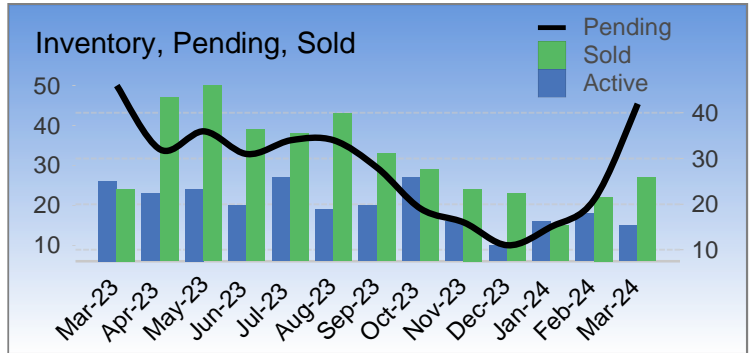


Market Activity Summary:

- Inventory: 15 units were listed for sale as of the last day of March - approximately 0.7 months of inventory.
- Sales Activity: 27 units were sold during March,
- Median Sales Price: \$1,670,000 during March
- Average price per sq.ft. in March was \$868
- Average Days-on-Market (DOM) is approximately 10 days
- Sold over Asking: On average, buyers paid 107% 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	15	42	27	0.7	\$1,651,139	\$1,670,000	\$1,764,444	10	\$765	\$868	107%
Feb-24	18	21	22	0.9	\$1,729,576	\$1,850,000	\$1,831,227	22	\$764	\$858	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%

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	27	12.5%	\$1,982,464	11%	\$1,670,000	-6.89%	\$1,764,444	-5.49%	10	-33.3%	107%
Mar-23	24	-61.9%	\$1,785,818	-6.35%	\$1,793,500	-15.6%	\$1,866,970	-14.1%	15	114%	103%
Mar-22	63	-7.35%	\$1,906,857	29.7%	\$2,125,000	36%	\$2,174,073	31.9%	7	0%	117%

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	2	1	1	2	9
\$900-999K	0	0	0	0	12
\$1-1.299M	2	5	5	30	45
\$1.3-1.699M	26	21	18	62	34
\$1.7-1.999M	17	10	36	19	5
\$2-2.999M	15	10	57	14	7
>3M	1	3	9	1	0
Total	64	50	126	130	116

Presented by: