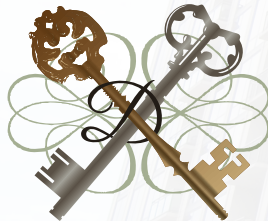


# COMPARATIVE MARKET ANALYSIS

## 233 EAST 13TH STREET

REPORT FOR:  
JANUARY 1 - APRIL 3, 2024



**THE DELGRECO TEAM**  
*THE KEY TO YOUR SUCCESS*

### UNITS CURRENTLY AVAILABLE: (8)

UNIT #	BED	BATH	MARKET TIME	LIST PRICE
1108	1	1	9	\$325,000
604	1	1	76	\$339,900
1610	2	2	60	\$394,000
402	2	2	66	\$465,000
601	2	2	140	\$499,900
2402	2	2	94	\$700,000
1705	3	3	Private Listing	\$1,750,000
2505	3	3	304	\$1,795,000

### UNITS SOLD/CLOSED: (1)

UNIT #	BED	BATH	MARKET TIME	LIST PRICE	SOLD PRICE
1606	2	2	189	\$674,000	\$685,000