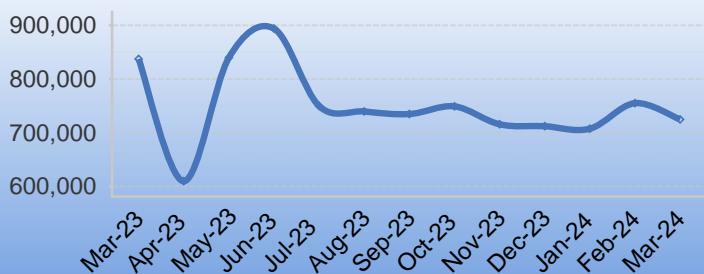


Market Activity Summary:

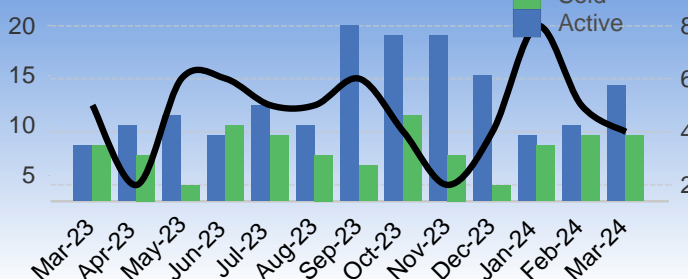
- Inventory: 14 units were listed for sale as of the last day of March - approximately 1.6 months of inventory.
- Sales Activity: 9 units were sold during March,
- Median Sales Price: \$725,000 during March
- Average price per sq.ft. in March was \$532
- Average Days-on-Market (DOM) is approximately 21 days
- Sold over Asking: On average, buyers paid 102% 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	14	4	9	1.6	\$714,888	\$725,000	\$732,888	21	\$614	\$532	102%
Feb-24	10	5	9	1.6	\$721,988	\$755,000	\$732,890	29	\$561	\$444	101%
Jan-24	9	8	8	1.4	\$693,274	\$707,500	\$711,375	27	\$514	\$394	102%
Dec-23	15	4	4	2.3	\$857,250	\$712,500	\$870,000	54	\$536	\$559	104%
Nov-23	19	2	7	2.4	\$745,142	\$716,000	\$806,428	28	\$548	\$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%

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	9	12.5%	\$773,175	14.6%	\$725,000	-13.4%	\$732,888	-9.73%	21	-53.3%	102%
Mar-23	8	0%	\$674,625	-22.6%	\$837,500	-10.1%	\$811,875	-9.46%	45	309%	99%
Mar-22	8	-33.3%	\$871,072	23.8%	\$931,436	7.37%	\$896,734	1.15%	11	-21.4%	115%

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	2	1	1	0	5
\$500-599K	4	3	0	2	6
\$600-699K	5	4	6	7	6
\$700-799K	9	2	3	5	4
\$800-899K	2	4	5	4	1
\$900-999K	1	1	5	2	0
\$1-1.299M	3	3	3	5	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	26	18	25	25	22

Presented by: