

BOARDWALK
REALTY

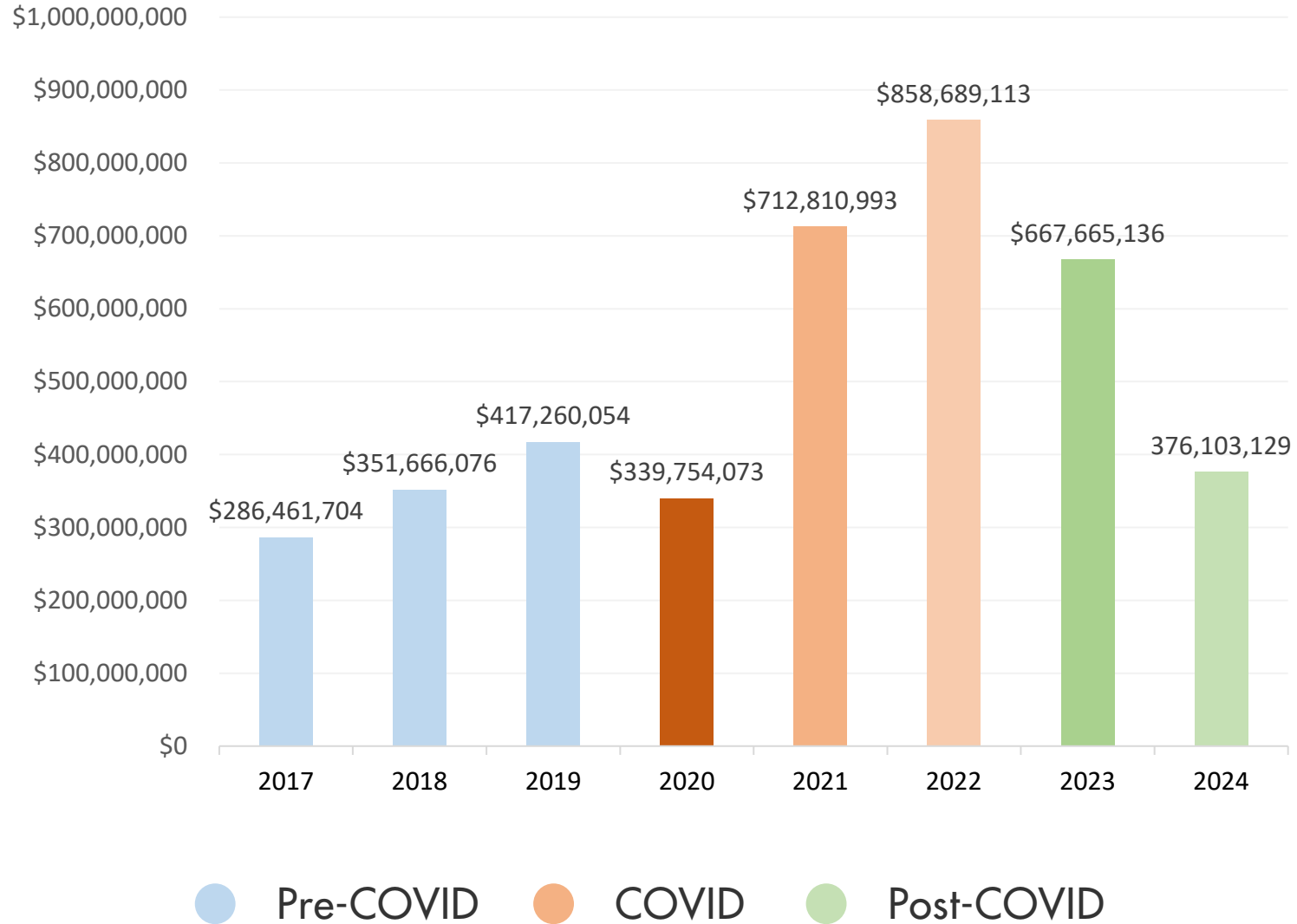
BOUTIQUE REAL ESTATE AGENCY.

Redefining excellence in the market

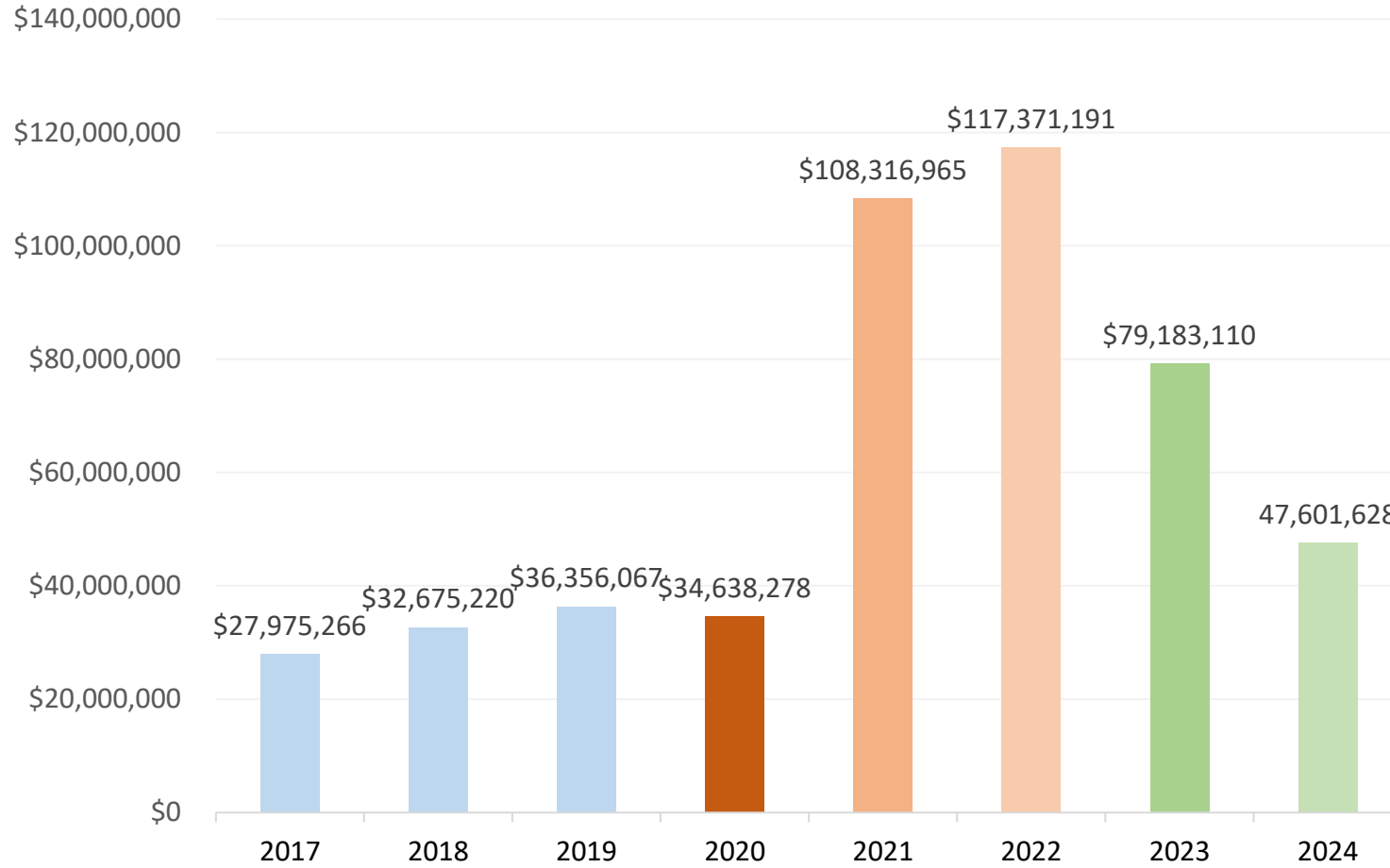
📍 Puerto Vallarta, Jalisco.



Current Market Landscape

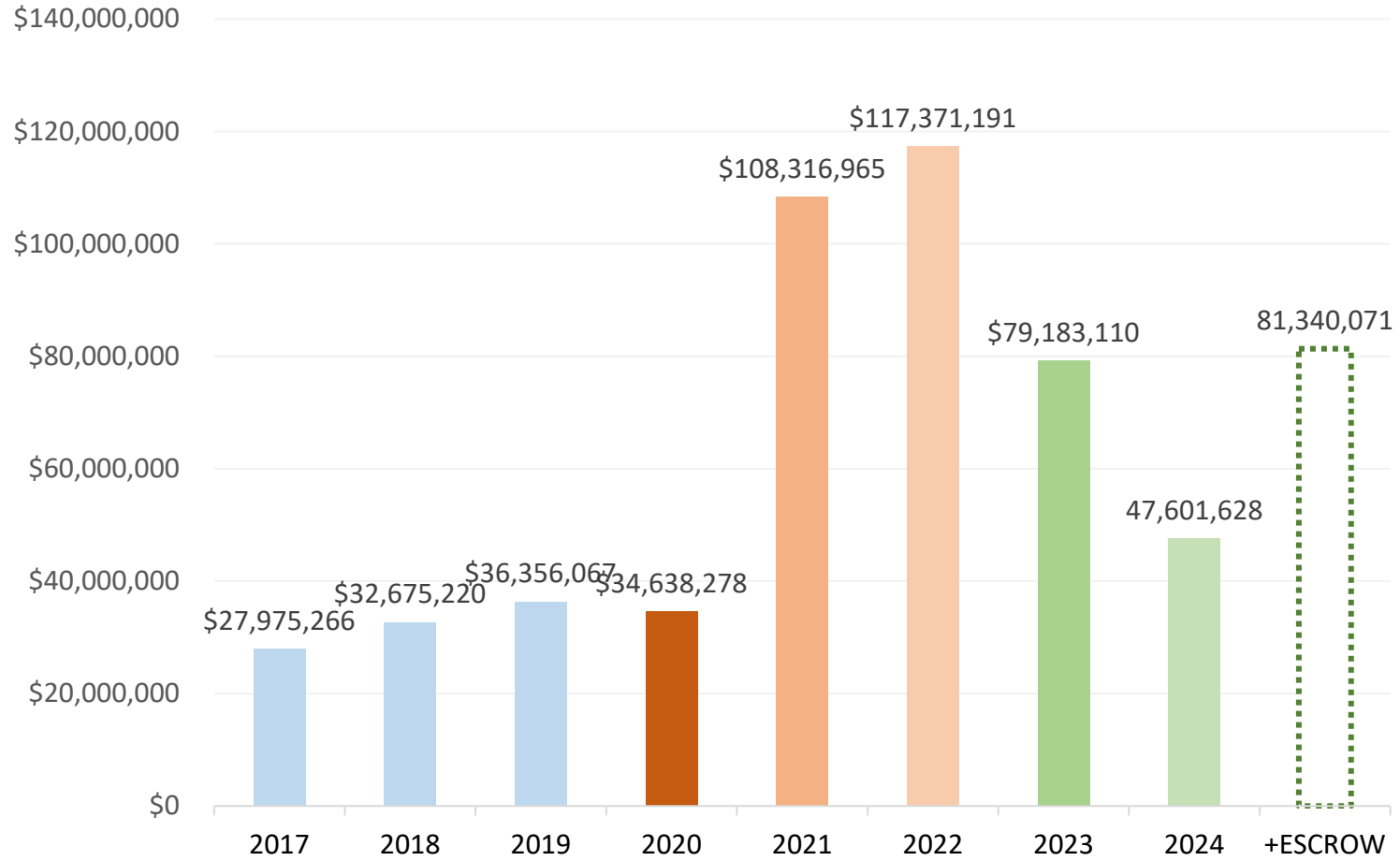


Boardwalk Sold Volume



● Pre-COVID ● COVID ● Post-COVID

Boardwalk Sold Volume



● Pre-COVID ● COVID ● Post-COVID

Ranking Report By Companies

Rank	Name	Sides	Volume	Average	% Total: Number	% Total: Volume
1	Non AMPI members (nonampi)	130.0	58,189,273	447,610	8.45	7.74
2	Boardwalk Realty Puerto Vallarta (boardwalk)	94.0	47,601,628	506,400	6.11	6.34
3	DOMUS Fine Real Estate (domus)	71.0	45,809,301	645,201	4.62	6.10
4	MexHome Real Estate (Mexhome)	61.0	35,981,844	589,866	3.97	4.79
5	Donner & Associates (ryandonnerreal)	90.0	30,546,615	339,407	5.85	4.07
6	Coldwell Banker La Costa (cblc)	59.0	27,710,780	469,674	3.84	3.69
7	SB Realtors (silvabisset)	65.0	26,362,737	405,581	4.23	3.51
8	G&G Real Estate (G&G)	34.5	26,195,608	759,293	2.24	3.49
9	Hogar Realtors (marcserrao)	41.0	25,429,656	620,236	2.67	3.38
10	Tropicasa Realty, S.A. de C.V. (tropicasa)	42.0	23,254,098	553,669	2.73	3.09
11	Mexlife Realtors (mexlife)	28.5	17,298,359	606,960	1.85	2.30
12	Elengorn Realtors (elengornre)	35.0	16,171,011	462,029	2.28	2.15
13	Timothy Real Estate Group (timothyf)	36.0	15,975,335	443,759	2.34	2.13
14	TANIEL CHEMSIAN PROPERTIES (tanielchemsianproperties)	37.0	14,945,972	403,945	2.41	1.99
15	Bahia Partners (robboydre)	33.5	14,060,059	419,703	2.18	1.87
16	Century 21 Ocean Realty (C21Ocean)	27.0	11,307,283	418,788	1.76	1.50
17	Claudia Rodriguez Real Estate (claudiarodrigue)	15.0	10,896,439	726,429	0.98	1.45
18	Global Real Estate Vallarta (globalrev)	12.0	9,757,000	813,083	0.78	1.30
19	Mexico Life Realty (elements)	18.0	9,657,650	536,536	1.17	1.29
20	Ron Morgan Properties (rmproperties)	16.0	8,978,500	561,156	1.04	1.19



Our Top Agents



Trent & David

14 Sides

11.7 M in Sales



Michael Green

13.5 Sides

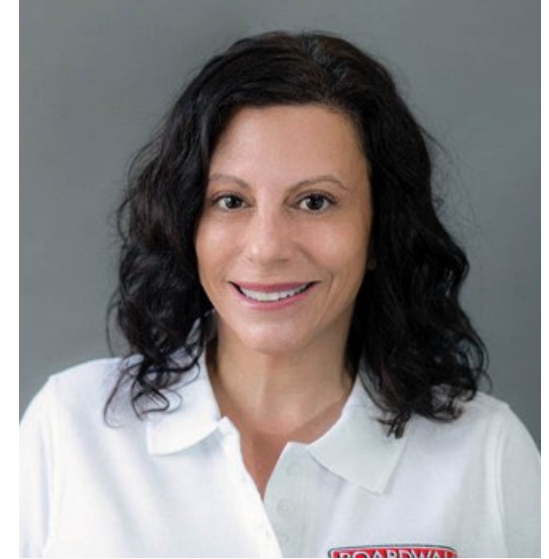
6.2 M in Sales



Aimee Lezama

6.5 Sides

5.3 M in Sales



Cindy Brad

12 Sides

4 M in Sales

Understanding Buyer Motivations

- Analysis of the changing motivations of buyers in Puerto Vallarta
- Identifying the primary purchasing demographics: locals, retirees, and international buyers
- Discussing preferences for property types and locations

The following data corresponds to **closed** sales of the **current year**

All data is shown in US Dollars

Data was pulled on Aug 15

Sold Volume

Condos Houses

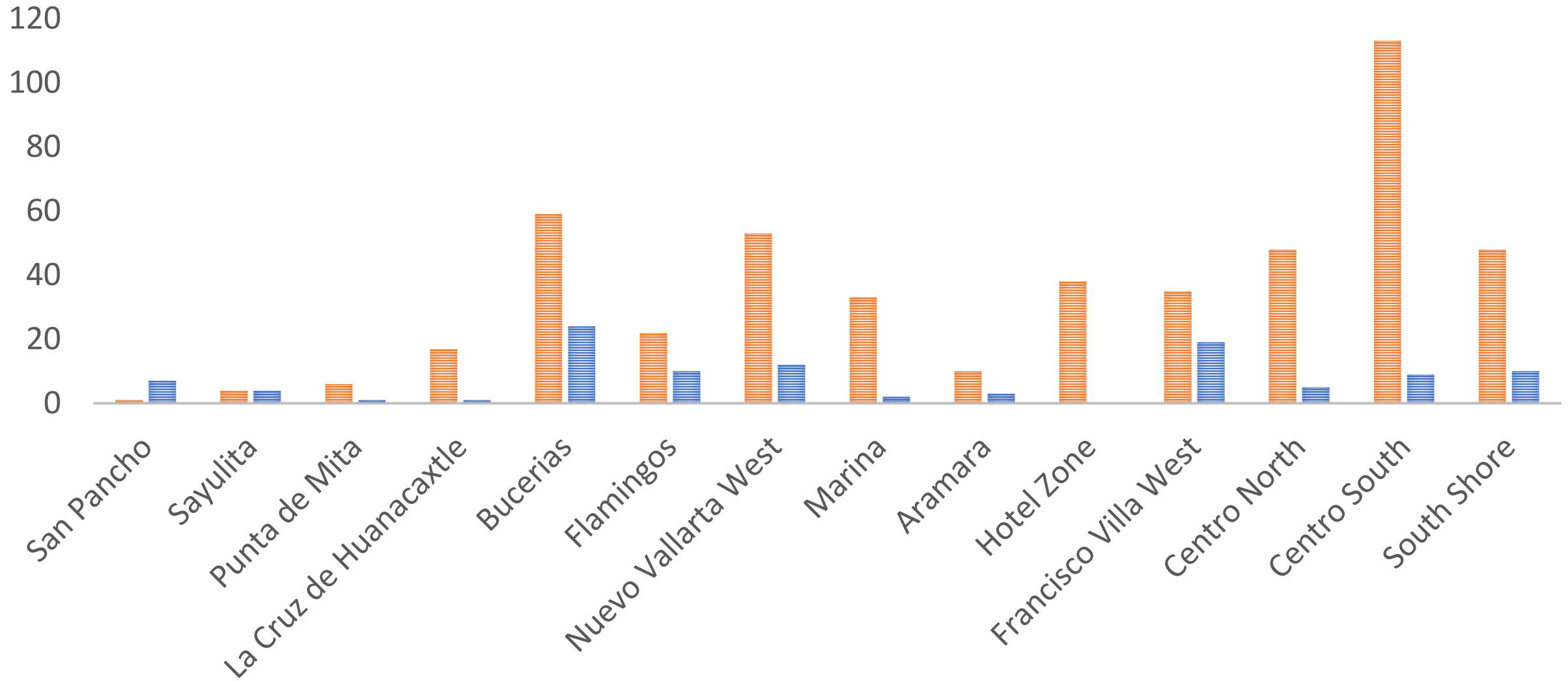
\$60,000,000
\$50,000,000
\$40,000,000
\$30,000,000
\$20,000,000
\$10,000,000
\$0

San Pancho
Sayulita
Punta de Mita
La Cruz de Huanacaxtle
Bucerias
Flamingos
Nuevo Vallarta West
Marina
Aramara
Hotel Zone
Francisco Villa West
Centro North
Centro South
South Shore



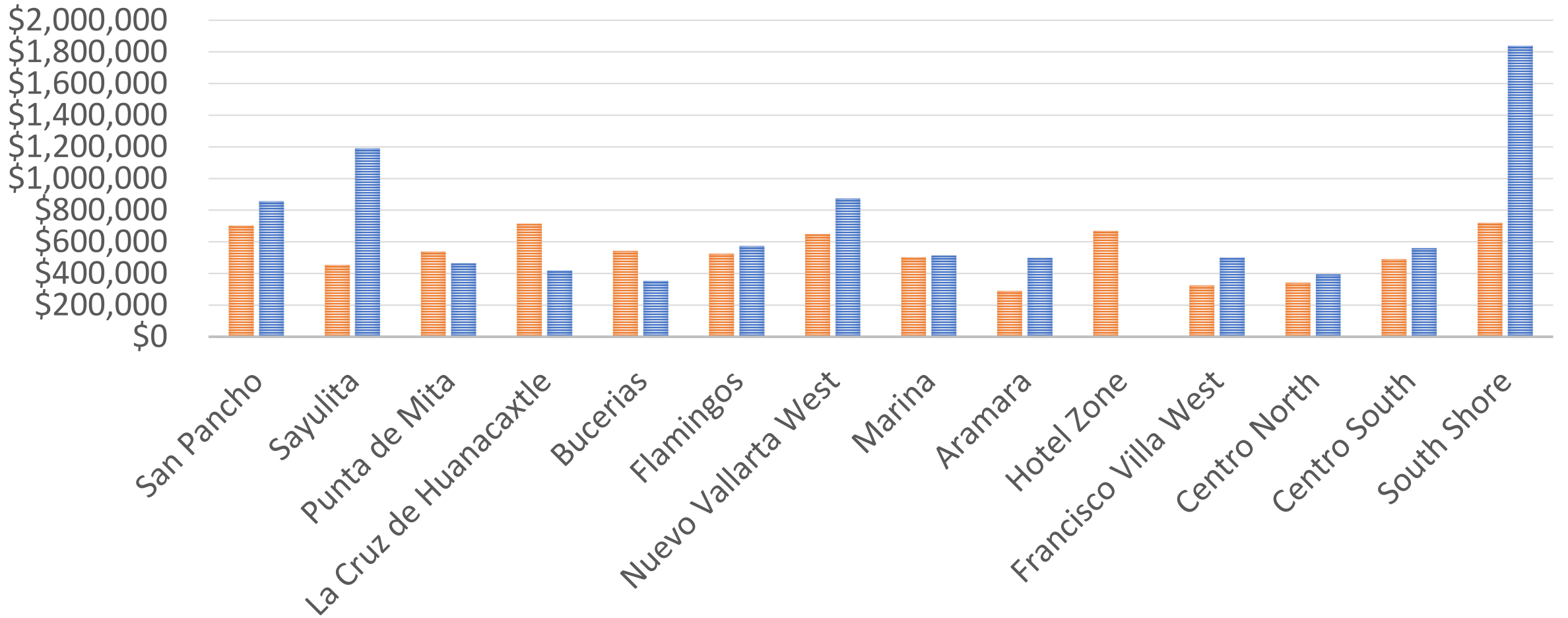
Sold Units

Condos Houses



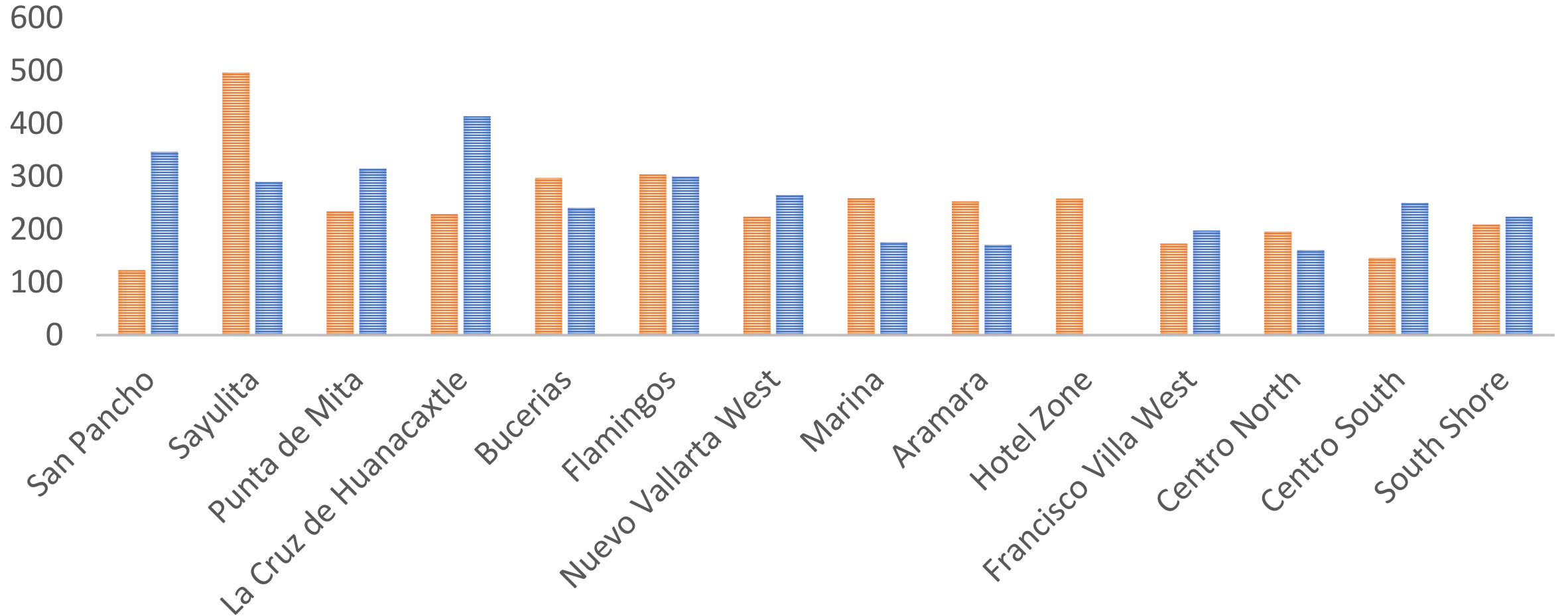
AVG Sales Price

Condos Houses



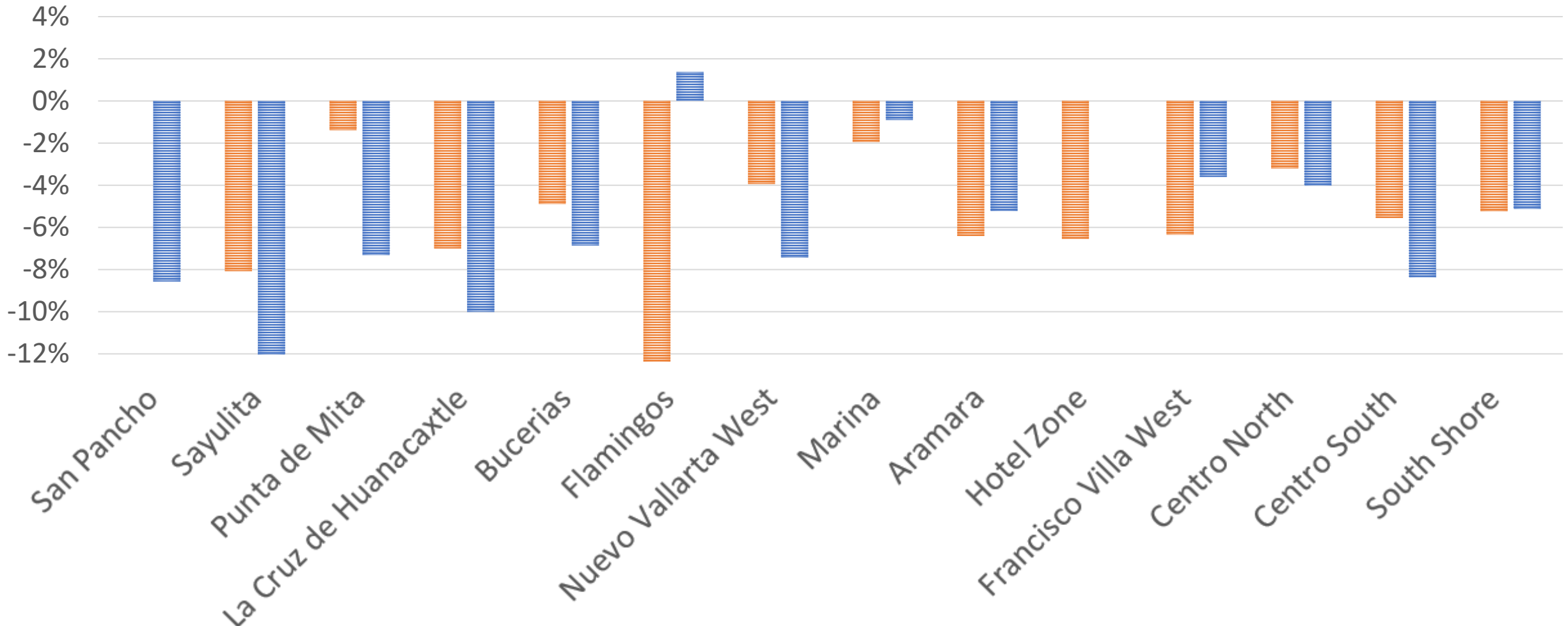
AVG DOM

Condos Houses

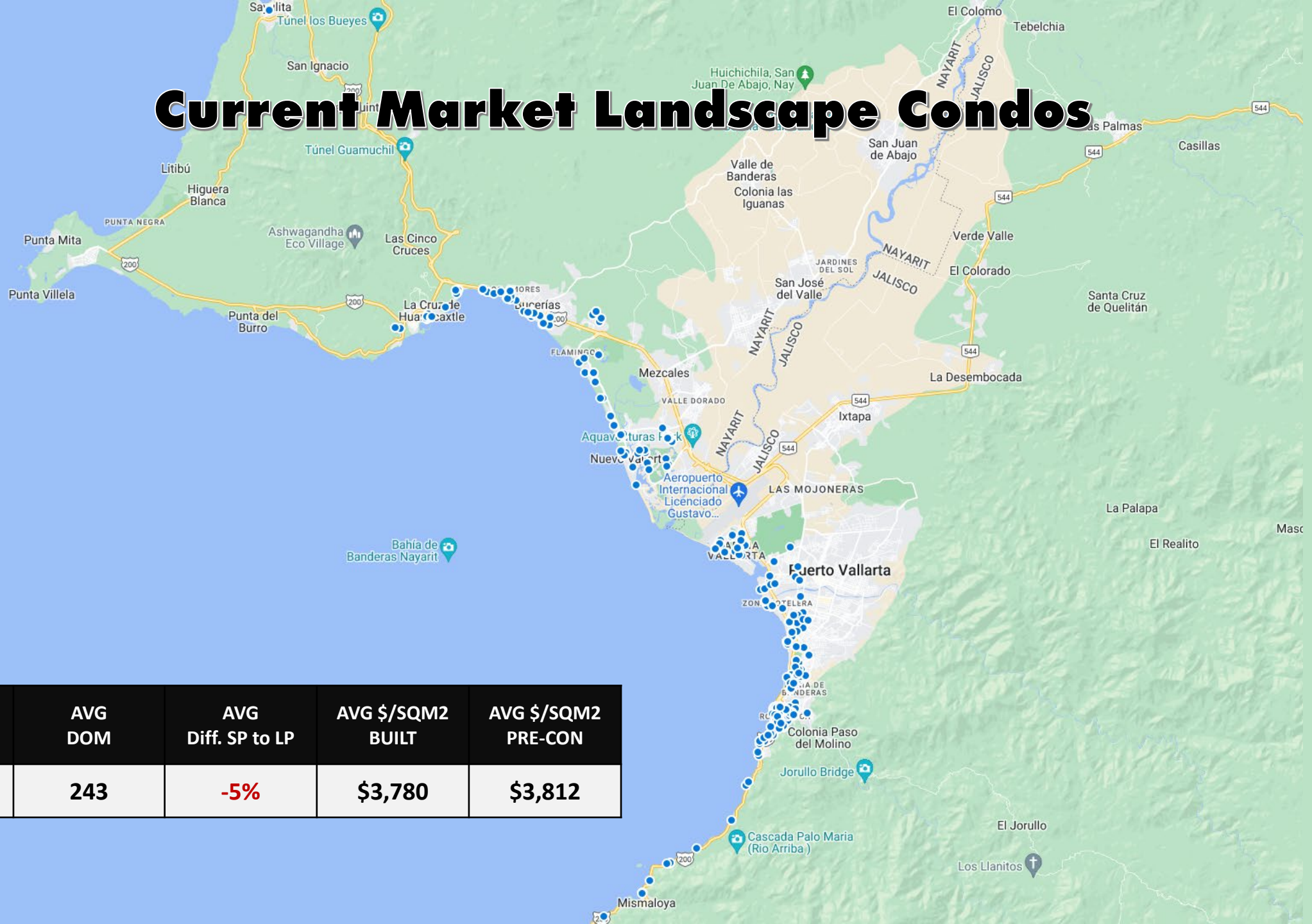


AVG. % DIFF. Selling Price To Listing Price

Condos Houses

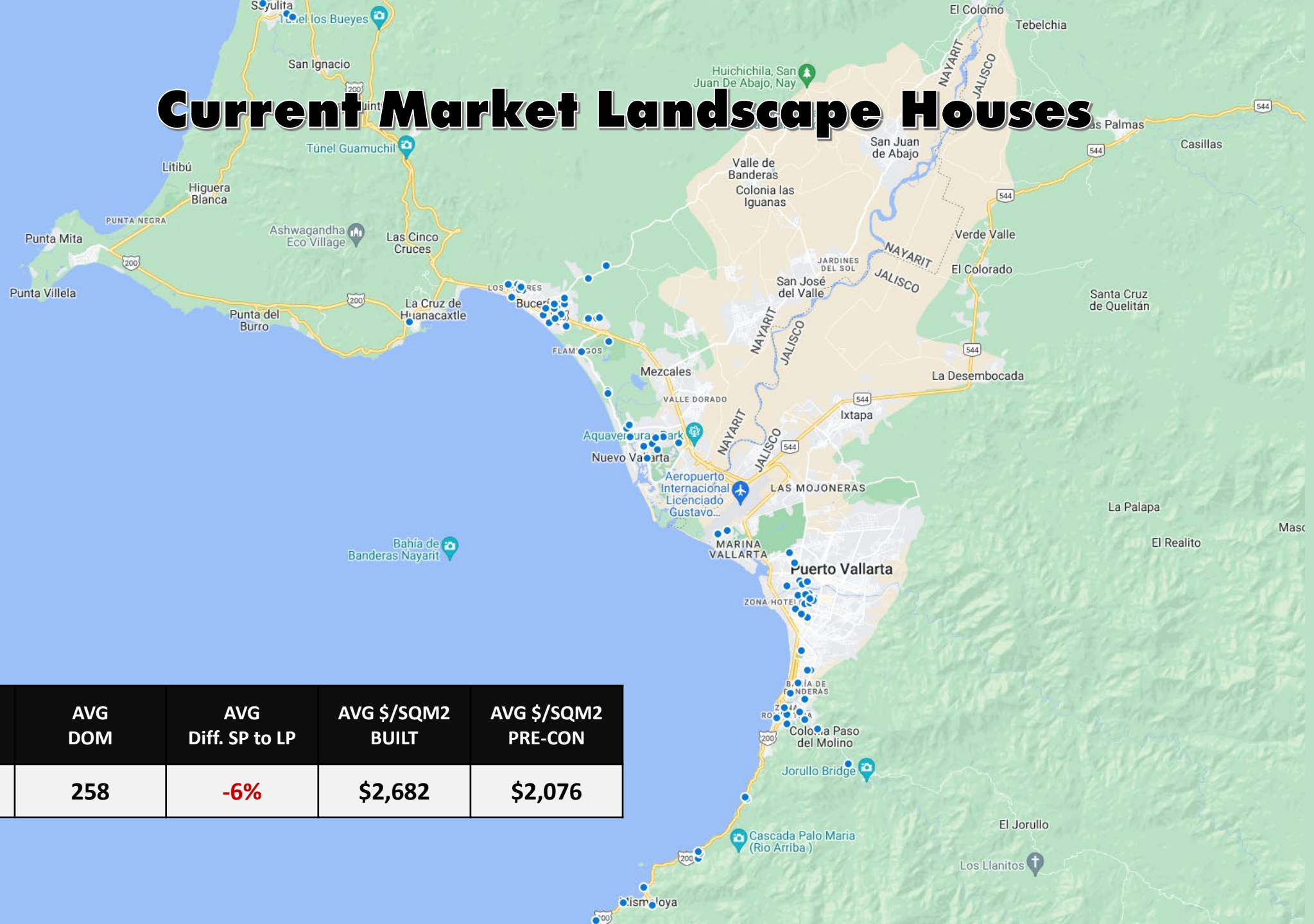


Current Market Landscape Condos



AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$531,790	243	-5%	\$3,780	\$3,812

Current Market Landscape Houses



AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$645,923	258	-6%	\$2,682	\$2,076

Sayulita & San Pancho Condos



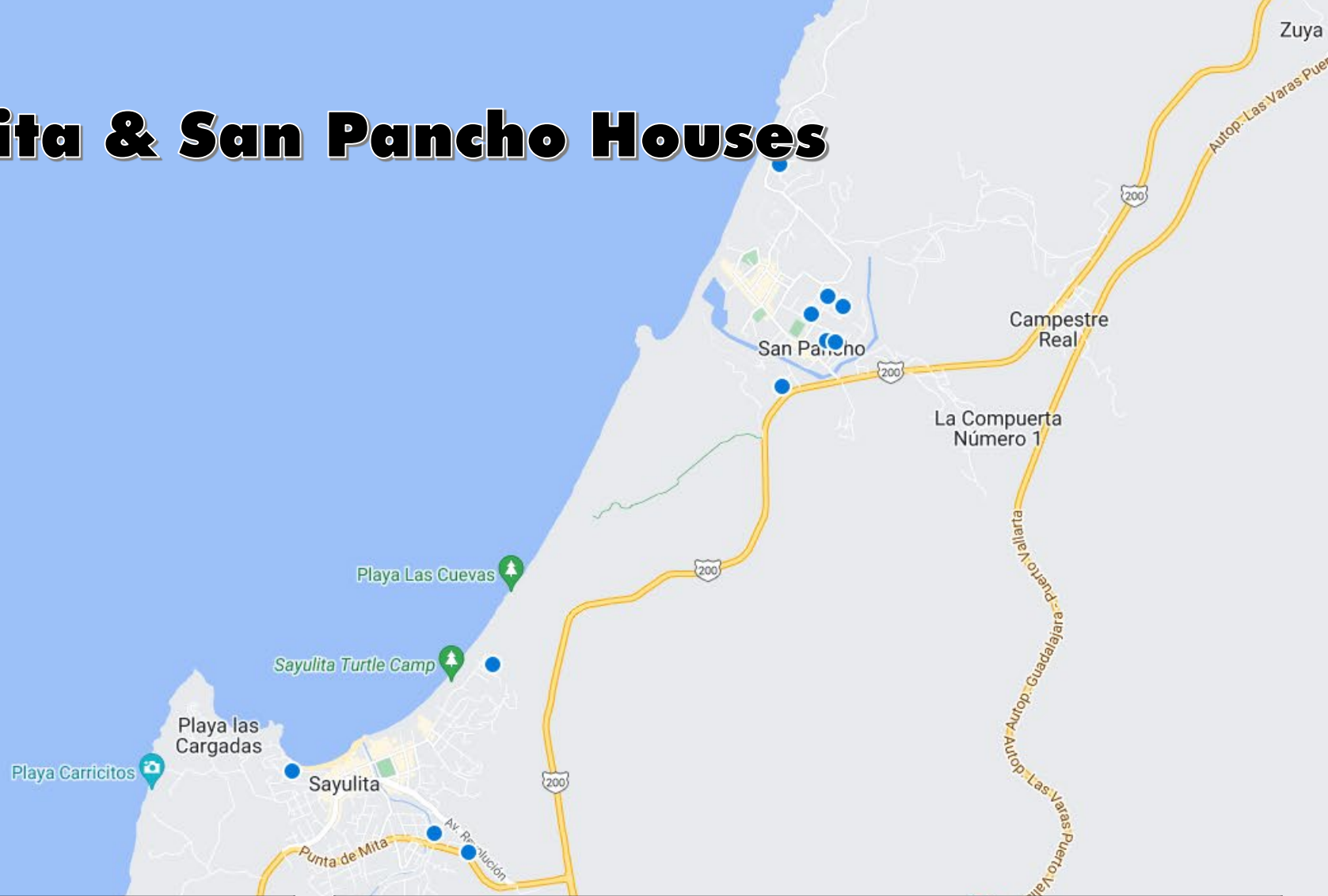
SAYULITA				
AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$453,347	496	-8%	\$4,126	\$3,008

SAN PANCHO * 1 Reported Sale				
AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$700,000	123	-	\$5,492	

San Ignacio

Gu

Sayulita & San Pancho Houses



SAYULTA				
AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$1,190,000	290	-12%	\$5,791	-

SAN PANCHO				
AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$857,143	347	-9%	\$3,547	-

La Cruz de Huanacastle Condos



DSP Dental Office
Dr. Alexander Mejia

Iglesia Apostólica de la
Fe en Cristo Jesús "La...

Healthy Sunrise
Comprehensive Dentistry

Las Parotas

Tepic - Puerto Vallarta

Tepic - Puerto Vallarta

La Cruz de
Huanacastle

MESA
QUEMADA

Playa Agua Sarca

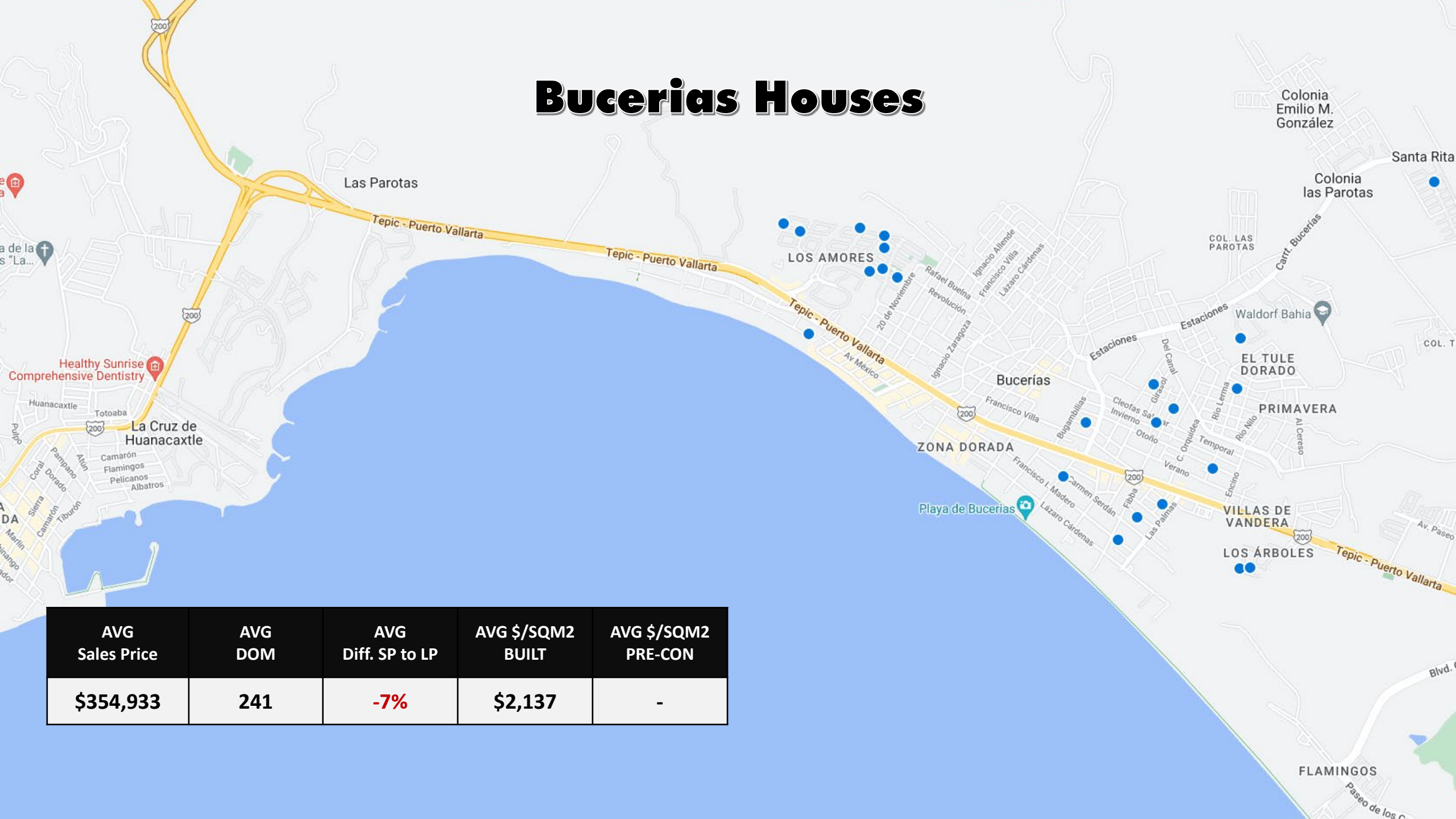
AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$712,270	229	-7%	\$3,198	\$3,967

Bucerias Condos



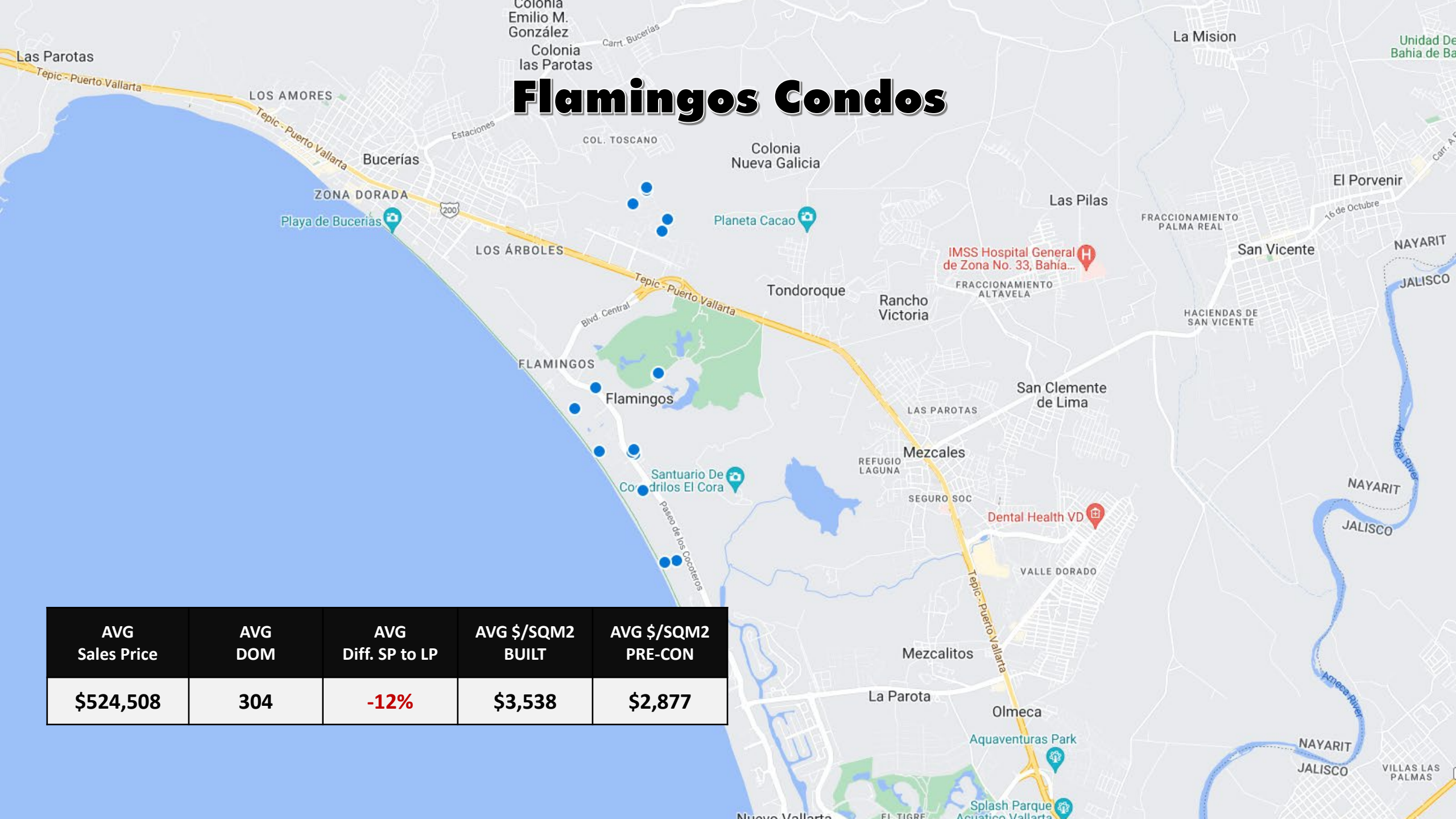
AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$541,454	297	-5%	\$3,877	\$4,281

Bucerias Houses



AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$354,933	241	-7%	\$2,137	-

Flamingos Condos



AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$524,508	304	-12%	\$3,538	\$2,877

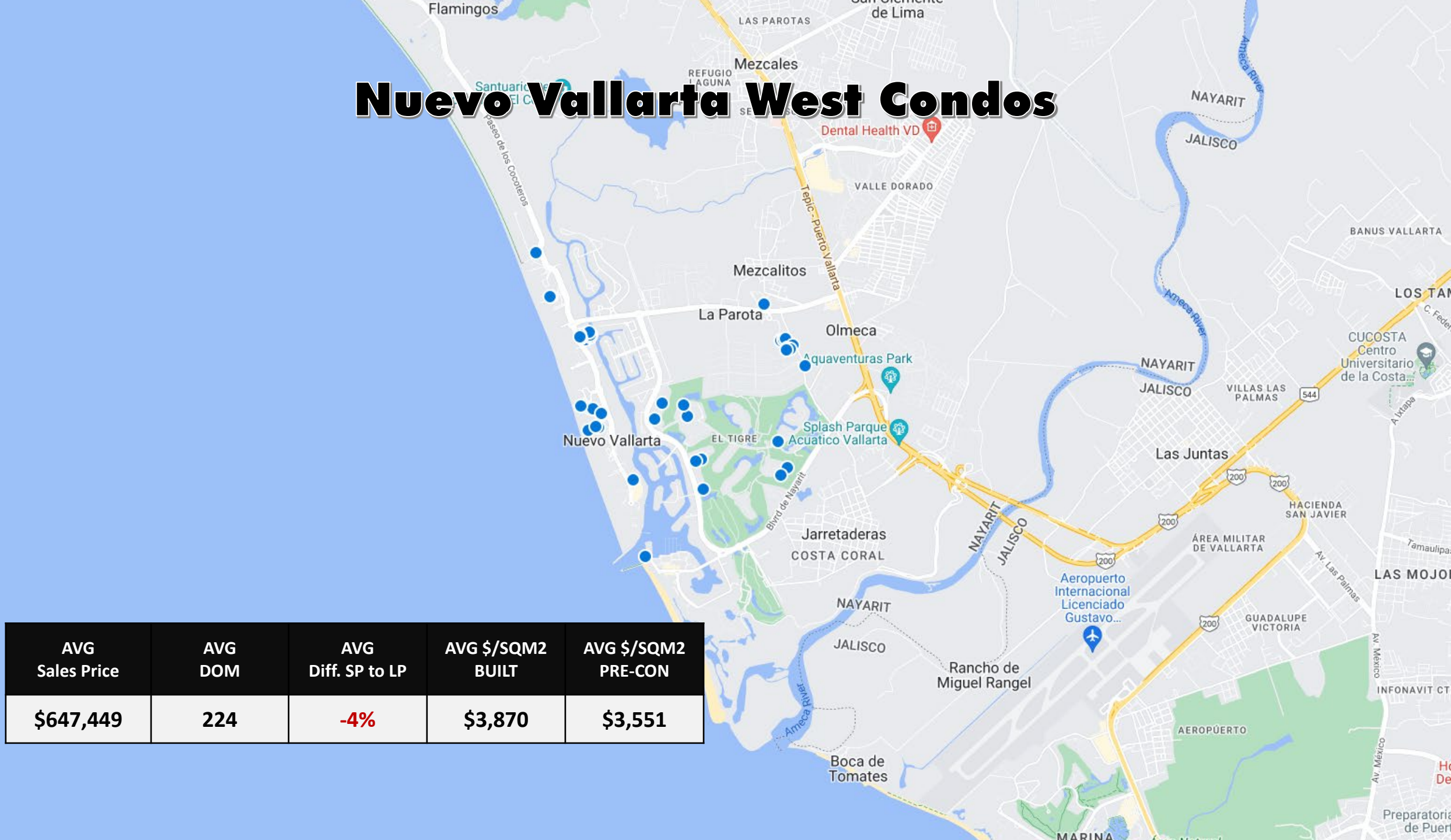
Flamingos Houses



AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$573,210	300	+1%	\$2,096	\$2,177

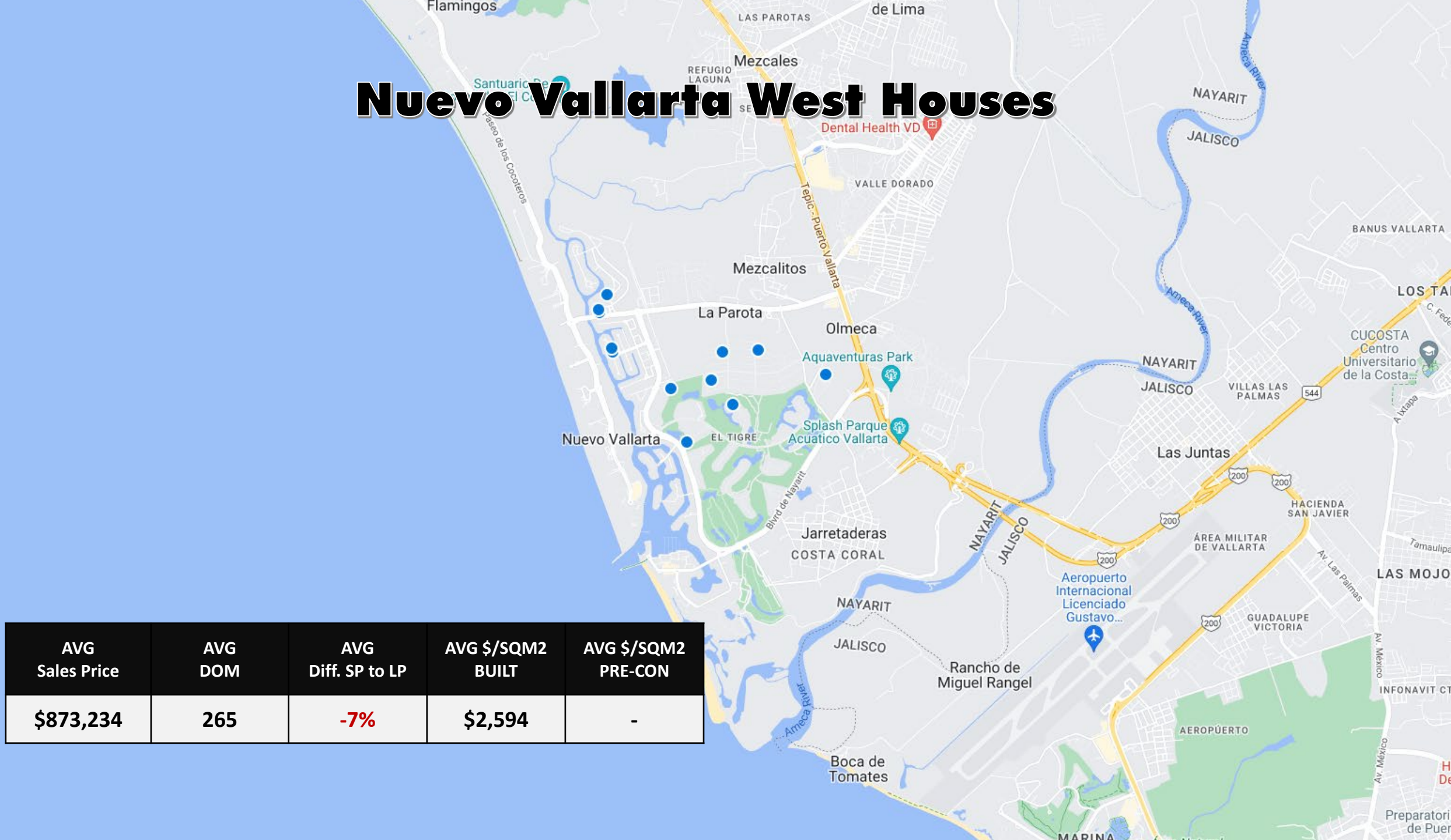
Nuevo Vallarta West Condos

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$647,449	224	-4%	\$3,870	\$3,551

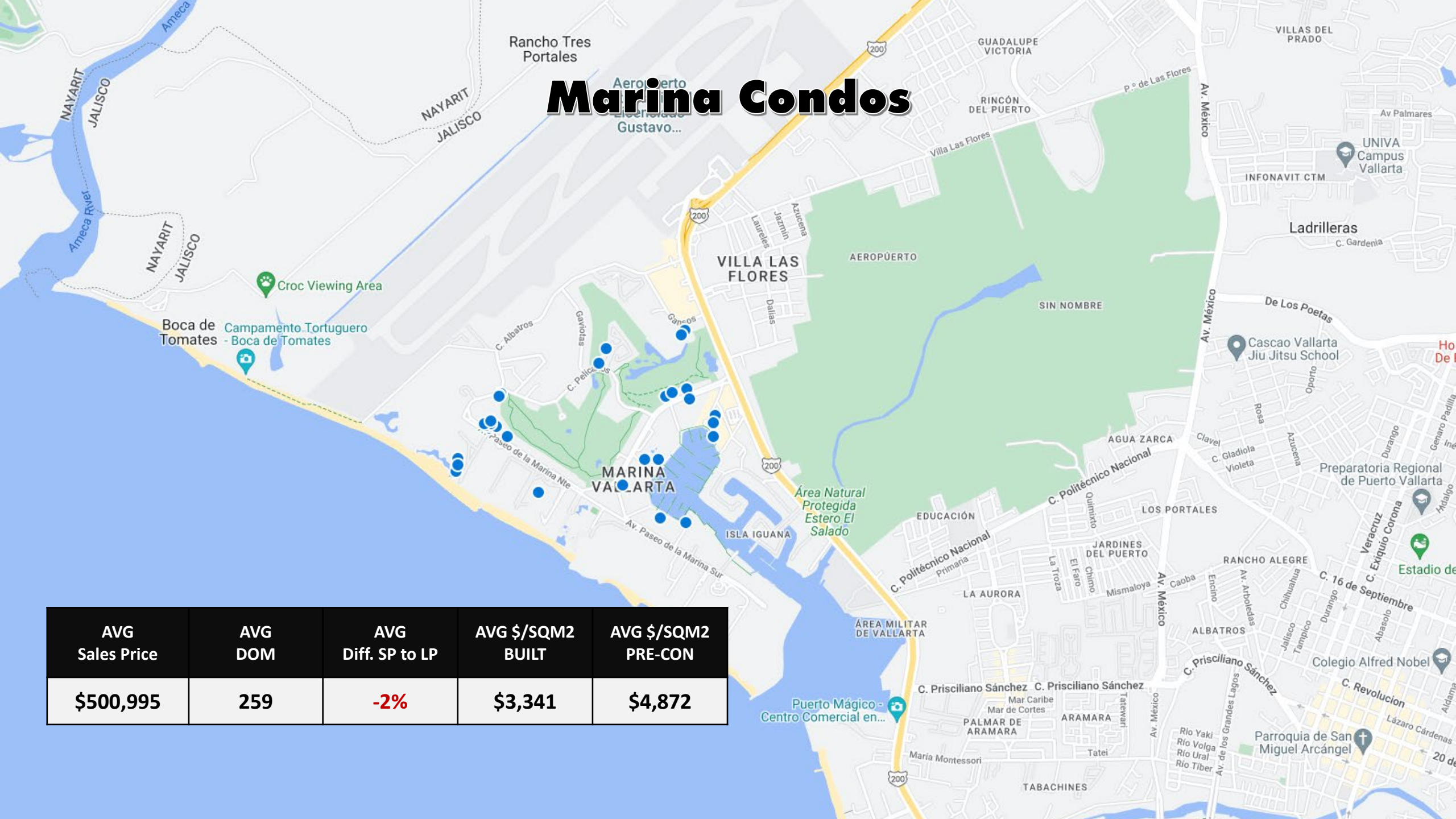


Nuevo Vallarta West Houses

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$873,234	265	-7%	\$2,594	-



Marina Condos



AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$500,995	259	-2%	\$3,341	\$4,872

Marina Houses

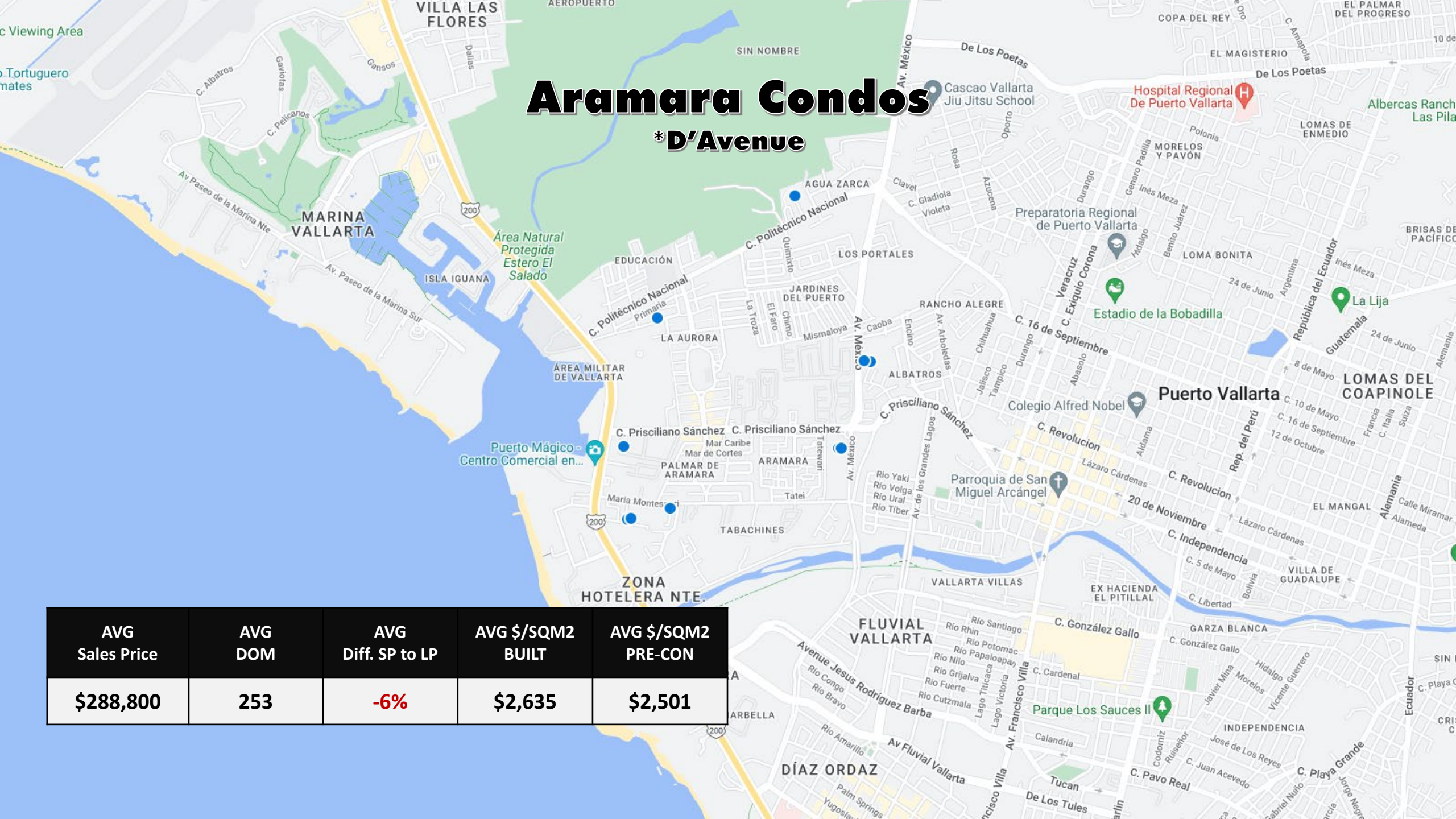


AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$513,845	176	-1%	\$2,078	-

Aramara Condos

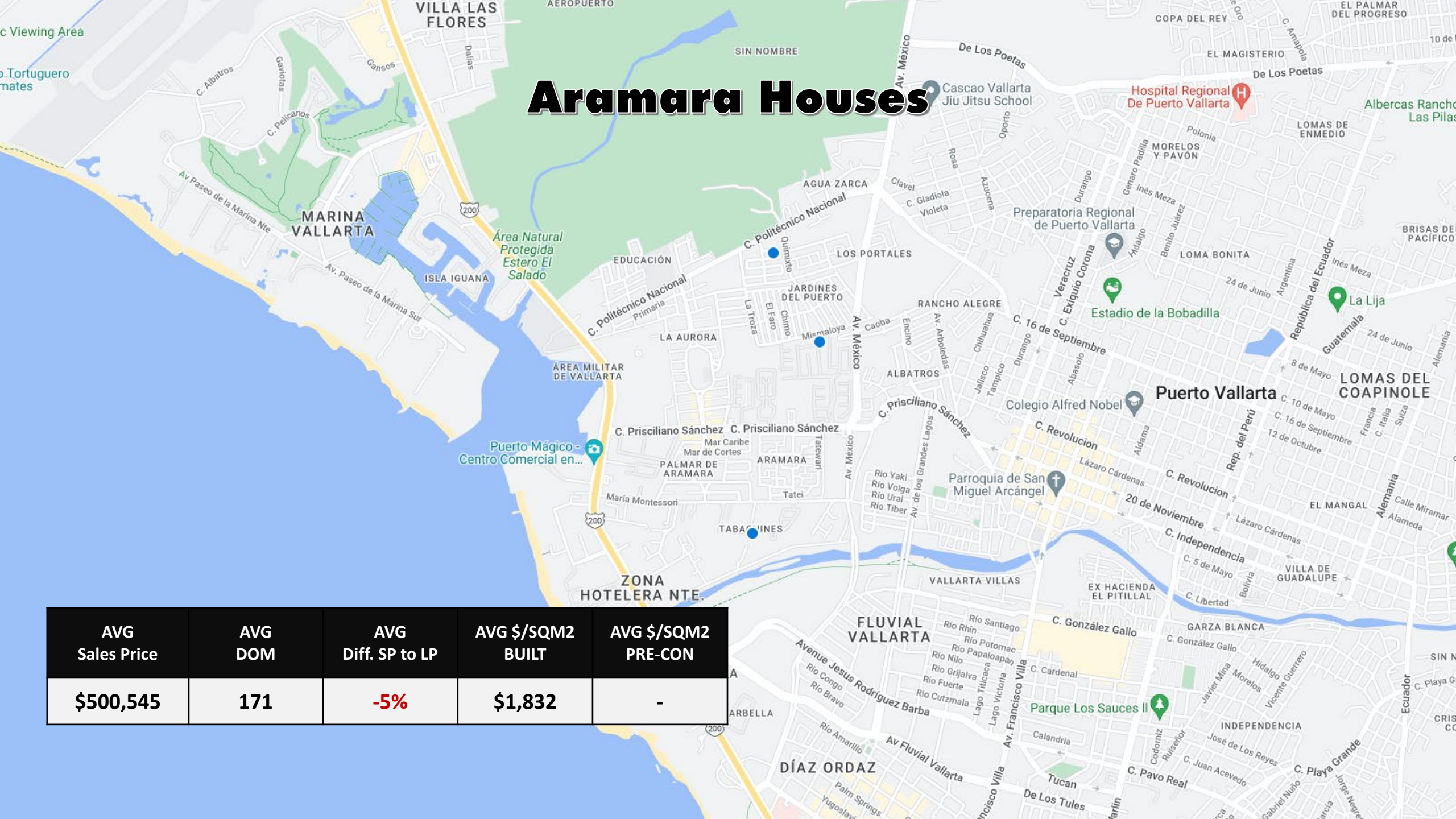
*D'Avenue

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$288,800	253	-6%	\$2,635	\$2,501



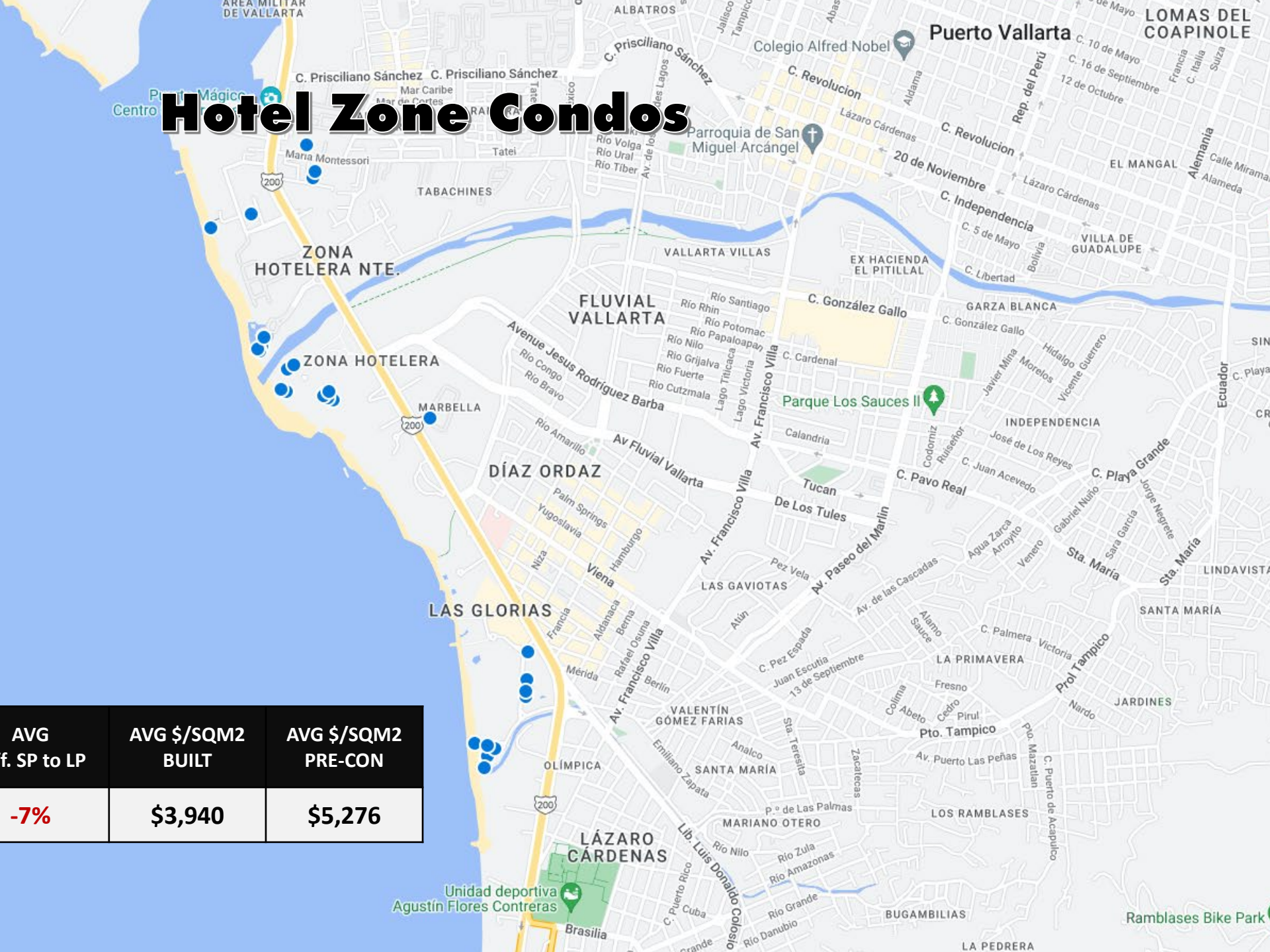
Aramara Houses

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$500,545	171	-5%	\$1,832	-



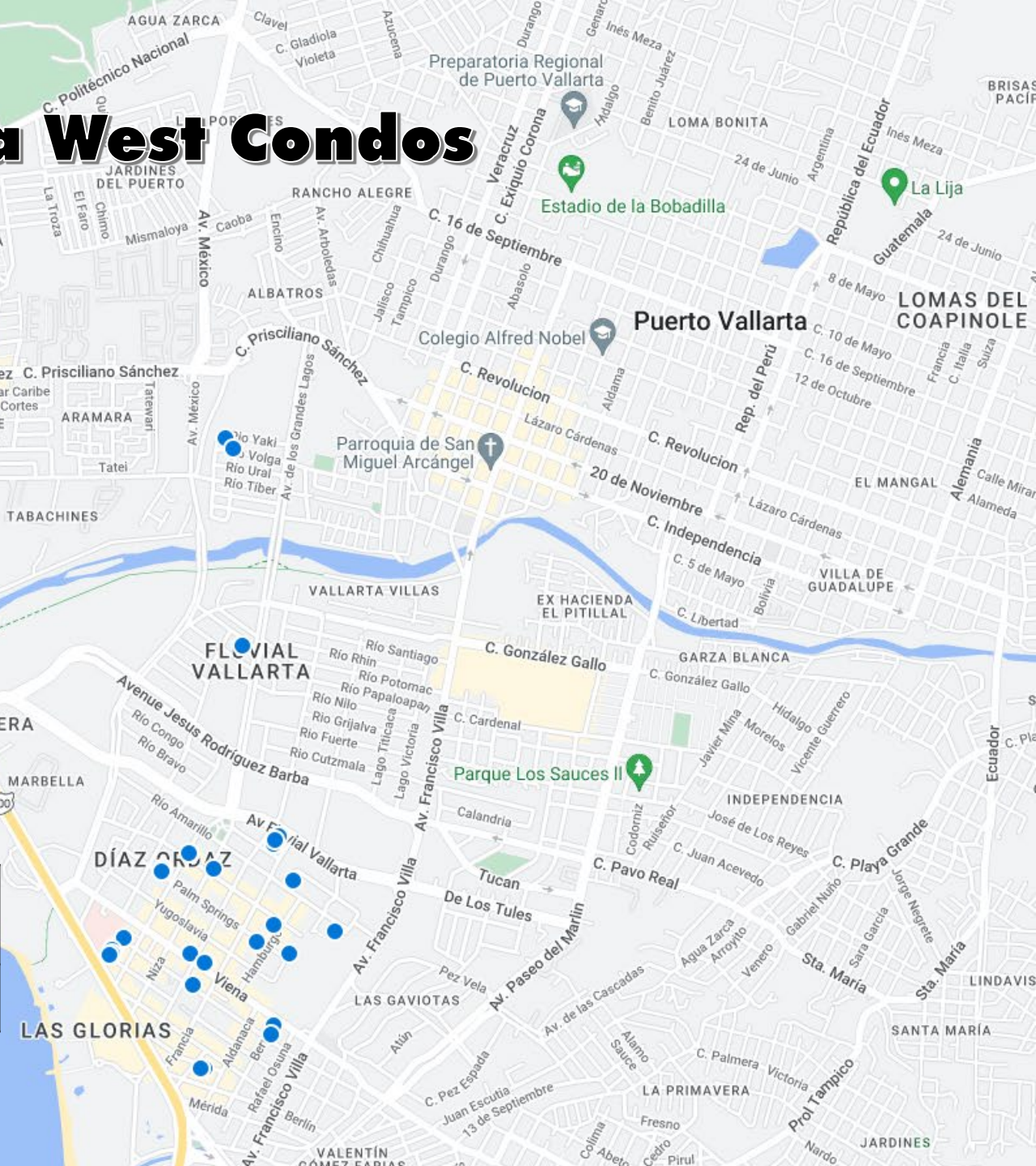
Hotel Zone Condos

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$666,683	258	-7%	\$3,940	\$5,276



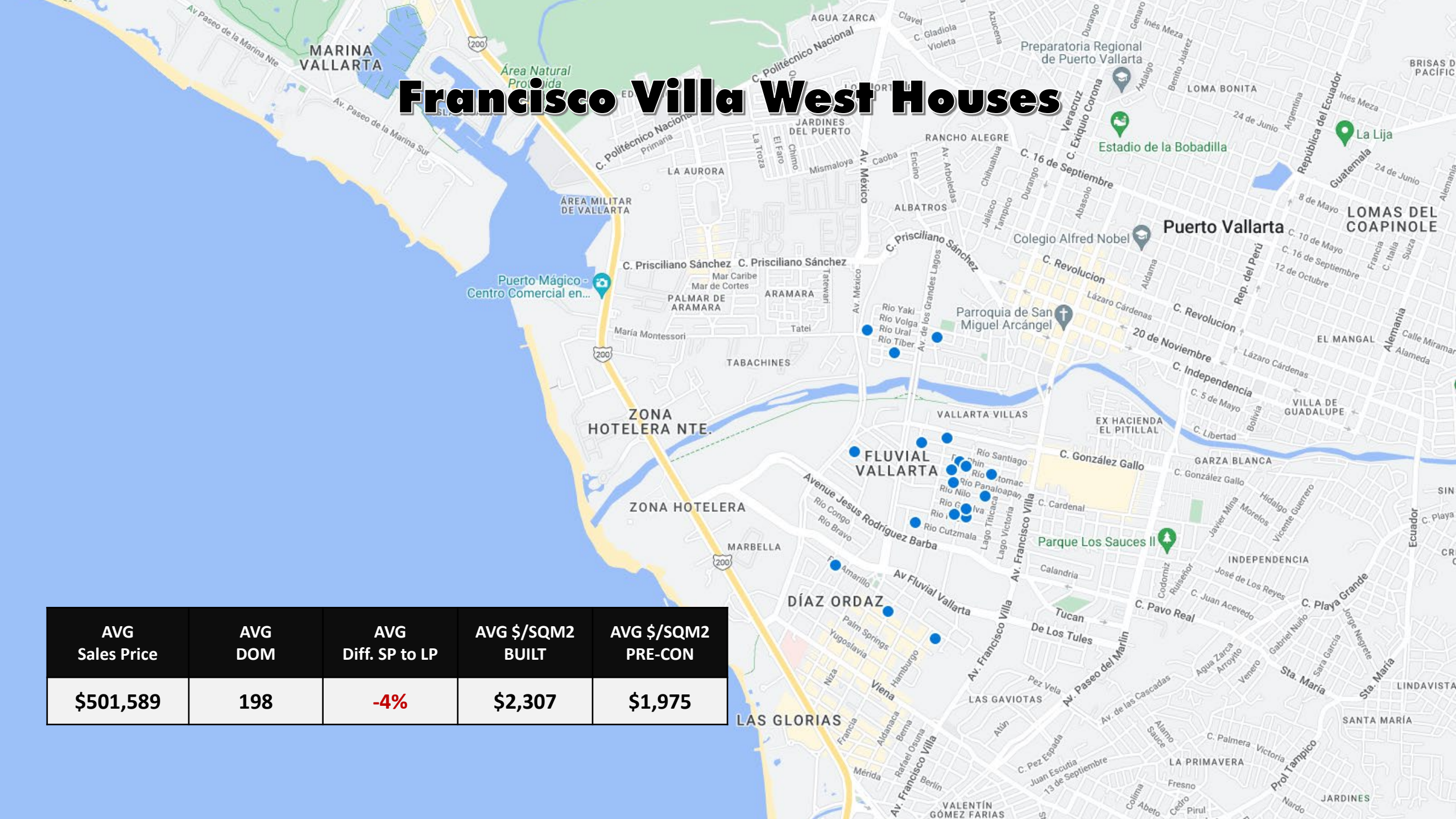
Francisco Villa West Condos

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$323,562	173	-6%	\$2,886	\$4,087

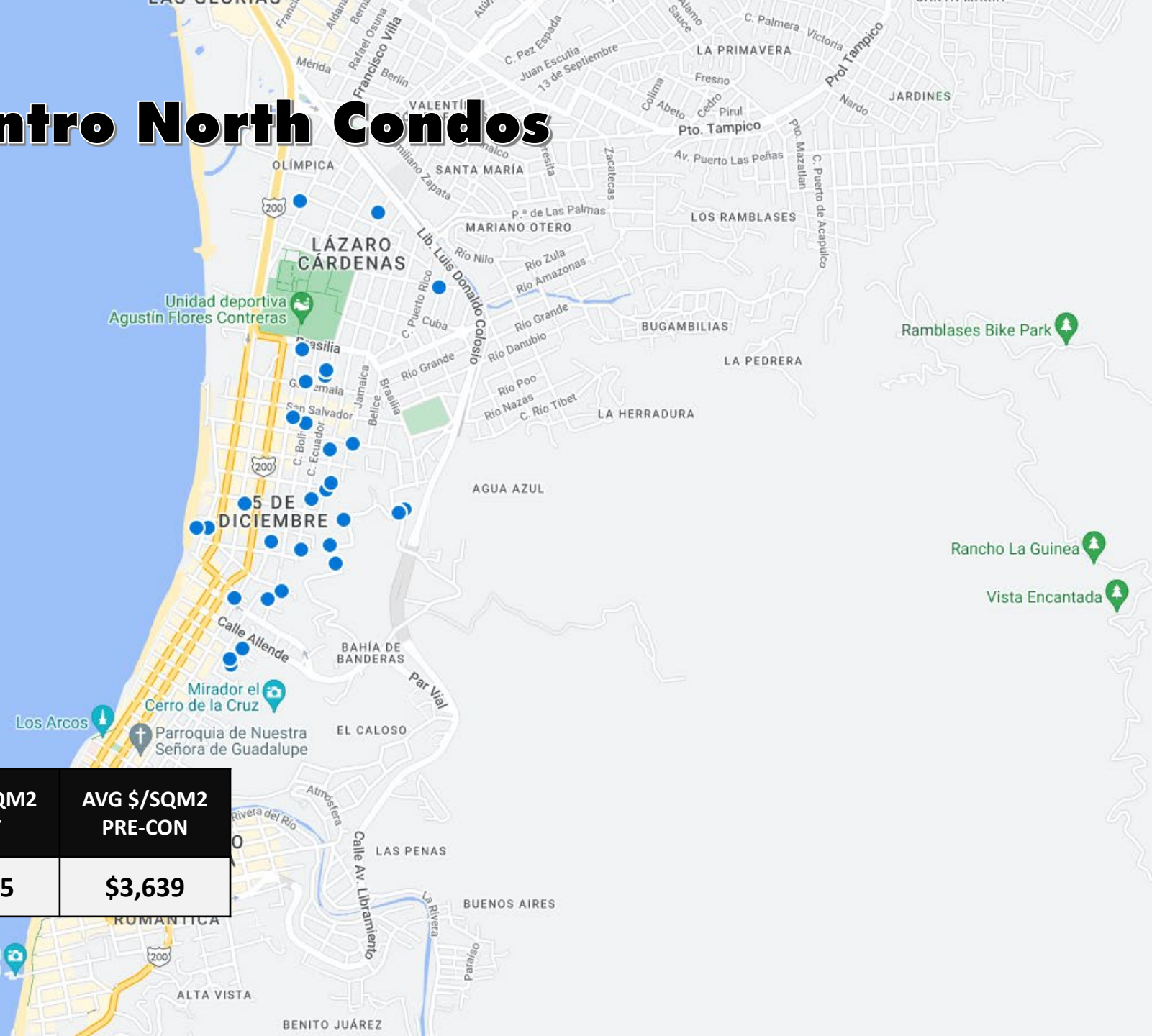


Francisco Villa West Houses

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$501,589	198	-4%	\$2,307	\$1,975



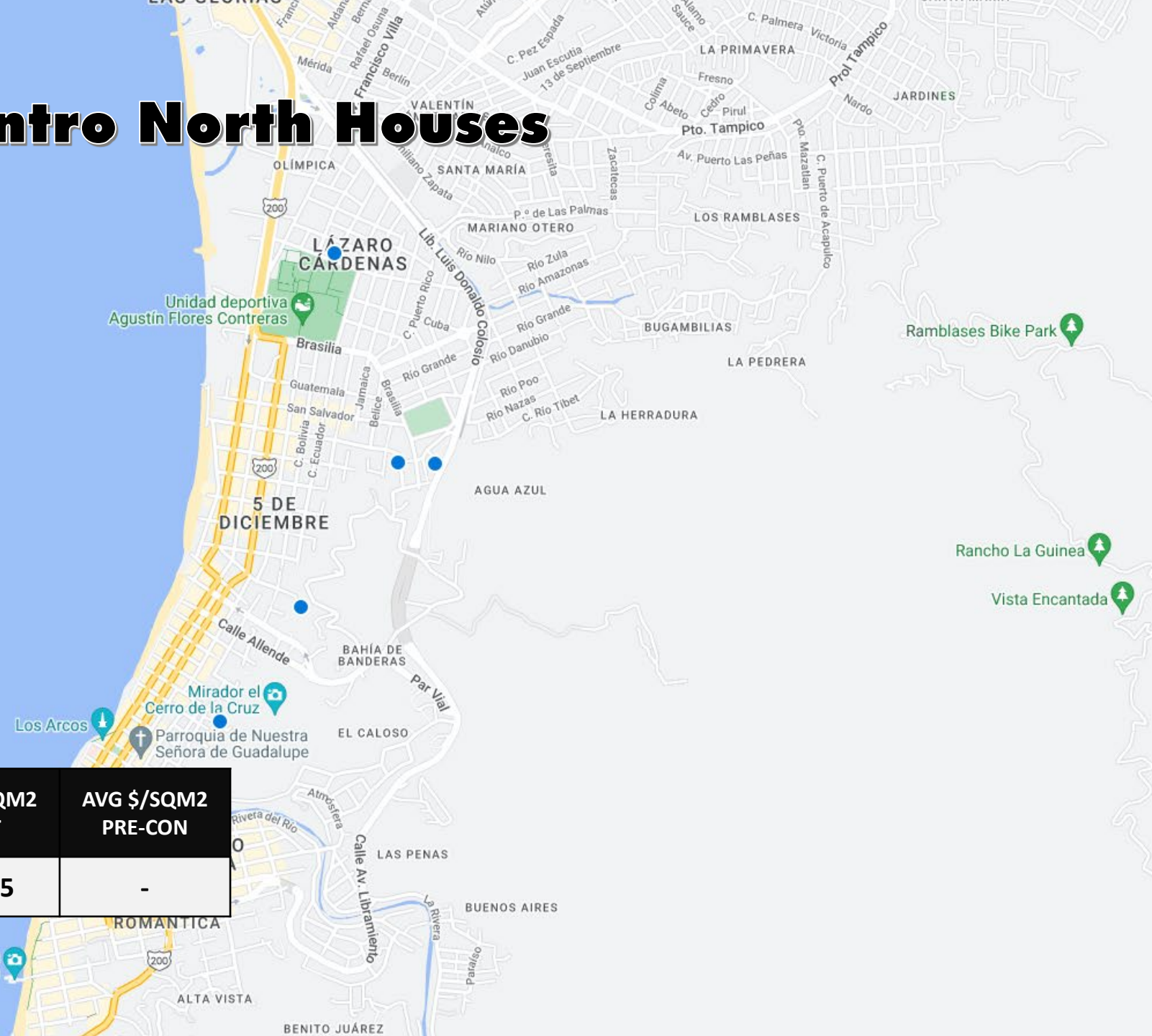
Centro North Condos



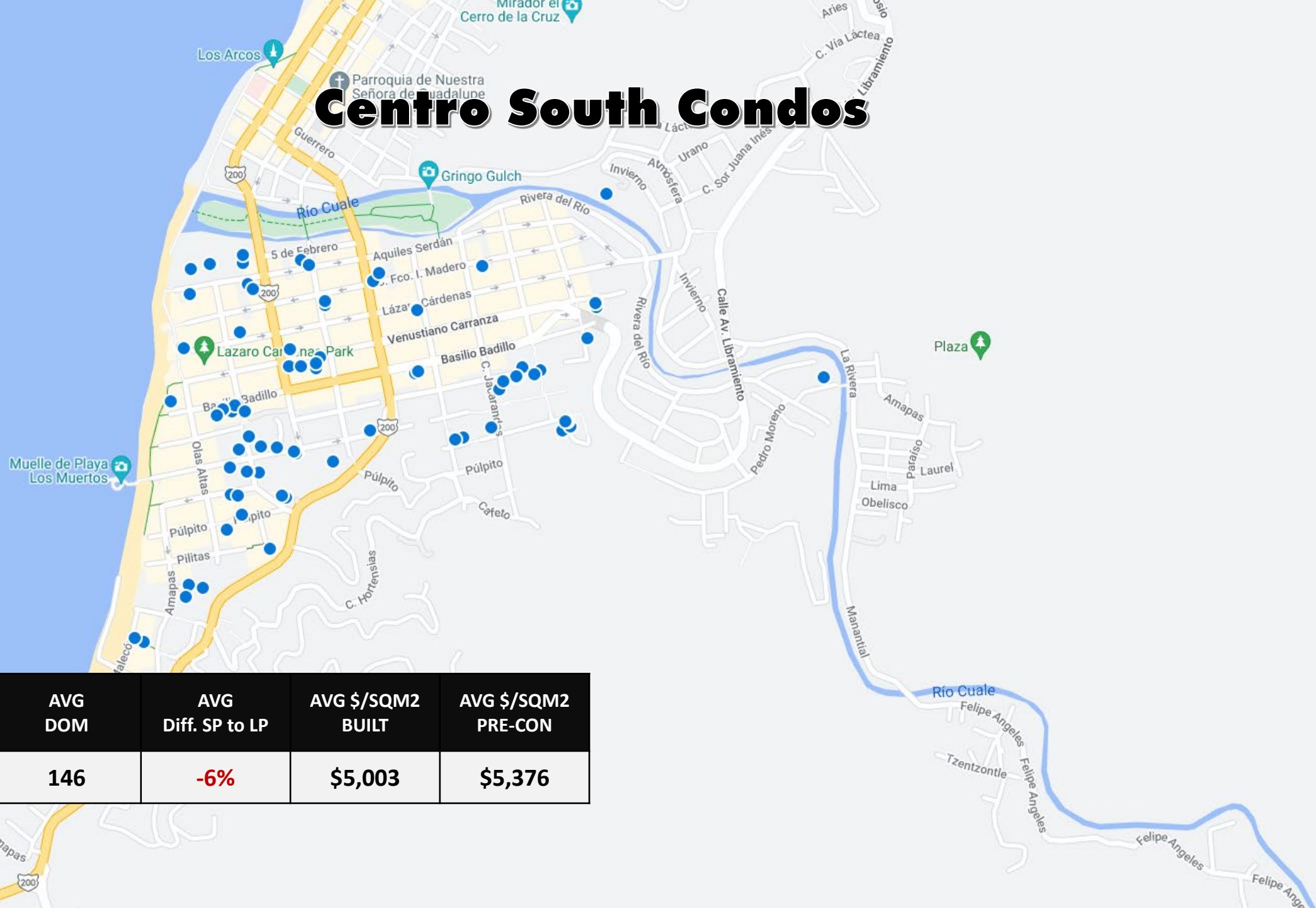
AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$341,195	196	-3%	\$3,335	\$3,639

Centro North Houses

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$395,150	161	-4%	\$1,875	-

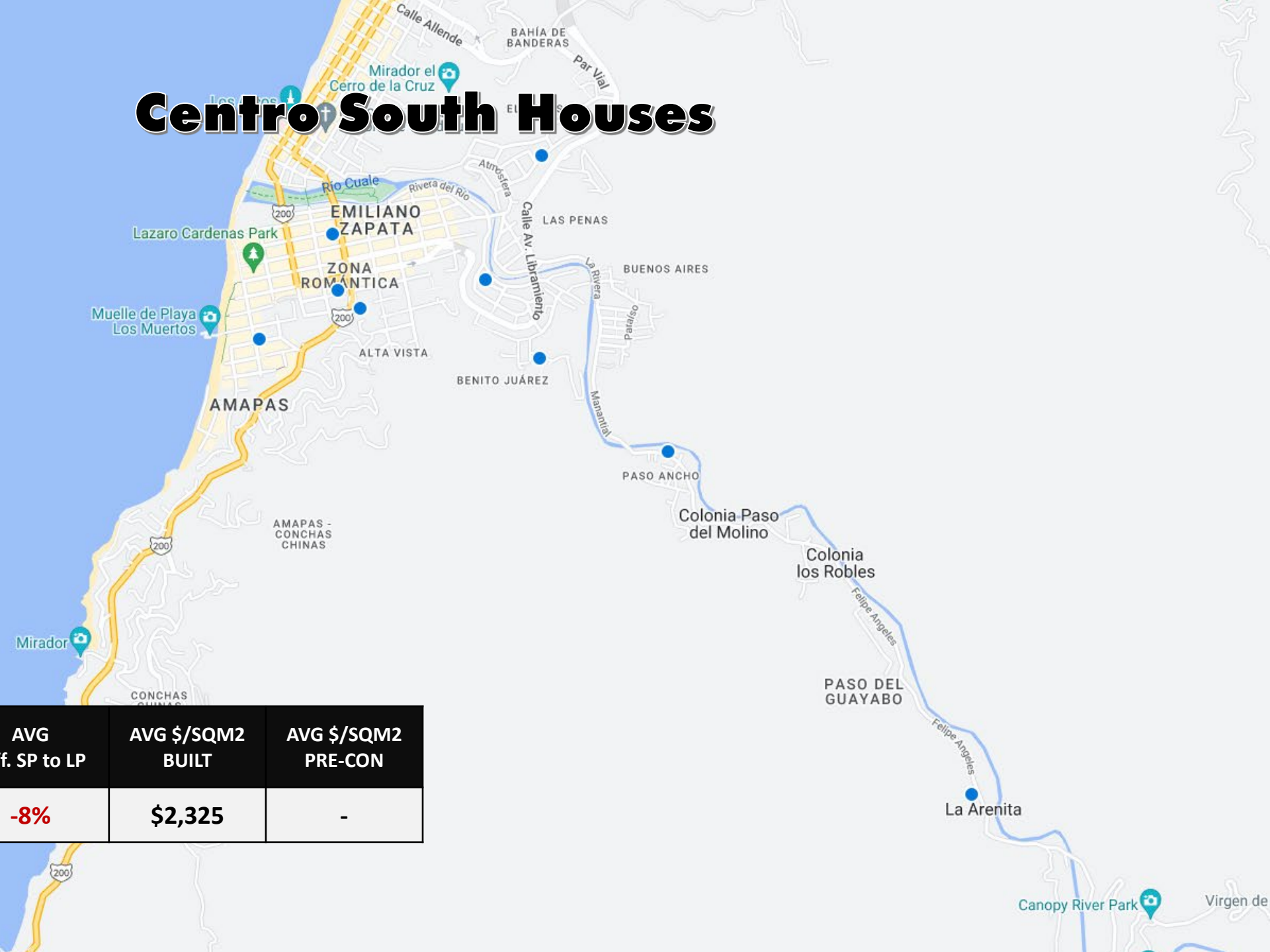


Centro South Condos



AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$489,165	146	-6%	\$5,003	\$5,376

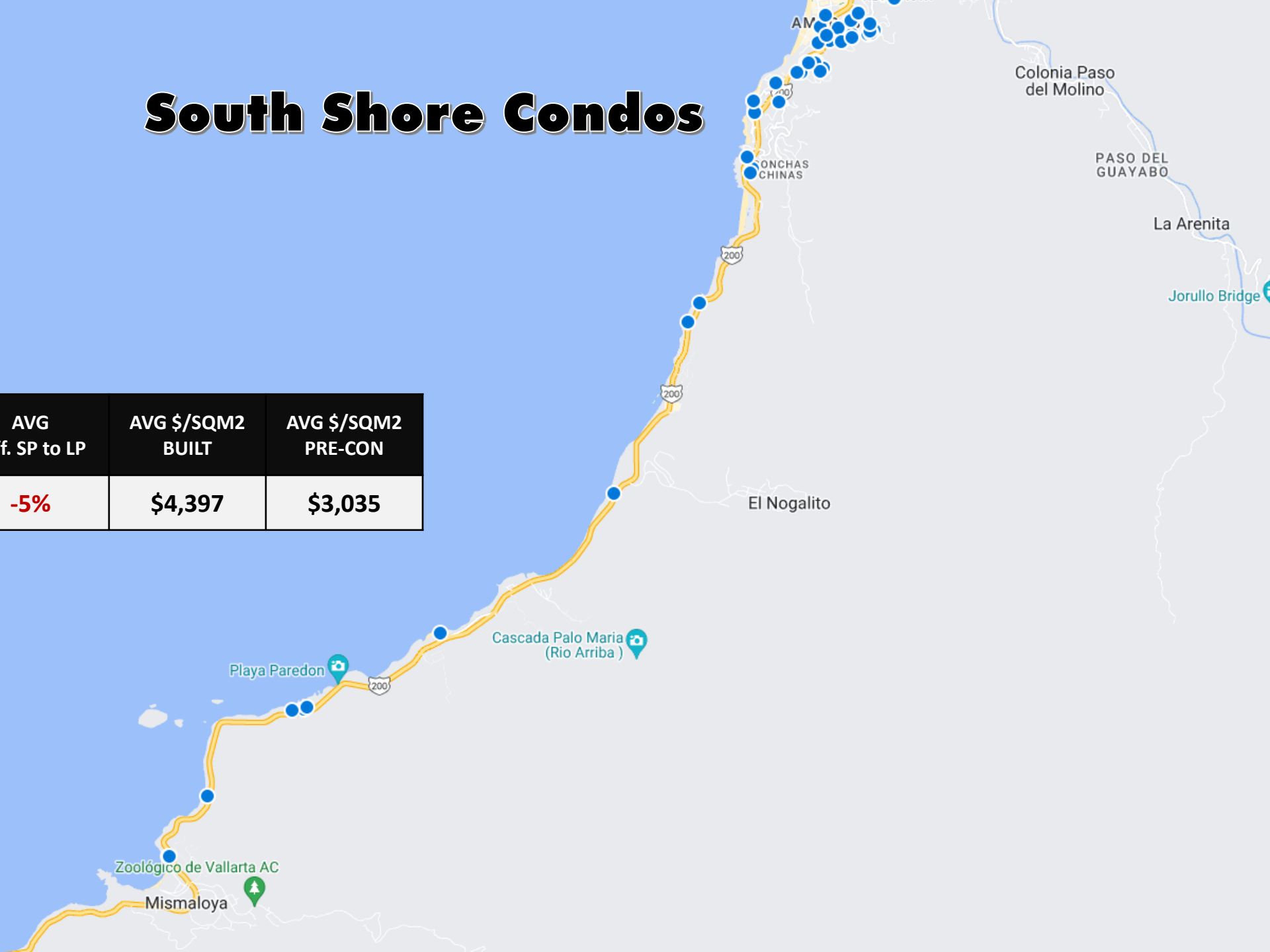
Centro South Houses



AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$560,778	250	-8%	\$2,325	-

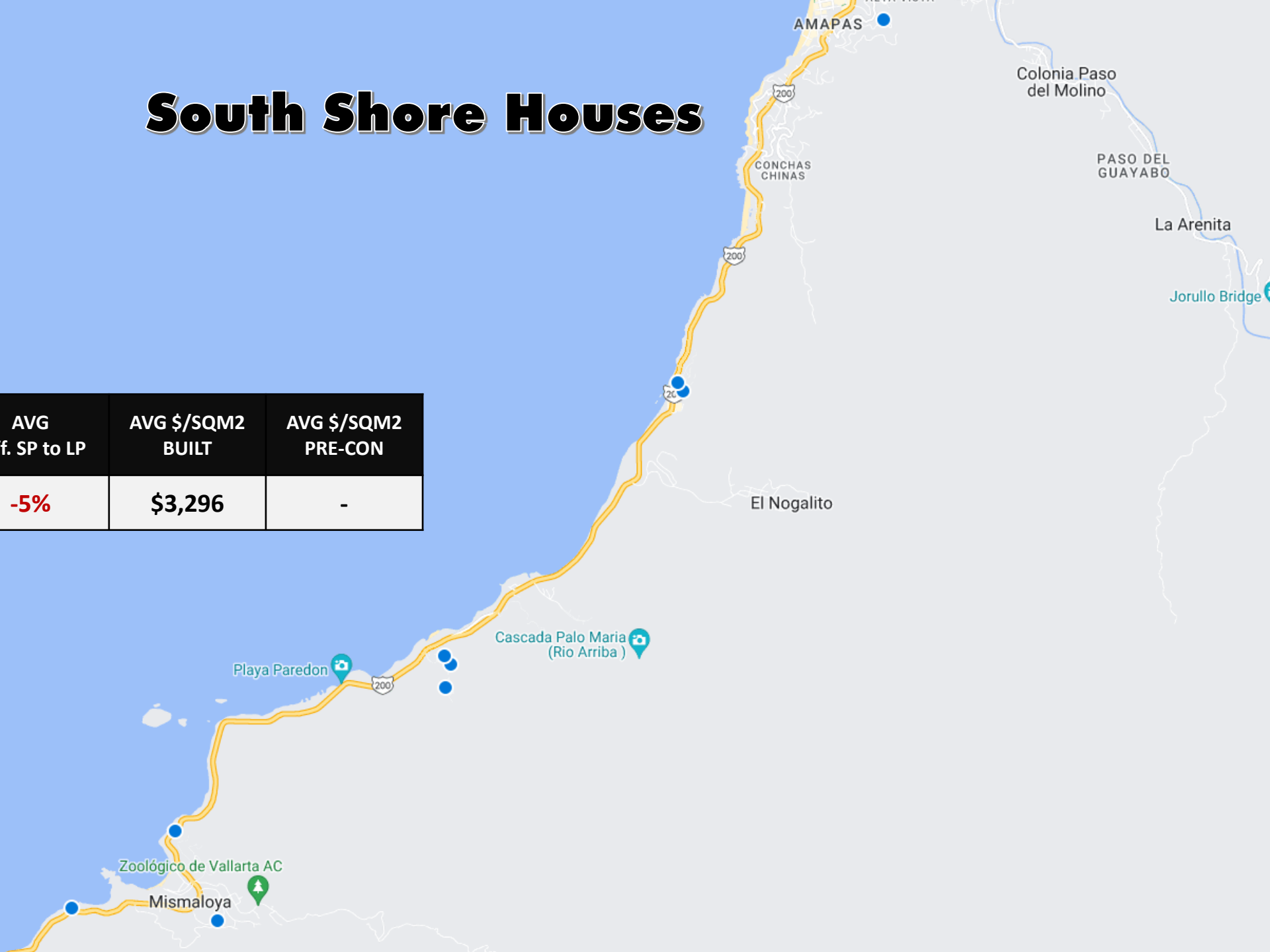
South Shore Condos

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$717,635	209	-5%	\$4,397	\$3,035



South Shore Houses

AVG Sales Price	AVG DOM	AVG Diff. SP to LP	AVG \$/SQM2 BUILT	AVG \$/SQM2 PRE-CON
\$1,837,498	224	-5%	\$3,296	-



Effective Marketing Strategies in a Shifting Market

- Using open houses to generate more business
- Creating compelling property presentations and virtual tours

Building Relationships and Networking

- Importance of relationship-building with clients and local stakeholders
- Strategies for engaging and staying connected with past clients
- Creating referral networks and partnerships



