

# RON SOLDANO'S REAL ESTATE UPDATE

## SALES DATA

### 4th Quarter 1998 Condo/Townhome Sales:

LIST PRICE	SALE PRICE	SALE% OF LIST PRICE	DAYS ON THE MRKT
\$84,000	\$79,900	95%	142
\$118,900	\$113,000	95%	11
\$141,500	\$137,000	97%	88
\$145,000	\$141,000	97%	170
\$149,000	\$147,000	99%	110
\$159,900	\$154,500	97%	621
\$164,500	\$154,000	94%	590
\$179,000	\$170,000	95%	502
\$184,000	\$180,500	98%	232
\$192,000	\$180,000	94%	4
\$289,000	\$245,000	85%	54
\$295,000	\$295,000	100%	819
\$339,000	\$339,000	100%	24
\$345,000	\$345,000	100%	0
\$349,000	\$330,000	95%	139
\$349,000	\$330,000	95%	162
\$369,000	\$369,000	100%	214
\$429,500	\$412,500	96%	32
\$457,000	\$399,000	87%	48
<b>Average List Price</b>	<b>Average Sales Price</b>	<b>Avg. % Sale of List Price</b>	<b>Avg. Days on the Market*</b>
<b>\$249,437</b>	<b>\$239,460</b>	<b>96%</b>	<b>209</b>

\*Avg. Days on Market means the date the listing began to the date the property went under contract; not the actual closing date.

### 4th Quarter 1998 Single Family Home Sales:

LIST PRICE	SALE PRICE	SALE% OF LIST PRICE	DAYS ON THE MRKT
\$195,000	\$190,000	97%	27
\$210,000	\$185,000	88%	198
\$219,000	\$216,000	97%	219
\$229,000	\$195,000	85%	192
\$234,900	\$225,000	96%	91
\$249,000	\$231,000	93%	78
\$264,900	\$246,000	93%	64
\$289,500	\$285,000	99%	39
\$349,000	\$333,500	96%	32
\$445,000	\$430,000	97%	29
\$450,000	\$411,700	91%	12
\$479,000	\$439,000	92%	76
\$499,000	\$495,000	99%	150
\$625,000	\$580,000	93%	107
\$629,000	\$582,000	93%	291
\$639,000	\$639,500	100%	7
\$655,000	\$640,000	98%	16
\$729,000	\$683,000	94%	7
\$849,000	\$765,000	90%	4
\$975,000	\$975,000	100%	18
\$995,000	\$1,050,000	105%	862
\$998,500	\$940,000	94%	190
\$1,195,000	\$1,100,000	92%	359
\$1,595,000	\$1,507,500	95%	215
\$3,500,000	\$2,900,000	83%	385
<b>Average List Price</b>	<b>Average Sales Price</b>	<b>Avg. % Sale of List Price</b>	<b>Avg. Days on the Market*</b>
<b>\$699,912</b>	<b>\$649,768</b>	<b>93%</b>	<b>145</b>

Call **RON SOLDANO** for all of your real estate needs on 7 mile island! **1.800.708.5796!** Have a safe, healthy, happy Spring!

**Ron Soldano,**  
"Your Career Real Estate Professional"