

Market Analysis

MARKET STATS

Status: Active (2)

Property Type: Single-Family (2)

LOT

	SqFt	BD	FB	HB	Yr Built	Acres	Lot Size	List Price	LP/SqFt	LP/Acre	Sale Price	Close Price Adj	SP/SqFt	Price Sq Ft Adj Sold	SP/Acre	SP/LP%	S
Min	1,804	4	2		1972	0.20	8,520	\$289,900	\$160.70	\$1,202,904.56							
Max	1,808	4	2		1995	0.24	10,498	\$295,000	\$163.16	\$1,508,179.96							
Avg	1,806	4	2		1984	0.22	9,509	\$292,450	\$161.93	\$1,355,542.26							
Median	1,806	4	2		1983	0.22	9,509	\$292,450	\$161.93	\$1,355,542.26							

you

Status: Option Pending (2)

Property Type: Single-Family (2)

	SqFt	BD	FB	HB	Yr Built	Acres	Lot Size	List Price	LP/SqFt	LP/Acre	Sale Price	Close Price Adj	SP/SqFt	Price Sq Ft Adj Sold	SP/Acre	SP/LP%	S
Min	1,500	3	2		1998	0.14	6,000	\$275,000	\$145.39	\$220,723.97							
Max	2,029	3	2	1	1998	1.25	54,271	\$295,000	\$183.33	\$2,142,338.42							
Avg	1,765	3	2	1	1998	0.69	30,136	\$285,000	\$164.36	\$1,181,531.20							
Median	1,764	3	2		1998	0.69	30,135	\$285,000	\$164.36	\$1,181,531.20							

Status: Pending (5)

Pending

Property Type: Single-Family (5)

	SqFt	BD	FB	HB	Yr Built	Acres	Lot Size	List Price	LP/SqFt	LP/Acre	Sale Price	Close Price Adj	SP/SqFt	Price Sq Ft Adj Sold	SP/Acre	SP/LP%	S
Min	1,781	3	2		1985	0.14	6,240	\$275,000	\$138.73	\$1,217,464.32							
Max	2,040	4	2	1	1999	0.24	10,378	\$290,000	\$154.41	\$1,974,877.88							
Avg	1,956	3	2		1995	0.17	7,189	\$282,160	\$144.52	\$1,773,361.52							
Median	1,984	3	2		1998	0.14	6,300	\$282,900	\$142.16	\$1,935,684.65							

Status: Sold (18)

Sold 18 in 180 days (6 mos)

Avg \$151.36

Property Type: Single-Family (18)

	SqFt	BD	FB	HB	Yr Built	Acres	Lot Size	List Price	LP/SqFt	LP/Acre	Sale Price	Close Price Adj	SP/SqFt	Price Sq Ft Adj Sold	SP/Acre	SP/LP%	S
Min	1,566	3	2		1968	0.14	6,000	\$269,000	\$128.28	\$1,088,674.55	\$279,000	\$21,000	\$133.05	\$10.19	\$1,011,201.00	92.88%	
Max	2,097	5	2	1	2000	0.32	14,000	\$349,900	\$197.68	\$2,142,338.42	\$325,000	\$318,500	\$192.85	\$192.85	\$2,178,649.24	105.60%	
Avg	1,951	4	2	1	1990	0.19	8,109	\$290,300	\$150.25	\$1,643,631.50	\$292,633	\$275,951	\$151.36	\$143.22	\$1,661,782.79	100.96%	
Median	2,029	4	2		1992	0.17	7,222	\$289,450	\$143.35	\$1,708,910.99	\$289,000	\$286,350	\$146.09	\$146.09	\$1,769,844.05	101.05%	

Status: All (27)

Property Type: Single-Family (27)

	SqFt	BD	FB	HB	Yr Built	Acres	Lot Size	List Price	LP/SqFt	LP/Acre	Sale Price	Close Price Adj	SP/SqFt	Price Sq Ft Adj Sold	SP/Acre	SP/LP%	S
Min	1,500	3	2		1968	0.14	6,000	\$269,000	\$128.28	\$220,723.97	\$279,000	\$21,000	\$133.05	\$10.19	\$1,011,201.00	92.88%	
Max	2,097	5	2	1	2000	1.25	54,271	\$349,900	\$197.68	\$2,142,338.42	\$325,000	\$318,500	\$192.85	\$192.85	\$2,178,649.24	105.60%	
Avg	1,927	4	2		1991	0.22	9,674	\$288,559	\$151.10	\$1,612,085.98	\$292,633	\$275,951	\$151.36	\$143.22	\$1,661,782.79	100.96%	
Median	2,000	4	2		1992	0.16	7,100	\$289,000	\$145.13	\$1,749,110.32	\$289,000	\$286,350	\$146.09	\$146.09	\$1,769,844.05	101.05%	

Criteria:
 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 02/15/2022 to 08/19/2021
 Current Price is 275000 to 325000
 Building SqFt is 1500 to 2100
 Year Built is 2000 or less
 Area is '25'

$1303 \times 97 = 126391$
 $126391 \times 100 = \$12,639,100$

Avg \$ / sq ft SOLD \rightarrow $\$151.36 / sf \times 1808 sq ft = SOLD \$ 274K$

\bullet SOLD @ $\$274$ (97% List Typical) = $\$282K$ LIST PRICE

- UPGRADE'S
- AVERAGE LIST. \rightarrow $\$282K$.
 - \bullet $\$100K$ in REMODEL
 - \bullet NEVER FLOODED.
 - \bullet Inspected / Repaired 2x
 - \bullet GREAT LOCATION, 4 BEDS, etc = $\$300K+$

Most Recent
 Comps
 2/15/2022

A2