

Saturday April 4, 2009

Longwood Towers Auction - Final Results



Report Compiled by:

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Studio (4)	Last Asking Price	Sold For	SQ/FT	\$/SF	% Sale Price to Last Ask	
406	\$332,000	\$257,000	580	\$443	0.77	
506	\$342,000	\$258,000	580	\$445	0.75	
606	\$336,000	\$253,000	580	\$436	0.75	
706	\$362,000	\$254,000	580	\$438	0.70	
Avg(s)	\$343,000	\$255,500	580	\$441	0.75	Sales Volume \$1,022,000

One Beds (14)	Last Asking Price	Sold For	SQ/FT	\$/SF	% Sale Price to Last Ask	
304	\$330,000	\$296,000	781	\$379	0.90	
309	\$329,000	\$289,000	780	\$371	0.88	
408	\$465,000	\$371,000	810	\$458	0.80	
505	\$389,000	\$312,000	580	\$538	0.80	
508	\$475,000	\$377,000	810	\$465	0.79	
509	\$469,000	\$363,000	780	\$465	0.77	
605	\$358,000	\$314,000	580	\$541	0.88	
806	\$475,000	\$368,000	740	\$497	0.77	
807	\$568,000	\$395,000	814	\$485	0.70	
401	\$492,000	\$401,000	833	\$481	0.82	
601	\$491,000	\$405,000	833	\$486	0.82	
307	\$369,000	\$288,000	740	\$389	0.78	
308	\$379,000	\$273,000	810	\$337	0.72	
501	\$475,000	\$433,000	833	\$520	0.91	
Avg(s)	\$433,143	\$348,929	766	\$458	0.81	Sales Volume \$4,885,000

Add-in
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Two Beds (21)	Last Asking Price	Sold For	SQ/FT	\$/SF	% Sale Price to Last Ask	
407	\$650,000	\$458,000	1010	\$453	0.70	
411	\$696,000	\$520,000	1160	\$448	0.75	
412	\$714,000	\$522,000	1190	\$439	0.73	
504	\$640,000	\$461,000	960	\$480	0.72	
507	\$606,000	\$461,000	1010	\$456	0.76	
511	\$775,000	\$531,000	1160	\$458	0.69	
512	\$800,000	\$541,000	1190	\$455	0.68	
604	\$585,000	\$477,000	960	\$497	0.82	
704	\$660,000	\$487,000	960	\$507	0.74	
707	\$680,000	\$468,000	1010	\$463	0.69	
711	\$810,000	\$529,000	1160	\$456	0.65	
712	\$835,000	\$590,000	1190	\$496	0.71	
905	\$1,175,000	\$734,000	1520	\$483	0.62	
907	\$1,165,000	\$700,000	1520	\$461	0.60	
1005	\$1,200,000	\$713,000	1520	\$469	0.59	
1007	\$1,190,000	\$676,000	1520	\$445	0.57	
1011	\$850,000	\$546,000	1160	\$471	0.64	
503	\$1,010,000	\$732,000	1553	\$471	0.72	
403	\$995,000	\$705,000	1553	\$454	0.71	
603	\$995,000	\$760,000	1553	\$489	0.76	
805	\$1,150,000	\$700,000	1553	\$451	0.61	
Avg(s)	\$865,762	\$586,238	1258	\$467	0.69	Sales Volume \$12,311,000

Add-in
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Two Plus Den (4)	Last Asking Price	Sold For	SQ/FT	\$/SF	% Sale Price to Last Ask	
609	\$1,225,000	\$770,000	1720	\$448	0.63	
709	\$1,250,000	\$771,000	1720	\$448	0.62	
909	\$1,300,000	\$807,000	1720	\$469	0.62	
809	\$1,275,000	\$811,000	1720	\$472	0.64	
Avg(s)	\$1,262,500	\$789,750	1720	\$459	0.63	Sales Volume \$3,159,000

Add-in

Three Plus Den (3)	Last Asking Price	Sold For	SQ/FT	\$/SF	% Sale Price to Last Ask	
801	\$1,925,000	\$1,100,000	2500	\$440	0.57	
811 (pulled)						
901	\$2,025,000	\$1,035,000	2500	\$414	0.51	
1001	\$2,125,000	\$1,083,000	2500	\$433	0.51	
Avg(s)	\$2,025,000	\$1,072,667	2500	\$429	0.53	Sales Volume \$3,218,000

Pulled From Auction						GRAND TOTAL \$24,595,000
Unit 811 on for \$1,875,000 - one of a kind Three Plus Den - unique unit - one of a kind.						46 Units Sold

* Report compiled as accurately as possible using the auction sales kit and recorded sales price as heard when attending the auction event.