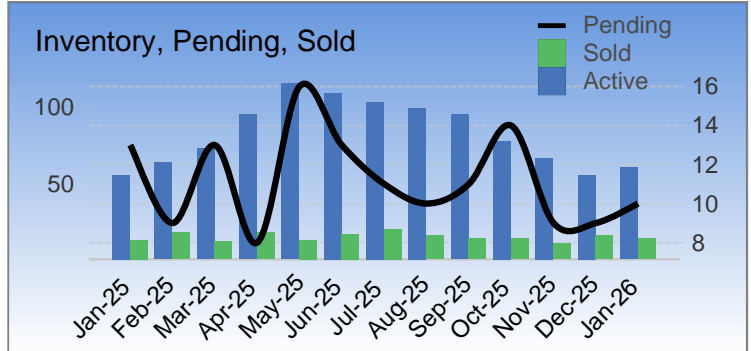
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	3	2	1	1	2
\$1.3-1.699M	5	1	5	7	6
\$1.7-1.999M	3	11	5	2	8
\$2-2.999M	6	7	7	4	14
>3M	3	3	2	2	8
Total	20	24	20	16	38

Presented by:

## Market Activity Summary:

- Inventory: 61 units were listed for sale as of the last day of January - approximately 4.4 months of inventory.
- Sales Activity: 15 units were sold during January,
- Median Sales Price: \$858,000 during January
- Average price per sq.ft. in January was \$382
- Average Days-on-Market (DOM) is approximately 53 days
- Sold over Asking: On average, buyers paid 97% of list price in January



## 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
Jan-26	61	10	15	4.4	\$985,166	\$858,000	\$954,600	53	\$407	\$382	97%
Dec-25	56	9	17	4.2	\$953,646	\$840,000	\$926,750	64	\$394	\$362	98%
Nov-25	67	9	12	5.1	\$931,045	\$747,500	\$906,083	59	\$367	\$352	97%
Oct-25	78	14	15	5.2	\$864,894	\$735,000	\$837,366	80	\$380	\$361	97%
Sep-25	95	11	15	5.4	\$818,130	\$775,000	\$796,266	92	\$370	\$378	97%
Aug-25	99	10	17	5.4	\$891,934	\$775,000	\$884,504	60	\$376	\$337	99%
Jul-25	103	11	21	5.9	\$892,621	\$880,000	\$874,464	45	\$379	\$352	98%
Jun-25	109	13	18	6.6	\$899,482	\$834,000	\$872,055	55	\$384	\$356	97%
May-25	115	16	14	7.7	\$1,123,893	\$882,500	\$1,059,126	35	\$379	\$357	95%
Apr-25	95	8	19	5.8	\$945,998	\$850,000	\$947,547	39	\$396	\$429	100%
Mar-25	73	13	13	4.8	\$1,000,753	\$950,000	\$981,923	75	\$395	\$340	99%
Feb-25	64	9	19	3.7	\$917,217	\$780,000	\$908,620	40	\$405	\$381	99%
Jan-25	56	13	14	3.5	\$847,142	\$739,000	\$819,892	66	\$388	\$341	98%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	15	7.14%	\$926,994	-0.635%	\$858,000	16.1%	\$954,600	16.4%	53	-19.7%	97%
Jan-25	14	75%	\$932,916	-0.458%	\$739,000	-5.07%	\$819,892	4.69%	66	32%	98%
Jan-24	8	-33.3%	\$937,205	-7.18%	\$778,500	3.8%	\$783,125	-19.6%	50	-1.96%	99%

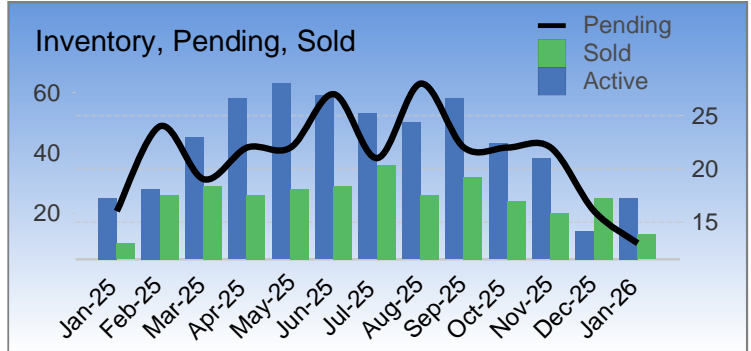
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	1	1	0	0	1
\$600-699K	1	4	0	4	4
\$700-799K	4	4	7	4	8
\$800-899K	2	2	0	2	5
\$900-999K	1	0	1	0	3
\$1-1.299M	3	2	0	1	2
\$1.3-1.699M	3	1	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	1
>3M	0	0	0	1	0
Total	15	14	8	12	25

## Presented by:

## Market Activity Summary:

- Inventory: 25 units were listed for sale as of the last day of January - approximately 1.3 months of inventory.
- Sales Activity: 13 units were sold during January,
- Median Sales Price: \$1,300,000 during January
- Average price per sq.ft. in January was \$712
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 101% of list price in January



## 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
Jan-26	25	13	13	1.3	\$1,339,838	\$1,300,000	\$1,335,769	33	\$739	\$712	101%
Dec-25	14	16	25	0.6	\$1,669,640	\$1,555,000	\$1,641,474	35	\$719	\$747	99%
Nov-25	38	22	20	1.5	\$1,644,272	\$1,535,000	\$1,616,144	31	\$697	\$710	99%
Oct-25	43	22	24	1.6	\$1,642,207	\$1,540,000	\$1,620,997	23	\$704	\$745	99%
Sep-25	58	22	32	1.9	\$1,802,101	\$1,670,000	\$1,755,250	24	\$713	\$749	98%
Aug-25	50	28	26	1.6	\$1,741,806	\$1,664,975	\$1,718,436	20	\$744	\$755	99%
Jul-25	53	21	36	1.7	\$1,672,431	\$1,493,750	\$1,679,322	15	\$740	\$807	101%
Jun-25	59	27	29	2.1	\$1,753,866	\$1,600,000	\$1,739,361	17	\$772	\$746	100%
May-25	63	22	28	2.3	\$1,699,781	\$1,650,000	\$1,691,577	20	\$786	\$740	100%
Apr-25	58	22	26	2.1	\$1,804,567	\$1,450,000	\$1,818,461	17	\$782	\$779	100%
Mar-25	45	19	29	2.2	\$1,838,352	\$1,650,000	\$1,930,335	13	\$758	\$796	106%
Feb-25	28	24	26	1.7	\$1,478,174	\$1,517,500	\$1,544,890	7	\$789	\$861	104%
Jan-25	25	16	10	1.6	\$1,913,868	\$1,807,500	\$1,919,375	20	\$724	\$810	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	13	30%	\$1,605,567	-6.32%	\$1,300,000	-28.1%	\$1,335,769	-30.4%	33	65%	101%
Jan-25	10	11.1%	\$1,713,897	3.83%	\$1,807,500	26.5%	\$1,919,375	39.9%	20	-20%	101%
Jan-24	9	-18.2%	\$1,650,667	-7.89%	\$1,428,628	5.82%	\$1,372,347	-8.01%	25	-63.8%	102%

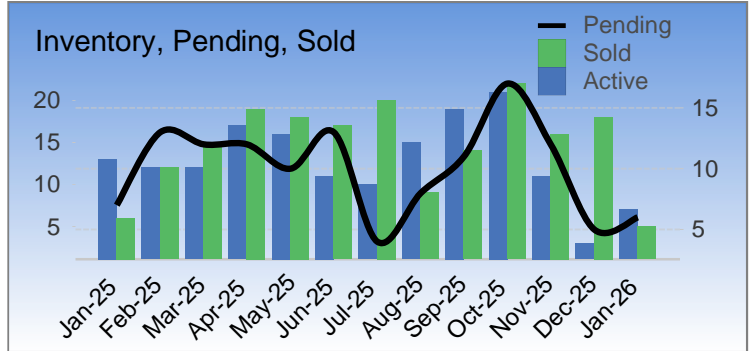
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	0	0	0	1
\$1-1.299M	5	1	3	3	4
\$1.3-1.699M	6	4	6	6	6
\$1.7-1.999M	0	1	0	0	5
\$2-2.999M	1	3	0	2	5
>3M	0	1	0	0	1
Total	13	10	9	11	22

Presented by:

## Market Activity Summary:

- Inventory: 7 units were listed for sale as of the last day of January - approximately 0.5 months of inventory.
- Sales Activity: 5 units were sold during January,
- Median Sales Price: \$1,475,000 during January
- Average price per sq.ft. in January was \$731
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 107% of list price in January



## 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
Jan-26	7	6	5	0.5	\$1,331,000	\$1,475,000	\$1,414,000	31	\$703	\$731	107%
Dec-25	3	5	18	0.2	\$1,037,938	\$1,194,500	\$1,134,388	27	\$928	\$702	110%
Nov-25	11	12	16	0.6	\$907,500	\$1,050,000	\$1,055,057	16	\$753	\$795	115%
Oct-25	21	17	22	1.4	\$1,022,318	\$1,139,000	\$1,174,363	19	\$697	\$693	115%
Sep-25	19	11	14	1.5	\$972,857	\$1,350,000	\$1,300,500	13	\$739	\$873	133%
Aug-25	15	8	9	1.0	\$1,117,320	\$1,405,000	\$1,329,631	23	\$735	\$708	119%
Jul-25	10	4	20	0.6	\$1,264,397	\$1,377,500	\$1,452,535	27	\$742	\$694	117%
Jun-25	11	13	17	0.7	\$1,184,529	\$1,598,000	\$1,474,470	22	\$730	\$759	126%
May-25	16	10	18	0.9	\$1,025,388	\$1,287,500	\$1,271,722	19	\$690	\$754	124%
Apr-25	17	12	19	1.2	\$980,000	\$1,225,000	\$1,269,042	14	\$641	\$811	129%
Mar-25	12	12	15	1.2	\$887,266	\$1,010,000	\$1,083,733	18	\$684	\$757	121%
Feb-25	12	13	12	1.4	\$1,075,666	\$1,187,500	\$1,249,493	29	\$715	\$680	118%
Jan-25	13	7	6	1.1	\$893,166	\$1,301,000	\$1,265,500	13	\$697	\$842	143%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	5	-16.7%	\$1,008,181	8.12%	\$1,475,000	13.4%	\$1,414,000	11.7%	31	138%	107%
Jan-25	6	-14.3%	\$932,500	-14.3%	\$1,301,000	20.7%	\$1,265,500	17.4%	13	-72.3%	143%
Jan-24	7	-46.2%	\$1,088,516	1.23%	\$1,078,000	17.2%	\$1,078,285	-1.14%	47	17.5%	105%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	2	0
\$700-799K	0	0	0	1	1
\$800-899K	0	2	0	2	0
\$900-999K	1	0	3	3	0
\$1-1.299M	1	1	3	1	2
\$1.3-1.699M	2	2	1	3	3
\$1.7-1.999M	0	1	0	1	1
\$2-2.999M	1	0	0	0	2
>3M	0	0	0	0	0
Total	5	6	7	13	9

Presented by:



## Market Activity Summary:



- Inventory: 14 units were listed for sale as of the last day of January - approximately 3.0 months of inventory.
- Sales Activity: 4 units were sold during January,
- Median Sales Price: \$765,000 during January
- Average price per sq.ft. in January was \$541
- Average Days-on-Market (DOM) is approximately 57 days
- Sold over Asking: On average, buyers paid 101% of list price in January



## 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
Jan-26	14	6	4	3.0	\$765,500	\$765,000	\$771,250	57	\$496	\$541	101%
Dec-25	11	4	7	1.5	\$665,814	\$650,000	\$656,571	22	\$481	\$445	98%
Nov-25	18	4	3	2.5	\$848,962	\$850,000	\$867,000	76	\$495	\$488	102%
Oct-25	21	3	12	1.8	\$683,486	\$698,750	\$697,500	45	\$500	\$466	103%
Sep-25	21	13	7	2.2	\$757,142	\$730,000	\$756,714	38	\$493	\$439	102%
Aug-25	22	7	16	2.1	\$725,796	\$697,450	\$750,649	31	\$459	\$478	104%
Jul-25	28	10	6	3.3	\$767,000	\$695,000	\$755,000	40	\$463	\$448	99%
Jun-25	27	5	9	2.8	\$587,088	\$640,000	\$616,666	28	\$446	\$488	105%
May-25	23	7	13	2.4	\$803,999	\$802,000	\$822,846	61	\$442	\$484	102%
Apr-25	22	8	8	2.8	\$740,848	\$643,000	\$762,875	22	\$467	\$465	102%
Mar-25	26	4	8	3.1	\$745,750	\$698,500	\$772,500	37	\$475	\$500	105%
Feb-25	19	5	9	2.6	\$706,422	\$680,000	\$711,888	35	\$446	\$527	100%
Jan-25	17	8	8	2.7	\$788,750	\$695,000	\$755,625	49	\$468	\$447	96%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	4	-50%	\$788,816	5.09%	\$765,000	10.1%	\$771,250	2.07%	57	16.3%	101%
Jan-25	8	0%	\$750,583	5.05%	\$695,000	-1.77%	\$755,625	6.22%	49	81.5%	96%
Jan-24	8	300%	\$714,499	-8.53%	\$707,500	-3.08%	\$711,375	-2.55%	27	80%	102%

## Sales Activity and Price Trends

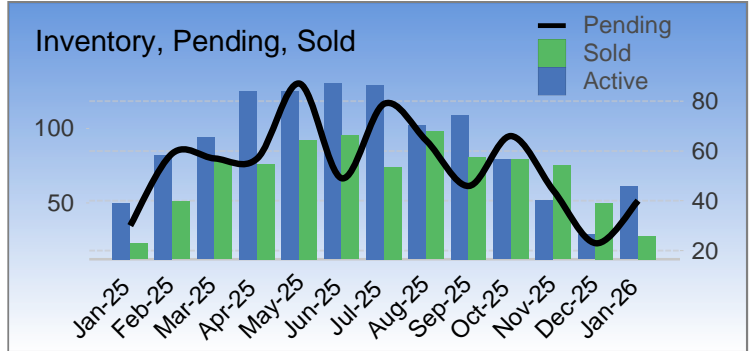
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	1	0	1
\$500-599K	0	1	1	1	0
\$600-699K	0	3	2	0	6
\$700-799K	4	2	1	0	0
\$800-899K	0	0	2	1	2
\$900-999K	0	1	0	0	0
\$1-1.299M	0	1	1	0	1
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	4	8	8	2	11

Presented by:



## Market Activity Summary:

- Inventory: 61 units were listed for sale as of the last day of January - approximately 1.2 months of inventory.
- Sales Activity: 28 units were sold during January,
- Median Sales Price: \$1,611,262 during January
- Average price per sq.ft. in January was \$1,123
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 104% of list price in January



## 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
Jan-26	61	40	28	1.2	\$1,680,431	\$1,611,262	\$1,740,367	24	\$1,051	\$1,123	104%
Dec-25	29	23	50	0.4	\$1,864,741	\$1,700,000	\$1,883,551	33	\$1,070	\$1,021	102%
Nov-25	52	44	75	0.7	\$1,833,977	\$1,666,000	\$1,932,259	21	\$1,068	\$1,067	105%
Oct-25	79	66	79	1.0	\$1,955,591	\$1,725,000	\$2,010,079	22	\$1,056	\$1,072	103%
Sep-25	109	46	81	1.3	\$1,777,748	\$1,656,000	\$1,796,258	27	\$1,022	\$1,028	101%
Aug-25	102	64	98	1.2	\$1,830,480	\$1,692,500	\$1,869,743	19	\$1,014	\$1,048	102%
Jul-25	129	79	74	1.5	\$2,018,910	\$1,860,000	\$2,057,669	19	\$1,016	\$1,062	102%
Jun-25	130	49	95	1.5	\$1,827,890	\$1,700,000	\$1,874,525	26	\$1,038	\$1,052	102%
May-25	125	87	92	1.6	\$1,884,736	\$1,750,500	\$1,962,037	14	\$1,035	\$1,121	105%
Apr-25	125	57	76	1.9	\$1,807,498	\$1,847,564	\$1,917,672	11	\$1,033	\$1,155	106%
Mar-25	94	57	78	1.9	\$1,886,822	\$1,850,000	\$2,029,897	11	\$1,058	\$1,143	108%
Feb-25	82	59	51	2.0	\$1,726,706	\$1,722,000	\$1,853,542	9	\$1,047	\$1,147	107%
Jan-25	50	30	23	0.9	\$1,692,850	\$1,745,000	\$1,832,304	14	\$1,037	\$1,097	108%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	28	21.7%	\$1,704,249	-12.7%	\$1,611,262	-7.66%	\$1,740,367	-5.02%	24	71.4%	104%
Jan-25	23	-47.7%	\$1,951,447	7.69%	\$1,745,000	11.9%	\$1,832,304	1.54%	14	-36.4%	108%
Jan-24	44	7.32%	\$1,812,176	2.54%	\$1,560,000	20%	\$1,804,452	18.6%	22	-18.5%	106%

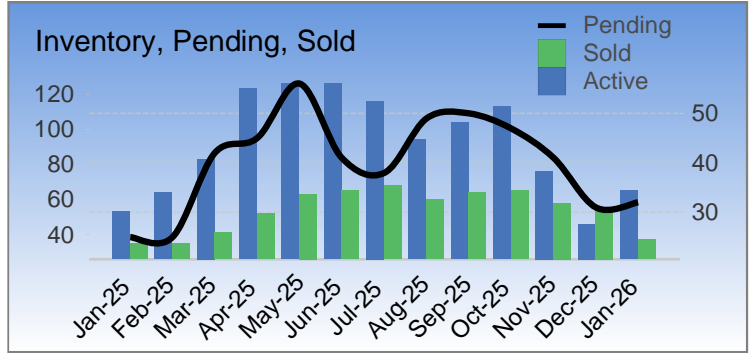
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	2	0	0	2	1
\$900-999K	0	1	0	4	2
\$1-1.299M	4	1	8	13	6
\$1.3-1.699M	9	8	16	12	24
\$1.7-1.999M	5	8	8	2	15
\$2-2.999M	7	3	9	6	11
>3M	1	2	3	2	4
Total	28	23	44	41	63

Presented by:

## Market Activity Summary:

- Inventory: 65 units were listed for sale as of the last day of January - approximately 1.3 months of inventory.
- Sales Activity: 37 units were sold during January,
- Median Sales Price: \$890,000 during January
- Average price per sq.ft. in January was \$563
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 102% of list price in January



## 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
Jan-26	65	32	37	1.3	\$940,527	\$890,000	\$950,527	32	\$617	\$563	102%
Dec-25	46	31	54	0.8	\$921,414	\$867,500	\$930,142	37	\$632	\$606	102%
Nov-25	76	41	58	1.2	\$964,685	\$927,500	\$967,236	24	\$620	\$616	100%
Oct-25	113	47	65	1.8	\$1,027,305	\$917,000	\$1,042,571	27	\$608	\$649	101%
Sep-25	104	50	64	1.7	\$996,807	\$850,000	\$997,388	36	\$614	\$625	101%
Aug-25	94	49	60	1.6	\$1,091,601	\$937,500	\$1,090,616	25	\$628	\$621	101%
Jul-25	116	38	68	1.9	\$1,013,758	\$937,750	\$1,034,077	21	\$648	\$620	102%
Jun-25	126	41	65	2.2	\$1,073,574	\$950,000	\$1,082,551	23	\$654	\$623	101%
May-25	126	56	63	2.5	\$960,296	\$890,000	\$971,769	22	\$668	\$656	102%
Apr-25	123	45	52	2.9	\$985,029	\$895,000	\$1,010,235	19	\$653	\$663	103%
Mar-25	83	42	41	2.4	\$957,506	\$920,000	\$1,009,947	15	\$662	\$639	105%
Feb-25	64	25	35	1.7	\$1,019,519	\$975,000	\$1,064,738	27	\$664	\$689	105%
Jan-25	53	25	35	1.1	\$973,229	\$945,000	\$1,002,228	32	\$703	\$685	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	37	5.71%	\$1,091,233	0.0602%	\$890,000	-5.82%	\$950,527	-5.16%	32	0%	102%
Jan-25	35	-16.7%	\$1,090,576	4.51%	\$945,000	5.53%	\$1,002,228	-2.78%	32	-11.1%	103%
Jan-24	42	23.5%	\$1,043,467	7.33%	\$895,500	5.04%	\$1,030,846	20.4%	36	-10%	103%

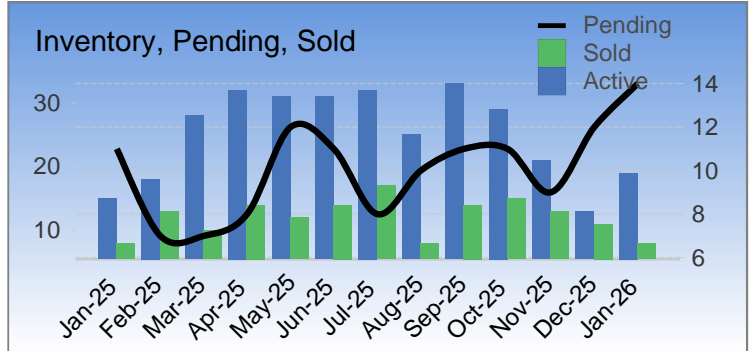
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	2	0	0	1
\$500-599K	0	1	0	0	0
\$600-699K	4	1	3	5	1
\$700-799K	7	1	6	7	6
\$800-899K	10	9	12	10	14
\$900-999K	6	10	7	6	9
\$1-1.299M	6	4	7	6	13
\$1.3-1.699M	3	5	3	0	6
\$1.7-1.999M	1	2	2	0	0
\$2-2.999M	0	0	2	0	2
>3M	0	0	0	0	0
Total	37	35	42	34	52

## Presented by:

## Market Activity Summary:

- Inventory: 19 units were listed for sale as of the last day of January - approximately 1.9 months of inventory.
- Sales Activity: 8 units were sold during January,
- Median Sales Price: \$790,000 during January
- Average price per sq.ft. in January was \$446
- Average Days-on-Market (DOM) is approximately 59 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	19	14	8	1.9	\$759,624	\$790,000	\$762,125	59	\$456	\$446	100%
Dec-25	13	12	11	1.2	\$810,220	\$785,000	\$797,315	41	\$432	\$443	98%
Nov-25	21	9	13	1.6	\$840,328	\$840,000	\$825,599	39	\$464	\$414	98%
Oct-25	29	11	15	2.4	\$788,746	\$760,000	\$795,133	23	\$447	\$404	101%
Sep-25	33	11	14	2.5	\$810,349	\$855,000	\$795,017	51	\$448	\$386	97%
Aug-25	25	10	8	2.0	\$789,368	\$810,000	\$801,750	28	\$453	\$397	101%
Jul-25	32	8	17	2.2	\$825,219	\$780,000	\$828,382	36	\$445	\$455	101%
Jun-25	31	11	14	2.3	\$756,039	\$792,500	\$765,849	30	\$449	\$447	102%
May-25	31	12	12	2.8	\$806,666	\$802,500	\$835,116	27	\$458	\$435	104%
Apr-25	32	8	14	2.6	\$743,689	\$767,500	\$741,296	30	\$476	\$475	101%
Mar-25	28	7	10	2.7	\$817,600	\$904,500	\$830,500	30	\$470	\$421	103%
Feb-25	18	7	13	1.8	\$823,291	\$850,000	\$837,153	24	\$470	\$429	102%
Jan-25	15	11	8	1.6	\$744,862	\$750,000	\$755,375	55	\$460	\$488	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	8	0%	\$866,968	12.2%	\$790,000	5.33%	\$762,125	0.894%	59	7.27%	100%
Jan-25	8	14.3%	\$772,530	-1.93%	\$750,000	-3.23%	\$755,375	-8.32%	55	19.6%	101%
Jan-24	7	-36.4%	\$787,734	4.1%	\$775,000	4.03%	\$823,914	13.9%	46	64.3%	99%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	1	1	1
\$500-599K	1	0	0	1	1
\$600-699K	1	1	1	2	1
\$700-799K	3	3	2	5	4
\$800-899K	3	1	2	0	2
\$900-999K	0	2	0	2	4
\$1-1.299M	0	0	0	0	2
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	8	8	7	11	15

Presented by:

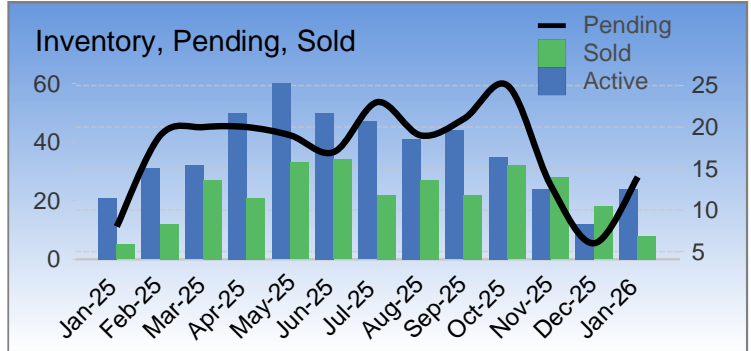
Includes Hercules and Rodeo

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## Market Activity Summary:

- Inventory: 24 units were listed for sale as of the last day of January - approximately 1.4 months of inventory.
- Sales Activity: 8 units were sold during January,
- Median Sales Price: \$1,950,000 during January
- Average price per sq.ft. in January was \$703
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 97% of list price in January



## 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
Jan-26	24	14	8	1.4	\$2,313,375	\$1,950,000	\$2,246,250	32	\$793	\$703	97%
Dec-25	12	6	18	0.5	\$2,079,000	\$1,965,000	\$2,057,444	29	\$826	\$776	100%
Nov-25	24	13	28	0.9	\$2,545,839	\$1,847,500	\$2,515,707	34	\$760	\$859	100%
Oct-25	35	25	32	1.3	\$2,547,362	\$2,025,552	\$2,602,300	22	\$776	\$864	103%
Sep-25	44	21	22	1.9	\$2,304,863	\$1,867,500	\$2,323,796	25	\$767	\$863	102%
Aug-25	41	19	27	1.5	\$1,942,737	\$1,800,000	\$1,948,966	35	\$831	\$795	102%
Jul-25	47	23	22	1.6	\$2,392,818	\$2,187,500	\$2,443,709	20	\$846	\$907	101%
Jun-25	50	17	34	1.7	\$2,203,970	\$2,075,000	\$2,198,354	22	\$813	\$798	101%
May-25	60	19	33	2.2	\$2,503,878	\$2,275,000	\$2,549,901	17	\$821	\$898	102%
Apr-25	50	20	21	2.5	\$3,167,666	\$2,200,000	\$3,185,952	16	\$801	\$966	105%
Mar-25	32	20	27	2.2	\$2,169,259	\$2,125,000	\$2,227,926	15	\$773	\$870	104%
Feb-25	31	19	12	2.7	\$2,390,250	\$1,710,000	\$2,443,166	33	\$806	\$910	103%
Jan-25	21	8	5	1.4	\$2,163,177	\$2,190,000	\$2,154,000	58	\$777	\$913	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	8	60%	\$2,511,857	-31.8%	\$1,950,000	-11%	\$2,246,250	4.28%	32	-44.8%	97%
Jan-25	5	-64.3%	\$3,683,999	42.7%	\$2,190,000	41.2%	\$2,154,000	11.5%	58	61.1%	102%
Jan-24	14	100%	\$2,581,429	37.9%	\$1,550,500	3.37%	\$1,931,474	16.3%	36	-41.9%	101%

## Sales Activity and Price Trends

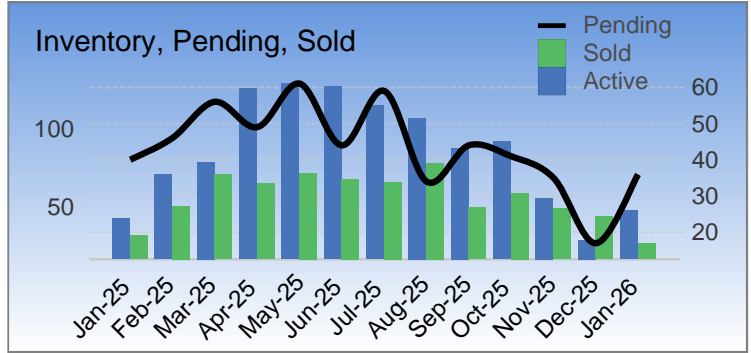
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	1	1	0
\$1-1.299M	2	1	4	2	0
\$1.3-1.699M	1	0	2	1	5
\$1.7-1.999M	1	0	3	1	4
\$2-2.999M	2	4	2	2	2
>3M	2	0	2	0	1
Total	8	5	14	7	12

## Presented by:



## Market Activity Summary:

- Inventory: 48 units were listed for sale as of the last day of January - approximately 1.2 months of inventory.
- Sales Activity: 27 units were sold during January,
- Median Sales Price: \$1,355,000 during January
- Average price per sq.ft. in January was \$710
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 99% of list price in January



## 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
Jan-26	48	36	27	1.2	\$1,561,007	\$1,355,000	\$1,520,259	41	\$775	\$710	99%
Dec-25	29	17	44	0.6	\$1,231,621	\$1,100,000	\$1,224,802	27	\$811	\$723	100%
Nov-25	56	35	49	1.1	\$1,219,267	\$1,085,000	\$1,219,038	28	\$731	\$724	100%
Oct-25	92	41	59	1.5	\$1,414,681	\$1,225,000	\$1,393,805	30	\$750	\$690	99%
Sep-25	88	44	50	1.4	\$1,197,588	\$1,060,000	\$1,186,482	34	\$768	\$680	99%
Aug-25	107	34	78	1.6	\$1,383,860	\$1,198,000	\$1,374,057	28	\$758	\$697	99%
Jul-25	115	59	66	1.7	\$1,484,578	\$1,180,000	\$1,455,723	21	\$742	\$709	99%
Jun-25	127	44	68	1.9	\$1,376,365	\$1,287,500	\$1,383,426	21	\$748	\$724	101%
May-25	129	61	72	1.9	\$1,323,592	\$1,250,000	\$1,335,597	19	\$768	\$748	101%
Apr-25	126	49	65	2.0	\$1,479,559	\$1,300,000	\$1,504,940	17	\$795	\$731	102%
Mar-25	79	56	71	1.6	\$1,314,021	\$1,250,000	\$1,348,187	10	\$802	\$748	103%
Feb-25	71	46	51	1.6	\$1,414,047	\$1,300,000	\$1,471,290	14	\$742	\$763	105%
Jan-25	43	40	32	1.0	\$1,254,518	\$1,177,500	\$1,270,937	27	\$759	\$754	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	27	-15.6%	\$1,382,607	8.1%	\$1,355,000	15.1%	\$1,520,259	19.6%	41	51.9%	99%
Jan-25	32	28%	\$1,279,042	-9.9%	\$1,177,500	-5.8%	\$1,270,937	2.82%	27	17.4%	102%
Jan-24	25	-39%	\$1,419,565	21%	\$1,250,000	16.3%	\$1,236,079	8.36%	23	-39.5%	101%

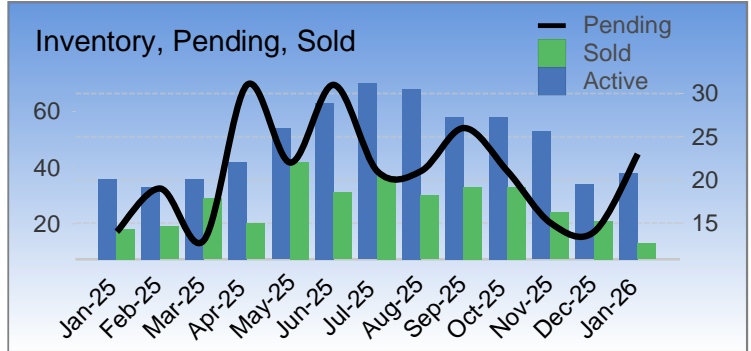
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	1	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	2	1
\$700-799K	1	1	2	2	3
\$800-899K	2	2	1	4	4
\$900-999K	1	4	3	9	4
\$1-1.299M	8	14	11	13	17
\$1.3-1.699M	7	8	5	7	13
\$1.7-1.999M	2	0	2	1	3
\$2-2.999M	5	3	1	2	3
>3M	1	0	0	0	1
Total	27	33	25	41	49

Presented by:

## Market Activity Summary:

- Inventory: units were listed for sale as of the last day of January.
- Sales Activity: there were no units sold during this period.



## 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
Jan-26	38	23	13	2.1	\$924,064	\$902,000	\$927,271	45	\$546	\$504	100%
Dec-25	34	14	21	1.3	\$863,357	\$835,000	\$863,254	41	\$503	\$479	101%
Nov-25	53	15	24	1.8	\$1,088,864	\$972,000	\$1,071,033	38	\$516	\$489	99%
Oct-25	58	21	33	1.8	\$705,207	\$706,000	\$704,530	35	\$512	\$480	100%
Sep-25	58	26	33	1.8	\$913,411	\$830,000	\$911,078	34	\$519	\$488	100%
Aug-25	68	21	30	2.1	\$966,972	\$790,000	\$957,558	25	\$498	\$533	100%
Jul-25	70	21	37	1.9	\$746,996	\$720,000	\$760,558	23	\$496	\$522	102%
Jun-25	63	31	31	2.0	\$893,601	\$825,000	\$897,947	24	\$514	\$533	101%
May-25	54	22	42	1.7	\$888,182	\$827,500	\$918,116	17	\$525	\$541	103%
Apr-25	42	31	20	1.9	\$814,458	\$785,000	\$820,304	17	\$500	\$530	101%
Mar-25	36	13	29	1.6	\$839,903	\$755,000	\$848,764	28	\$485	\$521	102%
Feb-25	33	19	19	1.6	\$818,784	\$800,000	\$831,789	27	\$488	\$515	101%
Jan-25	36	14	18	1.4	\$774,735	\$785,000	\$776,447	29	\$489	\$488	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	13	-27.8%	\$858,804	4.32%	\$902,000	14.9%	\$927,271	19.4%	45	55.2%	100%
Jan-25	18	38.5%	\$823,239	6.44%	\$785,000	-5.99%	\$776,447	-8.83%	29	-9.38%	100%
Jan-24	13	-7.14%	\$773,416	-11.4%	\$835,000	16.8%	\$851,676	12.3%	32	-15.8%	102%

## Sales Activity and Price Trends

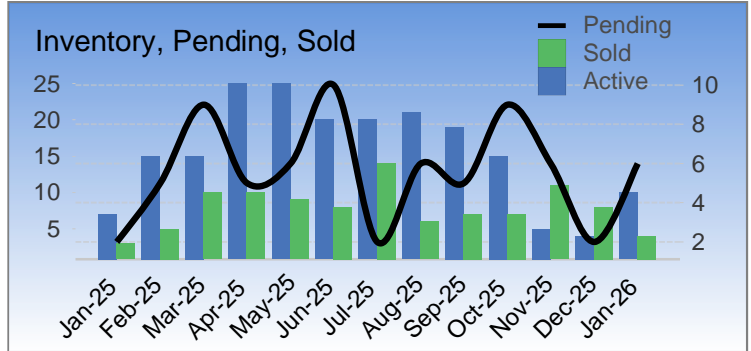
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	3	1
\$500-599K	0	2	1	1	5
\$600-699K	0	1	2	2	4
\$700-799K	2	7	3	3	5
\$800-899K	5	4	2	3	7
\$900-999K	3	3	2	0	7
\$1-1.299M	4	1	3	2	5
\$1.3-1.699M	0	0	0	1	1
\$1.7-1.999M	0	0	0	0	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	14	19	13	15	36

## Presented by:

## Market Activity Summary:



- Inventory: units were listed for sale as of the last day of January - approximately months of inventory.
- Sales Activity: 4 units were sold during January,
- Median Sales Price: \$1,963,000 during January
- Average price per sq.ft. in January was \$847
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 107% of list price in January



## 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
Jan-26	10	6	4	1.3	\$1,888,500	\$1,963,000	\$2,027,780	7	\$946	\$847	107%
Dec-25	4	2	8	0.5	\$1,980,125	\$1,690,000	\$1,938,500	82	\$1,114	\$737	98%
Nov-25	5	6	11	0.6	\$1,943,545	\$1,780,000	\$1,929,363	38	\$1,043	\$827	100%
Oct-25	15	9	7	2.6	\$2,065,714	\$1,875,000	\$2,060,000	34	\$835	\$810	100%
Sep-25	19	5	7	2.2	\$1,769,412	\$1,705,024	\$1,754,217	23	\$770	\$791	99%
Aug-25	21	6	6	2.5	\$1,632,166	\$1,622,500	\$1,620,333	47	\$761	\$839	99%
Jul-25	20	2	14	2.0	\$1,899,428	\$1,675,000	\$1,882,366	49	\$751	\$762	99%
Jun-25	20	10	8	2.2	\$1,972,750	\$1,750,000	\$2,002,000	26	\$733	\$803	102%
May-25	25	6	9	2.5	\$1,991,111	\$2,020,000	\$2,042,222	23	\$728	\$833	102%
Apr-25	25	5	10	2.9	\$1,937,400	\$1,955,000	\$1,955,450	17	\$730	\$833	101%
Mar-25	15	9	10	2.4	\$2,263,888	\$2,200,000	\$2,311,800	10	\$731	\$798	102%
Feb-25	15	5	5	4.4	\$1,917,000	\$2,185,000	\$1,911,000	8	\$770	\$766	100%
Jan-25	7	2	3	1.1	\$1,679,600	\$1,700,000	\$1,713,000	62	\$845	\$787	102%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	4	33.3%	\$2,005,857	12.2%	\$1,963,000	15.5%	\$2,027,780	18.4%	7	-88.7%	107%
Jan-25	3	-25%	\$1,787,698	-6.82%	\$1,700,000	1.49%	\$1,713,000	-2.11%	62	313%	102%
Jan-24	4	-33.3%	\$1,918,625	-13.4%	\$1,675,000	-2.33%	\$1,749,950	5.79%	15	-69.4%	104%

## Sales Activity and Price Trends

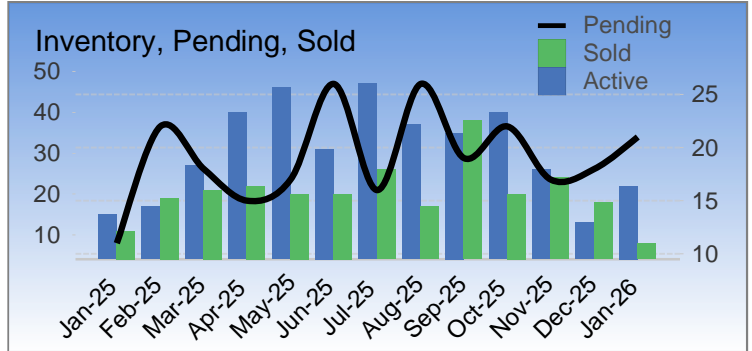
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	1	0	0
\$1.3-1.699M	0	1	2	2	1
\$1.7-1.999M	2	2	0	4	2
\$2-2.999M	2	0	1	0	1
>3M	0	0	0	0	1
Total	4	3	4	6	5

Presented by:



## Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of January - approximately 1.4 months of inventory.
- Sales Activity: 8 units were sold during January,
- Median Sales Price: \$1,462,500 during January
- Average price per sq.ft. in January was \$794
- Average Days-on-Market (DOM) is approximately 43 days
- Sold over Asking: On average, buyers paid 101% of list price in January



## 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
Jan-26	22	21	8	1.4	\$1,495,718	\$1,462,500	\$1,506,385	43	\$792	\$794	101%
Dec-25	13	18	18	0.7	\$1,345,185	\$1,427,500	\$1,361,780	50	\$808	\$825	101%
Nov-25	26	17	24	1.1	\$1,321,616	\$1,351,500	\$1,359,404	25	\$800	\$803	104%
Oct-25	40	22	20	1.6	\$1,420,131	\$1,375,000	\$1,433,575	18	\$804	\$867	101%
Sep-25	35	19	38	1.3	\$1,329,625	\$1,335,500	\$1,351,863	22	\$816	\$799	103%
Aug-25	37	26	17	1.8	\$1,509,559	\$1,429,000	\$1,545,857	18	\$789	\$861	102%
Jul-25	47	16	26	2.2	\$1,412,393	\$1,460,000	\$1,411,903	27	\$796	\$863	100%
Jun-25	31	26	20	1.5	\$1,307,243	\$1,217,500	\$1,304,600	38	\$817	\$829	99%
May-25	46	17	20	2.3	\$1,443,930	\$1,449,500	\$1,449,097	17	\$833	\$873	100%
Apr-25	40	15	22	2.0	\$1,419,489	\$1,405,444	\$1,465,274	20	\$823	\$875	104%
Mar-25	27	18	21	1.7	\$1,391,230	\$1,421,000	\$1,468,778	17	\$872	\$918	106%
Feb-25	17	22	19	1.0	\$1,346,406	\$1,360,000	\$1,393,105	21	\$863	\$943	105%
Jan-25	15	11	11	0.9	\$1,396,622	\$1,485,000	\$1,476,386	15	\$895	\$955	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
Jan-26	8	-27.3%	\$1,552,124	14.2%	\$1,462,500	-1.52%	\$1,506,385	2.03%	43	187%	101%
Jan-25	11	57.1%	\$1,359,394	-0.441%	\$1,485,000	-13.7%	\$1,476,386	-11.4%	15	-34.8%	106%
Jan-24	7	-46.2%	\$1,365,409	7.39%	\$1,720,000	56.6%	\$1,665,857	55.5%	23	-37.8%	102%

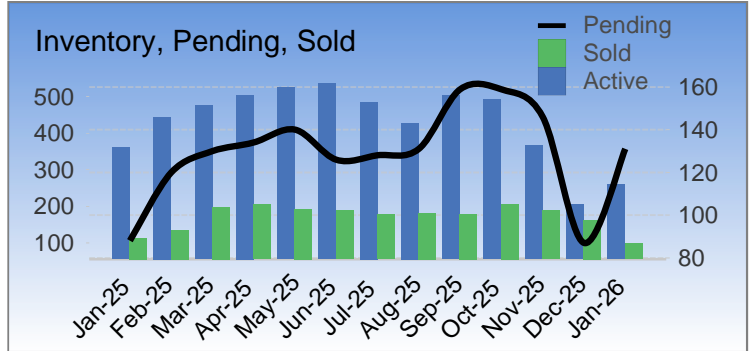
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	3	0
\$900-999K	0	1	0	3	1
\$1-1.299M	1	1	1	5	5
\$1.3-1.699M	6	8	2	2	14
\$1.7-1.999M	0	1	3	0	0
\$2-2.999M	1	0	1	0	1
>3M	0	0	0	0	0
Total	8	11	7	13	21

## Presented by:

## Market Activity Summary:

- Inventory: 260 units were listed for sale as of the last day of January - approximately 1.9 months of inventory.
- Sales Activity: 99 units were sold during January,
- Median Sales Price: \$700,000 during January
- Average price per sq.ft. in January was \$528
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 104% of list price in January



## 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
Jan-26	260	131	99	1.9	\$968,314	\$700,000	\$1,010,421	41	\$540	\$528	104%
Dec-25	205	87	162	1.2	\$966,670	\$875,000	\$1,081,292	37	\$489	\$612	109%
Nov-25	366	146	188	2.0	\$1,076,700	\$860,000	\$1,164,220	37	\$523	\$630	108%
Oct-25	493	159	207	2.7	\$1,046,454	\$1,025,000	\$1,211,473	30	\$550	\$638	113%
Sep-25	503	159	179	2.8	\$951,628	\$925,000	\$1,073,285	35	\$545	\$623	110%
Aug-25	428	131	181	2.4	\$909,049	\$825,000	\$1,000,614	36	\$534	\$595	109%
Jul-25	485	128	178	2.7	\$1,068,000	\$867,500	\$1,150,401	39	\$527	\$601	108%
Jun-25	536	126	189	2.8	\$1,101,564	\$1,050,000	\$1,223,102	28	\$530	\$653	110%
May-25	525	140	193	2.7	\$1,049,299	\$960,000	\$1,180,379	30	\$535	\$637	111%
Apr-25	504	134	205	2.9	\$1,048,444	\$975,000	\$1,169,964	28	\$531	\$623	110%
Mar-25	476	130	198	3.3	\$1,082,121	\$1,150,000	\$1,236,786	23	\$534	\$666	113%
Feb-25	444	120	135	3.1	\$1,013,945	\$990,000	\$1,134,572	36	\$536	\$624	109%
Jan-25	361	88	113	2.2	\$1,053,337	\$750,000	\$1,061,516	50	\$527	\$563	103%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	99	-12.4%	\$1,007,781	2.98%	\$700,000	-6.67%	\$1,010,421	-4.81%	41	-18%	104%
Jan-25	113	20.2%	\$978,610	-4.02%	\$750,000	3.81%	\$1,061,516	26.2%	50	6.38%	103%
Jan-24	94	4.44%	\$1,019,617	-5.97%	\$722,500	-3.67%	\$841,454	-13%	47	23.7%	103%

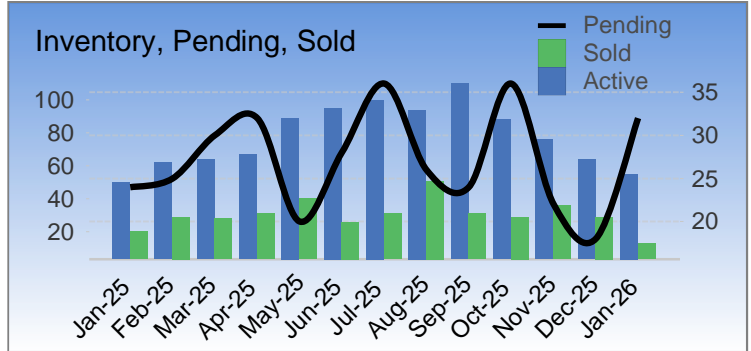
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	25	20	20	12	9
\$500-599K	17	17	14	16	18
\$600-699K	6	14	7	12	11
\$700-799K	11	9	15	9	16
\$800-899K	5	10	6	6	9
\$900-999K	3	3	4	1	13
\$1-1.299M	12	18	15	17	21
\$1.3-1.699M	11	11	8	6	17
\$1.7-1.999M	1	1	2	5	7
\$2-2.999M	5	4	3	4	11
>3M	3	6	0	2	2
Total	99	113	94	90	134

Presented by:

## Market Activity Summary:

- Inventory: 55 units were listed for sale as of the last day of January - approximately 2.3 months of inventory.
- Sales Activity: 13 units were sold during January,
- Median Sales Price: \$659,000 during January
- Average price per sq.ft. in January was \$377
- Average Days-on-Market (DOM) is approximately 35 days
- Sold over Asking: On average, buyers paid 101% of list price in January



## 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
Jan-26	55	32	13	2.3	\$633,788	\$659,000	\$639,725	35	\$356	\$377	101%
Dec-25	64	18	29	2.1	\$697,174	\$665,000	\$693,553	47	\$359	\$374	99%
Nov-25	76	22	36	2.4	\$679,419	\$676,250	\$676,186	45	\$347	\$341	100%
Oct-25	88	36	29	2.4	\$673,948	\$630,000	\$675,473	30	\$345	\$371	100%
Sep-25	110	24	31	2.9	\$740,554	\$685,000	\$740,957	29	\$344	\$358	100%
Aug-25	94	26	51	2.6	\$665,250	\$640,000	\$670,012	40	\$349	\$347	101%
Jul-25	100	36	31	3.1	\$751,193	\$726,000	\$759,559	37	\$347	\$349	100%
Jun-25	95	28	26	3.0	\$664,943	\$675,750	\$679,698	35	\$361	\$351	104%
May-25	89	20	40	2.7	\$737,097	\$735,000	\$739,793	28	\$358	\$363	101%
Apr-25	67	32	31	2.3	\$716,374	\$709,990	\$719,240	26	\$376	\$361	101%
Mar-25	64	30	28	2.6	\$717,881	\$672,500	\$720,875	26	\$381	\$364	100%
Feb-25	62	25	29	2.4	\$694,790	\$670,000	\$694,453	39	\$377	\$360	100%
Jan-25	50	24	20	2.1	\$743,040	\$702,500	\$741,075	58	\$380	\$340	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	13	-35%	\$782,121	10.4%	\$659,000	-6.19%	\$639,725	-13.7%	35	-39.7%	101%
Jan-25	20	-35.5%	\$708,440	-7.89%	\$702,500	-5.07%	\$741,075	0.159%	58	16%	100%
Jan-24	31	-3.13%	\$769,130	8.24%	\$740,000	17%	\$739,895	16.2%	50	38.9%	100%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	2	4	2
\$500-599K	4	1	3	9	7
\$600-699K	8	7	7	11	13
\$700-799K	0	5	8	6	15
\$800-899K	1	4	5	1	11
\$900-999K	0	1	4	0	2
\$1-1.299M	0	0	2	1	2
\$1.3-1.699M	0	1	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	13	20	31	32	52

Presented by:

## Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of January - approximately 0.7 months of inventory.
- Sales Activity: 13 units were sold during January,
- Median Sales Price: \$2,100,000 during January
- Average price per sq.ft. in January was \$701
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 97% of list price in January



## 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
Jan-26	12	9	13	0.7	\$2,015,432	\$2,100,000	\$1,973,278	29	\$768	\$701	97%
Dec-25	10	5	17	0.5	\$2,160,346	\$1,720,000	\$2,089,764	32	\$793	\$711	98%
Nov-25	30	12	21	1.4	\$2,291,661	\$2,200,000	\$2,283,742	25	\$724	\$793	100%
Oct-25	46	19	20	2.2	\$2,070,125	\$1,574,375	\$2,034,837	58	\$760	\$771	100%
Sep-25	46	13	25	2.1	\$2,209,380	\$1,928,000	\$2,213,620	38	\$768	\$742	100%
Aug-25	41	16	18	1.9	\$1,868,160	\$1,512,500	\$1,854,955	39	\$779	\$755	98%
Jul-25	48	11	22	1.8	\$1,998,136	\$1,807,500	\$1,962,181	23	\$759	\$769	99%
Jun-25	52	18	27	1.8	\$2,267,703	\$2,000,000	\$2,264,148	26	\$758	\$818	101%
May-25	62	20	35	2.4	\$2,268,742	\$1,885,000	\$2,257,071	25	\$781	\$827	100%
Apr-25	59	23	24	3.5	\$2,434,166	\$2,100,000	\$2,476,895	22	\$767	\$834	102%
Mar-25	57	17	18	5.4	\$2,430,944	\$1,987,500	\$2,517,518	21	\$786	\$805	106%
Feb-25	37	12	10	4.4	\$2,353,400	\$2,415,000	\$2,486,900	12	\$774	\$852	106%
Jan-25	28	6	4	2.4	\$1,973,500	\$1,950,000	\$1,946,250	31	\$796	\$782	99%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	13	225%	\$2,680,187	-0.937%	\$2,100,000	7.69%	\$1,973,278	1.39%	29	-6.45%	97%
Jan-25	4	-33.3%	\$2,705,534	14.9%	\$1,950,000	-2.5%	\$1,946,250	-3.29%	31	-6.06%	99%
Jan-24	6	20%	\$2,355,368	5.61%	\$2,000,000	21.2%	\$2,012,500	21.1%	33	-37.7%	108%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	0	0	0	0
\$1-1.299M	3	0	2	1	0
\$1.3-1.699M	0	2	0	3	2
\$1.7-1.999M	1	0	1	0	4
\$2-2.999M	6	2	2	1	1
>3M	2	0	1	0	1
Total	13	4	6	5	8

## Presented by:

## Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of January - approximately 1.3 months of inventory.
- Sales Activity: 7 units were sold during January,
- Median Sales Price: \$707,000 during January
- Average price per sq.ft. in January was \$532
- Average Days-on-Market (DOM) is approximately 48 days
- Sold over Asking: On average, buyers paid 102% of list price in January



## 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
Jan-26	13	3	7	1.3	\$709,128	\$707,000	\$723,428	48	\$486	\$532	102%
Dec-25	11	7	10	0.9	\$793,038	\$817,500	\$797,580	36	\$485	\$485	101%
Nov-25	16	8	13	1.2	\$749,627	\$755,500	\$756,792	27	\$533	\$481	101%
Oct-25	20	6	14	1.9	\$756,346	\$735,750	\$765,214	23	\$504	\$512	101%
Sep-25	19	9	14	1.8	\$712,106	\$732,000	\$722,750	26	\$469	\$497	102%
Aug-25	16	9	10	1.7	\$755,897	\$670,000	\$749,000	36	\$449	\$470	99%
Jul-25	22	12	9	2.3	\$668,766	\$710,000	\$692,666	41	\$474	\$479	104%
Jun-25	22	6	11	1.8	\$712,960	\$730,000	\$733,353	22	\$467	\$510	103%
May-25	25	6	9	2.4	\$790,777	\$805,000	\$796,388	22	\$483	\$497	101%
Apr-25	20	6	16	1.8	\$722,431	\$737,000	\$732,125	19	\$457	\$516	101%
Mar-25	13	12	6	1.8	\$735,966	\$762,500	\$721,666	26	\$482	\$520	98%
Feb-25	17	2	11	2.7	\$757,450	\$850,000	\$787,000	38	\$483	\$494	103%
Jan-25	10	6	6	1.9	\$883,158	\$822,500	\$882,500	46	\$485	\$507	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	7	16.7%	\$736,700	0.745%	\$707,000	-14%	\$723,428	-18%	48	4.35%	102%
Jan-25	6	-14.3%	\$731,254	3.43%	\$822,500	2.81%	\$882,500	13.6%	46	12.2%	101%
Jan-24	7	75%	\$707,000	-2.45%	\$800,000	30.1%	\$777,142	25.6%	41	-40.6%	99%

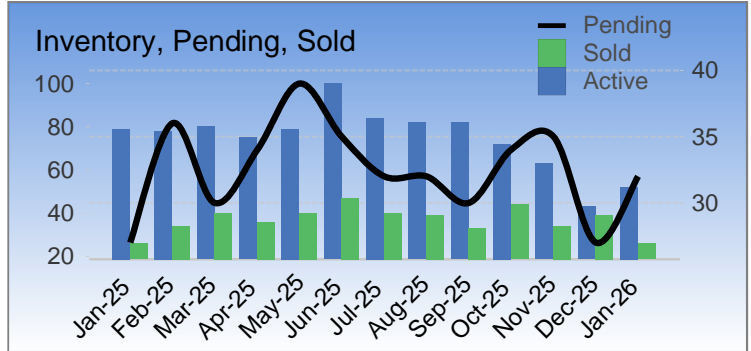
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	1	0
\$500-599K	0	0	0	1	0
\$600-699K	3	2	1	0	0
\$700-799K	3	0	2	2	6
\$800-899K	1	3	4	0	2
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	1	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	7	6	7	4	8

Presented by:

## Market Activity Summary:

- Inventory: 52 units were listed for sale as of the last day of January - approximately 1.7 months of inventory.
- Sales Activity: 26 units were sold during January,
- Median Sales Price: \$581,000 during January
- Average price per sq.ft. in January was \$353
- Average Days-on-Market (DOM) is approximately 28 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	52	32	26	1.7	\$596,852	\$581,000	\$595,915	28	\$437	\$353	100%
Dec-25	43	27	39	1.2	\$599,762	\$586,000	\$600,935	30	\$458	\$366	101%
Nov-25	63	35	34	1.8	\$591,651	\$579,500	\$594,558	36	\$422	\$375	101%
Oct-25	72	34	44	1.9	\$599,234	\$573,750	\$605,786	44	\$405	\$373	101%
Sep-25	82	30	33	2.3	\$584,132	\$550,000	\$585,113	30	\$401	\$381	101%
Aug-25	82	32	39	2.0	\$603,993	\$580,000	\$603,802	28	\$413	\$415	100%
Jul-25	84	32	40	2.1	\$575,265	\$573,500	\$581,025	27	\$418	\$369	101%
Jun-25	100	35	47	2.4	\$622,167	\$595,000	\$626,938	40	\$388	\$390	101%
May-25	79	39	40	2.1	\$618,680	\$600,000	\$621,661	40	\$372	\$395	101%
Apr-25	75	34	36	2.1	\$609,880	\$597,944	\$618,966	28	\$367	\$397	102%
Mar-25	80	30	40	2.5	\$569,596	\$547,500	\$575,708	28	\$408	\$386	101%
Feb-25	78	36	34	2.7	\$625,909	\$610,000	\$631,216	39	\$415	\$375	101%
Jan-25	79	27	26	2.5	\$530,324	\$550,000	\$529,887	34	\$420	\$379	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	26	0%	\$594,374	-1.95%	\$581,000	5.64%	\$595,915	12.5%	28	-17.6%	100%
Jan-25	26	-42.2%	\$606,180	-7.01%	\$550,000	-12%	\$529,887	-18%	34	-30.6%	100%
Jan-24	45	21.6%	\$651,843	0.953%	\$625,000	16.8%	\$646,180	14.8%	49	58.1%	101%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	5	7	5	13	5
\$500-599K	9	11	14	10	13
\$600-699K	8	8	13	9	23
\$700-799K	1	0	6	2	6
\$800-899K	2	0	6	1	5
\$900-999K	0	0	0	2	5
\$1-1.299M	1	0	1	0	2
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	26	26	45	37	59

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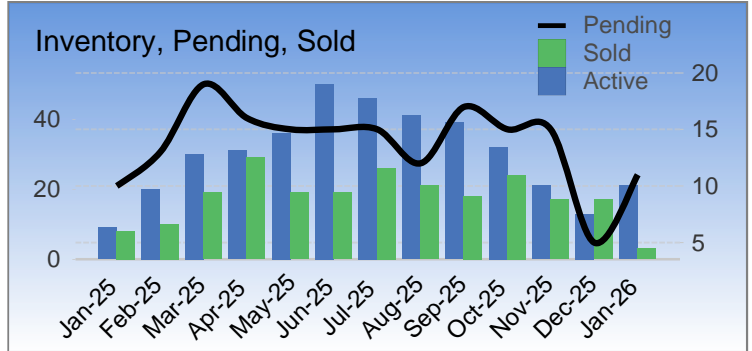
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## Market Activity Summary:

- Inventory: 21 units were listed for sale as of the last day of January - approximately 1.7 months of inventory.
- Sales Activity: 3 units were sold during January,
- Median Sales Price: \$810,000 during January
- Average price per sq.ft. in January was \$703
- Average Days-on-Market (DOM) is approximately 49 days
- Sold over Asking: On average, buyers paid 99% of list price in January



## 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
Jan-26	21	11	3	1.7	\$817,333	\$810,000	\$808,333	49	\$609	\$703	99%
Dec-25	13	5	17	0.7	\$1,028,529	\$973,000	\$1,024,970	40	\$617	\$595	100%
Nov-25	21	15	17	1.1	\$1,151,617	\$1,135,000	\$1,158,205	31	\$598	\$678	101%
Oct-25	32	15	24	1.6	\$1,139,657	\$1,159,000	\$1,141,875	23	\$618	\$686	100%
Sep-25	39	17	18	1.8	\$1,116,327	\$1,105,000	\$1,123,583	31	\$604	\$640	100%
Aug-25	41	12	21	1.9	\$1,081,708	\$1,045,000	\$1,066,100	35	\$632	\$651	98%
Jul-25	46	15	26	2.2	\$1,115,446	\$1,157,500	\$1,118,019	24	\$630	\$644	101%
Jun-25	50	15	19	2.2	\$985,678	\$1,050,000	\$1,007,763	22	\$634	\$680	103%
May-25	36	15	19	1.6	\$1,073,668	\$1,125,000	\$1,089,063	23	\$605	\$646	101%
Apr-25	31	16	29	1.6	\$1,104,106	\$1,100,000	\$1,127,248	20	\$622	\$706	103%
Mar-25	30	19	19	2.5	\$1,195,881	\$1,300,000	\$1,232,801	16	\$630	\$717	103%
Feb-25	20	13	10	1.7	\$1,181,579	\$1,253,000	\$1,198,600	32	\$645	\$707	102%
Jan-25	9	10	8	0.5	\$1,201,250	\$1,127,500	\$1,143,750	55	\$617	\$588	95%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	3	-62.5%	\$1,170,422	0.621%	\$810,000	-28.2%	\$808,333	-29.3%	49	-10.9%	99%
Jan-25	8	-42.9%	\$1,163,199	-3.85%	\$1,127,500	-5.05%	\$1,143,750	-3.57%	55	44.7%	95%
Jan-24	14	27.3%	\$1,209,723	12.9%	\$1,187,500	20.1%	\$1,186,144	11.1%	38	-9.52%	99%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	1	0	0
\$700-799K	1	0	3	2	3
\$800-899K	2	1	0	2	2
\$900-999K	0	1	1	2	1
\$1-1.299M	0	4	4	4	4
\$1.3-1.699M	0	2	4	0	4
\$1.7-1.999M	0	0	0	0	1
\$2-2.999M	0	0	1	1	0
>3M	0	0	0	0	0
Total	3	8	14	11	15

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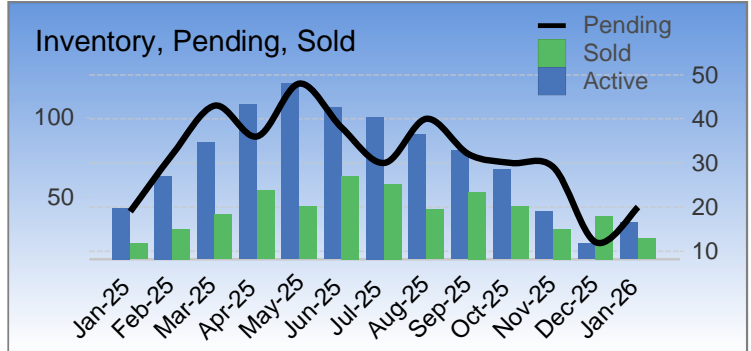
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## Market Activity Summary:

- Inventory: 34 units were listed for sale as of the last day of January - approximately 1.1 months of inventory.
- Sales Activity: 24 units were sold during January,
- Median Sales Price: \$1,581,751 during January
- Average price per sq.ft. in January was \$816
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	34	20	24	1.1	\$1,886,208	\$1,581,751	\$1,879,016	29	\$810	\$816	100%
Dec-25	21	12	38	0.6	\$1,860,757	\$1,665,000	\$1,834,016	33	\$814	\$819	98%
Nov-25	41	29	30	1.0	\$2,082,296	\$1,667,500	\$2,037,037	21	\$815	\$815	98%
Oct-25	67	30	44	1.4	\$2,224,379	\$1,757,500	\$2,172,181	27	\$827	\$807	98%
Sep-25	79	32	53	1.5	\$1,971,159	\$1,527,000	\$1,956,754	26	\$833	\$813	99%
Aug-25	89	40	42	1.7	\$1,957,216	\$1,661,000	\$1,891,705	29	\$859	\$827	97%
Jul-25	100	30	58	1.8	\$2,089,539	\$1,679,444	\$2,027,911	31	\$856	\$803	98%
Jun-25	106	38	63	2.0	\$1,991,951	\$1,770,000	\$1,976,300	26	\$878	\$849	99%
May-25	121	48	44	2.7	\$1,994,203	\$1,680,000	\$1,971,347	32	\$843	\$867	99%
Apr-25	108	36	54	2.7	\$1,992,355	\$1,806,500	\$2,002,196	17	\$862	\$885	101%
Mar-25	84	43	39	2.8	\$2,020,641	\$1,869,000	\$2,036,367	15	\$834	\$913	101%
Feb-25	63	32	30	2.1	\$1,999,512	\$1,657,500	\$1,992,800	23	\$869	\$865	100%
Jan-25	43	19	21	1.4	\$2,324,402	\$1,830,000	\$2,286,871	23	\$887	\$880	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	24	14.3%	\$2,156,993	3.98%	\$1,581,751	-13.6%	\$1,879,016	-17.8%	29	26.1%	100%
Jan-25	21	5%	\$2,074,421	-15.2%	\$1,830,000	6.09%	\$2,286,871	-6.97%	23	-25.8%	100%
Jan-24	20	5.26%	\$2,445,941	14.1%	\$1,725,000	16.6%	\$2,458,081	48.7%	31	-27.9%	100%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	1	0	0	0
\$1-1.299M	1	1	2	6	1
\$1.3-1.699M	12	8	8	9	9
\$1.7-1.999M	2	2	1	2	7
\$2-2.999M	6	6	4	0	5
>3M	2	3	5	2	2
Total	24	21	20	19	24

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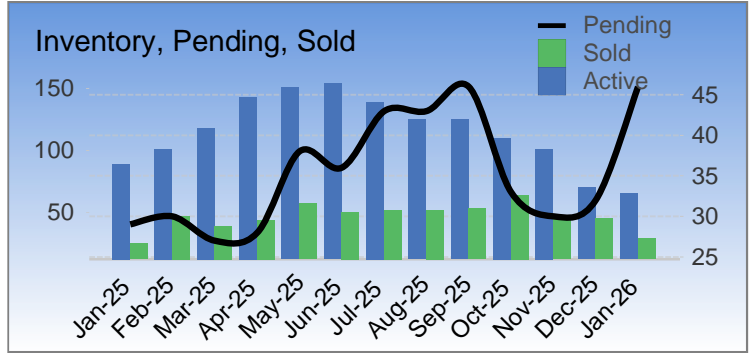
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## Market Activity Summary:

- Inventory: 65 units were listed for sale as of the last day of January - approximately 1.8 months of inventory.
- Sales Activity: 29 units were sold during January,
- Median Sales Price: \$630,000 during January
- Average price per sq.ft. in January was \$499
- Average Days-on-Market (DOM) is approximately 55 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	65	46	29	1.8	\$682,186	\$630,000	\$681,482	55	\$497	\$499	100%
Dec-25	70	32	45	1.5	\$663,368	\$670,000	\$701,791	35	\$467	\$515	106%
Nov-25	101	30	45	2.0	\$685,921	\$660,000	\$699,611	39	\$481	\$479	102%
Oct-25	110	33	64	2.0	\$672,330	\$657,500	\$689,687	36	\$465	\$485	103%
Sep-25	125	46	53	2.5	\$632,715	\$596,811	\$637,666	38	\$473	\$518	101%
Aug-25	125	43	52	2.5	\$681,052	\$657,500	\$700,284	36	\$469	\$524	103%
Jul-25	139	43	52	2.7	\$676,525	\$650,000	\$684,044	40	\$495	\$485	101%
Jun-25	154	36	50	3.1	\$793,823	\$751,000	\$810,320	38	\$496	\$552	103%
May-25	151	38	57	3.3	\$632,532	\$620,000	\$648,960	22	\$495	\$496	102%
Apr-25	143	28	44	3.4	\$686,013	\$617,500	\$708,664	27	\$490	\$479	104%
Mar-25	118	27	39	3.2	\$685,266	\$735,000	\$727,051	24	\$488	\$551	105%
Feb-25	101	30	47	2.9	\$698,491	\$708,000	\$745,080	20	\$488	\$516	106%
Jan-25	89	29	25	2.7	\$631,352	\$665,000	\$639,727	34	\$494	\$534	101%

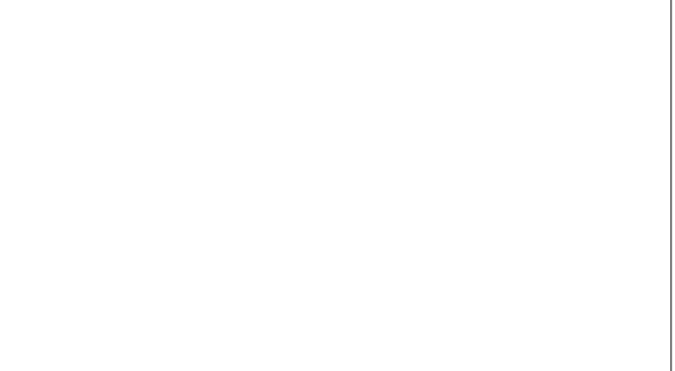
## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	29	16%	\$662,169	-3.87%	\$630,000	-5.26%	\$681,482	6.53%	55	61.8%	100%
Jan-25	25	-21.9%	\$688,853	-1.95%	\$665,000	13.7%	\$639,727	10.1%	34	6.25%	101%
Jan-24	32	88.2%	\$702,526	7.1%	\$585,000	-7.58%	\$581,148	-17%	32	-36%	103%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	4	4	8	2	2
\$500-599K	9	8	11	5	10
\$600-699K	5	3	7	3	9
\$700-799K	4	6	4	2	10
\$800-899K	2	1	2	2	6
\$900-999K	3	3	0	0	2
\$1-1.299M	1	0	0	3	2
\$1.3-1.699M	1	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	29	25	32	17	41

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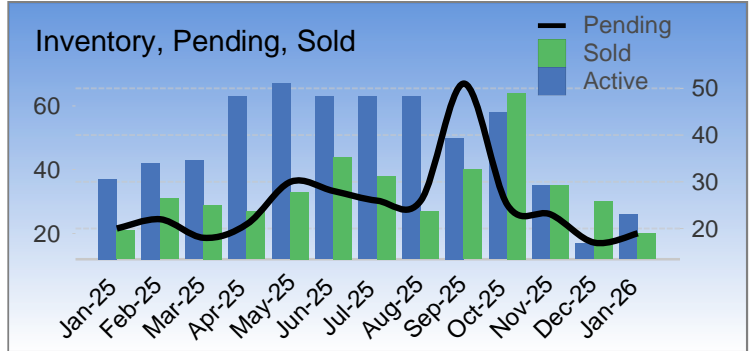
Includes Richmond, North Richmond and Point Richmond

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Deemed reliable but not guaranteed

## Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of January - approximately 1.0 months of inventory.
- Sales Activity: 20 units were sold during January,
- Median Sales Price: \$895,000 during January
- Average price per sq.ft. in January was \$605
- Average Days-on-Market (DOM) is approximately 27 days
- Sold over Asking: On average, buyers paid 102% of list price in January



## 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
Jan-26	26	19	20	1.0	\$914,699	\$895,000	\$933,950	27	\$668	\$605	102%
Dec-25	17	17	30	0.4	\$857,411	\$845,000	\$876,354	24	\$663	\$628	102%
Nov-25	35	23	35	0.8	\$831,578	\$840,000	\$869,784	21	\$639	\$585	104%
Oct-25	58	25	64	1.4	\$875,777	\$875,000	\$917,232	26	\$622	\$602	105%
Sep-25	50	51	40	1.5	\$873,171	\$834,000	\$900,140	24	\$579	\$622	103%
Aug-25	63	26	27	1.8	\$896,731	\$880,000	\$912,565	32	\$581	\$620	102%
Jul-25	63	26	38	1.7	\$844,938	\$850,000	\$872,657	27	\$594	\$632	103%
Jun-25	63	28	44	1.9	\$838,325	\$857,500	\$866,040	26	\$602	\$607	103%
May-25	67	30	33	2.3	\$938,085	\$900,000	\$977,026	19	\$621	\$650	104%
Apr-25	63	21	27	2.2	\$919,499	\$908,000	\$974,148	21	\$603	\$652	106%
Mar-25	43	18	29	1.6	\$835,244	\$875,000	\$866,185	14	\$602	\$644	104%
Feb-25	42	22	31	1.3	\$853,286	\$859,900	\$892,545	22	\$630	\$640	105%
Jan-25	37	20	21	1.1	\$836,699	\$830,000	\$825,666	40	\$633	\$612	99%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	20	-4.76%	\$838,957	-8.33%	\$895,000	7.83%	\$933,950	13.1%	27	-32.5%	102%
Jan-25	21	10.5%	\$915,233	10.7%	\$830,000	3.11%	\$825,666	-3.96%	40	73.9%	99%
Jan-24	19	-29.6%	\$826,975	-2.28%	\$805,000	1.9%	\$859,726	7.51%	23	-11.5%	105%

## Sales Activity and Price Trends

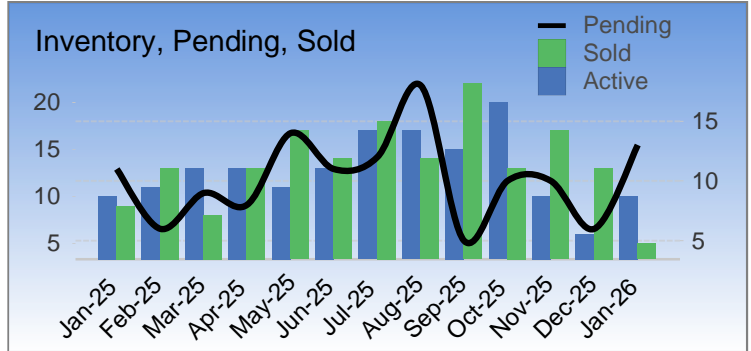
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	1	0
\$500-599K	0	0	0	1	0
\$600-699K	2	1	4	2	1
\$700-799K	5	7	4	10	8
\$800-899K	3	5	5	8	4
\$900-999K	4	6	2	3	14
\$1-1.299M	4	1	3	2	9
\$1.3-1.699M	2	0	1	0	1
\$1.7-1.999M	0	0	0	0	1
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	20	21	19	27	38

## Presented by:



## Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of January - approximately 0.9 months of inventory.
- Sales Activity: 5 units were sold during January,
- Median Sales Price: \$825,000 during January
- Average price per sq.ft. in January was \$671
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	10	13	5	0.9	\$801,379	\$825,000	\$803,319	25	\$646	\$671	100%
Dec-25	6	6	13	0.5	\$758,592	\$760,000	\$773,692	19	\$661	\$676	102%
Nov-25	10	10	17	0.6	\$826,505	\$810,000	\$833,111	15	\$742	\$619	101%
Oct-25	20	10	13	1.3	\$762,975	\$800,000	\$777,115	43	\$613	\$657	102%
Sep-25	15	5	22	1.0	\$822,672	\$850,000	\$852,122	17	\$630	\$650	104%
Aug-25	17	18	14	1.1	\$788,985	\$815,000	\$807,928	24	\$647	\$630	103%
Jul-25	17	12	18	1.0	\$821,249	\$857,500	\$836,506	20	\$682	\$626	102%
Jun-25	13	11	14	0.9	\$840,702	\$849,444	\$860,420	16	\$612	\$643	102%
May-25	11	14	17	0.9	\$776,411	\$835,000	\$806,409	20	\$702	\$674	104%
Apr-25	13	8	13	1.2	\$779,215	\$825,000	\$820,299	15	\$671	\$660	105%
Mar-25	13	9	8	1.4	\$870,197	\$895,000	\$938,875	10	\$643	\$641	107%
Feb-25	11	6	13	1.1	\$834,025	\$870,000	\$898,529	13	\$645	\$665	108%
Jan-25	10	11	9	1.0	\$852,555	\$855,000	\$885,543	15	\$694	\$672	104%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	5	-44.4%	\$793,930	-8.09%	\$825,000	-3.51%	\$803,319	-9.29%	25	66.7%	100%
Jan-25	9	50%	\$863,789	-0.741%	\$855,000	9.69%	\$885,543	16.2%	15	-21.1%	104%
Jan-24	6	-33.3%	\$870,240	12.5%	\$779,444	4.62%	\$762,148	1.71%	19	-62%	103%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	1	1
\$600-699K	0	1	1	1	1
\$700-799K	2	0	4	5	1
\$800-899K	3	5	1	1	3
\$900-999K	0	1	0	1	4
\$1-1.299M	0	2	0	0	2
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	5	9	6	9	12

Presented by:

## Market Activity Summary:

- Inventory: 25 units were listed for sale as of the last day of January - approximately 2.2 months of inventory.
- Sales Activity: 11 units were sold during January,
- Median Sales Price: \$559,000 during January
- Average price per sq.ft. in January was \$489
- Average Days-on-Market (DOM) is approximately 32 days
- Sold over Asking: On average, buyers paid 101% of list price in January



## 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
Jan-26	25	13	11	2.2	\$559,345	\$559,000	\$563,545	32	\$483	\$489	101%
Dec-25	24	14	13	1.9	\$625,522	\$610,000	\$628,384	32	\$494	\$465	100%
Nov-25	36	12	16	2.7	\$607,889	\$612,500	\$624,262	31	\$512	\$461	102%
Oct-25	38	13	13	2.7	\$619,134	\$620,000	\$613,846	51	\$521	\$508	99%
Sep-25	40	6	14	2.5	\$594,203	\$610,000	\$599,400	43	\$485	\$501	101%
Aug-25	36	12	17	2.3	\$562,985	\$580,000	\$579,117	25	\$515	\$499	103%
Jul-25	39	14	20	3.0	\$578,944	\$592,000	\$581,450	38	\$496	\$467	100%
Jun-25	32	10	12	3.4	\$657,149	\$699,000	\$657,250	52	\$511	\$501	100%
May-25	36	11	8	3.3	\$541,412	\$537,500	\$534,500	49	\$492	\$463	98%
Apr-25	32	8	14	2.5	\$612,980	\$639,000	\$621,782	31	\$501	\$511	102%
Mar-25	26	9	13	2.3	\$581,150	\$600,000	\$595,250	25	\$474	\$501	102%
Feb-25	29	8	12	2.4	\$618,658	\$655,000	\$627,583	29	\$473	\$548	102%
Jan-25	20	8	11	1.6	\$598,353	\$570,000	\$608,000	21	\$480	\$528	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	11	0%	\$614,319	6.08%	\$559,000	-1.93%	\$563,545	-7.31%	32	52.4%	101%
Jan-25	11	37.5%	\$579,090	-4.52%	\$570,000	1.79%	\$608,000	9.11%	21	-32.3%	101%
Jan-24	8	-20%	\$606,481	7.69%	\$560,000	1.82%	\$557,250	-0.995%	31	-16.2%	106%

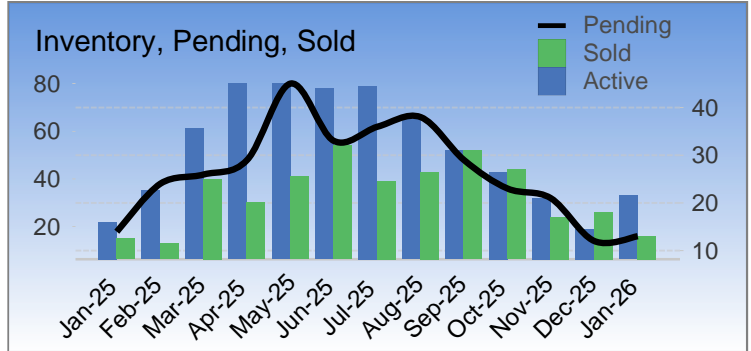
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	2	3	3	2	0
\$500-599K	5	3	2	4	5
\$600-699K	3	2	2	2	2
\$700-799K	0	2	1	2	2
\$800-899K	1	1	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	11	11	8	10	9

Presented by:

## Market Activity Summary:

- Inventory: 33 units were listed for sale as of the last day of January - approximately 1.5 months of inventory.
- Sales Activity: 16 units were sold during January,
- Median Sales Price: \$1,742,500 during January
- Average price per sq.ft. in January was \$739
- Average Days-on-Market (DOM) is approximately 24 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	33	13	16	1.5	\$1,803,078	\$1,742,500	\$1,794,819	24	\$745	\$739	100%
Dec-25	19	12	26	0.6	\$1,842,359	\$1,800,000	\$1,850,269	15	\$752	\$740	100%
Nov-25	32	21	24	0.8	\$1,769,324	\$1,582,500	\$1,742,603	35	\$787	\$753	98%
Oct-25	43	23	44	0.9	\$1,664,125	\$1,462,744	\$1,635,495	34	\$762	\$737	98%
Sep-25	52	29	52	1.2	\$1,806,216	\$1,765,000	\$1,794,997	21	\$745	\$726	100%
Aug-25	65	38	43	1.4	\$1,826,226	\$1,750,700	\$1,802,106	16	\$746	\$736	99%
Jul-25	79	36	39	1.8	\$1,876,168	\$1,770,000	\$1,855,238	22	\$761	\$764	99%
Jun-25	78	33	54	1.9	\$2,005,195	\$1,887,500	\$1,980,059	19	\$760	\$764	99%
May-25	80	45	41	2.2	\$1,913,373	\$1,810,000	\$1,914,053	18	\$765	\$801	100%
Apr-25	80	29	30	2.9	\$2,180,928	\$1,890,000	\$2,192,162	12	\$780	\$780	100%
Mar-25	61	26	40	2.7	\$1,994,411	\$1,939,500	\$2,020,041	14	\$787	\$773	102%
Feb-25	35	24	13	1.9	\$1,706,222	\$1,813,000	\$1,699,029	9	\$771	\$836	100%
Jan-25	22	14	15	0.9	\$1,975,680	\$1,800,000	\$1,966,800	22	\$738	\$795	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	16	6.67%	\$1,669,485	-14%	\$1,742,500	-3.19%	\$1,794,819	-8.74%	24	9.09%	100%
Jan-25	15	0%	\$1,941,425	-17.3%	\$1,800,000	7.14%	\$1,966,800	10.5%	22	-29%	100%
Jan-24	15	25%	\$1,654,395	-7.73%	\$1,680,000	10.8%	\$1,779,600	2.87%	31	63.2%	102%

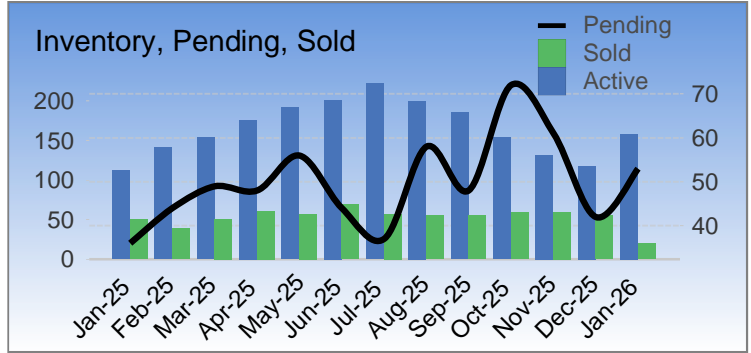
## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	1	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	1	0	1	2	1
\$1.3-1.699M	6	5	6	6	3
\$1.7-1.999M	5	6	3	1	8
\$2-2.999M	3	3	4	2	15
>3M	1	1	0	1	2
Total	16	15	15	12	29

## Presented by:

## Market Activity Summary:

- Inventory: 158 units were listed for sale as of the last day of January - approximately 3.6 months of inventory.
- Sales Activity: 20 units were sold during January,
- Median Sales Price: \$665,950 during January
- Average price per sq.ft. in January was \$366
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 99% of list price in January



## 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
Jan-26	158	53	20	3.6	\$705,519	\$665,950	\$701,981	34	\$389	\$366	99%
Dec-25	118	42	55	2.1	\$689,969	\$680,000	\$682,186	47	\$401	\$349	99%
Nov-25	132	61	60	2.4	\$760,357	\$702,500	\$755,162	37	\$394	\$367	100%
Oct-25	154	72	59	2.9	\$717,043	\$700,000	\$712,321	41	\$385	\$355	99%
Sep-25	185	48	55	3.4	\$760,771	\$675,000	\$742,802	36	\$376	\$344	98%
Aug-25	200	58	55	3.4	\$671,370	\$637,000	\$654,128	48	\$385	\$350	97%
Jul-25	222	37	57	3.7	\$710,811	\$657,282	\$695,699	41	\$384	\$381	98%
Jun-25	201	44	69	3.3	\$704,229	\$677,500	\$696,633	29	\$389	\$362	99%
May-25	192	56	57	3.5	\$705,896	\$700,000	\$698,487	33	\$397	\$366	99%
Apr-25	176	48	61	3.5	\$724,456	\$665,000	\$712,921	27	\$410	\$384	99%
Mar-25	154	49	51	3.4	\$746,268	\$710,000	\$741,813	27	\$402	\$390	100%
Feb-25	141	44	39	3.1	\$741,230	\$658,000	\$733,204	27	\$397	\$387	100%
Jan-25	112	36	50	2.2	\$732,464	\$687,500	\$723,553	38	\$408	\$361	99%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	20	-60%	\$760,078	-0.726%	\$665,950	-3.13%	\$701,981	-2.98%	34	-10.5%	99%
Jan-25	50	-9.09%	\$765,639	3.33%	\$687,500	0.146%	\$723,553	2.43%	38	-24%	99%
Jan-24	55	71.9%	\$740,969	-1.47%	\$686,500	0.219%	\$706,401	4.11%	50	-25.4%	99%

## Sales Activity and Price Trends

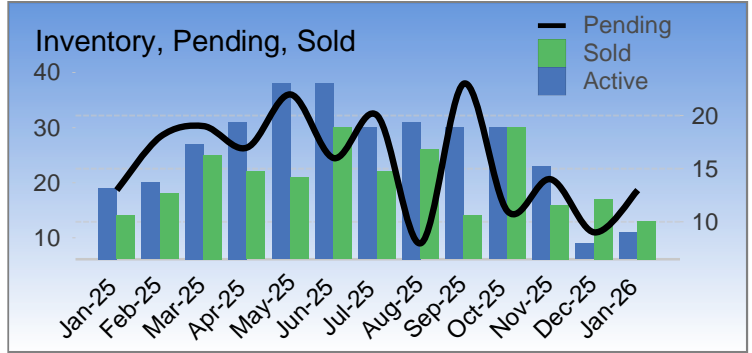
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	1	4	4	4	5
\$500-599K	4	11	11	7	7
\$600-699K	7	11	14	7	14
\$700-799K	4	11	11	7	15
\$800-899K	1	5	8	4	17
\$900-999K	1	5	4	1	5
\$1-1.299M	2	2	3	2	6
\$1.3-1.699M	0	1	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	1
>3M	0	0	0	0	0
Total	20	50	55	32	70

Presented by:



## Market Activity Summary:

- Inventory: 11 units were listed for sale as of the last day of January - approximately 0.8 months of inventory.
- Sales Activity: 13 units were sold during January,
- Median Sales Price: \$1,460,900 during January
- Average price per sq.ft. in January was \$795
- Average Days-on-Market (DOM) is approximately 33 days
- Sold over Asking: On average, buyers paid 103% of list price in January



## 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
Jan-26	11	13	13	0.8	\$1,427,906	\$1,460,900	\$1,473,630	33	\$907	\$795	103%
Dec-25	9	9	17	0.5	\$1,267,866	\$1,325,000	\$1,306,117	30	\$820	\$832	103%
Nov-25	23	14	16	1.2	\$1,459,683	\$1,530,000	\$1,490,941	23	\$787	\$819	103%
Oct-25	30	11	30	1.3	\$1,432,361	\$1,356,000	\$1,465,391	27	\$801	\$834	103%
Sep-25	30	23	14	1.5	\$1,339,047	\$1,407,500	\$1,363,208	27	\$821	\$848	102%
Aug-25	31	8	26	1.2	\$1,338,163	\$1,302,075	\$1,344,826	27	\$800	\$796	100%
Jul-25	30	20	22	1.2	\$1,286,262	\$1,250,555	\$1,309,227	27	\$804	\$792	102%
Jun-25	38	16	30	1.6	\$1,356,099	\$1,390,000	\$1,390,095	18	\$792	\$801	103%
May-25	38	22	21	1.8	\$1,575,325	\$1,523,000	\$1,631,401	15	\$852	\$870	104%
Apr-25	31	17	22	1.5	\$1,438,651	\$1,545,000	\$1,526,225	13	\$857	\$902	106%
Mar-25	27	19	25	1.4	\$1,449,460	\$1,525,000	\$1,532,480	16	\$859	\$843	106%
Feb-25	20	18	18	1.4	\$1,542,864	\$1,578,000	\$1,668,870	15	\$896	\$861	113%
Jan-25	19	13	14	1.1	\$1,482,971	\$1,461,000	\$1,536,214	29	\$885	\$798	104%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	13	-7.14%	\$1,463,299	-2.52%	\$1,460,900	-0.00684%	\$1,473,630	-4.07%	33	13.8%	103%
Jan-25	14	100%	\$1,501,095	15.1%	\$1,461,000	16.9%	\$1,536,214	37.2%	29	38.1%	104%
Jan-24	7	-22.2%	\$1,303,927	-3.05%	\$1,250,000	-4.32%	\$1,119,285	-6.96%	21	-57.1%	99%

## Sales Activity and Price Trends

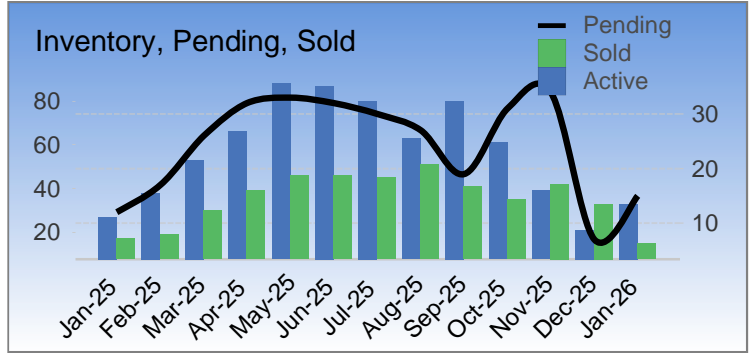
Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	1	0	0
\$800-899K	2	1	1	2	0
\$900-999K	1	1	1	0	3
\$1-1.299M	0	1	1	2	4
\$1.3-1.699M	8	7	3	5	10
\$1.7-1.999M	1	2	0	0	5
\$2-2.999M	1	2	0	0	1
>3M	0	0	0	0	0
Total	13	14	7	9	23

Presented by:



## Market Activity Summary:

- Inventory: 33 units were listed for sale as of the last day of January - approximately 1.1 months of inventory.
- Sales Activity: 15 units were sold during January,
- Median Sales Price: \$1,560,000 during January
- Average price per sq.ft. in January was \$784
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 100% of list price in January



## 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
Jan-26	33	15	15	1.1	\$1,582,930	\$1,560,000	\$1,574,533	21	\$835	\$784	100%
Dec-25	21	7	33	0.6	\$1,610,750	\$1,575,000	\$1,641,287	29	\$785	\$751	102%
Nov-25	39	34	42	1.0	\$1,557,444	\$1,492,500	\$1,539,711	29	\$809	\$737	99%
Oct-25	61	31	35	1.5	\$1,395,602	\$1,410,000	\$1,414,157	22	\$792	\$721	102%
Sep-25	80	19	41	1.8	\$1,505,133	\$1,450,000	\$1,495,958	27	\$777	\$741	99%
Aug-25	63	27	51	1.3	\$1,645,852	\$1,550,000	\$1,613,147	31	\$790	\$707	99%
Jul-25	80	30	45	1.8	\$1,529,199	\$1,500,000	\$1,541,563	19	\$777	\$809	101%
Jun-25	87	32	46	2.0	\$1,658,735	\$1,562,500	\$1,681,951	21	\$802	\$763	102%
May-25	88	33	46	2.4	\$1,738,039	\$1,675,000	\$1,774,860	13	\$816	\$758	103%
Apr-25	66	32	39	2.3	\$1,658,151	\$1,560,000	\$1,677,756	19	\$810	\$760	102%
Mar-25	53	26	30	2.4	\$1,517,799	\$1,387,500	\$1,523,533	21	\$786	\$769	101%
Feb-25	38	17	19	1.7	\$1,571,382	\$1,650,000	\$1,597,956	11	\$773	\$770	103%
Jan-25	27	12	17	1.0	\$1,740,055	\$1,565,000	\$1,716,640	30	\$850	\$803	100%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jan-26	15	-11.8%	\$1,614,774	2.77%	\$1,560,000	-0.319%	\$1,574,533	-8.28%	21	-30%	100%
Jan-25	17	-5.56%	\$1,571,296	-3.85%	\$1,565,000	7.01%	\$1,716,640	16.3%	30	-3.23%	100%
Jan-24	18	200%	\$1,634,218	-12.1%	\$1,462,500	2.27%	\$1,476,330	-15.2%	31	-26.2%	101%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	1	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	1
\$900-999K	0	1	0	0	1
\$1-1.299M	3	5	4	2	5
\$1.3-1.699M	8	4	9	2	12
\$1.7-1.999M	3	3	3	1	12
\$2-2.999M	1	3	1	0	2
>3M	0	1	0	1	1
Total	15	17	18	6	34

Presented by: