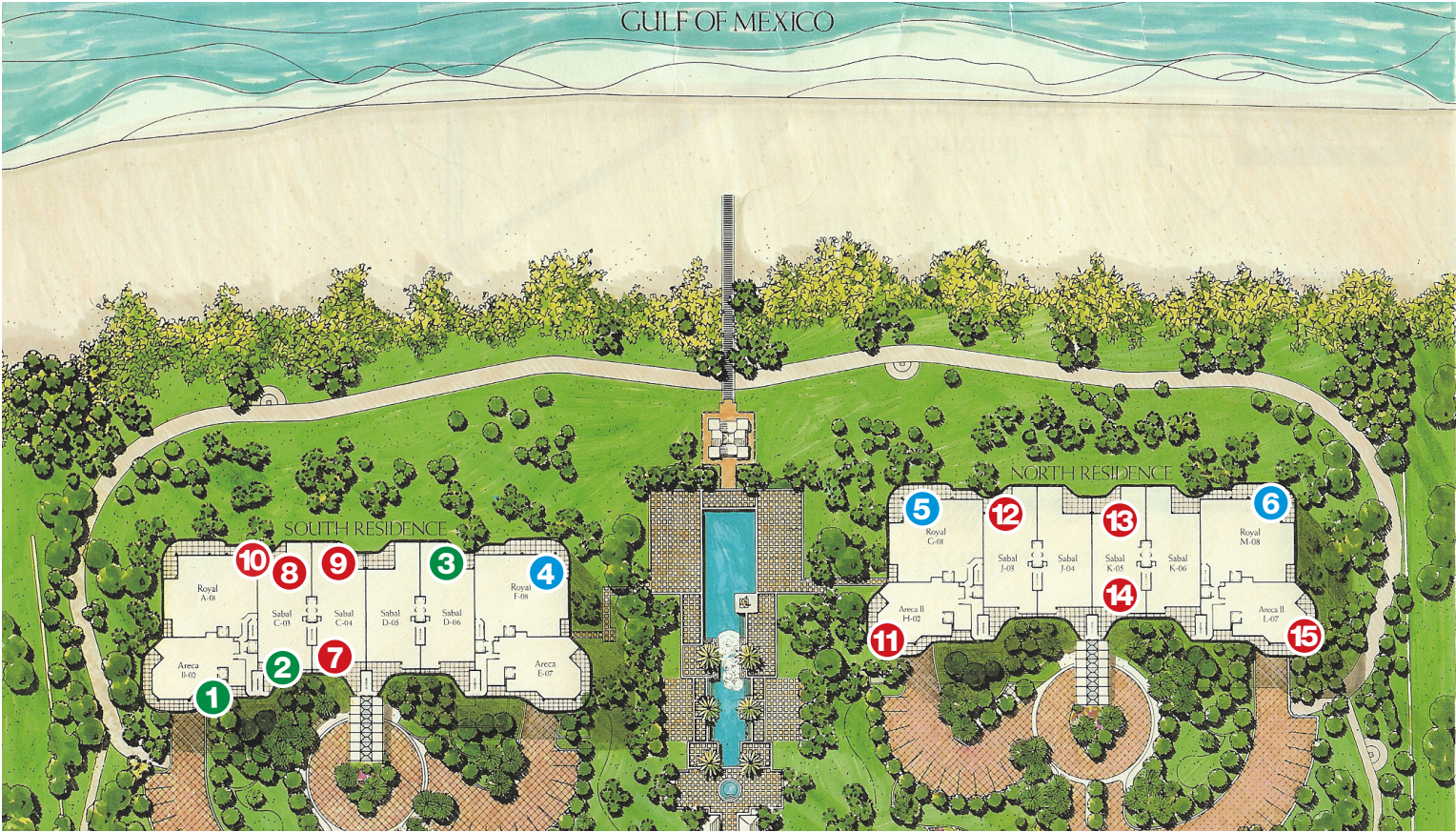


L' AMBIANCE

► Comparative Market Analysis - April 2024

ACTIVE
PENDING
SOLD



For Sale Properties

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
1	415 L Ambiance Dr	B902	Unfurnished	2,385	\$3,298,750	\$1,383
2	415 L Ambiance Dr	C403	Unfurnished	2,822	\$4,195,000	\$1,487
3	415 L Ambiance Dr	D206	Unfurnished	2,820	\$2,995,000	\$1,062

Sale Pending

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
4	415 L Ambiance Dr	M908	Unfurnished	3,220	\$5,500,000	\$1,708
5	435 L Ambiance Dr	G401	Unfurnished	3,380	\$5,495,000	\$1,626
6	435 L Ambiance Dr	M908	Optional	3,220	\$5,700,000	\$1,770

Sold Properties (last 12 months)

	Address	Unit #	Furnishings	Sq Ft	List Price	Sold Price	SP/ Sq ft	Close Date
7	415 L Ambiance Dr	C204	Furnished	2,820	\$3,650,000	\$2,950,000	\$1,046	10/26/2023
8	415 L Ambiance Dr	C503	Unfurnished	2,822	\$3,450,000	\$3,200,000	\$1,134	5/10/2023
9	415 L Ambiance Dr	C504	Unfurnished	2,820	\$3,499,000	\$3,430,000	\$1,216	6/8/2023
10	415 L Ambiance Dr	PH-A	Unfurnished	5,170	\$10,995,000	\$10,995,000	\$2,127	1/31/2024
11	435 L Ambiance Dr	H802	Optional	2,525	\$3,788,000	\$3,650,000	\$1,446	3/29/2024
12	435 L Ambiance Dr	J603	Furnished	2,820	\$3,950,000	\$3,850,000	\$1,365	7/31/2023
13	435 L Ambiance Dr	K705	Unfurnished	2,820	\$3,200,000	\$2,900,033	\$1,028	3/12/2024
14	435 L Ambiance Dr	K905	Unfurnished	2,820	\$3,995,000	\$3,750,000	\$1,330	2/15/2024
15	435 L Ambiance Dr	L207	Unfurnished	2,525	\$2,600,000	\$2,400,000	\$951	7/24/2023



**Roger's listing/sale

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