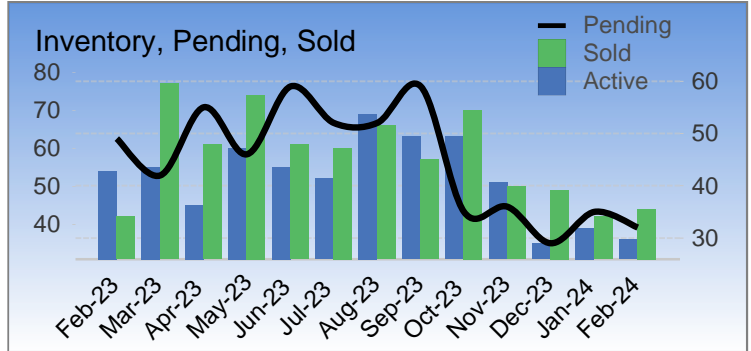


Market Activity Summary:

- Inventory: 38 units were listed for sale as of the last day of February - approximately 0.8 months of inventory.
- Sales Activity: 44 units were sold during February,
- Median Sales Price: \$1,037,500 during February
- Average price per sq.ft. in February was \$662
- Average Days-on-Market (DOM) is approximately 21 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	36	32	44	0.8	\$1,066,693	\$1,037,500	\$1,110,125	21	\$695	\$662	105%
Jan-24	39	35	42	0.9	\$1,007,243	\$895,500	\$1,030,846	36	\$634	\$644	103%
Dec-23	35	29	49	0.6	\$1,070,692	\$960,000	\$1,081,883	18	\$662	\$630	101%
Nov-23	51	36	50	0.9	\$1,016,454	\$897,500	\$1,035,537	18	\$672	\$623	103%
Oct-23	63	35	70	1.0	\$966,195	\$922,500	\$996,181	19	\$650	\$636	103%
Sep-23	63	59	57	1.1	\$1,015,075	\$970,000	\$1,069,673	13	\$633	\$642	107%
Aug-23	69	52	66	1.1	\$988,745	\$917,500	\$1,030,689	16	\$635	\$654	105%
Jul-23	52	52	60	0.8	\$996,103	\$910,000	\$1,041,481	20	\$652	\$640	106%
Jun-23	55	59	61	0.9	\$960,155	\$920,000	\$1,014,491	16	\$636	\$656	107%
May-23	60	46	74	0.9	\$998,291	\$905,000	\$1,046,190	18	\$636	\$628	105%
Apr-23	45	55	61	0.8	\$909,897	\$835,000	\$948,325	22	\$626	\$649	104%
Mar-23	55	42	77	1.2	\$976,940	\$875,000	\$998,734	30	\$674	\$605	103%
Feb-23	54	49	42	1.4	\$943,435	\$872,500	\$955,893	27	\$667	\$611	101%

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	44	4.76%	\$984,635	2.31%	\$1,037,500	18.9%	\$1,110,125	16.1%	21	-22.2%	105%
Feb-23	42	-35.4%	\$962,419	-3.08%	\$872,500	-14.5%	\$955,893	-12.7%	27	68.8%	101%
Feb-22	65	16.1%	\$993,024	13.6%	\$1,020,000	17.9%	\$1,095,455	16.4%	16	45.5%	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	0	0	1	0	4
\$500-599K	0	1	1	1	11
\$600-699K	4	7	7	17	37
\$700-799K	9	13	11	30	19
\$800-899K	19	27	22	28	9
\$900-999K	16	9	19	16	7
\$1-1.299M	21	14	32	12	12
\$1.3-1.699M	10	4	19	10	1
\$1.7-1.999M	5	1	3	7	0
\$2-2.999M	2	0	3	1	0
>3M	0	0	0	0	0
Total	86	76	118	122	100

Presented by: