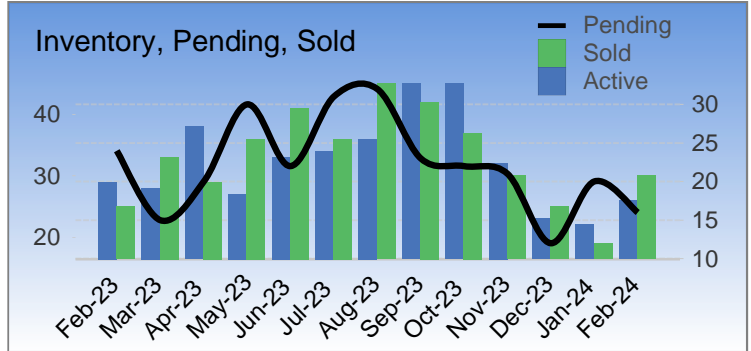


Market Activity Summary:

- Inventory: 27 units were listed for sale as of the last day of February - approximately 1.1 months of inventory.
- Sales Activity: 30 units were sold during February,
- Median Sales Price: \$872,500 during February
- Average price per sq.ft. in February was \$663
- Average Days-on-Market (DOM) is approximately 23 days
- Sold over Asking: On average, buyers paid 104% 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	26	16	30	1.1	\$862,853	\$872,500	\$896,342	23	\$654	\$663	104%
Jan-24	22	20	19	0.9	\$820,205	\$805,000	\$859,726	23	\$662	\$602	105%
Dec-23	23	12	25	0.8	\$860,957	\$800,000	\$866,045	25	\$645	\$643	101%
Nov-23	32	21	30	0.9	\$847,689	\$844,000	\$871,216	16	\$673	\$604	103%
Oct-23	45	22	37	1.1	\$886,290	\$850,000	\$938,351	18	\$646	\$642	105%
Sep-23	45	23	42	1.1	\$795,704	\$840,000	\$857,533	12	\$667	\$683	108%
Aug-23	36	32	45	0.9	\$887,027	\$900,000	\$952,151	15	\$650	\$610	107%
Jul-23	34	31	36	0.9	\$879,627	\$837,500	\$936,131	18	\$663	\$627	108%
Jun-23	33	22	41	1.0	\$857,557	\$865,000	\$919,914	10	\$651	\$666	108%
May-23	27	30	36	0.8	\$929,850	\$937,500	\$999,475	22	\$679	\$582	107%
Apr-23	38	20	29	1.3	\$845,922	\$838,000	\$887,340	18	\$637	\$613	105%
Mar-23	28	15	33	1.2	\$832,284	\$840,000	\$861,272	19	\$645	\$638	104%
Feb-23	29	24	25	1.1	\$785,950	\$778,000	\$812,120	38	\$643	\$641	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	30	20%	\$863,210	1.96%	\$872,500	12.1%	\$896,342	10.4%	23	-39.5%	104%
Feb-23	25	-21.9%	\$846,638	-3.81%	\$778,000	-22.1%	\$812,120	-25.2%	38	322%	103%
Feb-22	32	10.3%	\$880,167	10.2%	\$999,000	16.2%	\$1,085,906	18.7%	9	-40%	120%

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	2	0	0	1
\$500-599K	0	2	0	1	4
\$600-699K	5	2	1	5	17
\$700-799K	11	22	10	23	10
\$800-899K	15	15	11	20	4
\$900-999K	8	4	21	9	6
\$1-1.299M	8	4	16	10	1
\$1.3-1.699M	2	1	9	1	1
\$1.7-1.999M	0	0	2	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	49	52	70	69	44

Presented by: