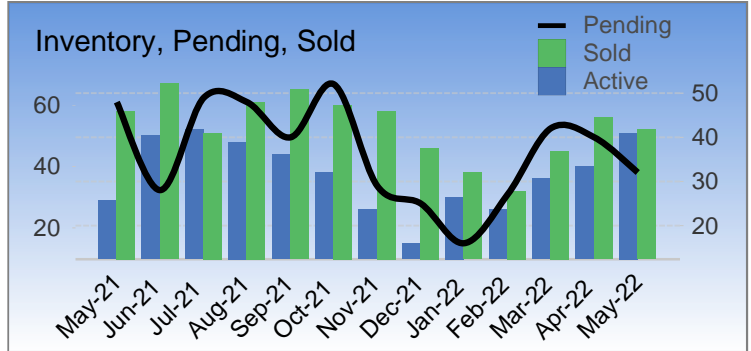


Market Activity Summary:

- Inventory: 54 units were listed for sale as of the last day of May - approximately 1.1 months of inventory.
- Sales Activity: 52 units were sold during May
- Median Sales Price: \$1,027,500 during May
- Average price per sq.ft. in May was \$748
- Average Days-on-Market (DOM) is approximately 9 days
- Sold over Asking: On average, buyers paid 117% 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	51	32	52	1.1	\$957,089	\$1,027,500	\$1,056,392	9	\$648	\$748	117%
Apr-22	40	40	56	0.9	\$922,452	\$1,040,000	\$1,104,992	10	\$644	\$765	119%
Mar-22	36	42	45	1.0	\$935,574	\$952,000	\$980,766	9	\$635	\$732	120%
Feb-22	26	27	32	0.7	\$880,167	\$999,000	\$1,085,906	9	\$602	\$731	120%
Jan-22	30	16	38	0.7	\$861,182	\$917,500	\$952,494	15	\$587	\$690	111%
Dec-21	15	25	46	0.3	\$892,558	\$875,000	\$901,125	19	\$571	\$635	108%
Nov-21	26	29	58	0.5	\$841,948	\$844,000	\$927,269	15	\$595	\$643	109%
Oct-21	38	52	60	0.6	\$862,930	\$852,500	\$908,988	18	\$580	\$640	108%
Sep-21	44	40	65	0.8	\$836,775	\$900,000	\$937,881	18	\$591	\$630	110%
Aug-21	48	48	61	0.8	\$886,701	\$900,000	\$983,921	16	\$567	\$644	110%
Jul-21	52	49	51	0.9	\$864,405	\$900,000	\$912,813	9	\$605	\$652	113%
Jun-21	50	28	67	0.8	\$839,508	\$880,000	\$883,358	11	\$573	\$686	113%
May-21	29	48	58	0.5	\$818,365	\$885,000	\$913,882	12	\$596	\$669	114%

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	52	-10.3%	\$957,089	17%	\$1,027,500	16.1%	\$1,056,392	15.6%	9	-25%	117%
May-21	58	123%	\$818,365	8.15%	\$885,000	23.5%	\$913,882	24.4%	12	-14.3%	114%
May-20	26	-50.9%	\$756,673	2.2%	\$716,500	-0.486%	\$734,716	-3.26%	14	0%	103%

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	0	2	3	24	2
\$500-599K	5	12	22	73	83
\$600-699K	13	41	84	172	216
\$700-799K	51	104	118	97	140
\$800-899K	90	159	28	48	28
\$900-999K	107	99	20	18	30
\$1-1.299M	151	84	14	21	20
\$1.3-1.699M	61	10	2	0	0
\$1.7-1.999M	6	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	484	511	291	453	519

Presented by:

