

THE GIBBS GATEWAY NEIGHBORHOODS



2010

Part of the Canton Neighborhood Project

The Gibbs Gateway Neighborhoods

INTRODUCTION

The Gibbs neighborhood is a general name given for an area. Much of the area is not served by Gibbs School, nor is much of the area tied to Gibbs Avenue NE. The area included in the Gibbs designation starts at 12th Street NE and continues northward to 19th Street NE. The western boundary is Cherry Avenue NE and the eastern boundary is the railroad tracks east of Maple Avenue NE.

To avoid compounding this confusion, these workplans will define the various neighborhoods based on how they function as places where people live and the nature of the housing stock. Fortunately, these definitions more closely follow the actual school service areas and better reflect the district boundaries of the city council. To achieve this redefining, the community has been focused on three areas, with each serving as a gateway to other neighborhoods. That gateway function is what makes these three places so important.

The first designated area is the collection of blocks closest to Gibbs Elementary School. Generally speaking, this area is older and has more vacant properties but benefits from the recently renovated Gibbs School. For the purpose of this workplan, the neighborhood is called Gibbs Schoolview. The neighborhood includes the blocks above 12th Street NE to 15th Street NE with Shriver Avenue NE as the eastern boundary and with Cherry Avenue NE as the western edge.

This second Gibbs neighborhood is located above 15th Street NE as the ground rises to the north to 19th Street NE. Again, Shriver and Cherry Avenues are the eastern and western boundaries. Gibbs Street NE is the spine of the community so the workplan designates the area as Gibbs Northridge. In many ways it is a key gateway to the neighborhoods above 19th Street NE. The areas above and below 19th Street NE are served by Belle Stone Elementary School and share city council representation.

The third community is the eastern portion of the larger Gibbs area. St. Elmo Street NE defines it on the west and the railroad tracks define it on the east. What is most important about this area is the fact that so many streets terminate or feed into Maple Avenue NE, a thoroughfare that carries extensive traffic. This traffic includes a heavy flow of cars and trucks that serve the local industry. Like the other two parts of Gibbs, this community is a critical gateway because it serves the thriving, but vulnerable neighborhoods to the north.

The most critical feature along Maple Avenue NE is a narrow right-of-way, which is in extremely poor condition. This is troubling because the sidewalks are not set back from the busy road and some of the houses have porch fronts close to the street. Even though Maple leads to a lovely park and eventually to fine housing, such as the Colonial Boulevard neighborhood, the status of the area as a gateway is, in fact, a problem. The Gibbs Maple Avenue neighborhood is a very livable community with one principal negative feature. While no workplan has been completed for this area, it is strongly recommended that the city leaders make a serious and prompt commitment to rebuilding Maple Avenue NE as a safer road for drivers and pedestrians alike. At that point, it is suggested that a workplan be completed that treats this community as a single place from 12th Street NE to 25th Street NE. The following are two workplans. One workplan will be for Gibbs Schoolview and the other for Gibbs Northridge.

GIBBS SCHOOLVIEW: THE SOUTH GATEWAY

NEIGHBORHOOD BOUNDARIES

North	East	South	West
15 th St NE (both sides)	Shriver Ave NE	12 th St NE (north side only)	Cherry Ave NE

NEIGHBORHOOD DESCRIPTION

Description	Number
Single family houses	278
Duplexes	23
Multi-family	2
# of nonresidential buildings	12
Vacant Residential Land Parcels	2
Average year built*	1925
Average size*	1,265 square feet
Properties lived in by homeowner*	128 (48% of known)
Investment Properties*	141 (52% of known)
Unknown owner/rental*	9
# abandoned of surveyed	28
# below standard of surveyed	108
# standard and above of surveyed	50

*Single-family homes only

WORKPLAN

This neighborhood is formed by a cluster of blocks immediately adjacent to or near Gibbs Elementary School. As previously noted, the community spans from 12th Street NE, north to 15th Street NE, and from Cherry Street NE, east to Shriver Street NE. Of course, the Gibbs School is the defining landmark but there is also a substantial church facility, some neighborhood commercial services, and the Fisher’s Supermarket on the western boundary. Cherry Avenue NE and 12th Street NE are the busiest streets, but Gibbs Street NE is also a major internal thoroughfare. Most of the streets are wide and easily navigated, but there are also a few, very small streets internal to blocks. These streets often have the most modest housing and have very limited parking and sidewalks.



The neighborhood consists primarily of single-family houses, although there are a number of duplexes and some commercial structures, both in use and vacant. There are about 300 houses, with 23 being duplexes and 2 being used by multi-families. Of the 278 single-family houses, roughly half are owner-occupied while the others are rentals. Many of the homeowner properties are concentrated in the western part of the neighborhood where the houses are somewhat smaller and newer.

The single-family houses, whether owner-occupied or rented, are generally similar. Beyond the more modern, smaller houses in the western part of the neighborhood, most of the houses are frame construction and have two floors. The bedrooms and a single bathroom are generally upstairs and the kitchen and living areas are on the first floor. Some of these properties are sited well above the street level but most are only slightly raised and are entered through a porch. In these terms, Gibbs Schoolview is much like the majority of the older neighborhoods in Canton and the housing suffers from most of the common concerns. Utility costs are high due to poor insulation and old-fashioned windows and doors. Maintenance is difficult due to the height of the structures and the age of the houses. Improvements are limited because the houses aren't particularly competitive in the Canton housing market, which is to say that a newer house can be purchased elsewhere for little more than the cost of purchase and minimal repairs here.



Fortunately, because prices have been low for a number of years, homeowners have been able to buy even with limited incomes. As noted, in the western part of the neighborhood, the smaller, more manageable houses have retained more homeowners.

There have been seven properties sold in the neighborhood in the past six months. (One of the seven properties was a duplex.) Sale prices for single-family homes ranged from \$4,000 to \$35,500. The properties were on the market for an average of 139 days before selling. One house is currently pending sale, with the listing price being \$50,900. This house has been on the market for 167 days.

As of this writing, three properties are for sale in the neighborhood. Listing prices range from \$9,500 to \$48,000. These properties have been on the market for an average of 153 days. There are four properties in the neighborhood whose listing has recently expired without selling (one was a four-family unit). These properties were on the market for an average of 142 days before expiring. One property was withdrawn from the market; the property was listed for \$29,000.

This range of sales prices deserves further study over the next few months. It is uncommon for houses in at-risk neighborhoods to sell for over \$20,000. A higher price usually means a homeowner purchase and the availability of mortgages for such home buying is very limited. The fact that both Gibbs Schoolview and Gibbs Northridge can attract some homebuyers shows that there is a market for quality housing in these two neighborhoods. However, the explanations for this continuing real estate activity are not obvious.



Although the school, the church, and the Fisher's supermarket are at the core of the civic culture, there are concerns about neighborhood stability and safety. There's no history of a local nonprofit or resident group being able to deal with the ongoing disinvestment. While there is a strong voice on the city council, Gibbs Schoolview is just one of many disinvesting neighborhoods in the city. It has no particular status as a historic site, no special status in terms of location, and there is no history of resident involvement.

What Schoolview does have is an active neighborhood life. Abandonment hasn't proceeded far enough that the neighborhood lacks vitality. There is energy, especially close to the school. For this reason, major emphasis must be put on the school and the blocks immediately around the school. There should be a focus on strengthening Gibbs Schoolview as a safe, desirable, small neighborhood with a central core that is viable.

Therefore, the initial actions in Gibbs Schoolview must directly relate to the school and must create a sense of safety and pride around the building. Unfortunately, the images around the school don't support the community. At the present time there are three abandoned houses immediately to the north of the school and two more just to the east. Within a block or two of the school, there are a total of nine abandoned houses and a number of vacant houses. Some of these vacant houses are on the market for sale, but there appears to be little likelihood that they will sell in the near future. An overwhelming image of the neighborhood is its failing housing located next to its strongest asset.



To deal with this conundrum, it is vital that the neighbors and city leaders agree on an achievable workplan. The proposed workplan assumes that initially there should be a clear, straightforward "win". The plan shouldn't try to first deal with the issues on 12th Street NE, not should it try to first take on long-term code compliance efforts. The plan needs to first achieve change that the neighbors can all feel good about.



A coordinated, timely effort to remove blighting houses near the school should provide that win. It builds on the key strength of the neighborhood and it gives an opportunity for neighbors to directly participate in the use of the lots. It is at a scale that the city government should be able to meet and it offers a way for local institutions to partner with the neighbors. Because there are numerous lots, unique strategies could be tried at different sites and with different partners. No single action would be large, so overall success won't depend on one critical win. Frankly, it is a

rare chance for neighbors to be involved without a financial risk or around themes of pride.

Therefore, if the neighborhood wants to retain its current stable households and attract other solid renters and buyers, it must address the creeping abandonment problem now. It needs to do it in a way that doesn't just take the blighted buildings down. Instead, a program must proactively address the newly vacant sites. This is especially true on the lots at 14th Street NE. Just clearing the vacant houses would create a sense of greater safety, but the larger issue is re-imagining the site as a positive place. Perhaps this is a site for a tree-planting program by the students of Gibbs School as part of an environmental learning opportunity. Perhaps it's a site where the church and a few trained gardeners could jointly operate a flower and



vegetable garden. Could this site be used as a distribution center for landscape materials for nearby property owners? Or is the site best used as a level cleared lot with a high quality neighborhood identification sign that announces the place and promotes neighborliness. The desired goal isn't just demolition; what is most critical is the dynamic use of the open space to reinforce the notion that Gibbs Schoolview is a thriving neighborhood.



Of course, nothing is easy. It will take a commitment by the city to quickly and aggressively deal with these lots. There should be a concerted effort to involve the school, the nearby church, and even the local merchants as partners in this effort. Individuals and groups will need to rise to leadership and help decide what gets done and what gets delayed. For example, a focus on demolition followed by positive reuse of the lots will mean less time spent on sidewalk, curb, and street repairs. Creating positive activities at the lots will require additional neighborhood promotions and special projects to reinforce the work and to tap into the neighborhood energy. By the second or third year, the neighborhood will have the potential to

add to its agenda. This can be achieved by working with the city government to recover 12th Street NE, while the reconstruction of that street is being completed.

What is suggested, therefore, is not a three-year workplan, but a phased effort. This effort recognizes the very limited resources available, sets up measurable realistic goals, and provides an opportunity for the neighbors to get more experience at neighborhood involvement as a first step in achieving stability. It is anticipated that the residents will need assistance in developing their organizations, perfecting their skills, and completing successful projects. The funding community of Canton has shown long-term commitment to these goals with the Stark Community Foundation neighborhood leadership trainings and the more recent resident participation outreach through the Community Building Partnership. These investments need to be continued and expanded. Moreover, there should be additional small grants available to neighborhood groups and to the partners to make sure the reuse of the lots is successful.

If these efforts are initially concentrated for impact, the results will quickly become clear. If the neighborhood continues to succeed as a balanced community of homeowners and renters, additional partnerships with nearby sites like Gibbs Northridge, should open the door to new options such as lending for home buying or rehab lending for exterior improvements. But such actions cannot be considered at this time. Can the residents and its partners first convert the abandoned housing sites into neighborhood resources? For Gibbs Schoolview, that is the critical question. If this can be done, there is every reason to believe that Gibbs Schoolview will be able to undertake the additional actions that are at the core of becoming a stable community of choice once again.



This larger renewal challenge is a broad one and it's perhaps unrealistic at this time. Nevertheless, the outcomes discussed above are achievable if each of the players commits to specific actions aimed at reinforcing the vitality of the neighborhood.

Challenge to the residents: Are you willing to work together to not only get the worst abandoned houses demolished, but also to develop both short-term and long-term ways to reuse the lots as neighborhood resources? This will require setting aside other priorities while this challenge is met. Not all individual agendas will be fully achieved.

Challenge to the neighborhood partners: As business, religious, nonprofit, and educational leaders, are you willing to partner with an inexperienced group of neighbors to replace eyesores with neighborhood assets? This will mean bringing your organizational skills and resources to making sure the work succeeds and the results are of a quality that supports future investment.

Challenge to the city government leaders: As the partners with the greatest power but also the most demands for services in every neighborhood, are you willing to give priority to this effort even though the group is inexperienced and the difficulty of dealing with vacant lots is well understood? As leaders you will have to be active partners in the process of planning and implementation.

Challenge to the funding community: In a metropolitan area with many needs, are you willing to partially fund the conversion of lots into neighborhood assets? This funding goes well beyond the cost of improving the lots; it also means providing mentoring services to the residents and planning and design assistance to the other participating partners.

REAL ESTATE INFORMATION

Recent Sales

Address	Listing Price	Sale Price	Listing Date	Sale Date	Type	Year Built	Square Footage
1441 Gibbs Ave NW	\$10,000	\$4,000	2/1/10	5/10/10	Single family	1948	742
1336 Plain Ave NE	\$10,500	\$8,000	9/17/09	10/14/09	Single family	1952	994
1450 Rowland Ave NE	\$23,900	\$10,000	1/16/09	2/1/10	Single family	1905	1,401
1439 Miami Ct NE	\$16,000	\$12,500	8/11/09	11/16/09	Single family	1924	1,320
1430 Plain Ave NE (vacant)	\$25,900 (orig \$29,900)	\$26,750	12/9/09	5/18/10	Single family	1924	1,320
1436 Downing Ct NE	\$36,900	\$35,500	6/16/09	12/18/09	Single family	1952	1,200
918 13th St NE	\$9,000	\$7,250	11/25/09	12/17/09	Duplex	1929	2,448

Currently on Market

Address	Listing Price	Listing Date	Type	Year Built	Square Footage
1326 Rowland Ave NE (vacant)	\$9,500	4/9/10 (originally listed for \$12,500 on 12/15/09)	Single family	1902	1,454
1213 Laibilin Place NE (tenant)	\$24,900	4/22/10	Single family	1922	NA
1007 Sherlock Place NE (vacant)	\$48,000	(Originally listed 9/11/09 for \$44,900)	Single family	1940	1,044

Pending Sale

Address	Listing Price	Listing Date	Type	Year Built	Square Footage
1465 Shriver Ave NE	\$50,900	12/12/09	Single family	1915	1,248

Recently Expired

Address	Listing Price	Listing Date	Expire Date	Type	Year Built	Square Footage
1415 Struble Ave NE (vacant)	\$6,900	11/17/09 (org. listed for \$14,900 on 11/14/09)	4/1/10	Single family	1916	1,160
1226 Struble Ave NE	\$55,000	6/4/09	11/4/09	Duplex	1906	1,625
1210 Sherlock Pl NE (tenant- agent owned)	\$15,900	4/20/09	10/20/09	Single family	1921	768
805 13th St NE	\$59,900	7/29/09	10/30/09	Single family	1950	1,152

Withdrawn

Address	Listing Price	Listing Date	Withdrwl Date	Type	Year Built	Square Footage
803 15th St NE	\$29,000	1/5/10	5/5/10	Single family	1949	1,160

GIBBS NORTHRIDGE: THE NORTH GATEWAY

NEIGHBORHOOD BOUNDARIES

North	East	South	West
19 th Street NE (south side only)	Shriver Avenue NE	Above 15 th Street NE	Cherry Avenue NE

Gibbs Northridge is an outstanding Canton neighborhood where people maintain their homes with great pride and it shows. While there are very few properties in serious trouble, the recent foreclosure crisis has had an impact. There are too many properties on the real estate market and additional houses will come on the market as they complete the various stages of foreclosure. Fortunately, with these problems, there are also new opportunities. In particular, the houses for sale are usually good quality, attractive properties, and located on solid blocks. There is a realistic chance to encourage young families to move in. The neighborhood qualifies for investments through the Neighborhood Stabilization Program, which can help deal with the foreclosed houses and can provide incentives for new homeowners.

NEIGHBORHOOD DESCRIPTION

Description	Number
Houses	299
Duplexes	14
Multi-family	0
Residential vacant land	62
Average year built	1935
Average size	1172
Properties lived in by homeowner	205 (65.9% of known)
Investment Properties	106 (34.1% of known)
Unknown	2

WORKPLAN



With the exception of some commercial and institutional properties on the boundary streets, Gibbs Northridge consists of 299 single-family houses and 14 duplexes. Homeowners occupy just over 200 of the properties and just over 100 are investment properties. This means that the neighborhood has a healthy level of roughly two-thirds of the houses with a homeowner present. This positive condition is even more desirable because the houses tend to be of manageable size at about 1200 square feet. The houses are newer than many other Canton workplan neighborhoods with the average year of construction being 1935. Because few properties were built as tract houses, there are a variety of floor plans,

exterior designs, and property features. This variety allows the community to appeal to a wider audience.

One result of this mix of properties is a remarkable variety of prices and active sales. In the six months during late 2009 and early 2010, the real estate market demonstrated this dynamic, even though the housing market has been slow nationally. Of the 15 single-family properties that changed hands, the final sales prices ranged from \$5,000 to \$72,000. The vast majority was at the low end of \$20,000 or less, but three of the houses sold for more than \$45,000. Moreover, while the market appeared to have many houses available, the average market for a listing was less than four months. The data also suggests a shift to investor ownership with a large number of properties trading at less than \$10,000. The increased number of foreclosed houses available at distressed prices reinforces this shift.

Looking at the 19 properties that are currently listed or recently expired, almost all are higher priced properties. Apparently, once a property is listed at a price near or above \$30,000, it's much more difficult to sell the house. Obviously the homebuyer market is still very soft; there is just too much product on the market. It's also likely that there aren't loan packages that would make purchases here any easier than in dozens of competitive neighborhoods.



Also, the neighborhood is facing very strong competition from the neighborhoods to the north and from affordable suburban areas. Even though Gibbs Northridge has limited abandonment and vacancy and has mostly good upkeep, there is a steady shift to more investor ownership. Over time, this will shake homebuyer confidence and further depress prices. As a result, the neighborhood could possibly reach a tipping point where quality rehab might not pay back its costs.



Clearly, the purchase market is challenged and this has significant impact on the willingness of current owners to undertake major improvements. While the image of the neighborhood and the commitment of the owners are generally positive, this condition is tenuous. In addition to the foreclosure problems and the slow sales of standard properties, housing values are at risk due to disinvestment and abandonment to the south in the Gibbs Schoolview area. The lower levels of homeownership, reduced standards of maintenance, and increasing vacancy of Schoolview significantly impact the Northridge area.

In addition, the image of the neighborhood is weakened because there is no obvious sense of entry or distinct identifying features. Northridge is a cluster of stable blocks with attractive houses, but it isn't easily defined. In fact, many people would argue that 19th Street NE isn't as a boundary, but instead is another spine of the neighborhood. This link to the blocks above 19th is reinforced when the school districts are examined. Every Gibbs Northridge elementary student attends Belle Stone School, so social connections tend to link to the north and not to the south.

In terms of the overall physical conditions of Gibbs Northridge, the privately owned houses tend to be in good repair and the city government has reinforced this behavior by keeping streets and sidewalks in good condition. Shopping is convenient due to a supermarket in the neighborhood and access is easy to other retail areas as well as downtown.



While the neighborhood isn't thought of as an extensively organized community, the civic culture of the community is a strong force for stability. Gibbs Northridge has a well-deserved reputation as safe and stable because the residents are seen as responsible and as being proud of their neighborhood. Because of this record of stability, one of the primary goals of any workplan for Gibbs Northridge must focus on retaining current long-term residents and attracting new residents. This includes both owners and renters who understand Gibbs Northridge as an affordable, convenient, and attractive neighborly community.

To achieve these and other outcomes and to better leverage the assets of Gibbs Northridge, it is critical that an agreed-upon plan be put in place. The plan need not be formal but it should have identified activities and benchmarks to allow the residents and their partners to see positive change in the neighborhood, especially as the economy and the real estate market begin to recover.

The first aspect of such a plan should look at the neighborhood identity and how the positive values of Gibbs Northridge can be promoted. At the present, there are no marketing strategies that communicate this message. Therefore, it is recommended that resident volunteers meet with marketing professionals to devise such a campaign. Many possible ideas for this effort are presented in the Canton Neighborhoods Workbook, but in the case of Gibbs Northridge, it will be critical to include at least three major themes that include:

- ✓ A clear description of what makes Gibbs Northridge a place of choice with special emphasis on the neighborliness and the high standards of upkeep,
- ✓ Various neighborhood identity and branding programs aimed at the Canton community, but with a strong focus on current residents, and
- ✓ Direct hands-on resident involvement in marketing neighborhood houses, especially any houses renovated under the Neighborhood Stabilization Program being operated by the city.

As a second part of this process, some resident activities should reinforce the message above and build consensus among the residents. It is likely that this will include:

- ✓ Some joint curb appeal actions and/or targeted efforts to create and install attractive neighborhood identity signs,
- ✓ An awards program for good neighbors and standard-setting homes, so that positive behaviors are commended and reinforced,

- ✓ Community-wide or block-based social events and festivals, which should further cement the notion that this is a truly livable, prideful, and neighborly place, and
- ✓ Incentives for new homebuyers, such as small grants for exterior improvements, special low interest loans for property upgrades, and discounts for purchases of home improvement goods.

Rather than create year-by-year goals, Gibbs Northridge needs to establish annual outcomes based on a realistic evaluation of resources, resident capacity, and support from the city government and nonprofits. Likely outcomes for the **first year** would include:

- ✓ Creating a small team of involved residents and identifying the partners and resources that could be made available,
- ✓ Agreeing on what is working well and what is not working in the neighborhood through data and through neighborhood walks,
- ✓ Creating a storyline or set of themes that explain the neighborhood in ways that build a positive image and encourage current owners to invest,
- ✓ Focusing on the roles of residents as good home maintainers, friendly neighbors, and marketers of neighborhood houses,
- ✓ Strengthening and broadening the residents groups and relationships with community-based nonprofits, and
- ✓ Testing the use of joint open houses or other tactics to market properties for sale, both conventional properties and foreclosed houses.

In the **second** year, the expanded group should evaluate what succeeded in the first year and what still needs to be done. It would be expected that outcomes for the second year would include:

- ✓ Using media campaigns, signage, and other communication tools to bolster positive images for the neighborhood,
- ✓ Working with the city council members and city staff to undertake very limited demolitions where appropriate and where there is a reuse plan for the lots,
- ✓ Negotiating with city officials, lenders, and funders to reuse Neighborhood Stabilization Program funds to create incentive loan packages through the swapping of resources, and

- ✓ Expansion of resident-sponsored celebrations and events, with the conviction that no neighborhood ever has too much fun.

For each of the above actions, it is entirely possible that local leaders will decide to take a different approach. Both the suggestions above and other techniques are discussed in more detail in the Canton Neighborhoods Workbook. The challenge for Gibbs Northridge isn't a particular strategy to use; the real challenge is to focus intensely on the need to build market confidence. If this isn't addressed, the long-term future will likely be a slow slide into declining homeownership, lower standards of maintenance, loss of current owners, and a less stable and attractive community. If nothing else is gained from reviewing this document, it should be the focus on sustaining and growing real market confidence so that current owners continue investing and maintaining. The focus should also be for new homebuyers to be attracted to and assisted in buying and upgrading homes.

With the central premise of building neighborhood confidence, each of the partners has a variety of possible roles. Since we don't know the final shape of the workplan, we can only speak in general terms regarding each of the players.

Challenge to the residents: As residents of an attractive, desirable neighborhood, are you willing to look at the future possibility of disinvestment? This means acting now before serious problems arise and getting your neighbors to join you, so the voice of the residents remains the strongest element in the process.

Challenge to the neighborhood partners: As civic, organizational, and business leaders from the area, are you willing to focus attention on early intervention in this neighborhood even though other areas are more troubled? Instead of responding to a request for assistance, this approach requires you to reach out to the neighbors to create momentum for change.

Challenge to the city government leaders: Since the neighborhood doesn't have serious problems and isn't considered at-risk in terms of crime, abandonment, youth issues, etc., are you willing to make investments before the market shows more serious signs of failing? This means being proactive in the focusing of city resources, staffing, and programming.

Challenge to the funding community: As a philanthropic community, is there a willingness to fund confidence-building efforts? This means moving beyond seeing the neighborhood in terms of its deficits, but instead focusing on the neighborhood as a place with real equity value that should be conserved.

REAL ESTATE INFORMATION

Recent Sales

Address	Listing Price	Sale Price	Listing Date	Sale Date	Type	Year Built	Square Footage
1638 Rowland Ave NE (bank owned)	\$10,000	\$13,150	3/9/10	3/25/10	Single family	1941	1,056
1642 Esther Ave NE	\$32,900	\$23,250	8/27/09	1/21/10	Single family	1940	594
1624 Struble Ave NE (VA loan)	\$44,900	\$45,575	9/1/09	1/6/10	Single family	1961	1,494
1805 Gibbs Ave NE (owner occupied)	\$74,900	\$72,000	8/19/09	11/5/09	Single family	1938	1,744
1624 Miami Ct NE	\$7,500	\$5,000	6/25/10	1/8/10	Single family	1927	1,278
1525 Miami Ct NE (vacant)	\$9,900	\$6,000	2/17/10	3/29/10	Single family	1924	1,320
1027 16th St NE	\$9,500	\$6,600	1/6/10	4/29/10	Single family	1924	832
1229 18th St NE	\$12,900	\$9,500	12/17/09	2/10/10	Single family	1927	1,160
1525 Plain Ave NE (vacant)	\$12,900	\$10,000	11/24/09	3/26/10	Single family	1926	1,311
1614 Plain Ave NE (vacant)	\$14,900	\$10,000	5/6/09	11/16/09	Single family	1942	1,529
1616 Miami Ct NE (Vacant)	\$19,500	\$12,000	5/29/09	11/23/09	Single family	1926	870
1620 Miami CT NE	\$15,000	\$15,000	12/3/09	12/31/09	Single family	1925	870
1602 Spring Ave NE (vacant)	\$18,900	\$15,900	11/17/09	3/2/10	Single family	1941	
1545 Spring Ave NE (vacant)	\$24,900	\$20,000	1/18/10	3/30/10	Single family	1942	1,422
1702 Spring Ave NE	\$49,900	\$48,500	9/2/09	2/19/10	Single family	1942	803

Currently on Market

Address	Listing Price	Listing Date	Type	Year Built	Square Footage
1636 Gibbs Ave NE (vacant)	Auction	5/17/10 (was listed 9/16/09 for \$64,900)	Single family	1908	1,402
1633 Gibbs Ave NE	\$44,900	1/26/10	Single family	1927	1,320
1723 Gibbs Ave NE	\$56,900	3/8/10	Single family	1940	1,274
1508 Gibbs Ave NE	\$57,000	5/5/10	Single family	1919	1,152
1525 Miami Ct NE (was sold on 3/29/10)	\$9,900	4/28/10	Single family	1924	1,320
713 17th St NE	\$52,500	4/2/10	Single family	1941	924
1201 18th St NE	\$54,900	2/3/10	Single family	1949	1,080
1123 16th St NE (vacant)	\$59,876	4/19/10	Single family	1946	783
1602 Spring Ave NE	\$59,900	4/7/10	Single family	1941	1,377
1614 Plain Ave NE	\$59,900	2/11/10	Single family	1942	1,529
1629-1631 Spring Ave NE	Auction	5/6/10 (originally listed 10/13/09 for \$75,000)	Duplex	1956	1,972
1621-1623 Spring Ave NE	Auction	5/6/10 (originally listed 9/14/09 for \$79,900)	Duplex	1965	1,856

Pending Sale

Address	Listing Price	Listing Date	Type	Year Built	Square Footage
1631 Esther Ave NE (vacant)	\$17,000	4/16/10	Single family	1940	626

Recently Expired

Address	Listing Price	Listing Date	Expire Date	Type	Year Built	Square Footage
1604 Gibbs Ave NE (vacant)	\$39,900	12/28/09	3/28/10	Single family	1927	1,356
1815 Rowland Ave NE (vacant)	\$50,000	6/17/09	12/16/09	Single family	1939	1,232
1229 18th St NE (bank owned)	\$21,000	6/15/09	11/19/09	Single family	1927	1,160
1516 Spring Ave NE (vacant)	\$31,900	8/14/09	2/14/10	Single family	1924	1,152
713 17th St NE	\$47,000	9/2/09	3/2/10	Single family	1941	924
1201 18th St NE	\$59,900	10/20/09	1/31/10	Single family	1949	1,080
1648 Spring Ave NE (owner occupied)	\$62,900	2/1/10	4/30/10	Single family	1942	1,080

Withdrawn

Address	Listing Price	Listing Date	Withdrwl Date	Type	Year Built	Square Footage
1520 Miami Ct. NE	\$64,900	4/20/10	5/18/10	Single family	1926	1,432