

FIRST QUARTERLY REPORT & MARKET ANALYSIS 2016 vs 2017 - Blue Condo

UNITS SOLD

	2016	2017	% Change
Number of Sales (Closed)	4	3	(25%)
Average Sold Price	\$399,250	\$393,333	(2%)
Average Days on the Market	49	54	10%
Average Sold Price per Sq.Ft.	\$415.68	\$317.99	(24%)

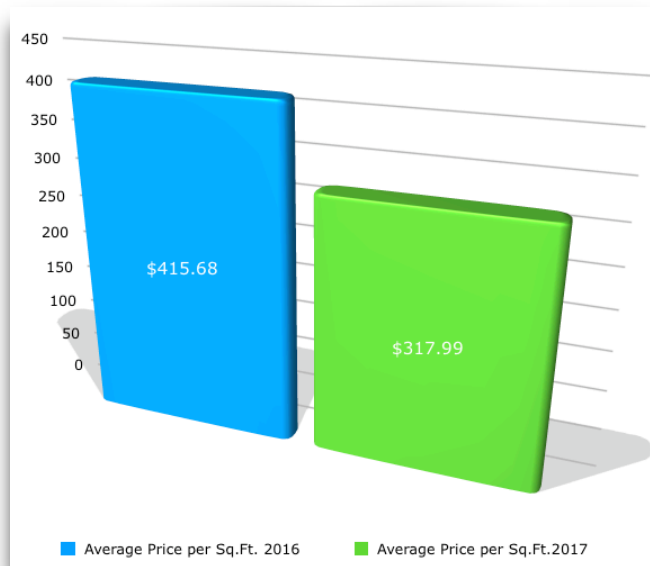
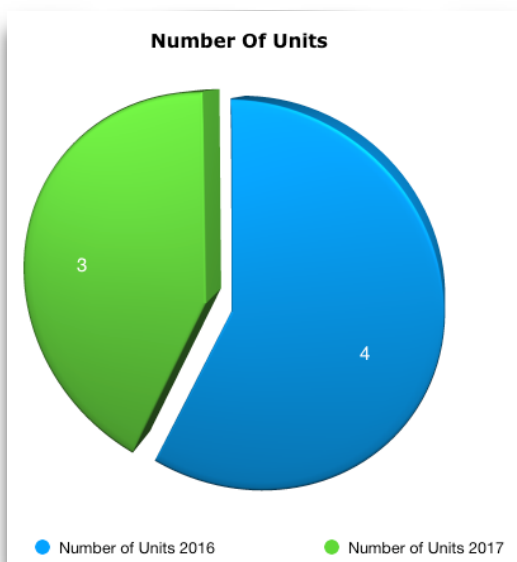
In the first 3 months of 2017 one less unit was sold in Blue Condominium then last year. There was a 2% decrease in the average sold price and a 24% fall in the sold price per square foot compared to last year. The number of days on the market increased with 5 days.

2017

Closed Sale Properties															
RE2 Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A10188845	801 NE 38th St #1201	32	2	2/1	1,449	1,449	2005	\$258.80	\$445,000	\$400,000	\$375,000	84.27	03/03/17	50
2	A10196780	801 NE 38th St #1304	32	2	2/1	1,158	1,158	2005	\$336.79	\$399,000	\$399,000	\$390,000	97.74	02/27/17	27
3	A10180540	801 NE 38th St #3004	32	2	2/1	1,158	1,158	2006	\$358.38	\$455,000	\$439,000	\$415,000	91.21	02/01/17	41
Closed Sale Totals															
Listing Count: 3			Averages:			1,255	1,255	2005	\$317.99	\$433,000	\$412,667	\$393,333	91.07		39
			Price:						High	\$415,000	Low	\$375,000	Median	\$390,000	
Grand Totals															
Count: 3			Averages:						\$/SqFt: \$317.99	ADOM: 54	OP: \$433,000	LP: \$412,667	SP: \$393,333		

2016

Closed Sale Properties															
RE2 Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A10003752	801 NE 38 ST #1111	32	1	1/1	773	773	2005	\$420.44	\$345,000	\$339,000	\$325,000	94.20	03/22/16	76
2	A2206038	801 NE 38 ST #2108	32	1	1/1	761	761	2005	\$449.41	\$359,000	\$359,000	\$342,000	95.26	01/05/16	30
3	A2176226	801 NE 38 ST #2603	32	2	2/1	1,174	1,174	2006	\$370.53	\$470,000	\$459,000	\$435,000	92.55	01/20/16	67
4	A10009042	801 NE 38 St #PH3202	32	2	2	1,172	1,172	2006	\$422.35	\$525,000	\$525,000	\$495,000	94.29	03/22/16	40
Closed Sale Totals															
Listing Count: 4			Averages:			970	970	2006	\$415.68	\$424,750	\$420,500	\$399,250	94.08		53
			Price:						High	\$495,000	Low	\$325,000	Median	\$388,500	
Grand Totals															
Count: 4			Averages:						\$/SqFt: \$415.68	ADOM: 49	OP: \$424,750	LP: \$420,500	SP: \$399,250		



UNITS RENTED

	2016	2017	% Change
Number of Rented Units	21	18	(14%)
Average Rented Price	\$2,633	\$2,586	(2%)
Average Days on the Market	24	75	213%

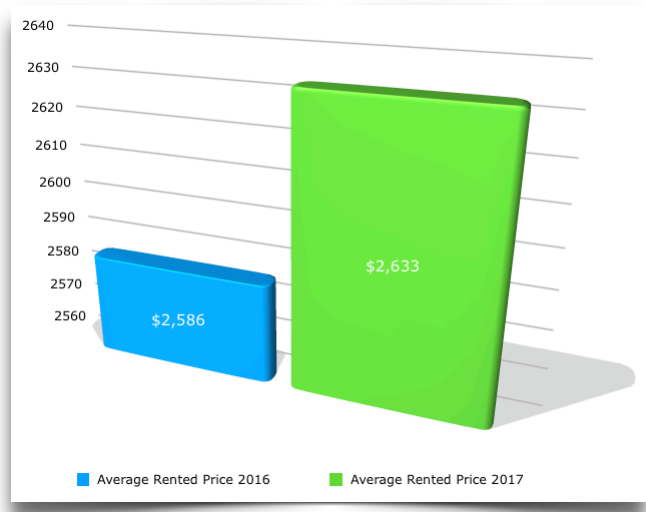
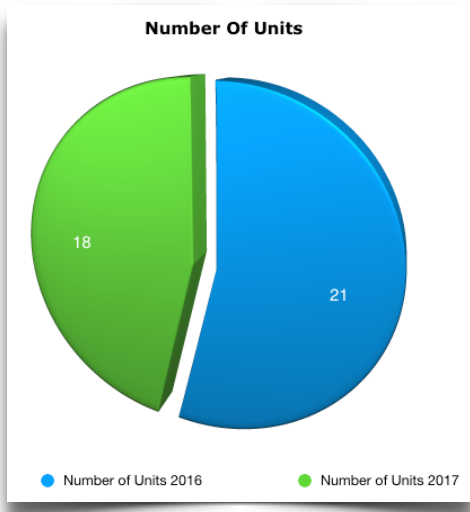
In the first quarter of 2017 we had 3 less rented condos in Blue Condominium then back in 2016. The average rented price fell with 2%, but the average number of days a unit spent on the open market bounced from 24 to 75 days. Pricing a condo right from the start is essential because it will rent much faster.

2017

Rented Properties																	
RNT	Listing #	Address	Area	Rnt Per	F\$	Bds	Bths	Sqft Liv	Lot SF	Yr Blt	\$\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A10211460	801 NE 36 ST #1508	32	Year	Unfurnished	1	1/1	761		2005	\$2.63	\$2,250	\$2,100			03/30/17	58
2	A10191637	801 NE 36th St #711	32	Year	Unfurnished	1	1/1	773		2005	\$2.59	\$2,300	\$2,000			03/16/17	96
3	A10226728	801 NE 36th St #905	32	Month	Unfurnished	1	1/1	761		2005	\$2.63	\$2,000	\$2,000			03/10/17	18
4	F10052799	801 NE 36th St #908	32	Month	Unfurnished	1	1/1	761		2005	\$2.76	\$2,200	\$2,100			03/23/17	41
5	A10193827	801 NE 36th St #2008	32	Month	Unfurnished	1	1/1	761		2005	\$2.83	\$2,200	\$2,200			01/20/17	31
6	A10178351	801 NE 36th St #2811	22	Year	Unfurnished	1	1/1	773		2006	\$2.91	\$2,350	\$2,350			01/17/17	66
7	A10198231	801 NE 36th St #1802	32	Month	Unfurnished	2	2/1	1,125		2005	\$2.04	\$2,750	\$2,400			03/03/17	59
8	A10054006	801 NE 36 ST #804	32	Month	Unfurnished	2	2/1	1,158		2005	\$2.07	\$2,950	\$2,600			03/15/17	358
9	A10159581	801 NE 36th St #2208	32	Year	Unfurnished	2	2/1	1,158		2005	\$2.12	\$2,850	\$2,600			03/16/17	153
10	A10212093	801 NE 36th St #1206	32	Month	Unfurnished	2	2/0	1,158		2005	\$2.16	\$2,500	\$2,500			03/16/17	4
11	A10176406	801 NE 36th St #1810	32	Year	Unfurnished	2	2/1	1,174		2005	\$2.17	\$2,750	\$2,650			01/15/17	55
12	A10190902	801 NE 36th #1709	32	Year	Furnished	2	2/1	1,158		2005	\$2.25	\$2,800	\$2,800			02/24/17	78
13	A10193737	801 NE 36th St #1407	32	Month	Unfurnished	2	2/1	1,158		2005	\$2.33	\$2,150	\$2,750			02/01/17	34
14	A10182158	801 NE 36th St #2706	32	Year	Unfurnished	2	2/1	1,158		2006	\$2.37	\$2,950	\$2,800			02/01/17	59
15	A10218655	801 NE 36th St #2903	32	Month	Unfurnished	2	2/1	1,174		2006	\$2.39	\$2,900	\$2,900			02/15/17	13
16	A10171720	801 NE 36th St #1807	32	Month	Unfurnished	2	2/1	1,158		2005	\$2.42	\$3,000	\$2,800			01/28/17	72
17	A10190345	801 NE 36 St #901	32	Year	Unfurnished	2	2/1	1,449		2005	\$2.00	\$3,000	\$3,000			01/24/17	43
18	A10166509	801 NE 36th St #2412	32	Month	Unfurnished	2	3/0	1,870		2005	\$2.17	\$4,000	\$4,000			01/16/17	105
Rented Totals																	
Listing Count :	18	Averages:						1,083		2005	\$2.38	\$2,661	\$2,586				75
				Price :					High		\$4,050	Low	\$2,000	Median	\$2,475		
Grand Totals																	
Count :	18	Averages:								ADOM: 75	OP: \$2,661	LP: \$2,586	SP:				

2016

Rented Properties																	
RNT	Listing #	Address	Area	Rnt Per	F\$	Bds	Bths	Sqft Liv	Lot SF	Yr Blt	\$\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A10008772	801 NE 36th St #3105	32	Month	Furnished	1	1/1	761		2006	\$2.63	\$2,000	\$2,000			01/10/16	5
2	A2205176	801 NE 36 ST #1805	32	Month	Unfurnished	1	1/1	761		2005	\$2.76	\$2,275	\$2,200			02/01/16	58
3	A10020833	801 NE 36 ST #3208	32	Year	Unfurnished	1	1/1	773		2006	\$2.91	\$2,300	\$2,300			02/19/16	22
4	A10017312	801 NE 36th St #702	32	Year	Unfurnished	2	2/1	1,125		2005	\$2.13	\$2,700	\$2,600			03/25/16	11
5	A2205386	801 NE 36 ST #707	32	Month	Unfurnished	2	2/1	1,158		2005	\$2.12	\$3,300	\$2,650			01/29/16	72
6	A2210833	801 NE 36 ST #3111	32	Month	Furnished	1	1/1	773		2006	\$3.17	\$2,500	\$2,500			02/01/16	54
7	A10012602	801 NE 36th St #1308	32	Month	Unfurnished	2	2/0	1,158		2005	\$2.12	\$2,500	\$2,500			02/17/16	29
8	A2208674	801 NE 36 ST #908	32	Month	Furnished	2	2/1	1,158		2005	\$2.16	\$3,200	\$3,000			02/05/16	72
9	A10019632	801 NE 36 ST #2802	32	Month	Unfurnished	2	2/1	1,125		2006	\$2.22	\$2,650	\$2,650			02/01/16	12
10	A2178121	801 NE 36 ST #1506	32	Month	Unfurnished	2	2/1	1,158		2006	\$2.16	\$2,600	\$2,600			01/11/16	84
11	A2209074	801 NE 36 ST #2403	32	Month	Unfurnished	2	2/1	1,174		2005	\$2.13	\$2,900	\$2,600			01/15/16	79
12	A10001712	801 NE 36 ST #3102	32	Month	Unfurnished	2	2/1	1,125		2006	\$2.27	\$2,550	\$2,550			01/12/16	33
13	A2205634	801 NE 36 ST #1107	32	Year	Unfurnished	2	2/1	1,158		2005	\$2.25	\$2,900	\$2,700			01/01/16	44
14	A10020092	801 NE 36 ST #1102	32	Month	Unfurnished	2	2/1	1,125		2005	\$2.31	\$2,700	\$2,700			03/07/16	47
15	A2200059	801 NE 36 ST #2303	32	Year	Unfurnished	2	2/1	1,174		2005	\$2.21	\$2,750	\$2,650			02/12/16	71
16	A2210849	801 NE 36 STREET #2103	32	Month	Unfurnished	2	2/1	1,174		2005	\$2.21	\$2,700	\$2,600			02/01/16	49
17	A10025857	801 NE 36 Street #1702	32	Month	Unfurnished	2	2/1	1,125		2005	\$2.31	\$2,600	\$2,600			03/15/16	22
18	A10032321	801 NE 36 #1107	32	Year	Unfurnished	2	2/0	1,158			\$2.25	\$2,600	\$2,600			03/11/16	30
19	A2206268	801 NE 36 ST #2803	32	Year	Unfurnished	2	2/1	1,200		2006	\$2.25	\$3,199	\$2,800			02/01/16	55
20	A2211523	801 NE 36 ST #1210	32	Year	Unfurnished	2	2/1	1,174		2005	\$2.39	\$2,800	\$2,800			01/20/16	20
21	A10001912	801 36 ST #2201	21	Month	Furnished	2	2/1	1,449		2005	\$2.31	\$3,800	\$3,700			03/15/16	79
Rented Totals																	
Listing Count :	21	Averages:						1,095		2005	\$2.35	\$2,739	\$2,633				45
				Price :					High		\$3,350	Low	\$2,000	Median	\$2,500		
Grand Totals																	
Count :	21	Averages:								ADOM: 24	OP: \$2,739	LP: \$2,633	SP:				



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