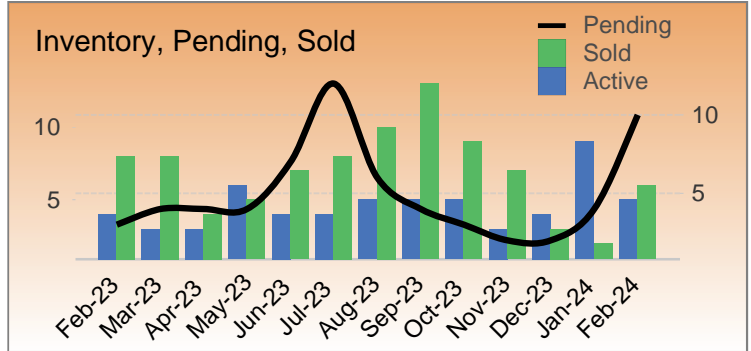


Market Activity Summary:

- Inventory: 5 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 6 units were sold during February,
- Median Sales Price: \$770,000 during February
- Average price per sq.ft. in February was \$670
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 107% 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	5	10	6	1.4	\$777,316	\$770,000	\$838,480	12	\$635	\$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%
Feb-23	4	3	8	0.7	\$882,362	\$817,000	\$886,611	14	\$609	\$594	101%

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	6	-25%	\$812,584	-17.6%	\$770,000	-5.75%	\$838,480	-5.43%	12	-14.3%	107%
Feb-23	8	-11.1%	\$986,672	25.8%	\$817,000	-6.63%	\$886,611	-11.7%	14	7.69%	101%
Feb-22	9	0%	\$784,546	10.7%	\$875,000	4.17%	\$1,004,555	28.6%	13	85.7%	112%

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	1	1
\$500-599K	0	2	3	4	3
\$600-699K	2	3	7	10	1
\$700-799K	0	2	2	3	0
\$800-899K	2	2	4	4	2
\$900-999K	0	0	0	3	0
\$1-1.299M	3	3	2	2	0
\$1.3-1.699M	0	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	8	14	21	27	7

Presented by: