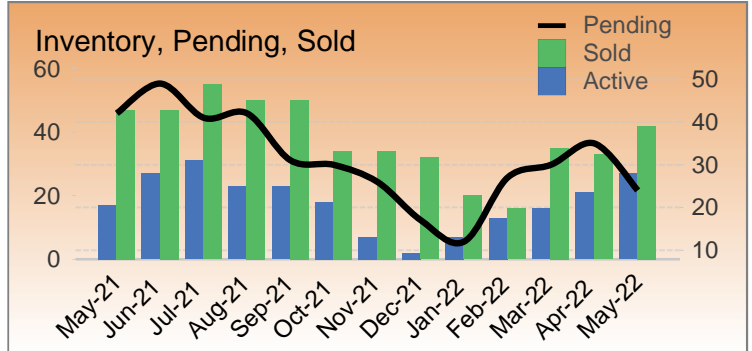


Market Activity Summary:

- Inventory: 28 units were listed for sale as of the last day of May - approximately 0.8 months of inventory.
- Sales Activity: 42 units were sold during May
- Median Sales Price: \$1,036,000 during May
- Average price per sq.ft. in May was \$668
- Average Days-on-Market (DOM) is approximately 8 days
- Sold over Asking: On average, buyers paid 109% of list price in May



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
May-22	27	24	42	0.8	\$976,205	\$1,036,000	\$1,093,174	8	\$634	\$668	109%
Apr-22	21	35	33	0.8	\$1,005,285	\$1,150,000	\$1,083,064	7	\$610	\$687	112%
Mar-22	16	30	35	0.7	\$1,013,894	\$1,010,000	\$1,057,954	7	\$579	\$685	113%
Feb-22	13	27	16	0.7	\$906,705	\$925,000	\$987,937	7	\$549	\$623	110%
Jan-22	7	12	20	0.2	\$900,465	\$762,500	\$870,522	11	\$587	\$645	107%
Dec-21	2	17	32	0.1	\$803,045	\$883,500	\$892,403	12	\$594	\$624	105%
Nov-21	7	26	34	0.2	\$827,493	\$910,000	\$956,455	12	\$582	\$619	104%
Oct-21	18	30	34	0.4	\$941,615	\$877,500	\$882,286	13	\$614	\$596	105%
Sep-21	23	31	50	0.4	\$883,713	\$807,500	\$835,097	14	\$604	\$600	103%
Aug-21	23	42	50	0.5	\$857,077	\$810,000	\$841,367	12	\$598	\$584	106%
Jul-21	31	41	55	0.7	\$807,632	\$795,000	\$843,981	8	\$599	\$603	106%
Jun-21	27	49	47	0.6	\$788,608	\$880,000	\$904,265	7	\$561	\$597	111%
May-21	17	42	47	0.4	\$816,318	\$900,000	\$874,960	10	\$558	\$562	108%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-22	42	-10.6%	\$976,205	19.6%	\$1,036,000	15.1%	\$1,093,174	24.9%	8	-20%	109%
May-21	47	213%	\$816,318	10.2%	\$900,000	32.4%	\$874,960	28.9%	10	-33.3%	108%
May-20	15	-60.5%	\$740,605	7.49%	\$680,000	-12%	\$678,933	-7.28%	15	-40%	99%

Sales Activity and Price Trends

Price Range	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold
<500K	2	5	7	10	9
\$500-599K	4	9	11	23	11
\$600-699K	8	21	23	25	23
\$700-799K	15	31	7	27	26
\$800-899K	17	27	19	28	29
\$900-999K	19	30	7	4	4
\$1-1.299M	38	30	2	0	1
\$1.3-1.699M	29	4	0	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	132	157	76	117	103

Presented by: