

FIRST QUARTERLY REPORT & MARKET ANALYSIS 2016 vs 2017 - Charter Club Condo

UNITS SOLD

	2016	2017	% Change
Number of Sales (Closed)	3	6	100%
Average Sold Price	\$253,300	\$289,167	12%
Average Days on the Market	215	100	(53%)
Average Sold Price per Sq.Ft.	\$308.14	\$284.38	(8%)

The sales activity doubled in the first quarter in Charter Club Condominium compared to last year. We noticed a 12% increase on the average sold prices. There was an 8% fall in sold price per square foot also the number of days on the market dropped from 215 to 100 days this quarter.

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	F10036431	600 NE 36th St #615	The Charter Club	32	1	1/1	768	768	1973	\$292.97	\$255,000	\$240,000	\$225,000	88.24	01/30/17	50							
2	A10181584	600 NE 36th St #1420	The Charter Club Condo	32	1	1/1	757	757	1973	\$297.23	\$239,500	\$239,500	\$225,000	93.95	01/31/17	1							
3	A10177024	600 NE 36th St #610	Charter Club Condo	32	2	1/1	955	955	1973	\$282.72	\$295,000	\$295,000	\$270,000	91.53	01/30/17	20							
4	A2193490	600 NE 36 ST #1901	Charter Club Condo	32	2	2/0	1,218	1,218	1973	\$270.94	\$399,900	\$354,000	\$330,000	82.52	01/04/17	378							
5	A10166502	600 NE 36th St #321	CHARTER CLUB	32	2	2	1,218	1,218	1973	\$270.94	\$350,000	\$350,000	\$330,000	94.29	02/03/17	12							
6	A10182985	600 NE 36th St #403	Charter Club	32	2	2	1,218	1,218	1973	\$291.46	\$370,000	\$370,000	\$355,000	95.95	01/10/17	3							
Closed Sale Totals																							
Listing Count: 6				Averages:		1,022		1,022		1973		\$284.38		\$318,233		\$308,083		\$289,167		91.08		77	
				Price:		High		\$355,000		Low		\$225,000		Median		\$300,000							
Grand Totals																							
Count: 6				Averages:		\$/SqFt: \$284.38		ADOM: 100		OP: \$318,233		LP: \$308,083		SP: \$289,167									

2016

Closed Sale Properties

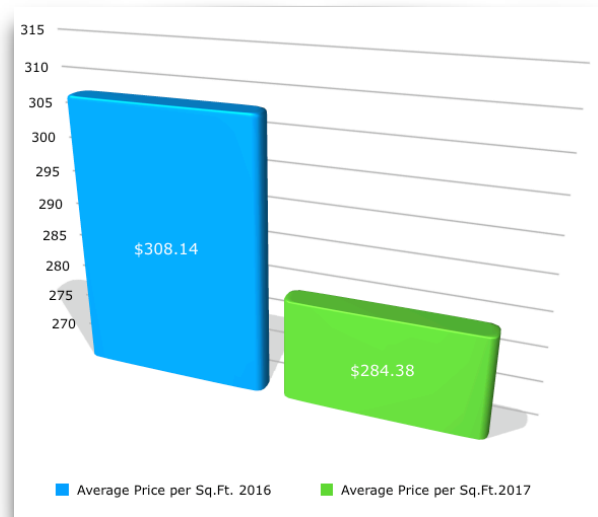
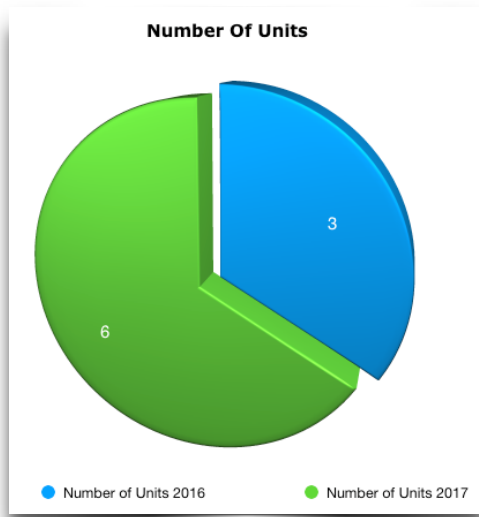
RE2	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A2124982	800 NE 36 ST #1408	The Charter Club	32	1	1/1	757	757	1973	\$290.62	\$269,000	\$245,000	\$220,000	81.78	03/10/16	246
2	A2099878	800 NE 36 ST #1105	Charter Club	32	1	1/1	757	757	1973	\$330.25	\$279,000	\$269,900	\$250,000	89.61	02/10/16	208
3	A2114349	800 NE 36 ST #811	The Charter Club	32	2	2/0	955	955	1973	\$303.56	\$348,000	\$289,900	\$289,900	83.30	02/26/16	257

Closed Sale Totals

Listing Count :	3	Averages:	823	823	1973	\$308.14	\$298,667	\$268,267	\$253,300	84.90	237
		Price :	High	\$289,900	Low	\$220,000	Median	\$250,000			

Grand Totals

Count :	3	Averages:	\$/SqFt: \$308.14	ADOM: 215	OP: \$298,667	LP: \$268,267	SP: \$253,300
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UNITS RENTED

	2016	2017	% Change
Number of Rented Units	7	12	71%
Average Rented Price	\$2,341	\$2,143	(8%)
Average Days on the Market	21	49	133%

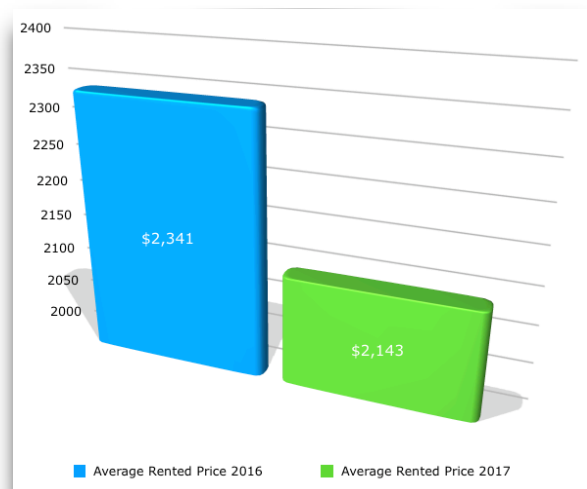
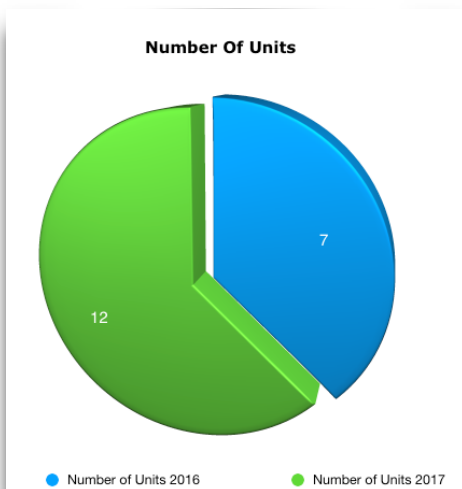
The first quarter of 2017 we were able to rent 5 more condos than the previous year. We noticed an 8% decrease on the rented price and the average number of days a unit spent on the market had jumped from 21 to 49 days. Pricing the rental listing right from the start is very important because it can be rented a lot faster than 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	A10195995	600 NE 36 ST #809	32	Month	Part Furn	1	1/1	768		1973	\$1.82	\$1,650	\$1,550			01/26/17	31
2	A10212189	600 NE 36 St #919	32	Month	Unfurnished	1	2/0	757		1973	\$2.18	\$1,750	\$1,675			03/09/17	44
3	A10223766	600 NE 36th St #508	32	Month	Unfurnished	1	2/0	757		1973	\$2.18	\$1,700	\$1,650			03/14/17	17
4	A10228946	600 NE 36th St #1620	32	Year	Unfurnished	1	1/1	757		1973	\$2.25	\$1,750	\$1,750			03/15/17	10
5	A10197656	600 NE 36th St #310	32	Year	Unfurnished	2	1/1	955		1973	\$1.94	\$2,100	\$2,100			02/23/17	61
6	A10214238	600 NE 36th St #517	32	Month	Unfurnished	2	2/0	990		1973	\$1.97	\$2,100	\$2,100			02/03/17	8
7	A10160976	600 NE 36th St #221	32	Year	Unfurnished	2	2/0	1,218		1973	\$1.72	\$2,400	\$2,250			01/09/17	87
8	A10226900	600 NE 36th St #1002	32	Month	Unfurnished	2	2/0	1,218		1973	\$1.72	\$2,195	\$2,195			03/14/17	7
9	F10048911	600 NE 36th St #1902	32	Year	Unfurnished	2	2/0	1,218		1973	\$1.85	\$2,250	\$2,250			03/01/17	42
10	A10156136	600 NE 36th St #618	32	Year	Unfurnished	2	2/0	1,218		1973	\$1.89	\$2,500	\$2,450			03/31/17	183
11	A10189572	600 NE 36th St #823	32	Month	Unfurnished	1	2/0	1,096		1973	\$2.10	\$2,300	\$2,300			01/31/17	56
12	A10168158	600 NE 36 ST #PH28	32	Month	Unfurnished	2	2/1	1,616		1973	\$2.10	\$3,450	\$3,450			01/16/17	64
Rented Totals																	
Listing Count : 12			Averages:				1,047	1973	\$1.98	\$2,179	\$2,143						
			Price :					High	\$3,400	Low	\$1,400	Median	\$2,025				
Grand Totals																	
Count : 12			Averages:		\$/SqFt:		ADOM: 49	OP: \$2,179	LP: \$2,143	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	A10045383	600 NE 36th St #1105	32	Year	Unfurnished	1	1/1	757		1973	\$2.31	\$1,795	\$1,795			03/31/16	20
2	A10001281	600 NE 36th St #311	3190	Month	Unfurnished	2	2/0	955		1973	\$1.88	\$1,890	\$1,850			01/01/16	19
3	A2199908	600 NE 36 ST #519	32	Month	Unfurnished	1	1/1	757		1973	\$2.51	\$1,850	\$1,850			01/01/16	41
4	A10055332	600 NE 36th St #1422	32	Month	Unfurnished	2	2/0	1,096		1973	\$2.01	\$2,200	\$2,200			03/31/16	27
5	A10040320	600 NE 36th St #407	32	Month	Unfurnished	2	2/0	990		1973	\$2.32	\$2,395	\$2,395			03/29/16	7
6	A2207622	600 NE 36 #218	32	Month	Furnished	2	2/0	0		2015	\$0.00	\$3,300	\$2,900			02/01/16	51
7	A2206954	600 36 ST #PH28	32	Year	Unfurnished	2	2/1	1,616		1973	\$2.04	\$3,400	\$3,400			01/01/16	41
Rented Totals																	
Listing Count : 7			Averages:				1,029	1979	\$2.18	\$2,404	\$2,341						
			Price :					High	\$3,300	Low	\$1,750	Median	\$2,200				
Grand Totals																	
Count : 7			Averages:		\$/SqFt: \$2.28		ADOM: 21	OP: \$2,404	LP: \$2,341	SP:							





FOR YOUR OWN CUSTOM REPORT!!!

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*The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification.*

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