

Jordan Schilleci

fresh approach. old fashioned customer service.

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Jo & Co. Realty Group



Comparative Market Analysis

Prepared By: Jordan Schilleci

Listings as of 10/06/20 at 10:42 am

Property Type is 'Single-Family' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 10/06/2020 to 04/09/2020 Beds is 4 to 5 No Of Garage Cap is 2+ Stories is 2 Pool Private is no Subdivision is like 'Inverness Estates'

Single-Family

Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
22319588	9011 Newcroft Court	Inverness Estates	No	4	3	1	2	2,997	2013	6,503	\$300,000	\$100.10	18
84903280	9414 Cheslyn Court	Inverness Estates Sec 02	No	4	3	1	3	4,173	2006	9,375	\$339,000	\$81.24	*325
31956103	9407 Invergarry Way	Inverness Estates Sec 5	No	4	3	1	2	3,355	2015	8,463	\$359,900	\$107.27	60
# LISTINGS:	3	Medians:		4	3	1	2	3,355	2013	8,463	\$339,000	\$100.10	60
		Minimums:		4	3	1	2	2,997	2006	6,503	\$300,000	\$81.24	18
		Maximums:		4	3	1	3	4,173	2015	9,375	\$359,900	\$107.27	325
		Averages:		4	3	1	2	3,508	2011	8,114	\$332,967	\$96.20	134

Option Pending Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
93996602	22415 Windbourne Drive	Inverness Estates	No	4	2	1	2	3,253	2011	6,873	\$304,900	\$93.73	39
42328966	9502 Brannok Lane	Inverness Estates	No	4	3	1	2	4,018	2015	8,125	\$395,000	\$98.31	*63
# LISTINGS:	2	Medians:		4	3	1	2	3,636	2013	7,499	\$349,950	\$96.02	51
		Minimums:		4	2	1	2	3,253	2011	6,873	\$304,900	\$93.73	39
		Maximums:		4	3	1	2	4,018	2015	8,125	\$395,000	\$98.31	63
		Averages:		4	3	1	2	3,636	2013	7,499	\$349,950	\$96.02	51

Pend Cont to Show Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
53689183	9622 Battleford Drive	Inverness Estates	No	5	3	1	2	4,075	2017	8,608	\$382,000	\$93.74	*122
# LISTINGS:	1	Medians:		5	3	1	2	4,075	2017	8,608	\$382,000	\$93.74	122
		Minimums:		5	3	1	2	4,075	2017	8,608	\$382,000	\$93.74	122
		Maximums:		5	3	1	2	4,075	2017	8,608	\$382,000	\$93.74	122
		Averages:		5	3	1	2	4,075	2017	8,608	\$382,000	\$93.74	122

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Single-Family

Pending Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
85044759	9410 Three Stone Lane	Inverness Estates Sec 7	No	4	3	1	2	4,138	2017	7,436	\$377,550	\$91.24	*501
51043226	22911 Shieldhall Lane	Inverness Estates Sec 03	No	5	4	1	3	4,265	2010	11,563	\$420,000	\$98.48	*28
# LISTINGS:	2	Medians:		5	4	1	3	4,202	2014	9,500	\$398,775	\$94.86	265
		Minimums:		4	3	1	2	4,138	2010	7,436	\$377,550	\$91.24	28
		Maximums:		5	4	1	3	4,265	2017	11,563	\$420,000	\$98.48	501
		Averages:		5	4	1	3	4,202	2014	9,500	\$398,775	\$94.86	265

Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
34907428	9418 Invergarry Way	Inverness Estates Sec 5	No	4	3	1	2	3,259	2015	7,003	\$325,000	\$99.72	*102	05/29/20	\$318,000	\$97.58	97.85
50836816	22507 Grassnook Drive	Inverness Estates Sec 02	No	4	3	1	3	3,102	2010	8,375	\$319,000	\$102.84	*123	06/22/20	\$319,000	\$102.84	100.00
86179094	22619 Wixford Lane	Inverness Estates Sec 06	No	4	3	1	2	3,461	2007	8,750	\$325,000	\$93.90	*160	06/03/20	\$322,000	\$93.04	99.08
83209939	22903 Shieldhall Lane	Inverness Estates Sec 3	No	4	3	1	3	3,156	2015	12,229	\$330,000	\$104.56	38	04/24/20	\$325,000	\$102.98	98.48
17502824	22707 Wixford Lane	Inverness Estates Sec 6	No	5	3	1	2	4,883	2008	8,964	\$339,900	\$69.61	*264	06/23/20	\$339,900	\$69.61	100.00
48033670	22711 Wilbur Lane	Inverness Estates	No	4	3	1	3	3,526	2008	12,432	\$356,900	\$101.22	3	07/06/20	\$350,000	\$99.26	98.07
77365852	9622 Lochampton Drive	Inverness Estates	No	4	1	1	2	3,530	2019	8,614	\$369,990	\$104.81	45	06/10/20	\$369,990	\$104.81	100.00
41075528	22302 Nobleton Drive	Inverness Estates	No	5	3	1	3	4,142	2019	10,998	\$389,990	\$94.15	26	05/13/20	\$383,580	\$92.61	98.36
# LISTINGS:	8	Medians:		4	3	1	3	3,494	2013	8,857	\$334,950	\$100.47	74		\$332,450	\$98.42	98.78
		Minimums:		4	1	1	2	3,102	2007	7,003	\$319,000	\$69.61	3		\$318,000	\$69.61	97.85
		Maximums:		5	3	1	3	4,883	2019	12,432	\$389,990	\$104.81	264		\$383,580	\$104.81	100.00
		Averages:		4	3	1	3	3,632	2013	9,671	\$344,473	\$96.35	95		\$340,934	\$95.34	98.98

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Quick Statistics (16 Listings Total)				
	Min	Max	Average	Median
List Price	\$300,000	\$420,000	\$352,133	\$348,400
Sold Price	\$318,000	\$383,580	\$340,934	\$332,450
Adj. Sold Price	\$311,000	\$383,580	\$338,253	\$325,950
LP/SF	\$69.61	\$107.27	\$95.93	\$98.40
SP/SF	\$69.61	\$104.81	\$95.34	\$98.42
Adj. SP/SF	\$67.15	\$104.81	\$94.66	\$98.39

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