



	<u>MLS #</u>	<u>Status</u>	<u>Address</u>	<u>Bd</u>	<u>Fb</u>	<u>Hb</u>	<u>Yr Blt</u>	<u>Sqft</u>	<u>List/Sold \$</u>	<u>Market/Sold D</u>
1	U8224002	ACT	219 4TH AVE N Unit#106	2	2	0	1936	1,160	\$375,000	12/13/2023
2	U8207347	ACT	470 3RD STREET Unit#205	2	2	0	1965	1,045	\$415,000	07/23/2023
3	U8231215	ACT	316 8TH STREET Unit#601	2	2	0	2007	1,141	\$443,000	02/17/2024
4	U8216229	ACT	200 4TH AVENUE Unit#110	2	2	0	2002	1,170	\$499,500	10/12/2023
5	U8227659	PND	316 8TH STREET Unit#503	2	2	0	2007	1,141	\$430,000	02/05/2024
6	T3432376	SLD	841 4TH AVENUE Unit#57	2	1	1	1955	1,160	\$223,000	04/14/23
7	T3413387	SLD	316 8TH STREET Unit#103	2	2	0	2007	1,141	\$400,000	04/13/23
8	U8217227	SLD	219 4TH AVENUE Unit#201	2	2	0	1936	1,055	\$377,000	12/06/23
9	U8202276	SLD	523 4TH AVENUE Unit#11	2	2	0	2006	1,272	\$475,000	08/02/23

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#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
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Listings: Active

1	U8224002	219 4TH AVE N #106	MT VERNON CONDO	2	2	0	0	No	1936	0.00	1,160	\$323	\$375,000				85
2	U8207347	470 3RD ST #205	BEACON ON 3RD ST THE	2	2	0	0	No	1965	1.77	1,045	\$397	\$415,000				233
3	U8231215	316 8TH ST #601	CASABLANCA TOWERS CONDO	2	2	0	0	No	2007	0.34	1,141	\$388	\$443,000				24
4	U8216229	200 4TH AVE #110	MADISON AT ST PETE	2	2	0	1	No	2002	0.00	1,170	\$427	\$499,500				152
				Min	2	2	0	0	1936	0.00	1,045	\$323	\$375,000				24
				Max	2	2	0	1	2007	1.77	1,170	\$427	\$499,500				233
				Avg	2	2	0	0	1978	0.53	1,129	\$384	\$433,125				124
				Med	2	2	0	0	1984	0.17	1,151	\$393	\$429,000				119

Listings: Pending

1	U8227659	316 8TH ST #503	CASABLANCA TOWERS CONDO	2	2	0	1	No	2007	0.34	1,141	\$377	\$430,000				4
				Min	2	2	0	1	2007	0.34	1,141	\$377	\$430,000				4
				Max	2	2	0	1	2007	0.34	1,141	\$377	\$430,000				4
				Avg	2	2	0	1	2007	0.34	1,141	\$377	\$430,000				4
				Med	2	2	0	1	2007	0.34	1,141	\$377	\$430,000				4

Presented by: Kelly Havden

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
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Listings: Sold

1	T3432376	841 4TH AVE #57	SUNCOAST TOWERS APTS CO-OP	2	1	1	0	No	1955	0.30	1,160	\$192	\$259,000	\$223,000	04/14/2023	86.1%	10
2	T3413387	316 8TH ST #103	CASABLANCA TOWERS CONDO	2	2	0	1	No	2007	0.00	1,141	\$351	\$415,000	\$400,000	04/13/2023	96.4%	121
3	U8217227	219 4TH AVE #201	MT VERNON CONDO	2	2	0	0	No	1936	0.00	1,055	\$357	\$429,900	\$377,000	12/06/2023	87.7%	9
4	U8202276	523 4TH AVE #11	ARLINGTON LOFTS CONDO	2	2	0	1	No	2006	0.59	1,272	\$373	\$500,000	\$475,000	08/02/2023	95.0%	55

Min	2	1	0	0	1936	0.00	1,055	\$192	\$259,000	\$223,000	86.1%	9
Max	2	2	1	1	2007	0.59	1,272	\$373	\$500,000	\$475,000	96.4%	121
Avg	2	2	0	1	1976	0.22	1,157	\$318	\$400,975	\$368,750	91.3%	49
Med	2	2	0	0	1981	0.15	1,151	\$354	\$422,450	\$388,500	91.3%	33

9	Total Listings	Average for all:	2	2	0	0	1980	0.37	1,143	\$354	\$418,489	\$368,750	91.3%	77
		Median for all:	2	2	0	0	2002	0.30	1,141	\$373	\$429,900	\$388,500	91.3%	55

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$259,000	\$500,000	\$418,489	\$429,900
Sale Price	\$223,000	\$475,000	\$368,750	\$388,500
Sale / List	86.1%	96.4%	91.3%	91.3%

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