

Market Activity Summary:

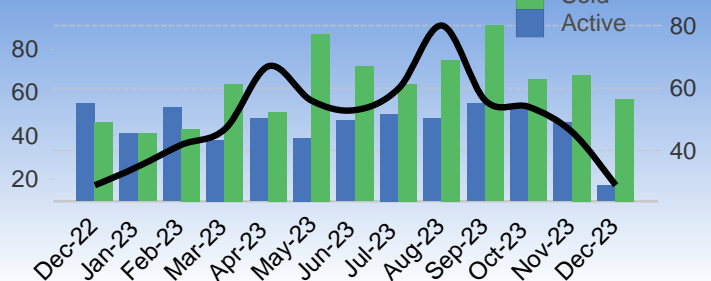
- Inventory: 18 units were listed for sale as of the last day of December - approximately 0.3 months of inventory.
- Sales Activity: 57 units were sold during December,
- Median Sales Price: \$1,511,562 during December
- Average price per sq.ft. in December was \$999
- Average Days-on-Market (DOM) is approximately 15 days
- Sold over Asking: On average, buyers paid 105% 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-23	17	29	57	0.3	\$1,929,589	\$1,511,562	\$1,608,546	15	\$948	\$999	105%
Nov-23	46	46	68	0.6	\$1,592,323	\$1,520,000	\$1,701,220	15	\$948	\$998	104%
Oct-23	52	54	66	0.7	\$1,666,883	\$1,710,000	\$1,868,206	14	\$941	\$1,002	106%
Sep-23	55	56	91	0.8	\$1,785,302	\$1,675,000	\$1,856,582	12	\$1,007	\$977	107%
Aug-23	48	80	75	0.7	\$1,758,706	\$1,611,700	\$1,713,447	15	\$996	\$992	108%
Jul-23	50	60	64	0.7	\$1,624,973	\$1,623,000	\$1,755,139	12	\$979	\$997	106%
Jun-23	47	53	72	0.7	\$1,690,614	\$1,640,500	\$1,901,673	13	\$1,055	\$998	107%
May-23	39	56	87	0.6	\$1,866,211	\$1,601,000	\$1,735,716	13	\$1,091	\$996	108%
Apr-23	48	67	51	0.9	\$1,736,923	\$1,480,000	\$1,571,180	13	\$969	\$950	106%
Mar-23	38	47	64	0.8	\$1,633,672	\$1,510,000	\$1,661,382	19	\$914	\$944	104%
Feb-23	53	42	43	1.2	\$1,607,679	\$1,460,000	\$1,488,967	31	\$914	\$903	101%
Jan-23	41	35	41	0.8	\$1,767,250	\$1,300,000	\$1,521,088	27	\$891	\$909	99%
Dec-22	55	29	46	0.9	\$1,509,346	\$1,380,000	\$1,538,569	23	\$902	\$894	97%

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-23	57	23.9%	\$1,929,589	27.8%	\$1,511,562	9.53%	\$1,608,546	4.55%	15	-34.8%	105%
Dec-22	46	-51.6%	\$1,509,346	-6.5%	\$1,380,000	-11%	\$1,538,569	-11.6%	23	43.8%	97%
Dec-21	95	-20.8%	\$1,614,304	19%	\$1,550,000	21.8%	\$1,739,871	24.8%	16	23.1%	112%

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	0	1	0	3	2
\$700-799K	0	2	1	5	25
\$800-899K	0	9	6	12	64
\$900-999K	0	22	19	47	120
\$1-1.299M	0	123	155	374	440
\$1.3-1.699M	0	324	416	667	289
\$1.7-1.999M	2	126	224	198	77
\$2-2.999M	0	135	202	201	93
>3M	0	37	59	58	7
Total	2	779	1082	1565	1117

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