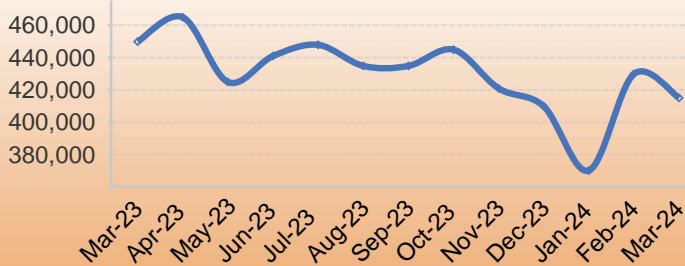


## Market Activity Summary:

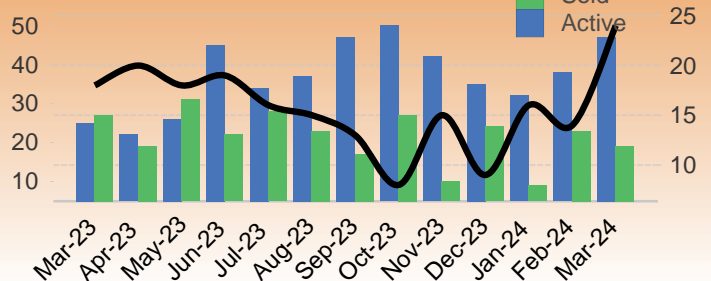
- Inventory: 47 units were listed for sale as of the last day of March - approximately 2.8 months of inventory.
- Sales Activity: 19 units were sold during March,
- Median Sales Price: \$415,000 during March
- Average price per sq.ft. in March was \$435
- Average Days-on-Market (DOM) is approximately 30 days
- Sold over Asking: On average, buyers paid 101% of list price in March



### 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
Mar-24	47	24	19	2.8	\$418,462	\$415,000	\$420,842	30	\$444	\$435	101%
Feb-24	38	14	23	2.1	\$463,406	\$430,000	\$464,052	23	\$441	\$445	100%
Jan-24	32	16	9	2.3	\$414,533	\$370,000	\$409,655	24	\$430	\$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%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Mar-24	19	-29.6%	\$473,070	-8.97%	\$415,000	-7.78%	\$420,842	-8.4%	30	-3.23%	101%
Mar-23	27	-25%	\$519,688	10.4%	\$450,000	1.58%	\$459,444	-1.72%	31	288%	100%
Mar-22	36	-10%	\$470,781	18.6%	\$443,000	21.4%	\$467,500	16%	8	-38.5%	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	39	49	84	82	67
\$500-599K	7	5	9	5	6
\$600-699K	1	5	8	5	2
\$700-799K	2	3	5	4	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	51	62	108	97	75

## Presented by:

Includes Concord and Clayton

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