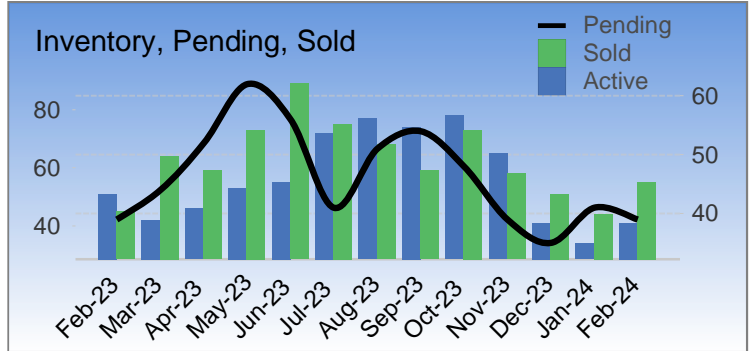


Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 55 units were sold during February,
- Median Sales Price: \$853,000 during February
- Average price per sq.ft. in February was \$537
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 103% of list price in February



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 | 41 | 39 | 55 | 0.9 | \$875,147 | \$853,000 | \$900,396 | 25 | \$561 | \$537 | 103% |
| Jan-24 | 34 | 41 | 44 | 0.7 | \$789,920 | \$794,000 | \$806,884 | 29 | \$534 | \$544 | 103% |
| Dec-23 | 41 | 35 | 51 | 0.7 | \$853,882 | \$810,000 | \$857,615 | 29 | \$529 | \$527 | 101% |
| Nov-23 | 65 | 39 | 58 | 1.0 | \$792,668 | \$772,500 | \$814,444 | 17 | \$520 | \$530 | 103% |
| Oct-23 | 78 | 48 | 73 | 1.2 | \$855,840 | \$801,000 | \$869,857 | 23 | \$513 | \$516 | 103% |
| Sep-23 | 74 | 54 | 59 | 1.1 | \$870,482 | \$815,000 | \$891,059 | 14 | \$522 | \$562 | 102% |
| Aug-23 | 77 | 51 | 68 | 1.0 | \$817,626 | \$814,500 | \$839,660 | 15 | \$531 | \$534 | 103% |
| Jul-23 | 72 | 41 | 75 | 0.9 | \$830,625 | \$835,000 | \$845,147 | 15 | \$518 | \$532 | 102% |
| Jun-23 | 55 | 56 | 89 | 0.8 | \$836,108 | \$840,000 | \$865,809 | 14 | \$500 | \$541 | 104% |
| May-23 | 53 | 62 | 73 | 0.8 | \$839,208 | \$840,000 | \$873,339 | 13 | \$517 | \$527 | 104% |
| Apr-23 | 46 | 52 | 59 | 0.9 | \$812,836 | \$775,000 | \$840,317 | 14 | \$504 | \$551 | 104% |
| Mar-23 | 42 | 44 | 64 | 1.0 | \$804,007 | \$792,500 | \$822,976 | 22 | \$508 | \$554 | 102% |
| Feb-23 | 51 | 39 | 45 | 1.2 | \$819,629 | \$810,000 | \$820,856 | 42 | \$548 | \$515 | 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 |
|--------|------|----------|----------------|----------|----------------|----------|----------------|---------|-------------|----------|-------------------------|
| Feb-24 | 55 | 22.2% | \$847,258 | 3.95% | \$853,000 | 5.31% | \$900,396 | 9.69% | 25 | -40.5% | 103% |
| Feb-23 | 45 | -25% | \$815,075 | -8.63% | \$810,000 | -2.7% | \$820,856 | -8.67% | 42 | 250% | 100% |
| Feb-22 | 60 | -29.4% | \$892,057 | 17.1% | \$832,500 | 9.54% | \$898,822 | 16.7% | 12 | -36.8% | 110% |

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 | 2 | 2 | 2 | 6 | 13 |
| \$500-599K | 5 | 5 | 3 | 12 | 38 |
| \$600-699K | 14 | 9 | 12 | 41 | 28 |
| \$700-799K | 24 | 22 | 29 | 34 | 20 |
| \$800-899K | 21 | 17 | 23 | 34 | 13 |
| \$900-999K | 13 | 17 | 17 | 12 | 3 |
| \$1-1.299M | 14 | 4 | 17 | 9 | 4 |
| \$1.3-1.699M | 5 | 2 | 8 | 3 | 1 |
| \$1.7-1.999M | 1 | 0 | 0 | 0 | 0 |
| \$2-2.999M | 0 | 0 | 0 | 0 | 0 |
| >3M | 0 | 0 | 0 | 0 | 0 |
| Total | 99 | 78 | 111 | 151 | 120 |

Presented by: