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Comparables report

COMPARABLES FOR SALES: CO-OPS BETWEEN \$300,000 AND \$400,000 IN REGO PARK WITH 2 BEDROOMS WITH AT LEAST 1 BATHROOM AS OF 12/14/2018

PREPARED BY GINA TAYLOR, SPIRE GROUP



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A New York native with a distinguished background in marketing and real estate, Gina Taylor combines a magnetic personality with savvy negotiation skills and creative thinking, offering her clients a thorough, dynamic approach that ensures top results in every transaction.

Known for her boundless energy, compassionate character, and unique attention to detail, Gina provides every client with an elite level of customer service. With over 10 years of experience in New York City real estate, including on-site management of luxury buildings and her role as an assistant manager at a top firm, Gina has developed an intuitive sense of what is right for each client along with the ability to work under pressure on a tight timeline. "I absolutely enjoy finding 'needle in the hay stack' properties for my clients and finding a home that matches their personality and style. Clients are amazed that I am able to find their dream home the first time around."

Gina works closely with buyers to carefully determine their needs and guide them through every step of the purchase process, from finding the right neighborhood to negotiating a the best deal.

Her extensive knowledge and exemplary communication skills developed over the course of her career help her provide sellers with unique marketing strategies that encompass digital, print and social media outlets to effectively advertise and market properties and attract the most qualified buyers. She also specializes in short-term furnished rentals.

Having lived and worked throughout Manhattan, Queens and Brooklyn over the past decade, Gina possesses unparalleled, intimate knowledge of the local real estate landscape. The extensive network of relationships she has formed with landlords, owners and previous clients allow her to ensure every client is presented with a far-reaching array of options, whether their goal is to rent, buy or sell.

Originally from Westchester, New York, Gina graduated from Hofstra University in Long Island with a BBA in Business Marketing. Prior to her career in real estate, Gina worked briefly in the mortgage industry where she was inspired to get her real estate license. She is a lover of all things NYC and committed to serving all your Real Estate needs.

SUMMARY

	Average price	Average \$ per ft²	# of properties
Active listings	\$368,530	\$355	13
In-contract listings	\$360,250	\$369	8
Unavailable listings	\$370,100	\$371	10
Recorded sales	\$335,422	\$307	12

ACTIVE LISTINGS

Address	Price	Unit #	Time On Market	Property Type	Beds	Baths	Rooms	Size (ft²)	\$ per ft²	Monthly Costs	Tax Abatement?
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Address	Price	Unit #	Time On Market	Property Type	Beds	Baths	Rooms	Size (ft ²)	\$ per ft ²	Monthly Costs	Tax Abatement?
99-60 63 Road	\$320,000	#14L	116 days	Co-op	2	1	6	950	\$336	\$1.35 / ft ²	-
9972 66th Rd	\$325,000	#LBYB	139 days	Co-op	2	1	2	0	\$0	-	-
9952 66th Rd	\$349,000	#1Q	28 days	Co-op	2	1	4	0	\$0	-	-
99-60 63rd Rd	\$350,000	#3AA	57 days	Co-op	2	1	5	1,100	\$318	\$1.04 / ft ²	-
66-15 Wetherole Street	\$359,000	#6/F	147 days	Co-op	2	1	2	0	\$0	-	-
98-05 63nd Drive	\$375,000	#14	84 days	Co-op	2	1	4	975	\$384	\$1.30 / ft ²	-
99-63 66th Avenue	\$375,000	#E18	62 days	Co-op	2	1	4	0	\$0	-	-
99-05 63rd Dr	\$375,000	#3	395 days	Co-op	2	1	4	975	\$384	\$1.30 / ft ²	-
64-33 99th Street	\$380,000	#6C	201 days	Co-op	2	1	4	0	\$0	-	-
6400 Saunders Street	\$385,000	#3F	113 days	Co-op	2	1	5	0	\$0	-	-
9972 66th Rd	\$399,000	#1N	203 days	Co-op	2	1	2	0	\$0	-	-
9960 63 Road	\$399,000	#N5	59 days	Co-op	2	1	5	1,059	\$376	\$1.29 / ft ²	-
98-120 Queens Boulevard	\$399,888	#2A	120 days	Co-op	2	1	5	1,200	\$333	\$1.06 / ft ²	-
Averages:	\$368,530		132 days					1,043	\$355	\$1.22 / ft²	

IN-CONTRACT LISTINGS

Address	Price	Unit #	Time On Market	Property Type	Beds	Baths	Rooms	Size (ft ²)	\$ per ft ²	Monthly Costs	Tax Abatement?
7510 Yellowstone Boulevard	\$335,000	#3J	91 days	Co-op	2	1	5	950	\$352	\$0.57 / ft ²	-
99-40 63 Road	\$335,000	#1W	139 days	Co-op	2	1	4.5	0	\$0	-	-
63-45 Saunders Street	\$339,000	#P1	98 days	Co-op	2	1	5	0	\$0	-	-
99-40 63rd Rd	\$345,000	#11T	77 days	Co-op	2	1	4.5	0	\$0	-	-
64-34 102nd Street	\$365,000	#3D	56 days	Co-op	2	1	4.5	0	\$0	-	-
66-15 Wetherole Street	\$369,000	#C19	51 days	Co-op	2	1	4	0	\$0	-	-

Address	Price	Unit #	Time On Market	Property Type	Beds	Baths	Rooms	Size (ft ²)	\$ per ft ²	Monthly Costs	Tax Abatement?
64-33 99th Street	\$395,000	#6G	56 days	Co-op	2	1	4	1,000	\$395	\$0.78 / ft ²	-
6565 Wetherole Street	\$399,000	#5K	22 days	Co-op	2	1	5	1,100	\$362	\$0.88 / ft ²	-
Averages:	\$360,250		73 days					1,016	\$369	\$0.74 / ft²	

UNAVAILABLE LISTINGS FROM THE LAST 90 DAYS

Address	Price	Unit #	Time On Market	Property Type	Beds	Baths	Rooms	Size (ft ²)	\$ per ft ²	Monthly Costs	Tax Abatement?
99-05 63rd Drive De-listed	\$310,000	#9AA	39 days	Co-op	2	1	5	1,100	\$281	\$1.09 / ft ²	-
99-40 63rd Rd No longer available	\$339,000	#11T	356 days	Co-op	2	1	4	0	\$0	-	-
6411 99th Street No longer available	\$359,000	#105	0 days	Co-op	2	1	2	0	\$0	-	-
99-60 63rd Rd. No longer available	\$375,000	#T14	0 days	Co-op	2	1	4	1,000	\$375	\$1.27 / ft ²	-
99-40 63rd. Road No longer available	\$375,000	#7	147 days	Co-op	2	1	2	0	\$0	-	-
99-60 63rd Rd No longer available	\$375,000	#14T	0 days	Co-op	2	1	5	1,200	\$312	\$1.07 / ft ²	-
61-25 97th Street No longer available	\$379,000	#LB	68 days	Co-op	2	1	4	0	\$0	-	-
66-15 Wetherole Street Temporarily Off-Market	\$390,000	#B5	0 days	Co-op	2	1	5	880	\$443	\$0.86 / ft ²	-
65-38 Booth Street De-listed	\$399,000	#5G	134 days	Co-op	2	1	4	0	\$0	-	-
66-15 Wetherole Street De-listed	\$400,000	#B2	0 days	Co-op	2	1	4	900	\$444	\$0.84 / ft ²	-
Averages:	\$370,100		74 days					1,016	\$371	\$1.03 / ft²	

RECORDED SALES IN THE LAST 90 DAYS

Address	Listing Price	Unit #	Time On Market	Property Type	Beds	Baths	Rooms	Size (ft ²)	\$ per ft ²	Monthly Costs	Closed Price	Closed Date	Tax Abatement?
66-15 Thornton Place	-	#3T	-	Co-op	0	-	-	0	\$0	-	\$310,000	10/29/2018	-
97-07 63rd Road	-	#12L	-	Co-op	1	1	-	0	\$0	-	\$314,000	09/27/2018	-
65-65 Wetherole Street	-	#3A	-	Co-op	1	1	-	800	\$395	-	\$316,500	10/29/2018	-

Address	Listing Price	Unit #	Time On Market	Property Type	Beds	Baths	Rooms	Size (ft²)	\$ per ft²	Monthly Costs	Closed Price	Closed Date	Tax Abatement?
65-74 Saunders Street	\$320,000	#1D	109 days	Co-op	2	1	4	0	\$0	-	\$320,000	11/15/2018	-
66-15 Thornton Place	-	#1T	-	Co-op	0	-	-	0	\$0	-	\$320,000	10/11/2018	-
61-25 98th Street	-	#16M	-	Co-op	0	-	-	0	\$0	-	\$320,000	09/26/2018	-
61-35 98th Street	-	#12C	-	Co-op	0	-	-	0	\$0	-	\$324,480	10/30/2018	-
61-15 97th Street	-	#9N	-	Co-op	0	-	-	0	\$0	-	\$328,000	12/04/2018	-
9941 64th Avenue	-	#E6	-	Co-op	1	1	-	0	\$0	-	\$345,000	10/09/2018	-
99-05 63rd Drive	-	#7X	-	Co-op	0	-	-	0	\$0	-	\$348,079	11/06/2018	-
61-25 97th Street	-	#LB	-	Co-op	2	1	-	0	\$0	-	\$379,000	09/26/2018	-
61-41 Saunders Street	\$358,000	#A31	0 days	Co-op	2	2	5	1,300	\$307	\$0.69 / ft²	\$400,000	10/31/2018	-
Averages:	\$339,000		54 days					1,300	\$307	\$0.69 / ft²	\$335,422		