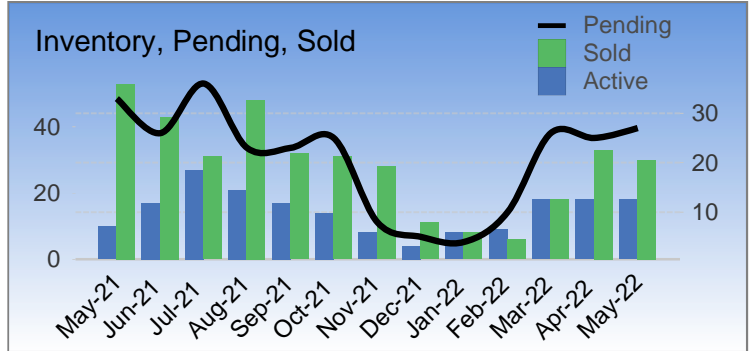


Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of May - approximately 0.7 months of inventory.
- Sales Activity: 30 units were sold during May
- Median Sales Price: \$2,317,500 during May
- Average price per sq.ft. in May was \$929
- Average Days-on-Market (DOM) is approximately 11 days
- Sold over Asking: On average, buyers paid 115% of list price in May



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
May-22	18	27	30	0.7	\$2,078,608	\$2,317,500	\$2,535,133	11	\$865	\$929	115%
Apr-22	18	25	33	1.0	\$2,297,102	\$2,300,000	\$2,306,296	9	\$789	\$915	116%
Mar-22	18	26	18	1.7	\$2,478,329	\$1,962,500	\$2,298,194	20	\$777	\$878	116%
Feb-22	9	10	6	1.2	\$2,592,312	\$2,382,500	\$2,523,626	5	\$739	\$865	107%
Jan-22	8	4	8	0.5	\$1,597,000	\$1,737,500	\$2,009,375	17	\$708	\$811	103%
Dec-21	4	5	11	0.2	\$2,114,714	\$2,350,000	\$2,355,090	25	\$726	\$778	111%
Nov-21	8	8	28	0.3	\$1,798,800	\$1,850,000	\$2,108,703	13	\$685	\$803	109%
Oct-21	14	25	31	0.4	\$2,031,862	\$1,925,000	\$2,053,376	18	\$695	\$855	112%
Sep-21	17	23	32	0.5	\$2,092,357	\$1,850,500	\$2,279,984	14	\$715	\$788	108%
Aug-21	21	23	48	0.5	\$1,938,329	\$1,853,000	\$1,998,162	12	\$734	\$810	110%
Jul-21	27	36	31	0.7	\$1,818,740	\$2,000,000	\$2,241,967	11	\$684	\$879	115%
Jun-21	17	26	43	0.4	\$2,147,441	\$2,200,000	\$2,425,585	10	\$744	\$810	109%
May-21	10	33	53	0.3	\$2,188,694	\$2,050,000	\$2,252,840	12	\$798	\$801	112%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-22	30	-43.4%	\$2,078,608	-5.03%	\$2,317,500	13%	\$2,535,133	12.5%	11	-8.33%	115%
May-21	53	212%	\$2,188,694	3.37%	\$2,050,000	26.2%	\$2,252,840	21.3%	12	-50%	112%
May-20	17	-37%	\$2,117,411	20.7%	\$1,625,000	-9.72%	\$1,857,647	1.64%	24	14.3%	99%

Sales Activity and Price Trends

Price Range	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	1	0
\$600-699K	0	0	0	0	0
\$700-799K	0	0	0	0	1
\$800-899K	2	0	2	3	3
\$900-999K	0	0	3	1	5
\$1-1.299M	0	4	13	10	19
\$1.3-1.699M	19	29	25	36	23
\$1.7-1.999M	19	42	16	13	9
\$2-2.999M	32	47	12	19	21
>3M	20	16	5	2	5
Total	92	138	76	85	86

Presented by: