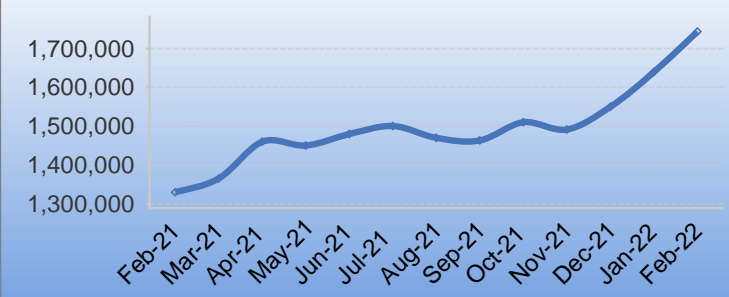


Market Activity Summary:

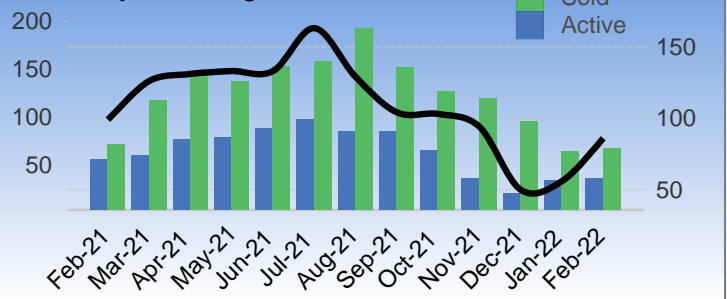
- Inventory: 36 units were listed for sale as of the last day of February - approximately 0.5 months of inventory.
- Sales Activity: 67 single-family detached units were sold during February
- Median Sales Price: \$1,743,300 during February
- Average price per sq.ft. in February was \$10,744
- Days-on-Market (DOM) year-to-date is approximately 7 days
- Sold over Asking: On average, buyers paid 118% 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-22	36	86	67	0.5	\$1,802,831	\$1,743,300	\$1,973,407	19	\$909	\$10,744	118%
Jan-22	34	56	64	0.4	\$1,722,872	\$1,640,000	\$1,828,882	12	\$916	\$1,013	114%
Dec-21	20	50	95	0.2	\$1,619,205	\$1,550,000	\$1,739,871	16	\$863	\$996	112%
Nov-21	36	94	120	0.3	\$1,531,751	\$1,491,250	\$1,673,126	10	\$892	\$967	111%
Oct-21	65	103	127	0.4	\$1,545,989	\$1,510,000	\$1,661,220	13	\$13,125	\$950	110%
Sep-21	85	104	152	0.5	\$1,525,212	\$1,463,000	\$1,576,852	10	\$10,261	\$910	109%
Aug-21	85	129	193	0.5	\$1,536,031	\$1,470,000	\$1,651,394	12	\$10,250	\$907	109%
Jul-21	97	163	158	0.7	\$1,437,341	\$1,500,000	\$1,734,424	10	\$9,064	\$897	111%
Jun-21	88	133	153	0.6	\$1,452,181	\$1,480,000	\$1,639,146	10	\$9,875	\$898	112%
May-21	79	133	137	0.6	\$1,589,321	\$1,450,000	\$1,563,397	9	\$10,927	\$897	113%
Apr-21	76	131	149	0.7	\$1,513,790	\$1,460,000	\$1,619,898	7	\$11,286	\$876	112%
Mar-21	60	126	117	0.7	\$1,465,925	\$1,365,000	\$1,482,045	11	\$14,071	\$862	111%
Feb-21	56	99	71	0.6	\$1,375,500	\$1,330,000	\$1,534,084	16	\$15,056	\$805	109%

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-22	67	-5.63%	\$1,802,831	31.1%	\$1,743,300	31.1%	\$1,973,407	28.6%	19	18.8%	118%
Feb-21	71	14.5%	\$1,375,500	-2.63%	\$1,330,000	9.02%	\$1,534,084	10.2%	16	-33.3%	109%
Feb-20	62	1.64%	\$1,412,620	8.19%	\$1,220,000	10.9%	\$1,391,502	19.4%	24	-22.6%	102%

Sales Activity and Price Trends

Price Range	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	2	0
\$600-699K	1	2	2	8	3
\$700-799K	0	5	25	58	21
\$800-899K	1	12	63	130	97
\$900-999K	2	44	117	193	148
\$1-1.299M	10	365	462	483	622
\$1.3-1.699M	47	638	284	233	365
\$1.7-1.999M	33	181	77	70	107
\$2-2.999M	23	192	99	66	81
>3M	11	57	6	6	12
Total	127	1496	1135	1249	1456

Presented by: