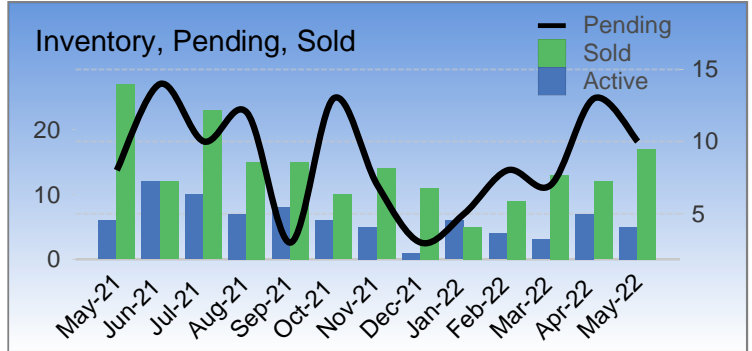


Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of May - approximately 0.4 months of inventory.
- Sales Activity: 17 units were sold during May
- Median Sales Price: \$2,415,000 during May
- Average price per sq.ft. in May was \$891
- Average Days-on-Market (DOM) is approximately 8 days
- Sold over Asking: On average, buyers paid 116% 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	5	10	17	0.4	\$2,088,466	\$2,415,000	\$2,399,236	8	\$828	\$891	116%
Apr-22	7	13	12	0.6	\$2,164,434	\$2,388,178	\$2,484,112	8	\$865	\$933	119%
Mar-22	3	7	13	0.3	\$2,078,287	\$2,250,000	\$2,552,692	9	\$856	\$939	122%
Feb-22	4	8	9	0.5	\$1,917,245	\$2,125,000	\$2,029,111	5	\$723	\$863	113%
Jan-22	6	5	5	0.6	\$2,048,579	\$1,875,000	\$2,207,000	5	\$728	\$852	116%
Dec-21	1	3	11	0.1	\$1,660,800	\$1,885,000	\$2,003,090	30	\$640	\$822	115%
Nov-21	5	7	14	0.4	\$1,859,285	\$2,207,500	\$2,069,785	20	\$659	\$813	111%
Oct-21	6	13	10	0.5	\$1,854,200	\$1,777,500	\$1,756,500	17	\$730	\$785	112%
Sep-21	8	3	15	0.5	\$1,839,422	\$2,000,000	\$2,094,333	11	\$736	\$789	111%
Aug-21	7	12	15	0.4	\$1,710,000	\$1,705,000	\$1,789,200	11	\$782	\$712	104%
Jul-21	10	10	23	0.5	\$1,926,611	\$2,000,000	\$2,061,652	9	\$688	\$790	109%
Jun-21	12	14	12	0.6	\$1,787,520	\$1,834,000	\$1,872,750	15	\$684	\$764	115%
May-21	6	8	27	0.3	\$1,801,105	\$1,950,000	\$1,966,814	9	\$636	\$811	109%

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	17	-37%	\$2,088,466	16%	\$2,415,000	23.8%	\$2,399,236	22%	8	-11.1%	116%
May-21	27	286%	\$1,801,105	17.8%	\$1,950,000	30.8%	\$1,966,814	25.7%	9	-69%	109%
May-20	7	-68.2%	\$1,528,877	-1.6%	\$1,491,000	-2.61%	\$1,565,142	2.99%	29	70.6%	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	1	1
\$600-699K	0	0	0	0	1
\$700-799K	0	0	0	0	2
\$800-899K	2	0	3	3	9
\$900-999K	1	1	7	12	12
\$1-1.299M	4	36	46	61	70
\$1.3-1.699M	60	143	114	110	93
\$1.7-1.999M	68	150	53	71	50
\$2-2.999M	168	168	49	57	48
>3M	91	49	11	7	8
Total	394	547	283	322	294

Presented by:

