

**Edgemont School District
Condominium**

2017

	Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent	Buyer Agent
1	555 Central Park 120	\$525,000	\$525,000	\$525,000	5/2/17	5/30/17	8/4/17	\$203,300	Other/See Remarks	Kyung Scalia	Erin E. Lee Keller Williams Realty Group
	Square Feet: 1,250	\$420	\$420	\$420		28	94		5 / 2 / 2&0		
	MLS # - 4718794; Seller - Withheld					28 (Agent DOM)		\$7,255	1980	Frank C. Scalia Seely Place	
2	500 Central Park 323	\$549,000	\$549,000	\$560,000 2.0%	3/1/17	3/16/17	5/24/17	\$8,720	Garden Apartment	Peter Chong RE/MAX Prime Properties	Kyung Scalia Houlihan Lawrence Inc.
	Square Feet: 1,391	\$395	\$395	\$403		15	84		6 / 2 / 2&0 0.01		
	MLS # - 4708293; Seller - Withheld					15 (Agent DOM)		\$10,254	1984	Seely Place Frank C. Scalia	Houlihan Lawrence Inc.
3	500 Central Park 136	\$560,000	\$560,000	\$560,000	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		
	MLS # - 4736229; Seller - Dokko, Theresa					45 (Agent DOM)		\$9,215	1982	Seely Place	
4	500 Central Park 433	\$758,000	\$718,000	\$700,000 -5.3% -2.4%	9/21/16	4/12/17	8/15/17	\$10,400	Garden Apartment	Heenam Jang Julia B Fee Sothebys Int. Rlty	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	Seely Place	

Total Edgemont 2017

Units Sold

4

HL Agent Participation:

List or Buy

3

75%

List

1

25%

Buy

2

50%

List and Buy

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Condominium**

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Summary Analysis:

Condominium Home Prices:				DOMs:		Assessed Values	HL Agent Participations:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Contract</u>	<u>Sold</u>		<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>Dual</u>
Median:	\$554,500	\$554,500	\$560,000	37	101	\$106,850	4	3	1	2	
			1.0%					75%	25%	50%	
Average:	\$598,000	\$588,000	\$586,250	73	154	\$117,580					
		-1.7%	-0.3%								
Condominium Price Per Square Foot:											
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>							
Median:	\$411	\$411	\$415	1,351							
			\$4								
Average:	\$426	\$419	\$418	1,403							
		-\$7	-\$1								

Monthly Analysis:		May	Aug	Nov	2017
Homes Sold		1	2	1	4
Median Original Price		\$549,000	\$641,500	\$560,000	\$554,500
Median List Price		\$549,000	\$621,500	\$560,000	\$554,500
Median Sold Price		\$560,000	\$612,500	\$560,000	\$560,000
Average Sold Price		\$560,000	\$612,500	\$560,000	\$586,250