

**Edgemont School District  
Condominium**

**2017**

Address:		Prices:		Dates and DOMs:			Taxes:		Property:		Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed	Style	Rms/Bds/Bths	List Agent	Buyer Agent
1	555 Central Park 120	\$525,000	\$525,000	<b>\$525,000</b>	5/2/17	5/30/17	8/4/17	\$203,300	Other/See Remarks	Kyung Scalia	Frank C. Scalia	Erin E. Lee Keller Williams Realty Group
	Square Feet: 1,250	\$420	\$420	\$420		28	94		5 / 2 / 2&0	Seely Place		
	MLS # - 4718794; Seller - Withheld				28 (Agent DOM)			\$7,255	1980			
2	500 Central Park 323	\$549,000	\$549,000	<b>\$560,000</b> 2.0%	3/1/17	3/16/17	5/24/17	\$8,720	Garden Apartment	Peter Chong RE/MAX Prime Properties	Frank C. Scalia	Kyung Scalia Houlihan Lawrence Inc.
	Square Feet: 1,391	\$395	\$395	\$403		15	84		6 / 2 / 2&0 0.01	Seely Place		
	MLS # - 4708293; Seller - Withheld				15 (Agent DOM)			\$10,254	1984			
3	500 Central Park 136	\$560,000	\$560,000	<b>\$560,000</b>	8/11/17	9/25/17	11/27/17	\$247,900	Garden Apartment	Margaret Lee Mellflower Realty, Inc.		Mikka Ferrer
	Square Feet: 1,310	\$427	\$427	\$427		45	108		5 / 2 / 2&0	Seely Place		
	MLS # - 4736229; Seller - Dokko, Theresa				45 (Agent DOM)			\$9,215	1982			
4	500 Central Park 433	\$758,000	\$718,000	<b>\$700,000</b> -5.3% -2.4%	9/21/16	4/12/17	8/15/17	\$10,400	Garden Apartment	Heenam Jang Julia B Fee Sotheby's Int. Rty	Seely Place	Peter Chong RE/MAX Prime Properties
	Square Feet: 1,660	\$457	\$433	\$422		203	328		7 / 3 / 2&1			
	MLS # - 4640609; Seller - Sun				66 (Agent DOM)			\$10,400	1984			

**Total Edgemont 2017**

**HL Agent Participation:**

Units Sold	List or Buy	List	Buy	List and Buy
4	3	1	2	
	75%	25%	50%	

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**Summary Analysis:**

Condominium Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>							
<b>Median:</b>	\$554,500	\$554,500	\$560,000	37	101	\$106,850	Units Sold	List or Buy	List	Buy
			1.0%				4	3	1	2
<b>Average:</b>	\$598,000	\$588,000	\$586,250	73	154	\$117,580			75%	25%
			-1.7%							50%
			-0.3%							

**Condominium Price Per Square Foot:**

	Original	List	Sold	Sq Ft
<b>Median:</b>	\$411	\$411	\$415	1,351
			\$4	
<b>Average:</b>	\$426	\$419	\$418	1,403
		-\$7	-\$1	

**Monthly Analysis:**

	May	Aug	Nov	2017
<b>Homes Sold</b>	1	2	1	4
<b>Median Original Price</b>	\$549,000	\$641,500	\$560,000	\$554,500
<b>Median List Price</b>	\$549,000	\$621,500	\$560,000	\$554,500
<b>Median Sold Price</b>	<b>\$560,000</b>	<b>\$612,500</b>	<b>\$560,000</b>	<b>\$560,000</b>
<b>Average Sold Price</b>	\$560,000	\$612,500	\$560,000	\$586,250