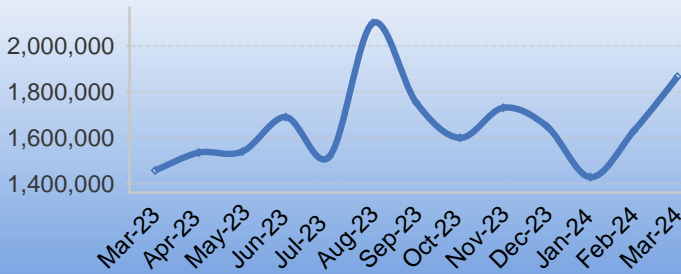


Market Activity Summary:

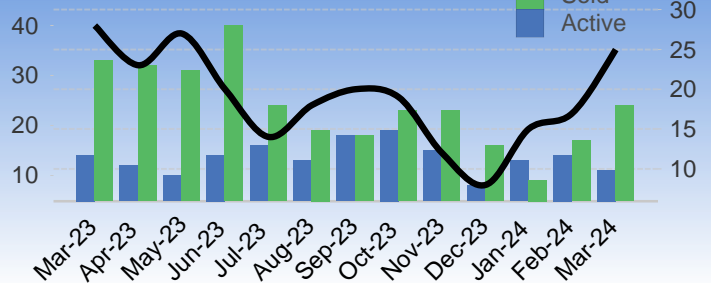
- Inventory: 11 units were listed for sale as of the last day of March - approximately 0.7 months of inventory.
- Sales Activity: 24 units were sold during March,
- Median Sales Price: \$1,865,000 during March
- Average price per sq.ft. in March was \$829
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 107% 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	11	25	24	0.7	\$1,812,657	\$1,865,000	\$1,905,925	9	\$829	\$829	107%
Feb-24	14	17	17	1.0	\$1,608,451	\$1,630,000	\$1,680,683	11	\$777	\$762	105%
Jan-24	13	15	9	0.8	\$1,351,765	\$1,428,628	\$1,372,347	25	\$785	\$790	102%
Dec-23	8	8	16	0.4	\$1,719,742	\$1,650,000	\$1,738,493	16	\$736	\$769	101%
Nov-23	15	12	23	0.7	\$1,791,321	\$1,730,000	\$1,808,918	19	\$743	\$698	101%
Oct-23	19	19	23	1.0	\$1,728,405	\$1,600,000	\$1,756,573	14	\$752	\$757	102%
Sep-23	18	20	18	0.9	\$1,843,604	\$1,752,500	\$1,867,583	13	\$708	\$778	103%
Aug-23	13	18	19	0.5	\$2,032,281	\$2,100,000	\$2,093,888	10	\$693	\$802	104%
Jul-23	16	14	24	0.5	\$1,612,539	\$1,517,500	\$1,728,666	10	\$737	\$822	108%
Jun-23	14	20	40	0.4	\$1,659,738	\$1,690,003	\$1,756,750	8	\$727	\$756	107%
May-23	10	27	31	0.3	\$1,609,478	\$1,540,000	\$1,677,828	8	\$756	\$764	105%
Apr-23	12	23	32	0.5	\$1,613,371	\$1,535,000	\$1,636,809	14	\$740	\$741	103%
Mar-23	14	28	33	0.8	\$1,654,982	\$1,457,000	\$1,653,130	29	\$728	\$720	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	24	-27.3%	\$1,753,015	6.22%	\$1,865,000	28%	\$1,905,925	15.3%	9	-69%	107%
Mar-23	33	-23.3%	\$1,650,356	-0.142%	\$1,457,000	-15.5%	\$1,653,130	-9.78%	29	222%	102%
Mar-22	43	34.4%	\$1,652,703	19.8%	\$1,725,000	24.8%	\$1,832,255	23%	9	80%	121%

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	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	5
\$800-899K	0	0	0	3	9
\$900-999K	1	1	1	7	16
\$1-1.299M	10	15	6	31	17
\$1.3-1.699M	18	23	36	34	15
\$1.7-1.999M	9	7	29	14	1
\$2-2.999M	11	13	17	7	2
>3M	1	0	4	0	0
Total	50	59	93	96	65

Presented by: