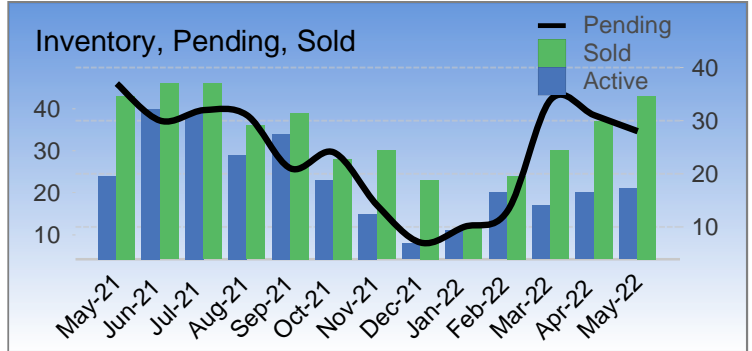


Market Activity Summary:

- Inventory: 21 units were listed for sale as of the last day of May - approximately 0.6 months of inventory.
- Sales Activity: 43 units were sold during May
- Median Sales Price: \$2,530,000 during May
- Average price per sq.ft. in May was \$1,046
- Average Days-on-Market (DOM) is approximately 8 days
- Sold over Asking: On average, buyers paid 115% of list price in May



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
May-22	21	28	43	0.6	\$2,303,367	\$2,530,000	\$2,592,757	8	\$863	\$1,046	115%
Apr-22	20	31	37	0.7	\$2,434,243	\$2,300,000	\$2,548,630	10	\$932	\$1,072	120%
Mar-22	17	34	30	0.8	\$2,239,399	\$2,650,000	\$3,104,039	17	\$917	\$1,036	116%
Feb-22	20	13	24	1.0	\$2,743,097	\$2,825,000	\$2,896,475	12	\$830	\$967	110%
Jan-22	11	10	12	0.5	\$2,728,736	\$1,840,000	\$2,697,083	40	\$1,021	\$914	114%
Dec-21	8	7	23	0.3	\$2,193,090	\$2,050,000	\$2,172,826	26	\$918	\$922	113%
Nov-21	15	14	30	0.5	\$2,132,230	\$1,847,500	\$2,254,166	15	\$863	\$843	108%
Oct-21	23	24	28	0.7	\$2,119,685	\$1,920,000	\$1,980,809	15	\$831	\$832	110%
Sep-21	34	21	39	0.8	\$1,732,342	\$1,775,000	\$1,831,521	14	\$829	\$818	107%
Aug-21	29	31	36	0.7	\$2,129,393	\$1,832,000	\$2,107,444	10	\$860	\$864	110%
Jul-21	39	32	46	0.9	\$2,031,612	\$2,040,500	\$2,215,920	16	\$823	\$857	108%
Jun-21	40	30	46	0.9	\$2,160,407	\$1,875,000	\$2,059,601	9	\$838	\$802	112%
May-21	24	37	43	0.6	\$2,010,659	\$2,200,000	\$2,361,015	11	\$799	\$853	110%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-22	43	0%	\$2,303,367	14.6%	\$2,530,000	15%	\$2,592,757	9.82%	8	-27.3%	115%
May-21	43	126%	\$2,010,659	1.01%	\$2,200,000	18.9%	\$2,361,015	19.3%	11	-21.4%	110%
May-20	19	-57.8%	\$1,990,549	13.8%	\$1,850,000	12.1%	\$1,979,665	11%	14	-33.3%	99%

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	0	0
\$600-699K	0	0	0	0	1
\$700-799K	0	0	0	0	1
\$800-899K	0	0	1	0	3
\$900-999K	1	1	4	5	4
\$1-1.299M	4	11	9	15	18
\$1.3-1.699M	20	42	20	23	25
\$1.7-1.999M	25	39	16	19	14
\$2-2.999M	49	46	16	29	15
>3M	44	27	6	5	3
Total	143	166	72	96	84

Presented by: