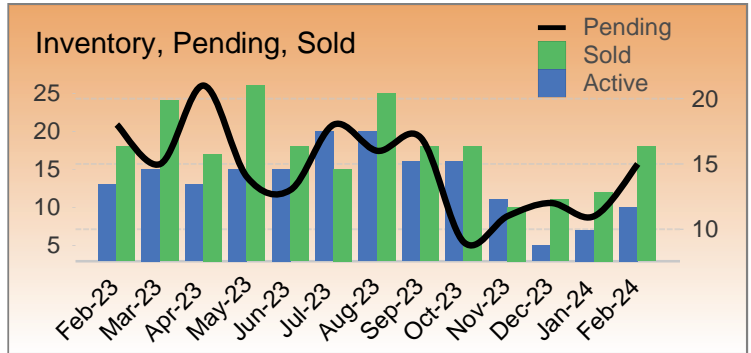
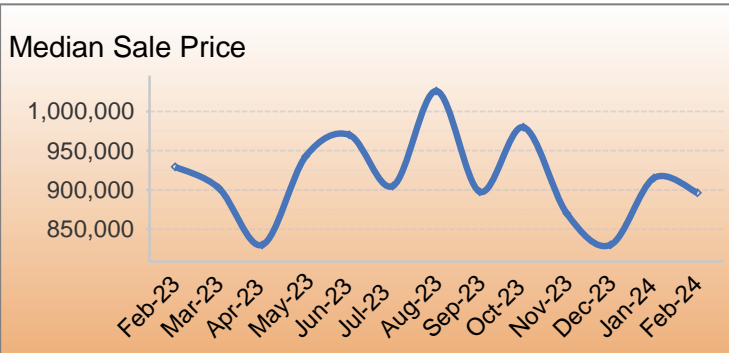


Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of February - approximately 0.7 months of inventory.
- Sales Activity: 18 units were sold during February,
- Median Sales Price: \$896,500 during February
- Average price per sq.ft. in February was \$622
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 102% 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	10	15	18	0.7	\$903,602	\$896,500	\$924,206	9	\$669	\$622	102%
Jan-24	7	11	12	0.6	\$887,608	\$915,000	\$894,331	18	\$615	\$569	101%
Dec-23	5	12	11	0.4	\$863,262	\$830,000	\$864,273	16	\$649	\$591	100%
Nov-23	11	11	10	0.7	\$852,534	\$870,000	\$860,634	10	\$583	\$619	101%
Oct-23	16	9	18	0.8	\$1,001,482	\$980,000	\$1,019,413	12	\$575	\$612	102%
Sep-23	16	17	18	0.9	\$924,842	\$897,500	\$944,000	15	\$599	\$636	102%
Aug-23	20	16	25	1.0	\$927,871	\$1,025,714	\$954,784	9	\$588	\$641	103%
Jul-23	20	18	15	1.0	\$886,715	\$905,000	\$917,085	14	\$623	\$609	103%
Jun-23	15	13	18	0.7	\$915,098	\$970,000	\$955,255	10	\$603	\$654	105%
May-23	15	14	26	0.7	\$948,383	\$943,000	\$976,865	11	\$593	\$625	103%
Apr-23	13	21	17	0.7	\$909,504	\$830,000	\$915,705	16	\$586	\$620	101%
Mar-23	15	15	24	0.9	\$922,884	\$902,495	\$930,661	19	\$612	\$578	101%
Feb-23	13	18	18	1.0	\$942,206	\$929,500	\$933,074	44	\$602	\$554	99%

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	18	0%	\$973,419	-0.843%	\$896,500	-3.55%	\$924,206	-0.95%	9	-79.5%	102%
Feb-23	18	12.5%	\$981,692	8.17%	\$929,500	0.486%	\$933,074	-5.55%	44	529%	99%
Feb-22	16	23.1%	\$907,510	18.7%	\$925,000	5.11%	\$987,937	18.8%	7	-30%	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	1	1	1	3
\$500-599K	2	0	1	4	6
\$600-699K	1	4	4	4	10
\$700-799K	4	4	7	7	3
\$800-899K	5	6	5	8	2
\$900-999K	6	2	4	9	4
\$1-1.299M	8	8	12	4	0
\$1.3-1.699M	2	2	2	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	30	27	36	37	28

Presented by: