



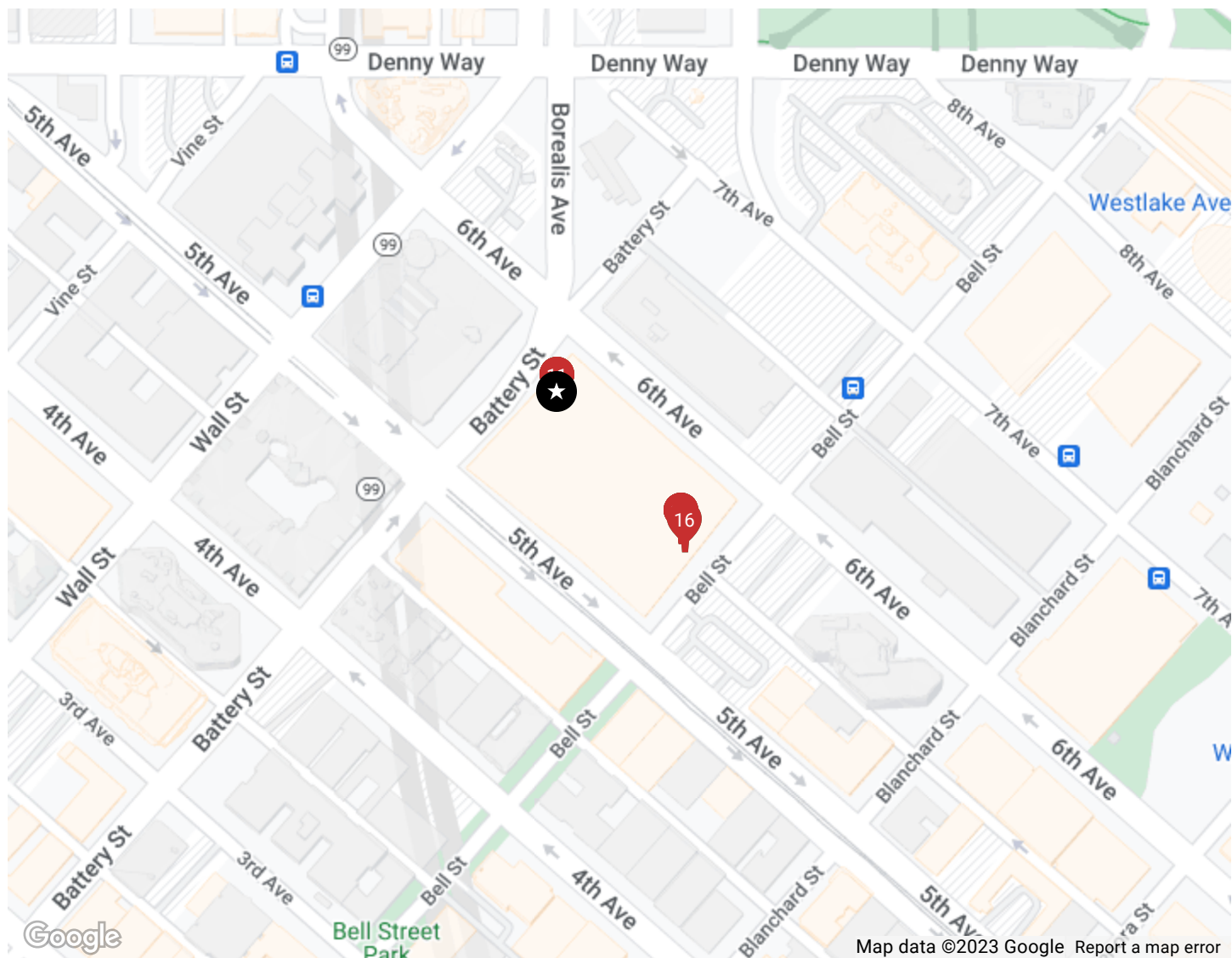
INSIGNIA TOWERS MARKET REPORT Q1 2023

Prepared by Brooke x Parker Group



Location of comparables

Mar 21, 2023



ADDRESS	STATUS	BEDS	BATHS	SQFT	PRICE	\$/SQFT	DOM
1 583 Battery Street, Unit 1303N	ACTIVE	2	2	1036	\$1,250,000	\$1,207	107
2 583 Battery Street, Unit 2708N	ACTIVE	2	1.75	1006	\$1,168,800	\$1,162	14
3 583 Battery Street, Unit 207N	ACTIVE	1	1	1051	\$725,000	\$690	6
4 588 Bell Street, Unit 3102S	ACTIVE	2	1.75	1254	\$1,295,000	\$1,033	119
5 588 Bell Street, Unit 2902S	ACTIVE	2	1.75	1254	\$1,250,000	\$997	47
6 588 Bell Street, Unit 404S	ACTIVE	1	1	948	\$665,000	\$701	7
7 588 Bell Street, Unit 3203	ACTIVE	2	1.75	1476	\$1,495,000	\$1,013	38
8 583 Battery Street, Unit 906N	PENDING	2	2	1270	\$1,590,000	\$1,252	3

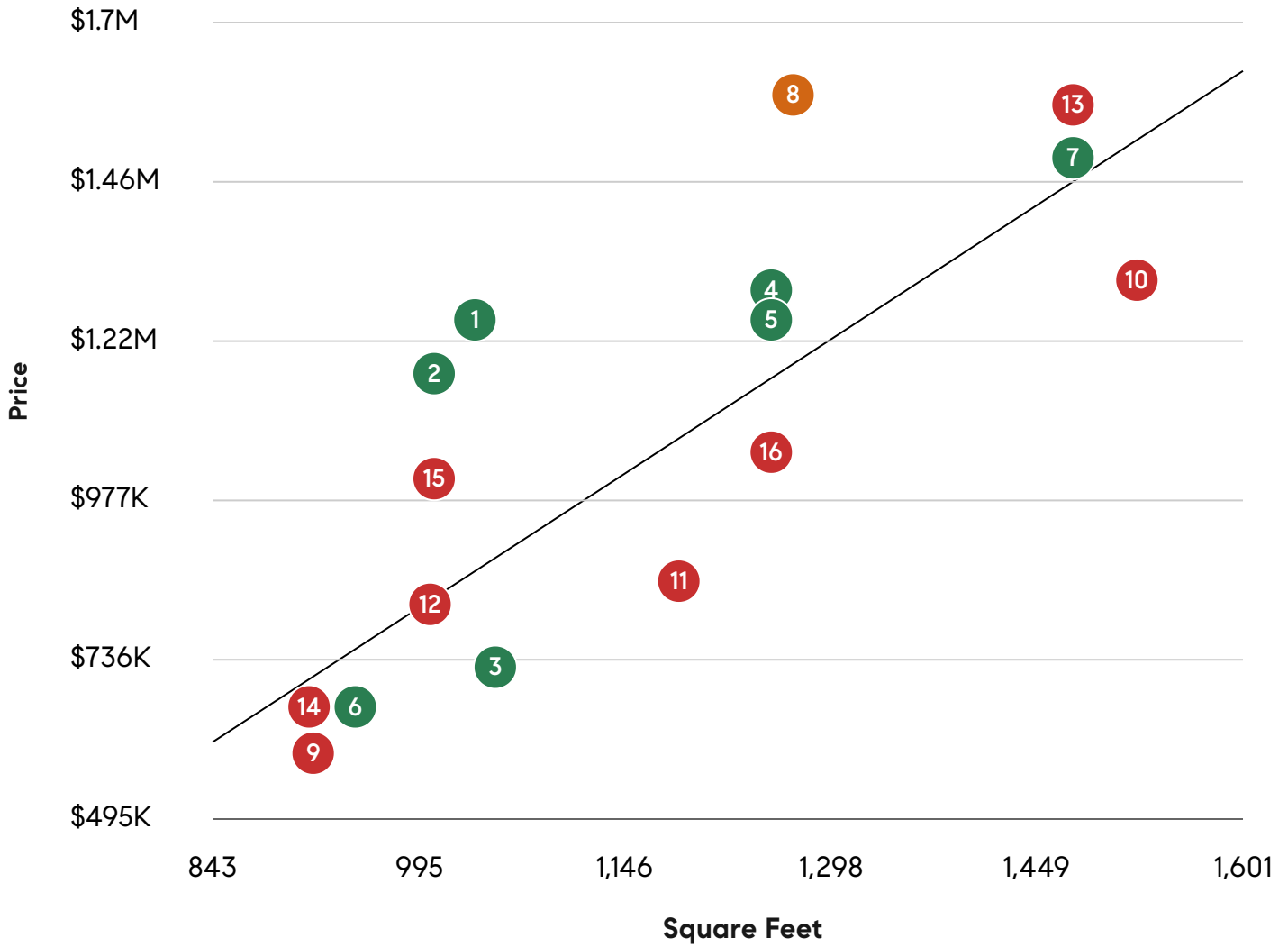
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Mar 21, 2023

ADDRESS	STATUS	BEDS	BATHS	SQFT	PRICE	\$/SQFT	DOM
9 583 Battery Street, Unit 216N	SOLD	1	1	917	\$595,000	\$649	189
10 583 Battery Street, Unit 1007N	SOLD	2	2	1523	\$1,310,000	\$860	83
11 583 Battery Street, Unit 605	SOLD	2	1.75	1186	\$855,000	\$721	3
12 588 Bell Street, Unit 1101S	SOLD	2	2	1003	\$820,000	\$818	155
13 588 Bell Street, Unit 3903S	SOLD	2	1.75	1476	\$1,575,000	\$1,067	194
14 588 Bell Street, Unit 402S	SOLD	1	1	914	\$665,000	\$728	74
15 588 Bell Street, Unit 3707S	SOLD	2	1.75	1006	\$1,010,000	\$1,004	15
16 588 Bell Street, Unit 3302	SOLD	2	1.75	1254	\$1,050,000	\$837	8

Price & size

Mar 21, 2023



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Listing averages

Mar 21, 2023

Bed	Bath	SqFt	Lot Size	Price	DOM	\$/SqFt
1.75	1.625	1,161	0 SqFt	\$1,082,425	47	\$921



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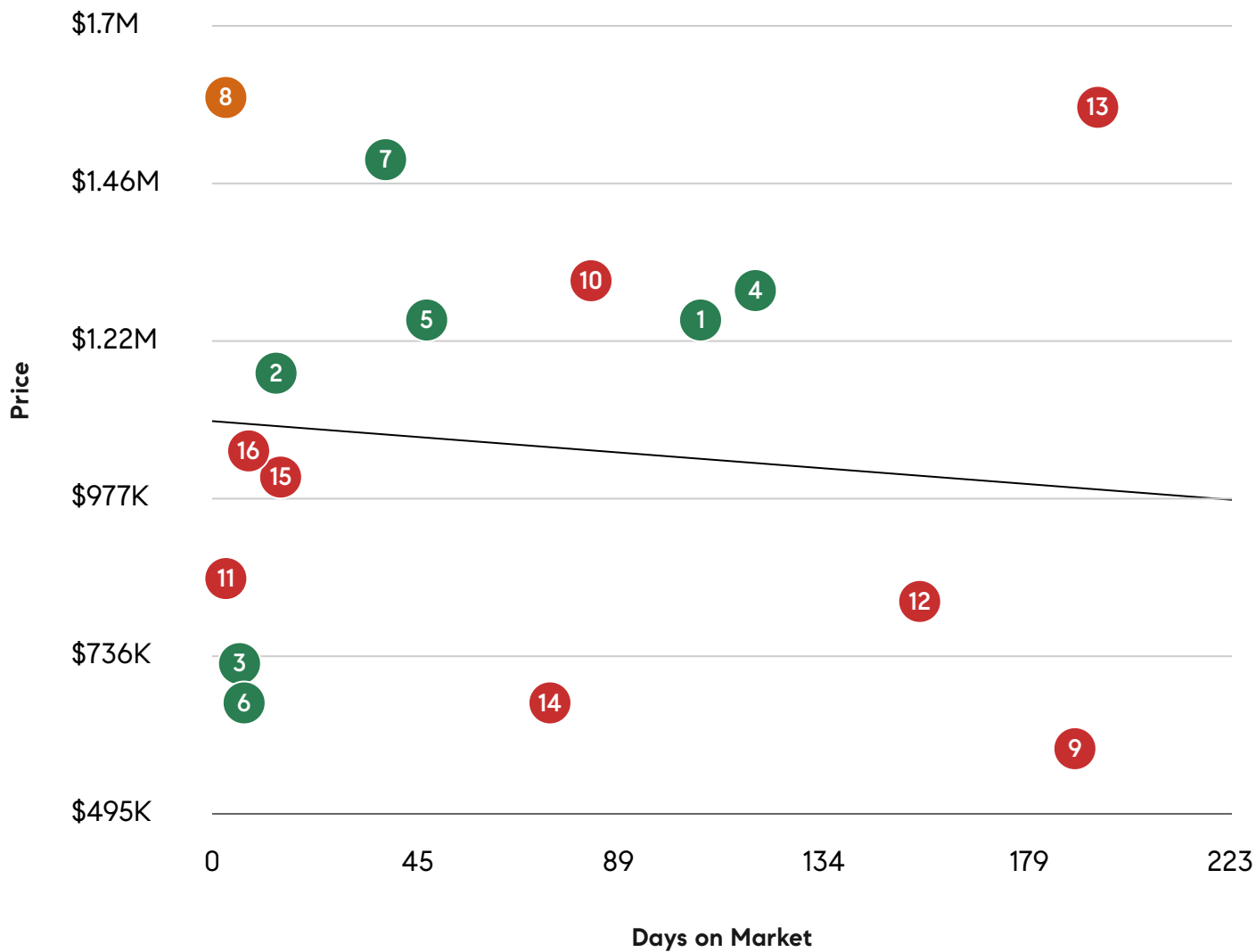
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Price & days on market

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DENNY TRIANGLE MARKET REPORT Q1 2023

Prepared by Brooke x Parker Group



COMPASS

Published: March 2023*

Property Types: Condo - Resale - All Properties - All Properties - All Properties

Price Range: \$600,000 - \$3,999,999 SQFT Range: 0 - No Limit

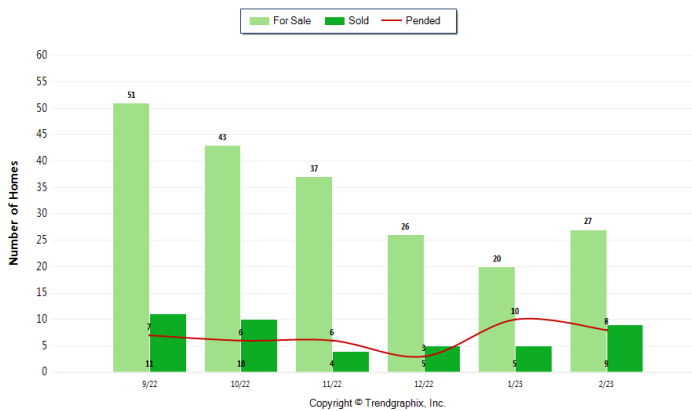
Bedrooms: 0 - No Limit Full Baths: 0 - No Limit

Half Baths: 0 - No Limit Year Built: 0 - No Limit

February 2023 was a Neutral market! The number of for sale listings was up **35%** from the previous month. The number of sold listings increased **80%** month over month. The number of under contract listings was down **20%** compared to previous month. The Months of Inventory based on Closed Sales was 3.

The Average Sold Price per Square Footage was up **1.6%** compared to previous month. The Median Sold Price increased by **16.8%** from last month. The Average Sold Price also increased by **12.1%** from last month. Based on the 6 month trend, the Average Sold Price trend was "Neutral" and the Median Sold Price trend was "Neutral".

The Average Days on Market showed an upward trend. The ratio of Sold Price vs. Original List Price was 95%.



It was a Neutral Market

Property Sales (Sold)

February property sales were 9, **80%** higher than the 5 sales last month.

Current Inventory (For Sale)

The total number of homes available this month was 27. The number of current inventory was up **35%** compared to the previous month.

Property Under Contract (Pended)

There was a decrease of **20%** in the pended properties in February, with 8 properties versus 10 last month.

Published: March 2023*

Property Types: Condo - Resale - All Properties - All Properties - All Properties

Price Range: \$600,000 - \$3,999,999

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

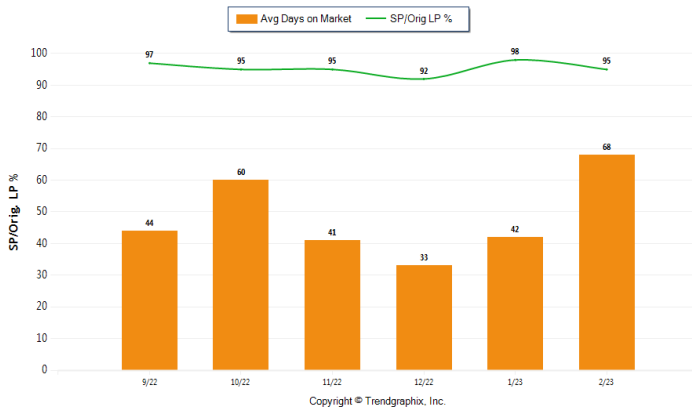
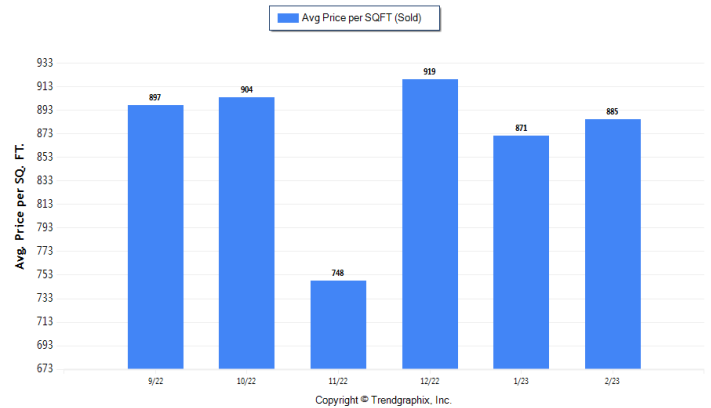
Half Baths: 0 - No Limit

Year Built: 0 - No Limit

The Average Sold Price per Square Footage was Neutral*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The February 2023 Average Sold Price per Square Footage of \$885 was up **1.6%** from \$871 last month.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



The Days on Market Showed Upward Trend*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for February 2023 was 68, up **61.9%** from 42 days last month.

The Sold/Original List Price Ratio Remains Steady**

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 95% was down **3.1%** from last month.

* Based on 6 month trend – Upward/Downward/Neutral

** Based on 6 month trend – Rising/Falling/Remains Steady

Published: March 2023*

Property Types: Condo - Resale - All Properties - All Properties - All Properties

Price Range: \$600,000 - \$3,999,999

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

The Average For Sale Price was Neutral*

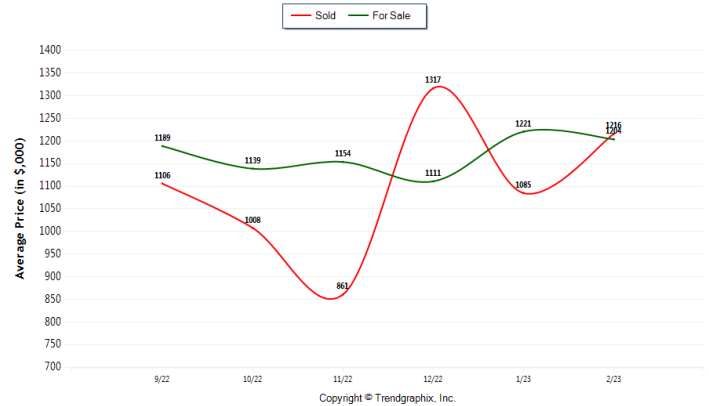
The Average For Sale Price in February was \$1,204,000, down **1.4%** from \$1,221,000 last month.

The Average Sold Price was Neutral*

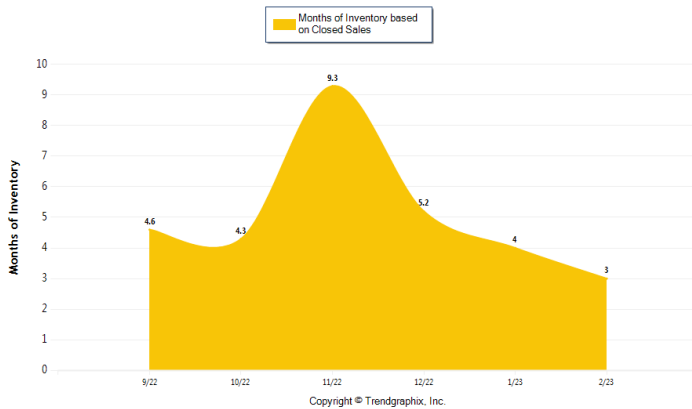
The Average Sold Price in February was \$1,216,000, up **12.1%** from \$1,085,000 last month.

The Median Sold Price was Neutral*

The Median Sold Price in February was \$875,000, up **16.8%** from \$749,000 last month.



* Based on 6 month trend – Appreciating/Depreciating/Neutral

**It was a Neutral Market***

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

*Buyer's market: more than 6 months of inventory
 Seller's market: less than 3 months of inventory
 Neutral market: 3 – 6 months of inventory

Months of Inventory based on Closed Sales

The February 2023 Months of Inventory based on Closed Sales of 3 was down **25%** compared to last month. February 2023 was Neutral market.

Months of Inventory based on Pended Sales

The February 2023 Months of Inventory based on Pended Sales of 3.4 was up **70%** compared to last month. February 2023 was Neutral market.

Published: March 2023*

Property Types: Condo - Resale - All Properties - All Properties - All Properties

Price Range: \$600,000 - \$3,999,999

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

It was a Seller's Market*

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

*Buyer's market: 16.67% and below

Seller's market: 33.33% and above

Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The February 2023 Absorption Rate based on Closed Sales of 33.3 was up **33.2%** compared to last month.

Absorption Rate based on Pended Sales

The February 2023 Absorption Rate based on Pended Sales of 29.6 was down **40.8%** compared to last month.

