

WASHINGTON PARK MARKET STATISTICS

AUGUST REVIEW 2023

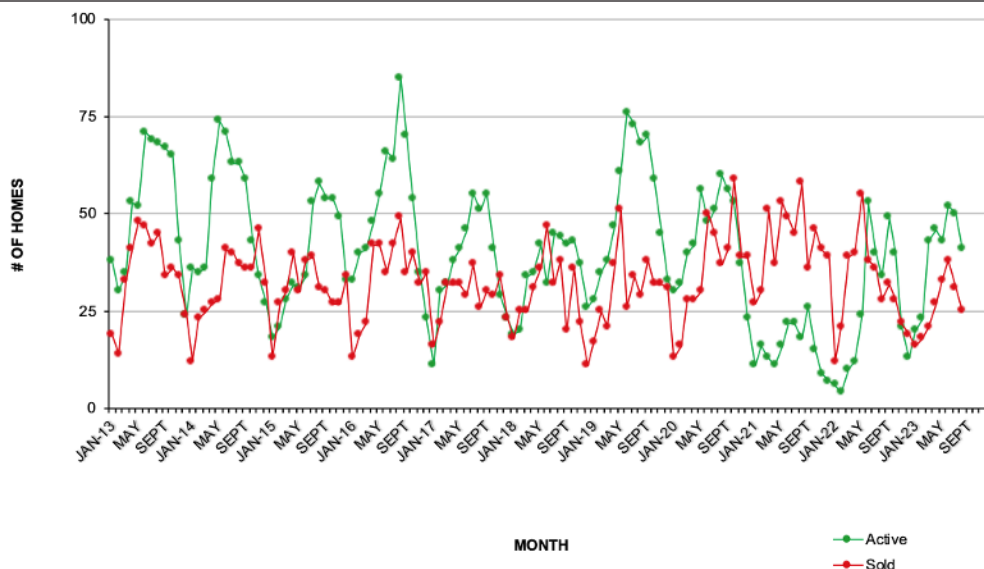
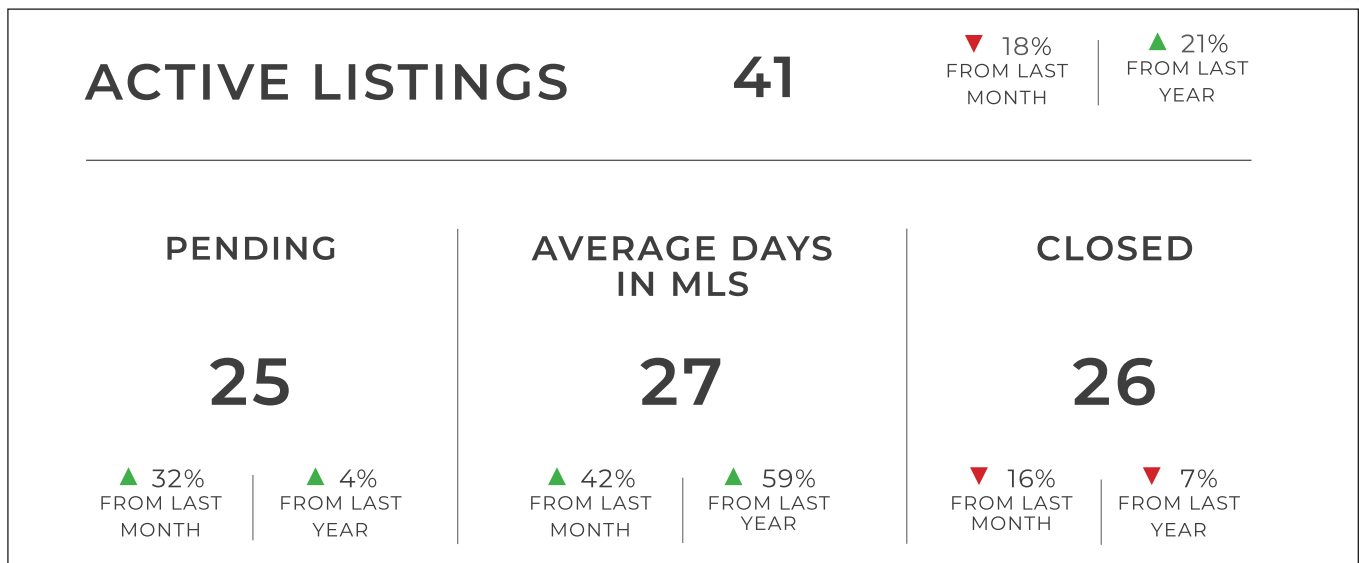
This Market is Interesting...

You might wonder what segment of the market has been hurt the most by the high interest rates. If you think about it, the average family with two working professionals who has a household income of \$250,000/year can qualify to borrow about \$1,000,000 at the current 7% jumbo interest rate. So, depending on how much cash they have to put down, they top out in purchase price at about \$1.2 to \$1.4 million. When rates were at 3%, they could have borrowed about \$1.8 million. Out of the 13 sales under \$1.4 million, 15% were cash. For your average 2 income family to buy over \$1.4 million, they need a lot more cash. That is reflected in the stats as 69% of sales over \$1.4 million in August were all cash and 100% of the sales over \$2.48 million were.

So, if you split the market at \$1.4 million, there are 15 active and we are selling 13 a month. Over that number there are 26 active listings and we sold 13. So, if your house is priced under \$1.4 million, your odds of selling in about 30 days are good. Over that number, you will need to be a little more patient. However, for both groups, it is still a Seller's market.

If you have any questions about the value of your house and the odds of selling it, please don't hesitate to reach out. We are always happy to answer your questions.

Bruce Bridge



Structure Type	List Price	Address	Bedrooms Total	Bathrooms Total	Above Grade Finished Area (Sq. Ft.)	Living Area (Sq. Ft.)	Building Area Total (Sq. Ft.)	PSF Above Grade	Garage Spaces	Year Built	Lot Size (Sq. Ft.)	Days In MLS	Close Date	Close Price
CLOSED														
Townhouse	\$489,000	20 E Bayaud Avenue	2	1	701	701	1,051	\$683.31	0	1905	1,236	14	8/31/23	\$479,000
House	\$525,000	814 S Sherman Street	2	1	703	1,133	1,314	\$782.36	2	1892	4,120	1	8/11/23	\$550,000
House	\$550,000	1535 S University Boulevard	2	2	890	1,090	1,924	\$674.16	0	1941	5,580	6	8/21/23	\$600,000
House	\$799,900	719 S Clarkson Street	3	2	1,089	1,491	1,491	\$734.62	2	1907	4,050	4	8/18/23	\$800,000
House	\$809,900	452 S Grant Street	3	2	1,144	1,623	1,858	\$699.30	1	1900	2,970	26	8/14/23	\$800,000
House	\$850,000	1034 S Corona Street	3	2	885	1,726	1,770	\$985.31	1	1923	4,750	3	8/24/23	\$872,000
House	\$895,000	672 S Grant Street	3	3	1,480	1,480	1,678	\$621.62	2	1904	4,250	3	8/9/23	\$920,000
House	\$950,000	280 S Humboldt Street	3	2	888	1,772	1,772	\$1,044.48	2	1925	4,660	86	8/11/23	\$927,500
House	\$980,000	570 S Grant Street	3	2	1,737	2,044	2,163	\$564.19	3	1892	4,690	41	8/21/23	\$980,000
House	\$1,030,000	750 S Washington Street	3	3	1,181	1,481	1,535	\$846.74	2	1907	4,160	36	8/14/23	\$1,000,000
Duplex	\$1,235,000	967 S Clarkson Street	3	4	1,858	2,627	2,787	\$659.31	2	2010	3,040	20	8/10/23	\$1,225,000
Duplex	\$1,350,000	643 S Ogden Street	4	4	1,990	2,885	2,985	\$645.73	2	2007	3,175	24	8/14/23	\$1,285,000
House	\$1,385,000	1601 E Virginia Avenue	3	3	2,028	2,751	2,851	\$685.40	1	1925	4,500	5	8/2/23	\$1,390,000
House	\$1,650,000	481 S Clarkson Street	4	4	2,043	3,008	3,048	\$810.08	1	1909	4,170	2	8/10/23	\$1,655,000
House	\$1,670,000	535 S Race Street	4	3	3,102	3,282	3,642	\$523.86	1	1900	6,240	57	8/15/23	\$1,625,000
House	\$1,799,000	500 S High Street	5	5	2,722	3,772	3,879	\$660.91	2	1922	4,740	46	8/21/23	\$1,799,000
Townhouse	\$1,800,000	1075 S Downing Street	4	5	2,812	3,875	3,931	\$586.77	2	2006	3,569	40	8/31/23	\$1,650,000
House	\$1,885,000	987 S York Street	5	3	1,971	3,054	3,111	\$925.93	2	1921	4,792	2	8/1/23	\$1,825,000
House	\$1,999,000	462 S Pennsylvania Street	5	6	3,255	4,215	4,235	\$603.69	2	1924	4,690	101	8/23/23	\$1,965,000
House	\$2,250,000	1040 S York Street	5	5	3,572	5,249	5,349	\$639.70	2	2003	6,300	5	8/30/23	\$2,285,000
House	\$2,450,000	1452 S York Street	5	6	3,503	4,697	5,146	\$677.99	3	2022	6,300	82	8/4/23	\$2,375,000
House	\$2,498,000	390 S Race Street	5	5	2,611	3,894	3,942	\$1,029.02	2	1930	6,240	4	8/16/23	\$2,686,775
House	\$2,790,000	650 S Ogden Street	6	5	3,601	5,376	5,476	\$749.79	2	2013	6,250	8	8/18/23	\$2,700,000
House	\$3,495,000	2035 E Alameda Avenue	4	7	3,860	5,607	6,772	\$879.53	3	1993	8,834	53	8/28/23	\$3,395,000
House	\$3,775,000	1100 S Vine Street	6	6	4,001	5,903	5,903	\$943.51	2	2022	6,300	22	8/8/23	\$3,775,000
House	\$4,350,000	1356 S Marion Street	4	5	3,069	5,370	6,138	\$1,417.40	3	2011	15,625	5	8/17/23	\$4,350,000
TOTAL = 26 AVERAGE DAYS IN MLS = 27														

Structure Type	List Price	Address	Bedrooms Total	Bathrooms Total	Above Grade Finished Area (Sq. Ft.)	Living Area (Sq. Ft.)	Building Area Total (Sq. Ft.)	PSF Above Grade	Garage Spaces	Year Built	Lot Size (Sq. Ft.)	Days In MLS
PENDING												
Duplex	\$525,000	632 E Cedar Avenue	2	1	795	795	1,305	\$660.38	0	1924	2,018	7
House	\$625,000	611 E Bayaud Avenue	3	2	1,706	1,706	1,914	\$366.35	0	1891	2,976	14
House	\$650,000	1020 E Dakota Avenue	3	3	1,606	1,606	1,832	\$404.73	0	1889	2,813	51
House	\$740,000	88 S Clarkson Street	3	2	1,464	1,464	1,629	\$505.46	1	1906	3,906	16
House	\$795,000	218 S Clarkson Street	3	3	1,668	1,668	2,024	\$476.62	2	1907	4,760	5
House	\$799,900	772 S Grant Street	3	2	1,240	1,240	1,324	\$645.08	2	1893	3,049	3
House	\$879,000	848 S Grant Street	4	2	1,750	1,750	2,380	\$502.29	0	1908	4,160	33
House	\$889,900	833 S Ogden Street	2	2	789	1,268	1,340	\$1,127.88	1	1922	5,810	5
House	\$925,000	126 S Grant Street	3	3	1,806	1,806	2,037	\$512.18	0	1895	3,020	18
House	\$949,000	425 S York Street	2	1	1,096	1,096	1,954	\$865.88	0	1926	5,460	0
House	\$950,000	339 S Downing	3	2	991	1,982	1,982	\$958.63	1	1908	4,760	37
House	\$950,000	90 Pearl Street	2	3	2,206	2,206	2,939	\$430.64	2	1901	3,870	19
House	\$1,000,000	372 S Ogden Street	3	2	1,943	1,943	2,378	\$514.67	2	1908	6,350	62
House	\$1,100,000	1290 S High Street	3	3	1,260	2,394	2,520	\$873.02	2	1920	6,300	3
House	\$1,250,000	776 S Corona Street	4	2	1,258	2,213	2,320	\$993.64	2	1921	4,760	5
House	\$1,300,000	714 S High Street	3	2	1,086	2,046	2,172	\$1,197.05	2	1924	4,690	0
Duplex	\$1,425,000	777 S Corona Street	3	4	1,909	3,040	3,061	\$746.46	2	2007	3,170	2
Townhouse	\$1,445,000	464 S Franklin Street	3	4	2,427	3,372	3,422	\$595.39	2	2005	3,375	88
House	\$1,800,000	888 S Franklin Street	5	2	2,422	2,832	3,365	\$743.19	2	1924	6,720	7
House	\$1,899,000	1188 S Clarkson Street	4	6	3,262	4,670	4,670	\$582.16	3	2015	4,792	150
House	\$1,899,000	1188 S Clarkson Street	4	6	3,262	4,670	4,670	\$582.16	3	2015	4,792	149
House	\$2,100,000	193 S Franklin Street	4	4	3,230	4,676	4,782	\$650.15	2	1994	9,375	96
House	\$2,145,000	847 S Emerson Street	5	4	3,069	4,129	4,184	\$698.92	3	1922	6,340	13
House	\$2,650,000	151 S Humboldt Street	5	6	3,710	4,958	5,420	\$714.29	3	2023	6,231	85
House	\$2,800,000	777 S High Street	4	4	2,926	4,316	4,389	\$956.94	2	2008	4,690	14
TOTAL PENDING = 25												

Structure Type	List Price	Address	Bedrooms Total	Bathrooms Total	Above Grade Finished Area (Sq. Ft.)	Living Area (Sq. Ft.)	Building Area Total (Sq. Ft.)	PSF Above Grade	Garage Spaces	Year Built	Lot Size (Sq. Ft.)	Days In MLS
ACTIVE												
House	\$484,000	523 S Pennsylvania Street	1	1	838	838	838	\$577.57	0	1903	1,307	29
Townhouse	\$547,000	328 E Dakota Avenue	2	1	766	766	766	\$714.10	0	1890	1,307	78
Duplex	\$684,900	595 S High Street	2	1	748	748	1,357	\$915.64	0	1951	2,994	154
House	\$715,000	53 S Sherman Street	3	2	1,501	1,501	1,730	\$476.35	2	1890	3,118	14
House	\$799,000	423 S Clarkson Street	3	2	961	1,900	1,922	\$831.43	1	1929	4,690	6
House	\$799,900	865 S Logan Street	3	2	1,192	1,192	1,326	\$671.06	1	1902	3,270	8
House	\$835,000	102 S Ogden Street	3	2	1,558	1,908	2,153	\$535.94	0	1900	4,760	35
House	\$850,000	16 N Pennsylvania Street	4	4	1,488	2,158	2,232	\$571.24	2	1905	4,162	37
Duplex	\$875,000	404 S Grant Street	3	3	1,848	2,088	2,088	\$473.48	1	1896	3,300	29
House	\$950,000	201 S Lincoln Street	4	3	2,196	2,206	2,405	\$432.60	2	1890	4,160	15
House	\$960,000	920 E Virginia Avenue	3	2	873	1,308	1,746	\$1,099.66	1	1930	2,800	8
House	\$1,175,000	298 S Williams Street	4	4	2,561	3,861	4,035	\$458.81	2	1919	6,240	1
Townhouse	\$1,247,500	926 S Logan Street	4	5	2,536	3,384	3,465	\$491.92	2	2023		22
Townhouse	\$1,247,500	924 S Logan Street	4	5	2,460	3,226	3,347	\$507.11	2	2023		22
House	\$1,350,000	993 S Ogden	4	2	1,297	2,429	2,429	\$1,040.86	2	1911	4,750	2
House	\$1,590,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$806.70	2	1932	6,300	160
House	\$1,650,000	125 S Corona Street	4	4	2,428	3,642	3,642	\$679.57	2	2017	3,521	9
House	\$1,775,000	449 S Ogden Street	3	4	2,277	3,220	3,475	\$779.53	2	1905	4,570	39
House	\$1,799,000	777 S Downing Street	5	3	2,772	3,809	3,809	\$648.99	2	1911	4,760	49
House	\$1,875,000	1101 S Emerson Street	5	4	2,681	3,969	4,112	\$699.37	2	2009	5,130	38
House	\$1,950,000	471 S Race Street	4	5	2,399	3,320	3,344	\$812.84	2	1939	4,680	30
House	\$1,999,000	1281 S High Street	5	3	2,135	3,514	3,514	\$936.30	1	1918	6,098	95
House	\$2,095,000	1140 S Ogden Street	4	5	2,862	4,198	4,298	\$732.01	2	2014	4,680	64
Duplex	\$2,190,000	452 S Franklin Street	4	5	2,590	3,623	3,623	\$845.56	2	2023	3,375	35
House	\$2,395,000	260 S Marion Parkway	4	5	2,627	3,605	3,808	\$911.69	2	2023	4,680	22
House	\$2,850,000	1536 S Gaylord Street	5	6	3,494	5,264	5,264	\$815.68	2	2023	6,250	17
House	\$2,875,000	756 S High Street	5	5	3,324	4,724	5,006	\$864.92	2	2007	5,370	49
House	\$2,900,000	1080 S Franklin Street	4	4	2,674	3,503	3,547	\$1,084.52	2	1926	6,300	127
House	\$2,935,000	1443 S Gaylord Street	5	5	3,464	5,087	5,133	\$847.29	2	2023	6,300	57
House	\$3,000,000	800 S Franklin Street	3	2	2,359	2,359	2,359	\$1,271.73	2	1890	11,600	176
House	\$3,099,000	732 S Gaylord Street	5	4	2,838	4,304	4,304	\$1,091.97	2	2023	4,650	36
House	\$3,100,000	1340 S Humboldt Street	5	7	4,024	5,680	5,767	\$770.38	3	2012	6,240	72
House	\$3,200,000	1265 S Vine Street	6	5	3,589	4,832	5,364	\$891.61	3	2015	6,300	50
House	\$3,200,000	295 S High Street	6	6	4,771	6,170	6,520	\$670.72	3	1979	13,340	85
House	\$3,200,000	673 S Vine Street	5	5	2,753	4,103	4,103	\$1,162.37	2	2019	4,680	111
House	\$3,399,000	872 S Vine Street	4	5	3,236	4,565	4,565	\$1,050.37	2	2023	4,680	43
House	\$3,450,000	1150 S Franklin Street	5	5	3,147	3,880	4,551	\$1,096.28	2	1908	9,450	78

House	\$3,680,000	1186 S Gaylord Street	5	6	3,661	5,394	5,485	\$1,005.19	2	2019	6,300	38
House	\$3,825,000	523 S Gilpin Street	5	6	3,568	5,293	5,393	\$1,072.03	2	2014	6,740	29
House	\$4,075,000	875 S York Street	6	5	3,583	5,386	5,386	\$1,137.32	2	2023	6,250	66
House	\$6,495,000	2301 E Alameda Avenue	4	7	6,190	7,540	7,696	\$1,049.27	4	1932	56,628	218
TOTAL ACTIVE = 41												