



# nerej

## **Fox and Greene of Compass sell East Side condo for \$1.645 million**

February 10, 2023 - Rhode Island



77 South Angell Street, Wayland Square - Providence, RI

Providence, RI Compass negotiated the sale of 77 South Angell St., Unit 101, marking the highest condominium sale in the history of the East Side of Providence.\* The apartment sited in Wayland Sq. closed for \$1.645 million. Compass sales associates participated in both sides of this record transaction, with Kevin Fox representing the seller and Kira Greene representing the buyer.

The property was under contract after just seven days on the market, which is 21 days fewer than the 2022 market average for condominiums on the East Side.\*\* Fox has closed more units at 77

South Angell than any other sales associate.\*\*\*

“77 South Angell is a rarity in the Providence real estate market due to its convenient location and one-of-a-kind design,” said Fox. “Having sold all eleven units when construction completed in 2008, and many units a second time since then, it is clear to me that the investment value in boutique condominiums in centrally located urban areas is still strong going into 2023”.

“The demand for accessible, single-level condo living is very high, particularly on the East Side. Buyers who are downsizing want a walkable neighborhood and proximity to arts, entertainment, and restaurants,” said Greene. “After a long search, it was truly gratifying to be able to help my clients locate their perfect spot just a block away from Wayland Sq.”

77 South Angell is a building with 11 custom-designed units. Unit 101 is a single-level apartment with direct elevator access, two bedrooms, two-and-one-half bathrooms, and two parking spaces in the heated garage. Brazilian cherry floors, nine-foot ceilings, window shutters, crown molding, and wood trim are some of the high-end finishes throughout the interior. Walls of windows in the living room provide natural light. The kitchen and dining area offer access to a private 600 s/f patio. Whole Foods and Wayland Sq.’s many shops, restaurants, and cafes are nearby.

2022 marked a banner year for Compass agents in New England. In 2022, Compass agents represented over \$1B in Rhode Island real estate transactions alone.\*\*\*\*

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only.

\*Closing price and top sale information is based on information from the Rhode Island Statewide MLS for the period of 1.1.93 – 1.19.23 for 02906 zip code. The MLS does not guarantee and is not in any way responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activity in the market.

\*\*Days on market analysis is based on information from the Rhode Island Statewide MLS for the period of 1.1.22 – 1.19.23. The MLS does not guarantee and is not in any way responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activity in the market.

\*\*\*Number of units sold is based on information from the Rhode Island Statewide MLS for the period of 1.1.08 – 1.19.23. The MLS does not guarantee and is not in any way responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activity in the market.

\*\*\*\*Data is based on sales volume of real estate transactions, and top RI Sales, closed between 1.1.22 – 12.31.22 in the Rhode Island State-Wide Multiple Listing Service. Sales volume for Compass in Rhode Island includes Lila Delman Compass, Randall Realtors Compass, and Compass brokerages. Non MLS sales included in the \$1B+ figure.

†T. Velt, “RealTrends 500: The Rise of Compass,” RealTrends, Online, HW Media, 3/25/2022,

<https://www.realtrends.com/realtrends-500-the-rise-of-compass/>.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540