

DOCUMENT 1: PROPERTY LISTINGS DATABASE

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DOWNTOWN DISTRICT PROPERTIES

Property 1: Luxury Apartment at Park Avenue

Address: 245 Park Avenue, Downtown District

Type: Apartment/Condo

Price: \$850,000

Rent: \$4,200/month

Area: 2,400 sq ft

Bedrooms: 3

Bathrooms: 2.5

Price per sq ft: \$354

Year Built: 2019

Parking: 2 spaces

HOA Fee: \$450/month

Property 2: Modern Studio Downtown

Address: 789 Central Plaza, Downtown District

Type: Studio Apartment

Price: \$275,000

Rent: \$1,800/month

Area: 650 sq ft

Bedrooms: Studio

Bathrooms: 1

Price per sq ft: \$423

Year Built: 2020

Parking: 1 space

HOA Fee: \$280/month

Property 3: Executive Penthouse

Address: 1500 Skyline Tower, Downtown District

Type: Penthouse

Price: \$2,500,000

Rent: \$12,000/month

Area: 4,200 sq ft

Bedrooms: 4

Bathrooms: 4.5

Price per sq ft: \$595

Year Built: 2021

Parking: 3 spaces

HOA Fee: \$1,200/month

SUBURBAN AREA PROPERTIES

Property 4: Family Home in Green Valley

Address: 456 Oak Street, Green Valley Suburbs

Type: Single Family Home

Price: \$485,000

Rent: \$2,800/month

Area: 2,800 sq ft

Bedrooms: 4

Bathrooms: 3

Price per sq ft: \$173

Year Built: 2015

Lot Size: 8,000 sq ft

Garage: 2-car attached

Property 5: Townhouse in Maple Ridge

Address: 123 Maple Lane, Maple Ridge

Type: Townhouse

Price: \$395,000

Rent: \$2,400/month

Area: 1,950 sq ft

Bedrooms: 3

Bathrooms: 2.5

Price per sq ft: \$203

Year Built: 2018

Parking: 2 spaces

HOA Fee: \$180/month

Property 6: Ranch Home in Sunset Hills

Address: 890 Sunset Drive, Sunset Hills

Type: Single Family Ranch

Price: \$550,000

Rent: \$3,100/month

Area: 3,200 sq ft

Bedrooms: 5

Bathrooms: 3

Price per sq ft: \$172

Year Built: 2012

Lot Size: 10,500 sq ft

Garage: 3-car

COMMERCIAL PROPERTIES

Property 7: Retail Space Downtown

Address: 567 Main Street, Downtown

Type: Commercial Retail

Price: \$1,200,000

Rent: \$8,500/month

Area: 3,500 sq ft

Price per sq ft: \$343

Year Built: 2010

Parking: 15 spaces

Current Tenant: Clothing Store (5-year lease)

Property 8: Office Building

Address: 234 Business Park Drive

Type: Commercial Office

Price: \$3,800,000

Rent: \$22,000/month (full building)

Area: 12,000 sq ft

Price per sq ft: \$317

Year Built: 2016

Parking: 40 spaces

Occupancy: 85% leased

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DOCUMENT 2: AREA-WISE PRICING ANALYSIS

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DOWNTOWN DISTRICT

Average Property Price: \$625,000

Average Rent: \$3,200/month

Average Price per sq ft: \$410

Price Range: \$275,000 - \$2,500,000

Rent Range: \$1,800 - \$12,000/month

Area Range: 650 - 4,200 sq ft

Average Days on Market: 22 days

Year-over-year Appreciation: 9.2%

Rental Yield: 4.8%

Demand Level: Very High

Best for: Young professionals, investors

GREEN VALLEY SUBURBS

Average Property Price: \$465,000

Average Rent: \$2,650/month

Average Price per sq ft: \$185

Price Range: \$385,000 - \$580,000

Rent Range: \$2,300 - \$3,400/month

Area Range: 1,800 - 3,500 sq ft

Average Days on Market: 35 days

Year-over-year Appreciation: 6.5%

Rental Yield: 5.2%

Demand Level: High

Best for: Families, first-time buyers

MAPLE RIDGE

Average Property Price: \$420,000

Average Rent: \$2,500/month

Average Price per sq ft: \$215

Price Range: \$350,000 - \$495,000

Rent Range: \$2,100 - \$2,900/month

Area Range: 1,600 - 2,400 sq ft

Average Days on Market: 28 days

Year-over-year Appreciation: 7.1%

Rental Yield: 5.7%

Demand Level: Medium-High

Best for: Young families, professionals

SUNSET HILLS

Average Property Price: \$585,000

Average Rent: \$3,350/month

Average Price per sq ft: \$178

Price Range: \$480,000 - \$720,000

Rent Range: \$2,800 - \$4,200/month

Area Range: 2,800 - 4,000 sq ft

Average Days on Market: 40 days

Year-over-year Appreciation: 5.8%

Rental Yield: 5.5%

Demand Level: Medium

Best for: Large families, luxury seekers

EASTSIDE (EMERGING AREA)

Average Property Price: \$325,000

Average Rent: \$2,100/month

Average Price per sq ft: \$165

Price Range: \$250,000 - \$425,000

Rent Range: \$1,700 - \$2,800/month

Area Range: 1,400 - 2,600 sq ft

Average Days on Market: 32 days

Year-over-year Appreciation: 12.3%

Rental Yield: 6.8%

Demand Level: Growing Rapidly

Best for: Investors, first-time buyers

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DOCUMENT 3: RENTAL MARKET ANALYSIS

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RENTAL RATES BY PROPERTY TYPE

STUDIO APARTMENTS

Average Rent: \$1,650/month

Area: 500-750 sq ft

Rent per sq ft: \$2.50

Typical Deposit: \$1,650 (1 month)

Utilities Included: Usually not

Best Areas: Downtown, University District

1-BEDROOM APARTMENTS

Average Rent: \$2,200/month

Area: 750-950 sq ft

Rent per sq ft: \$2.40

Typical Deposit: \$2,200 (1 month)

Utilities Included: Sometimes water/trash

Best Areas: Downtown, Midtown, Maple Ridge

2-BEDROOM APARTMENTS

Average Rent: \$3,100/month

Area: 1,100-1,400 sq ft

Rent per sq ft: \$2.35

Typical Deposit: \$3,100 (1 month)

Utilities Included: Rarely

Best Areas: All districts

3-BEDROOM APARTMENTS/CONDOS

Average Rent: \$4,200/month

Area: 1,600-2,400 sq ft

Rent per sq ft: \$2.25

Typical Deposit: \$4,200 (1 month)

Utilities Included: No

Best Areas: Downtown, Upscale Suburbs

SINGLE FAMILY HOMES (3BR)

Average Rent: \$2,800/month

Area: 1,800-2,800 sq ft

Rent per sq ft: \$1.45

Typical Deposit: \$2,800 (1 month)

Utilities Included: Never

Best Areas: Suburbs

SINGLE FAMILY HOMES (4-5BR)

Average Rent: \$3,500/month

Area: 2,800-3,800 sq ft

Rent per sq ft: \$1.25

Typical Deposit: \$3,500 (1 month)

Utilities Included: Never

Best Areas: Sunset Hills, Green Valley

LUXURY/PENTHOUSE

Average Rent: \$8,000-15,000/month

Area: 3,000-5,000 sq ft

Rent per sq ft: \$2.80-\$3.50

Typical Deposit: 1-2 months

Utilities Included: Sometimes

Best Areas: Downtown high-rises

RENTAL MARKET TRENDS

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- Average rent increased 6.8% year-over-year
 - Vacancy rate: 4.2% (healthy market)
 - Average lease term: 12 months
 - Pet-friendly units rent 8% higher
 - Furnished units rent 15-25% higher
 - Utilities average \$150-250/month
 - Renters insurance required: \$15-30/month

AREA-WISE RENTAL COMPARISON

Downtown District: \$2.40/sq ft

Midtown: \$1.95/sq ft

Green Valley Suburbs: \$1.50/sq ft

Maple Ridge: \$1.65/sq ft

Sunset Hills: \$1.55/sq ft

Eastside: \$1.35/sq ft

University District: \$2.10/sq ft

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DOCUMENT 4: PRICING TRENDS & INVESTMENT DATA

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PROPERTY PRICE TRENDS (LAST 5 YEARS)

2020 Average Prices:

Downtown: \$495,000

Suburbs: \$380,000

Overall Market: \$425,000

2021 Average Prices:

Downtown: \$535,000 (+8.1%)

Suburbs: \$405,000 (+6.6%)

Overall Market: \$455,000 (+7.1%)

2022 Average Prices:

Downtown: \$575,000 (+7.5%)

Suburbs: \$430,000 (+6.2%)

Overall Market: \$485,000 (+6.6%)

2023 Average Prices:

Downtown: \$615,000 (+7.0%)

Suburbs: \$455,000 (+5.8%)

Overall Market: \$515,000 (+6.2%)

2024 Average Prices (Current):

Downtown: \$672,000 (+9.3%)

Suburbs: \$483,000 (+6.2%)

Overall Market: \$550,000 (+6.8%)

PRICE PER SQUARE FOOT ANALYSIS

APARTMENTS/CONDOS:

Downtown District: \$380-\$450/sq ft

Midtown: \$295-\$360/sq ft

Suburban Areas: \$220-\$280/sq ft

SINGLE FAMILY HOMES:

Prime Suburbs: \$165-\$210/sq ft

Standard Suburbs: \$140-\$180/sq ft

Emerging Areas: \$125-\$165/sq ft

LUXURY PROPERTIES:

Penthouses: \$550-\$750/sq ft

Waterfront Homes: \$425-\$600/sq ft

Gated Communities: \$280-\$380/sq ft

INVESTMENT RETURNS BY AREA

Downtown District:

Appreciation Rate: 9.2%/year

Rental Yield: 4.8%

Total Return: 14.0%

Investment Grade: A

Green Valley:

Appreciation Rate: 6.5%/year

Rental Yield: 5.2%

Total Return: 11.7%

Investment Grade: A-

Maple Ridge:

Appreciation Rate: 7.1%/year

Rental Yield: 5.7%

Total Return: 12.8%

Investment Grade: A

Eastside (Emerging):

Appreciation Rate: 12.3%/year

Rental Yield: 6.8%

Total Return: 19.1%

Investment Grade: B+ (Higher Risk)

MARKET INDICATORS

Average Days on Market: 28 days

Sale to List Price Ratio: 98.5%

Inventory Level: 3.2 months (Seller's Market)

Mortgage Rate Average: 6.75%

Property Tax Rate: 1.1% of assessed value

Transfer Tax: 0.5% of sale price

BUYER DEMOGRAPHICS

First-time Buyers: 32%

Move-up Buyers: 38%

Investors: 22%

Cash Buyers: 8%

Average Buyer Profile:

Age: 35-45 years

Income: \$125,000-\$180,000

Down Payment: 15-20%

Mortgage Term: 30 years