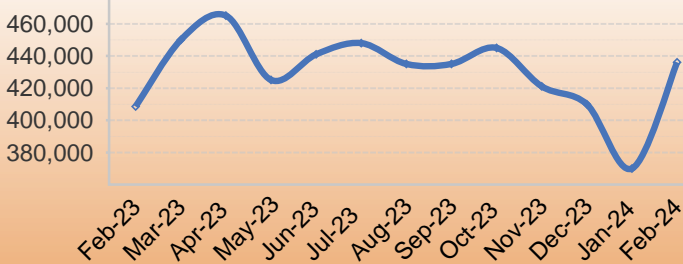


Market Activity Summary:

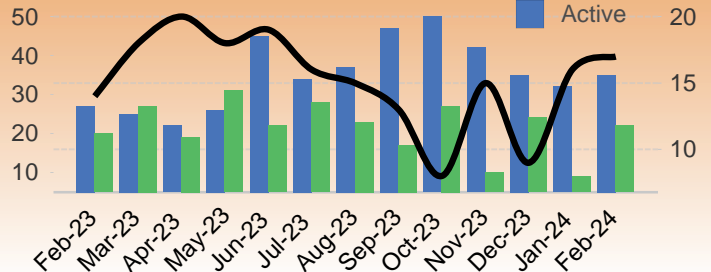
- Inventory: 36 units were listed for sale as of the last day of February - approximately 2.0 months of inventory.
- Sales Activity: 22 units were sold during February,
- Median Sales Price: \$436,000 during February
- Average price per sq.ft. in February was \$445
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 100% of list price in February



Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-24	35	17	22	2.0	\$468,334	\$436,000	\$469,463	23	\$444	\$445	100%
Jan-24	32	16	9	2.3	\$414,533	\$370,000	\$409,655	24	\$431	\$426	99%
Dec-23	35	9	24	1.7	\$460,986	\$410,000	\$460,839	44	\$428	\$456	100%
Nov-23	42	15	10	2.4	\$485,787	\$421,000	\$500,253	22	\$425	\$452	102%
Oct-23	50	8	27	2.2	\$461,738	\$445,000	\$460,444	24	\$437	\$428	100%
Sep-23	47	13	17	2.1	\$417,361	\$435,000	\$423,852	24	\$437	\$430	102%
Aug-23	37	15	23	1.5	\$448,716	\$435,000	\$455,740	30	\$429	\$461	102%
Jul-23	34	16	28	1.3	\$480,656	\$448,000	\$492,303	13	\$434	\$447	103%
Jun-23	45	19	22	1.9	\$461,663	\$441,000	\$476,361	25	\$434	\$476	103%
May-23	26	18	31	1.1	\$446,624	\$425,000	\$458,996	15	\$414	\$458	103%
Apr-23	22	20	19	1.1	\$484,555	\$465,000	\$492,052	20	\$429	\$445	101%
Mar-23	25	18	27	1.2	\$462,698	\$450,000	\$459,444	31	\$428	\$427	100%
Feb-23	27	14	20	1.7	\$427,146	\$408,500	\$420,653	31	\$441	\$432	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
Feb-24	22	10%	\$484,944	9.68%	\$436,000	6.73%	\$469,463	11.6%	23	-25.8%	100%
Feb-23	20	-42.9%	\$442,147	0.371%	\$408,500	-6.09%	\$420,653	-8.9%	31	138%	98%
Feb-22	35	20.7%	\$440,512	10.3%	\$435,000	20.8%	\$461,742	13.4%	13	-50%	107%

Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	22	28	56	51	44
\$500-599K	6	3	7	1	5
\$600-699K	0	2	5	3	1
\$700-799K	1	2	2	1	0
\$800-899K	2	0	2	1	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	31	35	72	57	50

Presented by:

Includes Concord and Clayton

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