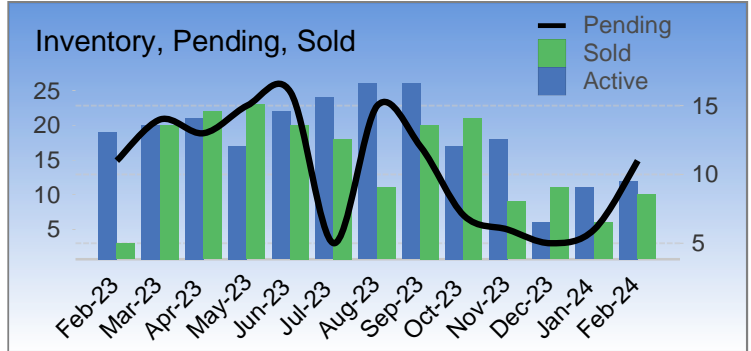


Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of February - approximately 1.3 months of inventory.
- Sales Activity: 10 units were sold during February,
- Median Sales Price: \$2,237,500 during February
- Average price per sq.ft. in February was \$904
- Average Days-on-Market (DOM) is approximately 41 days
- Sold over Asking: On average, buyers paid 103% 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	12	11	10	1.3	\$2,566,200	\$2,237,500	\$2,621,500	41	\$965	\$904	103%
Jan-24	11	6	6	1.3	\$1,960,000	\$2,000,000	\$2,012,500	33	\$862	\$750	108%
Dec-23	6	5	11	0.4	\$1,854,727	\$1,600,000	\$1,805,454	20	\$856	\$774	98%
Nov-23	18	6	9	1.1	\$1,733,000	\$2,011,000	\$1,787,250	24	\$822	\$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%
Feb-23	19	11	3	2.5	\$1,216,000	\$1,210,000	\$1,300,000	30	\$796	\$657	107%

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	10	233%	\$2,577,731	5.99%	\$2,237,500	84.9%	\$2,621,500	102%	41	36.7%	103%
Feb-23	3	-50%	\$2,432,076	-6.18%	\$1,210,000	-49.2%	\$1,300,000	-48.5%	30	500%	107%
Feb-22	6	-45.5%	\$2,592,312	43.2%	\$2,382,500	28%	\$2,523,626	23.7%	5	-83.9%	107%

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	2	3	0	0	4
\$1.3-1.699M	1	4	2	8	10
\$1.7-1.999M	1	0	6	7	6
\$2-2.999M	8	1	3	7	3
>3M	4	0	3	2	1
Total	16	8	14	24	26

Presented by: