

Market Activity Summary:

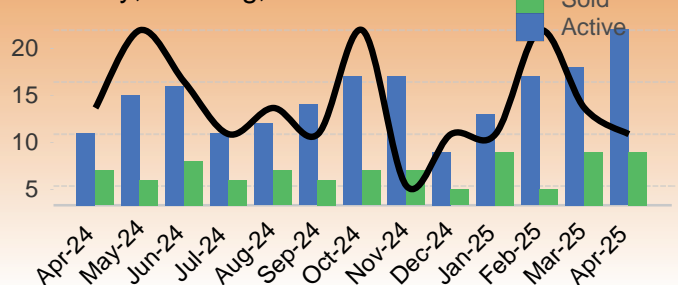


- Inventory: 22 units were listed for sale as of the last day of April - approximately 2.9 months of inventory.
- Sales Activity: 9 units were sold during April,
- Median Sales Price: \$785,000 during April
- Average price per sq.ft. in April was \$648
- Average Days-on-Market (DOM) is approximately 26 days
- Sold over Asking: On average, buyers paid 101% of list price in April

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
Apr-25	22	4	9	2.9	\$732,098	\$785,000	\$748,111	26	\$629	\$648	101%
Mar-25	18	5	9	2.5	\$706,877	\$680,000	\$738,211	30	\$621	\$678	104%
Feb-25	17	8	5	2.7	\$774,200	\$700,000	\$794,800	13	\$612	\$666	103%
Jan-25	13	4	9	2.1	\$728,397	\$680,000	\$726,166	34	\$649	\$658	100%
Dec-24	9	4	5	1.7	\$714,177	\$735,000	\$717,200	37	\$638	\$622	100%
Nov-24	17	2	7	2.6	\$701,828	\$715,000	\$704,525	44	\$651	\$640	100%
Oct-24	17	8	7	2.7	\$669,541	\$665,000	\$653,714	15	\$645	\$643	98%
Sep-24	14	4	6	2.4	\$860,148	\$887,500	\$863,148	23	\$637	\$651	100%
Aug-24	12	5	7	1.7	\$640,964	\$575,000	\$643,414	54	\$638	\$613	100%
Jul-24	11	4	6	2.0	\$629,331	\$642,500	\$644,833	23	\$660	\$680	103%
Jun-24	16	6	8	2.4	\$874,348	\$916,500	\$898,250	16	\$641	\$643	104%
May-24	15	8	6	2.6	\$727,131	\$725,023	\$764,507	11	\$650	\$632	105%
Apr-24	11	5	7	2.3	\$662,525	\$670,000	\$697,269	13	\$665	\$704	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
Apr-25	9	28.6%	\$743,377	8.17%	\$785,000	17.2%	\$748,111	7.29%	26	100%	101%
Apr-24	7	16.7%	\$687,246	8.47%	\$670,000	-4.63%	\$697,269	-4.7%	13	-31.6%	104%
Apr-23	6	-62.5%	\$633,564	-14.8%	\$702,500	-17%	\$731,666	-14.4%	19	171%	105%

Sales Activity and Price Trends

Price Range	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold
<500K	5	1	3	4	12
\$500-599K	6	7	5	12	6
\$600-699K	5	1	4	17	9
\$700-799K	3	1	4	6	4
\$800-899K	7	3	1	7	16
\$900-999K	0	4	0	7	4
\$1-1.299M	6	0	2	3	2
\$1.3-1.699M	0	0	0	2	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	32	17	19	58	53

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