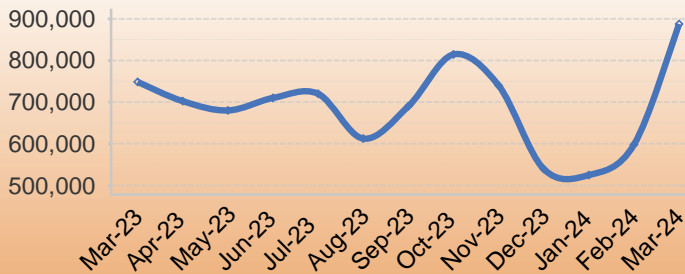


Market Activity Summary:

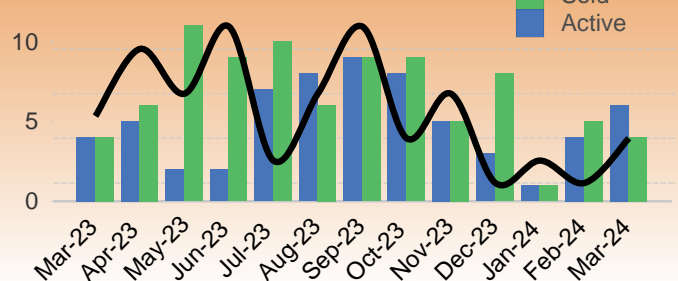
- Inventory: 6 units were listed for sale as of the last day of March - approximately 1.8 months of inventory.
- Sales Activity: 4 units were sold during March,
- Median Sales Price: \$887,500 during March
- Average price per sq.ft. in March was \$648
- Average Days-on-Market (DOM) is approximately 14 days
- Sold over Asking: On average, buyers paid 102% of list price in March



Median Sale Price



Inventory, Pending, Sold



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	6	4	4	1.8	\$766,250	\$887,500	\$783,750	14	\$678	\$648	102%
Feb-24	4	2	5	1.3	\$654,999	\$598,000	\$679,000	39	\$626	\$658	103%
Jan-24	1	3	1	0.2	\$585,000	\$524,900	\$524,900	38	\$594	\$648	90%
Dec-23	3	2	8	0.4	\$567,340	\$540,000	\$573,500	27	\$687	\$626	101%
Nov-23	5	6	5	0.7	\$711,580	\$740,000	\$735,960	32	\$672	\$606	104%
Oct-23	8	4	9	1.0	\$756,205	\$815,000	\$787,444	21	\$638	\$605	103%
Sep-23	9	9	9	1.1	\$661,029	\$690,000	\$679,731	13	\$626	\$639	103%
Aug-23	8	6	6	1.1	\$600,300	\$612,500	\$639,666	13	\$614	\$632	106%
Jul-23	7	3	10	0.8	\$697,066	\$720,000	\$738,477	10	\$595	\$650	106%
Jun-23	2	9	9	0.2	\$654,962	\$710,000	\$701,555	11	\$591	\$607	107%
May-23	2	6	11	0.4	\$710,046	\$680,000	\$738,057	12	\$718	\$589	104%
Apr-23	5	8	6	1.0	\$705,166	\$702,500	\$731,666	19	\$577	\$625	105%
Mar-23	4	5	4	1.2	\$837,250	\$749,000	\$857,000	57	\$607	\$596	102%

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	4	0%	\$720,956	-10.8%	\$887,500	18.5%	\$783,750	-8.55%	14	-75.4%	102%
Mar-23	4	-82.6%	\$808,142	3.44%	\$749,000	20.4%	\$857,000	28.1%	57	280%	102%
Mar-22	23	53.3%	\$781,291	-97.6%	\$622,000	-9.86%	\$668,978	-4.47%	15	15.4%	106%

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	1	3	3	8	5
\$500-599K	4	3	10	4	7
\$600-699K	0	3	14	7	7
\$700-799K	0	3	5	3	3
\$800-899K	3	0	5	7	2
\$900-999K	2	0	5	4	2
\$1-1.299M	0	1	1	1	0
\$1.3-1.699M	0	0	0	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	10	13	43	34	26

Presented by: