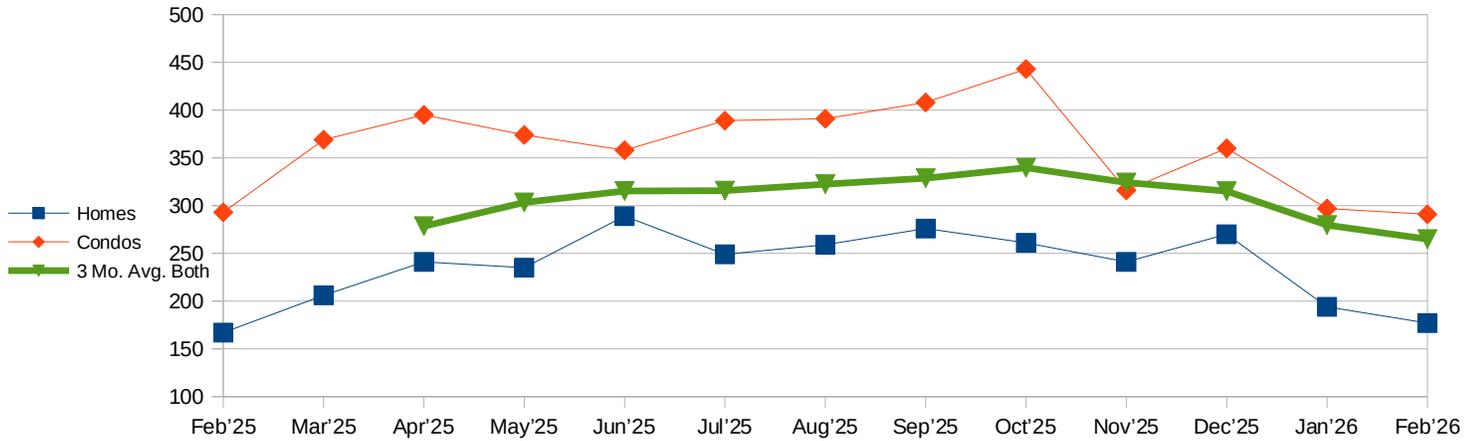
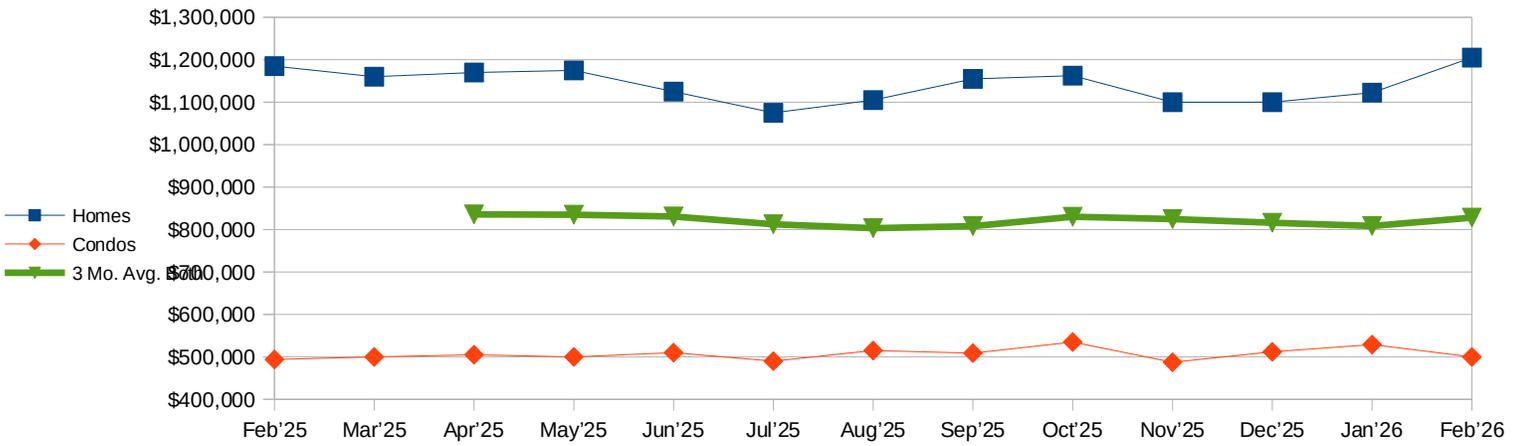


		Feb'25	Mar'25	Apr'25	May'25	Jun'25	Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25	Jan'26	Feb'26
Sales	Homes	167	206	241	235	289	249	259	276	261	241	270	194	177
	Condos	293	369	395	374	358	389	391	408	443	316	360	297	291
	3 Mo. Avg. Both			279	303	315	316	323	329	340	324	315	280	265



		Feb'25	Mar'25	Apr'25	May'25	Jun'25	Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25	Jan'26	Feb'26
Median Price	Homes	\$1,185,000	\$1,160,000	\$1,170,000	\$1,175,000	\$1,125,000	\$1,075,000	\$1,105,000	\$1,155,000	\$1,162,500	\$1,100,000	\$1,100,000	\$1,122,500	\$1,205,000
	Condos	\$494,000	\$500,000	\$505,000	\$500,000	\$510,000	\$490,000	\$515,000	\$508,750	\$535,000	\$487,450	\$512,000	\$529,000	\$500,000
	3 Mo. Avg. Both			\$835,667	\$835,000	\$830,833	\$812,500	\$803,333	\$808,125	\$830,208	\$824,783	\$816,158	\$808,492	\$828,083



		Feb'25	Mar'25	Apr'25	May'25	Jun'25	Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25	Jan'26	Feb'26
Inventory	Homes	728	773	805	818	861	852	790	798	775	724	635	674	673
	Condos	2,160	2,302	2,512	2,556	2,542	2,459	2,412	2,327	2,341	2,284	2,165	2,210	2,276
	3 Mo. Avg. Both			1547	1628	1682	1681	1653	1606	1574	1542	1487	1449	1439

