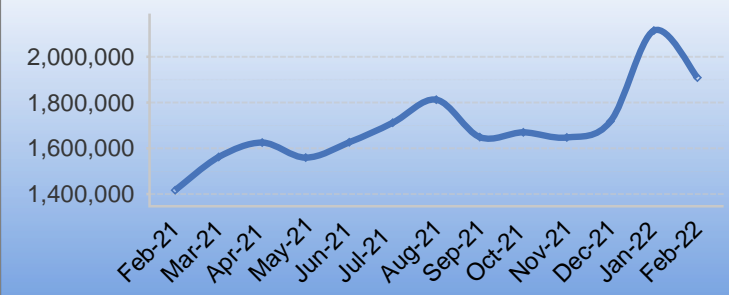


## Market Activity Summary:

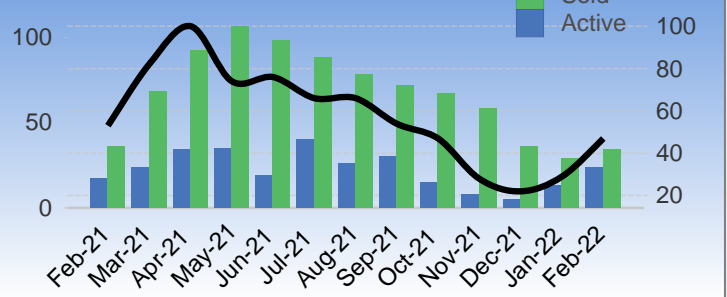
- Inventory: 24 units were listed for sale as of the last day of February - approximately 0.7 months of inventory.
- Sales Activity: 34 single-family detached units were sold during February
- Median Sales Price: \$1,910,000 during February
- Average price per sq.ft. in February was \$879
- Days-on-Market (DOM) year-to-date is approximately 6 days
- Sold over Asking: On average, buyers paid 116% 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	24	47	34	0.7	\$1,925,040	\$1,910,000	\$2,015,161	10	\$793	\$879	116%
Jan-22	13	29	29	0.3	\$1,730,046	\$2,115,000	\$2,146,258	7	\$759	\$801	112%
Dec-21	5	22	36	0.1	\$1,845,024	\$1,717,500	\$1,882,472	7	\$810	\$783	112%
Nov-21	8	28	58	0.1	\$1,680,327	\$1,647,500	\$1,674,905	9	\$699	\$776	108%
Oct-21	15	47	67	0.2	\$1,628,291	\$1,670,000	\$1,784,528	8	\$731	\$748	111%
Sep-21	30	54	72	0.4	\$1,567,903	\$1,650,000	\$1,778,572	10	\$733	\$723	108%
Aug-21	26	66	78	0.3	\$1,574,858	\$1,812,500	\$1,855,615	7	\$715	\$748	111%
Jul-21	40	66	88	0.4	\$1,692,082	\$1,712,500	\$1,802,962	8	\$652	\$709	113%
Jun-21	19	76	98	0.2	\$1,646,098	\$1,627,500	\$1,761,339	8	\$684	\$706	113%
May-21	35	74	106	0.4	\$1,555,442	\$1,560,000	\$1,675,318	6	\$644	\$711	114%
Apr-21	34	100	92	0.5	\$1,473,227	\$1,625,000	\$1,693,080	5	\$627	\$685	115%
Mar-21	24	82	68	0.5	\$1,479,047	\$1,562,500	\$1,648,369	7	\$596	\$649	113%
Feb-21	17	53	36	0.4	\$1,586,276	\$1,417,500	\$1,479,496	6	\$624	\$628	111%

## 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	34	-5.56%	\$1,925,040	21.4%	\$1,910,000	34.7%	\$2,015,161	36.2%	10	66.7%	116%
Feb-21	36	28.6%	\$1,586,276	21.7%	\$1,417,500	23.3%	\$1,479,496	27.2%	6	-71.4%	111%
Feb-20	28	-9.68%	\$1,303,262	-0.454%	\$1,149,500	-2.17%	\$1,162,919	-2.52%	21	-27.6%	100%

## 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	5
\$600-699K	0	1	4	13	5
\$700-799K	0	2	15	6	16
\$800-899K	0	5	17	38	38
\$900-999K	0	5	78	99	82
\$1-1.299M	3	108	280	315	280
\$1.3-1.699M	10	337	219	154	203
\$1.7-1.999M	20	165	51	18	26
\$2-2.999M	25	162	30	22	21
>3M	4	16	0	0	0
Total	62	796	694	667	671

## Presented by: