

Downtown Seattle

Areas: 5, 10, 25, AND 30.

Residential Condominium Revalue for 2025 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Seattle, WA 98104

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John Wilson
Assessor

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its "true and fair value," reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work to implement your feedback and ensure we provide you with accurate and timely information. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area. Additionally, I have provided a brief tutorial on our property assessment process. It is meant to provide you with background information about our process and the basis for your area assessments.

Fairness, accuracy, and transparency set the foundation for an effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure that every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you have any questions, comments, or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County, the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 730,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For residential condominium properties the sales comparison approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six-year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will attempt to make contact with the property owner or project manager and/or leave a card requesting the taxpayer contact them.

RCW 84.40.025 Access to property:

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter [84.08](#) RCW.

How are Property Sales Used?

For the annual revaluation of residential condominiums, two years of sales are analyzed with the sales prices time adjusted to January 1 of the current assessment year. Sales prices are adjusted for time to reflect that market prices change over time. During an increasing market, older sales prices often understate the current market value. Conversely, during downward (or recessionary) markets, older sales prices may overstate a property's value on January 1 of the assessment year unless sales are time adjusted. Hence time adjustments are an important element in the valuation process.

How is Assessment Uniformity Achieved?

We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers that may be reviewed at www.IAAO.org. As part of our valuation process statistical testing is performed by reviewing the uniformity of assessments within each specific market area, and project. More specifically Coefficients of Dispersion (aka COD) are developed that show the uniformity of predicted property assessments. We have set our target CODs using the standards set by IAAO which are summarized in the following table:

Type of Property – General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

Source: IAAO, *Standard on Ratio Studies, Table 1-3*

More results of the statistical testing process is found within the attached area report.

Requirements of State Law

Within Washington, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

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Executive Summary Report

Downtown Seattle

Neighborhoods: 5, 10, 25, AND 30.
Appraisal Date: 1/1/2025- 2025 Assessment Roll
Previous Physical Inspection: 2021

Sales - Improved Summary:

Number of Sales: 812
 Range of Sale Dates: 1/1/2023 to 12/31/2024

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2024 Value	\$119,500	\$559,400	\$678,900	\$729,200	93.2%	6.88%
2025 Value	\$116,300	\$554,100	\$670,400	\$729,200	92.6%	6.32%
Change	-\$3,200	-\$5,300	-\$8,500			-0.56%
%Change	-2.7%	-0.9%	-1.3%		-0.6%	-8.14%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.56% and -8.14% actually represent an improvement.

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included, and sales excluded from the analysis can be found in the Addenda of this report.

** Sales time adjusted to 1/1/2025.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2024 Value	\$133,900	\$565,500	\$699,400
2025 Value	\$130,200	\$558,100	\$688,300
Percent Change	-2.8%	-1.3%	-1.6%

Number of improved Parcels in the Population: **8,607**

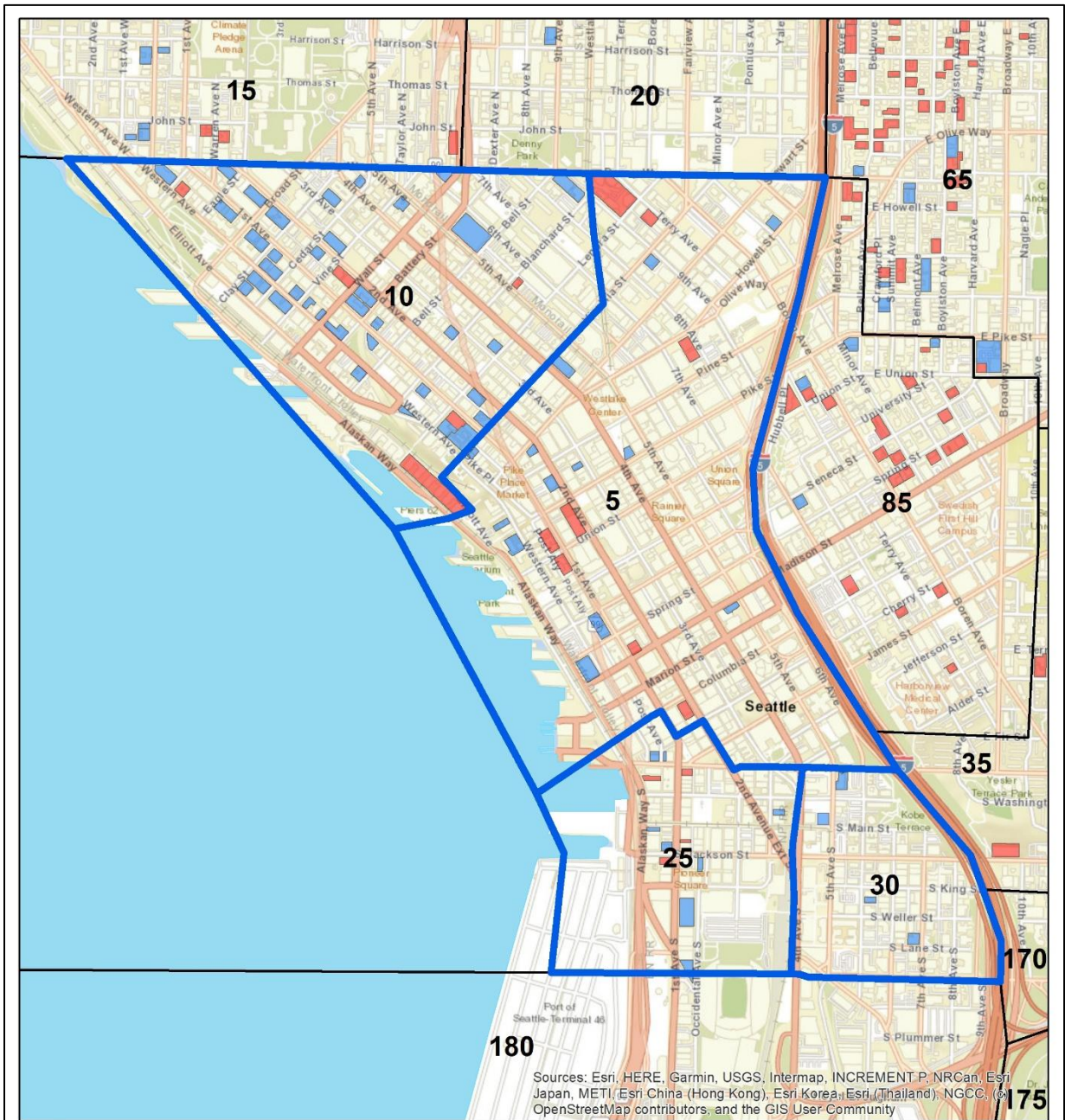
The population summary above includes all residential condominium living units. It excludes parking storage and moorage units and condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor’s files located in the Commercial/Business Division.

Summary of Findings:

The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve uniformity, and equity. The recommendation is to post those values for the 2025 assessment roll.

Downtown Seattle Overview Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

Condo Areas: Downtown Seattle

Legend

- parcel
- ApplGroup
 - K
 - M
- Condo_Neighborhoods
- Major open water and double-banked streams and rivers
 - <all other values>
- WATER
 - Non water
 - Water



Downtown Seattle Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

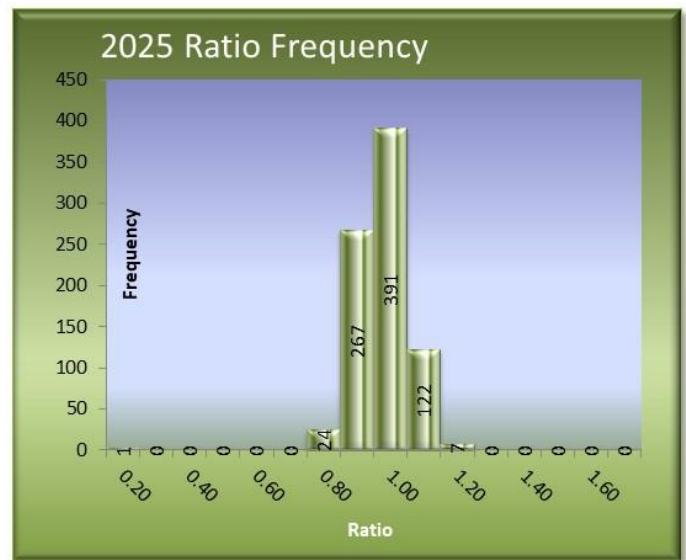
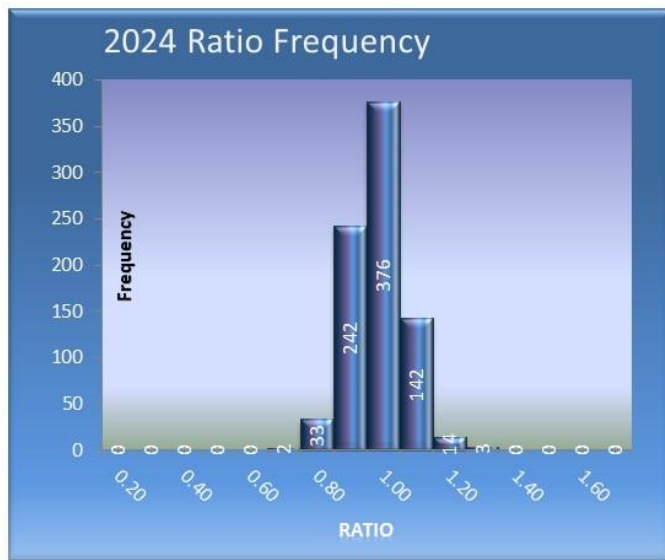
Pre-revalue ratio analysis compares time adjusted sales from 2023 through 2024 in relation to the previous assessed value as of 1/1/2024.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	812
Mean Assessed Value	\$678,900
Mean Adj. Sales Price	\$729,200
Standard Deviation AV	\$466,015
Standard Deviation SP	\$488,855
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.931
Weighted Mean Ratio	0.931
UNIFORMITY	
Lowest ratio	0.657
Highest ratio:	1.270
Coefficient of Dispersion	6.88%
Standard Deviation	0.081
Coefficient of Variation	8.72%
Price Related Differential (PRD)	1.001

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2023 through 2024 and reflects the assessment level after the property has been revalued to 1/1/2025.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	812
Mean Assessed Value	\$670,400
Mean Sales Price	\$729,200
Standard Deviation AV	\$442,696
Standard Deviation SP	\$488,855
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.926
Median Ratio	0.925
Weighted Mean Ratio	0.919
UNIFORMITY	
Lowest ratio	0.000
Highest ratio:	1.153
Coefficient of Dispersion	6.32%
Standard Deviation	0.079
Coefficient of Variation	8.48%
Price Related Differential (PRD)	1.008



Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2025

Date of Appraisal Report: 6/9/2025

Purpose

The purpose of the mass appraisal is to determine the market value of residential condominium units in the Downtown Seattle area.

King County Revaluation Cycle

King County’s revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. The remaining five-sixths of the population are revalued based on the characteristics entered during the previous physical inspection.

Inspection

No Downtown Seattle neighborhoods were physically inspected for the 2025 appraisal year.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/1/2023 to 12/31/2024 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2025.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standards 5 and 6.

Sales Verification and Data Collection

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. Appraisers further review sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data in physically inspected areas. In non-inspected areas, the analyst reviewed and verified sales in office. Time constraints prohibit further verification of sales information. Sales removal occurred for parcels meeting the following criteria:

- Assigned or owned parking
- Assigned or owned storage units
- Assigned or owned moorage
- Multi-parcel or multi-unit sales
- Sales of commercial use or apartment use units
- Others as identified as non-market sales

Approaches to Value

All approaches to value, Income, Cost and Sales Comparison were considered in the appraisal of this area.

The income and cost approaches are not applicable to residential condominium valuation.

The income approach does not apply, since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units.

We do not believe this omission reduces the accuracy of our Estimated Market Values.

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Downtown Seattle area. Our sales sample consists of 812 residential living units that sold during the 24-month period between January 1, 2023, and December 31, 2024. The model was applied to all of the 8,607 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

Land Value and Commercial Condominiums

The Condominium appraisal team does not value condominium land or commercial condominiums, which are the responsibility of commercial geographic and specialty appraisers.

Part Two – Presentation of Data

Identification of the area

Name or Designation

Downtown Seattle

Area, city, neighborhood, and location data:

The Downtown Seattle area includes specialty neighborhoods 5: Downtown, 10: Regrade, 25: Pioneer Square and 30: International.

Boundaries

The Downtown Seattle area is an irregular shape roughly defined by the following.

North Boundary – Denny Way

East Boundary – I-5

West Boundary – Puget Sound

South Boundary – South Dearborn Street

Maps

General maps of the Specialty Neighborhoods included in the Downtown Seattle area are in the addenda of this report. More detailed Assessor’s maps are located on the 7th floor of the King Street Center.

Zoning and legal/political consideration

Zoning restrictions, whether county or local, are displayed on Assessor’s maps and are shown as a land characteristic in the Assessor’s property characteristic database. Local jurisdictions exercise authority over local land use and community planning. Regulations regarding zoning are found in their local ordinances.

Part Three – Analysis of Data and Conclusions

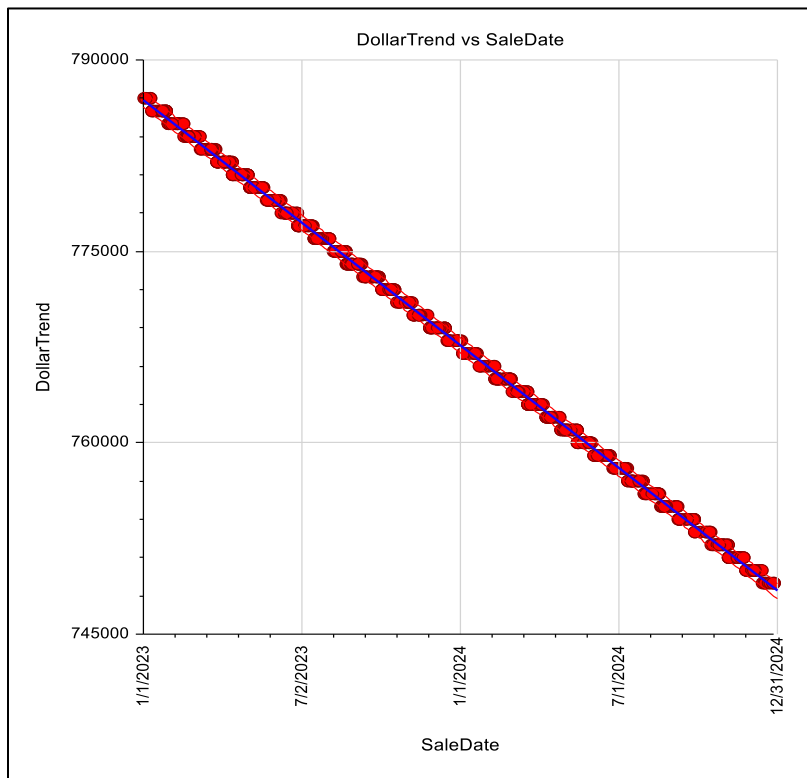
Highest and best use analysis

Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved.

Market Change of Average Sale Price in the Downtown Seattle Area:

Analysis of sales in the Downtown Seattle area indicated a decrease in value over the two-year period. Overall, values declined from an average, non-adjusted sales price near \$787,000 as of 1-1-2023 by -4.95% to \$748,000 as of January 1st, 2025.

Chart 1: Progression of average sales price over time (1-1-2023 to 12-31-2024)



Downtown Seattle Sale Price changes (Relative to 1/1/2025 valuation date.)

In a changing market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2023	0.9511	-4.89%
2/1/2023	0.9531	-4.69%
3/1/2023	0.9550	-4.50%
4/1/2023	0.9570	-4.30%
5/1/2023	0.9590	-4.10%
6/1/2023	0.9610	-3.90%
7/1/2023	0.9630	-3.70%
8/1/2023	0.9650	-3.50%
9/1/2023	0.9671	-3.29%
10/1/2023	0.9691	-3.09%
11/1/2023	0.9712	-2.88%
12/1/2023	0.9732	-2.68%
1/1/2024	0.9752	-2.48%
2/1/2024	0.9773	-2.27%
3/1/2024	0.9792	-2.08%
4/1/2024	0.9813	-1.87%
5/1/2024	0.9833	-1.67%
6/1/2024	0.9854	-1.46%
7/1/2024	0.9875	-1.25%
8/1/2024	0.9896	-1.04%
9/1/2024	0.9917	-0.83%
10/1/2024	0.9937	-0.63%
11/1/2024	0.9958	-0.42%
12/1/2024	0.9979	-0.21%
1/1/2025	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2025.

Application of Time Adjustments:

Examples	Sales Price	Sales Date	Adjustment factor (x Sales Price)	Adjusted Sales price*
Sale 1	\$1,575,000	1/2/2023	0.9512	\$1,498,000
Sale 2	\$1,250,000	12/31/2023	0.9752	\$1,219,000
Sale 3	\$585,000	12/27/2024	0.9997	\$585,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment=1/EXP(- 6.85557475774745E-05 * SaleDay)

Where SaleDay = Sale Date - 45658

And Sale Date is the number of days since 1-1-1900 (Machine value used by statistical software).

Sales comparison approach model description

Downtown Seattle area sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's database. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

Model specification

The **characteristic-based adjustment model** includes the following data characteristic variables:

1. Age
2. Building Quality
3. Project Appeal
4. Living Area
5. Floor Level
6. Unit Quality
7. Unit Condition
8. Unit Location
9. Covered Parking
10. Views: Mountain, City, lake/River, Puget Sound
11. Unit Type: Townhomes, Penthouse, Studio
12. Neighborhood
13. Certain projects as defined by Major.

The definitions of data characteristics included in the model are in the Condominium Coding manual, which is available upon request.

Model calibration

The **regression model** for neighborhoods in the Downtown Seattle area was calibrated using selling prices and property characteristics as follows:

-0.767635838461115 - 0.105044238276501 * AGE + 0.110016418238164 * BLDQULAITY + 0.0894168592113669 * COVPARKING + 0.0880616723109205 * FLOORc + 0.838383856738 * LIVAREAx + 0.0549460810383149 * MTNVIEW - 0.0933774169116644 * NBHD30 + 0.264036703973204 * PENTHOUSE + 0.318245571318183 * PROJAPPEAL - 0.315567618845933 * PROJHIGH1 - 0.193414258950688 * PROJHIGH2 - 0.17545572246117 * PROJHIGH3 - 0.0987076794534931 * PROJHIGH4 - 0.0484479762245753 * PROJHIGH5 + 0.632923026680663 * PROJLOW1 + 0.341038569688737 * PROJLOW2 + 0.309552005738636 * PROJLOW3 + 0.185165131588522 * PROJLOW4 + 0.0981417303167832 * PROJLOW5 + 0.04974980484556 * PROJLOW6 + 0.0537239633490052 * SMWATVIEW + 0.112100170051112 * SOUNDVIEW + 0.0688138611418208 * STUDIO + 0.0316276977077457 * TERRVIEW + 0.07553557592067 * TOWNHOUSE + 0.346669968826953 * UNITCONDITION + 0.222620795595603 * UNITLOCATION + 0.158621334808784 * UNITQUALITY
x Mass Appraisal Adjustment (1-.075)

Exceptions:

Exceptions are properties with characteristics that are insufficiently represented in the sales sample to be adequately represented in the mass appraisal model. Appraiser review of model predicted values in comparison to actual market evidence warrants the following adjustments:

Major	Nbhd	Project Name	Value Notes
026980	5	ARISTO, THE CONDOMINIUM	Valued at \$485/SF. Supported by sales and market trends.
169750	5	COLONIAL/GRAND PACIFIC CONDOMINIUM	Valued at EMV or Land +\$1,000 truncated where land value exceeds EMV.
232971	5	EMERALD THE	Penthouse units valued at EMV x 1.10 based on market. All others at EMV.
253883	5	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM	2025 Values at EMV except: Fair unit location @ EMV x .85, Excellent Unit location at EMV x 1.10, Excellent Sound views 30th floors and above @ EMV x 1.25, and large units on floors 36-38 @ EMV x 1.25.
332400	5	HILLCLIMB COURT CONDOMINIUM	Valued at EMV x 1.15 except Excellent Sound view, valued at EMV x 1.35.
501730	5	MADISON TOWER CONDOMINIUM	Valued at EMV x 1.10. Penthouses valued at EMV
553051	5	Millennium Tower Residential	West facing units valued at EMV x 1.25 based on market. All others valued at EMV
678570	5	PIKE & VIRGINIA BLDG CONDOMINIUM	Valued at EMX x 1.50 based on market.
762875	5	SEABOARD BUILDING CONDOMINIUM	Valued at EMV x .90 based on market. Excellent Unit location valued at EMV x 1.10.
919720	5	WATERMARK RESIDENTIAL CONDOMINIUM	Valued at EMV x .90 based on market.
032450	10	AVENUE ONE CONDOMINIUM	Guest suite valued at Land + \$1,000, truncated. All others at EMV
051240	10	BANNER BUILDING THE CONDOMINIUM	Valued at EMV less value of separately assessed parking where applicable.
058640	10	BAY VISTA BUILDING CONDOMINIUM	Valued at EMV x .85 based on market. PH units valued at EMV x 1.30 supported by historic sales.
065700	10	AUSTIN A BELL CONDOMINIUM	Valued at EMV x 1.35 based on market.
228544	10	81 VINE BUILDING CONDOMINIUM	Valued at EMV x 1.25 less value of separately assessed parking where applicable.
516066	10	MARKET PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 16.6%)	Valued at EMV x 1.50 based on market.
520170	10	MATAE BELLTOWN	Valued at EMV x 1.10 based on market.

Major	Nbhd	Project Name	Value Notes
567700	10	MOSLER LOFTS CONDOMINIUM	Valued at EMV except combined unit 900-901 valued at EMV x .90.
663305	10	PARC-BELLTOWN, THE	Guest unit valued at Land + \$1,000, truncated. All others valued at EMV.
745720	10	ROYAL CREST CONDOMINIUM	Valued at EMV x 1.10 less value of separately assessed parking, where applicable.
364650	25	JACKSON SQUARE BUILDING CONDOMINIUM	Valued at EMV x 1.10 based on market. Considered sales in project back to 2017 and neighborhood sales.
439750	25	LOFTS THE CONDOMINIUM	Valued at EMV x 1.10 based on market. Considered sales in project back to 2020.
547965	25	MERRILL PLACE RESIDENTIAL CONDOMINIUM (Condo Air Rights allocation = 41.7%)	Valued TH units at EMV x 1.25. Flats at EMV.
610826	25	NORD, THE CONDOMINIUM	Valued at EMV x 1.20 based on market.
639125	25	100 1ST AVENUE SOUTH CONDOMINIUM (Condo Air Rights allocation = 33.33%)	Valued at EMV x 1.20 based on market.
643700	25	OUR HOME HOTEL CONDOMINIUM	Valued at EMV x 1.25 less value of separately assessed parking where applicable.
780412	25	606 POST CONDOMINIUM	Valued at EMV x 1.10 based on market.
867045	25	TRAVELERS HOTEL THE /POST CONDOMINIUM	Valued at EMV x 1.20 based on market.
266265	30	FUJISADA CONDOMINIUM	Valued at EMV less value of separately assessed parking, where applicable.

** The large number of exception parcels is common due to the size and diversity of projects in these areas.

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 92.6%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2025 assessment year (taxes payable in 2026) results in an average total change from the 2024 assessments of -1.6%.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Ratio study

A preliminary ratio Study was completed just prior to the application of the 2025 recommended values. This study compares the prior assessment level using 2024 assessed values (1/1/2024) to current time adjusted sale prices (1/1/2025).

The study was also repeated after application of the 2025 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 6.88% to 6.32%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the body of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2025 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP Standards 5 and 6. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six-year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed, then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.

11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be “typical finish” and generally included in a real property transfer but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed, and disclosure of research and analyses not performed are identified throughout the body of the report.

Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.



King County

Department of Assessments

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John Wilson
Assessor

As we start preparations for the 2025 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties.
- Where applicable, validate the correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes, and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State, or local laws or regulations preclude compliance with USPAP.
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties so that ratio statistics can be accurately inferred for the entire population.
- Time adjust sales to January 1, 2025, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, the Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson
King County Assessor

Addenda

Inspected Properties,

Sales Lists

&

Specialty Area Maps

Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	135430	0110	393,000	8/2/2023	379,000	648	5	2,004	3	N	N	CARBON 56
5	135430	0150	350,000	11/30/2024	349,000	648	5	2,004	3	N	N	CARBON 56
5	135430	0290	387,500	6/19/2024	382,000	667	5	2,004	3	N	N	CARBON 56
5	135430	0340	440,000	4/12/2024	432,000	774	5	2,004	3	N	Y	CARBON 56
5	135430	0420	375,000	11/8/2024	374,000	667	5	2,004	3	N	N	CARBON 56
5	135430	0470	450,000	5/4/2024	443,000	774	5	2,004	3	N	Y	CARBON 56
5	169750	0250	345,000	8/25/2023	333,000	659	5	1,902	5	N	Y	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	169750	0270	500,000	7/8/2024	494,000	947	5	1,902	5	N	Y	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	169750	0400	688,000	12/2/2024	687,000	1,198	5	1,902	5	N	Y	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	169750	0430	340,000	10/18/2024	338,000	708	5	1,902	5	N	N	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	176600	0230	510,000	12/6/2024	509,000	820	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	0300	775,000	12/29/2023	756,000	1,315	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	0600	460,000	7/7/2023	443,000	800	6	2,006	3	N	N	COSMOPOLITAN
5	176600	0660	799,900	4/24/2024	786,000	1,316	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	0910	495,000	11/22/2024	494,000	738	6	2,006	3	N	N	COSMOPOLITAN
5	176600	1060	510,000	9/29/2023	494,000	719	6	2,006	3	N	N	COSMOPOLITAN
5	176600	1190	595,000	11/2/2023	578,000	954	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	1260	559,995	7/28/2023	540,000	800	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	1450	880,000	9/19/2023	852,000	1,186	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	1500	415,000	8/17/2024	411,000	719	6	2,006	3	N	N	COSMOPOLITAN
5	176600	1690	499,000	8/5/2024	494,000	738	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	1720	485,000	12/19/2023	473,000	719	6	2,006	3	N	N	COSMOPOLITAN
5	176600	2030	900,000	2/15/2023	859,000	1,324	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	2250	650,000	12/14/2023	633,000	966	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	2370	1,125,000	4/17/2024	1,105,000	1,403	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	2460	799,000	6/28/2023	769,000	1,176	6	2,006	3	N	Y	COSMOPOLITAN
5	176600	2460	726,500	2/10/2024	710,000	1,176	6	2,006	3	N	Y	COSMOPOLITAN
5	232971	0110	535,000	1/30/2023	510,000	791	7	2,021	3	N	N	EMERALD THE
5	232971	0140	560,000	5/22/2024	551,000	983	7	2,021	3	N	N	EMERALD THE
5	232971	0210	602,845	4/25/2023	578,000	768	7	2,021	3	N	N	EMERALD THE
5	232971	0280	581,000	10/6/2023	563,000	648	7	2,021	3	N	N	EMERALD THE
5	232971	0340	499,000	4/10/2023	478,000	579	7	2,021	3	N	N	EMERALD THE
5	232971	0400	418,000	12/3/2024	417,000	595	7	2,021	3	N	N	EMERALD THE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	232971	0420	525,000	1/5/2024	512,000	579	7	2,021	3	N	N	EMERALD THE
5	232971	0430	589,000	3/28/2023	564,000	791	7	2,021	3	N	N	EMERALD THE
5	232971	0570	712,899	3/28/2023	682,000	758	7	2,021	3	N	N	EMERALD THE
5	232971	0700	694,000	6/6/2023	667,000	897	7	2,021	3	N	N	EMERALD THE
5	232971	0780	722,772	5/31/2023	695,000	897	7	2,021	3	N	N	EMERALD THE
5	232971	0860	748,454	1/30/2023	713,000	1,003	7	2,021	3	N	N	EMERALD THE
5	232971	1070	1,050,000	1/5/2024	1,024,000	1,189	7	2,021	3	N	Y	EMERALD THE
5	232971	1230	1,050,000	9/22/2023	1,017,000	1,189	7	2,021	3	N	Y	EMERALD THE
5	232971	1310	1,187,000	4/14/2023	1,137,000	1,189	7	2,021	3	N	Y	EMERALD THE
5	232971	1480	779,000	7/5/2023	750,000	948	7	2,021	3	N	Y	EMERALD THE
5	232971	1630	1,225,000	8/16/2024	1,213,000	1,189	7	2,021	3	N	Y	EMERALD THE
5	232971	1820	699,000	8/30/2023	676,000	773	7	2,021	3	N	Y	EMERALD THE
5	232971	2060	807,863	4/30/2023	775,000	773	7	2,021	3	N	Y	EMERALD THE
5	232971	2140	719,200	2/23/2024	704,000	781	7	2,021	3	N	Y	EMERALD THE
5	232971	2200	800,000	4/4/2024	785,000	957	7	2,021	3	N	Y	EMERALD THE
5	232971	2370	725,000	8/15/2024	718,000	845	7	2,021	3	N	Y	EMERALD THE
5	232971	2480	1,681,100	6/16/2023	1,617,000	1,139	7	2,021	3	N	Y	EMERALD THE
5	232971	2530	1,207,380	10/30/2024	1,202,000	1,139	7	2,021	3	N	Y	EMERALD THE
5	232971	2640	6,011,040	9/24/2024	5,970,000	3,948	7	2,021	3	N	Y	EMERALD THE
5	238200	0140	549,000	11/18/2024	547,000	952	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0220	885,000	10/26/2024	881,000	1,607	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0250	880,000	2/7/2023	839,000	1,607	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0260	565,000	9/26/2024	561,000	952	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0350	560,000	9/5/2024	555,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0400	975,000	3/28/2024	957,000	1,607	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0420	695,000	6/13/2023	668,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0430	1,075,000	8/15/2024	1,065,000	1,607	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0540	625,000	6/6/2024	616,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0620	667,500	1/25/2023	636,000	952	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	0650	685,000	4/13/2023	656,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	1020	689,000	3/14/2024	675,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	1060	1,185,000	6/23/2023	1,141,000	1,607	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1110	725,000	10/13/2023	703,000	952	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1180	1,299,000	5/30/2024	1,280,000	1,607	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1190	650,000	9/8/2023	629,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	1250	699,000	8/14/2024	692,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	238200	1320	710,000	10/3/2024	706,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	1360	1,525,000	11/27/2023	1,484,000	1,607	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1440	719,000	4/25/2023	689,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	1750	1,500,000	8/28/2023	1,450,000	1,607	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1760	790,000	11/6/2024	787,000	952	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1800	599,000	7/12/2024	592,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	1820	785,000	5/1/2023	753,000	952	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1860	805,000	9/5/2024	799,000	910	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1890	779,000	11/27/2024	777,000	952	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1910	595,000	5/2/2024	585,000	910	7	2,010	3	N	N	ESCALA CONDOMINIUM
5	238200	2150	1,925,000	12/29/2023	1,877,000	1,955	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2390	2,030,000	12/18/2024	2,028,000	2,442	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2530	1,850,000	5/24/2024	1,822,000	1,883	7	2,010	3	N	Y	ESCALA CONDOMINIUM
5	253883	0320	1,875,000	2/28/2023	1,790,000	1,968	7	2,008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0760	2,500,000	3/28/2024	2,453,000	1,824	7	2,008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0790	2,250,000	3/21/2024	2,206,000	1,644	7	2,008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0910	2,550,000	6/30/2023	2,455,000	1,824	7	2,008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1020	2,175,000	7/22/2023	2,098,000	1,968	7	2,008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1170	2,197,000	5/4/2023	2,107,000	1,890	7	2,008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1430	4,450,000	7/31/2023	4,294,000	2,847	7	2,008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253884	0030	645,000	2/21/2023	616,000	1,208	5	2,007	3	N	N	5TH AND MADISON
5	253884	0070	569,250	9/7/2024	565,000	978	5	2,007	3	N	N	5TH AND MADISON
5	253884	0100	438,990	8/12/2024	435,000	807	5	2,007	3	N	N	5TH AND MADISON
5	253884	0180	730,000	7/31/2024	722,000	1,241	5	2,007	3	N	N	5TH AND MADISON
5	253884	0210	649,000	6/18/2024	640,000	1,208	5	2,007	3	N	Y	5TH AND MADISON
5	253884	0340	499,000	9/9/2024	495,000	807	5	2,007	3	N	N	5TH AND MADISON
5	253884	0630	715,000	7/11/2024	707,000	1,208	5	2,007	3	N	Y	5TH AND MADISON
5	253884	0680	599,000	2/24/2024	586,000	979	5	2,007	3	N	Y	5TH AND MADISON
5	253884	0700	585,000	4/17/2023	560,000	807	5	2,007	3	N	Y	5TH AND MADISON
5	253884	0830	610,000	9/4/2024	605,000	913	5	2,007	3	N	Y	5TH AND MADISON
5	253884	0940	595,000	6/18/2023	572,000	807	5	2,007	3	N	Y	5TH AND MADISON
5	253884	0980	660,000	8/23/2023	638,000	979	5	2,007	3	N	Y	5TH AND MADISON
5	253884	1060	570,000	1/16/2024	556,000	807	5	2,007	3	N	Y	5TH AND MADISON

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	253884	1130	635,000	8/29/2024	630,000	913	5	2,007	3	N	Y	5TH AND MADISON
5	253884	1220	645,000	11/14/2023	627,000	979	5	2,007	3	N	Y	5TH AND MADISON
5	256800	0200	275,000	2/7/2023	262,000	382	6	1,913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	256800	0250	490,000	9/21/2023	475,000	851	6	1,913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	257028	0170	325,000	10/5/2023	315,000	594	5	1,910	4	N	Y	FIX BUILDING THE CONDOMINIUM
5	257028	0250	488,000	10/16/2024	485,000	694	5	1,910	4	N	N	FIX BUILDING THE CONDOMINIUM
5	257028	0270	538,175	6/13/2024	531,000	821	5	1,910	4	N	Y	FIX BUILDING THE CONDOMINIUM
5	332400	0080	448,500	3/1/2024	439,000	585	6	1,982	4	N	N	HILLCLIMB COURT CONDOMINIUM
5	501730	0290	515,000	3/20/2024	505,000	805	7	2,006	3	N	N	MADISON TOWER CONDOMINIUM
5	501730	0340	545,000	1/2/2024	532,000	805	7	2,006	3	N	N	MADISON TOWER CONDOMINIUM
5	501730	0440	550,000	5/10/2024	541,000	805	7	2,006	3	N	N	MADISON TOWER CONDOMINIUM
5	501730	0460	3,450,000	4/9/2024	3,387,000	3,010	7	2,006	3	N	Y	MADISON TOWER CONDOMINIUM
5	553051	0090	1,750,000	4/20/2023	1,677,000	2,697	7	2,000	3	N	Y	Millennium Tower Residential
5	606501	0090	599,950	6/21/2023	577,000	970	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0170	485,000	2/14/2024	474,000	602	6	1,991	4	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0180	477,000	9/6/2023	461,000	670	6	1,991	4	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0460	650,000	7/16/2024	643,000	1,004	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0630	667,000	5/16/2024	657,000	610	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0800	435,000	6/11/2024	429,000	511	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0980	535,000	5/1/2023	513,000	670	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1040	796,000	6/19/2024	785,000	962	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1070	480,000	7/25/2023	463,000	602	6	1,991	4	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1130	775,000	5/24/2024	763,000	610	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1230	799,950	2/18/2023	763,000	610	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1270	519,950	5/28/2024	512,000	602	6	1,991	4	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1400	469,500	8/9/2023	453,000	511	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1420	700,000	7/26/2023	675,000	713	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1570	495,000	1/19/2023	471,000	602	6	1,991	4	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1660	816,000	3/19/2024	800,000	1,015	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	606501	1830	725,000	10/22/2024	721,000	667	6	1,991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	607550	0200	535,000	8/15/2023	517,000	479	7	2,020	3	N	N	NEXUS CONDOMINIUM
5	607550	0420	520,000	3/27/2024	510,000	625	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0630	545,000	8/29/2024	540,000	673	7	2,020	3	N	N	NEXUS CONDOMINIUM
5	607550	0830	585,000	11/18/2023	569,000	634	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0850	720,000	5/15/2024	709,000	1,017	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1210	429,000	12/17/2023	418,000	465	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1350	420,000	10/15/2024	418,000	464	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1670	1,010,000	9/27/2024	1,003,000	1,022	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1700	402,000	7/9/2024	397,000	450	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1720	1,599,000	9/23/2024	1,588,000	1,750	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1760	475,000	6/5/2023	457,000	413	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1790	622,500	6/12/2023	599,000	692	7	2,020	3	N	N	NEXUS CONDOMINIUM
5	607550	2230	620,000	6/5/2023	596,000	667	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2340	650,000	10/31/2024	647,000	614	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2450	475,000	6/5/2024	468,000	466	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2690	1,260,000	4/10/2024	1,237,000	1,310	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2760	939,000	4/14/2023	899,000	1,073	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2800	415,000	11/25/2024	414,000	433	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2820	1,739,000	2/28/2024	1,703,000	1,816	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2900	939,000	4/26/2024	923,000	1,026	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2940	947,000	4/19/2024	930,000	1,020	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3130	925,000	2/14/2024	905,000	1,062	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3250	630,000	3/22/2023	603,000	727	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3320	989,000	3/25/2024	970,000	1,023	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3400	989,000	2/23/2023	944,000	1,074	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3450	454,900	4/14/2023	436,000	433	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3460	1,034,900	6/28/2023	996,000	1,061	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3540	1,150,000	6/2/2023	1,105,000	1,023	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3620	1,400,000	2/14/2024	1,369,000	1,436	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3630	1,450,000	8/30/2023	1,402,000	1,385	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3650	914,950	4/29/2024	900,000	1,037	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3670	989,000	12/4/2023	963,000	1,045	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3680	654,000	2/1/2024	639,000	634	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3700	1,750,000	4/26/2024	1,720,000	1,866	7	2,020	3	N	Y	NEXUS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	607550	3710	1,329,000	2/22/2024	1,301,000	1,531	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3720	632,500	12/4/2024	631,000	702	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3740	935,000	8/23/2024	927,000	1,036	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3760	975,000	8/8/2024	965,000	1,046	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3770	650,000	6/15/2023	625,000	632	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3780	680,000	3/22/2023	650,000	711	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3790	1,350,000	1/24/2024	1,319,000	1,531	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3810	1,550,000	5/4/2023	1,487,000	1,582	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3820	1,350,000	7/15/2024	1,334,000	1,510	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3830	1,325,000	6/14/2024	1,307,000	1,407	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3850	1,350,000	5/23/2024	1,330,000	1,467	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3870	1,350,000	12/4/2023	1,314,000	1,580	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3880	1,390,000	2/28/2024	1,361,000	1,511	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3890	1,450,000	5/26/2023	1,393,000	1,403	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3910	1,330,000	5/16/2024	1,309,000	1,416	7	2,020	3	N	Y	NEXUS CONDOMINIUM
5	609450	0180	690,500	5/18/2023	663,000	1,036	6	1,985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0180	675,000	6/20/2024	666,000	1,036	6	1,985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0230	1,100,000	1/9/2023	1,047,000	1,154	6	1,985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0510	650,000	4/23/2024	639,000	772	6	1,985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0560	560,000	3/8/2023	535,000	772	6	1,985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0590	789,000	5/30/2024	777,000	1,263	6	1,985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609468	0100	1,800,000	3/30/2024	1,766,000	1,023	8	2,008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0140	2,600,000	5/15/2024	2,559,000	2,224	8	2,008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0150	2,200,000	5/14/2024	2,165,000	1,328	8	2,008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0160	3,000,000	12/28/2023	2,925,000	2,082	8	2,008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0240	4,450,000	5/30/2023	4,276,000	1,992	8	2,008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0260	3,350,000	7/24/2024	3,313,000	2,211	8	2,008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	636400	0030	1,275,000	7/23/2024	1,261,000	1,583	7	2,009	3	N	Y	OLIVE 8
5	636400	0070	545,000	7/23/2024	539,000	657	7	2,009	3	N	N	OLIVE 8
5	636400	0240	1,065,000	7/20/2023	1,027,000	1,350	7	2,009	3	N	Y	OLIVE 8
5	636400	0260	640,000	9/14/2023	619,000	834	7	2,009	3	N	Y	OLIVE 8
5	636400	0520	1,290,000	2/12/2024	1,262,000	1,534	7	2,009	3	N	Y	OLIVE 8
5	636400	0610	595,000	4/5/2023	570,000	690	7	2,009	3	N	Y	OLIVE 8

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	636400	0620	594,999	8/18/2023	575,000	650	7	2,009	3	N	Y	OLIVE 8
5	636400	0770	629,900	11/6/2024	627,000	823	7	2,009	3	N	N	OLIVE 8
5	636400	0960	1,510,000	11/14/2024	1,505,000	1,534	7	2,009	3	N	Y	OLIVE 8
5	636400	1320	650,000	6/12/2024	641,000	823	7	2,009	3	N	Y	OLIVE 8
5	636400	1390	577,500	10/12/2023	560,000	650	7	2,009	3	N	Y	OLIVE 8
5	636400	1400	1,650,000	5/23/2023	1,585,000	1,534	7	2,009	3	N	Y	OLIVE 8
5	636400	1480	700,000	9/26/2024	695,000	1,092	7	2,009	3	N	Y	OLIVE 8
5	636400	1720	595,000	5/10/2024	585,000	650	7	2,009	3	N	Y	OLIVE 8
5	636400	1920	699,900	7/9/2024	692,000	1,092	7	2,009	3	N	Y	OLIVE 8
5	636400	1960	625,000	8/10/2023	604,000	689	7	2,009	3	N	Y	OLIVE 8
5	636400	2070	635,000	8/22/2023	614,000	689	7	2,009	3	N	Y	OLIVE 8
5	636400	2230	650,000	4/19/2023	623,000	834	7	2,009	3	N	Y	OLIVE 8
5	762875	0160	500,000	3/20/2023	478,000	821	7	1,909	5	N	Y	SEABOARD BUILDING CONDOMINIUM
5	762875	0220	1,460,000	3/21/2024	1,432,000	2,535	7	1,909	5	N	Y	SEABOARD BUILDING CONDOMINIUM
5	872975	0070	1,325,000	3/25/2024	1,300,000	1,487	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0280	550,000	3/12/2024	539,000	756	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0320	2,025,000	5/1/2023	1,942,000	1,798	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0360	565,000	3/18/2024	554,000	964	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0530	960,000	9/20/2023	930,000	1,296	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0620	582,000	5/4/2023	558,000	821	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0650	674,000	6/5/2023	648,000	918	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0800	535,000	3/15/2024	524,000	745	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0830	915,000	3/29/2023	875,000	1,321	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0890	575,000	2/11/2023	548,000	756	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0910	829,000	12/14/2023	807,000	1,212	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1110	778,000	5/21/2024	766,000	1,212	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1170	611,100	4/12/2024	600,000	858	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1290	542,000	10/23/2023	526,000	756	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1390	575,000	4/10/2023	551,000	756	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1620	635,000	9/25/2024	631,000	907	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1680	732,500	8/16/2024	726,000	1,234	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1730	950,000	8/23/2023	918,000	1,423	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1770	499,390	12/7/2023	486,000	741	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1800	1,275,000	11/6/2024	1,270,000	1,668	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1900	545,000	2/3/2024	533,000	822	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	2210	395,000	3/8/2024	387,000	513	6	2,006	3	N	N	2200 RESIDENTIAL CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	872975	2470	995,000	6/6/2023	957,000	1,427	6	2,006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	919720	0430	750,000	3/18/2024	735,000	1,015	6	1,983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0450	750,000	6/21/2023	722,000	1,056	6	1,983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0480	789,000	6/25/2024	779,000	1,014	6	1,983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0810	895,000	6/15/2023	861,000	1,004	6	1,983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0880	1,648,000	6/9/2023	1,585,000	2,012	6	1,983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
10	012500	0030	429,900	8/22/2024	426,000	790	4	1,991	4	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0040	350,000	6/6/2023	336,000	585	4	1,991	4	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0130	344,000	8/21/2023	332,000	590	4	1,991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0190	480,000	4/14/2023	460,000	790	4	1,991	4	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0400	250,000	9/26/2023	242,000	333	4	1,991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0560	250,000	8/8/2023	241,000	333	4	1,991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0650	358,950	6/14/2023	345,000	550	4	1,991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0710	440,000	3/28/2023	421,000	775	4	1,991	4	N	Y	ALEXANDRIA CONDOMINIUM
10	025480	0050	499,500	4/3/2023	478,000	1,112	6	1,989	4	N	N	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0320	475,000	3/8/2024	465,000	661	6	1,989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0490	560,000	2/24/2023	535,000	1,063	6	1,989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0620	450,000	8/28/2023	435,000	675	6	1,989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0740	525,000	4/7/2023	503,000	661	6	1,989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0750	715,000	11/21/2024	713,000	1,065	6	1,989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1000	585,000	4/19/2023	561,000	855	6	1,989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1500	1,800,000	9/29/2023	1,744,000	2,600	6	1,989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	032450	0110	495,000	5/17/2023	475,000	716	6	2,004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0430	533,000	6/29/2024	526,000	893	6	2,004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0800	1,085,000	1/16/2024	1,059,000	1,338	6	2,004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0840	481,500	5/25/2023	463,000	647	6	2,004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0970	1,080,000	9/19/2023	1,046,000	1,232	6	2,004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0980	1,180,000	4/28/2023	1,131,000	1,338	6	2,004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0990	542,000	11/30/2023	527,000	716	6	2,004	3	N	Y	AVENUE ONE CONDOMINIUM
10	051240	0140	975,000	3/30/2024	957,000	1,675	6	1,994	3	N	N	BANNER BUILDING THE CONDOMINIUM
10	051240	0180	1,289,000	3/20/2023	1,233,000	1,675	6	1,994	3	N	Y	BANNER BUILDING THE CONDOMINIUM
10	058640	0540	667,000	6/10/2024	658,000	1,003	6	1,982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	058640	0640	2,440,000	8/19/2024	2,418,000	2,577	6	1,982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	058640	0730	1,395,000	1/20/2024	1,362,000	1,581	6	1,982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	068780	0180	439,000	8/1/2023	424,000	647	6	2,003	3	N	N	BELLORA CONDOMINIUM
10	068780	0200	640,000	6/14/2024	631,000	1,054	6	2,003	3	N	N	BELLORA CONDOMINIUM
10	068780	0380	378,000	1/5/2024	369,000	398	6	2,003	3	N	N	BELLORA CONDOMINIUM
10	068780	0650	1,050,000	9/5/2024	1,042,000	1,495	6	2,003	3	N	Y	BELLORA CONDOMINIUM
10	068780	0790	1,375,000	7/5/2023	1,324,000	1,550	6	2,003	3	N	Y	BELLORA CONDOMINIUM
10	069900	0070	472,000	2/26/2024	462,000	879	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0240	485,000	3/27/2024	476,000	683	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0280	375,000	1/17/2023	357,000	575	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0340	715,000	9/8/2024	709,000	916	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0370	459,000	6/22/2023	442,000	551	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0680	407,000	8/22/2023	393,000	466	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0810	470,000	12/5/2024	469,000	624	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0870	475,000	2/21/2024	465,000	533	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0870	459,500	6/6/2023	442,000	533	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0950	482,000	4/29/2024	474,000	624	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1030	460,000	6/3/2024	453,000	575	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1180	680,000	12/3/2024	679,000	1,025	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1340	422,699	9/6/2024	419,000	532	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1350	425,000	1/10/2024	415,000	551	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1380	435,000	11/11/2024	433,000	543	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1390	430,000	6/5/2023	413,000	551	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1510	425,000	5/26/2023	408,000	531	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1580	660,000	5/6/2023	633,000	924	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1860	420,000	10/10/2024	418,000	541	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1880	430,000	6/2/2023	413,000	541	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	2020	439,000	8/14/2023	424,000	579	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	2130	430,000	3/17/2023	411,000	522	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	2140	385,000	1/30/2023	367,000	536	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	2180	467,000	11/8/2023	454,000	633	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	2410	750,000	9/26/2024	745,000	1,129	4	1,994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	2470	463,000	9/16/2024	460,000	579	4	1,994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069980	0090	356,000	10/10/2023	345,000	555	6	1,914	4	N	N	BELLTOWN LOFTS CONDOMINIUM
10	069980	0140	538,800	3/15/2023	515,000	783	6	1,914	4	N	Y	BELLTOWN LOFTS CONDOMINIUM
10	069980	0160	515,000	4/16/2024	506,000	783	6	1,914	4	N	Y	BELLTOWN LOFTS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	069980	0380	295,000	10/21/2024	294,000	669	6	2,000	4	N	N	BELLTOWN LOFTS CONDOMINIUM
10	069980	0510	370,000	3/25/2023	354,000	638	6	2,000	4	N	Y	BELLTOWN LOFTS CONDOMINIUM
10	173480	0050	312,000	1/19/2024	305,000	438	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0170	725,000	3/14/2024	711,000	1,072	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	0200	489,000	6/21/2024	483,000	780	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	0360	609,325	12/14/2023	593,000	935	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0390	582,500	6/8/2023	560,000	889	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	0460	615,000	4/3/2023	589,000	935	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0470	700,000	12/14/2023	682,000	1,114	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0620	492,000	7/21/2023	474,000	613	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0770	415,000	3/21/2023	397,000	625	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	0780	309,000	8/24/2024	306,000	386	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	0780	308,000	6/29/2023	297,000	386	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	0890	750,000	9/14/2023	726,000	1,072	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0960	499,000	9/17/2024	495,000	629	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	1030	435,500	4/27/2023	418,000	589	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	1410	590,000	4/25/2023	566,000	720	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1480	340,000	8/3/2023	328,000	438	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	1570	359,000	8/1/2024	355,000	480	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1640	575,000	3/7/2024	563,000	845	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1660	780,000	9/20/2023	755,000	1,114	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1720	465,000	2/24/2023	444,000	625	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	1740	433,500	4/16/2024	426,000	597	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	1760	385,000	7/7/2024	380,000	480	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1790	335,000	3/26/2024	329,000	386	6	1,999	3	N	N	CONCORD CONDOMINIUM
10	173480	1850	388,000	6/26/2023	374,000	449	6	1,999	3	N	Y	CONCORD CONDOMINIUM
10	174550	0130	790,000	8/24/2023	764,000	1,182	6	1,981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0160	850,000	7/31/2024	841,000	842	6	1,981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0170	549,000	3/18/2024	538,000	512	6	1,981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0330	1,240,000	8/12/2024	1,228,000	1,233	6	1,981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0480	858,200	7/17/2024	848,000	1,182	6	1,981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0910	1,175,000	12/27/2024	1,175,000	1,208	6	1,981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0920	650,000	10/21/2024	647,000	832	6	1,981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	1270	3,145,000	2/10/2023	2,999,000	2,890	6	1,981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	184305	0060	476,000	6/27/2023	458,000	684	6	2,004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0130	749,000	1/27/2023	714,000	928	6	2,004	3	N	N	CRISTALLA CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	184305	0180	375,000	7/6/2023	361,000	441	6	2,004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0580	1,169,000	4/7/2023	1,119,000	1,572	6	2,004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0720	725,000	1/27/2023	691,000	875	6	2,004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0810	470,000	1/8/2024	459,000	606	6	2,004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0900	525,000	8/17/2023	507,000	585	6	2,004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0950	590,000	3/12/2024	578,000	826	6	2,004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1040	550,000	3/27/2023	526,000	682	6	2,004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1420	740,000	11/7/2024	737,000	928	6	2,004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1520	757,000	7/20/2023	730,000	875	6	2,004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1540	2,149,000	2/22/2024	2,103,000	2,362	6	2,004	3	N	Y	CRISTALLA CONDOMINIUM
10	231330	0240	429,950	6/20/2023	414,000	608	5	2,000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	0260	285,000	2/27/2024	279,000	447	5	2,000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	0380	425,000	11/16/2024	424,000	702	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0500	445,000	4/22/2024	437,000	608	5	2,000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	0510	410,000	1/9/2023	390,000	608	5	2,000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	0600	424,950	11/9/2023	413,000	608	5	2,000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	0640	520,000	7/7/2023	501,000	719	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0790	529,950	10/3/2023	514,000	721	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0840	1,000,000	5/29/2024	985,000	1,282	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0930	1,250,000	5/24/2023	1,201,000	1,282	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1470	435,000	3/27/2023	416,000	721	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1730	462,000	3/22/2024	453,000	608	5	2,000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1770	620,000	2/27/2023	592,000	719	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1820	450,000	3/27/2024	441,000	608	5	2,000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1880	1,190,000	3/27/2023	1,138,000	1,467	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1950	565,000	6/28/2023	544,000	719	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1960	549,950	5/30/2023	528,000	702	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	2030	745,000	8/6/2024	737,000	905	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	2050	595,000	7/15/2023	574,000	702	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	2060	1,590,000	7/5/2023	1,532,000	1,467	5	2,000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	235700	0120	532,000	4/5/2023	509,000	712	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0230	510,000	10/22/2024	508,000	790	6	2,009	3	N	N	ENSO CONDOMINIUM
10	235700	0270	616,000	4/20/2023	590,000	769	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0290	547,000	2/15/2024	535,000	683	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0320	912,500	2/2/2023	870,000	1,279	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0370	620,000	6/21/2024	612,000	769	6	2,009	3	N	Y	ENSO CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	235700	0410	537,500	8/12/2024	532,000	712	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0470	610,000	11/6/2024	608,000	769	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0480	628,000	7/29/2024	621,000	769	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0530	499,000	8/21/2024	494,000	790	6	2,009	3	N	N	ENSO CONDOMINIUM
10	235700	0560	642,500	10/4/2023	623,000	891	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0650	572,000	4/26/2023	548,000	886	6	2,009	3	N	N	ENSO CONDOMINIUM
10	235700	0680	640,000	4/3/2024	628,000	769	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0700	1,075,000	11/24/2023	1,046,000	1,388	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0820	960,000	12/19/2023	935,000	1,279	6	2,009	3	N	Y	ENSO CONDOMINIUM
10	235700	0930	675,000	8/14/2023	652,000	790	6	2,009	3	N	N	ENSO CONDOMINIUM
10	253887	0110	285,000	8/3/2024	282,000	380	6	1,922	5	N	N	FIFTH AVENUE COURT
10	253887	0140	309,000	7/14/2023	298,000	404	6	1,922	5	N	N	FIFTH AVENUE COURT
10	253887	0190	305,000	3/22/2024	299,000	411	6	1,922	5	N	N	FIFTH AVENUE COURT
10	253887	0250	295,000	10/11/2023	286,000	362	6	1,922	5	N	N	FIFTH AVENUE COURT
10	253887	0320	292,000	6/29/2023	281,000	368	6	1,922	5	N	N	FIFTH AVENUE COURT
10	253887	0320	315,000	5/21/2024	310,000	368	6	1,922	5	N	N	FIFTH AVENUE COURT
10	268870	0180	549,500	6/2/2023	528,000	880	5	2,008	3	N	N	GALLERY BELLTOWN
10	268870	0250	366,000	11/9/2023	356,000	603	5	2,008	3	N	N	GALLERY BELLTOWN
10	268870	0290	370,000	8/3/2023	357,000	596	5	2,008	3	N	N	GALLERY BELLTOWN
10	268870	0700	399,000	6/18/2024	394,000	603	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1040	500,000	5/25/2024	492,000	845	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1080	377,500	9/11/2023	365,000	604	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1230	465,000	4/5/2024	456,000	603	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1240	430,000	10/25/2024	428,000	586	5	2,008	3	N	N	GALLERY BELLTOWN
10	268870	1380	470,000	4/16/2023	450,000	603	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1440	436,000	10/22/2024	434,000	603	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1450	469,000	1/27/2023	447,000	672	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1570	480,000	9/21/2023	465,000	603	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1730	698,500	2/1/2023	666,000	883	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1790	460,000	11/26/2024	459,000	603	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	1870	910,000	9/20/2023	881,000	1,301	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	2000	485,000	9/27/2023	470,000	586	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	2030	570,000	7/14/2023	549,000	771	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	2140	895,000	5/24/2024	881,000	1,016	5	2,008	3	N	Y	GALLERY BELLTOWN
10	268870	2180	495,000	11/27/2023	482,000	603	5	2,008	3	N	Y	GALLERY BELLTOWN
10	286740	0130	330,000	1/11/2023	314,000	557	5	1,979	4	N	N	GRANDVIEW CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	286740	0240	415,000	6/1/2023	399,000	591	5	1,979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0280	390,000	11/8/2023	379,000	572	5	1,979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0670	375,000	11/9/2024	374,000	572	5	1,979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0760	482,000	4/29/2024	474,000	591	5	1,979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0840	730,000	12/26/2023	712,000	988	5	1,979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0910	400,000	7/17/2024	395,000	853	5	1,979	4	N	Y	GRANDVIEW CONDOMINIUM
10	311050	0100	248,000	12/11/2024	248,000	550	6	1,980	4	N	N	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0120	450,000	5/22/2024	443,000	815	6	1,980	4	N	N	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0210	550,000	11/25/2024	549,000	1,150	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0210	675,000	1/13/2023	643,000	1,150	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0340	585,000	9/5/2023	566,000	985	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0430	893,000	5/28/2024	880,000	1,835	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0440	615,000	7/26/2023	593,000	1,140	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0460	629,000	5/6/2023	603,000	985	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0470	613,475	11/8/2024	611,000	1,150	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0490	700,000	3/6/2024	686,000	1,140	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0520	640,000	3/24/2023	612,000	1,150	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0530	847,000	7/18/2024	837,000	1,835	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0610	435,000	5/3/2024	428,000	985	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0680	974,000	11/16/2023	947,000	1,835	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0690	567,000	7/22/2023	547,000	1,140	6	1,980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	358900	0190	618,000	6/27/2024	610,000	859	7	2,015	3	N	N	INSIGNIA
10	358900	0260	605,000	11/12/2024	603,000	867	7	2,015	3	N	N	INSIGNIA
10	358900	0370	665,000	2/11/2023	634,000	914	7	2,015	3	N	N	INSIGNIA
10	358900	0390	630,000	4/21/2023	604,000	865	7	2,015	3	N	Y	INSIGNIA
10	358900	0440	795,000	5/31/2024	783,000	969	7	2,015	3	N	Y	INSIGNIA
10	358900	0470	559,500	4/16/2024	550,000	728	7	2,015	3	N	N	INSIGNIA
10	358900	0550	585,000	12/27/2024	585,000	864	7	2,015	3	N	Y	INSIGNIA
10	358900	0670	620,000	9/15/2023	600,000	922	7	2,015	3	N	N	INSIGNIA
10	358900	0710	595,000	12/14/2024	594,000	819	7	2,015	3	N	Y	INSIGNIA
10	358900	1020	775,000	11/15/2023	753,000	926	7	2,015	3	N	Y	INSIGNIA
10	358900	1300	820,000	1/27/2023	781,000	929	7	2,015	3	N	Y	INSIGNIA
10	358900	1340	630,000	7/2/2024	622,000	693	7	2,015	3	N	Y	INSIGNIA
10	358900	1400	835,000	9/21/2023	809,000	1,062	7	2,015	3	N	Y	INSIGNIA
10	358900	1460	865,000	8/21/2023	836,000	929	7	2,015	3	N	Y	INSIGNIA
10	358900	2170	915,000	3/9/2024	896,000	923	7	2,015	3	N	Y	INSIGNIA



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	358900	2450	670,000	7/5/2024	662,000	731	7	2,015	3	N	Y	INSIGNIA
10	358900	2480	1,550,000	4/30/2024	1,524,000	1,392	7	2,015	3	N	Y	INSIGNIA
10	358900	2510	1,050,000	12/3/2023	1,022,000	1,115	7	2,015	3	N	Y	INSIGNIA
10	358900	2580	905,000	3/20/2024	887,000	929	7	2,015	3	N	Y	INSIGNIA
10	358900	2650	962,500	12/11/2024	961,000	923	7	2,015	3	N	Y	INSIGNIA
10	358900	2700	1,125,000	12/13/2024	1,124,000	1,155	7	2,015	3	N	Y	INSIGNIA
10	358900	2760	1,220,000	10/8/2023	1,183,000	1,154	7	2,015	3	N	Y	INSIGNIA
10	358900	2840	1,300,000	12/16/2024	1,299,000	1,155	7	2,015	3	N	Y	INSIGNIA
10	358900	2880	1,050,000	12/17/2024	1,049,000	1,115	7	2,015	3	N	Y	INSIGNIA
10	358900	3020	1,050,000	2/27/2023	1,003,000	1,115	7	2,015	3	N	Y	INSIGNIA
10	358900	3060	1,850,000	7/1/2024	1,827,000	1,404	7	2,015	3	N	Y	INSIGNIA
10	358900	3350	1,010,000	2/23/2023	964,000	923	7	2,015	3	N	Y	INSIGNIA
10	358900	3450	1,575,000	1/2/2023	1,498,000	1,361	7	2,015	3	N	Y	INSIGNIA
10	358900	3640	710,000	5/5/2023	681,000	944	7	2,015	3	N	N	INSIGNIA
10	358900	3650	920,000	9/20/2023	891,000	1,116	7	2,015	3	N	N	INSIGNIA
10	358900	3730	595,000	1/27/2023	567,000	848	7	2,015	3	N	N	INSIGNIA
10	358900	3840	610,000	3/12/2024	598,000	874	7	2,015	3	N	N	INSIGNIA
10	358900	4000	600,000	8/16/2024	594,000	797	7	2,015	3	N	N	INSIGNIA
10	358900	4090	605,000	10/24/2024	602,000	931	7	2,015	3	N	N	INSIGNIA
10	358900	4140	795,000	3/11/2024	779,000	911	7	2,015	3	N	N	INSIGNIA
10	358900	4160	875,000	6/4/2024	862,000	1,101	7	2,015	3	N	N	INSIGNIA
10	358900	4300	855,000	3/17/2023	817,000	1,038	7	2,015	3	N	N	INSIGNIA
10	358900	4390	610,000	5/14/2024	600,000	845	7	2,015	3	N	N	INSIGNIA
10	358900	4610	840,000	5/22/2024	827,000	1,186	7	2,015	3	N	N	INSIGNIA
10	358900	4660	692,000	3/21/2024	679,000	797	7	2,015	3	N	N	INSIGNIA
10	358900	4700	849,950	11/25/2024	848,000	1,151	7	2,015	3	N	N	INSIGNIA
10	358900	4780	640,000	6/19/2024	631,000	718	7	2,015	3	N	Y	INSIGNIA
10	358900	4850	905,000	11/29/2023	881,000	1,036	7	2,015	3	N	Y	INSIGNIA
10	358900	4880	1,050,000	9/27/2023	1,017,000	1,153	7	2,015	3	N	Y	INSIGNIA
10	358900	4890	1,310,000	2/13/2023	1,250,000	1,389	7	2,015	3	N	Y	INSIGNIA
10	358900	4900	765,000	8/25/2024	758,000	907	7	2,015	3	N	Y	INSIGNIA
10	358900	4920	949,000	11/18/2024	946,000	1,119	7	2,015	3	N	Y	INSIGNIA
10	358900	5130	1,387,500	2/16/2024	1,357,000	1,389	7	2,015	3	N	Y	INSIGNIA
10	358900	5300	845,000	10/12/2024	840,000	907	7	2,015	3	N	Y	INSIGNIA
10	358900	5310	830,000	10/10/2024	825,000	924	7	2,015	3	N	Y	INSIGNIA
10	358900	5480	1,065,000	6/24/2023	1,025,000	1,119	7	2,015	3	N	Y	INSIGNIA

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	358900	5520	1,245,000	12/21/2024	1,244,000	1,153	7	2,015	3	N	Y	INSIGNIA
10	358900	5630	850,000	2/20/2024	832,000	924	7	2,015	3	N	Y	INSIGNIA
10	358900	5730	1,020,000	8/12/2024	1,010,000	1,036	7	2,015	3	N	Y	INSIGNIA
10	358900	5750	675,000	1/11/2024	659,000	684	7	2,015	3	N	Y	INSIGNIA
10	358900	5770	1,550,000	9/24/2024	1,540,000	1,389	7	2,015	3	N	Y	INSIGNIA
10	358900	5810	990,000	11/6/2024	986,000	1,036	7	2,015	3	N	Y	INSIGNIA
10	358900	5850	1,620,000	5/9/2023	1,554,000	1,389	7	2,015	3	N	Y	INSIGNIA
10	358900	5890	1,175,000	11/1/2023	1,141,000	1,036	7	2,015	3	N	Y	INSIGNIA
10	358900	6130	1,160,000	12/11/2023	1,130,000	1,036	7	2,015	3	N	Y	INSIGNIA
10	358900	6260	1,030,000	6/27/2023	992,000	907	7	2,015	3	N	Y	INSIGNIA
10	358900	6330	970,000	2/14/2024	949,000	912	7	2,015	3	N	Y	INSIGNIA
10	358900	6510	1,475,000	8/21/2023	1,425,000	1,134	7	2,015	3	N	Y	INSIGNIA
10	358900	6580	1,520,000	9/22/2023	1,472,000	1,134	7	2,015	3	N	Y	INSIGNIA
10	358900	6860	1,550,000	3/8/2024	1,519,000	1,134	7	2,015	3	N	Y	INSIGNIA
10	390590	0350	625,000	6/5/2023	601,000	1,029	4	2,001	3	N	N	KLEE CONDOMINIUM
10	390590	0720	500,000	9/25/2024	497,000	711	4	2,001	3	N	Y	KLEE CONDOMINIUM
10	390590	0850	520,000	2/8/2023	496,000	816	4	2,001	3	N	N	KLEE CONDOMINIUM
10	390590	1130	530,000	8/12/2024	525,000	717	4	2,001	3	N	N	KLEE CONDOMINIUM
10	390590	1320	500,000	4/17/2023	479,000	721	4	2,001	3	N	Y	KLEE CONDOMINIUM
10	390590	1420	750,000	5/3/2024	738,000	1,071	4	2,001	3	N	Y	KLEE CONDOMINIUM
10	390590	1480	620,000	12/5/2024	619,000	1,066	4	2,001	3	N	N	KLEE CONDOMINIUM
10	516045	0050	725,000	1/11/2023	690,000	1,299	5	1,989	4	N	Y	MARKET COURT CONDOMINIUM
10	516045	0170	440,000	12/2/2024	439,000	710	5	1,989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0210	930,000	12/4/2024	928,000	1,321	5	1,989	4	N	Y	MARKET COURT CONDOMINIUM
10	516045	0310	573,000	2/27/2024	561,000	780	5	1,989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0400	525,000	8/2/2024	520,000	924	5	1,989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0420	427,000	10/25/2024	425,000	657	5	1,989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0470	900,000	4/24/2024	885,000	1,299	5	1,989	4	N	Y	MARKET COURT CONDOMINIUM
10	516045	0580	420,000	10/28/2024	418,000	631	5	1,989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0690	575,000	12/6/2023	560,000	1,015	5	1,989	4	N	N	MARKET COURT CONDOMINIUM
10	516065	0350	1,200,000	9/18/2024	1,191,000	1,341	7	1,982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0720	1,450,000	2/10/2024	1,418,000	2,093	7	1,982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0770	1,125,000	8/13/2024	1,114,000	1,682	7	1,982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0830	1,450,000	1/19/2024	1,416,000	1,682	7	1,982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	520170	0470	470,000	7/17/2023	453,000	714	4	2,005	3	N	Y	MATAE BELLTOWN
10	560795	0060	280,000	8/24/2023	271,000	318	4	1,998	3	N	N	MONTREUX CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	560795	0150	325,000	7/14/2023	313,000	398	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0250	320,000	6/29/2023	308,000	349	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0460	440,000	2/17/2023	420,000	666	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0530	324,500	1/24/2023	309,000	346	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0540	399,000	9/9/2023	386,000	467	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0600	435,000	8/9/2023	420,000	433	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0740	286,000	8/2/2024	283,000	337	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0790	310,000	10/17/2023	301,000	346	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0800	349,000	10/18/2024	347,000	467	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0880	335,000	4/15/2024	329,000	354	4	1,998	3	N	Y	MONTREUX CONDOMINIUM
10	560795	1010	300,000	11/3/2023	291,000	337	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	1030	290,000	11/18/2024	289,000	348	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	1150	482,000	7/17/2023	465,000	490	4	1,998	3	N	Y	MONTREUX CONDOMINIUM
10	560795	1170	558,000	3/21/2023	534,000	585	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	560795	1310	440,000	6/30/2023	424,000	521	4	1,998	3	N	N	MONTREUX CONDOMINIUM
10	567700	0060	650,000	5/24/2024	640,000	944	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0140	455,000	1/5/2024	444,000	651	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0160	580,500	10/16/2023	563,000	838	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0270	625,000	3/11/2024	612,000	991	6	2,007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0340	550,000	3/20/2024	539,000	838	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0420	750,000	4/12/2024	737,000	1,224	6	2,007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0510	660,000	11/8/2024	658,000	1,112	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0570	460,000	10/17/2023	446,000	569	6	2,007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0600	579,000	5/9/2024	570,000	703	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0660	418,400	5/16/2024	412,000	585	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1100	923,000	3/9/2024	904,000	1,196	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1130	497,000	7/19/2024	491,000	668	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1150	444,250	9/22/2023	430,000	559	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1230	1,010,000	3/19/2024	990,000	1,283	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1420	429,000	9/9/2024	426,000	555	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1440	825,000	8/20/2024	817,000	1,263	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1510	1,365,000	10/12/2023	1,324,000	1,827	6	2,007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	639135	0020	258,000	8/15/2024	256,000	419	7	1,994	4	N	N	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0180	680,000	7/5/2024	672,000	976	7	1,994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0380	760,000	5/19/2023	730,000	976	7	1,994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0450	1,092,500	5/1/2023	1,048,000	1,523	7	1,994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	639135	0470	1,795,000	2/16/2023	1,713,000	1,909	7	1,994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0560	1,825,000	7/10/2023	1,759,000	1,909	7	1,994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0630	1,500,000	5/29/2024	1,478,000	1,523	7	1,994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	663305	0030	600,000	9/6/2023	580,000	1,068	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	0070	350,000	10/20/2023	340,000	640	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	0130	365,000	2/24/2023	348,000	685	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	0160	720,000	4/14/2023	690,000	1,242	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	0190	560,000	8/21/2024	555,000	1,068	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	0280	318,995	5/11/2024	314,000	442	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	0300	446,400	4/4/2023	427,000	778	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	0640	495,000	2/3/2023	472,000	918	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	0690	405,000	6/26/2024	400,000	549	4	2,007	3	N	Y	PARC-BELLTOWN, THE
10	663305	0840	455,000	11/14/2023	442,000	645	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	1130	500,000	3/13/2023	478,000	615	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	1310	685,000	5/28/2024	675,000	1,084	4	2,007	3	N	Y	PARC-BELLTOWN, THE
10	663305	1460	425,000	3/21/2023	406,000	625	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	1700	307,500	10/29/2024	306,000	485	4	2,007	3	N	N	PARC-BELLTOWN, THE
10	663305	1840	795,000	3/25/2024	780,000	1,019	4	2,007	3	N	Y	PARC-BELLTOWN, THE
10	683990	0420	579,000	5/22/2024	570,000	906	6	1,999	3	N	Y	POMEROY CONDOMINIUM
10	683990	0490	1,400,000	10/14/2024	1,392,000	2,165	6	1,999	3	N	Y	POMEROY CONDOMINIUM
10	745720	0680	333,000	5/14/2024	328,000	572	6	1,973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0850	515,000	5/14/2024	507,000	1,323	6	1,973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0870	520,000	3/19/2024	510,000	969	6	1,973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1080	380,000	8/14/2023	367,000	773	6	1,973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1280	415,000	11/14/2024	414,000	773	6	1,973	4	N	Y	ROYAL CREST CONDOMINIUM
10	765690	0040	410,000	8/2/2024	406,000	867	6	1,993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0110	385,000	3/14/2024	377,000	513	6	1,993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0190	570,000	2/10/2023	544,000	921	6	1,993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0250	385,000	12/23/2024	385,000	720	6	1,993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0260	410,000	7/12/2024	405,000	765	6	1,993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0530	580,000	5/15/2024	571,000	981	6	1,993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0540	470,000	5/4/2023	451,000	682	6	1,993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0660	341,500	10/23/2023	331,000	435	6	1,993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0960	408,500	4/9/2024	401,000	685	6	1,993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1030	422,000	10/29/2024	420,000	685	6	1,993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1140	615,000	5/24/2024	606,000	969	6	1,993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	765690	1160	542,000	1/4/2023	516,000	729	6	1,993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1900	485,000	12/22/2023	473,000	637	6	1,993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2000	650,000	11/15/2024	648,000	878	6	1,993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2010	985,000	2/26/2024	964,000	1,274	6	1,993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2300	865,000	11/4/2024	862,000	1,330	6	1,993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2410	2,700,000	11/30/2023	2,627,000	3,083	6	1,993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	780200	0120	320,000	4/25/2023	307,000	553	4	1,998	3	N	N	SITE 17
10	780200	0600	370,000	9/13/2023	358,000	638	4	1,998	3	N	N	SITE 17
10	780200	0610	708,000	2/12/2024	692,000	1,058	4	1,998	3	N	Y	SITE 17
10	780200	0660	330,000	10/14/2024	328,000	548	4	1,998	3	N	Y	SITE 17
10	780200	0680	320,000	1/29/2024	313,000	599	4	1,998	3	N	N	SITE 17
10	780200	0740	370,000	4/26/2023	355,000	651	4	1,998	3	N	N	SITE 17
10	780200	0830	310,000	11/16/2024	309,000	516	4	1,998	3	N	Y	SITE 17
10	780200	0990	646,000	4/9/2024	634,000	1,055	4	1,998	3	N	Y	SITE 17
10	780200	1180	399,888	6/28/2023	385,000	664	4	1,998	3	N	Y	SITE 17
10	792263	0080	1,005,000	11/5/2024	1,001,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0120	990,000	9/10/2024	982,000	1,154	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0160	440,000	2/9/2023	420,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0180	1,025,000	5/7/2024	1,008,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0260	443,900	2/9/2023	423,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0280	1,019,000	11/5/2024	1,015,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0340	809,000	7/8/2024	799,000	918	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0350	530,000	3/19/2024	520,000	596	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0380	1,048,000	4/11/2024	1,029,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0470	455,000	2/9/2023	434,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0480	1,037,000	9/14/2023	1,004,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0560	452,000	1/23/2023	431,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0620	1,037,000	11/4/2024	1,033,000	1,154	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0650	620,000	12/2/2024	619,000	584	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0670	482,000	6/13/2023	464,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0760	459,000	3/2/2023	438,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0770	487,000	2/12/2024	476,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0780	1,144,000	10/3/2023	1,109,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0800	809,000	8/17/2023	782,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0820	1,055,000	7/5/2023	1,016,000	1,154	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0830	577,000	6/1/2023	555,000	684	6	2,022	3	N	Y	SPIRE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	792263	0850	570,000	9/10/2024	566,000	584	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0860	464,000	4/13/2023	444,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0870	512,000	2/12/2024	501,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0880	1,336,000	7/10/2023	1,287,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	0960	468,000	3/20/2023	448,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	0970	496,000	2/12/2024	485,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1000	835,000	7/16/2024	825,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1030	617,000	1/23/2023	588,000	684	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1060	565,500	2/20/2024	553,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1070	502,000	6/13/2023	483,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1160	483,000	6/1/2023	464,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1170	502,000	4/3/2023	480,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1200	849,000	6/18/2024	838,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1220	1,116,000	1/4/2024	1,089,000	1,154	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1260	492,000	7/5/2023	474,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1270	507,000	3/2/2023	484,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1280	1,418,000	6/6/2023	1,363,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1300	856,000	5/5/2023	821,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1360	488,000	4/10/2023	467,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1370	499,950	7/29/2024	495,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1370	502,000	3/2/2023	479,000	564	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1400	859,000	5/25/2024	846,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1460	493,000	4/10/2023	472,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1500	865,000	1/23/2023	824,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1560	497,000	4/3/2023	476,000	531	6	2,022	3	N	N	SPIRE CONDOMINIUM
10	792263	1600	873,000	2/20/2023	833,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1660	525,000	4/10/2023	503,000	531	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1760	540,000	6/1/2023	519,000	531	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1850	575,000	2/9/2023	548,000	584	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1860	544,000	2/9/2023	519,000	531	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1870	672,000	11/28/2023	654,000	564	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1900	917,000	2/20/2024	897,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1910	775,000	3/19/2024	760,000	765	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1930	745,000	2/9/2023	710,000	684	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	1960	559,000	6/1/2023	537,000	531	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2000	916,000	9/14/2023	887,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	792263	2030	670,000	4/11/2024	658,000	677	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2060	564,000	3/20/2023	539,000	542	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2070	602,000	2/9/2023	574,000	564	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2100	952,000	8/27/2023	920,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2130	750,000	3/20/2023	717,000	677	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2170	602,000	2/20/2023	575,000	564	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2180	1,750,000	8/10/2023	1,690,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2260	602,000	6/1/2023	579,000	542	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2310	819,000	10/3/2023	794,000	765	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2320	1,387,000	8/17/2023	1,340,000	1,154	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2350	758,000	6/13/2023	729,000	584	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2360	616,000	2/15/2024	603,000	542	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2370	661,000	12/5/2023	643,000	564	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2380	1,790,000	11/28/2023	1,742,000	1,188	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2390	845,000	5/25/2024	832,000	765	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2400	975,000	11/5/2024	971,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2410	810,000	11/5/2024	807,000	765	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2500	964,000	10/11/2023	935,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2570	660,000	5/25/2024	650,000	564	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2600	982,000	6/5/2024	968,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2700	983,000	1/4/2024	959,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2710	825,000	12/2/2024	823,000	765	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2860	740,000	2/22/2024	724,000	542	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2870	675,000	4/3/2023	646,000	564	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2900	998,000	2/12/2024	976,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	2960	664,000	4/10/2023	636,000	542	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3000	998,000	5/25/2024	983,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3090	1,012,000	11/27/2023	985,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3230	920,000	12/2/2024	918,000	765	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3240	1,120,000	6/5/2024	1,104,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3280	955,000	10/30/2023	927,000	814	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3310	965,000	6/18/2024	952,000	765	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3320	1,130,000	11/6/2023	1,098,000	985	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3360	975,000	3/19/2024	956,000	814	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3400	1,155,000	8/16/2024	1,144,000	1,004	6	2,022	3	N	Y	SPIRE CONDOMINIUM
10	792263	3440	3,250,000	12/5/2023	3,164,000	1,846	6	2,022	3	N	Y	SPIRE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	868400	0310	700,000	7/17/2023	675,000	1,167	5	2,006	3	N	Y	TRIO
10	868400	0450	380,000	6/27/2023	366,000	507	5	2,006	3	N	Y	TRIO
10	868400	0500	355,000	7/10/2023	342,000	506	5	2,006	3	N	N	TRIO
10	868400	0500	360,000	5/28/2024	355,000	506	5	2,006	3	N	N	TRIO
10	868400	0520	397,000	7/16/2024	392,000	640	5	2,006	3	N	N	TRIO
10	868400	0940	710,000	10/16/2023	689,000	1,123	5	2,006	3	N	Y	TRIO
10	868400	0950	350,000	9/27/2024	348,000	507	5	2,006	3	N	Y	TRIO
10	872825	0120	310,000	5/16/2023	298,000	581	4	1,911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	872825	0250	294,500	5/22/2024	290,000	504	4	1,911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	894635	0230	600,000	5/19/2023	576,000	1,025	5	2,002	3	N	N	VINE BUILDING THE
10	894635	0270	585,000	10/23/2024	582,000	914	5	2,002	3	N	N	VINE BUILDING THE
10	894635	0870	644,000	8/9/2024	638,000	1,218	5	2,002	3	N	N	VINE BUILDING THE
10	894635	0970	600,000	11/15/2024	598,000	1,127	5	2,002	3	N	N	VINE BUILDING THE
10	894635	1080	550,000	9/8/2023	532,000	928	5	2,002	3	N	N	VINE BUILDING THE
10	894635	1090	585,000	3/21/2023	559,000	932	5	2,002	3	N	N	VINE BUILDING THE
10	894635	1230	765,000	11/19/2024	763,000	1,222	5	2,002	3	N	Y	VINE BUILDING THE
10	894635	1480	1,030,000	11/29/2023	1,002,000	1,431	5	2,002	3	N	Y	VINE BUILDING THE
10	894635	1530	865,000	8/25/2023	836,000	1,222	5	2,002	3	N	Y	VINE BUILDING THE
10	894635	1650	1,425,000	3/27/2024	1,398,000	1,494	5	2,002	3	N	Y	VINE BUILDING THE
10	919587	0170	550,000	12/4/2024	549,000	843	5	1,997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0730	610,000	7/27/2024	603,000	922	5	1,997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0780	1,300,000	4/3/2024	1,276,000	1,403	5	1,997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0830	665,000	9/27/2023	644,000	1,036	5	1,997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1070	700,000	5/15/2023	672,000	1,121	5	1,997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1160	1,250,000	12/31/2023	1,219,000	1,451	5	1,997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1320	700,000	5/26/2023	672,000	861	5	1,997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1350	559,000	3/6/2023	534,000	784	5	1,997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1660	875,000	2/7/2023	834,000	1,086	5	1,997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1740	1,125,000	1/25/2024	1,099,000	1,445	5	1,997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1850	495,000	12/8/2023	482,000	674	5	1,997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1870	650,000	3/27/2023	622,000	931	5	1,997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	2010	675,000	8/28/2023	653,000	865	5	1,997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
25	258500	0100	588,000	6/1/2023	565,000	1,105	5	1,909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0380	758,000	4/14/2024	745,000	1,312	5	1,909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0590	625,000	11/2/2024	622,000	1,312	5	1,909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0680	660,000	6/27/2024	652,000	1,418	5	1,909	5	N	N	FLORENTINE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
25	258500	0730	745,000	5/1/2024	733,000	1,231	5	1,909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0790	730,000	8/24/2024	724,000	1,480	5	1,909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0810	950,000	2/9/2024	929,000	1,644	5	1,909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0970	925,000	3/9/2023	884,000	1,830	5	1,909	5	N	N	FLORENTINE CONDOMINIUM
25	293760	0350	499,900	8/30/2023	483,000	844	5	2,018	3	N	Y	GRIDIRON
25	293760	0490	664,000	5/11/2023	637,000	983	5	2,018	3	N	Y	GRIDIRON
25	293760	0580	433,000	3/6/2023	414,000	589	5	2,018	3	N	N	GRIDIRON
25	610826	0050	460,000	12/27/2023	448,000	792	6	1,900	5	N	N	NORD, THE CONDOMINIUM
25	867045	0060	770,000	3/20/2023	736,000	1,045	6	1,913	5	N	N	TRAVELERS HOTEL THE /POST CONDOMINIUM
30	008600	0130	220,000	7/10/2023	212,000	453	4	2,002	3	N	N	ASIA CONDOMINIUM
30	008600	0580	340,000	5/28/2024	335,000	673	4	2,002	3	N	Y	ASIA CONDOMINIUM
30	008600	0620	350,000	2/27/2024	343,000	711	4	2,002	3	N	Y	ASIA CONDOMINIUM
30	266265	0240	562,500	6/3/2024	554,000	1,146	4	1,999	3	N	Y	FUJISADA CONDOMINIUM
30	392550	0050	408,950	3/1/2023	391,000	650	5	2,021	3	N	Y	KODA
30	392550	0070	388,000	12/26/2024	388,000	558	5	2,021	3	N	Y	KODA
30	392550	0140	349,950	3/7/2023	334,000	595	5	2,021	3	N	N	KODA
30	392550	0140	349,000	6/17/2024	344,000	595	5	2,021	3	N	N	KODA
30	392550	0170	350,000	10/25/2024	348,000	564	5	2,021	3	N	N	KODA
30	392550	0180	340,000	6/22/2023	327,000	550	5	2,021	3	N	N	KODA
30	392550	0240	369,950	7/7/2023	356,000	558	5	2,021	3	N	Y	KODA
30	392550	0280	329,950	2/1/2023	314,000	489	5	2,021	3	N	N	KODA
30	392550	0310	364,000	5/9/2023	349,000	596	5	2,021	3	N	N	KODA
30	392550	0390	379,950	8/29/2023	367,000	569	5	2,021	3	N	Y	KODA
30	392550	0410	379,950	12/18/2023	370,000	558	5	2,021	3	N	Y	KODA
30	392550	0420	365,000	2/27/2024	357,000	524	5	2,021	3	N	Y	KODA
30	392550	0450	339,950	7/20/2023	328,000	489	5	2,021	3	N	N	KODA
30	392550	0480	369,950	7/5/2023	356,000	596	5	2,021	3	N	N	KODA
30	392550	0550	519,950	2/22/2023	496,000	848	5	2,021	3	N	Y	KODA
30	392550	0570	389,950	9/6/2023	377,000	565	5	2,021	3	N	Y	KODA
30	392550	0580	389,950	6/15/2023	375,000	558	5	2,021	3	N	Y	KODA
30	392550	0650	379,950	10/13/2023	369,000	596	5	2,021	3	N	N	KODA
30	392550	0670	379,950	1/23/2024	371,000	574	5	2,021	3	N	N	KODA
30	392550	0720	529,950	7/13/2023	511,000	848	5	2,021	3	N	Y	KODA
30	392550	0730	399,950	9/27/2023	387,000	569	5	2,021	3	N	Y	KODA
30	392550	0740	399,950	7/20/2023	386,000	555	5	2,021	3	N	Y	KODA
30	392550	0750	397,950	4/4/2023	381,000	558	5	2,021	3	N	Y	KODA



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
30	392550	0790	359,950	4/4/2023	345,000	466	5	2,021	3	N	N	KODA
30	392550	0820	385,000	4/25/2023	369,000	596	5	2,021	3	N	N	KODA
30	392550	0860	385,000	2/21/2023	367,000	557	5	2,021	3	N	N	KODA
30	392550	0940	538,000	3/8/2024	527,000	873	5	2,021	3	N	Y	KODA
30	392550	0990	580,000	4/24/2023	556,000	834	5	2,021	3	N	Y	KODA
30	392550	1000	575,950	3/1/2023	550,000	856	5	2,021	3	N	Y	KODA
30	392550	1060	699,950	7/21/2023	675,000	873	5	2,021	3	N	Y	KODA
30	392550	1080	379,950	3/1/2023	363,000	466	5	2,021	3	N	Y	KODA
30	392550	1110	605,000	2/16/2023	577,000	856	5	2,021	3	N	Y	KODA
30	392550	1160	419,950	2/9/2024	411,000	555	5	2,021	3	N	Y	KODA
30	392550	1200	389,000	3/20/2023	372,000	466	5	2,021	3	N	Y	KODA
30	392550	1230	619,950	2/22/2023	592,000	856	5	2,021	3	N	Y	KODA
30	392550	1270	419,950	8/23/2024	416,000	556	5	2,021	3	N	Y	KODA
30	392550	1320	404,950	3/20/2023	387,000	466	5	2,021	3	N	Y	KODA
30	392550	1350	646,950	3/20/2023	619,000	856	5	2,021	3	N	Y	KODA
30	392550	1460	575,000	6/29/2023	554,000	831	5	2,021	3	N	Y	KODA
30	392550	1470	659,950	5/24/2023	634,000	856	5	2,021	3	N	Y	KODA
30	392550	1530	429,950	7/21/2023	415,000	523	5	2,021	3	N	Y	KODA
30	392550	1560	335,000	6/17/2024	330,000	466	5	2,021	3	N	Y	KODA
30	392550	1580	699,950	11/22/2024	698,000	831	5	2,021	3	N	Y	KODA
30	392550	1680	659,950	7/18/2023	636,000	856	5	2,021	3	N	Y	KODA
30	392550	1760	929,950	3/22/2024	912,000	1,002	5	2,021	3	N	Y	KODA
30	392550	1770	669,950	7/24/2023	646,000	835	5	2,021	3	N	Y	KODA
30	392550	1780	674,950	9/25/2023	654,000	856	5	2,021	3	N	Y	KODA
30	392550	1820	419,950	1/18/2024	410,000	523	5	2,021	3	N	Y	KODA
30	392550	1860	949,950	8/23/2024	941,000	1,002	5	2,021	3	N	Y	KODA
30	392550	1870	725,950	3/7/2024	711,000	835	5	2,021	3	N	Y	KODA
30	392550	1880	694,950	12/6/2023	677,000	856	5	2,021	3	N	Y	KODA
30	392550	1980	692,500	7/22/2023	668,000	856	5	2,021	3	N	Y	KODA
30	392550	2020	699,950	7/6/2023	674,000	835	5	2,021	3	N	Y	KODA
30	392550	2030	699,950	2/22/2023	668,000	843	5	2,021	3	N	Y	KODA
30	865370	0070	332,500	9/13/2023	322,000	519	4	2,001	3	N	N	TOBIRA
30	865370	0210	270,000	7/20/2023	260,000	439	4	2,001	3	N	N	TOBIRA
30	865370	0270	419,000	9/5/2023	405,000	766	4	2,001	3	N	N	TOBIRA
30	865370	0300	280,000	9/9/2024	278,000	442	4	2,001	3	N	N	TOBIRA
30	865370	0310	345,000	5/18/2023	331,000	643	4	2,001	3	N	N	TOBIRA



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
30	865370	0310	330,000	6/18/2024	326,000	643	4	2,001	3	N	N	TOBIRA
30	865370	0510	285,000	2/3/2023	272,000	444	4	2,001	3	N	N	TOBIRA
30	865370	0730	298,000	6/7/2024	294,000	488	4	2,001	3	N	N	TOBIRA
30	865370	0830	282,500	11/3/2023	274,000	444	4	2,001	3	N	N	TOBIRA
30	865370	0870	289,950	7/25/2024	287,000	442	4	2,001	3	N	N	TOBIRA

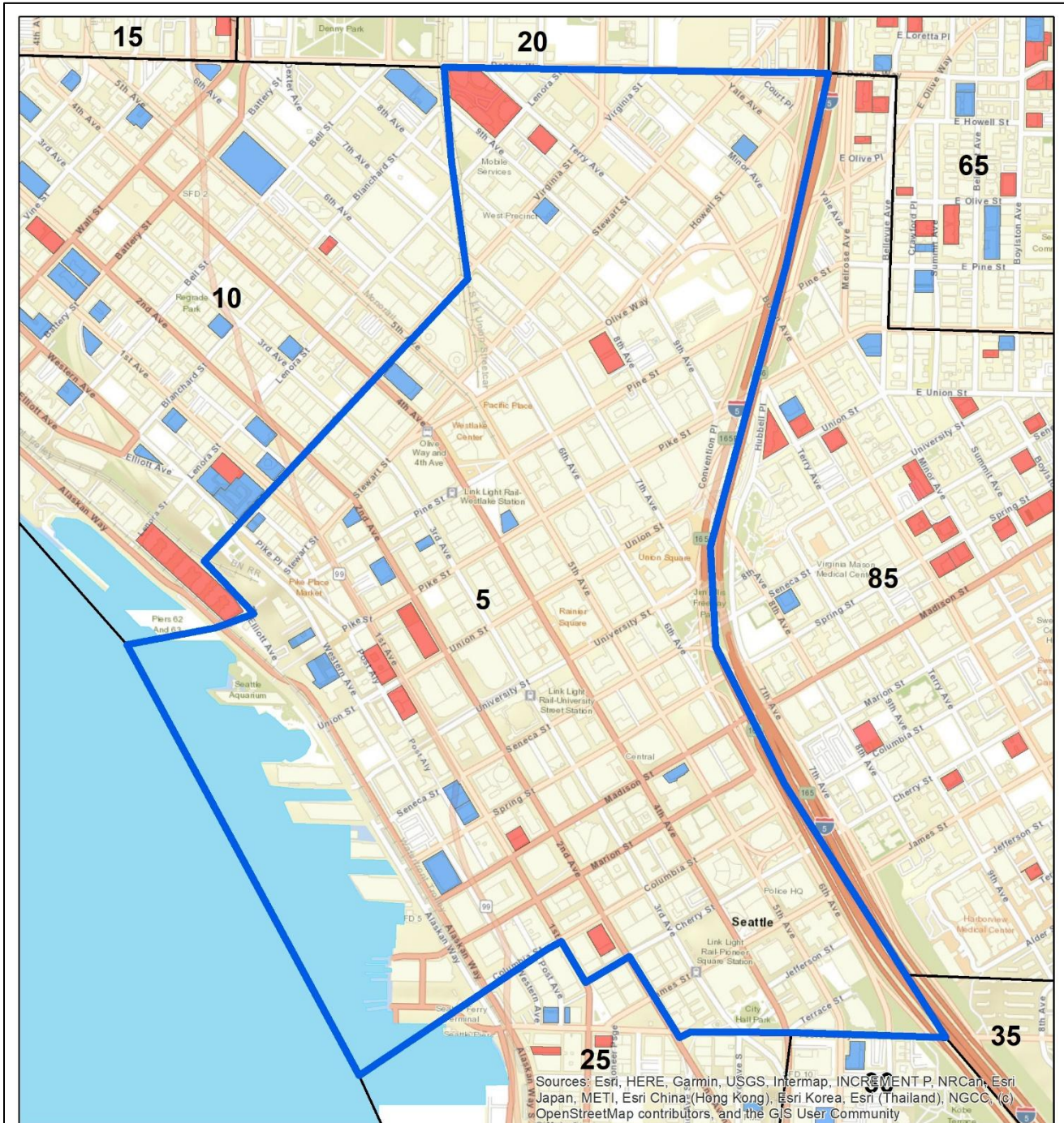
Sales Removed from Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
5	232971	0640	380,000	1/24/2023	SAS-DIAGNOSTIC OUTLIER
5	232971	1350	649,000	4/22/2024	NON-REPRESENTATIVE SALE
5	232971	1510	659,000	4/11/2024	NON-REPRESENTATIVE SALE
5	232971	1530	1,385,000	5/28/2024	SAS-DIAGNOSTIC OUTLIER
5	232971	1610	1,500,000	12/23/2024	SAS-DIAGNOSTIC OUTLIER
5	232971	1830	699,000	4/17/2024	NON-REPRESENTATIVE SALE
5	232971	2260	789,000	10/9/2024	RELATED PARTY, FRIEND, OR NEIGHBOR
5	232971	2390	1,250,000	2/9/2024	SAS-DIAGNOSTIC OUTLIER
5	232971	2510	3,200,000	5/31/2023	SAS-DIAGNOSTIC OUTLIER
5	232971	2560	3,700,000	12/23/2024	SAS-DIAGNOSTIC OUTLIER
5	232971	2580	2,052,300	11/13/2024	SAS-DIAGNOSTIC OUTLIER
5	232971	2600	2,812,300	11/13/2024	SAS-DIAGNOSTIC OUTLIER
5	232971	2610	6,000,000	8/13/2024	MULTI-PARCEL SALE
5	232971	2620	6,000,000	8/13/2024	MULTI-PARCEL SALE
5	238200	0110	550,976	9/25/2023	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	238200	0110	496,000	6/7/2024	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
5	238200	0730	850,000	2/23/2024	SAS-DIAGNOSTIC OUTLIER
5	238200	2390	2,395,000	7/25/2023	SAS-DIAGNOSTIC OUTLIER
5	238200	2460	3,180,000	6/25/2024	SAS-DIAGNOSTIC OUTLIER
5	238200	2470	1,560,000	4/13/2023	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	238200	2490	2,507,237	3/14/2024	SAS-DIAGNOSTIC OUTLIER
5	238200	2500	1,050,000	8/15/2023	SAS-DIAGNOSTIC OUTLIER
5	238200	2540	2,800,000	5/15/2023	SAS-DIAGNOSTIC OUTLIER
5	238200	2600	3,175,000	12/10/2024	SAS-DIAGNOSTIC OUTLIER
5	253883	0060	3,241,000	7/16/2024	SAS-DIAGNOSTIC OUTLIER
5	253883	0570	1,800,000	1/29/2024	SAS-DIAGNOSTIC OUTLIER
5	253883	1460	5,750,000	5/29/2024	SAS-DIAGNOSTIC OUTLIER
5	253884	0180	730,000	11/16/2023	RELOCATION - SALE BY SERVICE
5	253884	0250	490,158	11/6/2024	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
5	332400	0110	449,000	2/5/2024	SAS-DIAGNOSTIC OUTLIER
5	332400	0300	1,250,000	3/22/2024	SAS-DIAGNOSTIC OUTLIER
5	553051	0060	1,800,000	12/6/2023	NON-REPRESENTATIVE SALE
5	553051	0080	3,350,000	3/16/2023	SAS-DIAGNOSTIC OUTLIER
5	606501	1330	879,950	6/7/2023	NO MARKET EXPOSURE
5	606501	1890	1,025,000	1/11/2024	MULTI-PARCEL SALE
5	606501	1900	1,025,000	1/11/2024	MULTI-PARCEL SALE
5	607550	2400	1,100,000	5/30/2024	RESIDUAL OUTLIER
5	607550	3330	415,000	6/15/2023	SAS-DIAGNOSTIC OUTLIER
5	607550	3340	429,900	7/14/2023	SAS-DIAGNOSTIC OUTLIER
5	607550	3440	429,900	6/28/2023	SAS-DIAGNOSTIC OUTLIER
5	607550	3560	440,000	9/18/2023	SAS-DIAGNOSTIC OUTLIER
5	609450	0660	4,175,000	5/29/2024	SAS-DIAGNOSTIC OUTLIER
5	609450	0710	600,000	3/29/2023	NO MARKET EXPOSURE
5	609468	0210	2,500,000	5/16/2023	NON-REPRESENTATIVE SALE
5	636400	1860	1,595,000	5/7/2024	SAS-DIAGNOSTIC OUTLIER
5	636400	1930	1,210,000	4/14/2023	MULTI-PARCEL SALE; STATEMENT TO DOR

5	636400	1940	1,210,000	4/14/2023	MULTI-PARCEL SALE; STATEMENT TO DOR
5	678570	0120	3,000,000	12/20/2024	SAS-DIAGNOSTIC OUTLIER
5	762875	0040	350,000	11/11/2024	SAS-DIAGNOSTIC OUTLIER
5	919720	0700	1,200,000	4/16/2024	SAS-DIAGNOSTIC OUTLIER
10	032450	0690	332,000	7/19/2023	SAS-DIAGNOSTIC OUTLIER
10	058640	0140	550,000	2/9/2024	SAS-DIAGNOSTIC OUTLIER
10	058640	0160	820,000	3/15/2023	SAS-DIAGNOSTIC OUTLIER
10	058640	0500	650,000	7/17/2023	NO MARKET EXPOSURE
10	058640	0590	675,000	1/23/2023	SAS-DIAGNOSTIC OUTLIER
10	065700	0150	565,000	3/6/2023	SAS-DIAGNOSTIC OUTLIER
10	069900	1460	361,000	3/22/2024	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	069980	0050	1,072,000	7/16/2024	SAS-DIAGNOSTIC OUTLIER
10	069980	0560	444,000	5/25/2023	NO MARKET EXPOSURE
10	173480	0810	240,450	12/27/2023	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	173480	1870	750,000	5/4/2023	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	174550	0090	3,400,000	2/22/2024	SAS-DIAGNOSTIC OUTLIER
10	174550	0700	1,700,000	2/8/2023	SAS-DIAGNOSTIC OUTLIER
10	184305	0080	590,000	2/22/2024	SAS-DIAGNOSTIC OUTLIER
10	184305	0760	885,000	8/21/2024	RESIDUAL OUTLIER
10	231330	0480	690,000	9/22/2023	NON-REPRESENTATIVE SALE
10	235700	1250	1,775,000	3/18/2024	SAS-DIAGNOSTIC OUTLIER
10	235700	1290	1,732,500	12/5/2024	RELOCATION - SALE TO SERVICE
10	235700	1320	1,750,000	9/20/2023	SAS-DIAGNOSTIC OUTLIER
10	268870	1230	99,358	1/23/2023	RELATED PARTY, FRIEND, OR NEIGHBOR
10	268870	2270	700,000	11/22/2023	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	311050	0090	550,000	5/14/2024	SAS-DIAGNOSTIC OUTLIER
10	358900	3330	1,800,000	8/30/2024	SAS-DIAGNOSTIC OUTLIER
10	358900	3410	2,200,000	8/11/2023	SAS-DIAGNOSTIC OUTLIER
10	358900	3810	660,000	11/20/2023	RELATED PARTY, FRIEND, OR NEIGHBOR
10	358900	4800	1,590,000	3/4/2023	SAS-DIAGNOSTIC OUTLIER
10	358900	4800	1,500,000	7/5/2024	SAS-DIAGNOSTIC OUTLIER
10	358900	5210	1,500,000	3/5/2024	SAS-DIAGNOSTIC OUTLIER
10	358900	6900	2,120,000	1/25/2023	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	390590	0980	350,000	7/23/2024	SAS-DIAGNOSTIC OUTLIER
10	390590	1160	465,000	5/2/2023	SAS-DIAGNOSTIC OUTLIER
10	516045	0080	2,500,000	6/14/2023	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	516045	0100	2,500,000	6/14/2023	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	516045	0160	850,000	4/13/2023	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD; CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	516065	0070	677,500	11/12/2024	SAS-DIAGNOSTIC OUTLIER
10	516065	0330	1,052,000	12/18/2024	CONDO WITH GARAGE, MOORAGE, OR STORAGE; STATEMENT TO DOR
10	516065	0420	1,300,000	3/11/2024	RELATED PARTY, FRIEND, OR NEIGHBOR
10	516065	0630	1,975,000	4/5/2023	SAS-DIAGNOSTIC OUTLIER
10	516065	0740	1,915,000	9/20/2023	QUIT CLAIM DEED
10	560795	1210	355,000	7/16/2024	SAS-DIAGNOSTIC OUTLIER
10	560795	1320	365,000	6/2/2024	SAS-DIAGNOSTIC OUTLIER
10	567700	1080	1,350,000	7/27/2023	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	567700	1090	1,350,000	7/27/2023	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	639135	0240	788,000	3/27/2024	NO MARKET EXPOSURE
10	639135	0510	363,667	10/20/2023	QUIT CLAIM DEED
10	639135	0510	950,500	10/29/2023	QUIT CLAIM DEED
10	663305	0050	470,000	12/8/2023	SAS-DIAGNOSTIC OUTLIER

10	663305	1230	540,000	2/8/2023	SAS-DIAGNOSTIC OUTLIER
10	745720	0060	630,000	10/11/2023	SAS-DIAGNOSTIC OUTLIER
10	765690	0120	120,715	4/25/2023	QUIT CLAIM DEED
10	780200	0490	650,000	4/21/2023	SAS-DIAGNOSTIC OUTLIER
10	780200	1120	375,000	12/12/2024	SAS-DIAGNOSTIC OUTLIER
10	792263	1080	1,443,000	3/2/2023	SAS-DIAGNOSTIC OUTLIER
10	792263	3220	3,000,000	12/12/2024	SAS-DIAGNOSTIC OUTLIER
10	792263	3300	3,050,000	6/18/2024	SAS-DIAGNOSTIC OUTLIER
10	792263	3380	3,100,000	12/5/2023	SAS-DIAGNOSTIC OUTLIER
10	792263	3410	3,200,000	10/21/2024	SAS-DIAGNOSTIC OUTLIER
10	894635	0550	750,000	6/9/2023	RELOCATION - SALE TO SERVICE
10	894635	0550	750,000	6/16/2023	SAS-DIAGNOSTIC OUTLIER
10	894635	1120	399,950	11/15/2024	AFFORDABLE HOUSING SALES
10	894635	1270	477,500	2/7/2024	AFFORDABLE HOUSING SALES
10	894635	1590	617,500	12/18/2024	NO MARKET EXPOSURE
25	293760	0420	840,000	9/20/2023	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
25	293760	0550	409,901	9/11/2024	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
25	547965	0110	1,405,000	5/10/2023	SAS-DIAGNOSTIC OUTLIER
25	547965	0130	1,218,750	2/3/2024	SAS-DIAGNOSTIC OUTLIER
25	610826	0060	510,000	1/28/2024	SAS-DIAGNOSTIC OUTLIER
25	643700	0060	246,000	8/14/2024	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
25	867045	0070	400,000	7/6/2023	NO MARKET EXPOSURE
30	266265	0150	450,000	12/14/2024	SAS-DIAGNOSTIC OUTLIER
30	392550	1330	899,950	11/25/2024	SAS-DIAGNOSTIC OUTLIER
30	392550	1480	1,019,000	12/9/2024	SAS-DIAGNOSTIC OUTLIER

Neighborhood 5 Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

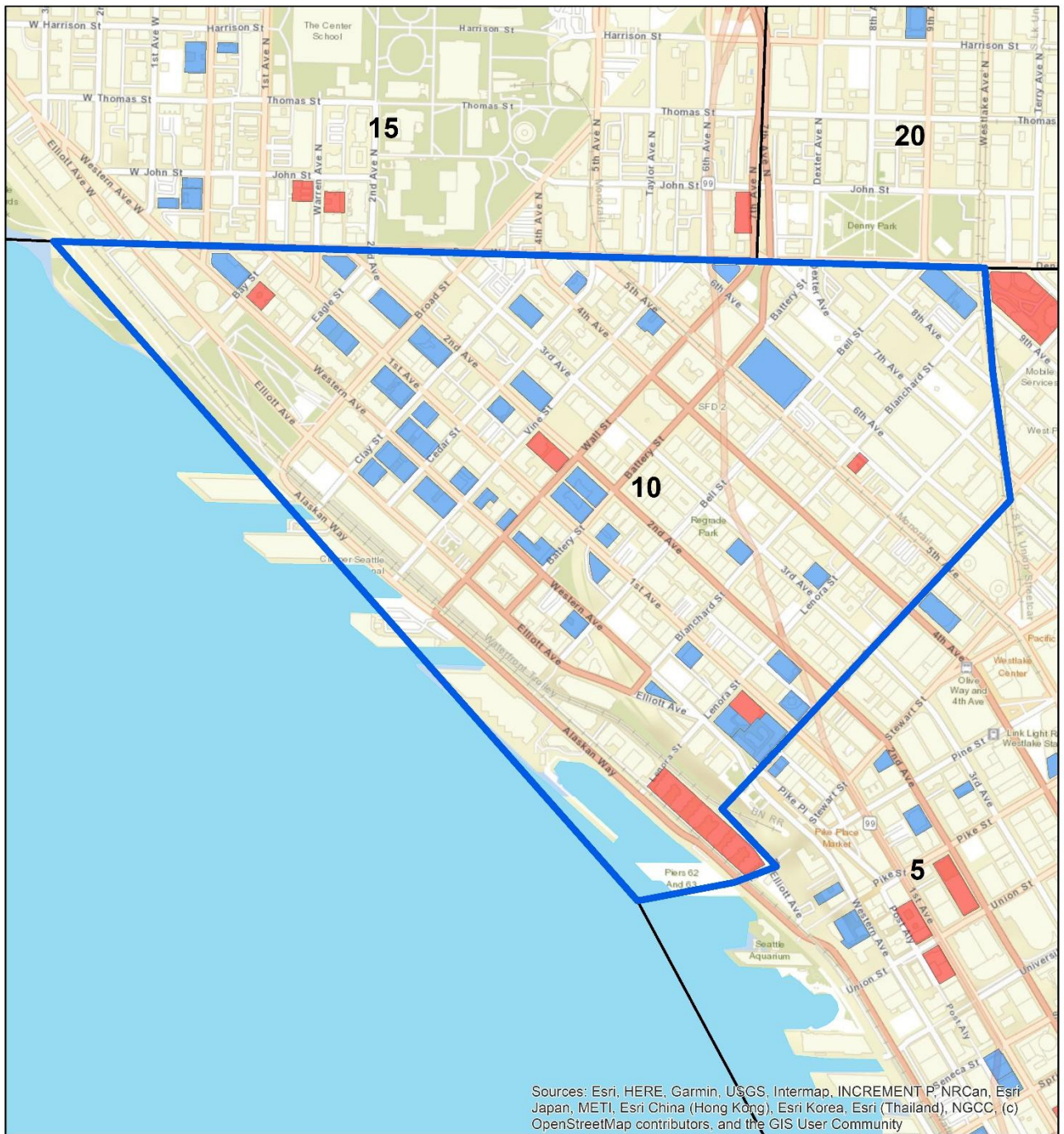
Legend

- parcel
- ApplGroup
 - K
 - M
- Condo_Neighborhoods
- Major open water and double-banked streams and rivers
 - <all other values>
- WATER**
 - Non water
 - Water

Condo Neighborhood 5: Downtown



Neighborhood 10 Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

parcel

AppGroup

- K
- M

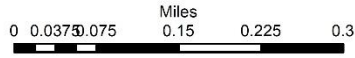
Condo_Neighborhoods

Major open water and double-banked streams and rivers
<all other values>

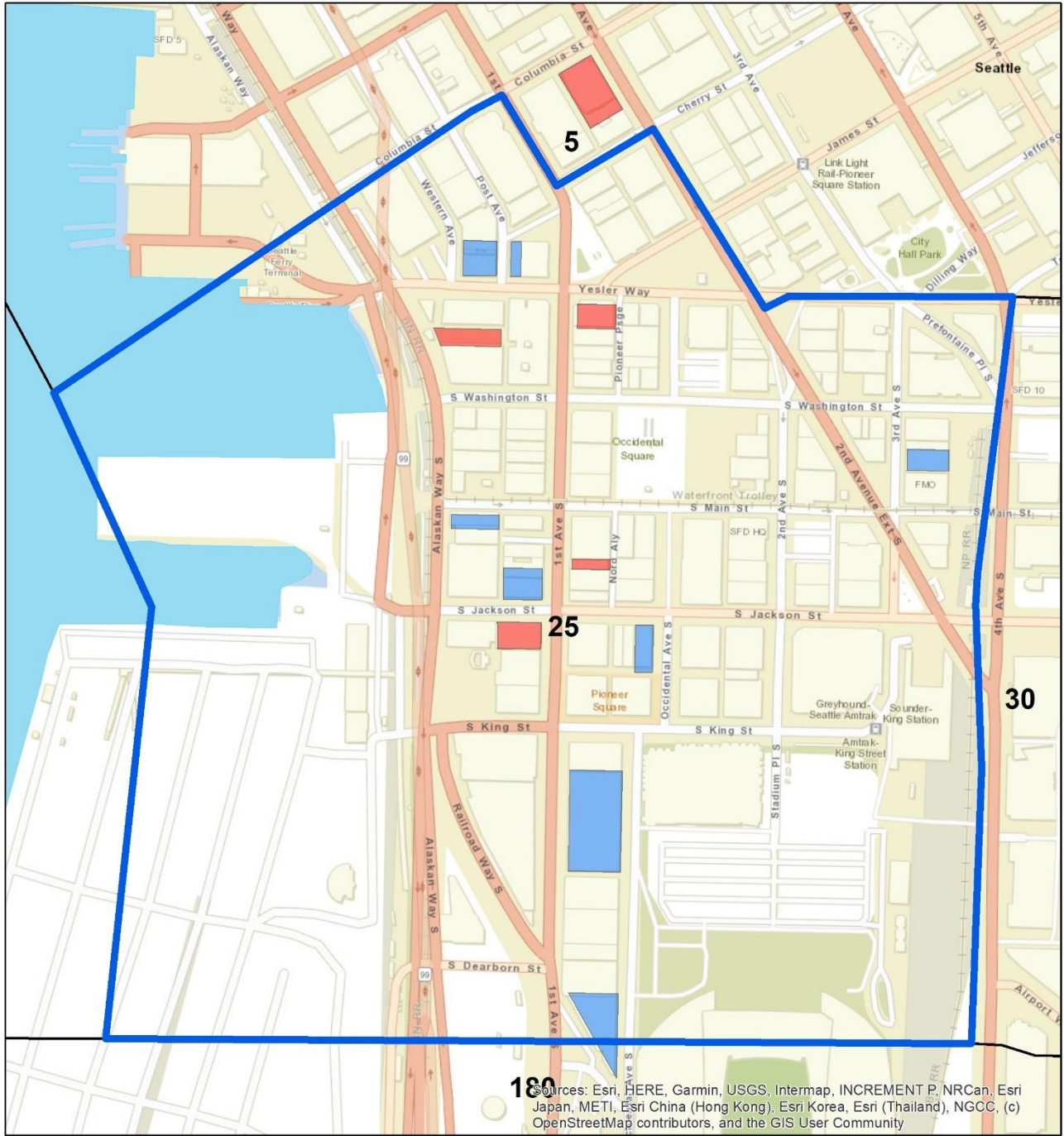
WATER

- Non water
- Water

Condo Neighborhood 10: Regrade



Neighborhood 25 Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

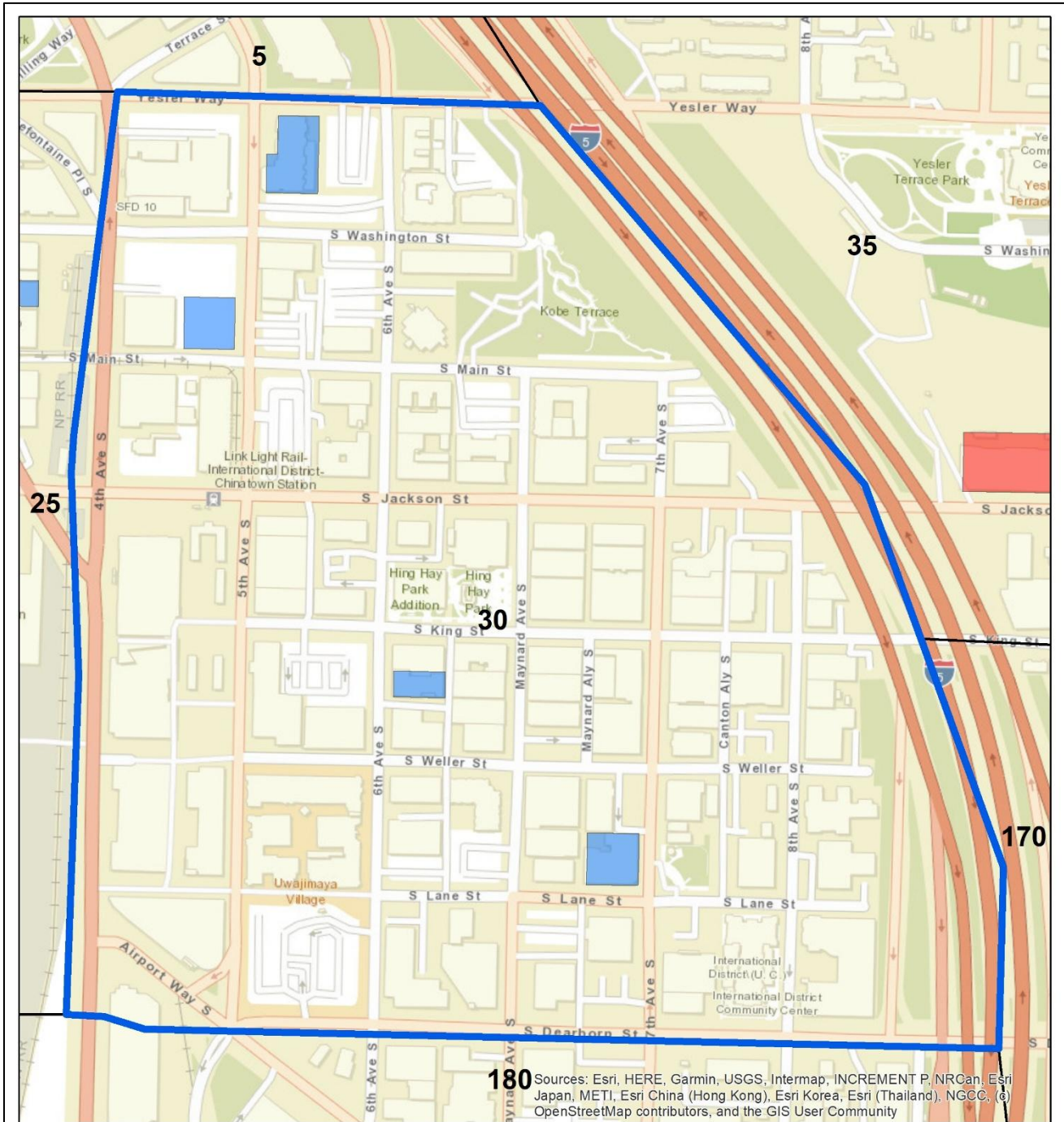
Legend

- parcel
- ApplGroup
 - K
 - M
- Condo_Neighborhoods
- Major open water and double-banked streams and rivers
 - <all other values>
- WATER
 - Non water
 - Water



Condo Neighborhood 25: Pioneer Square

Neighborhood 30 Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

- parcel
- ApplGroup
 - K
 - M
- Condo_Neighborhoods
- Major open water and double-banked streams and rivers
 - <all other values>
- WATER**
 - Non water
 - Water



Condo Neighborhood 30: International District