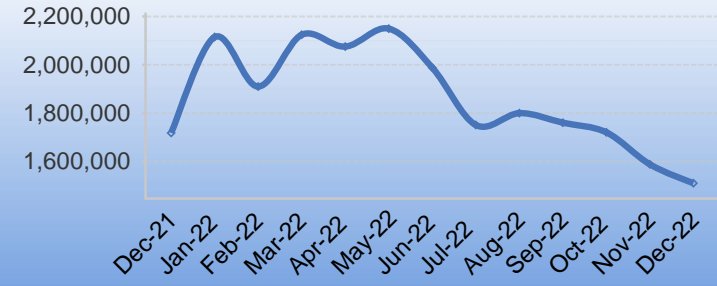


Market Activity Summary:

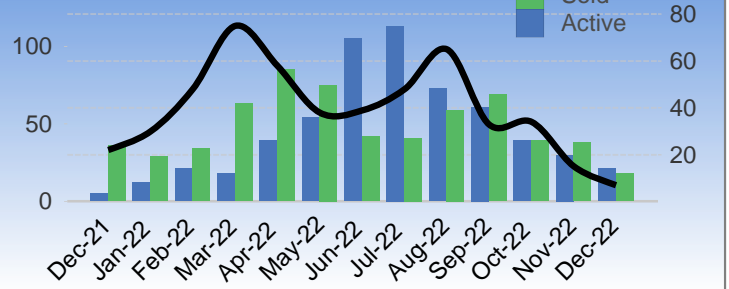
- Inventory: 22 units were listed for sale as of the last day of December - approximately 0.7 months of inventory.
- Sales Activity: 18 units were sold during December
- Median Sales Price: \$1,510,000 during December
- Average price per sq.ft. in December was \$697
- Average Days-on-Market (DOM) is approximately 45 days
- Sold over Asking: On average, buyers paid 96% of list price in December



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
Dec-22	21	7	18	0.7	\$1,964,877	\$1,510,000	\$1,636,666	45	\$774	\$697	96%
Nov-22	30	15	38	0.6	\$1,538,104	\$1,587,500	\$1,640,282	26	\$763	\$715	97%
Oct-22	39	34	39	0.7	\$1,803,339	\$1,720,000	\$1,816,307	28	\$750	\$718	98%
Sep-22	61	33	69	1.1	\$1,960,451	\$1,760,000	\$1,820,376	31	\$749	\$756	98%
Aug-22	73	65	59	1.6	\$1,848,403	\$1,800,000	\$1,844,918	28	\$755	\$711	97%
Jul-22	113	48	41	2.1	\$1,848,309	\$1,750,000	\$1,929,128	20	\$759	\$754	99%
Jun-22	105	39	42	1.6	\$1,974,868	\$1,987,500	\$2,057,404	12	\$772	\$827	105%
May-22	54	38	75	0.7	\$2,027,958	\$2,150,000	\$2,233,191	7	\$777	\$874	113%
Apr-22	39	58	85	0.6	\$2,013,338	\$2,075,000	\$2,209,785	6	\$784	\$902	116%
Mar-22	18	75	63	0.4	\$1,906,857	\$2,125,000	\$2,174,073	7	\$764	\$896	117%
Feb-22	21	48	34	0.6	\$1,939,768	\$1,910,000	\$2,015,161	10	\$791	\$879	116%
Jan-22	12	30	29	0.3	\$1,730,046	\$2,115,000	\$2,146,258	7	\$769	\$801	112%
Dec-21	5	22	36	0.1	\$1,845,024	\$1,717,500	\$1,882,472	7	\$828	\$783	112%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	% Change	Average DOM	% Change	Sale Price / List Price
Dec-22	18	-50%	\$1,964,877	6.5%	\$1,510,000	-12.1%	\$1,636,666	-13.1%	45	543%	96%
Dec-21	36	-46.3%	\$1,845,024	39.7%	\$1,717,500	32.1%	\$1,882,472	42.7%	7	-12.5%	112%
Dec-20	67	45.7%	\$1,321,110	9.15%	\$1,300,000	11.3%	\$1,319,274	11.5%	8	-81.8%	106%

Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	2
\$600-699K	0	0	1	4	13
\$700-799K	0	0	2	15	6
\$800-899K	0	1	5	17	39
\$900-999K	0	2	5	78	99
\$1-1.299M	0	40	108	280	315
\$1.3-1.699M	0	133	337	219	156
\$1.7-1.999M	0	147	165	51	18
\$2-2.999M	0	211	162	30	22
>3M	0	37	16	0	0
Total	0	571	801	694	670

Presented by: