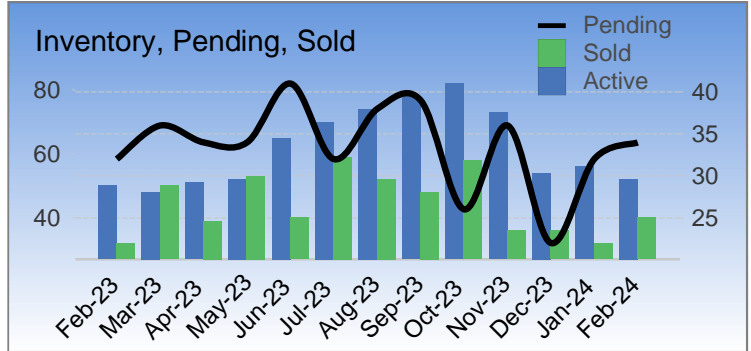


Market Activity Summary:

- Inventory: 53 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 40 units were sold during February,
- Median Sales Price: \$725,500 during February
- Average price per sq.ft. in February was \$530
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 105% of list price in February



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	52	34	40	1.5	\$738,088	\$725,500	\$767,438	26	\$547	\$530	105%
Jan-24	56	32	32	1.7	\$562,904	\$585,000	\$581,148	32	\$528	\$538	103%
Dec-23	54	22	36	1.3	\$625,700	\$558,000	\$632,650	27	\$541	\$495	102%
Nov-23	73	36	36	1.6	\$691,933	\$680,000	\$730,775	18	\$544	\$483	106%
Oct-23	82	26	58	1.6	\$636,370	\$625,000	\$659,452	19	\$525	\$503	104%
Sep-23	78	39	48	1.5	\$745,809	\$692,800	\$789,714	19	\$518	\$557	106%
Aug-23	74	38	52	1.5	\$736,872	\$712,500	\$776,307	22	\$500	\$567	106%
Jul-23	70	32	59	1.5	\$670,579	\$705,000	\$718,408	21	\$498	\$552	107%
Jun-23	65	41	40	1.6	\$726,850	\$735,000	\$778,004	22	\$498	\$526	108%
May-23	52	34	53	1.1	\$624,966	\$618,888	\$668,878	32	\$512	\$532	107%
Apr-23	51	34	39	1.3	\$722,126	\$680,000	\$758,868	31	\$485	\$491	105%
Mar-23	48	36	50	1.6	\$661,397	\$637,500	\$674,370	35	\$490	\$479	102%
Feb-23	50	32	32	1.8	\$692,354	\$660,000	\$699,968	45	\$463	\$482	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
Feb-24	40	25%	\$776,038	7.55%	\$725,500	9.92%	\$767,438	9.64%	26	-42.2%	105%
Feb-23	32	-17.9%	\$721,572	-1.66%	\$660,000	-13.7%	\$699,968	-7.76%	45	105%	101%
Feb-22	39	-15.2%	\$733,728	16.7%	\$765,000	29.7%	\$758,894	22.7%	22	4.76%	112%

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	12	6	4	23	35
\$500-599K	17	10	17	29	30
\$600-699K	14	13	15	19	11
\$700-799K	10	7	18	9	7
\$800-899K	10	5	12	8	8
\$900-999K	3	2	7	7	5
\$1-1.299M	5	5	7	0	0
\$1.3-1.699M	1	1	0	1	3
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	1	0
>3M	0	0	0	0	0
Total	72	49	80	97	99

Presented by: