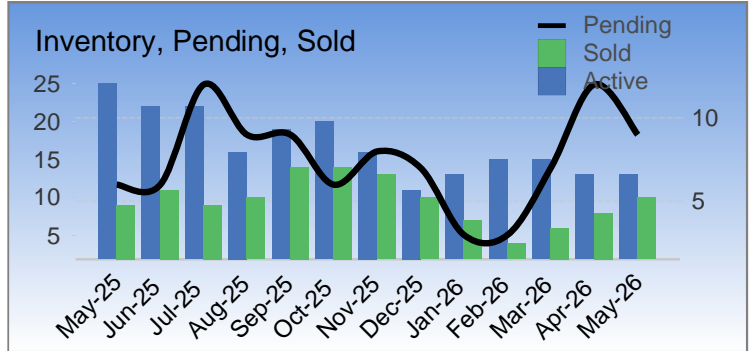


Market Activity Summary:

- Inventory: 13 units were listed for sale as of the last day of May - approximately 1.9 months of inventory.
- Sales Activity: 10 units were sold during May,
- Median Sales Price: \$760,000 during May
- Average price per sq.ft. in May was \$469
- Average Days-on-Market (DOM) is approximately 34 days
- Sold over Asking: On average, buyers paid 103% 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-26	13	9	10	1.9	\$767,468	\$760,000	\$788,800	34	\$533	\$469	103%
Apr-26	13	12	8	2.3	\$860,610	\$812,500	\$892,361	15	\$513	\$498	104%
Mar-26	15	7	6	2.6	\$683,983	\$692,500	\$706,916	47	\$516	\$497	103%
Feb-26	15	3	4	2.1	\$809,975	\$796,000	\$820,500	49	\$472	\$439	101%
Jan-26	13	3	7	1.3	\$709,128	\$707,000	\$723,428	48	\$472	\$532	102%
Dec-25	11	7	10	0.9	\$793,038	\$817,500	\$797,580	36	\$475	\$485	101%
Nov-25	16	8	13	1.2	\$749,627	\$755,500	\$756,792	27	\$528	\$481	101%
Oct-25	20	6	14	1.9	\$756,346	\$735,750	\$765,214	23	\$503	\$512	101%
Sep-25	19	9	14	1.8	\$712,106	\$732,000	\$722,750	26	\$469	\$497	102%
Aug-25	16	9	10	1.7	\$755,897	\$670,000	\$749,000	36	\$449	\$470	99%
Jul-25	22	12	9	2.3	\$668,766	\$710,000	\$692,666	41	\$474	\$479	104%
Jun-25	22	6	11	1.8	\$712,960	\$730,000	\$733,353	22	\$467	\$510	103%
May-25	25	6	9	2.4	\$790,777	\$805,000	\$796,388	22	\$483	\$497	101%

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-26	10	11.1%	\$790,200	9.62%	\$760,000	-5.59%	\$788,800	-0.953%	34	54.5%	103%
May-25	9	12.5%	\$720,845	3.56%	\$805,000	-0.679%	\$796,388	-13%	22	83.3%	101%
May-24	8	-38.5%	\$696,090	-7.62%	\$810,500	1.95%	\$914,875	13.2%	12	-61.3%	105%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	1	0	1	0
\$500-599K	2	3	0	2	1
\$600-699K	9	11	8	8	3
\$700-799K	11	12	9	18	23
\$800-899K	7	15	14	9	20
\$900-999K	4	5	0	3	14
\$1-1.299M	1	0	0	0	5
\$1.3-1.699M	0	1	0	0	1
\$1.7-1.999M	1	0	0	0	0
\$2-2.999M	0	0	1	0	0
>3M	0	0	0	0	0
Total	35	48	32	41	67

Presented by:

