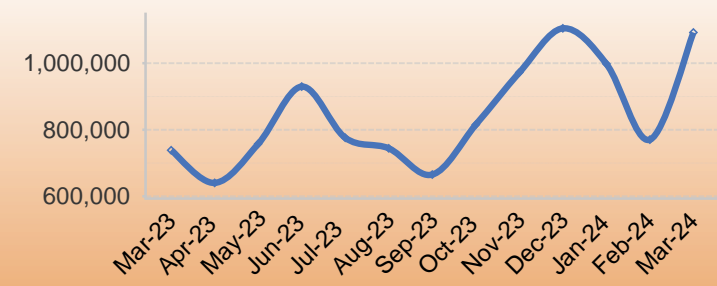


Market Activity Summary:

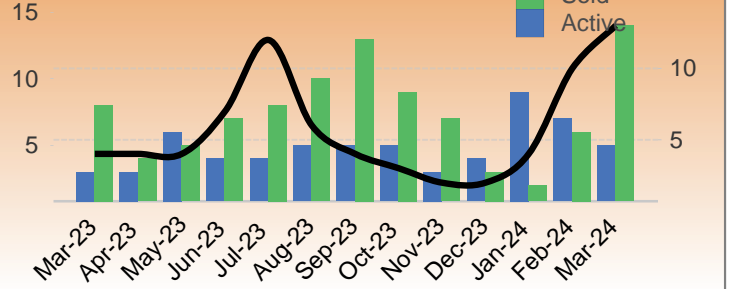
- Inventory: 5 units were listed for sale as of the last day of March - approximately 0.7 months of inventory.
- Sales Activity: 14 units were sold during March,
- Median Sales Price: \$1,092,500 during March
- Average price per sq.ft. in March was \$675
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 106% of list price in March



Median Sale Price



Inventory, Pending, Sold



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	5	13	14	0.7	\$946,342	\$1,092,500	\$1,009,714	12	\$634	\$675	106%
Feb-24	7	10	6	1.9	\$777,316	\$770,000	\$838,480	12	\$644	\$670	107%
Jan-24	9	4	2	2.8	\$912,000	\$997,500	\$997,500	11	\$674	\$657	109%
Dec-23	4	2	3	0.6	\$935,300	\$1,105,000	\$980,000	12	\$622	\$699	105%
Nov-23	3	2	7	0.3	\$950,814	\$972,000	\$959,285	15	\$662	\$650	101%
Oct-23	5	3	9	0.6	\$857,422	\$815,000	\$886,388	11	\$598	\$639	104%
Sep-23	5	4	13	0.6	\$726,429	\$665,000	\$755,948	8	\$698	\$647	105%
Aug-23	5	6	10	0.6	\$767,979	\$744,000	\$802,900	11	\$663	\$628	105%
Jul-23	4	12	8	0.6	\$783,737	\$775,500	\$818,111	8	\$687	\$607	104%
Jun-23	4	7	7	0.8	\$838,412	\$930,000	\$874,000	12	\$631	\$669	105%
May-23	6	4	5	1.2	\$768,377	\$757,500	\$789,677	11	\$660	\$650	102%
Apr-23	3	4	4	0.5	\$656,975	\$639,500	\$674,000	16	\$756	\$621	103%
Mar-23	3	4	8	0.4	\$863,420	\$738,000	\$857,886	30	\$647	\$609	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
Mar-24	14	75%	\$965,991	24.6%	\$1,092,500	48%	\$1,009,714	17.7%	12	-60%	106%
Mar-23	8	-46.7%	\$775,112	-8.03%	\$738,000	-16.1%	\$857,886	-4.67%	30	173%	100%
Mar-22	15	0%	\$842,802	3.51%	\$880,000	14.3%	\$899,933	20.5%	11	-8.33%	111%

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	1	1	0	2	2
\$500-599K	0	2	4	8	5
\$600-699K	5	6	8	9	3
\$700-799K	2	4	6	5	0
\$800-899K	2	2	6	6	4
\$900-999K	0	0	2	5	1
\$1-1.299M	11	6	7	5	0
\$1.3-1.699M	1	1	3	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	22	22	36	40	15

Presented by: