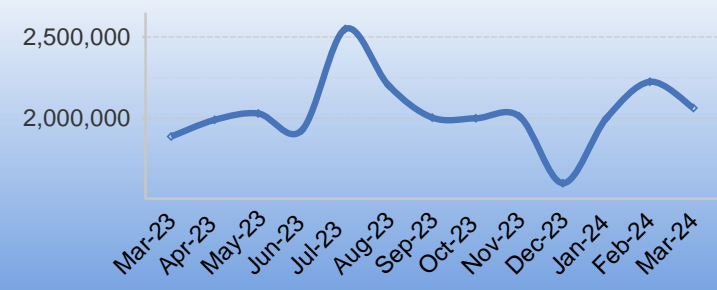


Market Activity Summary:

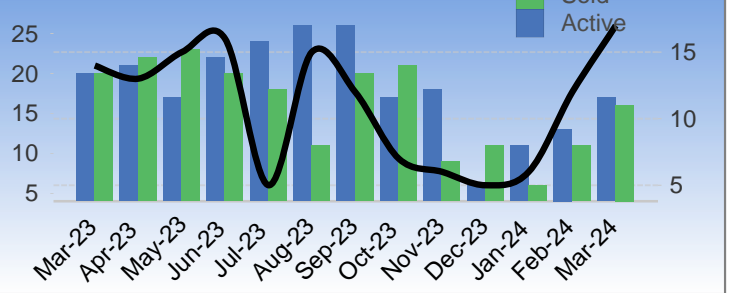
- Inventory: 17 units were listed for sale as of the last day of March - approximately 1.5 months of inventory.
- Sales Activity: 16 units were sold during March,
- Median Sales Price: \$2,062,500 during March
- Average price per sq.ft. in March was \$822
- Average Days-on-Market (DOM) is approximately 8 days
- Sold over Asking: On average, buyers paid 106% 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	17	17	16	1.5	\$2,099,743	\$2,062,500	\$2,189,750	8	\$983	\$822	106%
Feb-24	13	12	11	1.4	\$2,487,000	\$2,225,000	\$2,533,181	39	\$935	\$882	102%
Jan-24	11	6	6	1.3	\$1,960,000	\$2,000,000	\$2,012,500	33	\$860	\$750	108%
Dec-23	6	5	11	0.4	\$1,854,727	\$1,600,000	\$1,805,454	20	\$852	\$774	98%
Nov-23	18	6	9	1.1	\$1,733,000	\$2,011,000	\$1,787,250	24	\$820	\$742	105%
Oct-23	17	7	21	1.0	\$2,110,809	\$2,000,000	\$2,092,904	26	\$799	\$773	101%
Sep-23	26	12	20	1.6	\$2,115,800	\$2,002,500	\$2,142,000	19	\$817	\$812	103%
Aug-23	26	15	11	1.6	\$2,161,817	\$2,200,000	\$2,201,363	19	\$802	\$790	103%
Jul-23	24	5	18	1.2	\$2,394,777	\$2,550,000	\$2,442,333	24	\$739	\$849	103%
Jun-23	22	16	20	1.0	\$1,909,300	\$1,925,000	\$2,046,150	14	\$793	\$880	107%
May-23	17	15	23	0.8	\$2,177,347	\$2,030,000	\$2,265,510	20	\$794	\$836	104%
Apr-23	21	13	22	1.4	\$2,004,681	\$1,990,000	\$2,052,954	24	\$755	\$803	103%
Mar-23	20	14	20	2.1	\$2,086,600	\$1,887,500	\$2,076,525	39	\$809	\$812	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	16	-20%	\$2,233,225	-1.46%	\$2,062,500	9.27%	\$2,189,750	5.45%	8	-79.5%	106%
Mar-23	20	5.26%	\$2,266,222	-8.14%	\$1,887,500	-13.8%	\$2,076,525	-10.1%	39	95%	99%
Mar-22	19	-36.7%	\$2,466,965	16.5%	\$2,190,000	15.6%	\$2,310,578	12.9%	20	-20%	115%

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	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	2
\$1-1.299M	4	5	0	0	9
\$1.3-1.699M	4	10	10	14	13
\$1.7-1.999M	4	3	7	16	11
\$2-2.999M	14	6	11	20	8
>3M	7	4	5	3	3
Total	33	28	33	53	46

Presented by: