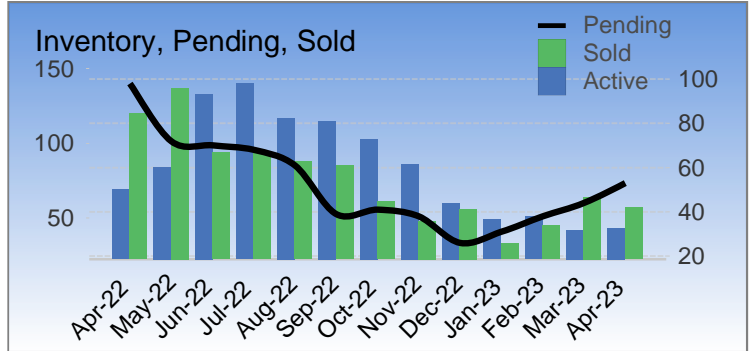


## Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of April - approximately 0.8 months of inventory.
- Sales Activity: 57 units were sold during April
- Median Sales Price: \$750,000 during April
- Average price per sq.ft. in April was \$552
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 104% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-23	43	53	57	0.8	\$861,250	\$750,000	\$836,469	14	\$505	\$552	104%
Mar-23	42	44	64	1.0	\$848,600	\$792,500	\$822,976	22	\$508	\$554	102%
Feb-23	51	38	45	1.2	\$815,075	\$810,000	\$820,856	42	\$548	\$515	100%
Jan-23	49	31	33	1.2	\$841,819	\$800,000	\$816,060	47	\$510	\$494	99%
Dec-22	60	26	56	1.1	\$830,296	\$797,000	\$794,634	33	\$511	\$492	99%
Nov-22	86	38	48	1.3	\$798,021	\$762,500	\$807,687	32	\$528	\$508	99%
Oct-22	103	41	61	1.3	\$872,089	\$742,000	\$775,561	26	\$541	\$505	99%
Sep-22	115	39	85	1.3	\$793,553	\$805,000	\$848,585	29	\$532	\$521	99%
Aug-22	117	61	88	1.3	\$851,709	\$798,000	\$828,494	22	\$535	\$532	101%
Jul-22	140	68	93	1.3	\$869,155	\$850,000	\$887,036	18	\$533	\$547	101%
Jun-22	133	70	94	1.1	\$839,478	\$875,000	\$940,292	11	\$553	\$581	106%
May-22	84	72	137	0.7	\$921,134	\$885,000	\$943,880	10	\$549	\$621	110%
Apr-22	69	98	120	0.7	\$854,023	\$895,000	\$977,761	9	\$557	\$610	111%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-23	57	-52.5%	\$861,250	0.846%	\$750,000	-16.2%	\$836,469	-14.5%	14	55.6%	104%
Apr-22	120	2.56%	\$854,023	8.93%	\$895,000	8.77%	\$977,761	14.2%	9	0%	111%
Apr-21	117	117%	\$784,041	8.8%	\$822,825	23.5%	\$856,010	23.6%	9	-18.2%	110%

## Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	4	8	14	50	82
\$500-599K	24	12	42	119	186
\$600-699K	68	68	174	132	175
\$700-799K	92	105	162	100	68
\$800-899K	74	134	162	48	52
\$900-999K	56	98	104	22	7
\$1-1.299M	49	146	96	29	28
\$1.3-1.699M	17	97	21	4	3
\$1.7-1.999M	0	15	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	2	0	0
Total	384	683	777	504	601

## Presented by: