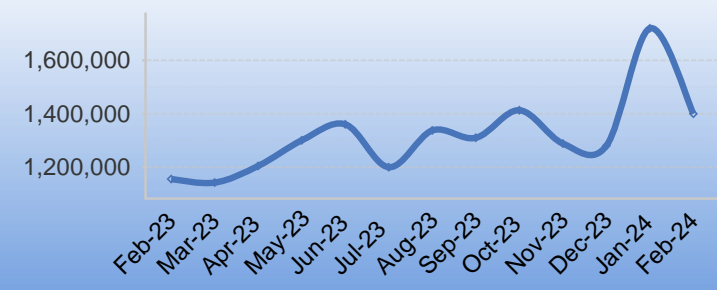


## Market Activity Summary:

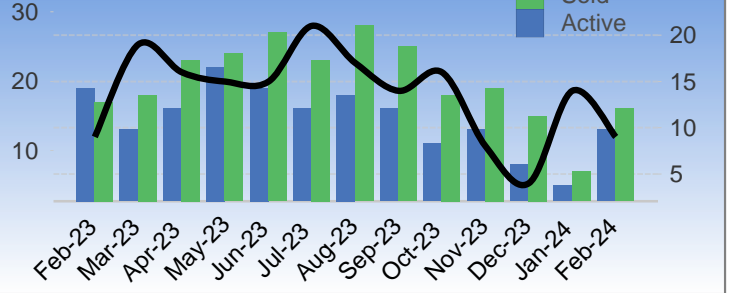
- Inventory: 13 units were listed for sale as of the last day of February - approximately 1.0 months of inventory.
- Sales Activity: 16 units were sold during February,
- Median Sales Price: \$1,400,404 during February
- Average price per sq.ft. in February was \$917
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 109% of list price in February



### 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
Feb-24	13	9	16	1.0	\$1,250,423	\$1,400,404	\$1,371,059	15	\$784	\$917	109%
Jan-24	5	14	7	0.4	\$1,639,119	\$1,720,000	\$1,665,857	23	\$717	\$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%
Feb-23	19	9	17	1.2	\$1,158,836	\$1,155,000	\$1,186,058	19	\$795	\$789	102%

## 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	16	-5.88%	\$1,333,651	9.44%	\$1,400,404	21.2%	\$1,371,059	15.6%	15	-21.1%	109%
Feb-23	17	30.8%	\$1,218,601	-13.8%	\$1,155,000	-16.6%	\$1,186,058	-15.4%	19	111%	102%
Feb-22	13	-43.5%	\$1,414,105	29.5%	\$1,385,000	20.4%	\$1,401,384	24.6%	9	-10%	118%

## 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	0
\$700-799K	0	1	0	1	7
\$800-899K	0	4	0	5	5
\$900-999K	2	9	1	7	7
\$1-1.299M	6	8	8	24	7
\$1.3-1.699M	10	7	23	10	2
\$1.7-1.999M	4	0	1	1	0
\$2-2.999M	1	1	1	0	0
>3M	0	0	0	0	1
Total	23	30	34	48	29

## Presented by: