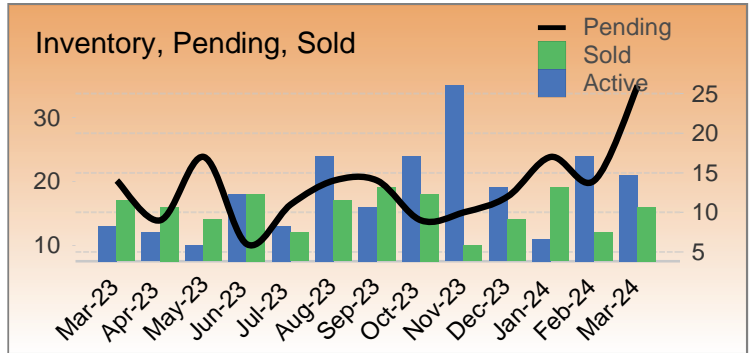
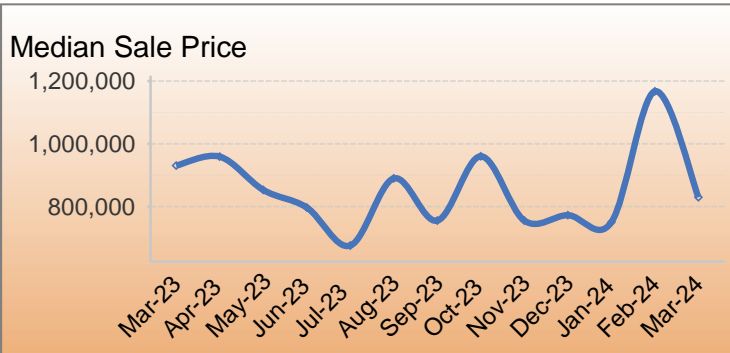


Market Activity Summary:

- Inventory: 21 units were listed for sale as of the last day of March - approximately 1.3 months of inventory.
- Sales Activity: 16 units were sold during March,
- Median Sales Price: \$829,500 during March
- Average price per sq.ft. in March was \$694
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 103% of list price in March



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
Mar-24	21	26	16	1.3	\$964,324	\$829,500	\$993,830	15	\$653	\$694	103%
Feb-24	24	14	12	1.6	\$1,047,991	\$1,167,500	\$1,081,166	12	\$678	\$684	103%
Jan-24	11	17	19	0.8	\$821,893	\$750,000	\$822,657	36	\$645	\$623	100%
Dec-23	19	12	14	1.4	\$905,452	\$772,500	\$890,183	21	\$650	\$632	99%
Nov-23	35	10	10	2.3	\$836,363	\$755,000	\$833,300	13	\$631	\$679	100%
Oct-23	24	9	18	1.4	\$928,527	\$960,000	\$953,972	14	\$639	\$697	103%
Sep-23	16	14	19	1.1	\$906,530	\$755,000	\$906,602	21	\$653	\$672	101%
Aug-23	24	14	17	1.5	\$970,846	\$890,000	\$967,625	14	\$645	\$661	100%
Jul-23	13	11	12	1.0	\$692,745	\$675,000	\$714,258	11	\$649	\$673	103%
Jun-23	18	6	18	1.2	\$864,580	\$797,000	\$904,771	12	\$667	\$654	104%
May-23	10	17	14	0.6	\$904,639	\$852,500	\$934,464	11	\$646	\$628	103%
Apr-23	12	9	16	1.0	\$937,665	\$959,500	\$949,021	8	\$629	\$616	101%
Mar-23	13	14	17	1.4	\$812,673	\$930,000	\$811,594	24	\$670	\$617	100%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Mar-24	16	-5.88%	\$933,490	-2.34%	\$829,500	-10.8%	\$993,830	22.5%	15	-37.5%	103%
Mar-23	17	-22.7%	\$955,849	5.06%	\$930,000	-7.78%	\$811,594	-22.9%	24	300%	100%
Mar-22	22	-35.3%	\$909,796	19.3%	\$1,008,500	34.5%	\$1,052,659	30.7%	6	-45.5%	114%

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	4	5	17	19
\$500-599K	4	6	5	14	11
\$600-699K	9	3	6	15	10
\$700-799K	9	3	7	4	2
\$800-899K	2	2	7	3	21
\$900-999K	4	2	1	10	12
\$1-1.299M	9	9	6	17	0
\$1.3-1.699M	9	1	17	1	0
\$1.7-1.999M	1	0	1	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	47	30	55	81	75

Presented by: