

Addendum: Recent Changes in the Watergarden Condominium Marketplace

Since the original publication of the Feature Residence True Cost Comparison and Smart Purchase Advantage worksheets approximately three weeks ago, there have been notable changes within the Watergarden condominium marketplace.

At present, there are approximately 12 active listings in the building. Of these, several may be considered comparable, in varying degrees, to Unit 1403. The following reflects my professional opinion, informed by conversations with fellow realtors and colleagues.

Unit	List Price	Condition	Strengths	Considerations	Overall Perspective
1509	\$949,000	Nicely remodeled	Updated interior	Very limited and very restricted views; balcony also has limited exposure	Remodeling adds appeal, however limited exposure impacts desirability
2303	\$875,000	Mostly original	Higher floor positioning	135 days on market; above sweet spot; requires renovation	\$75K-\$150K renovation + risk reduces true value
1603	\$869,000	Original / outdated	Moonglow stack	175 days on market; full renovation required	Renovation costs and risks impact value
1401	\$1,195,000	Remodeled (2-bedroom)	High-quality updates	Extended time on market; price reductions	Appears overpriced relative to market response
1104	\$1,067,000	Nicely remodeled	Updated finishes	Bridge exposure; limited space; constrained layout	Functional limitations reduce appeal
610	\$880,000	Nicely remodeled	Moonglow stack	Very low floor; very limited views; wood versus ceramic porcelain tile flooring	Low elevation impacts long-term desirability

Market Perspective

The generally accepted “sweet spot” within Watergarden is floors 12–18, offering the best balance of elevation, views, and livability.

Buyers should consider renovation costs, time delays, opportunity cost, contractor risk, carrying expenses, and unforeseen issues when evaluating true value.

Strategic Positioning: Unit 1403

Unit 1403 presents a more balanced combination of elevation, view, usability, and overall value relative to competing inventory.