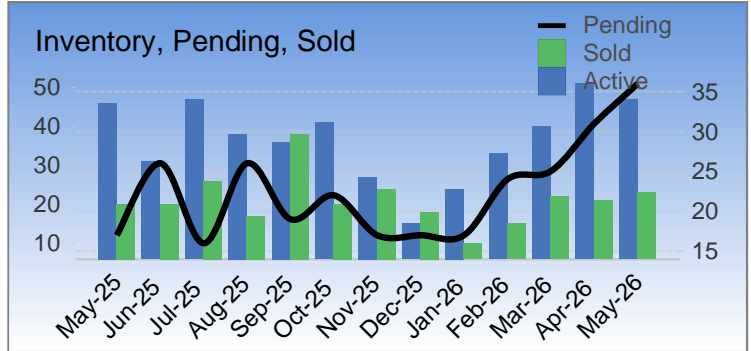


## Market Activity Summary:

- Inventory: 47 units were listed for sale as of the last day of May - approximately 2.3 months of inventory.
- Sales Activity: 23 units were sold during May,
- Median Sales Price: \$1,315,000 during May
- Average price per sq.ft. in May was \$888
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 104% 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-26	47	36	23	2.3	\$1,423,771	\$1,315,000	\$1,470,430	14	\$775	\$888	104%
Apr-26	51	31	21	2.6	\$1,568,223	\$1,618,000	\$1,620,238	27	\$814	\$887	104%
Mar-26	40	25	22	2.6	\$1,506,351	\$1,491,194	\$1,560,744	23	\$802	\$832	103%
Feb-26	33	24	15	2.3	\$1,542,335	\$1,450,000	\$1,583,419	31	\$807	\$814	103%
Jan-26	24	17	10	1.4	\$1,621,375	\$1,475,167	\$1,634,308	41	\$767	\$782	101%
Dec-25	15	17	18	0.8	\$1,345,185	\$1,427,500	\$1,361,780	50	\$778	\$825	101%
Nov-25	27	17	24	1.1	\$1,321,616	\$1,351,500	\$1,359,404	25	\$791	\$803	104%
Oct-25	41	22	20	1.7	\$1,420,131	\$1,375,000	\$1,433,575	18	\$798	\$867	101%
Sep-25	36	19	38	1.4	\$1,329,625	\$1,335,500	\$1,351,863	22	\$809	\$799	103%
Aug-25	38	26	17	1.9	\$1,509,559	\$1,429,000	\$1,545,857	18	\$785	\$861	102%
Jul-25	47	16	26	2.2	\$1,412,393	\$1,460,000	\$1,411,903	27	\$796	\$863	100%
Jun-25	31	26	20	1.5	\$1,307,243	\$1,217,500	\$1,304,600	38	\$817	\$829	99%
May-25	46	17	20	2.3	\$1,443,930	\$1,449,500	\$1,449,097	17	\$833	\$873	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
May-26	23	15%	\$1,406,638	-1.89%	\$1,315,000	-9.28%	\$1,470,430	1.47%	14	-17.6%	104%
May-25	20	-28.6%	\$1,433,791	-6.48%	\$1,449,500	-0.378%	\$1,449,097	-4.09%	17	88.9%	100%
May-24	28	16.7%	\$1,533,172	21.8%	\$1,455,000	11.9%	\$1,510,867	12.6%	9	-18.2%	111%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	1	0	0
\$700-799K	0	1	0	3	0
\$800-899K	1	3	1	7	0
\$900-999K	3	2	3	13	1
\$1-1.299M	21	21	21	37	32
\$1.3-1.699M	43	53	50	27	76
\$1.7-1.999M	8	9	12	4	10
\$2-2.999M	15	4	10	3	21
>3M	0	0	0	0	1
Total	91	93	98	94	141

Presented by:

