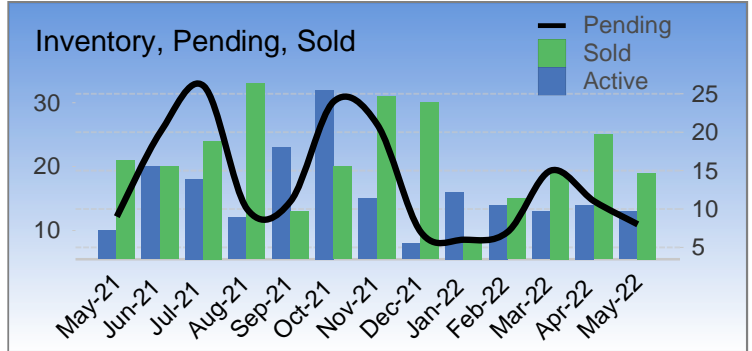


Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of May - approximately 0.6 months of inventory.
- Sales Activity: 19 units were sold during May
- Median Sales Price: \$1,432,000 during May
- Average price per sq.ft. in May was \$933
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 135% 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	13	8	19	0.6	\$1,083,052	\$1,432,000	\$1,354,368	12	\$692	\$933	135%
Apr-22	14	11	25	0.7	\$1,117,303	\$1,500,000	\$1,620,040	12	\$681	\$949	136%
Mar-22	13	15	19	1.0	\$1,172,991	\$1,302,000	\$1,297,106	12	\$642	\$982	135%
Feb-22	14	7	15	0.8	\$1,077,000	\$1,250,000	\$1,338,192	17	\$633	\$820	127%
Jan-22	16	6	9	0.7	\$1,074,522	\$1,350,000	\$1,505,555	36	\$688	\$811	124%
Dec-21	8	7	30	0.3	\$860,400	\$1,257,500	\$1,341,266	20	\$579	\$754	122%
Nov-21	15	21	31	0.7	\$1,108,133	\$1,170,000	\$1,280,038	15	\$590	\$752	118%
Oct-21	32	24	20	1.5	\$1,180,413	\$1,300,000	\$1,290,100	18	\$632	\$804	118%
Sep-21	23	11	13	1.0	\$1,078,615	\$1,350,000	\$1,319,538	15	\$632	\$856	127%
Aug-21	12	10	33	0.5	\$1,127,796	\$1,180,000	\$1,198,416	16	\$643	\$862	126%
Jul-21	18	26	24	0.8	\$1,076,516	\$1,266,000	\$1,332,208	13	\$672	\$805	132%
Jun-21	20	20	20	0.9	\$1,049,944	\$1,350,000	\$1,343,111	14	\$661	\$846	128%
May-21	10	9	21	0.5	\$1,111,994	\$1,375,000	\$1,335,190	8	\$576	\$890	137%

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	19	-9.52%	\$1,083,052	-2.6%	\$1,432,000	4.15%	\$1,354,368	1.44%	12	50%	135%
May-21	21	50%	\$1,111,994	4.9%	\$1,375,000	55.8%	\$1,335,190	47.8%	8	-38.5%	137%
May-20	14	-30%	\$1,060,046	19.8%	\$882,500	-13.1%	\$903,142	-15.4%	13	-31.6%	105%

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	1	1	0	1
\$600-699K	1	1	1	6	2
\$700-799K	2	4	8	12	5
\$800-899K	2	7	14	9	13
\$900-999K	4	5	17	6	11
\$1-1.299M	21	22	11	20	16
\$1.3-1.699M	30	27	5	5	7
\$1.7-1.999M	13	9	0	0	1
\$2-2.999M	3	2	0	1	0
>3M	1	0	0	0	0
Total	77	78	58	59	56

Presented by:

