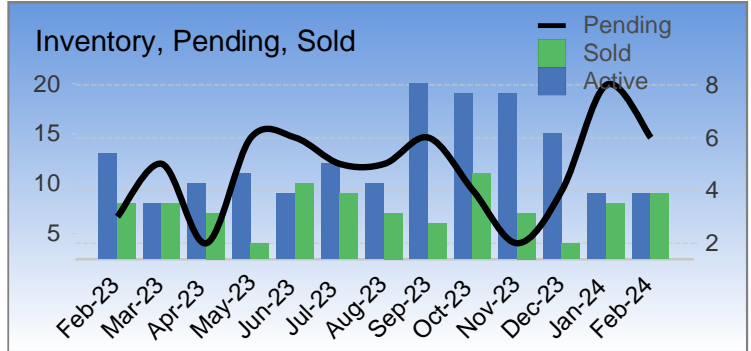


Market Activity Summary:

- Inventory: 10 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 9 units were sold during February,
- Median Sales Price: \$755,000 during February
- Average price per sq.ft. in February was \$444
- Average Days-on-Market (DOM) is approximately 29 days
- Sold over Asking: On average, buyers paid 101% 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	9	6	9	1.4	\$721,988	\$755,000	\$732,890	29	\$581	\$444	101%
Jan-24	9	8	8	1.4	\$693,274	\$707,500	\$711,375	27	\$525	\$394	102%
Dec-23	15	4	4	2.3	\$857,250	\$712,500	\$870,000	54	\$543	\$559	104%
Nov-23	19	2	7	2.4	\$745,142	\$716,000	\$806,428	28	\$553	\$504	108%
Oct-23	19	4	11	2.5	\$759,090	\$749,000	\$800,454	24	\$533	\$521	105%
Sep-23	20	6	6	2.9	\$723,973	\$735,000	\$745,083	36	\$508	\$555	103%
Aug-23	10	5	7	1.2	\$750,128	\$740,000	\$775,714	24	\$501	\$578	103%
Jul-23	12	5	9	1.6	\$719,315	\$750,000	\$718,111	43	\$544	\$478	100%
Jun-23	9	6	10	1.3	\$840,684	\$894,000	\$883,488	27	\$468	\$470	105%
May-23	11	6	4	2.1	\$740,747	\$840,000	\$765,750	18	\$465	\$429	103%
Apr-23	10	2	7	1.3	\$655,000	\$610,000	\$682,285	37	\$439	\$462	106%
Mar-23	8	5	8	1.5	\$825,611	\$837,500	\$811,875	45	\$422	\$416	99%
Feb-23	13	3	8	2.8	\$733,227	\$707,109	\$729,422	40	\$439	\$499	100%

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	9	12.5%	\$841,500	27%	\$755,000	6.77%	\$732,890	0.475%	29	-27.5%	101%
Feb-23	8	33.3%	\$662,690	-10.1%	\$707,109	-22.3%	\$729,422	-23.9%	40	300%	100%
Feb-22	6	0%	\$736,991	-6.02%	\$910,000	32.4%	\$958,333	31.2%	10	-9.09%	116%

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	1	0	1	0	5
\$500-599K	3	2	0	1	4
\$600-699K	4	3	6	6	5
\$700-799K	5	2	0	3	3
\$800-899K	2	2	5	1	0
\$900-999K	0	1	2	2	0
\$1-1.299M	2	0	1	1	0
\$1.3-1.699M	0	0	1	0	0
\$1.7-1.999M	0	0	1	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	17	10	17	14	17

Presented by: