

COMPARATIVE MARKET ANALYSIS

233 EAST 13TH STREET

REPORT FOR:
SEP 1, 2025 - JAN 31, 2026



THE DELGRECO TEAM
THE KEY TO YOUR SUCCESS

UNITS CURRENTLY AVAILABLE: (2)

UNIT #	BED	BATH	MARKET TIME	LIST PRICE
1008	1	1	9	\$325,000
2210	2	2	232	\$399,900

UNITS CURRENTLY PENDING: (2)

UNIT #	BED	BATH	MARKET TIME	LIST PRICE
804	1	1	285	\$309,900
1209	2	2	private listing	\$499,900

UNITS SOLD/CLOSED: (7)

UNIT #	BED	BATH	MARKET TIME	LIST PRICE	SOLD PRICE
GU200			81	\$35,000	\$30,000
1204	1	1	7	\$315,000	\$345,000
1508	1	1	144	\$334,500	\$345,000
610	2	2	193	\$399,000	\$420,000
601	2	2	264	\$448,000	\$467,000
2402	2	2	74	\$639,900	\$625,000
1005	3	3	5	\$1,250,000	\$1,290,000