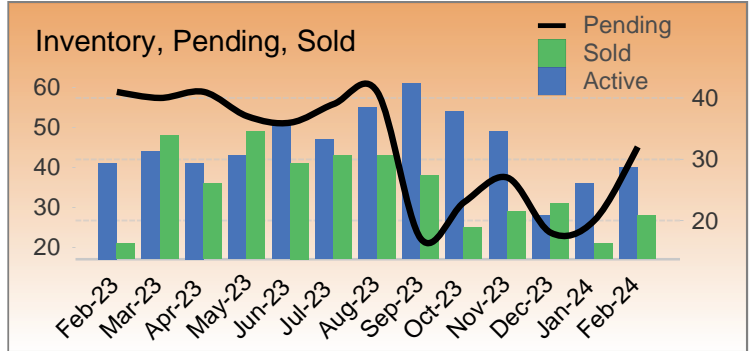
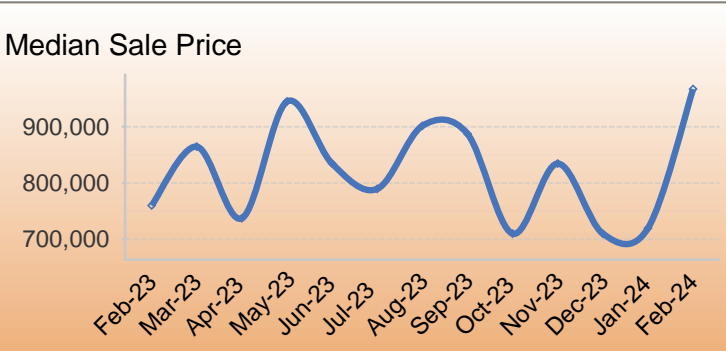


Market Activity Summary:

- Inventory: 42 units were listed for sale as of the last day of February - approximately 1.6 months of inventory.
- Sales Activity: 28 units were sold during February,
- Median Sales Price: \$966,950 during February
- Average price per sq.ft. in February was \$717
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 103% 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	40	32	28	1.6	\$933,187	\$966,950	\$956,925	18	\$755	\$717	103%
Jan-24	36	20	21	1.4	\$775,452	\$720,000	\$777,359	45	\$695	\$652	100%
Dec-23	28	18	31	1.1	\$820,289	\$710,000	\$830,298	32	\$682	\$679	101%
Nov-23	49	27	29	1.7	\$862,131	\$835,000	\$874,172	19	\$681	\$710	101%
Oct-23	54	23	25	1.6	\$807,411	\$710,000	\$828,520	17	\$692	\$730	103%
Sep-23	61	17	38	1.6	\$973,078	\$887,500	\$992,705	22	\$682	\$741	102%
Aug-23	55	41	43	1.3	\$917,469	\$901,857	\$938,577	19	\$702	\$720	102%
Jul-23	47	39	43	1.1	\$811,591	\$790,000	\$841,661	14	\$712	\$683	103%
Jun-23	51	36	41	1.3	\$863,430	\$835,000	\$886,076	15	\$696	\$719	102%
May-23	43	37	49	1.0	\$917,238	\$945,000	\$929,234	27	\$672	\$703	102%
Apr-23	41	41	36	1.3	\$887,599	\$737,500	\$908,598	25	\$669	\$665	102%
Mar-23	44	40	48	1.5	\$892,490	\$865,000	\$902,633	37	\$677	\$709	101%
Feb-23	41	41	21	1.4	\$879,046	\$760,000	\$868,910	39	\$653	\$630	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
Feb-24	28	33.3%	\$979,769	14.9%	\$966,950	27.2%	\$956,925	10.1%	18	-53.8%	103%
Feb-23	21	-61.1%	\$852,726	-13.4%	\$760,000	-7.2%	\$868,910	-8.8%	39	85.7%	99%
Feb-22	54	12.5%	\$984,299	35.6%	\$819,000	11.8%	\$952,716	21.5%	21	-25%	106%

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	7	3	7	15	9
\$500-599K	4	4	3	14	5
\$600-699K	9	7	15	12	9
\$700-799K	3	3	12	15	12
\$800-899K	4	7	6	11	8
\$900-999K	5	1	4	11	9
\$1-1.299M	11	9	18	14	10
\$1.3-1.699M	6	6	13	3	1
\$1.7-1.999M	0	1	3	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	49	41	81	95	63

Presented by: