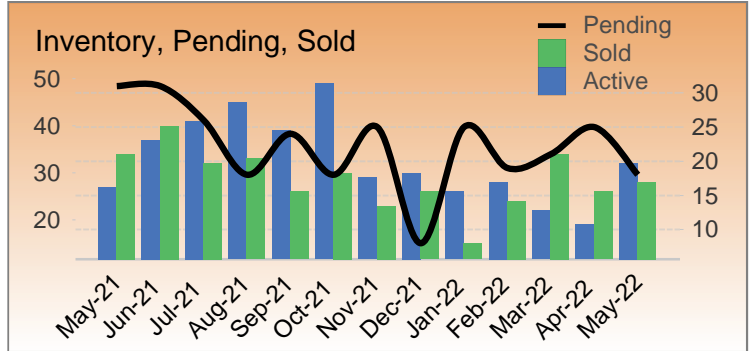


Market Activity Summary:

- Inventory: 36 units were listed for sale as of the last day of May - approximately 1.2 months of inventory.
- Sales Activity: 28 units were sold during May
- Median Sales Price: \$585,000 during May
- Average price per sq.ft. in May was \$540
- 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-22 | 32 | 18 | 28 | 1.2 | \$561,352 | \$585,000 | \$589,464 | 34 | \$475 | \$540 | 103% |
| Apr-22 | 19 | 25 | 26 | 0.8 | \$495,859 | \$557,500 | \$612,649 | 28 | \$516 | \$600 | 105% |
| Mar-22 | 22 | 21 | 34 | 1.0 | \$638,299 | \$582,751 | \$584,326 | 24 | \$529 | \$509 | 107% |
| Feb-22 | 28 | 19 | 24 | 1.5 | \$502,504 | \$615,000 | \$605,041 | 32 | \$484 | \$529 | 104% |
| Jan-22 | 26 | 25 | 15 | 1.3 | \$591,218 | \$588,000 | \$595,077 | 27 | \$490 | \$456 | 103% |
| Dec-21 | 30 | 8 | 26 | 1.1 | \$537,137 | \$517,500 | \$526,711 | 24 | \$532 | \$506 | 102% |
| Nov-21 | 29 | 25 | 23 | 1.1 | \$556,879 | \$515,000 | \$506,065 | 23 | \$518 | \$499 | 101% |
| Oct-21 | 49 | 18 | 30 | 1.8 | \$554,475 | \$567,500 | \$573,980 | 21 | \$544 | \$514 | 103% |
| Sep-21 | 39 | 24 | 26 | 1.4 | \$527,442 | \$601,000 | \$602,726 | 20 | \$534 | \$514 | 104% |
| Aug-21 | 45 | 18 | 33 | 1.4 | \$542,121 | \$520,000 | \$552,316 | 28 | \$520 | \$471 | 105% |
| Jul-21 | 41 | 26 | 32 | 1.2 | \$516,403 | \$517,500 | \$556,171 | 19 | \$497 | \$546 | 106% |
| Jun-21 | 37 | 31 | 40 | 1.1 | \$575,156 | \$540,000 | \$544,420 | 18 | \$497 | \$477 | 105% |
| May-21 | 27 | 31 | 34 | 0.9 | \$483,287 | \$600,000 | \$594,460 | 21 | \$530 | \$495 | 106% |

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 | 28 | -17.6% | \$561,352 | 16.2% | \$585,000 | -2.5% | \$589,464 | -0.84% | 34 | 61.9% | 103% |
| May-21 | 34 | 143% | \$483,287 | 19.6% | \$600,000 | 26.3% | \$594,460 | 21.5% | 21 | 0% | 106% |
| May-20 | 14 | -65.9% | \$404,000 | -11.4% | \$475,000 | 5.56% | \$489,357 | -0.00572% | 21 | -43.2% | 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 | 86 | 141 | 123 | 158 | 139 |
| \$500-599K | 79 | 79 | 28 | 45 | 42 |
| \$600-699K | 74 | 60 | 20 | 34 | 40 |
| \$700-799K | 31 | 34 | 6 | 22 | 2 |
| \$800-899K | 26 | 13 | 3 | 3 | 0 |
| \$900-999K | 8 | 9 | 0 | 7 | 0 |
| \$1-1.299M | 1 | 6 | 1 | 0 | 0 |
| \$1.3-1.699M | 0 | 2 | 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 | 305 | 344 | 181 | 269 | 223 |

Presented by: