

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Sold Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Sold Date	DOM	CDOM
401 2Nd Street #504	\$500,000	2	2	2311	\$216	2005	High Rise (4+ Lev	04/12/2012	64	64
553 S 10Th Street	\$480,000	3	3	2334	\$206	2003	High Rise (4+ Lev	05/21/2012	207	207
529 S 10Th Street	\$490,000	2	3	2126	\$230	2004	Side x Side	07/16/2012	57	57
901 S 2Nd Street #207	\$510,100	2	2	1805	\$283	2008	High Rise (4+ Lev	10/05/2012	105	105
40 Greenway Gables	\$510,000	3	4	2490	\$205	1978	Side x Side	07/16/2012	49	49
100 2Nd Street #A380	\$540,000	2	2	1998	\$270	2002	High Rise (4+ Lev	05/18/2012	27	27
100 3Rd Avenue #2905	\$540,000	1	2	1546	\$349	2006	High Rise (4+ Lev	10/10/2012	1	
200 Park Avenue #112	\$539,000	3	3	2553	\$211	2005	High Rise (4+ Lev	07/30/2012	71	209
45 University Avenue #805	\$485,000	2	2	1462	\$332	2006	High Rise (4+ Lev	05/07/2012	282	282
45 University Avenue #509	\$520,000	2	2	1683	\$309	2006	High Rise (4+ Lev	07/27/2012	74	74
222 2Nd Street #704	\$540,000	2	2	1680	\$321	2007	High Rise (4+ Lev	02/22/2012	206	300
100 2Nd Street #A460	\$528,000	2	2	2043	\$258	2002	High Rise (4+ Lev	05/14/2012	62	62
100 3Rd Avenue #1905	\$530,000	2	2	1546	\$343	2007	High Rise (4+ Lev	07/02/2012	350	350
200 Park Avenue #101	\$518,000	2	3	2219	\$233	2006	Side x Side	02/15/2012	90	90
111 4Th Avenue #508	\$520,000	2	2	1850	\$281	2004	High Rise (4+ Lev	04/20/2012	29	29
222 2Nd Street #702	\$535,000	2	2	1790	\$299	2009	High Rise (4+ Lev	07/31/2012	55	
100 3Rd Avenue #3005	\$532,500	2	2	1546	\$344	2006	High Rise (4+ Lev	06/07/2012	13	142
215 10Th Avenue #906	\$573,303	2	2	1610	\$356	2011	High Rise (4+ Lev	06/15/2012	1	1
100 3Rd Avenue #2107	\$535,000	2	2	1472	\$363	2006	High Rise (4+ Lev	06/01/2012	23	23
150 2Nd Street #B311	\$540,000	2	3	2045	\$264	2004	High Rise (4+ Lev	05/25/2012	108	108
410 River Street	\$555,000	3	4	4339	\$128	1997	Side x Side	02/09/2012	120	120
215 10Th Avenue #308	\$590,000	3	3	2198	\$268	2006	High Rise (4+ Lev	08/01/2012	53	53
215 10Th Avenue #801	\$585,000	2	3	1913	\$306	2011	High Rise (4+ Lev	06/22/2012	138	360
100 2Nd Street #A 660	\$585,000	2	2	2043	\$286	2002	High Rise (4+ Lev	05/17/2012	33	33
215 10Th Avenue #1001	\$610,000	2	3	1831	\$333	2012	High Rise (4+ Lev	05/30/2012	1	
100 3Rd Avenue #507	\$625,000	2	2	1472	\$425	2007	High Rise (4+ Lev	03/02/2012	55	490
215 10Th Avenue #408	\$645,000	2	3	2118	\$305	2006	High Rise (4+ Lev	06/15/2012	270	443
215 10Th Avenue #212	\$687,659	3	3	2350	\$293	2011	High Rise (4+ Lev	05/08/2012	1	
215 10Th Avenue #204	\$683,385	3	3	2401	\$285	2011	High Rise (4+ Lev	08/17/2012	104	104
215 10Th Avenue #1010	\$625,000	2	2	1607	\$389	2008	High Rise (4+ Lev	07/11/2012	50	50
215 10Th Avenue #213	\$757,890	3	3	2290	\$331	2012	High Rise (4+ Lev	10/23/2012	1	1
618 Washington Avenue #607	\$600,000	3	2	1732	\$346	2008	High Rise (4+ Lev	06/01/2012	1	
215 10Th Avenue #714	\$669,900	3	3	2763	\$242	2011	High Rise (4+ Lev	10/29/2012	1	
215 10Th Avenue #313	\$770,020	3	3	2290	\$336	2011	High Rise (4+ Lev	07/10/2012	15	15
401 1St Street #1810	\$617,500	2	3	2495	\$247	1989	High Rise (4+ Lev	08/28/2012	137	315
901 2Nd Street #202	\$685,750	3	3	2120	\$323	2008	High Rise (4+ Lev	03/09/2012	718	719
525 N 3Rd Street #506	\$699,900	2	2	1956	\$358	2004	High Rise (4+ Lev	06/22/2012	1	
215 10Th Avenue #413	\$739,829	3	3	2290	\$323	2011	High Rise (4+ Lev	05/25/2012	58	58
100 3Rd Avenue #3604	\$680,000	2	2	1507	\$451	2006	High Rise (4+ Lev	05/11/2012	1	
901 S 2Nd Street #802	\$695,900	2	2	1867	\$373	2008	High Rise (4+ Lev	06/29/2012	301	522
720 N 4Th Street #702	\$740,000	3	2	2526	\$293	2005	High Rise (4+ Lev	07/19/2012	33	65
215 10Th Avenue #1008	\$730,000	2	3	2290	\$319	2006	High Rise (4+ Lev	07/16/2012	54	54
521 River Street	\$730,000	4	5	4179	\$175	1998	Side x Side	06/11/2012	381	381
178 Bank Street	\$750,000	4	4	3631	\$207	1994	Side x Side	04/12/2012	173	173
501 S 10Th Street	\$780,000	3	3	2850	\$274	2004	Side x Side	06/11/2012	17	458
618 Washington Avenue #702	\$765,000	3	3	1953	\$392	2008	High Rise (4+ Lev	06/21/2012	35	35
117 Portland Avenue #508	\$780,000	2	2	1900	\$411	1927	High Rise (4+ Lev	06/01/2012	315	315



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150 Portland Avenue #201	\$791,500	3	3	2298	\$344	2007	High Rise (4+ Lev	08/15/2012	68	328
150 2Nd Street #B607	\$785,000	3	3	2700	\$291	2004	High Rise (4+ Lev	03/14/2012	687	687
45 University Avenue #1002	\$700,000	3	3	4033	\$174	2007	High Rise (4+ Lev	06/27/2012	775	775
100 2Nd Street #601	\$800,000	3	3	2900	\$276	1980	High Rise (4+ Lev	02/16/2012	163	272
600 River Street	\$840,000	4	4	4258	\$197	2002	Side x Side	06/08/2012	379	379
750 S 2Nd Street #410	\$920,000	3	3	3489	\$264	2003	High Rise (4+ Lev	07/31/2012	93	93
100 3Rd Avenue #3603	\$1,000,000	3	3	2212	\$452	2006	High Rise (4+ Lev	06/25/2012	163	163
101 Main Street #10	\$1,050,000	2	4	3086	\$340	2005	Side x Side	08/13/2012	215	215
222 2Nd Street #1003	\$1,050,000	3	2	2160	\$486	2009	High Rise (4+ Lev	03/30/2012	101	232
100 3Rd Avenue #3002	\$1,020,000	2	3	2282	\$447	2006	High Rise (4+ Lev	07/03/2012	330	330
182 Bank Street	\$1,176,500	3	3	4858	\$242	1994	Side x Side	08/10/2012	106	106
200 Park Avenue #405	\$1,200,000	3	3	3649	\$329	2005	High Rise (4+ Lev	06/29/2012	222	313
100 3Rd Avenue #3402	\$1,450,000	3	4	3296	\$440	2007	High Rise (4+ Lev	05/01/2012	156	924
222 2Nd Street #1202	\$1,410,000	3	3	3150	\$448	2009	High Rise (4+ Lev	08/29/2012	80	80
222 2Nd Street #1402	\$1,430,000	3	3	3150	\$454	2007	High Rise (4+ Lev	03/09/2012	219	219
700 2Nd Street #80	\$1,500,000	1	2	3200	\$469	2004	High Rise (4+ Lev	04/10/2012	1479	1479
222 2Nd Street #1504	\$1,690,000	3	3	3460	\$488	2012	High Rise (4+ Lev	08/01/2012	46	
222 2Nd Street #1401	\$1,811,263	3	4	3840	\$472	2012	High Rise (4+ Lev	06/12/2013	1	
<b>Averages:</b>	<b>\$761,122</b>	<b>2.5</b>	<b>2.8</b>	<b>2447</b>	<b>\$319</b>	<b>2004</b>			<b>157</b>	<b>246</b>

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Median of Comparable Listings:	<b>\$683,385</b>
Average of Comparable Listings:	<b>\$761,122</b>

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On Average, the 'Sold' status comparable listings sold in 157.29 days for \$761,122

