

# SECOND QUARTERLY REPORT & MARKET ANALYSIS 2016 vs 2017 - Blue Condo

## UNITS SOLD

	2016	2017	% Change
Number of Sales (Closed)	6	5	(17%)
Average Sold Price	\$491,417	\$374,500	(31%)
Average Days on the Market	167	212	27%
Average Sold Price per Sq.Ft.	\$435.63	\$359.13	(18%)

In the second 3 months of 2017 one less condo was sold in Blue Condominium then last year. There was a 31% drop in the average sold price and a 18% fall in the sold price per square foot compared to last year. The number of days a condo on the market went from 167 to 212 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	A10153375	601 NE 36th St #1805	Blue Condo	32	1	1/1	761	761	2005	\$361.37	\$329,000	\$285,000	\$275,000	83.59	05/15/17	175
2	A10145202	601 NE 36 ST #1511	Blue Condo	32	1	1/1	773	773	2005	\$401.03	\$370,000	\$330,000	\$310,000	83.78	06/02/17	267
3	A10220628	601 NE 36th St #2004	BLUE CONDO	32	2	2/1	1,158	1,158	2006	\$360.54	\$44,900	\$429,000	\$417,500	929.84	05/25/17	74
4	A10095221	601 NE 36th St #2801	BLUE CONDOMINIUM	32	2	2	1,449	1,449	2006	\$296.76	\$525,000	\$475,000	\$430,000	81.90	04/18/17	297
5	A10191926	601 NE 36th St #2507	Blue Condominiums	32	2	2/1	1,158	1,158	2005	\$379.97	\$479,988	\$469,988	\$440,000	91.67	06/23/17	167
Closed Sale Totals																
Listing Count:				5												
Averages:				1,060	1,060	2005	\$359.93	\$349,778	\$397,798	\$374,500	254.16	196				
Price:				High	\$440,000	Low	\$275,000	Median	\$417,500							
Grand Totals																
Count:				5												
Averages:				\$/SqFt: \$359.93	ADOM: 212	OP: \$349,778	LP: \$397,798	SP: \$374,500								

# 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	A10034843	601 NE 36th St #1311	Blue Condo	32	1	1/1	773	773	2005	\$413.97	\$385,000	\$320,000	\$320,000	83.12	05/06/16	54
2	A10046258	601 NE 36th St #2908	Blue Condominium	32	1	1/1	761	761	2006	\$468.46	\$379,000	\$379,000	\$356,500	94.06	05/25/16	30
3	A2064218	601 NE 36 ST #2502	BLUE CONDOMINIUM	32	2	2/1	1,125	1,125	2005	\$370.67	\$489,900	\$447,000	\$417,000	85.12	04/29/16	414
4	A10040255	601 NE 36th St #2210	BLUE CONDO	32	2	2/1	1,174	1,174	2005	\$404.60	\$495,000	\$485,000	\$475,000	95.96	06/24/16	49
5	A2205675	601 NE 36 ST #2510	BLUE CONDO	32	2	2/1	1,174	1,174	2005	\$404.60	\$495,000	\$495,000	\$475,000	95.96	06/30/16	167
6	A10038818	601 NE 36th St #PH3407	Blue	32	2	2/1	1,641	1,641	2006	\$551.49	\$974,000	\$947,000	\$905,000	92.92	04/20/16	22

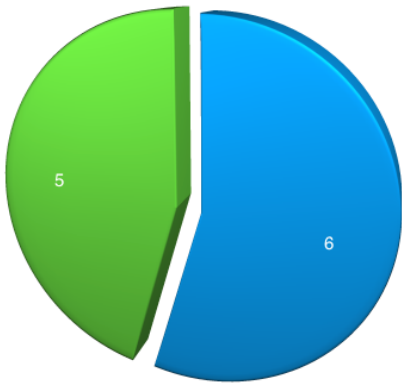
## Closed Sale Totals

Listing Count:	6	Averages:	1,108	1,108	2005	\$435.63	\$536,317	\$512,167	\$491,417	91.19	123
Price:		High	\$905,000	Low	\$320,000	Median	\$446,000				

## Grand Totals

Count:	6	Averages:	\$/SqFt: \$435.63	ADOM: 167	OP: \$536,317	LP: \$512,167	SP: \$491,417
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### Number Of Units



● Number of Units 2016 ● Number of Units 2017



■ Average Price per Sq.Ft. 2016 ■ Average Price per Sq.Ft. 2017

## UNITS RENTED

	2016	2017	% Change
Number of Rented Units	7	12	71%
Average Rented Price	\$2,686	\$2,700	1%
Average Days on the Market	44	70	59%

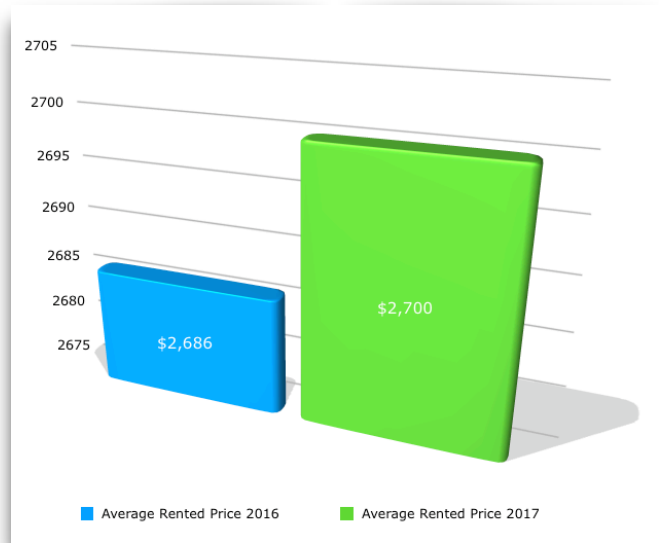
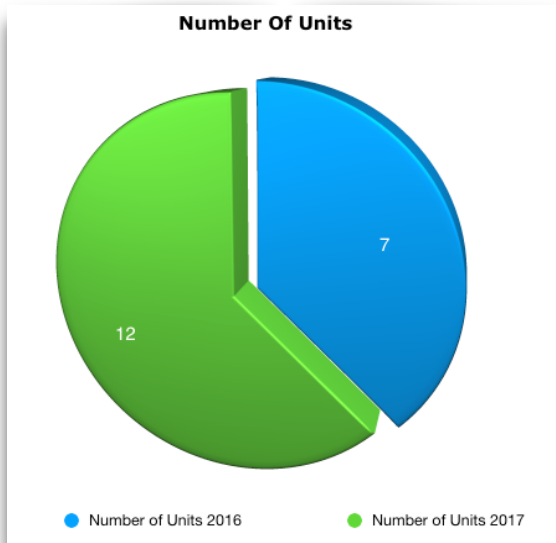
In the second quarter of 2017 there were 5 more rented condos in Blue Condominium then back in 2016. The average rented price increased with 1%, but the average number of days a unit spent on the open market jumped from 44 to 70 days. Pricing a condo right from the start is essential because it will rent much faster then otherwise.

## 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	A10239169	801 NE 38th St #1206	32	Month	Unfurnished	1	1/1	761	2005	\$2.69	\$2,100	\$2,100			05/01/17	22
2	A10230839	801 NE 38th St #2408	32	Month	Unfurnished	1	1/1	761	2005	\$2.83	\$2,200	\$2,200			04/12/17	38
3	A10260025	801 NE 38th St #2005	32	Year	Unfurnished	1	1/1	761	2005	\$2.89	\$2,250	\$2,250			05/15/17	8
4	F10062616	801 NE 38 STREET #1811	10	Year	Unfurnished	1	1/1	773	2005	\$2.98	\$2,350	\$2,350			04/19/17	1
5	A10212133	801 NE 38th St #1309	32	Month	Unfurnished	2	2/1	1,158	2005	\$2.25	\$2,900	\$2,600			06/16/17	166
6	A10242327	801 NE 38th St #2704	32	Month	Furnished	2	2/1	1,158	2006	\$2.33	\$3,000	\$2,800			06/30/17	89
7	A10223655	801 NE 38th St #1406	32	Month	Unfurnished	2	2/1	1,158	2005	\$2.37	\$3,100	\$3,100			06/05/17	82
8	A10191691	801 NE 38th St #2703	32	Month	Unfurnished	2	2/1	1,174	2005	\$2.39	\$3,000	\$2,800			06/05/17	166
9	A10220369	801 NE 38 St #3309	32	Month	Unfurnished	2	2/1	1,158	2006	\$2.42	\$3,100	\$3,000			05/12/17	95
10	A10227149	801 NE 38th St #1001	32	Month	Unfurnished	2	2/1	1,449	2005	\$1.97	\$3,100	\$3,000			04/10/17	52
11	A10232875	801 NE 38th St #2310	32	Month	Unfurnished	2	2/1	1,174	2005	\$2.56	\$3,000	\$3,000			06/01/17	85
12	A10265492	801 NE 38th St #PH3305	32	Month	Unfurnished	2	2/0	1,196	2006	\$2.59	\$3,300	\$3,200			06/01/17	29
<b>Rented Totals</b>																
Listing Count :	12	Averages:					1,057		2005	\$2.52	\$2,783	\$2,700				69
										Price :	High	\$3,100	Low	\$2,050	Median	\$2,725
<b>Grand Totals</b>																
Count :	12	Averages:							ADOM: 70	OP: \$2,783	LP: \$2,700			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	A10049555	801 NE 38th St #1011	32	Month	Furnished	1	1/1	773	2005	\$2.78	\$2,250	\$2,150			04/22/16	30
2	A10069295	801 NE 38th St #2008	32	Month	Unfurnished	1	1/1	761	2005	\$2.83	\$2,200	\$2,200			05/16/16	13
3	A10045302	801 NE 38th St #2308	32	Year	Unfurnished	1	1/1	761	2005	\$2.89	\$2,200	\$2,200			04/23/16	33
4	A10037869	801 NE 38th St #604	32	Month	Unfurnished	2	2/1	1,158	2005	\$2.07	\$2,500	\$2,400			05/02/16	71
5	A10020723	801 NE 38th St #1206	32	Year	Unfurnished	2	2/0	1,158	2005	\$2.16	\$2,550	\$2,550			04/01/16	30
6	A10019254	801 NE 38th St #2007	32	Year	Unfurnished	2	2/1	1,158	2005	\$2.25	\$2,900	\$2,800			04/24/16	78
7	A10025136	801 NE 38th St #PH3203	32	Month	Unfurnished	2	2/1	1,990	2006	\$2.16	\$4,200	\$4,500			04/01/16	54
<b>Rented Totals</b>																
Listing Count :	7	Averages:					1,108		2005	\$2.45	\$2,686	\$2,686				44
										Price :	High	\$4,300	Low	\$2,150	Median	\$2,400
<b>Grand Totals</b>																
Count :	7	Averages:							ADOM:	OP: \$2,686	LP: \$2,686			SP:		



**FOR YOUR OWN CUSTOM REPORT!!!**

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