

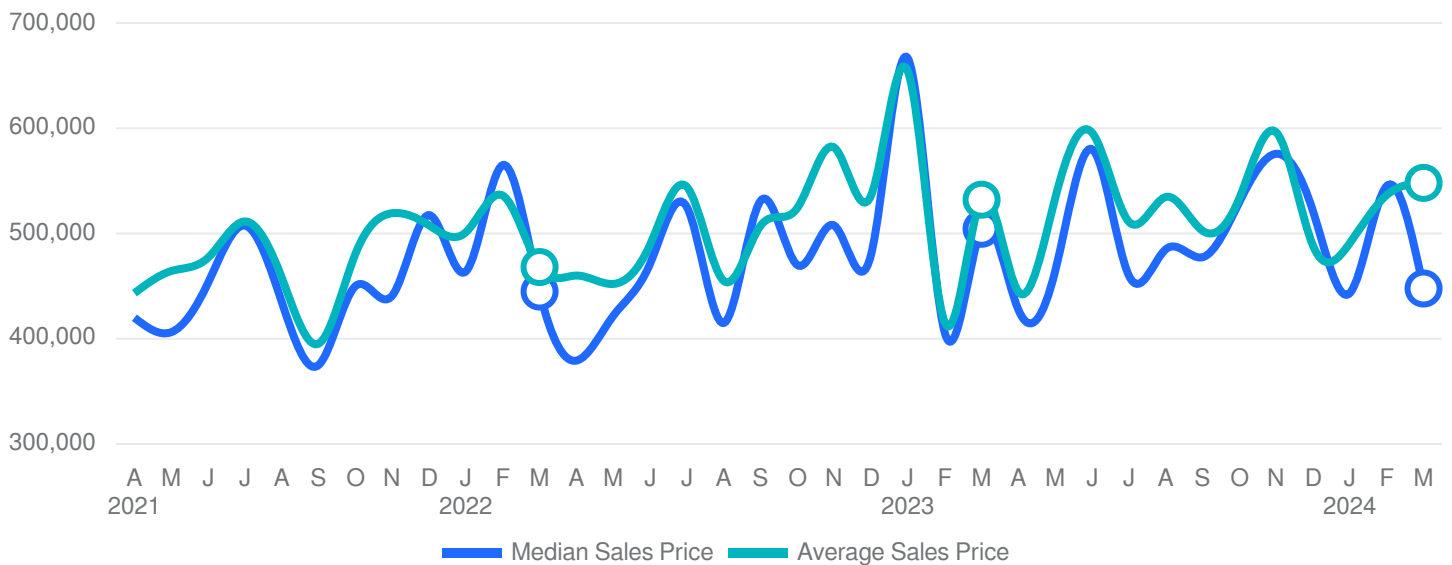
Overview

The overview below shows real estate activity from January 2024 to March 2024. You will see data comparisons between March and the previous month, the last three months and March 2023.

Overview	YTD Avg.	Monthly Trends			
		March	February	Dec. - Feb.	Mar. 2023
New Listings	131	49	4.26%	51.56%	40%
Average Sales Price per Square Foot	244	240	-14.29%	1.41%	20%
Average Days on Market	36	31	-31.11%	-8.82%	-16.22%
Number of Properties for Sale	176	57	-10.94%	0%	0%
Average List Price	\$650,571	\$663,444	3.99%	1.81%	3.63%
Median List Price	\$590,117	\$584,000	0%	-2.14%	-1.02%
Average Sales Price	\$525,202	\$548,084	2.16%	8.47%	3%
Median Sales Price	\$478,768	\$447,750	-17.85%	-11.02%	-11.25%
Sales Price / List Price Ratio	97.06%	98.75%	2%	0%	0%
Number of Properties Sold	47	24	118.18%	105.66%	20%
Month's Supply of Inventory	4.26	2.38	-59.11%	-51.82%	-16.49%
Absorption Rate	0.27	0.42	147.06%	100%	20%

Average & Median Sales Price

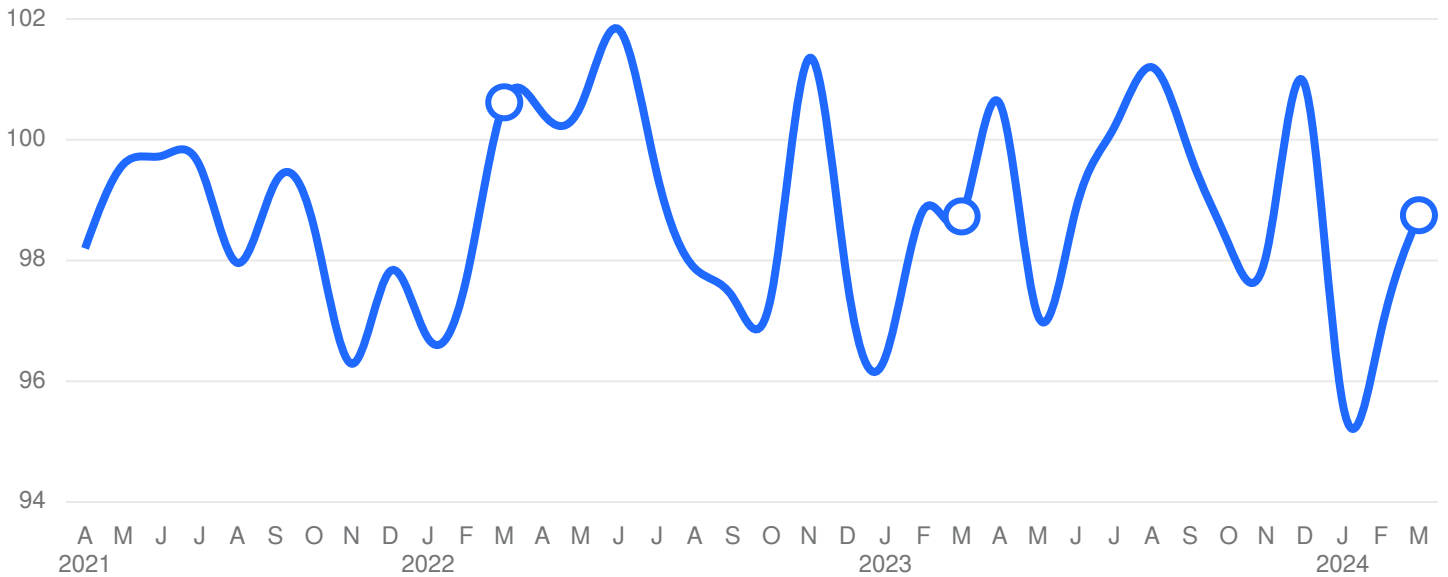
The median sales price in March 2024 was \$447,750, down -17.85% from \$545,053 from the previous month and -11.25% lower than \$504,500 from March 2023. The March 2024 median sales price was at a mid level compared to March 2023 and 2022. The average sales price in March 2024 was \$548,084, up 2.16% from \$536,521 from the previous month and 3.00% higher than \$532,103 from March 2023. The March 2024 average sale price was at its highest level compared to March 2023 and 2022.



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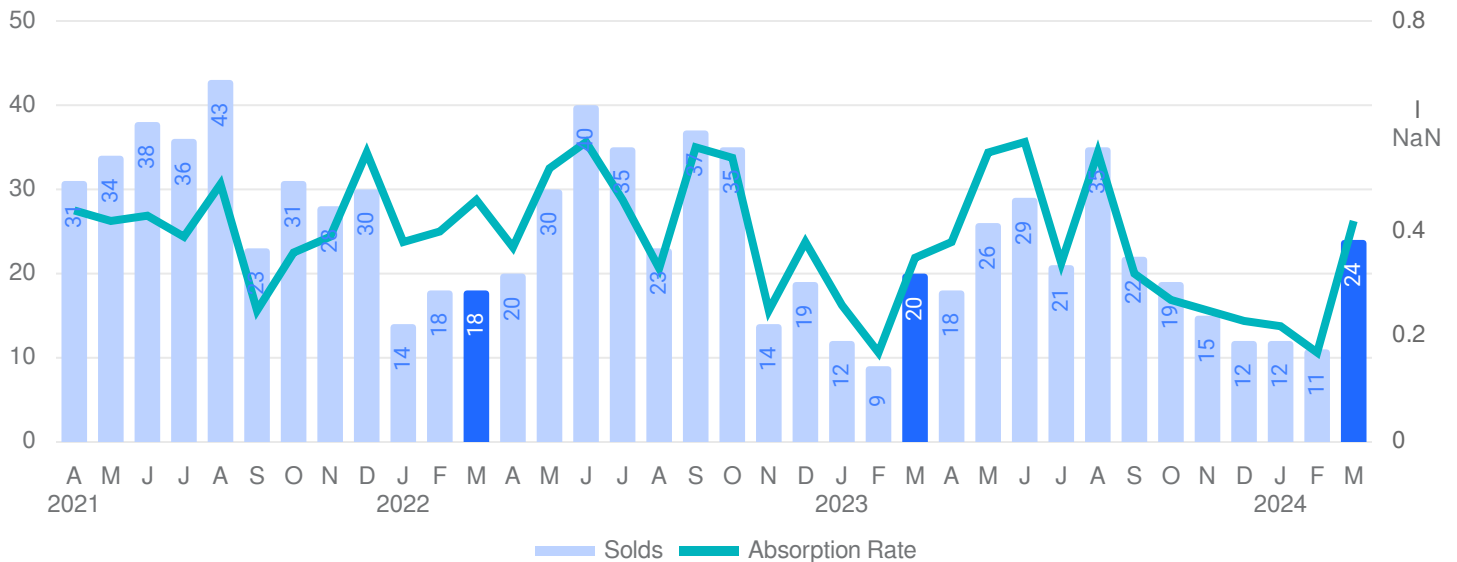
Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The March 2024 sales price/list price ratio was 98.75%, up from 96.81% from the previous month and equal to March 2023.



Number of Properties Sold & Absorption Rate

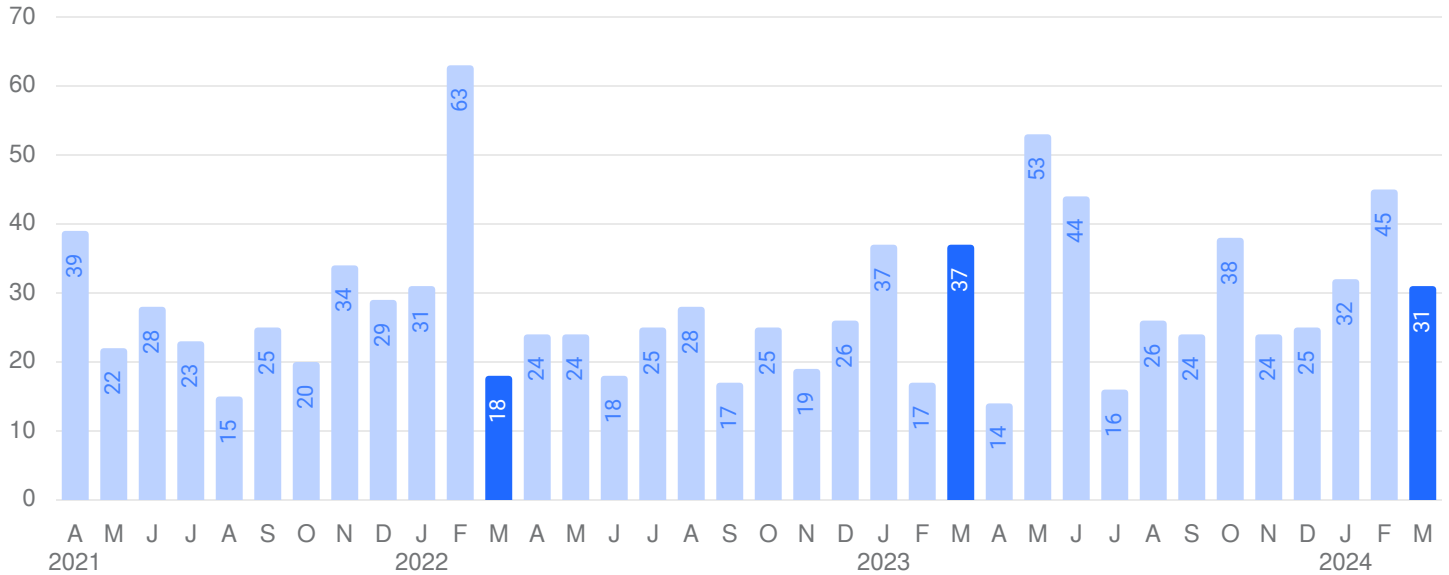
The number of properties sold in March 2024 was 24, up 118.18% from 11 from the previous month and 20.0% higher than 20 from March 2023. The March 2024 sales were at its highest level compared to March 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for March 2024 was 31 days, down -31.11% from 45 days from the previous month and -16.22% lower than 37 days from March 2023. The March 2024 DOM was at a mid level compared with March 2023 and 2022.



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