

Market Activity Summary:

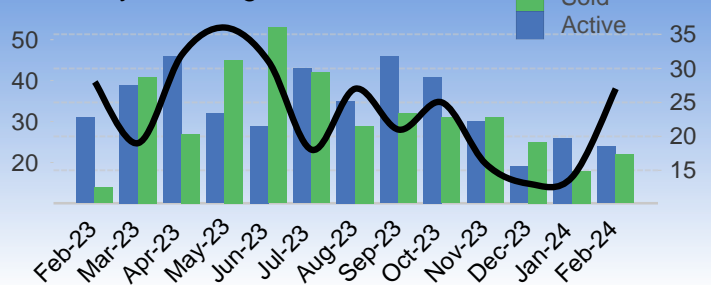
- Inventory: 26 units were listed for sale as of the last day of February - approximately 1.2 months of inventory.
- Sales Activity: 22 units were sold during February,
- Median Sales Price: \$1,450,000 during February
- Average price per sq.ft. in February was \$802
- Average Days-on-Market (DOM) is approximately 16 days
- Sold over Asking: On average, buyers paid 106% 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	24	27	22	1.2	\$1,475,850	\$1,450,000	\$1,551,363	16	\$787	\$802	106%
Jan-24	26	14	18	1.1	\$1,471,550	\$1,462,500	\$1,476,330	31	\$771	\$683	101%
Dec-23	19	13	25	0.7	\$1,406,631	\$1,400,000	\$1,424,908	21	\$803	\$715	102%
Nov-23	30	16	31	1.0	\$1,597,193	\$1,420,000	\$1,600,580	17	\$737	\$718	101%
Oct-23	41	25	31	1.4	\$1,510,864	\$1,511,250	\$1,526,294	17	\$780	\$756	102%
Sep-23	46	21	32	1.4	\$1,652,668	\$1,465,000	\$1,689,765	22	\$754	\$768	104%
Aug-23	35	27	29	0.8	\$1,448,618	\$1,400,000	\$1,484,896	18	\$775	\$760	103%
Jul-23	43	18	42	0.9	\$1,666,356	\$1,505,000	\$1,729,309	16	\$792	\$753	105%
Jun-23	29	31	53	0.7	\$1,590,820	\$1,527,000	\$1,649,294	24	\$769	\$746	104%
May-23	32	36	45	0.9	\$1,720,608	\$1,615,000	\$1,793,666	19	\$744	\$731	106%
Apr-23	46	32	27	1.7	\$1,509,621	\$1,425,000	\$1,532,888	18	\$723	\$793	101%
Mar-23	39	19	41	1.9	\$1,553,619	\$1,515,000	\$1,576,325	20	\$757	\$729	102%
Feb-23	31	28	14	2.2	\$1,642,777	\$1,480,000	\$1,644,744	23	\$735	\$687	104%

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	22	57.1%	\$1,603,377	-11.9%	\$1,450,000	-2.03%	\$1,551,363	-5.68%	16	-30.4%	106%
Feb-23	14	-48.1%	\$1,819,711	15.6%	\$1,480,000	-12.4%	\$1,644,744	-8.96%	23	188%	104%
Feb-22	27	-30.8%	\$1,574,255	14.7%	\$1,690,000	30.5%	\$1,806,574	29.7%	8	-27.3%	116%

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	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	1	0	2	0
\$700-799K	0	0	0	2	3
\$800-899K	1	0	1	2	3
\$900-999K	0	1	2	10	14
\$1-1.299M	9	6	6	27	19
\$1.3-1.699M	19	5	24	24	17
\$1.7-1.999M	5	3	17	8	4
\$2-2.999M	5	1	9	5	0
>3M	0	3	2	1	0
Total	40	20	61	81	60

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