

CITY OF SALEM MULTI-FAMILY SALES 2007-10

Map No.	Multi Sale	Address	Zoned	MULTI-FAMILY BLGS		Land Size Acre	Sale Year	Sale Date	Sale Price	Price Per SFT	Price Per Unit	Remarks
				Sq Feet	Units							
078-3-5	N	24-129 Otter Avenue	RMF	134640	144	9.807	2008	8/15/2008	\$4,500,000.00	\$33.42	\$31,250.00	Section 236 "Affordable Housing" Units OAK PARK
087-3-2	N	416 Academy Street	RMF	3,720	6	0.441	2007	12/23/2007	\$375,000.00	\$100.81	\$62,500.00	Historic Dwelling with 6 Units Good Quality
147-4-9	N	Elizabeth and Idaho St	RMF	18,350	24	0.836	2007	5/29/2007	\$1,216,000.00	\$66.27	\$50,666.67	Older Units/ Some Update/ Average Quality 7.17 Cap Rate
182-2-2	N	918 Central Avenue	RMF	5,677	7	0.448	2007	2/21/2007	\$350,000.00	\$61.65	\$50,000.00	Flood Plain/Average Quality GIM 8.77
214-3-25	N	1015 Page Street	RMF	3,886	6	0.4548	2007	12/3/2007	\$290,000.00	\$74.63	\$48,333.33	2 Story Avg-Good Quality 2 apts in Bsmt
277-2-1	N	Lancing Drive	RMF	352,473	276	20.181	2008	10/2/2008	\$4,300,000.00	\$12.20	\$15,579.71	Floodway/ Avg-Good/ Constant Flood History