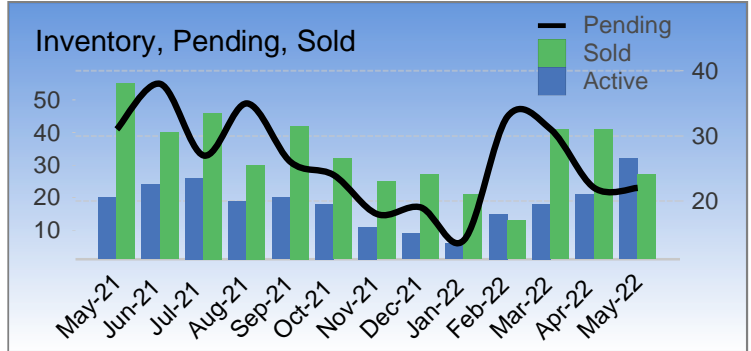


Market Activity Summary:

- Inventory: 32 units were listed for sale as of the last day of May - approximately 0.9 months of inventory.
- Sales Activity: 27 units were sold during May
- Median Sales Price: \$1,550,000 during May
- Average price per sq.ft. in May was \$918
- Average Days-on-Market (DOM) is approximately 8 days
- Sold over Asking: On average, buyers paid 115% 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	32	22	27	0.9	\$1,352,660	\$1,550,000	\$1,665,462	8	\$855	\$918	115%
Apr-22	21	22	41	0.7	\$1,524,098	\$1,470,000	\$1,567,696	9	\$816	\$955	116%
Mar-22	18	31	41	0.8	\$1,404,251	\$1,525,439	\$1,591,693	6	\$828	\$911	116%
Feb-22	15	33	13	0.8	\$1,414,105	\$1,385,000	\$1,401,384	9	\$848	\$890	118%
Jan-22	6	14	21	0.3	\$1,244,465	\$1,325,000	\$1,377,551	9	\$792	\$927	117%
Dec-21	9	19	27	0.4	\$1,133,848	\$1,262,800	\$1,280,461	20	\$719	\$851	111%
Nov-21	11	18	25	0.4	\$1,178,030	\$1,300,000	\$1,317,276	17	\$728	\$839	109%
Oct-21	18	24	32	0.6	\$1,173,047	\$1,387,500	\$1,353,164	13	\$758	\$807	111%
Sep-21	20	26	42	0.6	\$1,227,906	\$1,192,500	\$1,224,354	13	\$784	\$797	107%
Aug-21	19	35	30	0.5	\$1,182,265	\$1,301,750	\$1,300,145	10	\$763	\$779	109%
Jul-21	26	27	46	0.6	\$1,149,625	\$1,177,500	\$1,223,714	14	\$778	\$762	109%
Jun-21	24	38	40	0.5	\$1,129,629	\$1,200,000	\$1,206,350	7	\$715	\$761	110%
May-21	20	31	55	0.4	\$1,071,503	\$1,210,000	\$1,256,697	14	\$714	\$753	110%

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	27	-50.9%	\$1,352,660	26.2%	\$1,550,000	28.1%	\$1,665,462	32.5%	8	-42.9%	115%
May-21	55	206%	\$1,071,503	-9.34%	\$1,210,000	29.1%	\$1,256,697	26.2%	14	-6.67%	110%
May-20	18	-53.8%	\$1,181,906	16.9%	\$937,500	2.46%	\$995,666	3.04%	15	-34.8%	102%

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	0	1
\$600-699K	0	0	1	5	10
\$700-799K	0	1	11	12	11
\$800-899K	0	10	17	39	13
\$900-999K	1	20	15	24	26
\$1-1.299M	32	86	30	25	48
\$1.3-1.699M	70	50	9	7	9
\$1.7-1.999M	9	7	0	0	0
\$2-2.999M	19	0	0	0	0
>3M	0	0	0	0	0
Total	131	174	83	112	118

Presented by: