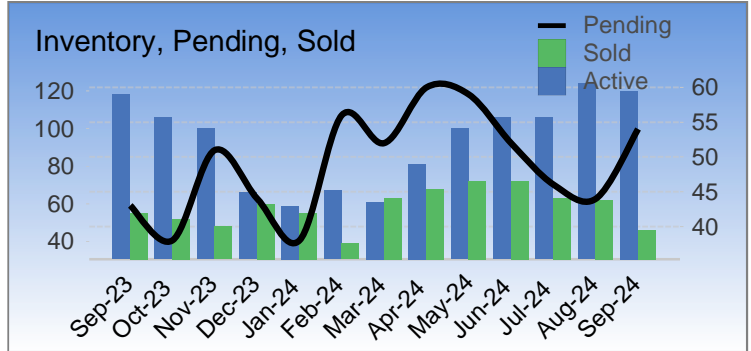


Market Activity Summary:

- Inventory: 120 units were listed for sale as of the last day of September - approximately 2.2 months of inventory.
- Sales Activity: 46 units were sold during September,
- Median Sales Price: \$757,500 during September
- Average price per sq.ft. in September was \$380
- Average Days-on-Market (DOM) is approximately 22 days
- Sold over Asking: On average, buyers paid 99% of list price in September



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
Sep-24	120	54	46	2.2	\$801,415	\$757,500	\$797,619	22	\$388	\$380	99%
Aug-24	124	44	62	1.9	\$823,039	\$769,750	\$815,386	26	\$394	\$370	99%
Jul-24	106	46	63	1.6	\$771,036	\$740,000	\$773,924	21	\$397	\$383	100%
Jun-24	106	52	72	1.6	\$794,964	\$737,500	\$800,731	20	\$388	\$388	102%
May-24	100	59	72	1.6	\$775,555	\$746,000	\$787,153	12	\$383	\$399	102%
Apr-24	81	60	68	1.5	\$825,347	\$770,000	\$837,720	21	\$438	\$379	102%
Mar-24	61	52	63	1.2	\$817,555	\$799,950	\$821,900	22	\$469	\$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%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Sep-24	46	-16.4%	\$801,984	4.94%	\$757,500	1.13%	\$797,619	-0.0851%	22	0%	99%
Sep-23	55	-25.7%	\$764,220	0.0594%	\$749,000	7.77%	\$798,298	10.5%	22	-29%	100%
Sep-22	74	-34.5%	\$763,766	3.39%	\$695,000	1.46%	\$722,522	4%	31	107%	98%

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	31	37	37	86	294
\$500-599K	70	73	62	161	267
\$600-699K	113	105	136	196	107
\$700-799K	104	108	146	156	41
\$800-899K	87	67	119	106	15
\$900-999K	44	32	68	43	7
\$1-1.299M	65	31	83	36	11
\$1.3-1.699M	23	3	23	14	2
\$1.7-1.999M	2	3	2	3	0
\$2-2.999M	1	1	3	3	0
>3M	0	0	0	0	0
Total	540	460	679	804	744

Presented by: