

### Market Activity Summary:

- Inventory: 20 units were listed for sale as of the last day of March - approximately 1.2 months of inventory.
- Sales Activity: 22 units were sold during March,
- Median Sales Price: \$2,069,500 during March
- Average price per sq.ft. in March was \$873
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 108% of list price in March



### 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
Mar-24	20	22	22	1.2	\$2,303,545	\$2,069,500	\$2,407,500	14	\$930	\$873	108%
Feb-24	27	9	17	2.0	\$2,624,464	\$2,480,000	\$2,667,718	12	\$887	\$846	103%
Jan-24	20	8	12	1.6	\$1,498,500	\$1,325,000	\$1,497,136	38	\$840	\$730	101%
Dec-23	12	11	12	0.7	\$2,019,250	\$1,607,500	\$2,004,285	32	\$858	\$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%

### Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Mar-24	22	57.1%	\$2,592,788	-0.217%	\$2,069,500	16.2%	\$2,407,500	21.4%	14	-36.4%	108%
Mar-23	14	-53.3%	\$2,598,433	15.2%	\$1,780,758	-32.8%	\$1,983,512	-36.1%	22	29.4%	102%
Mar-22	30	7.14%	\$2,254,616	-2.77%	\$2,650,000	39.3%	\$3,104,039	48.8%	17	54.5%	116%

### 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	1
\$900-999K	1	1	1	1	2
\$1-1.299M	9	7	0	8	2
\$1.3-1.699M	8	8	13	20	15
\$1.7-1.999M	8	5	9	18	7
\$2-2.999M	14	9	23	17	9
>3M	11	5	22	11	2
Total	51	35	68	75	38

### Presented by: