

## Market Activity Summary:

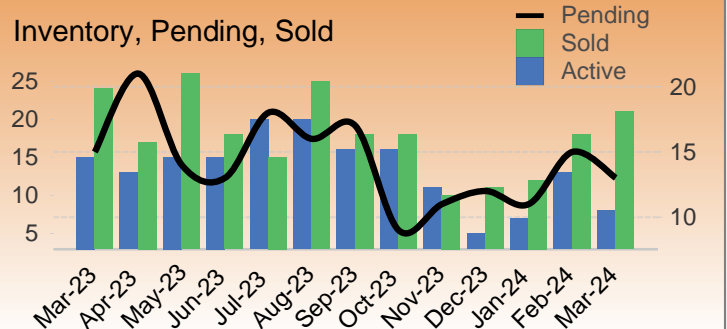
- Inventory: 8 units were listed for sale as of the last day of March - approximately 0.5 months of inventory.
- Sales Activity: 21 units were sold during March,
- Median Sales Price: \$950,000 during March
- Average price per sq.ft. in March was \$657
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 104% 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	8	13	21	0.5	\$926,111	\$950,000	\$965,190	9	\$658	\$657	104%
Feb-24	13	15	18	1.0	\$903,602	\$896,500	\$924,206	9	\$663	\$622	102%
Jan-24	7	11	12	0.6	\$887,608	\$915,000	\$894,331	18	\$610	\$569	101%
Dec-23	5	12	11	0.4	\$863,262	\$830,000	\$864,273	16	\$644	\$591	100%
Nov-23	11	11	10	0.7	\$852,534	\$870,000	\$860,634	10	\$581	\$619	101%
Oct-23	16	9	18	0.8	\$1,001,482	\$980,000	\$1,019,413	12	\$574	\$612	102%
Sep-23	16	17	18	0.9	\$924,842	\$897,500	\$944,000	15	\$598	\$636	102%
Aug-23	20	16	25	1.0	\$927,871	\$1,025,714	\$954,784	9	\$587	\$641	103%
Jul-23	20	18	15	1.0	\$886,715	\$905,000	\$917,085	14	\$622	\$609	103%
Jun-23	15	13	18	0.7	\$915,098	\$970,000	\$955,255	10	\$602	\$654	105%
May-23	15	14	26	0.7	\$948,383	\$943,000	\$976,865	11	\$591	\$625	103%
Apr-23	13	21	17	0.7	\$909,504	\$830,000	\$915,705	16	\$584	\$620	101%
Mar-23	15	15	24	0.9	\$922,884	\$902,495	\$930,661	19	\$611	\$578	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
Mar-24	21	-12.5%	\$947,526	6.41%	\$950,000	5.26%	\$965,190	3.71%	9	-52.6%	104%
Mar-23	24	-31.4%	\$890,445	-12.1%	\$902,495	-10.6%	\$930,661	-12%	19	171%	101%
Mar-22	35	16.7%	\$1,012,704	29%	\$1,010,000	27.4%	\$1,057,954	25.8%	7	0%	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	4	1	1	1	3
\$500-599K	2	1	3	4	9
\$600-699K	3	5	5	8	20
\$700-799K	6	9	9	17	4
\$800-899K	9	9	10	12	9
\$900-999K	8	5	10	12	5
\$1-1.299M	14	19	24	7	0
\$1.3-1.699M	5	2	9	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	51	51	71	61	50

## Presented by: