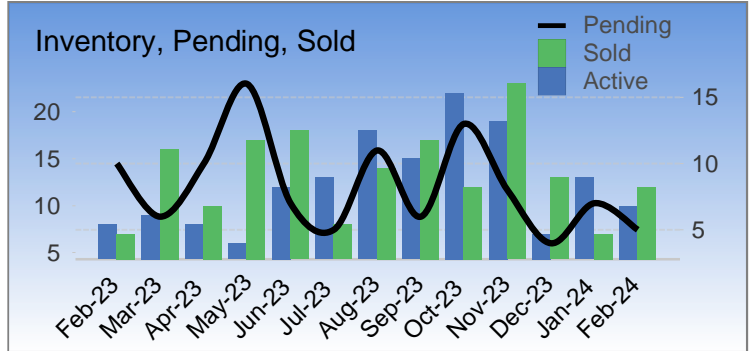


Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 12 units were sold during February,
- Median Sales Price: \$1,364,000 during February
- Average price per sq.ft. in February was \$798
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 122% 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 \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-24	10	5	12	0.9	\$1,195,574	\$1,364,000	\$1,479,750	18	\$672	\$798	122%
Jan-24	13	7	7	1.0	\$1,043,857	\$1,078,000	\$1,078,285	47	\$683	\$602	105%
Dec-23	7	4	13	0.4	\$1,101,299	\$1,184,000	\$1,208,769	25	\$664	\$736	111%
Nov-23	19	8	23	1.1	\$1,079,386	\$1,105,000	\$1,207,977	17	\$643	\$773	115%
Oct-23	22	13	12	1.5	\$962,333	\$1,087,500	\$1,131,666	22	\$633	\$880	119%
Sep-23	15	6	17	1.2	\$937,526	\$941,500	\$1,119,529	21	\$604	\$835	121%
Aug-23	18	11	14	1.4	\$999,667	\$910,000	\$1,101,829	26	\$665	\$818	109%
Jul-23	13	5	8	0.9	\$1,075,375	\$1,392,500	\$1,324,250	11	\$731	\$782	125%
Jun-23	12	7	18	0.8	\$1,066,497	\$1,237,500	\$1,243,555	13	\$767	\$815	118%
May-23	6	16	17	0.5	\$1,096,529	\$1,210,000	\$1,269,382	19	\$566	\$786	117%
Apr-23	8	10	10	0.7	\$996,789	\$1,100,000	\$1,113,500	22	\$599	\$843	113%
Mar-23	9	6	16	0.9	\$1,098,212	\$1,155,000	\$1,198,750	29	\$596	\$739	110%
Feb-23	8	10	7	0.8	\$1,240,714	\$1,400,000	\$1,387,857	11	\$643	\$762	112%

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-24	12	71.4%	\$1,219,700	5.93%	\$1,364,000	-2.57%	\$1,479,750	6.62%	18	63.6%	122%
Feb-23	7	-53.3%	\$1,151,431	6.91%	\$1,400,000	12%	\$1,387,857	3.71%	11	-35.3%	112%
Feb-22	15	114%	\$1,077,000	15.6%	\$1,250,000	0%	\$1,338,192	8.37%	17	113%	127%

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	2	0	0	1
\$700-799K	0	1	1	1	3
\$800-899K	3	3	1	2	4
\$900-999K	4	3	1	1	6
\$1-1.299M	4	3	9	7	2
\$1.3-1.699M	5	6	5	5	2
\$1.7-1.999M	0	2	4	0	0
\$2-2.999M	2	0	3	0	0
>3M	1	0	0	0	0
Total	19	20	24	16	18

Presented by: