

Luxury Real Estate Broker



Ryan Hardy

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www.RyanHardyChicago.com

- Chicago Association of Realtors, Top Producer Award 2016
- Chicago Association of Realtors, Top Producer Award 2015
- Chicago Association of Realtors, Top Producer Award 2014

Recognized as one of Chicago's top realtors and with years of experience helping buyers and sellers like yourself, Ryan Hardy combines exceptional market insight and sales experience with unmatched customer service. Forging strong relationships with his clients gives him insight into their aspirations, while his confidence and unwavering work ethic allow them to become a reality.

Contact Ryan today and learn how his unique approach to real estate will exceed even the highest of expectations.

Seller's Statement
Property At: 21 E Huron Unit#xxxx

Prepared For: Sample Client

Suggested Marketing Price: \$1,375,000

Ryan Hardy | Luxury Real Estate Broker

Expierience, Integrity, Results.

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Market Analysis Summary

Recently Sold

Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
09128193	CLSD	55 E Erie ST 1904	\$999,000	\$1,070,000	04/15/2016	6	2	2	1	1
09286769	CLSD	21 E Huron ST 706	\$1,050,000	\$1,075,000	09/20/2016	6	2	2	13	75
09272107	CLSD	25 E Superior ST 1706	\$1,197,000	\$1,155,000	09/02/2016	6	3	3	18	18
09175038	CLSD	55 E Erie ST 2105	\$1,209,900	\$1,202,000 (F)	06/28/2016	6	3	2.1	79	79
09117696	CLSD	21 E Huron ST 2005	\$1,375,000	\$1,366,875	01/25/2016	6	3	2.1	2	2
09181941	CLSD	25 E Superior ST 3501	\$1,550,000	\$1,375,000	07/08/2016	6	3	3	69	69

Statistics

Total Properties: 6

	List Price	Sold Pr	ASF	Beds	Baths	LMT	MT
Minimum	\$999,000	\$1,070,000	0	2	2	1	1
Maximum	\$1,550,000	\$1,375,000	2610	3	3	79	79
Average	\$1,230,150	\$1,207,313	1816	3	2	30	41
Sold properties closed averaging 98.14% of their Final List Price (FLP). This reflects a 1.86% difference between property sale prices and their FLP's.							

Market Analysis Summary (continued)

Currently for Sale

Comparables



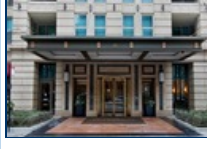
MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT
09298996	ACTV	21 E HURON ST 2202	\$1,395,000	6	2	2.1	103	103
09341442	PCHG	21 E Huron ST 2505	\$1,450,000	6	3	2.1	55	55
09225658	ACTV	25 E Superior ST 2901	\$1,650,000	6	3	3	178	178

Statistics





Total Properties: 3

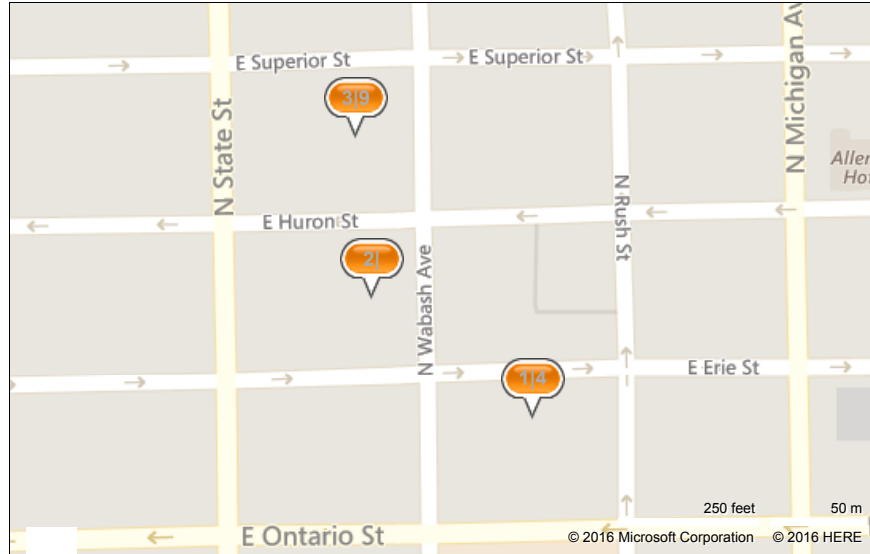
	List Price	ASF	Beds	Baths	LMT	MT
Minimum	\$1,395,000	1786	2	2.1	55	55
Maximum	\$1,650,000	2610	3	3	178	178
Average	\$1,498,333	2159	3	2	112	112

Comparables

	Subject Property	Comp #1 Adjustment	Comp #2 Adjustment	Comp #3 Adjustment
				
Address:	21 E Huron XXXX Chicago, Illinois 60611	55 E Erie ST 1904 Chicago, Illinois 60611	21 E Huron ST 706 Chicago, Illinois 60611	25 E Superior ST 1706 Chicago, Illinois 60611
MLS #:		09128193	09286769	09272107
Status:		CLSD	CLSD	CLSD
Unit Number:	XXXX	1904	706	1706
List Price:		\$999, 000	\$1, 050, 000	\$1, 197, 000
Sold Price:		\$1, 070, 000	\$1, 075, 000	\$1, 155, 000
Closed Date:		04/15/2016	09/20/2016	09/02/2016
Market Time:		1	75	18
# Rooms:		6	6	6
# Bedrooms:		2	2	3
# Full Baths:		2	2	3
# Half Baths:		0	0	0
Subdivision:				Fordham
Total # Units in Building:		194	213	244
Unit Floor Level:		19	7	17
Approx Sq Ft:		0	1771	2050
Assessment/ Association Dues \$:		\$817	\$1, 139	\$1, 094
Type Attached:		Condo	Condo, High Rise (7+ Stories)	Condo, High Rise (7+ Stories)
Dining Room:				
Living Room Size:		13X26	16X18	18X16
Master Bedroom Size:		14X22	15X15	17X13
Model:				
Garage Details:		Garage Door Opener(s)		Heated
Parking Details:				
Age:		11-15 Years	11-15 Years	11-15 Years
Exterior Building Type:		Concrete	Stone, Concrete	Stone, Concrete, Limestone
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/ Foreclosed/ Court Approved:		N/A	N/A	N/A
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$1070000	\$1075000	\$1155000

Comparables (continued)

	Subject Property	Comp #4 Adjustment	Comp #5 Adjustment	Comp #6 Adjustment
				
Address:	21 E Huron XXXX Chicago, Illinois 60611	55 E Erie ST 2105 Chicago, Illinois 60611	21 E Huron ST 2005 Chicago, Illinois 60611	25 E Superior ST 3501 Chicago, Illinois 60611
MLS #:		09175038	09117696	09181941
Status:		CLSD	CLSD	CLSD
Unit Number:	XXXX	2105	2005	3501
List Price:		\$1, 209, 900	\$1, 375, 000	\$1, 550, 000
Sold Price:		\$1, 202, 000 (F)	\$1, 366, 875	\$1, 375, 000
Closed Date:		06/28/2016	01/25/2016	07/08/2016
Market Time:		79	2	69
# Rooms:		6	6	6
# Bedrooms:		3	3	3
# Full Baths:		2	2	3
# Half Baths:		1	1	0
Subdivision:			The Pinnacle	Fordham
Total # Units in Building:		214	213	244
Unit Floor Level:		21	20	35
Approx Sq Ft:		2384	2081	2610
Assessment/ Association Dues \$:		\$1, 146	\$1, 270	\$2, 125
Type Attached:		Condo, High Rise (7+ Stories)	Condo, High Rise (7+ Stories)	Condo, High Rise (7+ Stories)
Dining Room:		Combined w/ LivRm	Combined w/ LivRm	Separate
Living Room Size:		32X16	27X23	28X17
Master Bedroom Size:		19X12	16X15	19X14
Model:				
Garage Details:		Transmitter(s)	Garage Door Opener(s), Heated	Transmitter(s)
Parking Details:				
Age:		11-15 Years	11-15 Years	11-15 Years
Exterior Building Type:		Glass, Concrete	Brick, Stone, Concrete	Concrete, Other
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/ Foreclosed/ Court Approved:		F	N/A	N/A
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$1202000	\$1366875	\$1375000



Key	MLS #	Status	Address	Beds	# Full Baths	# Half Baths	Price
1)	09128193	CLSD	55 E Erie ST 1904	2	2	0	\$1,070,000
2)	09286769	CLSD	21 E Huron ST 706	2	2	0	\$1,075,000
3)	09272107	CLSD	25 E Superior ST 1706	3	3	0	\$1,155,000
4)	09175038	CLSD	55 E Erie ST 2105	3	2	1	\$1,202,000
5)	09117696	CLSD	21 E Huron ST 2005	3	2	1	\$1,366,875
6)	09181941	CLSD	25 E Superior ST 3501	3	3	0	\$1,375,000
7)	09298996	ACTV	21 E HURON ST 2202	2	2	1	\$1,395,000
8)	09341442	PCHG	21 E Huron ST 2505	3	2	1	\$1,450,000
9)	09225658	ACTV	25 E Superior ST 2901	3	3	0	\$1,650,000

Area Market Survey

Status: Active, Contingent, New, Pending, Closed
Property Type: Attached Single
Area: Near North Side
Search Price: 900000-1750000
Months Back: 12 Months

Under Contract

List Price Range	# Listings	Avg. Days on Mkt
\$900,000 - \$999,999	9	224
\$1,000,000 - \$1,999,999	31	118

Under Contract Summary

# Units	Avg. MT	Median List Price	Avg. List Price	Max. List Price	Min. List Price	Total Volume
40	142	\$1,200,000	\$1,277,412	\$1,750,000	\$900,000	\$51,096,498

Sold Properties

Sold Price Range	# Listings	Avg. Days on Mkt
\$900,000 - \$999,999	52	108
\$1,000,000 - \$1,999,999	173	101

Sold Properties Summary

# Units	Avg. MT	Median Sold Price	Avg. Sold Price	Max. Sold Price	Min. Sold Price	Total Volume
225	103	\$1,199,000	\$1,206,396	\$1,750,000	\$900,000	\$271,439,013

Active Listings

List Price Range	# Listings	Avg. Days on Mkt
\$900,000 - \$999,999	32	121
\$1,000,000 - \$1,999,999	104	162

Active Listings Summary

# Units	Avg. MT	Median List Price	Avg. List Price	Max. List Price	Min. List Price	Total Volume
136	152	\$1,250,000	\$1,283,387	\$1,750,000	\$900,000	\$174,540,593



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