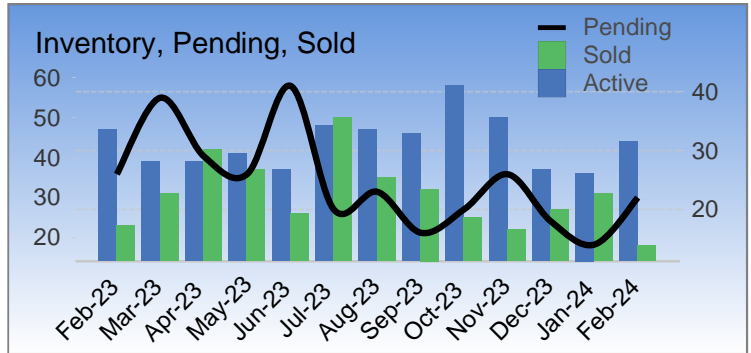


Market Activity Summary:

- Inventory: 45 units were listed for sale as of the last day of February - approximately 1.8 months of inventory.
- Sales Activity: 18 units were sold during February,
- Median Sales Price: \$657,000 during February
- Average price per sq.ft. in February was \$356
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 100% of list price in February



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	44	22	18	1.8	\$697,996	\$657,000	\$694,333	23	\$411	\$356	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%
Feb-23	47	26	23	1.7	\$652,772	\$640,000	\$646,194	30	\$311	\$341	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
Feb-24	18	-21.7%	\$742,125	5.6%	\$657,000	2.66%	\$694,333	7.45%	23	-23.3%	100%
Feb-23	23	-25.8%	\$702,798	-9.97%	\$640,000	-8.57%	\$646,194	-13.7%	30	57.9%	99%
Feb-22	31	-18.4%	\$780,628	14.3%	\$700,000	12%	\$748,972	13.3%	19	58.3%	102%

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	2	6	3	9	24
\$500-599K	6	15	11	32	30
\$600-699K	15	19	23	30	10
\$700-799K	12	11	22	15	2
\$800-899K	7	3	12	2	1
\$900-999K	4	0	8	0	2
\$1-1.299M	3	1	3	2	0
\$1.3-1.699M	0	0	1	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	49	55	83	91	69

Presented by: