Summary of Comparable Listings

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

Single Family												
Address S=	Price	Bds	Bth	GS	TFSF	\$/Sq	Built	Style	Stories	Status Date	DOM	CDOM
Active Listings												
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
Averages:	\$331,386	1.0	1.0	1	914	\$371	1932				67	67
TNAFS Listings												
700 Washington Avenue N #6	\$575,000	2	2	2	1,330	\$432	1920	HIGHR	ONE	06/01/2025	30	30
Averages:	\$575,000	2.0	2.0	2	1,330	\$432	1920				30	30
Closed Listings												
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
Averages:	\$446,000	1.6	1.4	2	1,263	\$352	1937				29	48
Avg All:	\$394,208	1.3	1.2	1	1,080	\$368	1933				50	57
Median of Comparable Listings	3:	\$335,	000									
Average of Comparable Listing	IS:	\$394,	208									



CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #601



700 Washington Avenue N #413

MLS#	Subject Details	<u>Details</u> 6730893	<u>Adjust</u>	<u>Details</u> 6706347	<u>Adjust</u>
Status		Active		Active	
Sch Dist		0001 - Minneapolis		0001 - Minneapolis	
		Minneapolis		Minneapolis	
Postal City List Price		\$295,000		\$295,000	
Sold Price		4200,000		\$200,000	
Solu Price					
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	
Aby 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\$295,000Total Adjustments\$0\$0Adjusted Price\$295,000\$295,000Researched and prepared by Joe Grunnet



CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #523



700 Washington Avenue N #617

		roo Mushington Avenue N		roo mashington Avenue it worr	
MLS#	Subject Details	<u>Details</u> 6675081	<u>Adjust</u>	<u>Details</u> 6697629	<u>Adjust</u>
Status		Active		Active	
Sch Dist					
		0001 - Minneapolis Minneapolis		0001 - Minneapolis Minneapolis	
Postal City List Price		\$295,000		\$299,900	
		\$295,000		\$299,900	
Sold Price					
S. Cntrbtn					
Off Mrkt					
Dt Closed		82		39	
CDOM					
Beds		1		1	
Baths		1/0 (20) Hist Disc (4: Longle)		1/0 (00) High Diag (4) Langle)	
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,		Assigned, Heated Garage,	
		Secured, Storage,		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		Vaulted Ceiling(s),	
		Sprinklers, Kitchen Center		Washer/Dryer Hookup	

Price\$295,000\$299,900Total Adjustments\$0\$0Adjusted Price\$295,000\$299,900Researched and prepared by Joe Grunnet

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

CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #615



700 Washington Avenue N #400

		Ŭ		Ū	
MLS#	Subject Details	<u>Details</u> 6720574	<u>Adjust</u>	<u>Details</u> 6612343	<u>Adjust</u>
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\$325,000Total Adjustments\$0\$0Adjusted Price\$309,900\$325,000Researched and prepared by Joe Grunnet

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

CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #219



700 Washington Avenue N #614

		Too Washington Avenue N #		700 Washington Avenue N #014		
MLS#	Subject Details	<u>Details</u> 6680837	<u>Adjust</u>	<u>Details</u> 6703776	<u>Adjust</u>	
Status		Active		TNAFS		
Sch Dist		0001 - Minneapolis		0001 - Minneapolis		
		Minneapolis		Minneapolis		
Postal City List Price		\$499,900		\$575,000		
Sold Price		φ+00,000		\$575,000		
Solu 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,		City View, Kitchen Center		
		Security System,		Island, Kitchen Window, Main		

\$499,900 \$575,000 Price **Total Adjustments** \$0 \$0 \$499,900 \$575,000 **Adjusted Price** Researched and prepared by Joe Grunnet 700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613

CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #625



700 Washington Avenue N #527

	Outline (Defaile	Details	Adjust	Details	<u>Adjust</u>
MLS#	Subject Details	6608726	<u>Adjust</u>	6586492	Aujusi
M∟3# Status		Closed		Closed	
Sch Dist		0001 - Minneapolis		0001 - Minneapolis	
Postal City		Minneapolis		Minneapolis	
ist Price		\$335,000		\$364,900	
Sold Price		\$335,000		\$365,000	
6. 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	
۲tl Fin Sqft		1,058		1,070	
Grg Spaces		1		2	
Parking		Parking Garage, Attached		Assigned, Heated Garage,	
		Garage, Heated Garage,		Underground Garage	
/ear Built		2005		1920	
.k/Wt Type					
NF Name					
_ot 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\$365,000Total Adjustments\$0\$0Adjusted Price\$335,000\$365,000Researched and prepared by Joe Grunnet



CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #418



700 Washington Avenue N #216

MLS#	Subject Details	<u>Details</u> 6679156	<u>Adjust</u>	<u>Details</u> 6516457	<u>Adjust</u>
Status		Closed		Closed	
Sch Dist					
		0001 - Minneapolis Minneapolis		0001 - Minneapolis Minneapolis	
Postal City		\$489,900		\$530,000	
List Price		\$480,000		\$520,000	
Sold Price		\$480,000		\$0.00	
S. Cntrbtn Off Mrkt		5/13/25		6/9/24	
Dif Wirkt Dt Closed		06/06/2025		07/02/2024	
CDOM		60		52	
Beds		2		2	
Baths		1/1		1/0	
		(CC) High Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Sub Type Stories		1		1	
Aby 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		Assigned, Detached Garage,	
unnig		Garage		Paved Lot	
rear 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	

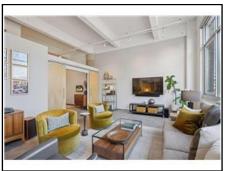
Price\$480,000\$520,000Total Adjustments\$0\$0Adjusted Price\$480,000\$520,000Researched and prepared by Joe Grunnet

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

CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #312

Status Extense Extense Bit 6676637 Status Closed Status 0011 - Minneapolis Postal City Minneapolis List Price \$529,900 Sold Price \$530,000 S. Chribth \$0.00 S. Chribth \$0.00 Off Mrkt 3//125 Dt Closed 64//16/2025 CDOM 8 Beds 2 Baths 1 / 1 Stu Type (CC) High Rise (4+ Levels) Stories 1 Abv Fin SF 1,330 Grg Spaces 2 Parking Garage, Assigned, Garage Grage, Assigned, Garage Garage, Assigned, Garage Year Built 1920 Lt Niv Type U Lot Size 279x171 Acres 1.10 Ftterior Brick/Stone #FtP 0 Basement Cable, Celling Fan(s), Indoor		Subject Details	Details	Adjust
Status Closed Status 0001 - Minneapolis Postal City Minneapolis List Price \$529,900 Sold Price \$530,000 S. Cntrbtn \$0.00 Off Mrkt 37/25 Dt Closed 2 Beds 2 Beds 2 Baths 1 / 1 Sub Type (CC) High Rise (4+ Levels) Stories 1 Abv Fin SF 1,330 Bith SF 0 Grg Spaces 2 Parking Guest Parking, Parking Garage, Assigned, Garage 2 Ver I Name 1.10 LkWt Type 1.20 WF Name 1.30.00 Exterior 1.30.00 Exterior 1.30.00 Exterior 1.30.00 Exterior 1.30.00 Barbane 0 Mone 1.10 Fdtn Size 1.30.00 Exterior 1.30.00 <t< th=""><th>MI C#</th><th>Subject Details</th><th></th><th>Aujust</th></t<>	MI C#	Subject Details		Aujust
Sch Dist 0001 - Minneapolis Postal City Minneapolis List Price S529,900 Sold Price S530,000 S. Cntrbtn S0.00 S. Chtrbtn 307/25 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 Biw Fin SF 0 City Speces 2 Parking Guast Parking, Parking Garage, Assigned, Garage Year Buit LtvWt Type 1 Vert Name 1.10 Fit Size 1.30.00 Exterior 1.30.00 Fit Size 1.30.00 Exterior 1.30.00 Bits 1.00 Fort Size 1.10 Fort Size 1.30.00 Exterior 1.30.00 Birk/Stone 1.30.00 Exterior None <th></th> <th></th> <th></th> <th></th>				
Postal CityMinneapolisList Price\$529,900Sold Price\$530,000Sold Price\$530,000Sold Trice\$0.00Off Mrkt\$7/725Dt Closed04/16/2025CDOM8Beds2Baths1 / 1Sub Type(CC) High Rise (4+ Levels)Stories1Abv Fin SF0Bill Fin Sft0Tt Fin Sqft1,330Grg Spaces2ParkingGarage, Assigned, GarageYear Built1920Lk/Wi Type1.10For Size1.10Fin Size1.30.00Exterior1.330.00Basement0None20Basement0.00Stories0.00Stories1.00Stories1.10Fin Size1.10Fin Size1.330.00ExteriorNoneBasement0Stories1.00Store1.00Store0.00Store1.00Store1.00Store1.00Store1.00Store1.00Store1.00Store1.00Store1.00Store1.00Store0.00Store0.00Store0.00Store0.00Store0.00Store0.00Store0.00Store0.00				
List Price\$529,900Sold Price\$530,000S. Critbin\$0.00Off Mrkt377/25Dt Closed041/42/025CDOM8Beds2Baths1 / 1Sub Type(CC) High Rise (4+ Levels)Stories1Abv Fin SF1,330Bitw Fin SF0Tt H Fin Sqft1,330Grg Spaces2ParkingGuest Parking Garage, Assigned, GarageYear Built1920LkWt Type1.10Frins1.330.00Exterior1.330.00Fit Size1.10Fit Size1.330.00Exterior1.330.00Fit PF0Gasen1.10Fit Size1.30.00ExteriorBrick/StoneFite0Basement0None0Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior1.30.00Storior <th></th> <th></th> <th></th> <th></th>				
Sold Price\$530,000S. Cntribtn\$0.00Off Mrkt3/7/25Dt Closed04/16/2025DDM8Beds2Baths1 / 1Sub Type(CC) High Rise (4+ Levels)Stories1Abv Fin SF1,330Blw Fin SF0Tt Fin Sqft1,330Grg Spaces2ParkingGuest Parking, Parking Garage, Assigned, GarageYear Built1920Lk/WT Type1.10Ff name1.10From1.330.00Exterior1.330.00Btriorise0Acres1.10Fdtn Size1.330.00ExteriorBrick/StoneBasement0None0BasementNone				
S. Cntrbtn\$0.00Off Mrkt3/7/25Dt Closed04/16/2025CDOM8Beds2Baths1/1Sub Type(CC) High Rise (4+ Levels)Stories1Aby Fin SF0O1330Bir Min SF0Grages Assigned, GarageYear BuiltULot Size279x171Acres1.10Fin Size1.330.00ExteriorBick/StoneMF NameUUStoneBasement0None0BasementNone				
Off Mrkt3/7/25Dt Closed04/16/2025CDOM8Beds2Baths1/1Sub Type(CC) High Rise (4+ Levels)Stories1Abv Fin SF0Bith SF0Grg Spaces2ParkingGuest Parking Garage, Assigned, GarageYear Built1.20Lt Size279x171Acres1.30.00Exterior1.30.00For Size1.0For Size1.0For Size1.0Fur Size1.0Fur Size1.30.00ExteriorBrick/Stone# FP0BasementNone				
Dr. Closed04/16/2025DD Closed8Beds2Baths1 / 1Sub Type(CC) High Rise (4+ Levels)Stories1Abv Fin SF1,330Biw Fin SF0Tt I Fin Sqft1,330Grg Spaces2ParkingGuarage, Assigned, GarageYear Built1920Lk/Wt Type1921WF Name1,30.00Exterior1,30.00Fut Size1,30.00ExteriorBrick/StoneBrek/Stone1,30.00BixeriorBrick/StoneBrek/Stone0BasementNone				
CDOM8Beds2Baths1 / 1Sub Type(CC) High Rise (4+ Levels)Stories1Abv Fin SF1,330Biw Fin SF0Tit Fin Sqft1,330Grg Spaces2ParkingGuest Parking, Parking Garage, Assigned, GarageYear Built1920Lk/Wt Type110WF Name1.10Exterior1.30.00ExteriorBrick/Stone# FP0BasementNone				
Beds 2 Baths 1 / 1 Sub Type (CC) High Rise (4+ Levels) Stories 1 Abv Fin SF 1,330 Biw Fin Sqft 0 Ttl Fin Sqft 1,330 Grg Spaces 2 Parking Guest Parking, Parking Garage, Assigned, Garage Year Built 1920 Lk/Wt Type 1920 Ver Name 2 Lot Size 279x171 Acres 1,30.00 Exterior Brick/Stone #FP 0 Basement None				
Baths1 / 1Sub Type(CC) High Rise (4+ Levels)Stories1Abv Fin SF1,330Biw Fin SF0Ttl Fin Sqft1,330Grg Spaces2ParkingGuest Parking, Parking Garage, Assigned, GarageYear Built1920Lk/Wt Type1920WF Name10Cot Size2/9x171Acres1.10Fdtn Size1.330.00ExteriorBrick/Stone# FP0BasementNone				
Sub Type(CC) High Rise (4+ Levels)Stories1Abv Fin SF1,330Biw Fin SF0Ttl Fin Sqft1,330Grg Spaces2ParkingGuest Parking, Parking Garage, Assigned, GarageYear Built1920Lk/Wt Type1920WF Name2Lot Size279x171Acres1,10Fdtn Size1,30.00ExteriorBrick/Stone#FP0BasementNone				
Stories1Abv Fin SF1,330Blw Fin SF0Tit Fin Sqft1,330Grg Spaces2ParkingGuest Parking, Parking Garage, Assigned, GarageYear Built1920Lk/Wt Type1920WF Name1.10Lot Size279x171Acres1.30.00ExteriorBrick/Stone# FP0BasementNone				
Abv Fin SF1,330Abv Fin SF0Ttl Fin Sqft1,330Grg Spaces2ParkingGuest Parking, Parking Garage, Assigned, GarageYear Built1920Lk/Wt TypeWF Name2Lot Size279x171Acres1.10Fdtn Size1,330.00ExteriorBrick/Stone# FP0BasementNone	Sub Type			
Biw Fin SF 0 Ttl Fin Sqft 1,330 Grg Spaces 2 Parking Guest Parking, Parking Garage, Assigned, Garage Year Built 1920 Lk/Wt Type 1920 VF Name 279x171 Acres 1.10 Fdtn Size 1.330.00 Exterior Brick/Stone # FP 0 Basement None	Stories			
Tit Fin Sqft 1,330 Grg Spaces 2 Parking Guest Parking, Parking Garage, Assigned, Garage Year Built 1920 Lk/Wt Type 1920 WF Name 279x171 Acres 1.10 Fdtn Size 1,330.00 Exterior Brick/Stone # FP 0 Basement None	Abv Fin SF			
Grg Spaces2ParkingGuest Parking, Parking Garage, Assigned, GarageYear Built1920Lk/Wt TypeYenWF Name279x171Lot Size279x171Acres1.10Fdtn Size1.330.00ExteriorBrick/Stone# FP0BasementNone				
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	Ttl Fin Sqft			
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	Grg Spaces		2	
Year Built1920Lk/Wt TypeIWF Name279x171Lot Size279x171Acres1.10Fdtn Size1,330.00ExteriorBrick/Stone# FP0BasementNone	Parking			
Lk/Wt Type WF Name Lot Size 279x171 Acres 1.10 Fdtn Size 1,330.00 Exterior Brick/Stone # FP 0 Basement None				
WF Name Lot Size 279x171 Acres 1.10 Fdtn Size 1,330.00 Exterior Brick/Stone # FP 0 Basement None	Year Built		1920	
Lot Size279x171Acres1.10Fdtn Size1,330.00ExteriorBrick/Stone# FP0BasementNone	Lk/Wt Type			
Acres 1.10 Fdtn Size 1,330.00 Exterior Brick/Stone # FP 0 Basement None	WF Name			
Fdtn Size 1,330.00 Exterior Brick/Stone # FP 0 Basement None	Lot Size		279x171	
Exterior Brick/Stone # FP 0 Basement None	Acres		1.10	
# FP 0 Basement None	Fdtn Size		1,330.00	
Basement None	Exterior		Brick/Stone	
	# FP		0	
Amenities Cable, Ceiling Fan(s), Indoor	Basement		None	
Sprinklers, Kitchen Center	Amenities			

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



CMA Price Adjustments This page outlines the subject property versus comparables properties.





700 Washington Avenue N #601



Subject D	etails Detai	ls <u>A</u>	<u>djust</u>	Details	<u>Adjust</u>
MLS#	67308	93		6706347	
Status	Active			Active	
Sch Dist	0001	Minneapolis		0001 - Minneapolis	
Postal City	Minne	apolis		Minneapolis	
List Price	\$295,	000		\$295,000	
Sold Price					
S. Cntrbtn					
Off Mrkt					
Dt Closed					
Sub Type	(CC) I	ligh Rise (4+ Levels)		(CC) High Rise (4+ Levels)	
Lk/Wt Type					
WF Name					
Lot Size	279x1	71		0	
Acres	1.10			1.10	

Price	\$295,000	\$295,000	
Total Adjustments	\$0	\$0	
Adjusted Price	\$295,000	\$295,000	
	Researched and pr	repared by Joe Grunnet	
	700 N Washington Ave No. 101 Minneapolis, MI	N 55401 612-244-6613	

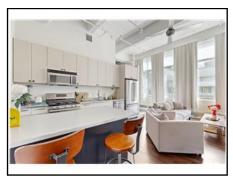
CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #523



Subject Details	<u>Details</u>	<u>Adjust</u>	Details	<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 p	repared by Joe Grunnet	
	700 N Washington Ave No. 101 Minneapolis, M	N 55401 612-244-6613	

CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #615



Subject Details	<u>Details</u>	<u>Adjust</u>	Details	<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 p 700 N Washington Ave No. 101 Minneapolis, M	repared by Joe Grunnet N 55401 612-244-6613

CMA Price Adjustments

This page outlines the subject property versus comparables properties.







700 Washington Avenue N #614

Subj	ect Details	<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
	Researched and p 700 N Washington Ave No. 101 Minneapolis, M	repared by Joe Grunnet

CMA Price Adjustments This page outlines the subject property versus comparables properties.







700 Washington Avenue N #527

Subject Details	<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 p 700 N Washington Ave No. 101 Minneapolis. M	repared by Joe Grunnet

CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #418



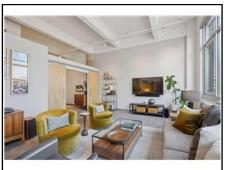
Subject Details	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	6679156		6516457	
Status	Closed		Closed	
Sch Dist	0001 - Minneapolis		0001 - Minneapolis	
Postal City	Minneapolis		Minneapolis	
List Price	\$489,900		\$530,000	
Sold Price	\$480,000		\$520,000	
S. Cntrbtn	\$0.00		\$0.00	
Off 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 p 700 N Washington Ave No. 101 Minneapolis, M	repared by Joe Grunnet N 55401 612-244-6613

CMA Price Adjustments

This page outlines the subject property versus comparables properties.





700 Washington Avenue N #312

	Subject Details	Details	Adjust
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 Total Adjustments Adjusted Price \$530,000 \$0 \$530,000

Researched and prepared by Joe Grunnet 700 N Washington Ave No. 101 Minneapolis, MN 55401 612-244-6613

