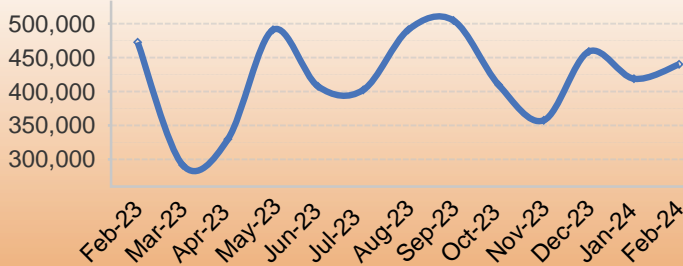


Market Activity Summary:

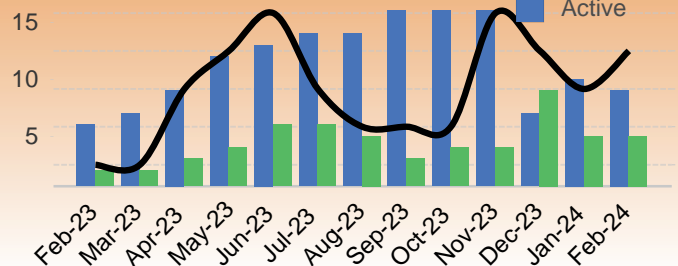
- Inventory: 9 units were listed for sale as of the last day of February - approximately 1.4 months of inventory.
- Sales Activity: 5 units were sold during February,
- Median Sales Price: \$440,000 during February
- Average price per sq.ft. in February was \$343
- Average Days-on-Market (DOM) is approximately 43 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	9	5	5	1.4	\$431,699	\$440,000	\$435,000	43	\$354	\$343	101%
Jan-24	10	4	5	1.8	\$407,375	\$419,000	\$401,600	30	\$340	\$351	99%
Dec-23	7	5	9	1.2	\$459,444	\$459,000	\$455,611	50	\$390	\$347	100%
Nov-23	16	6	4	4.9	\$381,250	\$357,500	\$380,000	23	\$346	\$350	100%
Oct-23	16	3	4	4.0	\$425,986	\$410,000	\$422,500	66	\$331	\$398	100%
Sep-23	16	3	3	3.4	\$488,333	\$505,000	\$487,000	32	\$342	\$420	100%
Aug-23	14	3	5	2.5	\$472,980	\$491,000	\$474,200	16	\$359	\$376	100%
Jul-23	14	4	6	2.8	\$404,825	\$402,500	\$415,825	17	\$371	\$384	103%
Jun-23	13	6	6	3.2	\$407,158	\$407,500	\$415,833	38	\$389	\$404	102%
May-23	12	5	4	4.0	\$488,737	\$491,000	\$486,750	30	\$387	\$383	99%
Apr-23	9	4	3	3.9	\$412,998	\$330,000	\$423,331	26	\$413	\$368	104%
Mar-23	7	2	2	4.2	\$299,000	\$291,500	\$291,500	31	\$428	\$410	97%
Feb-23	6	2	2	2.0	\$459,944	\$472,500	\$472,500	43	\$431	\$314	103%

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	5	150%	\$496,475	66%	\$440,000	-6.88%	\$435,000	-7.94%	43	0%	101%
Feb-23	2	-75%	\$299,000	-19.1%	\$472,500	17.4%	\$472,500	9.79%	43	231%	103%
Feb-22	8	100%	\$369,570	-6.29%	\$402,500	-2.19%	\$430,375	5.42%	13	-23.5%	104%

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	7	2	11	7	11
\$500-599K	3	1	2	1	0
\$600-699K	0	0	2	0	0
\$700-799K	0	0	0	0	0
\$800-899K	0	0	0	0	0
\$900-999K	0	0	0	0	0
\$1-1.299M	0	0	0	0	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	3	15	8	11

Presented by:

Includes Pittsburg and Bay Point

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