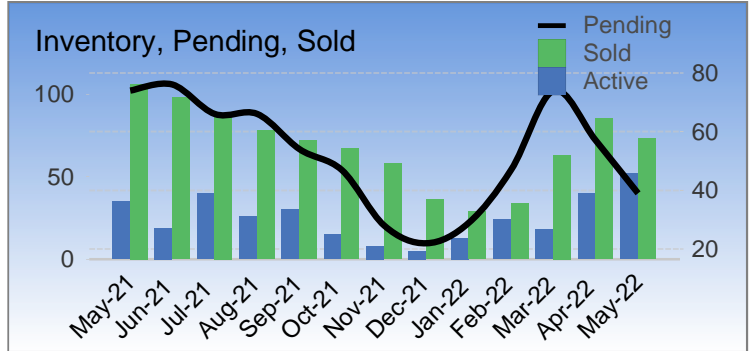


Market Activity Summary:

- Inventory: 52 units were listed for sale as of the last day of May - approximately 0.7 months of inventory.
- Sales Activity: 73 units were sold during May
- Median Sales Price: \$2,150,000 during May
- Average price per sq.ft. in May was \$875
- Average Days-on-Market (DOM) is approximately 7 days
- Sold over Asking: On average, buyers paid 113% of list price in May



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
May-22	52	39	73	0.7	\$2,092,121	\$2,150,000	\$2,237,525	7	\$804	\$875	113%
Apr-22	40	57	85	0.7	\$1,959,953	\$2,075,000	\$2,209,785	6	\$790	\$902	116%
Mar-22	18	74	63	0.4	\$1,910,266	\$2,125,000	\$2,174,073	7	\$762	\$896	117%
Feb-22	24	47	34	0.7	\$1,932,796	\$1,910,000	\$2,015,161	10	\$801	\$879	116%
Jan-22	13	29	29	0.3	\$1,730,046	\$2,115,000	\$2,146,258	7	\$766	\$801	112%
Dec-21	5	22	36	0.1	\$1,845,024	\$1,717,500	\$1,882,472	7	\$828	\$783	112%
Nov-21	8	28	58	0.1	\$1,683,660	\$1,647,500	\$1,674,905	9	\$709	\$776	108%
Oct-21	15	47	67	0.2	\$1,628,291	\$1,670,000	\$1,784,528	8	\$731	\$748	111%
Sep-21	30	54	72	0.4	\$1,567,903	\$1,650,000	\$1,778,572	10	\$733	\$723	108%
Aug-21	26	66	78	0.3	\$1,574,858	\$1,812,500	\$1,855,615	7	\$715	\$748	111%
Jul-21	40	66	88	0.4	\$1,692,082	\$1,712,500	\$1,802,962	8	\$652	\$709	113%
Jun-21	19	76	98	0.2	\$1,646,098	\$1,627,500	\$1,761,339	8	\$684	\$706	113%
May-21	35	74	106	0.4	\$1,555,442	\$1,560,000	\$1,675,318	6	\$644	\$711	114%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
May-22	73	-31.1%	\$2,092,121	34.5%	\$2,150,000	37.8%	\$2,237,525	33.6%	7	16.7%	113%
May-21	106	293%	\$1,555,442	20%	\$1,560,000	42.5%	\$1,675,318	46.7%	6	-70%	114%
May-20	27	-71%	\$1,296,332	0.559%	\$1,095,000	-6.01%	\$1,142,285	-7.33%	20	42.9%	100%

Sales Activity and Price Trends

Price Range	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	1	2
\$600-699K	0	1	1	6	2
\$700-799K	0	1	5	1	6
\$800-899K	1	2	10	7	16
\$900-999K	0	2	27	35	47
\$1-1.299M	7	52	71	122	90
\$1.3-1.699M	43	154	50	61	71
\$1.7-1.999M	69	62	8	8	6
\$2-2.999M	134	50	8	8	6
>3M	25	2	0	0	0
Total	279	326	180	249	246

Presented by: