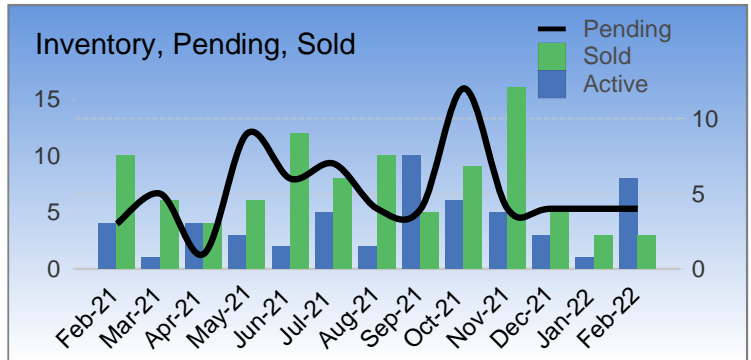


## Market Activity Summary:

- Inventory: 8 units were listed for sale as of the last day of February - approximately 2.2 months of inventory.
- Sales Activity: 3 single-family detached units were sold during February
- Median Sales Price: \$1,800,000 during February
- Average price per sq.ft. in February was \$669
- Days-on-Market (DOM) year-to-date is approximately 9 days
- Sold over Asking: On average, buyers paid 123% 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-22	8	4	3	2.2	\$1,308,076	\$1,800,000	\$1,526,333	8	\$723	\$669	123%
Jan-22	1	0	3	0.1	\$1,350,000	\$1,505,000	\$1,764,000	19	\$739	\$1,044	138%
Dec-21	3	4	5	0.3	\$1,448,250	\$1,699,600	\$1,695,920	14	\$732	\$906	122%
Nov-21	5	4	16	0.5	\$1,463,600	\$1,372,500	\$1,414,281	12	\$591	\$772	122%
Oct-21	6	12	9	1.0	\$1,339,428	\$1,525,000	\$1,689,574	15	\$580	\$819	125%
Sep-21	10	4	5	1.3	\$1,142,782	\$1,325,000	\$1,387,000	16	\$584	\$970	132%
Aug-21	2	4	10	0.2	\$1,246,400	\$1,652,500	\$1,700,400	15	\$349	\$813	130%
Jul-21	5	7	8	0.6	\$1,394,166	\$1,807,500	\$1,667,000	10	\$595	\$791	123%
Jun-21	2	6	12	0.3	\$1,345,875	\$1,725,000	\$1,738,500	11	\$629	\$835	132%
May-21	3	9	6	0.6	\$1,363,916	\$1,740,000	\$1,788,333	15	\$570	\$1,013	137%
Apr-21	4	1	4	0.6	\$1,298,000	\$1,687,000	\$1,686,000	11	\$775	\$849	140%
Mar-21	1	5	6	0.2	\$1,200,200	\$1,343,375	\$1,432,791	14	\$823	\$938	119%
Feb-21	4	3	10	0.5	\$1,247,600	\$1,615,890	\$1,616,478	20	\$792	\$791	122%

## 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-22	3	-70%	\$1,308,076	4.85%	\$1,800,000	11.4%	\$1,526,333	-5.58%	8	-60%	123%
Feb-21	10	900%	\$1,247,600	30.5%	\$1,615,890	114%	\$1,616,478	114%	20	186%	122%
Feb-20	1	-50%	\$955,981	-20.8%	\$755,000	-51.7%	\$755,000	-51.7%	7	-76.7%	101%

## 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	1	0
\$600-699K	0	0	0	0	1
\$700-799K	0	0	1	0	0
\$800-899K	0	1	0	0	0
\$900-999K	1	0	0	1	0
\$1-1.299M	0	1	0	0	4
\$1.3-1.699M	2	10	0	1	1
\$1.7-1.999M	2	2	0	1	0
\$2-2.999M	1	0	0	0	0
>3M	0	0	0	0	0
Total	3	13	1	1	5

## Presented by: