

May 1, 2017

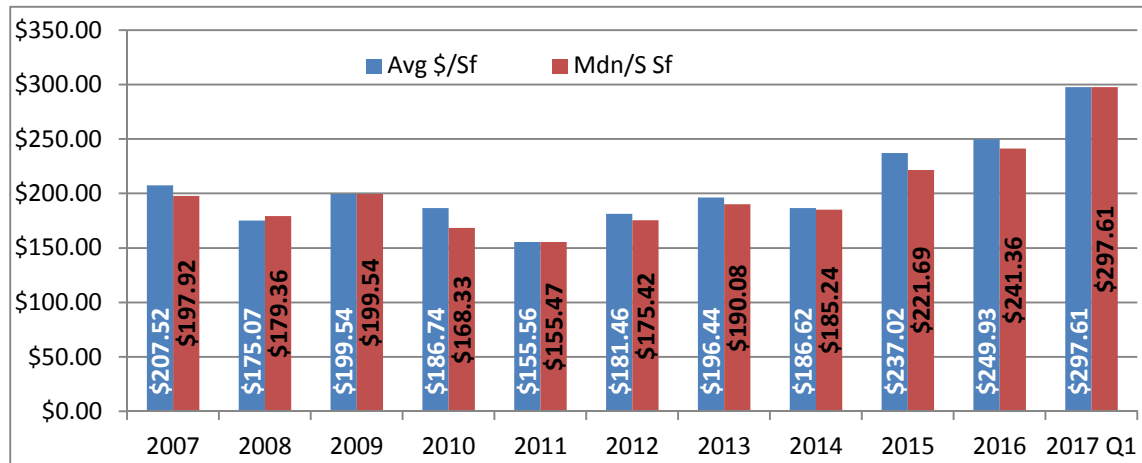
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Chenango Sales  
2012-2017 Q1

Avenues Real Estate  
Derek Rinetti  
720.943.3033 W

17726	E	Jamison	Avenue	W/O	4	7	5769	1464	7169	7233	1.85	\$268.68	\$216.21	\$1,875,000	\$1,595,000	\$1,550,000	5/7/15	1/17/16	2/29/16	256	82.7%			
7665	S	Biscay	Street	W/O	5	5	4324	2289	6000	6613	2.07	\$230.11	\$165.83	\$1,050,000	\$1,029,000	\$995,000	5/8/15	1/18/16	2/29/16	182	94.8%			
7502	S	Richfield	Street	W/O	4	4	4054	2041	5744	6095	2.11	\$199.19	\$140.58	\$815,000	\$815,000	\$807,500	2/18/16	2/20/16	3/25/16	2	99.1%			
7561	S	Richfield	Street	W/O	6	5	3646	2593	5850	6239	1.88	\$241.36	\$150.43	\$990,000	\$940,000	\$880,000	7/31/15	3/3/16	4/11/16	216	88.9%			
7853	S	Argonne	Court	W/O	5	5	4100	2069	5479	6179	2.37	\$245.12	\$183.43	\$1,035,000	\$1,035,000	\$1,005,000	3/26/16	4/2/16	5/16/16	10	97.1%			
7821	S	Argonne	Street	W/O	5	4	3765	1656	4886	5421	2.53	\$233.20	\$179.70	\$895,000	\$895,000	\$878,000	4/1/16	4/21/16	5/26/16	20	98.1%			
19259	E	Long	Avenue	W/O	5	4	3728	2267	5768	5995	1.64	\$208.32	\$134.64	\$839,900	\$839,900	\$776,628	6/23/16	6/26/16	8/3/16	3	92.5%			
7871	S	Argonne	Street	W/O	5	7	6253	1753	8006	8006	2.24	\$227.89	\$177.99	\$1,695,000	\$1,495,000	\$1,425,000	6/8/16	7/21/16	8/10/16	33	84.1%			
17501	E	Mineral	Place	Gdn	4	4	2990	3491	5439	6481	2.27	\$289.30	\$159.04	\$925,000	\$899,000	\$865,000	4/28/16	7/22/16	9/16/16	86	93.5%			
7521	S	Richfield	Street	W/O	5	5	4314	2700	6582	7014	2.24	\$185.44	\$121.54	\$750,000	\$750,000	\$800,000	8/18/16	8/22/16	9/26/16	4	106.7%			
7586	S	Biscay	Street	W/O	6	5	3552	1909	4946	5461	1.92	\$289.98	\$208.25	\$1,029,999	\$1,029,999	\$1,029,999	8/4/16	8/10/16	9/30/16	7	100.0%			
7781	S	Pitkin	Court	W/O	4	4	3126	1496	4401	4622	1.3	\$201.54	\$143.15	\$709,000	\$649,900	\$630,000	5/16/16	8/26/16	10/24/16	102	88.9%			
17700	E	Long	Avenue	W/O	4	4	3557	1850	5314	5407	2.11	\$259.77	\$173.88	\$949,000	\$949,000	\$924,000	6/11/16	9/18/16	10/27/16	75	97.4%			
7535	S	Telluride	Court	W/O	4	6	3987	3139	6970	7126	1.96	\$220.72	\$126.26	\$1,100,000	\$895,000	\$880,000	3/20/16	10/4/16	11/8/16	156	80.0%			
7506	S	Telluride	Court	W/O	4	4	2793	2490	3849	5283	2.61	\$304.33	\$220.84	\$849,900	\$849,900	\$850,000	9/23/16	9/27/16	11/8/16	4	100.0%			
7702	S	Pitkin	Court	Clr	5	6	3479	1156	4630	6635	2.22	\$316.18	\$237.58	\$1,125,000	\$1,089,000	\$1,100,000	7/29/16	10/10/16	11/29/16	66	97.8%			
7566	S	Telluride	Court	W/O	6	7	7399	4040	11439	11439	2.15	\$327.75	\$211.99	\$2,475,000	\$2,475,000	\$2,425,000	6/17/16	9/19/16	11/30/16	101	98.0%			
							<b>Avg</b>				<b>5</b>	<b>5</b>	<b>4,167</b>	<b>2,259</b>	<b>6,028</b>	<b>6,544</b>	<b>2.09</b>	<b>\$249.93</b>	<b>\$173.61</b>	<b>\$1,123,988</b>	<b>\$1,072,394</b>	<b>\$1,048,302</b>	<b>78</b>	<b>94.1%</b>
							<b>Mdn</b>				<b>5</b>	<b>5</b>	<b>3,765</b>	<b>2,069</b>	<b>5,744</b>	<b>6,239</b>	<b>2.11</b>	<b>\$241.36</b>	<b>\$173.88</b>	<b>\$990,000</b>	<b>\$940,000</b>	<b>\$880,000</b>	<b>66</b>	<b>97.1%</b>

Add #	Dir	Street	Type	B Type	Bd	Ba	SqFt	B Sqft	F Sqft	T Sqft	Acres	PSF	F PSF	OLP	CLP	SP	OLD	Cnt Date	SD	CDOM	% OLP
19535	E	Long Avenue	W/O	5	6	3855	3758	6878	7640	1.76	\$343.71	\$192.64	\$1,375,000	\$1,375,500	\$1,325,000	11/2/16	1/2/17	1/24/17	30		
7653	S	Quintero Court	W/O	4	4	3974	2010	5783	5984	1.98	\$251.51	\$172.83	\$1,190,000	\$999,500	\$999,500	10/7/16	1/5/17	1/31/17	85		
17576	E	Kettle	Pl	W/O	5	5	3,945	2,072	5,069	6,017	1.57			\$879,000	\$839,000		4/1/16	2/16/17			
7630	S	Dunkirk	St	W/O	5	5	3,532	2,119	3,532	5,651	1.90			\$695,000	\$695,000		7/9/05	4/5/17			
7672	S	Ensenada	St	W/O	4	5	3760	1780	4934	5,540	1.87			\$1,025,000	\$1,025,000		3/3/17	4/14/17			
7626	S	Biscay	St	W/O	5	4	3248	2676	5791	5,924	2.03			\$1,099,900	\$939,000		2/15/17	4/27/17			
7864	S	Espana	Way	W/O	7	6	5060	2705	7628	7,725	1.99			\$1,800,000	\$1,800,000		9/1/16	4/30/17			
				<b>Avg</b>	<b>5</b>	<b>5</b>	<b>3,915</b>	<b>2,884</b>	<b>6,331</b>	<b>6,812</b>	<b>1.87</b>	<b>\$297.61</b>	<b>\$182.74</b>	<b>\$1,282,500</b>	<b>\$1,187,500</b>	<b>\$1,162,250</b>				<b>58</b>	<b>9.4%</b>
				<b>Mdn</b>	<b>5</b>	<b>5</b>	<b>3,915</b>	<b>2,884</b>	<b>6,331</b>	<b>6,812</b>	<b>1.87</b>	<b>\$297.61</b>	<b>\$182.74</b>	<b>\$1,282,500</b>	<b>\$1,187,500</b>	<b>\$1,162,250</b>				<b>58</b>	



	<u>Avg \$/Sf</u>	<u>Mdn/S Sf</u>	<u>Avg Sale</u>	<u>Mdn Sale</u>	<u>Mdn % Chg PSF</u>	<u>10yr</u>	<u>5yr</u>	
2007	\$207.52	\$197.92	\$645,348	\$879,250				
2008	\$175.07	\$179.36	\$868,350	\$588,245	-10.3%			
2009	\$199.54	\$199.54	\$787,500	\$787,500	10.1%			
2010	\$186.74	\$168.33	\$677,248	\$662,500	-18.5%			
2011	\$155.56	\$155.47	\$681,429	\$720,000	-8.3%			
2012	\$181.46	\$175.42	\$758,600	\$693,750	11.4%			
2013	\$196.44	\$190.08	\$735,364	\$745,000	7.7%			
2014	\$186.62	\$185.24	\$762,022	\$762,000	-2.6%			
2015	\$237.02	\$221.69	\$1,011,026	\$930,000	16.4%			
2016	\$249.93	\$241.36	\$1,048,302	\$880,000	8.1%			
2017 Q1	\$297.61	\$297.61	\$1,162,250	\$1,162,250	18.9%	18.0%	27.3%	

