

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

VOLUME 11, ISSUE 9

An Official Wynmoor Publication

MARCH 2021



Despite Pandemic, Sale Prices Continue To Rise Throughout Wynmoor

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For the 11th consecutive year the average sales price of a condominium unit in Wynmoor rose.

The association sales totals listed on Pages 2 and 3 of this newsletter don't tell the entire story. A worldwide pandemic failed to slow sales as 346 units were sold in Wynmoor during 2020, totaling \$40,449,749 in sales. That's an average of \$116,907 per sale an increase of nearly \$7,000 per unit over the 2020 average of \$110,039.

Since 2010, the average sales price has risen \$68,843 per unit. (see chart on the right)

Seventy-six units sold for \$150,000 or more during 2020 with a high of \$305,000 in Bimini (Building 3501). Other top sellers included \$223,000 in Andros (Building 1805), \$220,000 in Victoria J (Building 2905), \$215,000 in Bimini (Building 3404), \$213,900 in Bimini (Building 3404) and \$213,000 in Portofino II (Building 3204).

Overall, there were 11 units that sold for more than \$200,000 in 2020, an increase of three from 2019.

YEAR	SALES	AVG.
2010	318	\$48,064
2011	364	\$48,990
2012	397	\$50,854
2013	399	\$62,620
2014	378	\$71,200
2015	419	\$74,707
2016	414	\$85,117
2017	417	\$91,488
2018	399	\$101,037
2019	371	\$110,039
2020	346	\$116,907

2020 Sales Total By Association

ABACO 2B-2B: 9 Sales, Avg. \$127,489 2B-BL: 6 Sales, Avg. \$150,167 2B-BD: 2 sales, Avg. \$157,450	ANDROS 2B-2B: 3 Sales, Avg. \$122,333 2B-BL: 5 Sales, Avg. \$165,200 2B-BD: 4 Sales, Avg. \$161,125	ANTIGUA IA (2505) 2B-2B: 3 Sales, Avg. \$110,000 2B-BD: 0 Sales
ANTIGUA IB (2504) 2B-2B: 5 Sales, Avg. \$104,598 2B-BD: 1 Sale for \$125,000	ANTIGUA IC (2503) 1 BED: 1 Sale for \$75,000 2B-2B: 0 Sales 2B-BD: 0 Sales	ANTIGUA ID (2502) 2B-2B: 4 Sales, Avg. \$141,000 2B-BD: 2 Sales, Avg. \$97,500
ANTIGUA IE (2501) 2B-2B: 3 Sales, Avg. \$128,800 2B-BD: 1 Sale for \$35,000	ANTIGUA II 1 BED: 7 Sales, Avg. \$58,071 2B-2B: 5 Sales, Avg. \$105,000 2B-BD: 2 Sales, Avg. \$120,000	ARUBA 1 BED: 1 Sale for \$89,900 2B-2B: 3 Sales, Avg. \$148,333 2B-BL: 7 Sales, Avg. \$136,757 2B-BD: 2 Sales, Avg. \$187,500
BAHAMA STU: 3 Sales, Avg. \$47,500 1 BED: 8 Sales, Avg. \$64,550 2B-2B: 12 Sales, Avg. \$84,333 3 BED: 3 Sales, Avg. \$99,500	BERMUDA 1 BED: 3 Sales, Avg. \$63,667 2B-2B: 12 Sales, Avg. \$98,600 2B-BD: 3 Sales, Avg. \$109,000	BIMINI 1 BED: 3 Sales, Avg. \$84,000 2B-2B: 4 Sales, Avg. \$123,750 2B-BL: 4 Sales, Avg. \$160,200 2B-BD: 6 Sales, Avg. \$206,500

KEY: (number under each category is the number of sales)
 STU: denotes Studio Apt.
 1 BED: denotes one bedroom/one bath and one bedroom/1-1/2 bath
 2B-2B: denotes two bedroom/two bath
 2B-BL: denotes two bedroom/two bath luxury
 2B-BD: denotes two bedroom/two bath deluxe

CAYMAN 2B-2B: 0 Sales 2B-BL: 4 Sales, Avg. \$134,625 2B-BD: 4 Sales, Avg. \$133,750	ELEUTHERA 1 BED: 3 Sales, Avg. \$75,500 2B-2B: 3 Sales, Avg. \$178,333 2B-BL: 3 Sales, Avg. \$164,333 2B-BD: 5 Sales, Avg. \$142,580	GRANADA 1 BED: 1 Sale for \$77,000 2B-2B: 26 Sales, Avg. \$142,596 2B-BD: 5 Sales, Avg. \$139,950
LUCAYA I 1 BED: 3 Sales, Avg. \$61,333 2B-2B: 19 Sales, Avg. \$108,342 2B-BD: 2 Sales, Avg. \$110,000	LUCAYA II 1 BED: 0 Sales 2B-2B: 16 Sales, Avg. \$116,700 2B-BD: 0 Sales	MARTINIQUE I STU: 0 Sales 1 BED: 2 Sales, Avg. \$65,500 2B-2B: 5 Sales, Avg. \$101,900 2B-BD: 0 Sales
MARTINIQUE IIA (4702) 2B-2B: 3 Sales, Avg. \$120,000 2B-BD: 1 Sale for \$109,900	MARTINIQUE IIB (4701) 1 BED: 1 Sale for \$70,000 2B-2B: 0 Sales 2B-BD: 1 Sale for \$125,000	MARTINIQUE IIC (4402) 2B-2B: 2 Sales, Avg. \$115,500 2B-BD: 1 Sale for \$110,000

MARTINIQUE IID (4401) 2B-2B: 1 Sale for \$95,000 2B-BD: 1 Sale for \$171,000



2020 Sales Total By Association

MARTINIQUE IIE (4302) 1 BED: 1 Sale for \$75,000 2B-2B: 2 Sales, Avg. \$123,950 2B-BD: 0 Sales	MARTINIQUE IIF (4301) 2B-2B: 1 Sale for \$72,000 2B-BD: 1 Sale for \$199,000	MARTINIQUE III (4801) STU: 0 Sales 1 BED: 0 Sales 2B-2B: 2 sales, Avg. \$148,500 3 BED: 10 Sales
NASSAU STU: 0 Sales 1 BED: 4 Sales, Avg. \$69,500 2B-2B: 6 Sales, Avg. \$88,650 3 BED: 0 Sales	NASSAU WEST I STU: 1 Sale for \$38,000 1 BED: 1 Sale for \$87,500 2B-2B: 2 Sales, Avg. \$105,500 2B-BD: 0 Sales	NASSAU WEST II STU: 0 Sales 1 BED: 1 Sale for \$75,000 2B-2B: 5 Sales, Avg. \$83,700 3 BED: 0 Sales
PORTOFINO IA (3002) 2B-2B: 0 Sales 2B-BD: 0 Sales	PORTOFINO IB (3001) 2B-2B: 0 Sales 2B-BD: 0 Sales	PORTOFINO IC (3005) 2B-2B: 4 Sales, Avg. \$128,650 2B-BD: 2 Sales, Avg. \$163,750
PORTOFINO ID (3004) 2B-2B: 5 Sales, Avg. \$118,900 2B-BD: 0 Sales	PORTOFINO IE (3003) 2B-2B: 3 Sales, Avg. \$121,000 2B-BD: 0 Sales	PORTOFINO II 1 BED: 2 Sales, Avg. \$107,500 2B-2B: 19 Sales, Avg. \$138,470 2B-BD: 2 Sales, Avg. \$145,000

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 2B-BD: denotes two bedroom/two bath deluxe

VICTORIA A (2804) 2B-2B: 3 Sales, Avg. \$128,833 2B-BD: 0 Sales	VICTORIA B (2801) 1 BED: 1 Sale for \$89,000 2B-2B: 1 Sale for \$205,000 2B-BD: 1 sale for \$130,000	VICTORIA C (2802) 2B-2B: 2 Sales, Avg. \$1149,750 2B-BD: 0 Sales
VICTORIA D (2803) 2B-2B: 4 Sales, Avg. \$122,250 2B-BD: 0 Sales	VICTORIA E (2902) 2B-2B: 0 Sales 2B-BD: 0 Sales	VICTORIA F (2901) 2B-2B: 3 Sales, Avg. \$125,667 2B-BD: 0 Sales
VICTORIA G (2903) 1 BED: 2 Sales, Avg. \$76,250 2B-2B: 2 Sales, Avg. \$127,500 2B-BD: 1 Sale for \$145,500	VICTORIA H (2904) 1 BED: 2 Sales, Avg. \$87,000 2B-2B: 0 Sales 2B, BD: 0 Sales	VICTORIA J (2905) 1 BED: 1 Sale for \$60,000 2B-2B: 2 Sales, Avg. \$110,000 2B-BD: 2 Sales, Avg. \$167,500

VICTORIA K (2805) 1 BED: 0 Sales 2B-2B: 1 Sale for \$122,000 2B-BD: 0 Sales

