

Market Activity Summary:

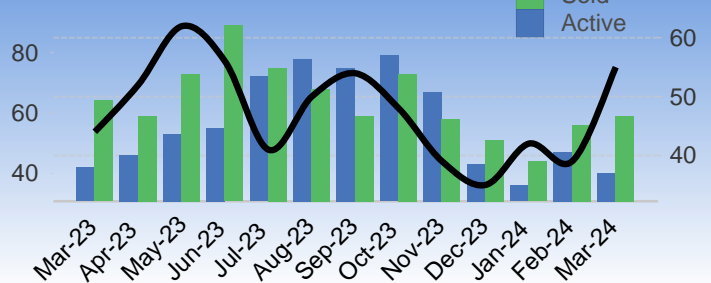
- Inventory: 40 units were listed for sale as of the last day of March - approximately 0.8 months of inventory.
- Sales Activity: 59 units were sold during March,
- Median Sales Price: \$825,000 during March
- Average price per sq.ft. in March was \$527
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 105% 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	40	55	59	0.8	\$857,063	\$825,000	\$896,798	17	\$567	\$527	105%
Feb-24	47	39	56	1.0	\$872,877	\$849,000	\$897,817	25	\$555	\$540	103%
Jan-24	36	42	44	0.7	\$789,920	\$794,000	\$806,884	29	\$542	\$544	103%
Dec-23	43	35	51	0.7	\$853,882	\$810,000	\$857,615	29	\$536	\$527	101%
Nov-23	67	39	58	1.1	\$792,668	\$772,500	\$814,444	17	\$524	\$530	103%
Oct-23	79	48	73	1.2	\$855,840	\$801,000	\$869,857	23	\$516	\$516	103%
Sep-23	75	54	59	1.1	\$870,482	\$815,000	\$891,059	14	\$525	\$562	102%
Aug-23	78	50	68	1.0	\$817,626	\$814,500	\$839,660	15	\$534	\$534	103%
Jul-23	72	41	75	0.9	\$830,625	\$835,000	\$845,147	15	\$519	\$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%

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	59	-7.81%	\$905,489	6.7%	\$825,000	4.1%	\$896,798	8.97%	17	-22.7%	105%
Mar-23	64	-44.3%	\$848,600	-2.26%	\$792,500	-15.2%	\$822,976	-20.1%	22	120%	102%
Mar-22	115	0.877%	\$868,179	7.28%	\$935,000	16.9%	\$1,029,787	22.5%	10	11.1%	113%

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	3	7	20
\$500-599K	6	10	3	20	53
\$600-699K	26	21	21	57	47
\$700-799K	38	37	46	54	42
\$800-899K	32	30	46	57	21
\$900-999K	19	25	33	27	6
\$1-1.299M	24	13	46	24	9
\$1.3-1.699M	10	4	24	3	1
\$1.7-1.999M	2	0	3	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	1	1	0
Total	159	142	226	250	199

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