

Steve McKenna & The *Home Advantage Team*

HAT Condo Report

2012 vs 2013 YEAR TO DATE REPORT

(January 1 – June 30)

ALL CONDOMINIUM STYLES IN ARLINGTON - SUMMARY REPORT

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	111	1,397	\$398,452	\$291	73	\$393,442	\$287
2013	128	1,239	\$364,276	\$307	37	\$369,195	\$310

WATERMILL PLACE

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	7	948	\$284,557	\$306	84	\$278,036	\$298
2013	3	839	\$309,667	\$370	32	\$296,000	\$352

THE KENTWOOD

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	3	1,113	\$299,633	\$275	110	\$296,633	\$272
2013	4	892	\$279,750	\$312	88	\$275,500	\$307

MILLBROOK - 993 Mass Ave

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	0	0	0	0	0	0	0
2013	5	640	\$234,540	\$368	17	\$236,580	\$373

MILLBROOK - 995 Mass Ave

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	0	0	0	0	0	0	0
2013	2	620	\$196,950	\$322	*152	\$193,250	\$316

* One unit sold in 18 days and the second sold in 287 days

MYSTIC GARDEN

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	0	0	0	0	0	0	0
2013	4	678	\$199,500	\$294	50	\$196,375	\$290

BROOKSIDE

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	3	577	\$121,667	\$211	*168	\$122,833	\$213
2013	2	523	\$135,750	\$262	22	\$125,500	\$244

* One unit was on the market for 489 days while 2 others averaged 18 days on the market

OLD COLONY

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	3	605	\$145,333	\$240	9	\$142,533	\$236
2013	2	605	\$159,400	\$263	3	\$152,000	\$251

COLONIAL VILLAGE

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	2	652	\$127,400	\$194	24	\$129,000	\$197
2013	3	653	\$167,667	\$257	34	\$166,000	\$254

PLEASANT STREET (60, 114, 128, 125 & 135)

<u>YEAR</u>	<u># SALES</u>	AVG. <u>Living Area</u>	AVG. <u>List Price</u>	AVG. <u>Price PSF</u>	AVG. <u>DOM</u>	AVG. <u>Sales Price</u>	AVG. <u>Price PSF</u>
2012	1	1,080	\$280,000	\$259	32	\$270,000	\$250
2013	10	935	\$267,220	\$291	46	\$267,594	\$291