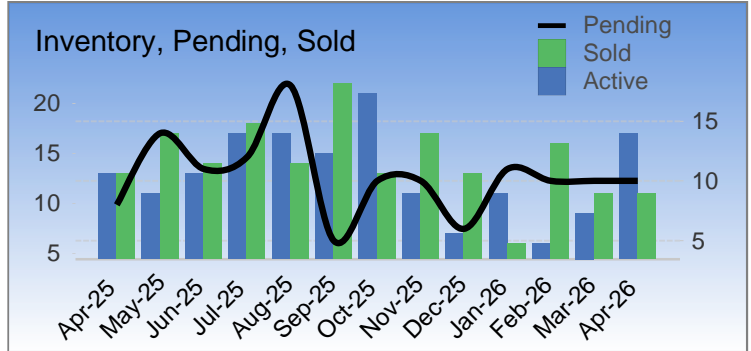


## Market Activity Summary:

- Inventory: 17 units were listed for sale as of the last day of April - approximately 1.4 months of inventory.
- Sales Activity: 11 units were sold during April,
- Median Sales Price: \$820,000 during April
- Average price per sq.ft. in April was \$730
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 109% of list price in April



## 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
Apr-26	17	10	11	1.4	\$746,272	\$820,000	\$809,818	10	\$674	\$730	109%
Mar-26	9	10	11	0.8	\$780,262	\$820,000	\$824,727	13	\$632	\$692	106%
Feb-26	6	10	16	0.5	\$803,479	\$817,950	\$824,809	27	\$704	\$627	103%
Jan-26	11	11	6	1.0	\$789,483	\$797,500	\$794,433	27	\$656	\$681	101%
Dec-25	7	6	13	0.6	\$758,592	\$760,000	\$773,692	19	\$672	\$676	102%
Nov-25	11	10	17	0.6	\$826,505	\$810,000	\$833,111	15	\$741	\$619	101%
Oct-25	21	10	13	1.3	\$762,975	\$800,000	\$777,115	43	\$619	\$657	102%
Sep-25	15	5	22	1.0	\$822,672	\$850,000	\$852,122	17	\$630	\$650	104%
Aug-25	17	18	14	1.1	\$788,985	\$815,000	\$807,928	24	\$647	\$630	103%
Jul-25	17	12	18	1.0	\$821,249	\$857,500	\$836,506	20	\$682	\$626	102%
Jun-25	13	11	14	0.9	\$840,702	\$849,444	\$860,420	16	\$612	\$643	102%
May-25	11	14	17	0.9	\$776,411	\$835,000	\$806,409	20	\$702	\$674	104%
Apr-25	13	8	13	1.2	\$779,215	\$825,000	\$820,299	15	\$671	\$660	105%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	% Change	Average DOM	% Change	Sale Price / List Price
Apr-26	11	-15.4%	\$802,812	-2.78%	\$820,000	-0.606%	\$809,818	-1.28%	10	-33.3%	109%
Apr-25	13	30%	\$825,739	-2.81%	\$825,000	-7.82%	\$820,299	-8.71%	15	-11.8%	105%
Apr-24	10	11.1%	\$849,606	3.17%	\$895,000	6.55%	\$898,588	1.6%	17	30.8%	108%

## Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	1	0	1	1
\$600-699K	2	1	1	3	1
\$700-799K	16	7	9	13	4
\$800-899K	18	20	13	14	19
\$900-999K	8	7	9	5	18
\$1-1.299M	0	7	7	3	14
\$1.3-1.699M	0	0	0	0	1
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	44	43	39	39	58

Presented by: