Claridge House Sales Analysis

Unit #	Transfer Date	Sq. Ft	Unit Type	Sales Price	Seller	Buyer	$/sq. ft	# Shares	$/Share	Financing
2022										
111N	1/7/2022	375	Studio	$159,000	INVESTOR	OWNER	$424	1,872	$85	NCB
223N	2/23/2022	359	Studio	$155,000	INVESTOR	INVESTOR	$432	1,891	$82	Cash
104S	3/15/2022	Parking Garage	70	$16,500	OWNER	OWNER	N/A	468	-	Cash
612N	3/7/2022	602	1 BR	$230,000	OWNER	OWNER	$382	3,526	$65.23	Cash
405N	4/15/2022	551	1 BR	$265,928	OWNER	OWNER	$483	3,114	$85.40	Cash
821N	7/1/2022	562	1 BR	$250,000	INVESTOR	INVESTOR	$445	3,189	$78.39	Seller
212S	7/15/2022	445	Studio	$162,500	INVESTOR	OWNER	$365	2,078	$78.20	NCB
125N & PK 36	7/15/2022	472	Studio	$150,000	INVESTOR	INVESTOR	$318	2,527	$59.36	Cash
610S	8/1/2022	445	Studio	$220,000	INVESTOR	INVESTOR	$494	2,215	$99.32	NCB
710S	8/3/2022	445	Studio	$180,000	OWNER	INVESTOR	$404	2,234	$80.57	Cash
427N	8/25/2022	551	1 BR	$252,000	INVESTOR	OWNER	$457	3,114	$80.92	Cash
504N	8/31/2022	551	1 BR	$252,000	INVESTOR	INVESTOR	$457	3,133	$80.43	Cash
517S & PK 18	12/7/2022	697	1 BR	$302,000	OWNER	OWNER	$433	3,195	$94.52	Cash
2023										
423N	3/6/2023	359	Studio	$127,000	INVESTOR	INVESTOR	$354	1928	$66	Cash
527N, PK 12 & PK 57	Pending	551	1 BR	$266,500	INVESTOR	INVESTOR	$484	4069	$65	Cash