Claridge House Sales Analysis

Unit #	Transfer Date	Sq. Ft	Unit Type	Sales Price	Seller	Buyer	$/sq. ft	# Shares	$/Share	Financing
2023										
423N	3/6/2023	359	Studio	$127,000	INVESTOR	INVESTOR	$354	1,928	$66	Cash
527N, PK 12 & PK 57	5/31/2023	551	1 BR	$278,500	INVESTOR	INVESTOR	$505	4,069	$68	Cash
1015N	6/22/2023	501	Studio	$210,000	INVESTOR	OWNER	$419	2,353	$89	Cash
1006N	6/23/2023	551	Studio	$224,900	INVESTOR	OWNER	$408	2,040	$110	Cash
605S and PK 48	6/23/2023	445	Studio	$260,000	INVESTOR	OWNER	$584	2,621	$99	Cash
314N and PK 5	6/30/2023	551	1 BR	$300,000	INVESTOR	OWNER	$544	3,564	$84	Cash
421N	7/7/2023	562	1 BR	$248,750	INVESTOR	OWNER	$443	3,114	$80	Cash
301S and PK 28	7/20/2023	445	Studio	$210,000	INVESTOR	INVESTOR	$472	2,565	$82	NCB
702N	9/22/2023	651	1 BR	$242,000	OWNER	INVESTOR	$372	3,545	$68	Cash
207S	11/3/2023	445	Studio	$195,000	INVESTOR	0WNER	$438	2,078	$94	Cash
616N & PK 60	12/4/2023	551	1 BR	$285,000	INVESTOR	OWNER	$517	3,620	$79	Cash
2024										
408N & PK 45	2/29/2024	551	1 BR	$249,000	INVESTOR	OWNER	$452	3,582	$70	NCB
214N	3/26/2024	551	1 BR	$245,000	OWNER	OWNER	$445	3,077	$80	Cash
810N & PK 6	5/17/2024	602	1 BR	$265,000	OWNER	OWNER	$440	4,032	$66	Cash
803N & PK 10	5/17/2024	551	1 BR	$250,000	INVESTOR	INVESTOR	$454	3,657	$68	NCB
517S & PK 18	5/21/2024	697	1 BR	$280,000	OWNER	OWNER	$402	3,663	$76	NCB
807S	6/17/2024	445	Studio	$220,000	INVESTOR	INVESTOR	$494	2,190	$100	Cash
825N	7/25/2024	472	Studio	$195,000	INVESTOR	INVESTOR	$413	2,190	$89	Cash
425N	8/9/2024	472	Studio	$182,000	INVESTOR	INVESTOR	$386	2,116	$86	NCB
705S	PENDING	445	Studio	$182,500	INVESTOR	INVESTOR	$410	2,172	$84	Cash