Claridge House Sales Analysis

Unit #	Transfer Date	Sq. Ft	Unit Type	Sales Price	Seller	Buyer	$/sq. ft	# Shares	$/Share	Financing
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	12/13/2024	445	Studio	$182,500	INVESTOR	INVESTOR	$410	2,172	$84	Cash
2025										
719N	Pending	559	1 BR	$232,900	INVESTOR	OWNER	$417	3,172	$73	Cash