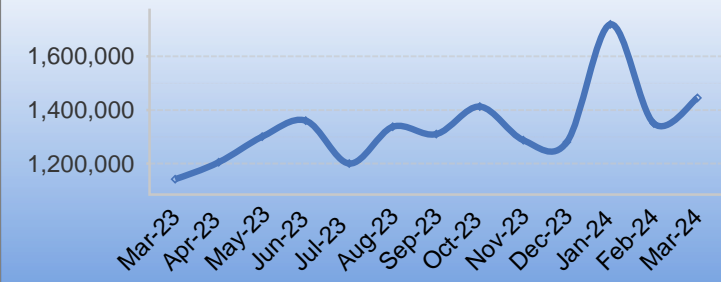


Market Activity Summary:

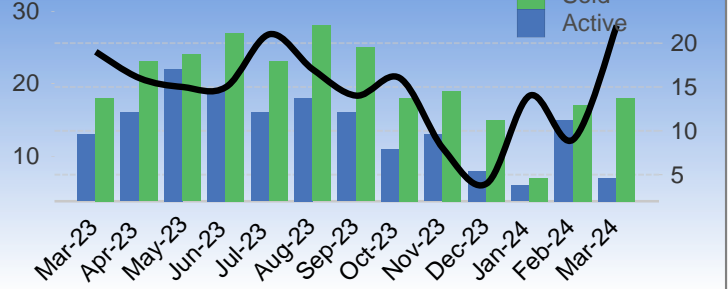
- Inventory: 7 units were listed for sale as of the last day of March - approximately 0.5 months of inventory.
- Sales Activity: 18 units were sold during March,
- Median Sales Price: \$1,445,000 during March
- Average price per sq.ft. in March was \$966
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 111% 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	7	22	18	0.5	\$1,397,333	\$1,445,000	\$1,537,438	12	\$881	\$966	111%
Feb-24	15	9	17	1.2	\$1,241,574	\$1,350,000	\$1,355,114	15	\$796	\$922	109%
Jan-24	6	14	7	0.5	\$1,639,119	\$1,720,000	\$1,665,857	23	\$721	\$768	102%
Dec-23	8	4	15	0.5	\$1,274,399	\$1,280,000	\$1,271,459	13	\$817	\$808	101%
Nov-23	13	8	19	0.7	\$1,226,245	\$1,288,000	\$1,244,116	19	\$747	\$848	101%
Oct-23	11	16	18	0.6	\$1,380,229	\$1,412,775	\$1,411,308	8	\$824	\$775	102%
Sep-23	16	14	25	0.7	\$1,287,657	\$1,310,004	\$1,343,084	16	\$785	\$843	105%
Aug-23	18	17	28	0.7	\$1,243,238	\$1,337,500	\$1,326,964	11	\$757	\$822	107%
Jul-23	16	21	23	0.6	\$1,210,979	\$1,200,000	\$1,275,304	13	\$778	\$810	106%
Jun-23	19	15	27	0.8	\$1,257,832	\$1,360,000	\$1,347,370	19	\$786	\$849	108%
May-23	22	15	24	1.1	\$1,264,768	\$1,300,500	\$1,342,070	11	\$772	\$826	107%
Apr-23	16	16	23	0.9	\$1,173,203	\$1,205,000	\$1,227,821	12	\$791	\$785	105%
Mar-23	13	19	18	0.9	\$1,208,318	\$1,142,500	\$1,207,277	19	\$814	\$780	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	18	0%	\$1,195,722	-2.31%	\$1,445,000	26.5%	\$1,537,438	27.3%	12	-36.8%	111%
Mar-23	18	-56.1%	\$1,224,017	-12.8%	\$1,142,500	-25.1%	\$1,207,277	-24.2%	19	217%	100%
Mar-22	41	24.2%	\$1,404,251	24.2%	\$1,525,439	30.4%	\$1,591,693	33.5%	6	-25%	116%

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	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	1
\$700-799K	0	2	0	1	7
\$800-899K	0	6	0	6	12
\$900-999K	2	10	1	9	10
\$1-1.299M	11	17	18	40	18
\$1.3-1.699M	20	10	42	17	5
\$1.7-1.999M	5	1	5	3	0
\$2-2.999M	4	2	9	0	0
>3M	0	0	0	0	1
Total	42	48	75	76	54

Presented by: