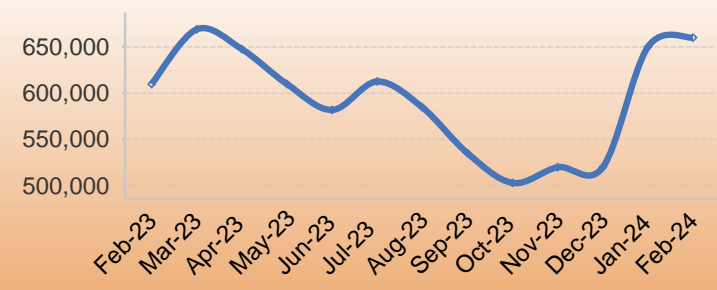


Market Activity Summary:

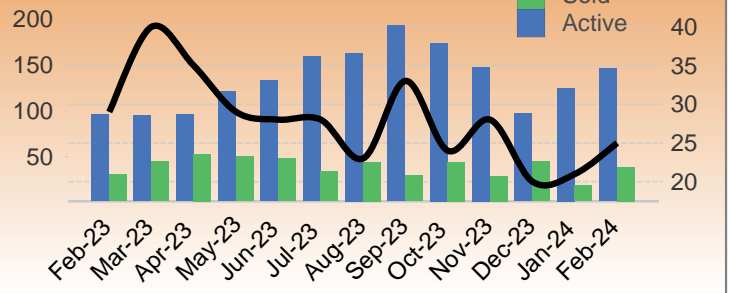
- Inventory: 147 units were listed for sale as of the last day of February - approximately 4.3 months of inventory.
- Sales Activity: 39 units were sold during February,
- Median Sales Price: \$660,000 during February
- Average price per sq.ft. in February was \$580
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 101% 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	146	25	39	4.3	\$735,790	\$660,000	\$740,061	36	\$577	\$580	101%
Jan-24	125	21	19	4.1	\$747,916	\$650,000	\$732,324	77	\$577	\$543	98%
Dec-23	97	20	45	2.5	\$631,091	\$520,000	\$628,542	58	\$578	\$557	100%
Nov-23	148	28	29	4.3	\$603,844	\$520,000	\$603,862	50	\$583	\$596	100%
Oct-23	174	24	44	4.4	\$572,933	\$503,000	\$585,909	34	\$573	\$569	102%
Sep-23	193	33	30	5.4	\$581,059	\$535,000	\$582,666	41	\$578	\$518	100%
Aug-23	163	23	44	3.9	\$671,352	\$584,500	\$668,359	34	\$573	\$573	99%
Jul-23	159	28	34	3.6	\$615,376	\$612,500	\$630,611	31	\$574	\$605	102%
Jun-23	133	28	48	2.7	\$578,374	\$582,000	\$593,197	31	\$579	\$596	102%
May-23	121	29	50	2.5	\$670,503	\$610,000	\$681,138	41	\$570	\$640	101%
Apr-23	96	35	53	2.3	\$637,545	\$647,500	\$659,660	28	\$586	\$611	103%
Mar-23	95	40	45	2.9	\$715,101	\$669,000	\$725,922	31	\$573	\$627	101%
Feb-23	96	29	31	3.1	\$641,041	\$610,000	\$644,277	38	\$568	\$587	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	39	25.8%	\$681,276	-3.4%	\$660,000	8.2%	\$740,061	14.9%	36	-5.26%	101%
Feb-23	31	-48.3%	\$705,224	8.1%	\$610,000	5.86%	\$644,277	2.64%	38	8.57%	101%
Feb-22	60	-14.3%	\$652,357	0.485%	\$576,250	-6.6%	\$627,675	-4.03%	35	-12.5%	104%

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	13	14	25	36	15
\$500-599K	9	14	26	28	18
\$600-699K	12	10	20	28	19
\$700-799K	9	8	16	24	18
\$800-899K	2	8	8	7	9
\$900-999K	3	1	7	6	4
\$1-1.299M	4	1	10	10	7
\$1.3-1.699M	6	1	3	1	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	58	57	115	140	90

Presented by:

Custom geography for Oakland CND/TWN includes Oakland & Piedmont

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