

FRESH 30 - SCOREBOARD ADD-ON

Purpose: Fresh 30 already has its primary scoreboard. Do not rebuild or redefine it. Add two new scoreboards alongside the existing one.

Scoreboard 2 - Distressed / Bank Inventory

Track actual units from Bangkok Bank, SCB, Kasikorn, BAM, SAM, and add other bank/auction sources only if useful.

Fields: Project/building | Location | Unit/type | Size sqm | Floor/view if known | Bank/source | Distress type | Asking/starting price | THB/sqm | First seen | Last seen | Price changes | Occupied/vacant if stated | Source link

Main purpose: show distressed inventory by building/project; show increases or decreases in distressed units; compare distressed pricing with the existing Fresh 30 scoreboard; flag units worth reviewing.

Status: PURSUE / WATCH / PASS

Scoreboard 3 - Rental Inventory

Track current rental listings in the same buildings/projects being monitored.

Fields: Project/building | Size sqm | Beds | Floor/view if known | Asking rent/month | THB/sqm/month | First seen | Last seen | Rent changes | Source link

Main purpose: count active rental units by building; identify jumps in rental inventory; track falling/rising rents; compare rental pressure with sale/distressed inventory.

Snapshot Rule

Take regular snapshots so we build our own history. Track by project: current inventory; 7/30/90-day inventory change; new listings; removed listings; price/rent reductions; median sale or rent; days since first seen where possible.

Combined Signal

Existing Fresh 30 scoreboard + distressed inventory + rental inventory

Important warning pattern: **sale inventory rising + distressed inventory rising + rental inventory rising + prices/rents weakening**. This signals a building or area may be entering a stronger Fresh 30 buying environment.

Geographic Focus

Start with: **Jomtien, Na Jomtien, Pratumnak, Pattaya, Wongamat, Bang Saray**. Do not broaden beyond this unless there is a specific reason.

Integration Rule

Do not redesign the Fresh 30 concept, sales presentation, legal model, acquisition structure, or original scoreboard from this handoff. The only task is to **integrate Scoreboard 2 and Scoreboard 3 with the existing Fresh 30 scoreboard and begin building historical inventory data**.