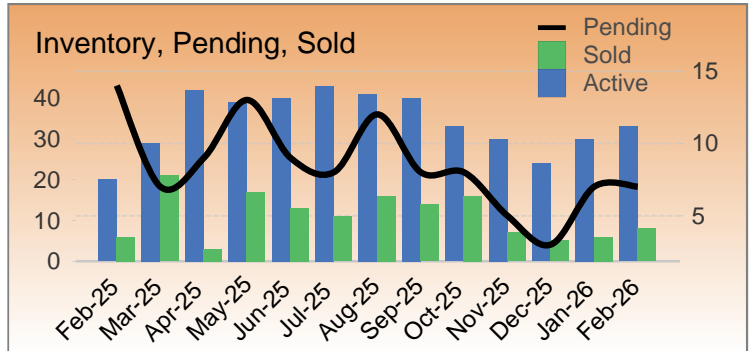
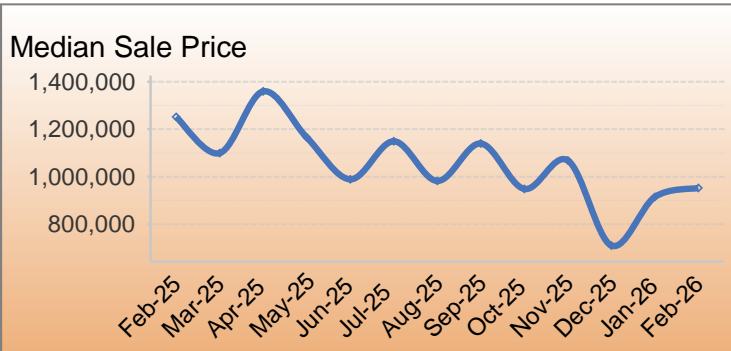


Market Activity Summary:

- Inventory: 33 units were listed for sale as of the last day of February - approximately 5.2 months of inventory.
- Sales Activity: 8 units were sold during February,
- Median Sales Price: \$952,500 during February
- Average price per sq.ft. in February was \$695
- Average Days-on-Market (DOM) is approximately 39 days
- Sold over Asking: On average, buyers paid 101% 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-26	33	7	8	5.2	\$906,495	\$952,500	\$918,196	39	\$880	\$695	101%
Jan-26	30	7	6	5.0	\$949,179	\$914,500	\$965,262	52	\$885	\$629	101%
Dec-25	24	3	5	2.6	\$805,600	\$710,000	\$777,000	72	\$960	\$625	97%
Nov-25	30	5	7	2.4	\$1,094,983	\$1,068,888	\$1,089,126	23	\$889	\$729	100%
Oct-25	33	8	16	2.2	\$1,011,692	\$948,500	\$1,015,349	53	\$848	\$729	100%
Sep-25	40	8	14	2.9	\$1,110,071	\$1,139,500	\$1,114,058	45	\$836	\$706	100%
Aug-25	41	12	16	3.1	\$1,046,674	\$982,500	\$1,041,625	19	\$845	\$769	99%
Jul-25	43	8	11	3.2	\$1,139,171	\$1,150,000	\$1,119,000	29	\$847	\$707	98%
Jun-25	40	9	13	3.6	\$1,120,538	\$989,000	\$1,124,307	16	\$877	\$808	100%
May-25	39	13	17	2.9	\$1,260,922	\$1,165,000	\$1,270,994	21	\$879	\$898	101%
Apr-25	42	9	3	4.2	\$1,207,666	\$1,360,000	\$1,221,666	6	\$883	\$709	101%
Mar-25	29	7	21	2.6	\$1,065,078	\$1,100,000	\$1,061,791	18	\$918	\$710	99%
Feb-25	20	14	6	2.3	\$1,147,500	\$1,252,000	\$1,162,333	15	\$695	\$782	101%

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-26	8	33.3%	\$1,089,658	4.17%	\$952,500	-23.9%	\$918,196	-21%	39	160%	101%
Feb-25	6	-25%	\$1,046,028	2.33%	\$1,252,000	7.93%	\$1,162,333	6.12%	15	200%	101%
Feb-24	8	-11.1%	\$1,022,240	-12.2%	\$1,160,000	21.1%	\$1,095,250	9.89%	5	-81.5%	104%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	2	0	0	0	0
\$500-599K	0	0	1	0	1
\$600-699K	1	1	1	1	0
\$700-799K	0	2	2	1	0
\$800-899K	3	1	0	0	2
\$900-999K	3	3	0	6	1
\$1-1.299M	3	4	6	1	7
\$1.3-1.699M	2	2	3	2	3
\$1.7-1.999M	0	0	1	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	14	13	14	11	14

Presented by: