

CMS Condo Overall Sales Activity

Activity Between 11/24/2025 and 12/24/2025

Sold

Sold Date	Unit	Model	Co-Broker	Salesperson	Purchaser	SqFt	Base Price	Other	Total Sales Price	\$/SqFt	Closing Incentive	Net Sales Price	Net \$/SqFt	Sold Date	Projected Close Date
11/25/2025	2106	Model E		Small, E	Sam Jones	1,174	\$3,711,000	\$50,400	\$3,761,400	\$3,204	\$0	\$3,761,400	\$3,204	11/25/2025	12/24/2025
November 2025 Total Sold: 1														Co-Broker Part.:0%	
12/22/2025	1108	Model A1	Yes	User, S	Guy Smith	734	\$2,650,300	\$0	\$2,650,300	\$3,611	\$0	\$2,650,300	\$3,611	12/22/2025	01/03/2026
12/24/2025	1001	Model A		User, D	Robert Wolliges	4,000	\$6,401,000	\$0	\$6,401,000	\$1,600	\$0	\$6,401,000	\$1,600	12/24/2025	12/23/2025
12/24/2025	1007	Model E		Small, E	Jose Carbia	1,174	\$3,880,000	\$0	\$3,880,000	\$3,305	\$0	\$3,880,000	\$3,305	12/24/2025	02/23/2029
12/24/2025	1010	Model C	Yes	Small, E	Meghan S. Byham and Smith T. Byh	1,076	\$4,317,000	\$0	\$4,317,000	\$4,012	\$0	\$4,317,000	\$4,012	12/24/2025	02/23/2029
12/24/2025	1011	Model A1		Small, E	Rachel Meers	734	\$3,180,999	\$5,354	\$3,186,353	\$4,341	\$0	\$3,186,353	\$4,341	12/24/2025	02/27/2025
12/24/2025	1101	Model E		Demo, A	Gina Jacks	1,174	\$3,150,000	\$0	\$3,150,000	\$2,683	\$0	\$3,150,000	\$2,683	12/24/2025	02/23/2029
12/24/2025	1102	Model B		Canon, C	Catherine Bell and John Bell	1,761	\$3,958,000	\$0	\$3,958,000	\$2,248	\$0	\$3,958,000	\$2,248	12/24/2025	07/23/2024
12/24/2025	1105	Model B	Yes	Demo, A	Michael Wang	761	\$2,331,000	\$58,300	\$2,389,300	\$3,140	\$0	\$2,389,300	\$3,140	12/24/2025	02/08/2026
12/24/2025	1105	Model B	Yes	Small, E	Cathy Patty	761	\$3,731,604	\$0	\$3,731,604	\$4,904	\$(10,000)	\$3,741,604	\$4,917	12/24/2025	10/06/2026
12/24/2025	1107	Model E		Banson, M	Renee Cipriani	1,174	\$2,378,000	\$0	\$2,378,000	\$2,026	\$0	\$2,378,000	\$2,026	12/24/2025	10/15/2026
12/24/2025	1107	Model E		Small, E	Maddy Chokshi	1,174	\$2,703,000	\$20,000	\$2,723,000	\$2,319	\$0	\$2,723,000	\$2,319	12/24/2025	02/23/2029
12/24/2025	1201	Model E		Small, E	Sherri Broderick	1,174	\$3,562,000	\$40,354	\$3,602,354	\$3,068	\$0	\$3,602,354	\$3,068	12/24/2025	02/28/2025
12/24/2025	1204	Model D		Kanjian, K	Avi Werde	1,214	\$4,248,000	\$(48,000)	\$4,200,000	\$3,460	\$25,000	\$4,175,000	\$3,439	12/24/2025	02/23/2029
12/24/2025	1208	Model A1	Yes	User, S	Guy Smith	734	\$4,110,000	\$(8,500)	\$4,101,500	\$5,588	\$0	\$4,101,500	\$5,588	12/24/2025	12/24/2025
12/24/2025	1212	Model E	Yes	User, S	Guy Smith	1,174	\$4,192,000	\$15,000	\$4,207,000	\$3,583	\$0	\$4,207,000	\$3,583	12/24/2025	06/13/2026
12/24/2025	1402	Model B	Yes	User, S	Jack Nicklaus	761	\$2,999,000	\$0	\$2,999,000	\$3,941	\$0	\$2,999,000	\$3,941	12/24/2025	02/23/2029
12/24/2025	1408	Model A1		User, D	Allan Jones	734	\$2,700,000	\$1,194	\$2,701,194	\$3,680	\$0	\$2,701,194	\$3,680	12/24/2025	02/23/2029
12/24/2025	1411	Model A1		Demo, A	Cardyn Flaniagan	734	\$1,200,999	\$2,945	\$1,203,944	\$1,640	\$25,000	\$1,178,944	\$1,606	12/24/2025	02/23/2029
12/24/2025	1603	Model C1	Yes	Kanjian, K	Test Smith	1,119	\$3,915,000	\$3,300,001	\$7,215,001	\$6,448	\$40,000	\$7,175,001	\$6,412	12/24/2025	02/23/2029
12/24/2025	2008	Model A1	Yes	Kanjian, K	Abby Smith as LLC	734	\$2,330,000	\$(77,600)	\$2,252,400	\$3,069	\$50,000	\$2,202,400	\$3,001	12/24/2025	12/24/2025
12/24/2025	2911	Model A	Yes	Kanjian, K	Connie McGinnis	734	\$2,650,000	\$(110,000)	\$2,540,000	\$3,460	\$0	\$2,540,000	\$3,460	12/24/2025	02/23/2029
12/24/2025	3306	Model E		User, S	Smith	1,174	\$3,370,000	\$(370,000)	\$3,000,000	\$2,555	\$0	\$3,000,000	\$2,555	12/24/2025	02/27/2025
12/24/2025	3810	Model A		Demo, A	501 LLC	1,076	\$3,890,300	\$(22,399)	\$3,867,901	\$3,595	\$0	\$3,867,901	\$3,595	12/24/2025	08/06/2026
December 2025 Total Sold: 23						Total Activity:	25,885	\$77,848,202	\$2,806,649	\$80,654,851		\$130,000	\$80,524,851		Co-Broker Part.:43%
						Average Sale:	1,125	\$3,384,704	\$122,028	\$3,506,733	\$3,116	\$5,652	\$3,501,080	\$3,111	Co-Broker Deals: 10
Overall Total Sold: 24						Total Activity:	27,059	\$81,559,202	\$2,857,049	\$84,416,251		\$130,000	\$84,286,251		Co-Broker Part.: 42%
						Average Sale:	1,127	\$3,398,300	\$119,044	\$3,517,344	\$3,120	\$5,417	\$3,511,927	\$3,115	Co-Broker Deals: 10

CMS Condo Overall Sales Activity

Activity Between 11/24/2025 and 12/24/2025

Closed

Closed Date	Unit	Model	Co-Broker	Salesperson	Purchaser	SqFt	Base Price	Other	Total Sales Price	\$/SqFt	Closing Incentive	Net Sales Price	Net \$/SqFt	Sold Date	Close Date	
12/23/2025	1001	Model A		User, D	Robert Wolliges	4,000	\$6,401,000	\$0	\$6,401,000	\$1,600	\$0	\$6,401,000	\$1,600	12/24/2025	12/23/2025	
12/24/2025	1208	Model A1	Yes	User, S	Guy Smith	734	\$4,110,000	\$(8,500)	\$4,101,500	\$5,588	\$0	\$4,101,500	\$5,588	12/24/2025	12/24/2025	
12/24/2025	2106	Model E		Small, E	Sam Jones	1,174	\$3,711,000	\$50,400	\$3,761,400	\$3,204	\$0	\$3,761,400	\$3,204	11/25/2025	12/24/2025	
December 2025 Total Closed: 3						Total Activity:	5,908	\$14,222,000	\$41,900	\$14,263,900	\$0	\$14,263,900		Co-Broker Part.:33%		
						Average Sale:	1,969	\$4,740,667	\$13,967	\$4,754,633	\$2,414	\$0	\$4,754,633	\$2,414	Co-Broker Deals: 1	
Overall Total Closed: 3						Total Activity:	5,908	\$14,222,000	\$41,900	\$14,263,900	\$0	\$14,263,900		Co-Broker Part.: 33%		
						Average Sale:	1,969	\$4,740,667	\$13,967	\$4,754,633	\$2,414	\$0	\$4,754,633	\$2,414	Co-Broker Deals: 1	

Cancelled

Cancelled Date	Unit	Model	Co-Broker	Salesperson	Purchaser	SqFt	Base Price	Other	Total Sales Price	\$/SqFt	Closing Incentive	Net Sales Price	Net \$/SqFt	Sold Date	Projected Close Date	
12/24/2025	1002	Model B		Small, E	Marlene Lambiaso	2,000	\$9,150,000	\$54,955	\$9,204,955	\$4,602	\$50,000	\$9,154,955	\$4,577	01/04/2026	01/12/2026	
12/24/2025	1105	Model B	Yes	Small, E	Cathy Patty	761	\$3,731,604	\$0	\$3,731,604	\$4,904	\$(10,000)	\$3,741,604	\$4,917	12/24/2025	10/06/2026	
12/24/2025	1107	Model E		Banson, M	Renee Cipriani	1,174	\$2,378,000	\$0	\$2,378,000	\$2,026	\$0	\$2,378,000	\$2,026	12/24/2025	10/15/2026	
12/24/2025	1108	Model A1	Yes	User, S	Guy Smith	734	\$2,650,300	\$0	\$2,650,300	\$3,611	\$0	\$2,650,300	\$3,611	12/22/2025	01/03/2026	
12/24/2025	1706	Model E		Demo, A	Jules Watson and Jaime Soltys	1,174	\$3,687,000	\$0	\$3,687,000	\$3,141	\$0	\$3,687,000	\$3,141	11/09/2024	11/25/2025	
12/24/2025	1910	Model C	Yes	Demo, A	Robert Smiths and Dailila Smiths	1,076	\$3,381,000	\$1,207	\$3,382,207	\$3,143	\$0	\$3,382,207	\$3,143	11/18/2025	10/11/2028	
12/24/2025	2008	Model A1	Yes	Kanjian, K	Abby Smith as LLC	734	\$2,330,000	\$(77,600)	\$2,252,400	\$3,069	\$50,000	\$2,202,400	\$3,001	12/24/2025	12/24/2025	
12/24/2025	2009	Model C	Yes	Small, E	Cathy Pattyhhh	1,076	\$3,452,000	\$21,508	\$3,473,508	\$3,228	\$0	\$3,473,508	\$3,228	11/18/2025	09/25/2026	
12/24/2025	2807	Model E	Yes	Demo, A	Spencer Nauman	1,174	\$4,767,000	\$7,039	\$4,774,039	\$4,066	\$0	\$4,774,039	\$4,066	02/20/2025	10/11/2028	
December 2025 Total Cancelled: 9						Total Activity:	9,903	\$35,526,904	\$7,109	\$35,534,013	\$90,000	\$35,444,013		Co-Broker Part.:67%		
						Average Sale:	1,100	\$3,947,434	\$790	\$3,948,224	\$3,588	\$10,000	\$3,938,224	\$3,579	Co-Broker Deals: 6	
Overall Total Cancelled: 9						Total Activity:	9,903	\$35,526,904	\$7,109	\$35,534,013	\$90,000	\$35,444,013		Co-Broker Part.: 67%		
						Average Sale:	1,100	\$3,947,434	\$790	\$3,948,224	\$3,588	\$10,000	\$3,938,224	\$3,579	Co-Broker Deals: 6	

CMS Condo Overall Sales Activity

Activity Between 11/24/2025 and 12/24/2025

<u>Overall Totals To Date</u>										
	Total #		SqFt	Base Price	Other	Total Sales Price	\$/SqFt	Closing Incentive	Net Sales Price	Net \$/SqFt
Closed	12	Total Activity:	16,407	\$48,096,999	\$(191,533)	\$47,905,466		\$5,000	\$47,900,466	
		Average Sale:	1,367	\$4,008,083	\$(15,961)	\$3,992,122	\$2,920	\$417	\$3,991,706	\$2,920
Executed	15	Total Activity:	16,666	\$53,812,299	\$3,260,216	\$57,072,515		\$90,000	\$56,982,515	
		Average Sale:	1,111	\$3,587,487	\$217,348	\$3,804,834	\$3,424	\$6,000	\$3,798,834	\$3,419
CMS Condo Total:	27	Total Activity:	33,073	\$101,909,298	\$3,068,683	\$104,977,981		\$95,000	\$104,882,981	
		Average Sale:	1,225	\$3,774,418	\$113,655	\$3,888,073	\$3,174	\$3,519	\$3,884,555	\$3,171