

# Comparative Market Analysis

"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 ."



Researched and prepared by  
**Ekaterina Lavrova**

Subject Property

Prepared exclusively for

Prepared on  
May 15, 2022



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## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Active Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	List Date	DOM
650 West Ave #1206	\$650,000	1	1	746		02/15/2022	
650 West Ave #803	\$1,190,000	2	2	1,078		04/20/2022	
650 West Ave #605	\$1,195,000	2	2	1,088		05/04/2022	
650 West Ave #1408	\$1,235,000	3	2	1,399		01/31/2022	
650 West Ave #2801	\$1,480,000	2	2	1,147		09/16/2021	
<b>Averages:</b>	<b>\$1,150,000</b>	<b>2.0</b>	<b>1.8</b>	<b>1,092</b>			

### Active With Contract Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
650 West Ave #2306	\$550,000	1	1	746		04/05/2022	
650 West Ave #908	\$825,000	3	2	1,191		03/24/2022	
650 West Ave #1911	\$1,490,000	2	2	1,147		04/29/2022	
<b>Averages:</b>	<b>\$955,000</b>	<b>2.0</b>	<b>1.7</b>	<b>1,028</b>			

### Closed Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
650 West Ave #1004	\$680,000	2	2	1,078		04/11/2022	2
650 West Ave #301	\$849,000	2	2	1,147		04/08/2022	163
650 West Ave #1709	\$980,000	2	2	1,078		04/18/2022	3
650 West Ave #3007	\$1,470,000	3	2	1,234		04/19/2022	370
650 West Ave #2107	\$1,500,000	3	2	1,234		04/06/2022	318
<b>Averages:</b>	<b>\$1,095,800</b>	<b>2.4</b>	<b>2.0</b>	<b>1,154</b>			<b>171</b>

### Pending Listings

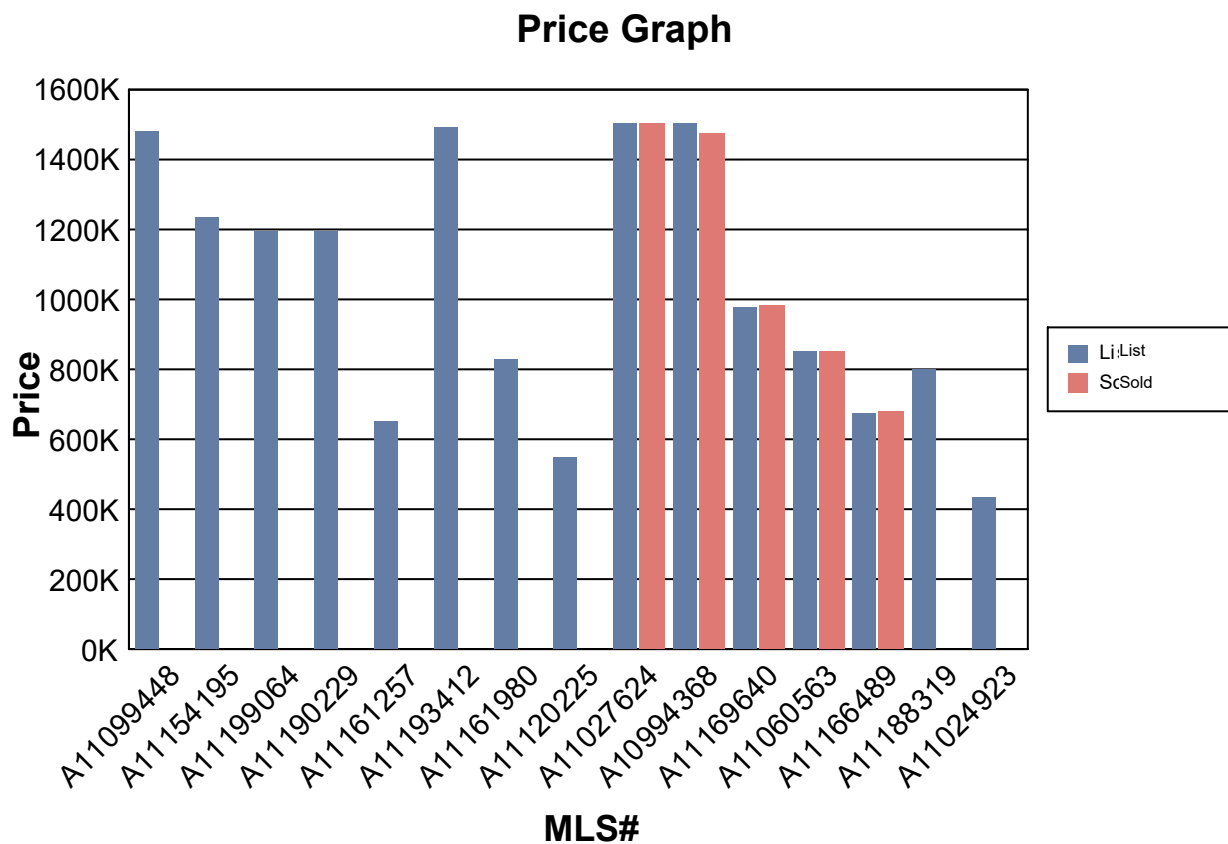
Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
650 West Ave #302	\$435,000	1	1	704		09/17/2021	144
650 West Ave #1510	\$799,000	2	2	1,078		04/27/2022	0
<b>Averages:</b>	<b>\$617,000</b>	<b>1.5</b>	<b>1.5</b>	<b>891</b>			<b>72</b>

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$435,000	\$980,000	\$1,021,867	\$1,500,000	15
<b>Adjusted Comparable Price</b>	\$435,000	\$980,000	\$1,021,867	\$1,500,000	15



## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





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## CMA Pro Report

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### Active Properties

#### 650 West Ave #1206, Miami Beach 33139



MLS #:	<b>A11161257</b>	Status:	<b>A</b>	Beds:	<b>1</b>	L Price:	<b>\$650,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>1 / 0</b>	L Date:			
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>	Pool:			
Complex:	<b>THE FLORIDIAN</b>	LA SqFt:	<b>746</b>	TA SqFt:	<b>746</b>		
Parking:	<b>1 Space</b>	Tax Amt:	<b>\$5,503</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>

Waterfront: Wtrfrnt Dsc: **Bay Front, Intracoastal Front**

Rmks: **Welcome to enjoy the Floridian lifestyle with the amazing amenities of The Floridian which is located in the heart of South Beach. The building offers exceptional amenities with 2 pools, a tennis court, a fitness center, valet, a 24-hour doorman, salon, and concierge. The unit faces to the East with Ocean and South Beach views. This spacious one-bedroom unit is renovated with brand new appliances and wood floors. The Floridian Condominium is just minutes away from famous sand beaches, Whole Foods Market steps away from Publix grocery and many elegant restaurants, shopping centers, easy access to MacArthur Causeway to get to Downtown Miami areas, and it takes only 15 minutes to get to the airport. Come and enjoy this exceptional lifestyle. IT IS NOT SUBJECT TO APPRAISAL.**

#### 650 West Ave #803, Miami Beach 33139



MLS #:	<b>A11190229</b>	Status:	<b>A</b>	Beds:	<b>2</b>	L Price:	<b>\$1,190,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>	Pool:			
Complex:	<b>The Floridian</b>	LA SqFt:	<b>1,078</b>	TA SqFt:	<b>1,078</b>		
Parking:	<b>1 Space, Assigned Parking, Covered Parking</b>	Tax Amt:	<b>\$8,993</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Spectacular DIRECT BAY and Miami Skyline view ! Completely renovated 2/2 with marble floors, granite counter top and ss appliances in the kitchen. Split floor plan with generous size bedrooms and bathrooms. Enjoy breathtaking sunsets watching the cruise ships and the numerous islands on biscayne bay . The Floridian is a 5 star amenities building with state of the art gym, 2 pools with food and beverage service, tennis court, grocery store, hairdresser and much more. BOAT SLIP available for rent. New recreational park just opened cross the street . THE UNIT IS RENTED TILL JULY 2023 AND THE BUYER NEEDS TO HONOR THE LEASE.**

## CMA Pro Report

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### Active Properties

#### 650 West Ave #605, Miami Beach 33139



MLS #:	<b>A11199064</b>	Status:	<b>A</b>	Beds:	<b>2</b>	L Price:	<b>\$1,195,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>				
Complex:	<b>THE FLORIDIAN CONDO</b>	Pool:					
Parking:	<b>1 Space, Assigned Parking, Covered Parking</b>	LA SqFt:	<b>1,088</b>	TA SqFt:	<b>1,088</b>		
Tax Amt:	<b>\$7,910</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		

Waterfront: Wtrfrnt Dsc: **Bay Front, Intracoastal Front**

**Rmks:** **Stunning turn key 2 beds/2 baths at the Floridian Condo. Breathtaking views of Miami Skyline, Biscayne Bay and Miami Beach islands. Completely remodeled apartment with the highest attention to details: Italian porcelaine, stainless steel appliances, Nest A/C thermostat, Built-In sound system and more...**  
**Prime location, walking distance from Lincoln road, the Marina and beach, groceries stores and restaurants. The Floridian offers full service amenities (Tennis & Basketball courts, 2 heated pools, Sauna, Spa, boat docking, mini market). Easy to show.**

#### 650 West Ave #1408, Miami Beach 33139



MLS #:	<b>A11154195</b>	Status:	<b>A</b>	Beds:	<b>3</b>	L Price:	<b>\$1,235,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>				
Complex:	<b>THE FLORIDIAN CONDO</b>	Pool:					
Parking:	<b>2 Or More Spaces, Assigned Parking, Covered Parking,</b>	LA SqFt:	<b>1,324</b>	TA SqFt:	<b>1,399</b>		
Tax Amt:	<b>\$4,838</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects Homestead Tax</b>		

Waterfront: Wtrfrnt Dsc: **Bay Front, Intracoastal Front, Navigable**

**Rmks:** **NEWLY RENOVATED... Beautiful 3 Bedroom/2 bath facing the new park and the Ocean. Rent out every 180 days (2 times per year) The Floridian South Beach is one of the most recognized buildings in South Beach. New Baths Bisazza tile and Vanities, New kitchen w/ Stainless Steel Kitchen Aid & Samsung appliances, New waver & dryer and freshly painted. NEST climate control, NEST Smoke Detector, NEST Cameras. Fully polish travertine floors. Complex features 2 pools, gym, tennis court, convenience store, BBQ Area, Boat docks and more... Great location, walking distance to Parks, Publix, Banks, Whole Foods Market, restaurants, movie theater, Lincoln Road Mall, pharmacies, south pointe beach and much more. Please attachment find the Building Project updates 2022.**

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 650 West Ave #2801, Miami Beach 33139



MLS #:	<b>A11099448</b>	Status:	<b>A</b>	Beds:	<b>2</b>	L Price:	<b>\$1,480,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>Floridian Condo</b>	Age:	<b>1997</b>	Pool:			
Complex:	<b>Floridian Condo</b>	LA SqFt:	<b>1,147</b>	TA SqFt:	<b>1,147</b>		
Parking:	<b>Covered Parking</b>	Tax Amt:	<b>\$13,420</b>	Tax Year:	<b>2020</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>

Waterfront:                      Wtrfrnt Dsc:    **Bay Front**

Rmks:                      **Stunning Corner Unit with direct view to the bay and Ocean. Night view is breathtaking. Water view form every room. Wood Floor, Marron Emperador, Marble floor in the kitchen, and Botticino marble in the bathrooms. Motivated seller**





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### Active With Contract Properties

#### 650 West Ave #2306, Miami Beach 33139



MLS #:	<b>A11120225</b>	Status:	<b>AC</b>	Beds:	<b>1</b>	L Price:	<b>\$550,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>1 / 0</b>	L Date:			
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>	Pool:			
Complex:	<b>THE FLORIDIAN CONDO</b>	LA SqFt:	<b>746</b>	TA SqFt:	<b>746</b>		
Parking:	<b>1 Space</b>	Tax Amt:	<b>\$6,095</b>	Tax Year:	<b>2020</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax, Tax Reflects No</b>

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Spectacular panoramic views of the ocean and Miami Beach from this recently upgraded 1/1 unit in the heart of South Beach! New bathroom and Floors, kitchen cabinets, granite counter tops, S/S appliances, sliding frosted glass closet doors, customized bedroom closet . Bldg is conveniently located to everything south beach has to offer: parks, restaurants, boutiques, grocery stores, beach, marina. The Floridian is 5 -stars full service bldg. with amenities such as pools, tennis court, full gym and more**

#### 650 West Ave #908, Miami Beach 33139



MLS #:	<b>A11161980</b>	Status:	<b>AC</b>	Beds:	<b>3</b>	L Price:	<b>\$825,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>	Pool:			
Complex:	<b>The Floridian Condo</b>	LA SqFt:	<b>1,191</b>	TA SqFt:	<b>1,191</b>		
Parking:	<b>2 Or More Spaces, Covered Parking</b>	Tax Amt:	<b>\$9,726</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **3 Bedroom, 2 bath unit at The Floridian. This unit has abundant natural light and views that overlook the new West Ave Park. Appealing wood flooring throughout with a kitchen bar and separate dining space. Plenty of cabinet space in the kitchen and ample closet space throughout the unit including a large walk-in closet and en-suite bath in the primary bedroom. This open floor is ideal for families and entertaining. Other features include a full size washer and dryer in the unit and 2 covered parking spots in the garage. The Floridian is a luxury and full amenity building with 2 bay front pools, valet, a full service gym, market, saloon, tennis, 24 hour security and valet.**



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### Active With Contract Properties

#### 650 West Ave #1911, Miami Beach 33139



MLS #: **A11193412** Status: **AC**  
County: **Miami-Dade County**  
Subdivision: **THE FLORIDIAN CONDO**  
Complex: **The Floridian Condo**  
Parking: **1 Space**

Beds: **2** L Price: **\$1,490,000**  
Baths: **2 / 0** L Date:  
Age: **1997**

Pool:  
LA SqFt: **1,147**  
TA SqFt: **1,147**

Tax Amt: **\$11,381** Tax Year: **2021** Tax Info: **Tax Reflects City & County Tax**

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **RARE Direct Bay corner "11" line. 2 Bed/2 Bath. North West corner with wrap around EXTENDED terrace at The Floridian. Fully renovated with open kitchen.**





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### Closed Properties

#### 650 West Ave #1004, Miami Beach 33139



MLS #:	<b>A11166489</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$675,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>03/02/2022</b>		
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>				
Complex:	<b>THE FLORIDIAN CONDO</b>	Pool:					
Parking:	<b>1 Space</b>	LA SqFt:	<b>1,078</b>				
		TA SqFt:	<b>1,078</b>				
Tax Amt:	<b>\$6,876</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects No Homestead Tax</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

**Rmks:** Great views of the Ocean and South Beach from this spacious unit at The Floridian Condo. Split floor plan, 2 bedrooms 2 baths, master bathroom with enclosed shower and bathtub, plenty of closet space, open kitchen, tile floors, washer-dryer in the unit and lots of sun light in every room. Pets and rentals are allowed. This bay front building features excellent amenities including 2 Bayfront pools, spa, exercise room, tennis court, business center, convenience store, 24-HR lobby attendance and valet. Short distance to restaurants and South Beach nightlife. Easy access to I-195 and 5-10 minutes commute to Downtown Miami.

#### 650 West Ave #301, Miami Beach 33139



MLS #:	<b>A11060563</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$849,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>06/22/2021</b>		
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>				
Complex:	<b>The Floridian Condo</b>	Pool:					
Parking:	<b>1 Space, Assigned Parking, Covered Parking</b>	LA SqFt:	<b>1,147</b>				
		TA SqFt:	<b>1,147</b>				
Tax Amt:	<b>\$8,845</b>	Tax Year:	<b>2020</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

**Rmks:** Looking for something unique? This bayfront unit has you floating above the water, like you were on a big yacht or a cruise ship. Huge wraparound balcony is accessible from the living room and the second bedroom. Porcelain floors, stainless appliances, new kitchen cabinets, granite counters. Laundry room w/ full sized washer/dryer. Great amenities, gym, convenience store, tennis, 2 bayfront pools, jacuzzi, poolside snack bar. Large pets welcome! All the bells & whistles. Buy a dock to keep a boat. Garage parking on the same floor, walk right in. Special assessment for building upgrades has already been paid in full. Showings are only available on February 10, 16 and 17 in the AM hours. Please call listing office.



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## CMA Pro Report

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### Closed Properties

#### 650 West Ave #1709, Miami Beach 33139



MLS #:	<b>A11169640</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$975,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>03/04/2022</b>		
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>				
Complex:	<b>THE FLORIDIAN CONDO</b>	Pool:					
Parking:	<b>2 Or More Spaces, Assigned Parking, Covered Parking</b>	LA SqFt:	<b>1,078</b>				
		TA SqFt:	<b>1,078</b>				
Tax Amt:	<b>\$9,348</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **Stunning direct bay view, remodeled 2 bedroom 2 bath condo. Renovated kitchen, stainless steel appliances, granite counter tops, updated bathrooms, porcelain floors throughout, washer & dryer. Best South Beach hi-rise building, Unit comes with 2 assigned garage parking spaces. This luxury hi-rise building boasts 2 gyms, 2 bay front pools, 24/7 doorman, valet, tennis, convenience store, business center and more!!The building has recently done a complete redo of the interior halls and common areas. Maintenance includes Hi-speed internet. Larger pets are welcome!! TENANT OCCUPIED. CALL LISTING OFFICE FOR APPOINTMENT.**  
**\*\*\* CASH ONLY**

#### 650 West Ave #3007, Miami Beach 33139



MLS #:	<b>A10994368</b>	Status:	<b>CS</b>	Beds:	<b>3</b>	L Price:	<b>\$1,500,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>02/04/2021</b>		
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>				
Complex:	<b>THE FLORIDIAN CONDO</b>	Pool:					
Parking:	<b>1 Space, Assigned Parking, Covered Parking</b>	LA SqFt:	<b>1,234</b>				
		TA SqFt:	<b>1,234</b>				
Tax Amt:	<b>\$15,054</b>	Tax Year:	<b>2020</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **Spectacular and unobstructed views of Biscayne Bay and the Miami skyline. This stunning 3 Bedroom 2 Bath 1,372SqFt (see attached floor plan) residence has been nicely renovated, highlighted by a new kitchen with quartz counter top and stainless steel appliances. Perfect for entertaining with a counter height bar opening to a bright living space with awesome views. This unit also features updated art inspired bathrooms, and in unit washer/dryer plus 1 parking space in the garage. The Floridian is a full amenity bay front building on Miami Beach. Amenities includes 2 bay front pools, jacuzzi, tennis, poolside food/beverage, concierge, salon, gym & onsite gourmet market . The West Avenue neighborhood offers dining and shopping at your doorstep. Convenient access to the causeway.**



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## CMA Pro Report

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### Closed Properties

#### 650 West Ave #2107, Miami Beach 33139



MLS #:	<b>A11027624</b>	Status:	<b>CS</b>	Beds:	<b>3</b>	L Price:	<b>\$1,500,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>04/19/2021</b>		
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>				
Complex:	<b>The FLORIDIAN CONDO</b>	Pool:					
Parking:	<b>1 Space, Covered Parking</b>	LA SqFt:	<b>1,234</b>				
		TA SqFt:	<b>1,234</b>				
Tax Amt:	<b>\$13,481</b>	Tax Year:	<b>2020</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks:

**Enjoy breathtaking direct bay views of the Downtown Miami Skyline and amazing sunsets from this redesigned residence at The Floridian. This fully remodeled 3 bedroom layout was converted to a large 2/2 with over 1400SqFt. Delight in a larger living space with lots of windows. The kitchen has also been reconfigured allowing for a more open cooking space with a separate dining area for entertaining. The main bedroom is features a walk-in closet and modern en-suite bath with double vanity. Bidet too. The 2nd bedroom also features and en-suite bath and tub. Custom lighting, in unit, full size washer and dryer and 1 parking spot in the garage are some other highlights to this unit. Live at The Floridian, a luxury bay front building with resort like amenities and an ideal location.**



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## CMA Pro Report

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### Pending Properties

#### 650 West Ave #302, Miami Beach 33139



MLS #:	<b>A11024923</b>	Status:	<b>PS</b>	Beds:	<b>1</b>	L Price:	<b>\$435,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>1 / 0</b>	L Date:			
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>	Pool:			
Complex:	<b>the floridian</b>	LA SqFt:	<b>704</b>	TA SqFt:	<b>704</b>		
Parking:	<b>1 Space, Assigned Parking</b>	Tax Amt:	<b>\$4,387</b>	Tax Year:	<b>2020</b>	Tax Info:	<b>Tax Reflects No Homestead Tax</b>

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Floridian Sunny Luminous Corner Unit with the largest balcony of the building, looking over the palm trees with partial bay view and futuristic park under construction. Fully renovated in the most quiet area of south beach. Great for investment, unit rented until March 2022.**  
**1 Bedroom/ 1 Bathroom**  
**704 sq ft.**  
**2pool/Jacuzzi**  
**Gym**  
**Sauna.**  
**Must see!**

#### 650 West Ave #1510, Miami Beach 33139



MLS #:	<b>A11188319</b>	Status:	<b>PS</b>	Beds:	<b>2</b>	L Price:	<b>\$799,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE FLORIDIAN CONDO</b>	Age:	<b>1997</b>	Pool:			
Complex:	<b>THE FLORIDIAN CONDO</b>	LA SqFt:	<b>1,078</b>	TA SqFt:	<b>1,078</b>		
Parking:	<b>Covered Parking</b>	Tax Amt:	<b>\$7,312</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Enjoy glorious sunrise and ocean views from this recently upgraded 2 Bed 2 Bath residence at The Floridian South Beach. Featuring over 1,000 square feet of indoor contemporary living space, updated kitchen with stainless steel appliances, spa-like master bathroom, eastern exposure with breathtaking views, and one assigned parking space. Conveniently located in front of what is soon to be an intelligently-designed 3-acre public park in the heart of South Beach, walking distance to Whole Foods, South Point Park, Lincoln Road, and Sunset Harbor.**

**\*This tastefully decorated residence can also be offered fully furnished at \$819k.**

**\*Buyer must agree to post occupancy closing until September 2022."**



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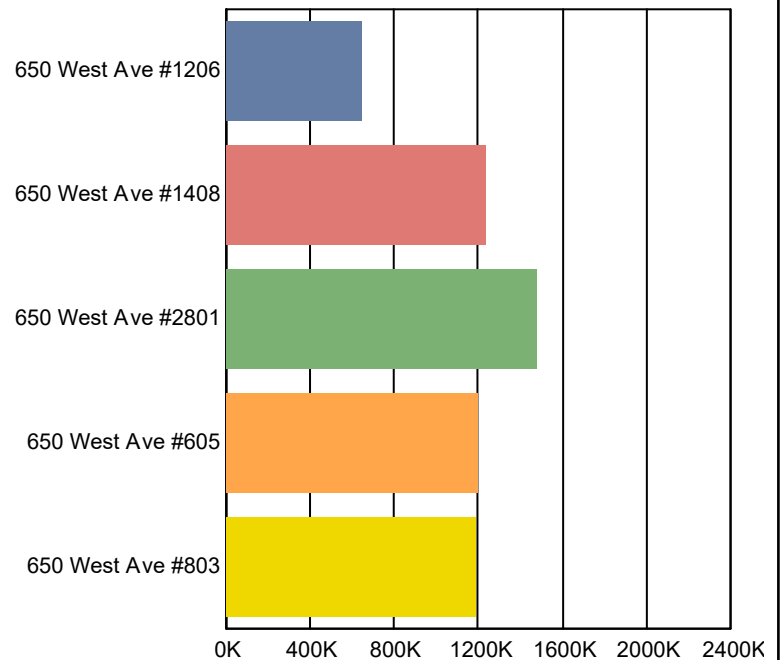
May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>5</b>
Lowest Price	<b>\$650,000</b>
Highest Price	<b>\$1,480,000</b>
Average Price	<b>\$1,150,000</b>
Avg. Price/SqFt	<b>\$1,059.33</b>





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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active With Contract Properties

Total # of Listings

**3**

Lowest Price

**\$550,000**

Highest Price

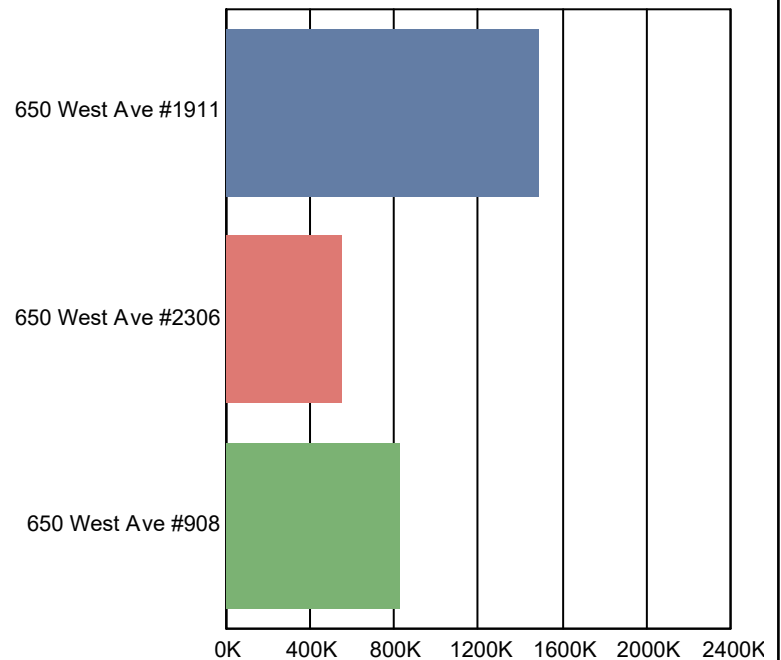
**\$1,490,000**

Average Price

**\$955,000**

Avg. Price/SqFt

**\$909.67**







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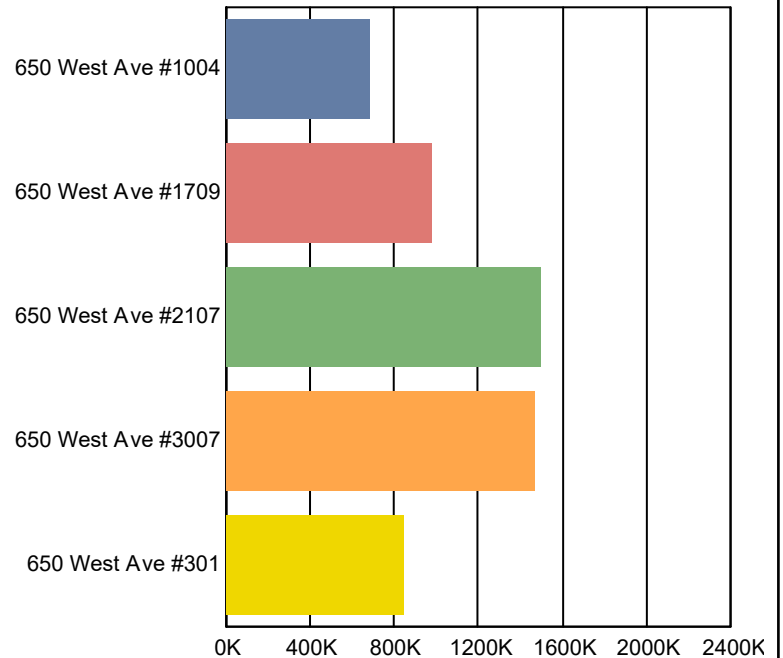
May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

Total # of Listings	<b>5</b>
Lowest Price	<b>\$680,000</b>
Highest Price	<b>\$1,500,000</b>
Average Price	<b>\$1,095,800</b>
Avg. Price/SqFt	<b>\$937.38</b>

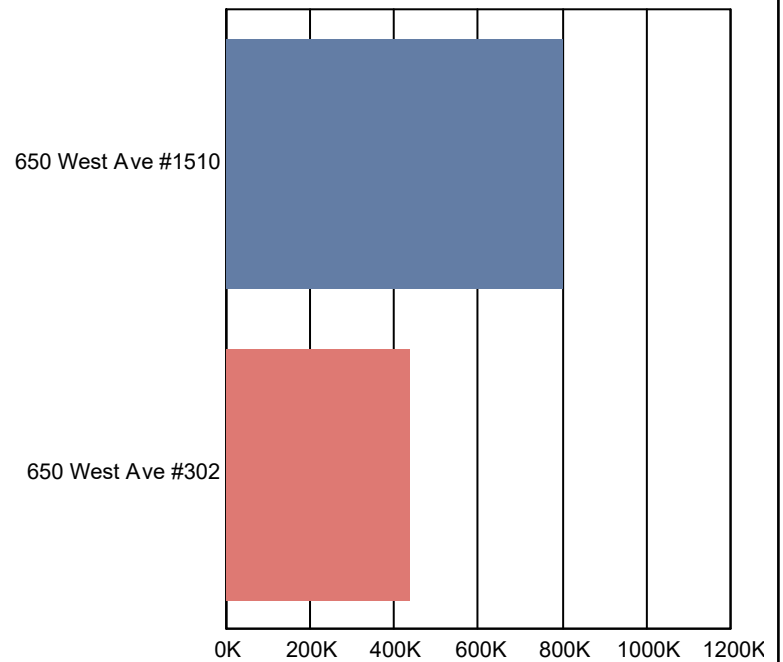


## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

Total # of Listings	<b>2</b>
Lowest Price	<b>\$435,000</b>
Highest Price	<b>\$799,000</b>
Average Price	<b>\$617,000</b>
Avg. Price/SqFt	<b>\$679.55</b>





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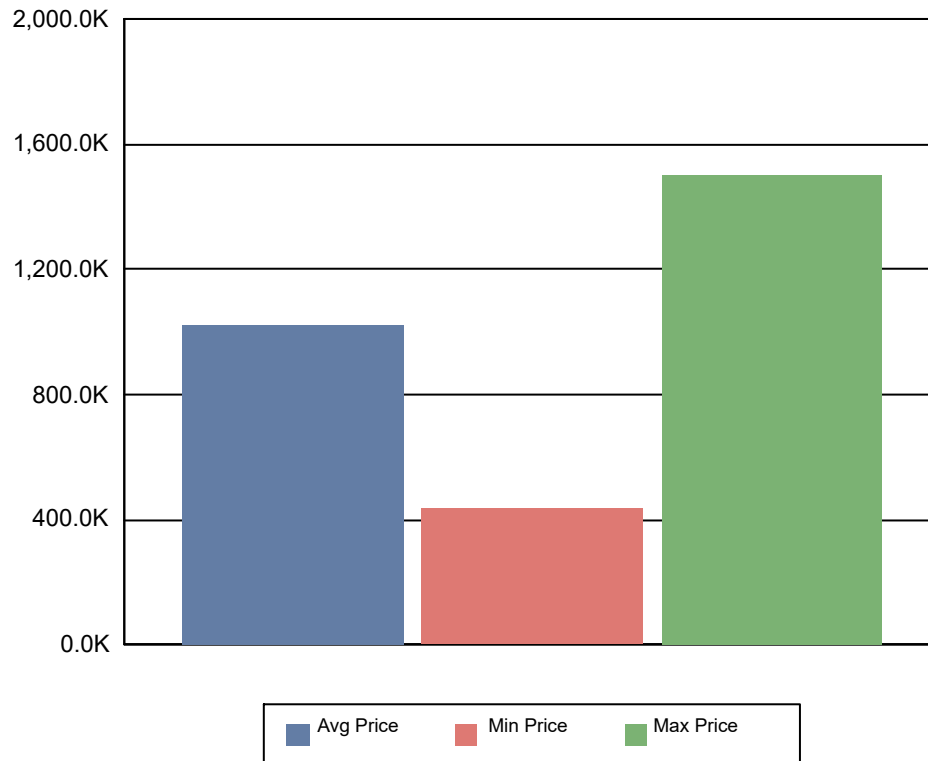


May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Active	\$650,000	\$1,480,000	\$1,150,000	\$1,059.33
Active With Contract	\$550,000	\$1,490,000	\$955,000	\$909.67
Closed	\$680,000	\$1,500,000	\$1,095,800	\$937.38
Pending	\$435,000	\$799,000	\$617,000	\$679.55
<b>Totals/Averages</b>	<b>\$435,000</b>	<b>\$1,500,000</b>	<b>\$1,021,867</b>	<b>\$938.11</b>

### Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
<b>Active</b>							
ACT	650 West Ave #1206	1	1 (1 0)	746	\$650,000		
ACT	650 West Ave #803	2	2 (2 0)	1,078	\$1,190,000		

Researched and prepared by Ekaterina Lavrova



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May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
ACT	650 West Ave #605	2	2 (2 0)	1,088	\$1,195,000		
ACT	650 West Ave #1408	3	2 (2 0)	1,399	\$1,235,000		
ACT	650 West Ave #2801	2	2 (2 0)	1,147	\$1,480,000		

### Active With Contract

650 West Ave #2306	1	1 (1 0)	746	\$550,000
650 West Ave #908	3	2 (2 0)	1,191	\$825,000
650 West Ave #1911	2	2 (2 0)	1,147	\$1,490,000

### Closed

650 West Ave #1004	2	2 (2 0)	1,078	\$675,000
650 West Ave #301	2	2 (2 0)	1,147	\$849,000
650 West Ave #1709	2	2 (2 0)	1,078	\$975,000
650 West Ave #3007	3	2 (2 0)	1,234	\$1,500,000
650 West Ave #2107	3	2 (2 0)	1,234	\$1,500,000

### Pending

650 West Ave #302	1	1 (1 0)	704	\$435,000
650 West Ave #1510	2	2 (2 0)	1,078	\$799,000