

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

UNITS SOLD

	2016	2017	% Change
Number of Sales (Closed)	5	7	40%
Average Sold Price	\$302,600	\$299,571	(1%)
Average Days on the Market	41	164	300%
Average Sold Price per Sq.Ft.	\$334.26	\$297.48	(11%)

The sales activity increased with 40% in the second quarter in Charter Club Condominium compared to last year. We noticed a 1% decrease on the average sold prices. There was an 11% fall in sold price per square foot and the number of days on the market jumped from 41 to 164 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	A10106853	800 NE 38 st #1009	CHARTER CLUB CONDO	32	1	1/1	768	768	1973	\$286.46	\$260,000	\$230,000	\$220,000	84.62	06/28/17	167
2	A10126722	800 NE 38 st #2011	Charter Club	32	2	1/1	955	955	1973	\$230.37	\$330,000	\$284,900	\$220,000	66.67	06/28/17	145
3	A10282637	800 NE 38th St #619	Charter Club	32	1	1/1	757	757	1973	\$307.79	\$239,000	\$239,000	\$233,000	97.49	06/29/17	29
4	A10199865	800 NE 38th St #518	Charter Club	32	1	2	768	768	1973	\$332.03	\$280,000	\$275,000	\$255,000	91.07	06/07/17	129
5	A10132436	800 NE 38th St #611	The Charter Club Condo	32	2	1/1	955	955	1973	\$304.71	\$338,900	\$304,950	\$291,000	85.87	05/16/17	254
6	A10164954	800 NE 38th St #2018	Charter Club Condominium	32	2	2	1,218	1,218	1973	\$318.56	\$437,000	\$437,000	\$388,000	88.79	06/02/17	203
7	A10153258	800 NE 38th St #PH-18	Charter Club	32	2	2/1	1,620	1,620	1973	\$302.47	\$539,000	\$515,000	\$490,000	90.91	05/10/17	175
Closed Sale Totals																
Listing Count : 7				Averages:												
						1,006	1,006	1973	\$297.48	\$346,271	\$326,550	\$299,571	86.49	157		
				Price :												
							High	\$490,000	Low	\$220,000	Median	\$255,000				
Grand Totals																
Count : 7				Averages:												
						\$/SqFt: \$297.48	ADOM: 164	OP: \$346,271	LP: \$326,550	SP: \$299,571						

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	A10049299	800 NE 30th St #515	Charter Club	32	1	1/1	768	768	1973	\$305.99	\$235,000	\$235,000	100.00	04/14/16	6
2	H930125	800 NE 30 ST #1708	CHARTER CLUB	32	1	1/1	757	757	1973	\$330.25	\$264,900	\$264,900	100.00	04/18/16	93
3	A2178405	800 NE 30 ST #1907	CHARTER CLUB CONDO	32	2	2/0	1,000	1,000	1990	\$330.00	\$390,000	\$359,000	92.05	04/07/16	74
4	A10032684	800 NE 30th St #1414	The Charter Club Condo	32	2	2	990	990	1973	\$343.43	\$349,500	\$349,500	100.00	05/17/16	48
5	A2200215	800 NE 30 ST #307	Charter Club Condominiums	32	2	2/0	990	990	1973	\$361.62	\$369,900	\$369,900	100.00	04/15/16	78

Closed Sale Totals

Listing Count :	5	Averages:		901	901	1976	\$334.26	\$321,860	\$315,660	\$302,600	94.61	60
		Price :					High	\$358,000	Low	\$235,000	Median	\$330,000

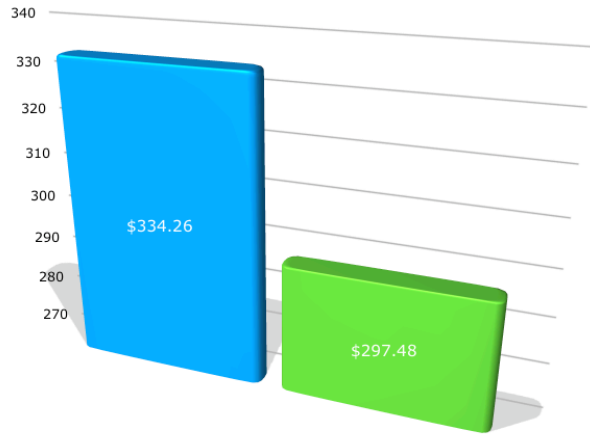
Grand Totals

Count :	5	Averages:	\$/SqFt: \$334.26	ADOM: 41	OP: \$321,860	LP: \$315,660	SP: \$302,600
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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	9	6	(33%)
Average Rented Price	\$2,019	\$1,858	(8%)
Average Days on the Market	71	67	(6%)

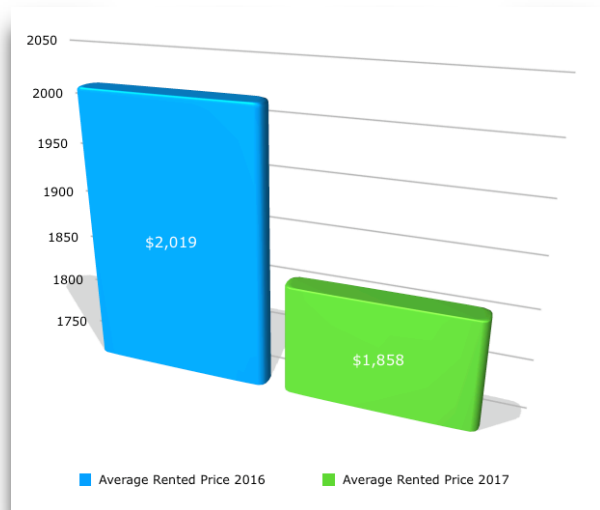
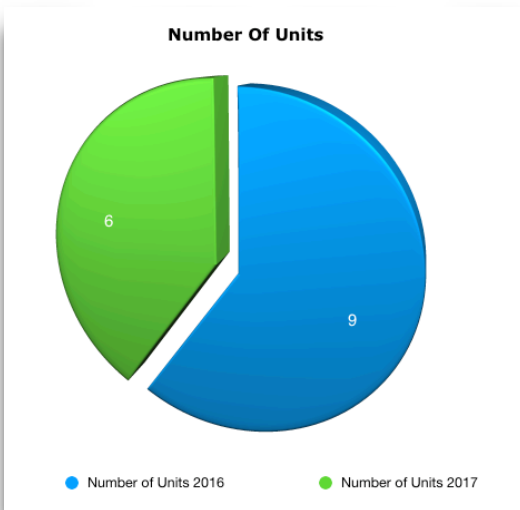
In the second quarter of 2017 in Charter Club there were 3 less rented condos than the previous year. We noticed an 8% decrease on the average rented prices and the average number of days a unit spend on the market went from 71 to 66 days. Pricing the rental listing right from the start is very important 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	A10277373	800 NE 38th St #1809	32	Month	Unfurnished	1	1/1	768	1973	\$2.21	\$1,700	\$1,700			06/09/17	5
2	A10228577	800 NE 38th St #220	32	Year	Unfurnished	1	1/1			\$0.00	\$1,700	\$1,700			04/03/17	15
3	A10191202	800 NE 38 ST #519	32	Month	Unfurnished	1	1/1	757	1973	\$2.31	\$1,950	\$1,750			06/01/17	168
4	A10227200	800 NE 38th St #1411	32	Month	Unfurnished	1	1/1	955	1973	\$1.88	\$1,900	\$1,800			05/05/17	77
5	A10188732	800 NE 38th St #717	32	Month	Furnished	1	2/0	990	1973	\$1.82	\$2,150	\$1,850			06/01/17	101
6	A10275896	800 NE 38th St #1123	32	Year	Unfurnished	1	2/0	1,096	1973	\$2.01	\$2,350	\$2,350			06/23/17	32
Rented Totals																
Listing Count :		6	Averages:					913	1973	\$2.05	\$1,958	\$1,858				66
										Price :	High	\$2,200	Low	\$1,700	Median	\$1,775
Grand Totals																
Count :		6	Averages:					ADOM: 67	OP: \$1,958	LP: \$1,858			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	A10044592	800 NE 38th Street #1119	32	Month	Unfurnished	1	1/0			\$0.00	\$1,900	\$1,650			04/15/16	32
2	A10069154	800 NE 38 ST #619	32	Year	Unfurnished	1	1/1	757	1973	\$2.31	\$1,750	\$1,750			06/05/16	65
3	A10069313	800 NE 38th St #1719	32	Year	Unfurnished	1	1/5	759		\$2.31	\$1,800	\$1,800			06/01/16	22
4	A2180911	800 NE 38 ST #1220	32	Month	Unfurnished	1	1/1	757	1973	\$2.34	\$2,100	\$1,850			05/06/16	170
5	A10062826	800 NE 38th St #1810	32	Year	Unfurnished	2	1/1	955	1973	\$1.88	\$2,000	\$1,800			06/15/16	35
6	A10094753	800 NE 38th St #1419	32	Year	Unfurnished	1	1/1	757	1973	\$2.44	\$1,900	\$1,900			06/24/16	11
7	A10042449	800 NE 38 ST #614	32	Year	Unfurnished	2	2/0	990	1973	\$2.02	\$2,200	\$2,125			06/01/16	79
8	A10043822	800 NE 38th St #1006	32	Year	Unfurnished	2	2/0	990	1973	\$2.22	\$2,200	\$2,300			04/12/16	29
9	A10057191	800 NE 38th St #PH18	32	Month	Unfurnished	2	2/1	1,674	1973	\$1.55	\$3,400	\$3,000			06/13/16	67
Rented Totals																
Listing Count :		9	Averages:					955	1973	\$2.14	\$2,139	\$2,019				57
										Price :	High	\$2,600	Low	\$1,500	Median	\$1,800
Grand Totals																
Count :		9	Averages:					ADOM: 71	OP: \$2,139	LP: \$2,019			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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