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Comparative Market Analysis

Listings as of 10/26/20 at 10:09 am

Property Type is 'Single-Family' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending', 'Coming Soon' Status is 'Sold' Status Contractual Search Date is 10/26/2020 to 04/29/2020 Subdivision is like 'grand lakes' Street Name is like 'silvermist', 'rustic', 'water edge', 'sierra lake'

Single-Family

Coming Soon Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	#	Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
40325231	22443 Silvermist Lane	Grand Lakes	No	4	3	1	1	2,956	1998	8,791	\$310,000	\$104.87	0	
# LISTINGS:	1	Medians:		4	3	1	1	2,956	1998	8,791	\$310,000	\$104.87	0	
		Minimums:		4	3	1	1	2,956	1998	8,791	\$310,000	\$104.87	0	
		Maximums:		4	3	1	1	2,956	1998	8,791	\$310,000	\$104.87	0	
		Averages:		4	3	1	1	2,956	1998	8,791	\$310,000	\$104.87	0	

Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	#	Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
37566362	22622 Sierra Lake Court	Grand Lakes Sec 12	No	4	3	1	3	3,426	2001	9,457	\$416,500	\$121.57	*276	
# LISTINGS:	1	Medians:		4	3	1	3	3,426	2001	9,457	\$416,500	\$121.57	276	
		Minimums:		4	3	1	3	3,426	2001	9,457	\$416,500	\$121.57	276	
		Maximums:		4	3	1	3	3,426	2001	9,457	\$416,500	\$121.57	276	
		Averages:		4	3	1	3	3,426	2001	9,457	\$416,500	\$121.57	276	

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%
10129887	22450 Rustic Meadow Court	Grand Lakes	No	3	2	0	2	2,410	2000	8,965	\$320,000	\$132.78	8	08/20/20	\$320,000	\$132.78	100.00	
91569690	22517 Silvermist Lane	Grand Lakes	No	3	2	1	2	2,906	2004	8,723	\$365,000	\$125.60	8	07/30/20	\$360,000	\$123.88	98.63	
66321553	22503 Sierra Lake Court	Grand Lakes	No	4	3	1	2	3,006	2001	10,164	\$365,000	\$121.42	3	08/07/20	\$375,000	\$124.75	102.74	
# LISTINGS:	3	Medians:		3	2	1	2	2,906	2001	8,965	\$365,000	\$125.60	8		\$360,000	\$124.75	100.00	
		Minimums:		3	2	0	2	2,410	2000	8,723	\$320,000	\$121.42	3		\$320,000	\$123.88	98.63	
		Maximums:		4	3	1	2	3,006	2004	10,164	\$365,000	\$132.78	8		\$375,000	\$132.78	102.74	
		Averages:		3	2	1	2	2,774	2002	9,284	\$350,000	\$126.60	6		\$351,667	\$127.14	100.46	

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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 Information is believed to be accurate but is not guaranteed