



## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Single Family

Address	Price	Bds	Bth	GS	TFSF	\$/Sq	Built	Style	Stories	Status Date	DOM	CDOM
<b>S=</b>												
<b>Active Listings</b>												
700 Washington Avenue N #6	\$295,000	1	1	2	775	\$381	1920	HIGHR	ONE	06/10/2025	4	4
700 Washington Avenue N #4	\$295,000	1	1	1	810	\$364	1920	HIGHR	ONE	05/08/2025	40	40
700 Washington Avenue N #5	\$295,000	1	1	1	820	\$360	1920	HIGHR	ONE	03/25/2025	82	82
700 Washington Avenue N #6	\$299,900	1	1	1	675	\$444	1920	HIGHR	ONE	05/05/2025	39	39
700 Washington Avenue N #6	\$309,900	1	1	1	810	\$383	2004	HIGHR	ONE	05/15/2025	32	32
700 Washington Avenue N #4	\$325,000	1	1	1	930	\$349	1920	HIGHR	1HALF	10/04/2024	183	183
700 Washington Avenue N #2	\$499,900	1	1	2	1,577	\$317	1920	HIGHR	ONE	03/06/2025	92	92
<b>Averages:</b>	<b>\$331,386</b>	<b>1.0</b>	<b>1.0</b>	<b>1</b>	<b>914</b>	<b>\$371</b>	<b>1932</b>				<b>67</b>	<b>67</b>
<b>TNAFS Listings</b>												
700 Washington Avenue N #6	\$575,000	2	2	2	1,330	\$432	1920	HIGHR	ONE	06/01/2025	30	30
<b>Averages:</b>	<b>\$575,000</b>	<b>2.0</b>	<b>2.0</b>	<b>2</b>	<b>1,330</b>	<b>\$432</b>	<b>1920</b>				<b>30</b>	<b>30</b>
<b>Closed Listings</b>												
700 Washington Avenue N #6	\$335,000	1	1	1	1,058	\$317	2005	HIGHR	ONE	10/31/2024	13	109
700 Washington Avenue N #5	\$365,000	1	1	2	1,070	\$341	1920	HIGHR	ONE	09/24/2024	12	12
700 Washington Avenue N #4	\$480,000	2	2	1	1,310	\$366	1920	HIGHR	ONE	06/06/2025	60	60
700 Washington Avenue N #2	\$520,000	2	1	2	1,548	\$336	1920	HIGHR	ONE	07/02/2024	52	52
700 Washington Avenue N #3	\$530,000	2	2	2	1,330	\$398	1920	HIGHR	ONE	04/16/2025	8	8
<b>Averages:</b>	<b>\$446,000</b>	<b>1.6</b>	<b>1.4</b>	<b>2</b>	<b>1,263</b>	<b>\$352</b>	<b>1937</b>				<b>29</b>	<b>48</b>
<b>Avg All:</b>	<b>\$394,208</b>	<b>1.3</b>	<b>1.2</b>	<b>1</b>	<b>1,080</b>	<b>\$368</b>	<b>1933</b>				<b>50</b>	<b>57</b>

Median of Comparable Listings:	<b>\$335,000</b>
Average of Comparable Listings:	<b>\$394,208</b>





# Comparative Market Analysis

Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #601



700 Washington Avenue N #413

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6730893		6706347	
Status	Active		Active	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$295,000		\$295,000	
Sold Price				
S. Cntrbtn				
Off Mrkt				
Dt Closed				
CDOM	4		40	
Beds	1		1	
Baths	1 / 0		1 / 0	
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Stories	1		1	
Abv Fin SF	775		810	
Blw Fin SF	0		0	
Ttl Fin Sqft	775		810	
Grg Spaces	2		1	
Parking	Underground Garage		Parking Garage, Heated Garage, Underground Garage	
Year Built	1920		1920	
Lk/Wt Type				
WF Name				
Lot Size	279x171		0	
Acres	1.10		1.10	
Fdtn Size	775.00		810.00	
Exterior	Brick/Stone		Brick/Stone	
# FP	0		0	
Basement	None		None	
Amenities				

Price	\$295,000	\$295,000
Total Adjustments	\$0	\$0
Adjusted Price	\$295,000	\$295,000

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613



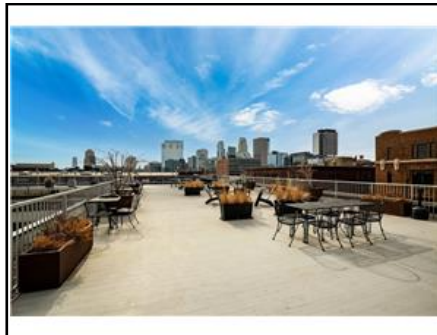


# Comparative Market Analysis

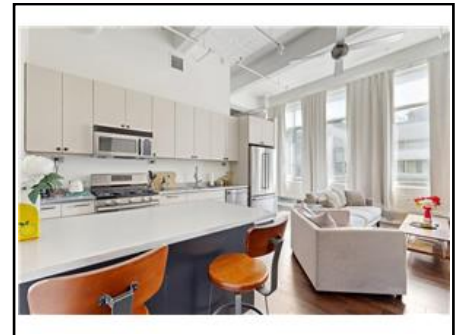
Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #523



700 Washington Avenue N #617

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6675081		6697629	
Status	Active		Active	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$295,000		\$299,900	
Sold Price				
S. Cntrbtn				
Off Mrkt				
Dt Closed				
CDOM	82		39	
Beds	1		1	
Baths	1 / 0		1 / 0	
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Stories	1		1	
Abv Fin SF	820		675	
Blw Fin SF	0		0	
Ttl Fin Sqft	820		675	
Grg Spaces	1		1	
Parking	Parking Garage, Assigned, Secured, Storage,		Assigned, Heated Garage, Underground Garage	
Year Built	1920		1920	
Lk/Wt Type				
WF Name				
Lot Size	N/A		279x171	
Acres	0.00		1.10	
Fdtn Size	820.00		675.00	
Exterior	Brick/Stone		Brick/Stone	
# FP	0		0	
Basement	None		None	
Amenities	Cable, Ceiling Fan(s), Indoor Sprinklers, Kitchen Center		Vaulted Ceiling(s), Washer/Dryer Hookup	

Price	\$295,000	\$299,900
Total Adjustments	\$0	\$0
Adjusted Price	\$295,000	\$299,900

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613



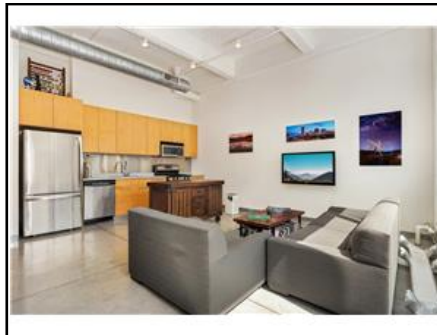


# Comparative Market Analysis

Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #615



700 Washington Avenue N #400

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6720574		6612343	
Status	Active		Active	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$309,900		\$325,000	
Sold Price				
S. Cntrbtn				
Off Mrkt				
Dt Closed				
CDOM	32		183	
Beds	1		1	
Baths	1 / 0		1 / 0	
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Stories	1		1	
Abv Fin SF	810		930	
Blw Fin SF	0		0	
Ttl Fin Sqft	810		930	
Grg Spaces	1		1	
Parking	Assigned, Heated Garage, Underground Garage		Assigned, Attached Garage, Garage Door Opener,	
Year Built	2004		1920	
Lk/Wt Type				
WF Name				
Lot Size	COMMON		0	
Acres	0.00		0.00	
Fdtn Size	810.00		930.00	
Exterior	Brick/Stone		Brick/Stone	
# FP	0		0	
Basement	None		None	
Amenities	Deck		Kitchen Window, Main Floor Primary Bedroom, Vaulted	

Price	\$309,900	\$325,000
Total Adjustments	\$0	\$0
Adjusted Price	\$309,900	\$325,000

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613



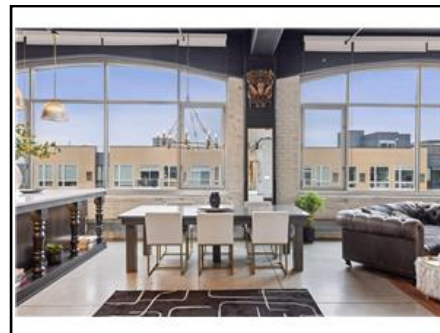
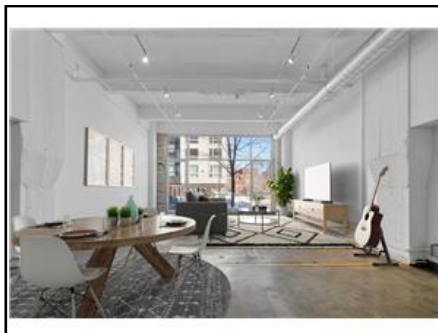


# Comparative Market Analysis

Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #219

700 Washington Avenue N #614

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6680837		6703776	
Status	Active		TNAFS	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$499,900		\$575,000	
Sold Price				
S. Cntrbtn				
Off Mrkt			6/1/25	
Dt Closed				
CDOM	92		30	
Beds	1		2	
Baths	1 / 0		1 / 1	
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Stories	1		1	
Abv Fin SF	1,577		1,330	
Blw Fin SF	0		0	
Ttl Fin Sqft	1,577		1,330	
Grg Spaces	2		2	
Parking	Uncovered/Open		Guest Parking, Parking Garage, Assigned, Attached	
Year Built	1920		1920	
Lk/Wt Type				
WF Name				
Lot Size	0		common	
Acres	1.10		1.10	
Fdtn Size	1,577.00		1,330.00	
Exterior	Brick/Stone		Brick/Stone	
# FP	0		0	
Basement	None		None	
Amenities	Deck, In-Ground Sprinkler, Security System,		City View, Kitchen Center Island, Kitchen Window, Main	

Price	\$499,900	\$575,000
Total Adjustments	\$0	\$0
Adjusted Price	\$499,900	\$575,000

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613







# Comparative Market Analysis

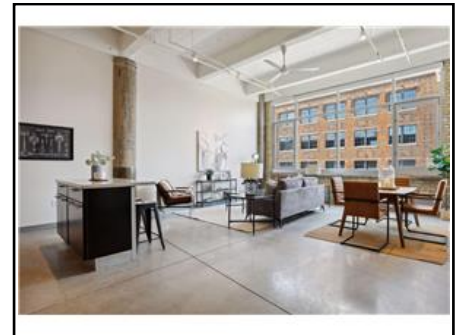
Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #625



700 Washington Avenue N #527

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6608726		6586492	
Status	Closed		Closed	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$335,000		\$364,900	
Sold Price	\$335,000		\$365,000	
S. Cntrbtn	\$0.00		\$0.00	
Off Mrkt	10/9/24		8/29/24	
Dt Closed	10/31/2024		09/24/2024	
CDOM	109		12	
Beds	1		1	
Baths	1 / 0		1 / 0	
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Stories	1		1	
Abv Fin SF	1,058		1,070	
Blw Fin SF	0		0	
Ttl Fin Sqft	1,058		1,070	
Grg Spaces	1		2	
Parking	Parking Garage, Attached Garage, Heated Garage,		Assigned, Heated Garage, Underground Garage	
Year Built	2005		1920	
Lk/Wt Type				
WF Name				
Lot Size	0x0		IRREGULAR	
Acres	1.10		0.00	
Fdtn Size	1,058.00		1,070.00	
Exterior	Brick/Stone		Brick/Stone	
# FP	0		0	
Basement	None		None	
Amenities	Hardwood Floors, Vaulted Ceiling(s)		Deck	

Price	\$335,000	\$365,000
Total Adjustments	\$0	\$0
Adjusted Price	\$335,000	\$365,000

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613



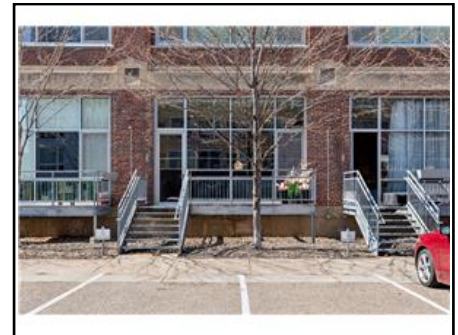


# Comparative Market Analysis

Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #418

700 Washington Avenue N #216

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6679156		6516457	
Status	Closed		Closed	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$489,900		\$530,000	
Sold Price	\$480,000		\$520,000	
S. Cntrbtn	\$0.00		\$0.00	
Off Mrkt	5/13/25		6/9/24	
Dt Closed	06/06/2025		07/02/2024	
CDOM	60		52	
Beds	2		2	
Baths	1 / 1		1 / 0	
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Stories	1		1	
Abv Fin SF	1,310		1,548	
Blw Fin SF	0		0	
Ttl Fin Sqft	1,310		1,548	
Grg Spaces	1		2	
Parking	Heated Garage, Underground Garage		Assigned, Detached Garage, Paved Lot	
Year Built	1920		1920	
Lk/Wt Type				
WF Name				
Lot Size	0		Common	
Acres	1.10		1.10	
Fdtn Size	1,310.00		1,548.00	
Exterior	Brick/Stone		Brick/Stone	
# FP	0		0	
Basement	None		None	
Amenities			Patio	

Price	\$480,000	\$520,000
Total Adjustments	\$0	\$0
Adjusted Price	\$480,000	\$520,000

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613



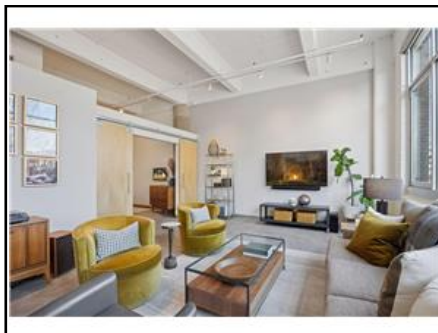


# Comparative Market Analysis

Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #312

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6676637	
Status	Closed	
Sch Dist	0001 - Minneapolis	
Postal City	Minneapolis	
List Price	\$529,900	
Sold Price	\$530,000	
S. Cntrbtn	\$0.00	
Off Mrkt	3/7/25	
Dt Closed	04/16/2025	
CDOM	8	
Beds	2	
Baths	1 / 1	
Sub Type	(CC) High Rise (4+ Levels)	
Stories	1	
Abv Fin SF	1,330	
Blw Fin SF	0	
Ttl Fin Sqft	1,330	
Grg Spaces	2	
Parking	Guest Parking, Parking Garage, Assigned, Garage	
Year Built	1920	
Lk/Wt Type		
WF Name		
Lot Size	279x171	
Acres	1.10	
Fdtn Size	1,330.00	
Exterior	Brick/Stone	
# FP	0	
Basement	None	
Amenities	Cable, Ceiling Fan(s), Indoor Sprinklers, Kitchen Center	

Price	\$530,000
Total Adjustments	\$0
Adjusted Price	\$530,000

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700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613







# Comparative Market Analysis

Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #601



700 Washington Avenue N #413

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6730893		6706347	
Status	Active		Active	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$295,000		\$295,000	
Sold Price				
S. Cntrbtn				
Off Mrkt				
Dt Closed				
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Lk/Wt Type				
WF Name				
Lot Size	279x171		0	
Acres	1.10		1.10	

Price	\$295,000	\$295,000
Total Adjustments	\$0	\$0
Adjusted Price	\$295,000	\$295,000

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700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613





# Comparative Market Analysis

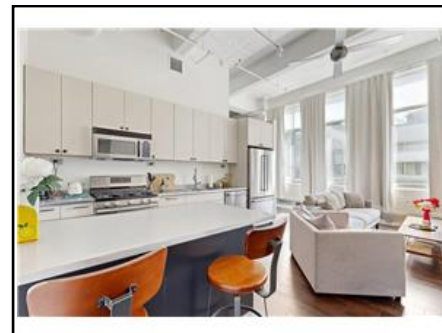
Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #523



700 Washington Avenue N #617

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6675081		6697629	
Status	Active		Active	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$295,000		\$299,900	
Sold Price				
S. Cntrbtn				
Off Mrkt				
Dt Closed				
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Lk/Wt Type				
WF Name				
Lot Size	N/A		279x171	
Acres	0.00		1.10	

Price	\$295,000	\$299,900
Total Adjustments	\$0	\$0
Adjusted Price	\$295,000	\$299,900

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613



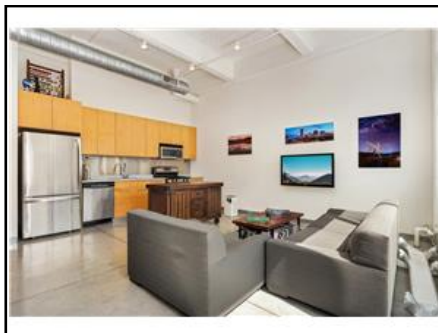


# Comparative Market Analysis

Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #615



700 Washington Avenue N #400

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6720574		6612343	
Status	Active		Active	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$309,900		\$325,000	
Sold Price				
S. Cntrbtn				
Off Mrkt				
Dt Closed				
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Lk/Wt Type				
WF Name				
Lot Size	COMMON		0	
Acres	0.00		0.00	

Price	\$309,900	\$325,000
Total Adjustments	\$0	\$0
Adjusted Price	\$309,900	\$325,000

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613





# Comparative Market Analysis

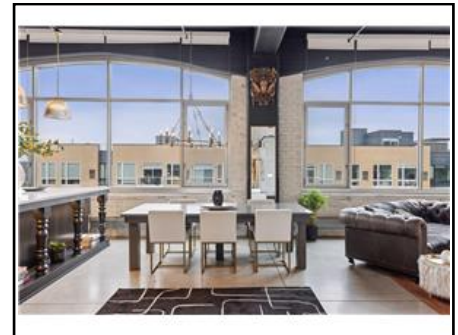
Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #219



700 Washington Avenue N #614

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6680837		6703776	
Status	Active		TNAFS	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$499,900		\$575,000	
Sold Price				
S. Cntrbtn				
Off Mrkt			6/1/25	
Dt Closed				
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Lk/Wt Type				
WF Name				
Lot Size	0		common	
Acres	1.10		1.10	

Price	\$499,900	\$575,000
Total Adjustments	\$0	\$0
Adjusted Price	\$499,900	\$575,000

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700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613





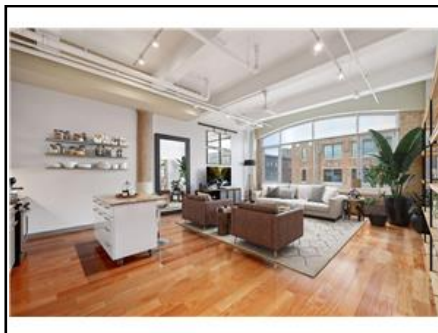


# Comparative Market Analysis

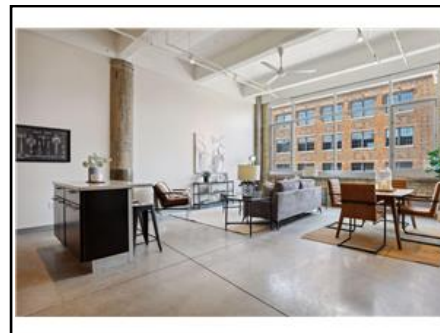
Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #625



700 Washington Avenue N #527

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6608726		6586492	
Status	Closed		Closed	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$335,000		\$364,900	
Sold Price	\$335,000		\$365,000	
S. Cntrbtn	\$0.00		\$0.00	
Off Mrkt	10/9/24		8/29/24	
Dt Closed	10/31/2024		09/24/2024	
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Lk/Wt Type				
WF Name				
Lot Size	0x0		IRREGULAR	
Acres	1.10		0.00	

Price	\$335,000	\$365,000
Total Adjustments	\$0	\$0
Adjusted Price	\$335,000	\$365,000

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613





# Comparative Market Analysis

Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #418

700 Washington Avenue N #216

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6679156		6516457	
Status	Closed		Closed	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$489,900		\$530,000	
Sold Price	\$480,000		\$520,000	
S. Cntrbtn	\$0.00		\$0.00	
Off Mrkt	5/13/25		6/9/24	
Dt Closed	06/06/2025		07/02/2024	
Sub Type	(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Lk/Wt Type				
WF Name				
Lot Size	0		Common	
Acres	1.10		1.10	

Price	\$480,000	\$520,000
Total Adjustments	\$0	\$0
Adjusted Price	\$480,000	\$520,000

Researched and prepared by Joe Grunnet

700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613



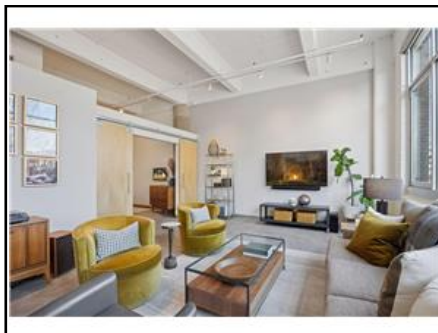


# Comparative Market Analysis

Tuesday, June 17, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



700 Washington Avenue N #312

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6676637	
Status	Closed	
Sch Dist	0001 - Minneapolis	
Postal City	Minneapolis	
List Price	\$529,900	
Sold Price	\$530,000	
S. Cntrbtn	\$0.00	
Off Mrkt	3/7/25	
Dt Closed	04/16/2025	
Sub Type	(CC) High Rise (4+ Levels)	
Lk/Wt Type		
WF Name		
Lot Size	279x171	
Acres	1.10	

Price	\$530,000
Total Adjustments	\$0
Adjusted Price	\$530,000

Researched and prepared by Joe Grunnet

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