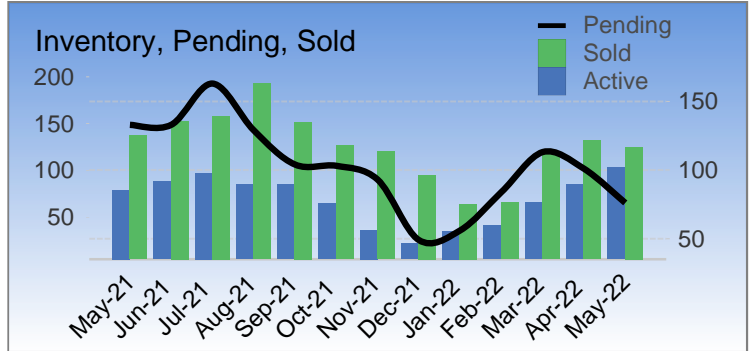


Market Activity Summary:

- Inventory: 104 units were listed for sale as of the last day of May - approximately 0.8 months of inventory.
- Sales Activity: 125 units were sold during May
- Median Sales Price: \$1,740,000 during May
- Average price per sq.ft. in May was \$1,078
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 114% 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	103	76	125	0.8	\$1,741,318	\$1,740,000	\$1,910,343	9	\$973	\$1,078	114%
Apr-22	85	101	132	0.8	\$1,708,507	\$1,778,500	\$2,025,371	8	\$963	\$1,106	116%
Mar-22	66	113	117	0.8	\$1,889,030	\$1,700,000	\$1,929,741	8	\$927	\$1,072	117%
Feb-22	41	84	66	0.6	\$1,800,046	\$1,749,150	\$1,982,867	19	\$911	\$10,893	118%
Jan-22	35	56	64	0.4	\$1,722,872	\$1,640,000	\$1,828,882	12	\$913	\$1,013	114%
Dec-21	22	49	95	0.2	\$1,623,114	\$1,550,000	\$1,739,871	16	\$868	\$996	112%
Nov-21	36	93	120	0.3	\$1,531,751	\$1,491,250	\$1,673,126	10	\$898	\$967	111%
Oct-21	65	103	127	0.4	\$1,545,989	\$1,510,000	\$1,661,220	13	\$13,127	\$950	110%
Sep-21	85	104	152	0.5	\$1,526,764	\$1,463,000	\$1,576,852	10	\$10,262	\$910	109%
Aug-21	85	129	193	0.5	\$1,536,031	\$1,470,000	\$1,651,394	12	\$10,250	\$907	109%
Jul-21	97	163	158	0.7	\$1,437,341	\$1,500,000	\$1,734,424	10	\$9,064	\$897	111%
Jun-21	88	133	153	0.6	\$1,452,181	\$1,480,000	\$1,639,146	10	\$9,875	\$898	112%
May-21	79	133	137	0.6	\$1,589,321	\$1,450,000	\$1,563,397	9	\$10,927	\$897	113%

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	125	-8.76%	\$1,741,318	9.56%	\$1,740,000	20%	\$1,910,343	22.2%	9	0%	114%
May-21	137	191%	\$1,589,321	12.1%	\$1,450,000	27.2%	\$1,563,397	28.5%	9	-65.4%	113%
May-20	47	-70.1%	\$1,417,815	10.3%	\$1,140,000	-0.87%	\$1,217,061	-5.59%	26	18.2%	99%

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	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	0	2	4	2
\$700-799K	0	2	12	11	5
\$800-899K	2	5	23	39	23
\$900-999K	3	21	25	69	42
\$1-1.299M	30	170	134	184	197
\$1.3-1.699M	179	205	71	89	144
\$1.7-1.999M	118	52	15	22	31
\$2-2.999M	114	73	31	29	30
>3M	36	13	5	5	2
Total	483	541	318	452	476

Presented by: