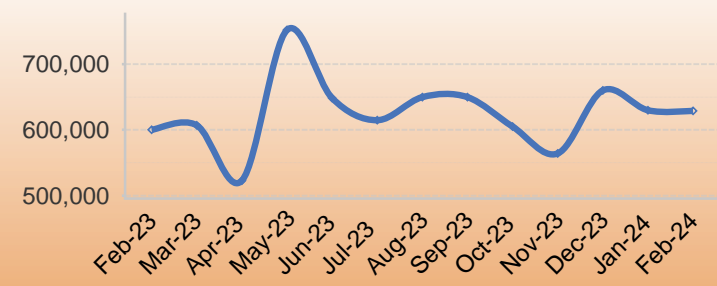


Market Activity Summary:

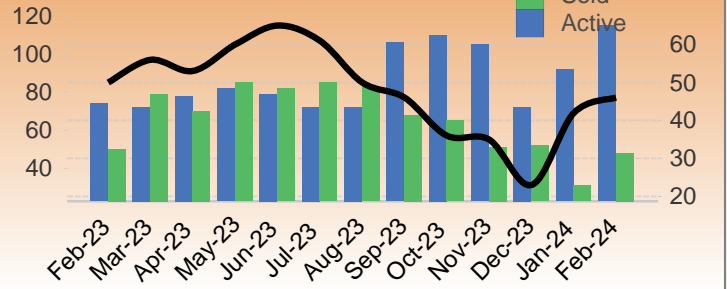
- Inventory: 116 units were listed for sale as of the last day of February - approximately 2.7 months of inventory.
- Sales Activity: 48 units were sold during February,
- Median Sales Price: \$629,000 during February
- Average price per sq.ft. in February was \$545
- Average Days-on-Market (DOM) is approximately 36 days
- Sold over Asking: On average, buyers paid 99% of list price in February



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
Feb-24	115	46	48	2.7	\$670,953	\$629,000	\$670,466	36	\$534	\$545	99%
Jan-24	92	42	31	2.1	\$717,028	\$630,000	\$727,393	43	\$512	\$558	101%
Dec-23	72	23	52	1.3	\$714,207	\$660,000	\$715,286	29	\$529	\$538	100%
Nov-23	105	35	51	1.8	\$672,643	\$564,000	\$678,086	21	\$531	\$562	100%
Oct-23	110	36	65	1.5	\$712,897	\$605,000	\$748,506	18	\$531	\$576	103%
Sep-23	106	46	68	1.3	\$679,928	\$650,000	\$687,164	23	\$524	\$555	101%
Aug-23	72	50	83	0.9	\$729,959	\$650,000	\$757,057	22	\$528	\$566	103%
Jul-23	72	61	85	0.9	\$671,333	\$615,000	\$679,580	26	\$555	\$553	101%
Jun-23	79	65	82	1.0	\$693,229	\$648,500	\$700,867	23	\$558	\$549	101%
May-23	82	60	85	1.1	\$770,971	\$752,000	\$800,981	18	\$551	\$597	103%
Apr-23	78	53	70	1.2	\$586,465	\$523,000	\$592,210	30	\$547	\$521	101%
Mar-23	72	56	79	1.3	\$635,304	\$607,000	\$654,607	20	\$547	\$547	102%
Feb-23	74	50	50	1.5	\$673,165	\$600,000	\$677,540	29	\$550	\$540	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
Feb-24	48	-4%	\$709,196	3.17%	\$629,000	4.83%	\$670,466	-1.04%	36	24.1%	99%
Feb-23	50	-45.1%	\$687,384	-92.6%	\$600,000	-0.826%	\$677,540	1.51%	29	61.1%	100%
Feb-22	91	-6.19%	\$9,243,539	1.49e+03%	\$605,000	18.6%	\$667,488	18%	18	-50%	104%

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	30	51	82	41
\$500-599K	11	13	32	29	12
\$600-699K	12	9	22	17	22
\$700-799K	6	12	10	15	12
\$800-899K	11	5	16	13	8
\$900-999K	6	6	6	7	4
\$1-1.299M	4	5	22	4	5
\$1.3-1.699M	3	4	3	1	1
\$1.7-1.999M	2	1	0	0	2
\$2-2.999M	0	0	0	1	0
>3M	0	0	0	0	0
Total	79	85	162	169	107

Presented by:

Includes Walnut Creek and Rossmore

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