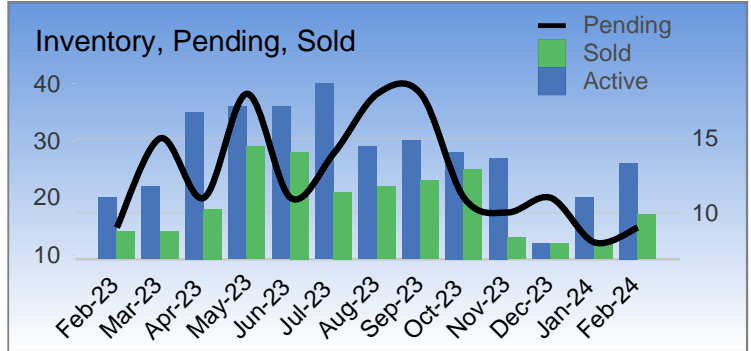


### Market Activity Summary:

- Inventory: 26 units were listed for sale as of the last day of February - approximately 1.9 months of inventory.
- Sales Activity: 17 units were sold during February,
- Median Sales Price: \$2,480,000 during February
- Average price per sq.ft. in February was \$846
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 103% 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	9	17	1.9	\$2,624,464	\$2,480,000	\$2,667,718	12	\$886	\$846	103%
Jan-24	20	8	12	1.6	\$1,498,500	\$1,325,000	\$1,497,136	38	\$843	\$730	101%
Dec-23	12	11	12	0.7	\$2,019,250	\$1,607,500	\$2,004,285	32	\$863	\$725	102%
Nov-23	27	10	13	1.4	\$2,063,076	\$1,820,000	\$2,037,538	28	\$865	\$787	100%
Oct-23	28	11	25	1.2	\$2,014,440	\$1,750,000	\$2,006,900	27	\$847	\$809	101%
Sep-23	30	18	23	1.4	\$1,922,217	\$1,785,000	\$1,952,304	33	\$850	\$785	103%
Aug-23	29	18	22	1.2	\$2,522,318	\$1,735,500	\$2,569,845	22	\$804	\$874	103%
Jul-23	40	14	21	1.5	\$2,023,995	\$1,745,000	\$2,077,884	25	\$809	\$850	103%
Jun-23	36	11	28	1.4	\$2,558,357	\$1,967,500	\$2,547,107	26	\$845	\$834	100%
May-23	36	18	29	1.8	\$2,343,793	\$2,300,000	\$2,314,317	21	\$863	\$881	100%
Apr-23	35	11	18	2.3	\$2,557,261	\$2,475,000	\$2,653,500	7	\$839	\$907	106%
Mar-23	22	15	14	1.9	\$1,977,785	\$1,780,758	\$1,983,512	22	\$799	\$869	102%
Feb-23	20	9	14	1.5	\$2,325,920	\$1,880,000	\$2,335,000	16	\$821	\$818	100%

### 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	17	21.4%	\$2,702,185	0.0856%	\$2,480,000	31.9%	\$2,667,718	14.2%	12	-25%	103%
Feb-23	14	-44%	\$2,699,875	-1.58%	\$1,880,000	-34%	\$2,335,000	-20.5%	16	0%	100%
Feb-22	25	-7.41%	\$2,743,097	48.4%	\$2,850,000	59.7%	\$2,938,616	43.8%	16	-48.4%	109%

### 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	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	1	1	1	0	2
\$1-1.299M	6	4	0	7	1
\$1.3-1.699M	4	5	6	16	8
\$1.7-1.999M	5	3	8	6	4
\$2-2.999M	7	4	11	12	6
>3M	6	4	12	7	2
Total	29	21	38	48	23

### Presented by: