

1,900/sf "Commuter Dream" Condo
March 2019 Market FACTS

BEST Commuter Dream Condo
for WORST California Commute!

FACT: The San Francisco Bay Area today is California's WORST commute with *few LARGE* 1,900/sf 3 bed/3 bath/2-car attached garage condos *located near BART (Bay Area Rapid Transit)*.

FACT: *SMALLER* Walnut Creek "apartment building style" condos recently sold at average \$716/PPSF, *were not located near BART* and did not have 3 bed/3 bath/extra den/private garage. The just-listed, 3-story *LARGER* 1,900/sf END-UNIT *across from BART* has 3 bed/3 bath/extra den "wing"/2-car attached garage/no neighbor above or below.
(1,900/sf x \$716/Average SOLD PPSF = \$1,360,400)

FACT: *LARGER* recently-sold, "older" Walnut Creek condos (1,900/sf) did not have 3 bed/3 bath, *were not near BART* but closed at *AVERAGE* SOLD Price of \$1,451,583 and *MEDIAN* SOLD Price of \$1,350,000. The newly-listed, architect-designed, 1,900/sf "Commuter Dream" condo, built in 2001, has 3 bed/3 bath/extra den "wing"/attached 2-car garage AND *priceless proximity to Walnut Creek Contra Costa Centre BART*.

FACT: Walnut Creek 1,900/sf "NEW CONSTRUCTION" 3 bed/3 bath condos *NOT near BART* on the March 2019 "Active" market are priced at \$1,320,000.

Walnut Creek 1,900/sf "Commuter Dream" Condo
March 2019 Market Price Summary

Smaller SOLD: \$1,360,400 (PPSF);

Older* 1,900/sf SOLD: \$1,451,583 (Average) & \$1,350,000 (Median);
**Older = built before year 2000*

New Construction 1,900/sf ACTIVE as of March 2019: \$1,320,000 (March 2019 Asking Price).

**Unlike the now-listed 1,900/sf "Commuter Dream" condo end-unit
across from Walnut Creek Contra Costa Centre BART,
none of the above condo comps boasts *priceless* proximity to BART!**

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