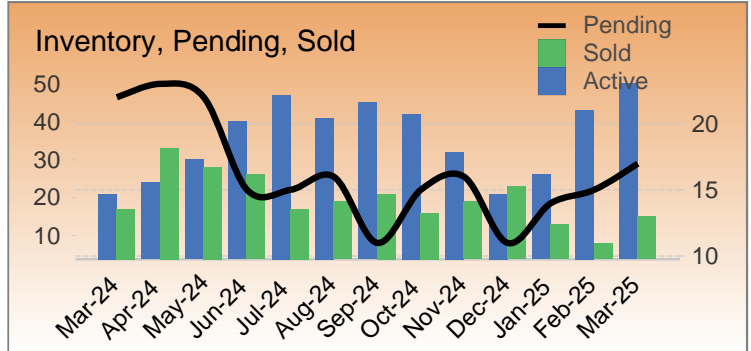


Market Activity Summary:

- Inventory: 50 units were listed for sale as of the last day of March - approximately 4.3 months of inventory.
- Sales Activity: 15 units were sold during March,
- Median Sales Price: \$1,175,000 during March
- Average price per sq.ft. in March was \$653
- Average Days-on-Market (DOM) is approximately 19 days
- Sold over Asking: On average, buyers paid 100% 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-25	50	17	15	4.3	\$1,044,461	\$1,175,000	\$1,041,360	19	\$656	\$653	100%
Feb-25	43	15	8	3.0	\$1,070,624	\$1,202,500	\$1,080,375	22	\$661	\$588	101%
Jan-25	26	14	13	1.5	\$1,011,760	\$1,110,000	\$993,236	27	\$659	\$672	98%
Dec-24	21	11	23	1.1	\$850,997	\$740,000	\$836,546	32	\$695	\$647	98%
Nov-24	32	16	19	1.8	\$892,894	\$800,000	\$896,000	36	\$677	\$648	100%
Oct-24	42	15	16	2.4	\$978,310	\$890,000	\$974,227	27	\$665	\$645	100%
Sep-24	45	11	21	2.4	\$1,015,489	\$976,656	\$995,939	27	\$666	\$653	98%
Aug-24	41	16	19	2.0	\$918,795	\$830,000	\$913,123	23	\$663	\$670	100%
Jul-24	47	15	17	2.0	\$1,077,863	\$1,163,000	\$1,086,264	23	\$662	\$661	101%
Jun-24	40	15	26	1.5	\$966,517	\$1,022,500	\$978,749	16	\$668	\$658	101%
May-24	30	22	28	1.2	\$1,045,866	\$1,172,500	\$1,057,770	17	\$665	\$671	101%
Apr-24	24	23	33	1.2	\$942,803	\$875,000	\$960,136	24	\$673	\$690	102%
Mar-24	21	22	17	1.5	\$1,020,147	\$860,000	\$1,042,329	19	\$665	\$691	102%

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-25	15	-11.8%	\$955,208	2.54%	\$1,175,000	36.6%	\$1,041,360	-0.093%	19	0%	100%
Mar-24	17	0%	\$931,522	-2.55%	\$860,000	-7.53%	\$1,042,329	28.4%	19	-20.8%	102%
Mar-23	17	-22.7%	\$955,849	5.06%	\$930,000	-7.78%	\$811,594	-22.9%	24	300%	100%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	2	0	4	5	17
\$500-599K	1	4	6	5	14
\$600-699K	4	9	3	6	15
\$700-799K	3	9	3	7	4
\$800-899K	2	3	2	7	3
\$900-999K	1	4	2	1	10
\$1-1.299M	16	9	9	6	17
\$1.3-1.699M	7	9	1	17	1
\$1.7-1.999M	0	2	0	1	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	36	49	30	55	81

Presented by:

