

Market Activity Summary:

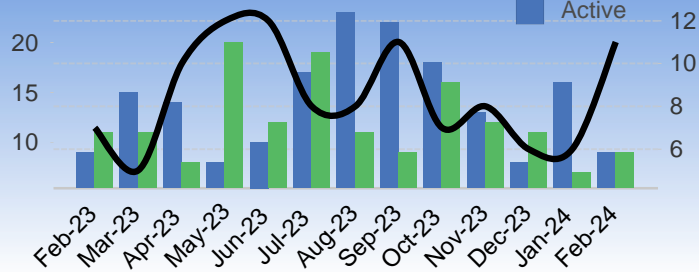
- Inventory: 9 units were listed for sale as of the last day of February - approximately 1.0 months of inventory.
- Sales Activity: 9 units were sold during February,
- Median Sales Price: \$885,000 during February
- Average price per sq.ft. in February was \$440
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 102% of list price in February



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
Feb-24	9	11	9	1.0	\$842,494	\$885,000	\$856,111	17	\$496	\$440	102%
Jan-24	16	6	7	1.6	\$831,669	\$775,000	\$823,914	46	\$462	\$427	99%
Dec-23	8	6	11	0.6	\$811,671	\$800,000	\$855,004	21	\$476	\$437	106%
Nov-23	13	8	12	1.1	\$851,729	\$869,033	\$844,838	37	\$457	\$438	100%
Oct-23	18	7	16	1.7	\$739,687	\$787,500	\$764,312	33	\$464	\$437	105%
Sep-23	22	11	9	1.9	\$753,411	\$753,000	\$768,977	23	\$422	\$467	102%
Aug-23	23	8	11	1.6	\$926,717	\$875,000	\$953,545	28	\$437	\$456	103%
Jul-23	17	8	19	1.1	\$753,736	\$825,000	\$793,894	15	\$454	\$460	106%
Jun-23	10	12	12	1.1	\$793,329	\$801,000	\$805,141	16	\$429	\$462	102%
May-23	8	12	20	0.8	\$817,444	\$910,000	\$838,100	25	\$418	\$425	102%
Apr-23	14	10	8	1.8	\$926,875	\$950,000	\$937,492	44	\$430	\$416	102%
Mar-23	15	5	11	1.4	\$831,615	\$830,000	\$853,409	25	\$439	\$463	102%
Feb-23	9	7	11	1.0	\$742,626	\$755,000	\$751,454	46	\$447	\$412	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	9	-18.2%	\$846,805	5.72%	\$885,000	17.2%	\$856,111	13.9%	17	-63%	102%
Feb-23	11	10%	\$800,983	-13.2%	\$755,000	-20.5%	\$751,454	-22.9%	46	156%	101%
Feb-22	10	-28.6%	\$922,542	4.73%	\$950,000	29.3%	\$975,000	23.8%	18	0%	108%

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	1	2	1	3	7
\$500-599K	0	2	1	2	5
\$600-699K	1	4	2	4	10
\$700-799K	5	7	6	9	6
\$800-899K	4	2	2	7	4
\$900-999K	4	4	7	4	0
\$1-1.299M	0	1	5	4	0
\$1.3-1.699M	1	0	1	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	16	22	25	33	32

Presented by:

Includes Hercules and Rodeo

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