

Market Activity Summary:

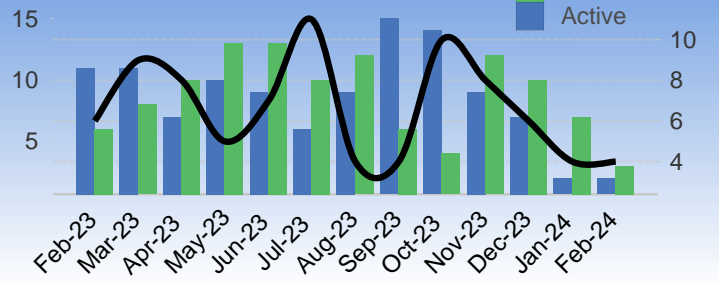
- Inventory: 2 units were listed for sale as of the last day of February - approximately 0.3 months of inventory.
- Sales Activity: 3 units were sold during February,
- Median Sales Price: \$700,000 during February
- Average price per sq.ft. in February was \$461
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 101% of list price in February



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
Feb-24	2	4	3	0.3	\$701,333	\$700,000	\$711,666	7	\$421	\$461	101%
Jan-24	2	4	7	0.2	\$787,414	\$800,000	\$777,142	41	\$439	\$451	99%
Dec-23	7	6	10	0.8	\$755,494	\$763,500	\$763,100	36	\$443	\$424	101%
Nov-23	9	8	12	1.2	\$755,666	\$797,500	\$783,190	21	\$433	\$537	104%
Oct-23	14	10	4	1.9	\$803,474	\$790,000	\$843,972	16	\$456	\$501	105%
Sep-23	15	4	6	1.6	\$894,563	\$873,000	\$935,500	15	\$496	\$512	104%
Aug-23	9	4	12	0.8	\$726,570	\$765,500	\$747,729	17	\$474	\$504	103%
Jul-23	6	11	10	0.5	\$694,877	\$730,000	\$735,630	21	\$493	\$483	106%
Jun-23	9	7	13	0.8	\$800,299	\$760,000	\$791,615	33	\$477	\$477	99%
May-23	10	5	13	1.1	\$773,518	\$795,000	\$808,307	31	\$480	\$476	105%
Apr-23	7	8	10	1.1	\$745,290	\$745,000	\$751,340	36	\$531	\$526	101%
Mar-23	11	9	8	1.8	\$749,867	\$743,000	\$763,500	21	\$465	\$451	102%
Feb-23	11	6	6	1.7	\$690,483	\$678,943	\$682,147	28	\$467	\$498	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	3	-50%	\$898,200	23.3%	\$700,000	3.1%	\$711,666	4.33%	7	-75%	101%
Feb-23	6	-25%	\$728,648	-2.67%	\$678,943	-15.2%	\$682,147	-15.9%	28	-15.2%	99%
Feb-22	8	-33.3%	\$748,658	7.97%	\$801,000	9.65%	\$811,000	17.8%	33	175%	108%

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	1	0	2	2
\$500-599K	0	1	0	3	10
\$600-699K	2	3	1	7	4
\$700-799K	3	5	9	11	0
\$800-899K	5	0	4	3	0
\$900-999K	0	0	2	0	0
\$1-1.299M	0	0	0	1	0
\$1.3-1.699M	0	0	0	0	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	10	10	16	27	16

Presented by: