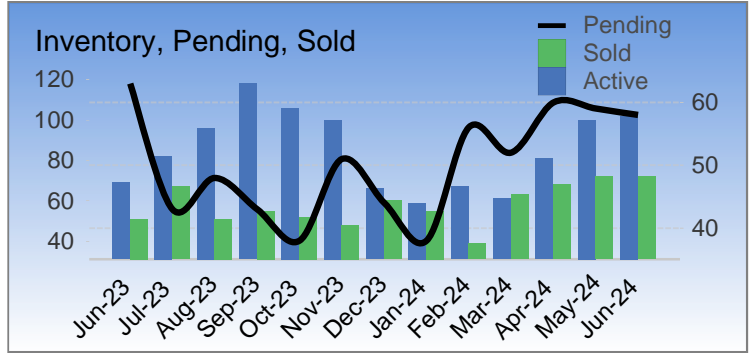


## Market Activity Summary:

- Inventory: 102 units were listed for sale as of the last day of June - approximately 1.5 months of inventory.
- Sales Activity: 72 units were sold during June,
- Median Sales Price: \$737,500 during June
- Average price per sq.ft. in June was \$388
- Average Days-on-Market (DOM) is approximately 20 days
- Sold over Asking: On average, buyers paid 102% of list price in June



## 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
Jun-24	102	58	72	1.5	\$795,993	\$737,500	\$801,468	20	\$392	\$388	102%
May-24	100	59	72	1.6	\$775,555	\$746,000	\$787,153	12	\$386	\$399	102%
Apr-24	81	60	68	1.5	\$825,347	\$770,000	\$837,720	21	\$440	\$379	102%
Mar-24	61	52	63	1.2	\$817,555	\$799,950	\$821,900	22	\$470	\$384	101%
Feb-24	67	56	39	1.3	\$790,214	\$745,000	\$788,588	32	\$466	\$397	100%
Jan-24	59	38	55	1.1	\$714,235	\$686,500	\$706,401	50	\$469	\$372	99%
Dec-23	66	44	60	1.3	\$752,206	\$703,500	\$739,738	25	\$472	\$367	99%
Nov-23	100	51	48	2.0	\$753,931	\$700,000	\$752,138	26	\$441	\$384	100%
Oct-23	106	38	52	2.2	\$732,928	\$680,000	\$730,461	20	\$404	\$383	100%
Sep-23	118	43	55	2.1	\$799,522	\$749,000	\$798,298	22	\$432	\$364	100%
Aug-23	96	48	51	1.7	\$755,608	\$714,020	\$749,759	24	\$440	\$363	100%
Jul-23	82	43	67	1.4	\$748,973	\$710,000	\$756,777	15	\$414	\$376	102%
Jun-23	69	63	51	1.3	\$715,244	\$699,950	\$718,491	21	\$421	\$366	101%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Jun-24	72	41.2%	\$846,309	6.35%	\$737,500	5.36%	\$801,468	11.5%	20	-4.76%	102%
Jun-23	51	-21.5%	\$795,787	1.23%	\$699,950	-5.67%	\$718,491	-12.1%	21	61.5%	101%
Jun-22	65	-48%	\$786,100	8.05%	\$742,000	5.25%	\$817,847	9.09%	13	44.4%	103%

## 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	24	26	19	58	197
\$500-599K	52	53	38	111	164
\$600-699K	76	63	79	111	46
\$700-799K	66	66	101	95	19
\$800-899K	60	41	84	63	5
\$900-999K	27	21	54	18	3
\$1-1.299M	45	16	60	19	7
\$1.3-1.699M	16	0	21	8	1
\$1.7-1.999M	2	1	2	3	0
\$2-2.999M	1	0	3	1	0
>3M	0	0	0	0	0
Total	369	287	461	487	442

Presented by: