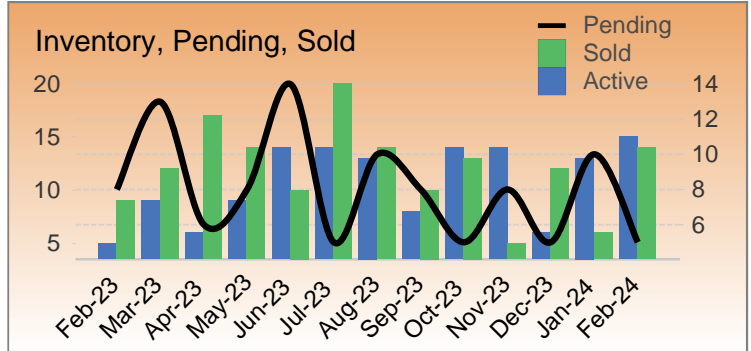


Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 14 units were sold during February,
- Median Sales Price: \$752,500 during February
- Average price per sq.ft. in February was \$602
- Average Days-on-Market (DOM) is approximately 25 days
- Sold over Asking: On average, buyers paid 102% 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	15	5	14	1.4	\$684,833	\$752,500	\$698,571	25	\$562	\$602	102%
Jan-24	13	10	6	1.7	\$729,658	\$743,000	\$744,333	14	\$579	\$625	102%
Dec-23	6	5	12	0.6	\$764,666	\$740,000	\$763,666	21	\$602	\$565	100%
Nov-23	14	8	5	1.5	\$968,800	\$851,000	\$964,700	11	\$570	\$593	100%
Oct-23	14	5	13	1.1	\$788,992	\$825,000	\$820,923	12	\$574	\$607	104%
Sep-23	8	8	10	0.5	\$883,527	\$964,000	\$889,433	20	\$550	\$586	101%
Aug-23	13	10	14	0.9	\$821,339	\$875,000	\$832,500	21	\$557	\$572	101%
Jul-23	14	5	20	1.0	\$769,294	\$846,500	\$779,181	10	\$542	\$579	101%
Jun-23	14	14	10	1.0	\$759,987	\$804,997	\$774,699	8	\$572	\$576	102%
May-23	9	8	14	0.6	\$726,337	\$737,500	\$754,785	12	\$563	\$606	104%
Apr-23	6	6	17	0.5	\$682,192	\$690,000	\$698,135	12	\$596	\$570	103%
Mar-23	9	13	12	1.0	\$750,899	\$842,500	\$784,666	7	\$598	\$540	104%
Feb-23	5	8	9	0.6	\$749,932	\$800,000	\$751,277	33	\$495	\$549	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	14	55.6%	\$760,417	-3.64%	\$752,500	-5.94%	\$698,571	-7.02%	25	-24.2%	102%
Feb-23	9	-10%	\$789,138	2.43%	\$800,000	-8.31%	\$751,277	-10.7%	33	313%	100%
Feb-22	10	-50%	\$770,454	15.6%	\$872,500	19.5%	\$841,076	17.5%	8	-33.3%	107%

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	4	0	3	7	5
\$500-599K	1	3	2	3	5
\$600-699K	3	2	1	6	6
\$700-799K	5	5	4	13	6
\$800-899K	4	5	4	10	1
\$900-999K	3	2	4	3	0
\$1-1.299M	0	1	2	0	0
\$1.3-1.699M	0	0	0	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	20	18	20	42	23

Presented by: