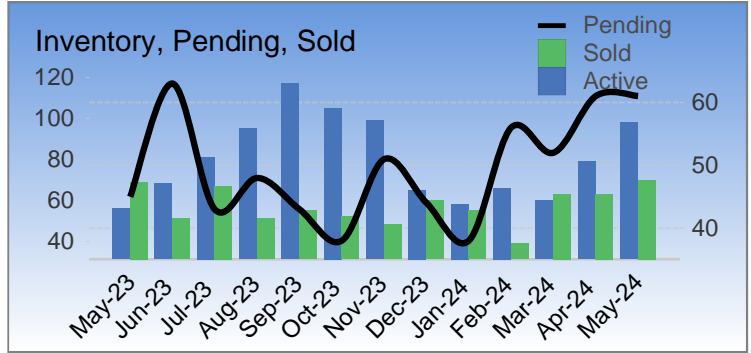


## Market Activity Summary:

- Inventory: 98 units were listed for sale as of the last day of May - approximately 1.6 months of inventory.
- Sales Activity: 70 units were sold during May,
- Median Sales Price: \$748,500 during May
- Average price per sq.ft. in May was \$400
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 102% 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-24	98	61	70	1.6	\$779,857	\$748,500	\$791,715	12	\$391	\$400	102%
Apr-24	79	61	63	1.5	\$818,510	\$770,000	\$825,648	19	\$442	\$372	101%
Mar-24	60	52	63	1.2	\$817,555	\$799,950	\$821,900	22	\$473	\$384	101%
Feb-24	66	56	39	1.3	\$790,214	\$745,000	\$788,588	32	\$468	\$397	100%
Jan-24	58	38	55	1.1	\$714,235	\$686,500	\$706,401	50	\$472	\$372	99%
Dec-23	65	44	60	1.2	\$752,206	\$703,500	\$739,738	25	\$474	\$367	99%
Nov-23	99	51	48	1.9	\$753,931	\$700,000	\$752,138	26	\$443	\$384	100%
Oct-23	105	38	52	2.1	\$732,928	\$680,000	\$730,461	20	\$405	\$383	100%
Sep-23	117	43	55	2.1	\$799,522	\$749,000	\$798,298	22	\$433	\$364	100%
Aug-23	95	48	51	1.7	\$755,608	\$714,020	\$749,759	24	\$442	\$363	100%
Jul-23	81	43	67	1.4	\$748,973	\$710,000	\$756,777	15	\$415	\$376	102%
Jun-23	68	63	51	1.3	\$715,244	\$699,950	\$718,491	21	\$423	\$366	101%
May-23	56	45	69	1.0	\$710,135	\$700,000	\$704,398	22	\$425	\$349	100%

## 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-24	70	1.45%	\$844,142	8.13%	\$748,500	6.93%	\$791,715	12.4%	12	-45.5%	102%
May-23	69	-17.9%	\$780,695	-4.99%	\$700,000	-18.1%	\$704,398	-20.6%	22	120%	100%
May-22	84	-10.6%	\$821,666	10.9%	\$855,000	26.2%	\$887,648	26.2%	10	11.1%	105%

## 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	18	18	14	51	149
\$500-599K	41	45	31	90	132
\$600-699K	61	54	67	86	34
\$700-799K	49	55	87	69	14
\$800-899K	49	34	75	39	4
\$900-999K	24	17	47	13	3
\$1-1.299M	37	13	54	10	6
\$1.3-1.699M	9	0	17	5	1
\$1.7-1.999M	1	0	2	3	0
\$2-2.999M	1	0	2	0	0
>3M	0	0	0	0	0
Total	290	236	396	366	343

Presented by: