



November 3, 2011

The Edge Passes 75% Sold, Averaging 30 Units/Month for 2011

By Kelsey Keith

Solidly in Q4 and no update from The Most Popular Building in Town: for shame! As you may recall, between January and June, polarizing Williamsburg development **The Edge** sold more units (144) than any other building did in all of 2010. Now, MNS reports its 350th closing which puts it at 75% sold and 200 for the year. Over the summer, three penthouses went for over \$2 million each, but how are those other sale prices looking?

The larger **South tower** is chugging right along: 40 units have sold since August. As for the remainders, sixteen units are available, four of which have been pricechopped since the last update, and four of which are now more expensive. Riddle us that!

PAST ACTIVITY FOR THIS BUILDING		Sales (335)	Rentals (42)	EXPORT				
Date	Unit	Recorded Sales		Previous Listings (may or may not have sold)				
		Closing Price		Listing Price	Status	Bedrooms	Baths	Sqft
11/01/2011	#3FS	-		\$590,000		1 bed	1 bath	701 ft ²
10/25/2011	#21DS	-		\$1,270,000		2 beds	2 baths	1,157 ft ²
10/24/2011	#20B	\$677,136		-				
10/17/2011	#28KL+	\$1,949,439		-				
10/06/2011	#8J+	\$826,500		-				
09/30/2011	#27C+	\$1,336,453		-				
09/29/2011	#24K+	\$1,048,797		-				
09/29/2011	#12B	\$640,000		-				
09/28/2011	#23I	\$480,000		-				
09/27/2011	#4F	\$656,771		-				
09/26/2011	#7C	\$1,135,348		-				
09/26/2011	#15E	\$400,530		-				
09/22/2011	#6N	\$415,000		-				
09/22/2011	#6T	\$610,000		-				
09/20/2011	#PH3G	\$1,678,076	-13.9%	\$1,950,000	Sold	3 beds	3 baths	1,532 ft ²
09/19/2011	#8T+	\$549,855		-				
09/16/2011	#4N	-		\$499,000		1 bed	1 bath	645 ft ²
09/15/2011	#12J	\$745,000		-				
09/13/2011	#21B+	\$680,000		-				
09/12/2011	#7A	\$529,490		-				
09/09/2011	#27JS	-		\$885,000		2 beds	2 baths	920 ft ²
09/09/2011	#24ES	-		\$455,000 †		studio	1 bath	490 ft ²
09/09/2011	#26CS	-		\$1,340,000		2 beds	2 baths	1,110 ft ²
09/09/2011	#28AS	-		\$735,000 †		1 bed	1 bath	681 ft ²
09/07/2011	#17D	\$1,165,896		-				
09/02/2011	#4N	-		\$499,000		1 bed	1 bath	645 ft ²
09/01/2011	#12A	\$629,024		-				
08/30/2011	#28C	\$1,290,000		-				
08/30/2011	#25C	\$1,260,000		-				
08/30/2011	#9C+	\$1,158,259		-				
08/30/2011	#24C	\$1,250,000		-				
08/25/2011	#25J+	\$831,000		-				
08/24/2011	#16A+	\$635,000		-				
08/18/2011	#21F	\$436,020		-				
08/17/2011	#18A	\$661,862		-				
08/15/2011	#9B	\$580,000		-				
08/05/2011	#5B	\$514,216		-				

In the **North tower**, 26 apartments have sold in the same time period, several with slightly discounted pricing. There are 15 active listings, another four of which are offered at a slim discount. Broker **Jedi mind tricks**? Seems to be working.

PAST ACTIVITY FOR THIS BUILDING		Sales (170)	Rentals (13)	EXPORT			
Date	Unit	Recorded Sales Closing Price	Previous Listings Listing Price	Status	Bedrooms	Baths	Sqft
10/26/2011	#8W	\$651,680	-				
10/25/2011	#98N	-	\$1,265,000		2 beds	2 baths	1,170 ft ²
10/17/2011	#6G	\$707,683	-				
10/06/2011	#4DDN	-	\$640,000		2 beds	1 bath	859 ft ²
09/23/2011	#5F	\$725,000 5.8%	\$770,000	Sold	2 beds	2 baths	952 ft ²
09/20/2011	#4E	\$529,490 6.3%	\$565,000	Sold	1 bed	1 bath	717 ft ²
09/16/2011	#2C	\$475,000 3.1%	\$490,000	Sold	1 bed	1 bath	670 ft ²
09/14/2011	#5G	\$687,500	-				
09/09/2011	#7AN	-	\$765,000		2 beds	2 baths	892 ft ²
09/09/2011	#4ON	-	\$1,190,000		2 beds	2 baths	1,189 ft ²
09/09/2011	#5FN	-	\$770,000		2 beds	2 baths	952 ft ²
09/08/2011	#2B	\$524,398	-				
08/31/2011	#4X	\$825,000	-				
08/30/2011	#3E	\$519,307	-				
08/30/2011	#2S	\$829,873	-				
08/26/2011	#4C	\$480,000	-				
08/17/2011	#8C	\$519,307	-				
08/12/2011	#6C	\$495,000 2.9%	\$510,000	Sold	1 bed	1 bath	670 ft ²
08/10/2011	#7S+	\$1,316,200	-				
08/08/2011	#4G	\$665,000	-				
08/03/2011	#6CN	-	\$510,000		1 bed	1 bath	670 ft ²
08/03/2011	#10AN	-	\$795,000		2 beds	2 baths	892 ft ²
08/03/2011	#2CN	-	\$490,000		1 bed	1 bath	670 ft ²
08/03/2011	#7RN	-	\$1,430,000 †		2 beds	3 baths	1,641 ft ²
08/03/2011	#4GN	-	\$705,000 †		2 beds	2 baths	884 ft ²
08/03/2011	#4CC	\$489,255 9.4%	\$540,000	Sold	1 bed	1 bath	685 ft ²