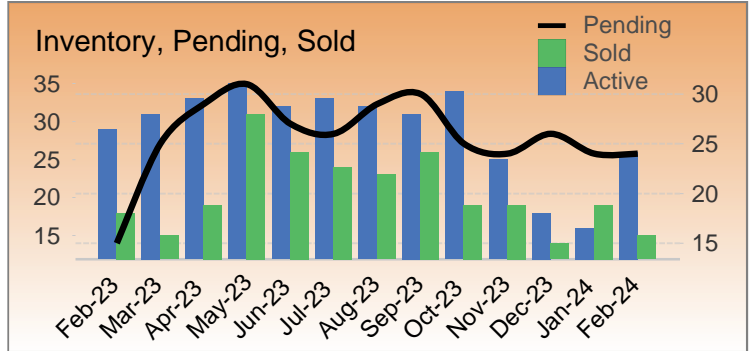


## Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of February - approximately 1.6 months of inventory.
- Sales Activity: 15 units were sold during February,
- Median Sales Price: \$785,000 during February
- Average price per sq.ft. in February was \$540
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 105% 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	26	24	15	1.6	\$732,911	\$785,000	\$768,233	19	\$581	\$540	105%
Jan-24	16	24	19	0.9	\$645,400	\$635,000	\$649,575	44	\$606	\$530	102%
Dec-23	18	26	14	1.2	\$550,688	\$516,250	\$553,966	32	\$579	\$559	100%
Nov-23	25	24	19	1.4	\$606,448	\$600,000	\$618,828	26	\$552	\$508	102%
Oct-23	34	25	19	1.6	\$671,513	\$695,000	\$681,526	28	\$542	\$516	102%
Sep-23	31	30	26	1.4	\$708,442	\$727,500	\$722,153	36	\$535	\$521	103%
Aug-23	32	29	23	1.4	\$599,434	\$600,000	\$602,001	20	\$532	\$545	101%
Jul-23	33	26	24	1.3	\$641,956	\$682,500	\$662,479	16	\$527	\$528	104%
Jun-23	32	27	26	1.5	\$667,435	\$683,750	\$677,166	29	\$523	\$553	101%
May-23	35	31	31	1.6	\$659,633	\$700,000	\$679,488	20	\$556	\$529	103%
Apr-23	33	29	19	2.0	\$669,261	\$635,000	\$678,830	19	\$505	\$508	101%
Mar-23	31	25	15	2.2	\$667,089	\$642,000	\$660,493	35	\$500	\$464	99%
Feb-23	29	15	18	2.1	\$606,039	\$603,500	\$593,388	39	\$513	\$485	98%

## 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	15	-16.7%	\$715,374	5.32%	\$785,000	30.1%	\$768,233	29.5%	19	-51.3%	105%
Feb-23	18	-41.9%	\$679,236	-4.73%	\$603,500	-1.87%	\$593,388	-6.85%	39	69.6%	98%
Feb-22	31	34.8%	\$712,982	20.7%	\$615,000	1.65%	\$637,046	9.47%	23	-8%	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	4	9	8	15	11
\$500-599K	5	5	14	16	18
\$600-699K	7	7	15	12	3
\$700-799K	6	4	8	9	19
\$800-899K	7	3	5	2	0
\$900-999K	3	1	4	0	0
\$1-1.299M	2	0	1	0	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	34	29	55	54	51

## Presented by: