

Summary of Comparable Listings

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

Pending Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Off Market	DOM	CDOM
S=										
1120 2Nd Street #609	\$524,900	2	2	1857	\$283	2013	High Rise (4+ Lev	02/01/2013	2	
1120 2Nd Street #401	\$529,900	2	2	1679	\$316	2013	High Rise (4+ Lev	05/08/2013	1	
45 University Avenue #505	\$529,900	2	2	1477	\$359	2007	High Rise (4+ Lev	08/19/2013	41	41
1120 2Nd Street #508	\$539,900	2	2	1640	\$329	2014	High Rise (4+ Lev	02/08/2013	1	
1120 2Nd Street #507	\$549,900	2	2	1720	\$320	2013	High Rise (4+ Lev	02/27/2013	1	
1120 2Nd Street #608	\$559,900	2	2	1857	\$302	2013	High Rise (4+ Lev	02/02/2013	1	
1120 2Nd Street #708	\$579,900	2	2	1610	\$360	2013	High Rise (4+ Lev	02/10/2013	3	
100 2Nd Street #170	\$580,000	2	2	2221	\$261	2002	High Rise (4+ Lev	09/04/2013	17	35
1120 2Nd Street #707	\$589,900	2	3	1741	\$339	2013	High Rise (4+ Lev	02/09/2013	2	
1120 2Nd Street #607	\$599,900	2	2	1741	\$345	2013	High Rise (4+ Lev	02/01/2013	2	
111 4Th Avenue #309	\$599,900	2	2	2390	\$251	2002	High Rise (4+ Lev	06/27/2013	27	27
500 Grant Street #2010	\$599,900	2	3	2017	\$297	2004	High Rise (4+ Lev	08/15/2013	1	
1120 2Nd Street #714	\$624,900	2	2	1989	\$314	2013	High Rise (4+ Lev	04/17/2013	89	
1120 2Nd Street #614	\$624,900	2	2	1989	\$314	2013	High Rise (4+ Lev	03/27/2013	1	
1120 2Nd Street #808	\$634,900	2	2	1741	\$365	2013	High Rise (4+ Lev	03/01/2013	1	
1120 2Nd Street #709	\$637,900	2	2	1842	\$346	2013	High Rise (4+ Lev	08/31/2013	78	
1120 2Nd Street #908	\$644,900	2	2	1640	\$393	2013	High Rise (4+ Lev	02/01/2013	2	
1120 2Nd Street #807	\$649,900	2	2	1741	\$373	2013	High Rise (4+ Lev	02/06/2013	2	
150 2Nd Street #413	\$650,000	2	3	2025	\$321	2004	High Rise (4+ Lev	06/15/2013	61	61
1120 2Nd Street #907	\$659,900	2	2	1720	\$384	2013	High Rise (4+ Lev	02/18/2013	1	
1120 2Nd , Street #814	\$662,900	2	2	1989	\$333	2013	High Rise (4+ Lev	06/25/2013	70	
1120 2Nd Street #809	\$677,900	2	2	1842	\$368	2013	High Rise (4+ Lev	08/31/2013	2	
1120 2Nd , Street #611	\$684,900	2	2	2062	\$332	2013	High Rise (4+ Lev	05/14/2013	1	
1120 2Nd Street #711	\$689,900	2	2	2062	\$335	2013	High Rise (4+ Lev	05/09/2013	9	
1 2Nd Street	\$724,900	2	4	2880	\$252	1995	Side x Side	08/21/2013	33	33
1120 2Nd Street #1210	\$779,900	2	2	1989	\$392	2013	High Rise (4+ Lev	07/16/2013	1	
1120 2Nd Street #1008	\$784,900	2	2	2149	\$365	2013	High Rise (4+ Lev	03/13/2013	1	
1120 2Nd Street #1108	\$841,900	2	2	2149	\$392	2013	High Rise (4+ Lev	07/22/2013	1	
1120 2Nd Street ##1208	\$849,900	2	2	2149	\$395	2013	High Rise (4+ Lev	02/06/2013	2	
901 S 2Nd Street #904	\$899,900	2	3	2057	\$437	2008	High Rise (4+ Lev	08/22/2013	13	474
1120 2Nd Street #1005	\$912,900	3	3	2149	\$425	2013	High Rise (4+ Lev	08/12/2013	1	
1120 2Nd Street #1105	\$924,900	2	3	2149	\$430	2013	High Rise (4+ Lev	05/10/2013	1	
1120 2Nd Street #1205	\$939,900	4	2	2180	\$431	2013	High Rise (4+ Lev	03/13/2013	2	
111 4Th Avenue #708	\$949,900	2	3	2847	\$334	2004	High Rise (4+ Lev	07/05/2013	1	
345 6Th Avenue #806	\$950,000	2	2	2700	\$352	2005	High Rise (4+ Lev	07/15/2013	45	45
901 S 2Nd Street #801	\$1,100,000	2	3	2702	\$407	2008	High Rise (4+ Lev	06/06/2013	224	224
1120 2Nd Street #1006	\$1,154,900	3	3	2947	\$392	2013	High Rise (4+ Lev	08/27/2013	1	
1120 2Nd Street #1206	\$1,230,000	3	3	2947	\$417	2013	High Rise (4+ Lev	02/28/2013	1	
Averages:	\$728,176	2.1	2.3	2068	\$352	2011			20	118

Sold Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Sold Date	DOM	CDOM
S=										
408 N 1St Street #601	\$489,000	2	2	1860	\$263	2001	High Rise (4+ Lev	05/14/2013	21	21
11 2Nd Street	\$485,000	2	4	2870	\$169	1995	Side x Side	05/31/2013	1	
517 6Th Avenue	\$485,000	5	3	3085	\$157	1900	More Than Two Sl	07/01/2013	12	12
401 N 2Nd Street #5-202	\$515,000	2	3	1970	\$261	2005	High Rise (4+ Lev	06/28/2013	24	300
17 4Th Avenue #101	\$504,000	3	3	2178	\$231	2000	Side x Side	06/17/2013	25	25

Summary of Comparable Listings

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

110 Bank Street #L2202	\$500,000	2	2	1536	\$326	1986	High Rise (4+ Lev	08/28/2013	41	41
505 S 10Th Street	\$495,000	2	3	2200	\$225	2004	Side x Side	03/29/2013	70	70
111 4Th Avenue #206	\$512,000	2	2	2010	\$255	2002	High Rise (4+ Lev	03/29/2013	178	178
525 N 3Rd Street #502	\$556,000	2	2	1623	\$343	2004	High Rise (4+ Lev	08/30/2013	21	21
200 Park Avenue #103	\$530,000	2	3	2028	\$261	2005	High Rise (4+ Lev	08/30/2013	1	
215 S 10Th Avenue #720	\$522,500	2	2	1793	\$291	2006	High Rise (4+ Lev	08/14/2013	50	50
1201 Yale Place #502	\$500,000	2	3	2500	\$200	1985	High Rise (4+ Lev	06/28/2013	67	67
111 4Th Avenue #308	\$530,000	3	2	1850	\$286	2004	High Rise (4+ Lev	07/26/2013	93	93
401 N 2Nd Street #203	\$550,000	2	2	2342	\$235	2005	High Rise (4+ Lev	07/30/2013	32	32
215 10Th Avenue #501	\$525,000	2	3	1913	\$274	2010	High Rise (4+ Lev	04/05/2013	89	89
110 Bank Street #1401	\$530,000	2	2	1574	\$337	1986	High Rise (4+ Lev	05/24/2013	47	139
215 10Th Avenue #706	\$525,000	2	2	1610	\$326	2010	High Rise (4+ Lev	06/04/2013	35	35
100 3Rd Avenue #2205	\$530,000	2	2	1546	\$343	2006	High Rise (4+ Lev	02/20/2013	1	
401 N 2Nd Street #304	\$535,000	2	2	2438	\$219	2005	High Rise (4+ Lev	06/28/2013	54	54
100 3Rd Avenue #203	\$547,000	2	2	1160	\$472	2006	High Rise (4+ Lev	06/21/2013	1	
117 Portland Avenue #510	\$540,000	1	1	1270	\$425	1927	High Rise (4+ Lev	04/29/2013	66	66
509 S 10Th Street	\$550,000	2	3	2200	\$250	2004	Side x Side	06/10/2013	19	19
750 S 2Nd Street #409	\$560,000	2	2	2315	\$242	2003	High Rise (4+ Lev	06/07/2013	214	214
200 Park Avenue #102	\$575,000	2	3	2136	\$269	2005	High Rise (4+ Lev	06/24/2013	19	19
215 10Th Avenue #414	\$580,000	2	3	2763	\$210	2013	High Rise (4+ Lev	03/27/2013	49	49
222 2Nd Street #702	\$562,500	2	2	1790	\$314	2009	High Rise (4+ Lev	04/01/2013	21	21
2 Greenway Gables	\$535,000	4	4	3944	\$136	1978	Side x Side	04/26/2013	404	404
100 2Nd Street #160	\$580,000	2	2	2026	\$286	2002	High Rise (4+ Lev	07/26/2013	36	36
607 Washington Avenue #505	\$555,000	1	2	1933	\$287	2003	High Rise (4+ Lev	08/16/2013	50	50
215 10Th Avenue #514	\$589,900	3	3	2763	\$213	2012	High Rise (4+ Lev	02/05/2013	173	516
716 N 1St Street #632	\$570,000	2	2	2190	\$260	1900	High Rise (4+ Lev	02/26/2013	1	
201 S 11Th Street #1700	\$605,000	2	2	1995	\$303	2007	High Rise (4+ Lev	07/25/2013	1	
750 S 2Nd Street #413	\$610,500	1	2	1362	\$448	2003	High Rise (4+ Lev	03/29/2013	28	28
525 N 3Rd Street #507	\$615,000	2	2	1620	\$380	2004	High Rise (4+ Lev	02/28/2013	17	17
513 S 10Th Street	\$605,000	3	4	2500	\$242	2004	Side x Side	05/15/2013	68	139
801 Washington Avenue #100	\$600,000	3	2	3080	\$195	2002	High Rise (4+ Lev	04/03/2013	76	76
100 2Nd Street #A660	\$630,000	2	2	2043	\$308	2002	High Rise (4+ Lev	05/17/2013	46	135
201 S 11Th Street #1230	\$672,500	2	2	1849	\$364	2007	High Rise (4+ Lev	06/07/2013	1	
150 Portland Avenue #302	\$660,000	2	2	1609	\$410	1900	High Rise (4+ Lev	06/10/2013	77	77
901 S 2Nd Street #802	\$730,000	2	2	1867	\$391	2008	High Rise (4+ Lev	05/30/2013	18	18
201 S 11Th Street #1920	\$725,000	1	2	2208	\$328	2007	High Rise (4+ Lev	08/26/2013	1	
222 2Nd Street #703	\$710,000	3	2	2160	\$329	2009	High Rise (4+ Lev	04/25/2013	13	412
201 S 11Th Street #1220	\$740,000	1	2	2208	\$335	2007	High Rise (4+ Lev	06/11/2013	1	
101 Main Street #6	\$747,500	3	4	2933	\$255	2005	Side x Side	05/24/2013	110	595
414 River Street	\$740,000	3	3	3419	\$216	1998	Side x Side	04/01/2013	23	69
401 1St Street #1811	\$690,000	2	3	2074	\$333	1989	High Rise (4+ Lev	06/04/2013	546	546
215 10Th Avenue #624	\$735,000	2	2	2085	\$353	2006	High Rise (4+ Lev	05/16/2013	1	
100 3Rd Avenue #3201	\$775,000	3	2	1791	\$433	2006	High Rise (4+ Lev	03/15/2013	18	18
215 10Th Avenue #914	\$789,900	3	3	2926	\$270	2012	High Rise (4+ Lev	05/21/2013	57	57
750 S 2Nd Street #803	\$809,000	2	2	1760	\$460	2004	High Rise (4+ Lev	05/10/2013	12	12
100 3Rd Avenue #3601	\$820,000	2	2	1744	\$470	2007	High Rise (4+ Lev	06/06/2013	20	20
901 S 2Nd Street #903	\$875,000	3	3	1970	\$444	2008	High Rise (4+ Lev	02/27/2013	27	1029
404 River Street	\$920,000	3	4	4339	\$212	1997	Side x Side	03/29/2013	27	27
100 3Rd Avenue #1002	\$960,000	2	3	2282	\$421	2007	High Rise (4+ Lev	08/30/2013	233	233
502 River Street	\$975,000	2	4	4431	\$220	1999	Side x Side	06/10/2013	43	43



Summary of Comparable Listings

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

750 S 2Nd Street #411	\$1,100,000	2	3	2741	\$401	2003	High Rise (4+ Lev	03/29/2013	37	122
101 Main Street #7	\$1,200,000	2	3	3084	\$389	2005	Side x Side	05/01/2013	1	
101 Ne Main Street #4	\$1,175,000	3	4	3015	\$390	2005	Side x Side	08/23/2013	70	70
117 Portland Avenue #302	\$1,275,000	2	3	3150	\$405	1900	High Rise (4+ Lev	06/18/2013	34	261
100 3Rd Avenue #3302	\$1,500,000	3	4	3360	\$446	2006	High Rise (4+ Lev	03/25/2013	78	78
100 3Rd Avenue #1902	\$1,775,000	4	4	3382	\$525	2006	High Rise (4+ Lev	08/29/2013	17	17
700 S 2Nd Street #W90	\$2,250,000	2	2	3200	\$703	1914	High Rise (4+ Lev	07/12/2013	1	
Averages:	\$718,989	2.3	2.6	2316	\$318	1994			58	134

Median of Comparable Listings: **\$627,450**

Average of Comparable Listings: **\$722,480**

On Average, the 'Sold' status comparable listings sold in 58.34 days for \$718,989

