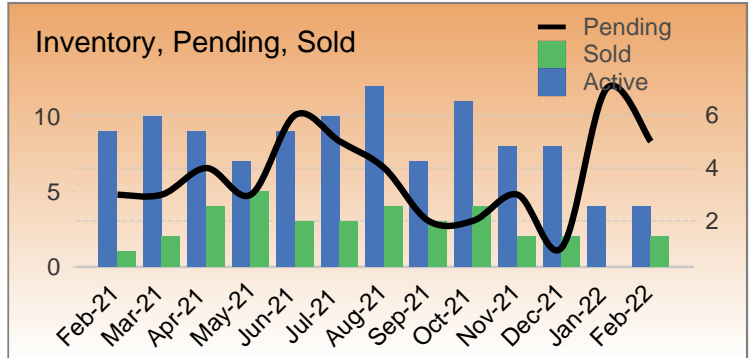
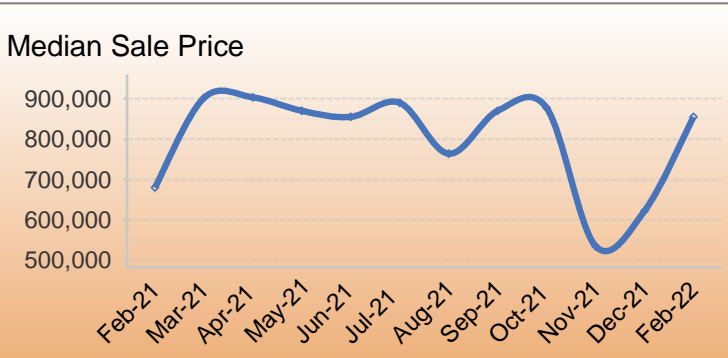


## Market Activity Summary:

- Inventory: 4 units were listed for sale as of the last day of February - approximately 3.0 months of inventory.
- Sales Activity: 2 single-family detached units were sold during February
- Median Sales Price: \$855,000 during February
- Average price per sq.ft. in February was \$621
- Days-on-Market (DOM) year-to-date is approximately 159 days
- Sold over Asking: On average, buyers paid 95% 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 \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-22	4	5	2	3.0	\$676,333	\$855,000	\$855,000	159	\$726	\$621	95%
Jan-22	4	7	0	-	\$729,000	-	-	-	\$684	-	-
Dec-21	8	1	2	3.0	\$699,000	\$622,500	\$622,500	12	\$758	\$610	109%
Nov-21	8	3	2	2.7	\$779,666	\$534,750	\$534,750	61	\$758	\$562	99%
Oct-21	11	2	4	3.3	\$692,285	\$877,714	\$813,857	24	\$776	\$641	102%
Sep-21	7	2	3	2.4	\$787,000	\$870,000	\$983,333	19	\$760	\$661	111%
Aug-21	12	4	4	3.6	\$812,000	\$764,000	\$799,500	53	\$720	\$647	105%
Jul-21	10	5	3	2.7	\$698,250	\$890,000	\$830,833	47	\$765	\$695	113%
Jun-21	9	6	3	2.3	\$835,659	\$855,000	\$848,333	9	\$784	\$646	114%
May-21	7	3	5	1.9	\$805,000	\$870,000	\$836,034	46	\$779	\$642	108%
Apr-21	9	4	4	3.9	\$809,570	\$903,446	\$900,324	36	\$695	\$668	98%
Mar-21	10	3	2	6.0	\$695,000	\$901,761	\$901,760	93	\$697	\$669	100%
Feb-21	9	3	1	3.4	\$841,151	\$680,000	\$680,000	13	\$723	\$472	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
Feb-22	2	100%	\$676,333	-19.6%	\$855,000	25.7%	\$855,000	25.7%	159	1.12e+03%	95%
Feb-21	1	-50%	\$841,151	18.8%	\$680,000	31.8%	\$680,000	31.8%	13	-78.3%	108%
Feb-20	2	-	\$708,000	-0.84%	\$516,000	-	\$516,000	-	60	-	95%

## 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	0	0	1	0	0
\$500-599K	0	0	1	0	0
\$600-699K	0	1	0	0	0
\$700-799K	0	0	0	0	1
\$800-899K	2	1	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	1	0	0	0
\$1.3-1.699M	0	0	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	2	1	1	0	1

## Presented by: