

## Market Activity Summary:

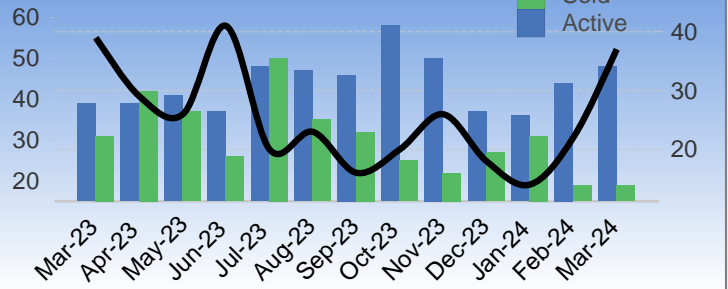
- Inventory: 48 units were listed for sale as of the last day of March - approximately 2.1 months of inventory.
- Sales Activity: 19 units were sold during March,
- Median Sales Price: \$645,000 during March
- Average price per sq.ft. in March was \$377
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 102% 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	48	37	19	2.1	\$650,244	\$645,000	\$662,809	19	\$397	\$377	102%
Feb-24	44	22	19	1.8	\$710,420	\$669,000	\$706,017	22	\$407	\$353	100%
Jan-24	36	14	31	1.4	\$740,790	\$740,000	\$739,895	50	\$417	\$338	100%
Dec-23	37	18	27	1.6	\$669,084	\$660,000	\$672,094	56	\$387	\$361	100%
Nov-23	50	26	22	1.9	\$664,593	\$640,500	\$664,010	25	\$358	\$373	100%
Oct-23	58	20	25	1.9	\$700,492	\$689,000	\$700,997	26	\$358	\$339	100%
Sep-23	46	16	32	1.2	\$681,015	\$672,500	\$685,310	24	\$352	\$349	101%
Aug-23	47	23	35	1.3	\$715,227	\$695,000	\$717,985	20	\$362	\$340	101%
Jul-23	48	20	50	1.3	\$708,811	\$683,000	\$716,132	23	\$366	\$337	101%
Jun-23	37	41	26	1.1	\$746,611	\$722,500	\$766,534	15	\$380	\$377	103%
May-23	41	26	37	1.1	\$691,522	\$700,000	\$706,553	23	\$334	\$344	103%
Apr-23	39	29	42	1.3	\$676,770	\$686,147	\$680,563	36	\$327	\$331	101%
Mar-23	39	39	31	1.4	\$667,856	\$674,990	\$663,161	40	\$369	\$328	99%

## 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	19	-38.7%	\$714,961	0.449%	\$645,000	-4.44%	\$662,809	-0.0531%	19	-52.5%	102%
Mar-23	31	-49.2%	\$711,768	-2.95%	\$674,990	-10%	\$663,161	-14.7%	40	186%	99%
Mar-22	61	15.1%	\$733,385	17.7%	\$749,990	16.6%	\$777,677	18.5%	14	-61.1%	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	3	6	4	10	45
\$500-599K	9	23	17	38	42
\$600-699K	24	30	34	42	17
\$700-799K	16	23	41	24	3
\$800-899K	7	3	24	6	1
\$900-999K	6	0	15	3	2
\$1-1.299M	4	1	6	2	0
\$1.3-1.699M	0	0	3	0	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	69	86	144	125	110

Presented by: