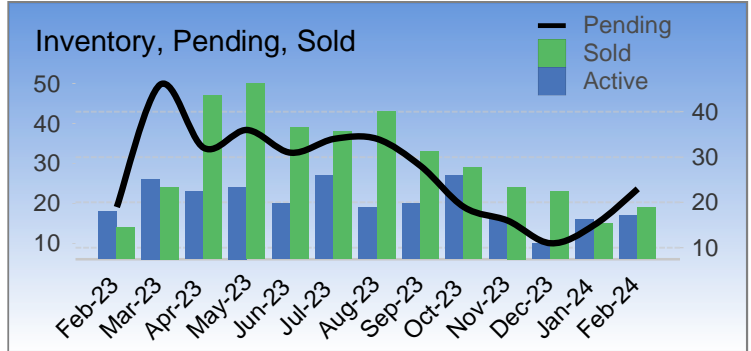


Market Activity Summary:

- Inventory: 18 units were listed for sale as of the last day of February - approximately 0.9 months of inventory.
- Sales Activity: 19 units were sold during February,
- Median Sales Price: \$1,850,000 during February
- Average price per sq.ft. in February was \$869
- Average Days-on-Market (DOM) is approximately 18 days
- Sold over Asking: On average, buyers paid 106% 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	17	23	19	0.9	\$1,706,620	\$1,850,000	\$1,800,000	18	\$765	\$869	106%
Jan-24	16	15	15	0.8	\$1,749,103	\$1,680,000	\$1,779,600	31	\$808	\$793	102%
Dec-23	10	11	23	0.4	\$1,647,616	\$1,550,000	\$1,650,519	17	\$789	\$816	100%
Nov-23	16	16	24	0.6	\$1,887,270	\$1,699,000	\$1,899,229	19	\$776	\$744	101%
Oct-23	27	19	29	0.8	\$1,914,749	\$1,839,001	\$1,929,739	13	\$764	\$758	101%
Sep-23	20	28	33	0.5	\$1,800,338	\$1,770,000	\$1,833,322	14	\$737	\$754	102%
Aug-23	19	34	43	0.5	\$1,739,802	\$1,680,000	\$1,791,255	12	\$689	\$819	104%
Jul-23	27	34	38	0.6	\$1,930,453	\$1,862,500	\$1,962,009	14	\$729	\$764	103%
Jun-23	20	31	39	0.4	\$1,832,038	\$1,850,000	\$1,898,074	11	\$704	\$783	104%
May-23	24	36	50	0.6	\$1,775,885	\$1,760,000	\$1,848,258	10	\$704	\$774	104%
Apr-23	23	32	47	0.8	\$1,775,521	\$1,715,000	\$1,832,489	22	\$724	\$774	105%
Mar-23	26	46	24	1.6	\$1,826,306	\$1,793,500	\$1,866,970	15	\$750	\$771	103%
Feb-23	18	19	14	1.2	\$1,645,928	\$1,607,500	\$1,613,196	51	\$727	\$728	98%

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	19	35.7%	\$1,931,393	7.36%	\$1,850,000	15.1%	\$1,800,000	11.6%	18	-64.7%	106%
Feb-23	14	-58.8%	\$1,799,062	-7.25%	\$1,607,500	-15.8%	\$1,613,196	-19.9%	51	410%	98%
Feb-22	34	-5.56%	\$1,939,768	23.8%	\$1,910,000	34.7%	\$2,015,161	36.2%	10	66.7%	116%

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	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	1	1
\$700-799K	1	0	0	1	3
\$800-899K	0	0	0	1	7
\$900-999K	0	0	0	0	6
\$1-1.299M	1	4	3	22	19
\$1.3-1.699M	14	12	10	34	14
\$1.7-1.999M	10	6	21	7	1
\$2-2.999M	8	3	25	5	3
>3M	0	1	4	1	0
Total	34	26	63	72	54

Presented by: