

# Single Family Property Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','OP','PSHO','PEND') OR (LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT(DATETIME,'1/1/2012')) AND TBL.AREA IN ('9') AND (SUBDIVISION LIKE 'LINDALE PARK%')) AND  
Sep 1 2012 06:04PM

Property Type: <b>SingleFamily</b> Status: <b>Active</b>													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	<a href="#">41421404</a>	911 MOODY ST	LINDALE PARK 3	3	1/0	1	N	7,500	1,144	1940	\$134,100*	\$117.22	70*
	<a href="#">41049519</a>	613 MOODY ST	LINDALE PARK 3	2	1/0	2	N	8,550	1,242	1947	\$149,900	\$120.69	244*
	<a href="#">36499429</a>	216 FAIRBANKS ST	LINDALE PARK 6	4	2/0	0	N	10,600	2,712	1947	\$175,000*	\$64.53	31
	<a href="#">93201431</a>	206 Woodard	Lindale Park	3	2/0	2	N	11,766	1,965	1959	\$179,900	\$91.55	17
	<a href="#">42833852</a>	916 ELEANOR ST	LINDALE PARK 1	2	1/0	1	N	7,950	1,091	1938	\$199,000	\$182.40	23
	<a href="#">40553960</a>	312 FAIRBANKS ST	LINDALE PARK 6	3	2/0	0	N	5,300	1,720	2005	\$220,000	\$127.91	17*
	<a href="#">77478459</a>	1005 FAIRBANKS ST	LINDALE PARK 2	4	2/0	2	N	5,300	2,390	1942	\$269,900*	\$112.93	85
	<a href="#">56983575</a>	805 WOODARD ST	LINDALE PARK 2	3	2/1	1	N	7,950	2,414	1950	\$295,000	\$122.20	10
<b>Average</b>				<b>3</b>		<b>2</b>		<b>8,115</b>	<b>1,835</b>		<b>\$202,850</b>		<b>62</b>
Number of Properties: <b>8</b>													
( Average ListPrice / Average SqFt ) : ( 202850 / 1835 ) = \$ 110.54													

Property Type: <b>SingleFamily</b> Status: <b>Option Pending</b>													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	<a href="#">35292378</a>	312 Canadian	Lindale Park	2	1/0	1	N	5,000	988	1930	\$130,000	\$131.58	5
	<a href="#">61175344</a>	712 JOYCE	LINDALE PARK	3	2/0	0	N	7,950	1,600	1935	\$160,000	\$100.00	50
<b>Average</b>				<b>3</b>		<b>1</b>		<b>6,475</b>	<b>1,294</b>		<b>\$145,000</b>		<b>28</b>
Number of Properties: <b>2</b>													
( Average ListPrice / Average SqFt ) : ( 145000 / 1294 ) = \$ 112.06													

Property Type: <b>SingleFamily</b> Status: <b>Pending Continue to Show</b>													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	<a href="#">17793429</a>	201 SUE ST	LINDALE PARK 5	3	1/1	2	N	4,937	1,436	1950	\$125,000	\$87.05	4
<b>Average</b>				<b>3</b>		<b>2</b>		<b>4,937</b>	<b>1,436</b>		<b>\$125,000</b>		<b>4</b>
Number of Properties: <b>1</b>													
( Average ListPrice / Average SqFt ) : ( 125000 / 1436 ) = \$ 87.05													

Property Type: <b>SingleFamily</b> Status: <b>Pending</b>													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	<a href="#">90401206</a>	916 AVENUE OF OAKS ST	LINDALE PARK	2	1/0	1	N	5,300	787	1940	\$95,000	\$120.71	10
	<a href="#">22695914</a>	812 MILWAUKEE ST	LINDALE PARK	2	2/0	1	N	7,950	1,216	1938	\$143,000	\$117.60	5
	<a href="#">91342655</a>	808 FAIRBANKS ST	LINDALE PARK 2	2	1/0	0	N	7,950	1,204	1940	\$152,000	\$126.25	281
<b>Average</b>				<b>2</b>		<b>1</b>		<b>7,067</b>	<b>1,069</b>		<b>\$130,000</b>		<b>99</b>
Number of Properties: <b>3</b>													
( Average ListPrice / Average SqFt ) : ( 130000 / 1069 ) = \$ 121.61													

Property Type: <b>SingleFamily</b> Status: <b>Sold</b>																		
Subject Property	MLS#	Closed	Address	Subdiv.	BR	Bths	#	Pool	Lot	Bldg	Yr	List	Sold	SP/ SF	Adjusted	Adj.	DOM	SP/LP

	Date					Gar		SqFt	SqFt		Price	Price		SP	SP/SF		%
<a href="#">49759348</a>	4/17/2012	615 KELLEY ST	LINDALE PARK 1	3	1/0	2	Y	10,600	1,395	1950	\$70,000	\$78,250	\$56.09	\$78,250	\$56.09	15	1.12
<a href="#">86283644</a>	4/30/2012	211 KELLEY ST	LINDALE PARK 7	2	1/0	1	N	5,000	1,156	1945	\$85,000	\$80,000	\$69.20	\$80,000	\$69.20	9	0.94
<a href="#">84565700</a>	1/17/2012	1008 Graceland	LINDALE PARK 3	2	2/0	2	N	5,300	994	1938	\$103,400	\$103,400	\$104.02	\$103,400	\$104.02	28	1.00
<a href="#">88035690</a>	2/27/2012	212 GALE ST	LINDALE PARK	2	1/0	1	N	5,000	878	1940	\$109,000	\$109,000	\$124.15	\$105,850	\$120.56	22	1.00
<a href="#">86242307</a>	3/01/2012	303 GALE ST	LINDALE PARK 5	4	2/0	0	N	7,500	1,650	1940	\$140,000	\$140,000	\$84.85	\$135,800	\$82.30	158	1.00
<a href="#">86449447</a>	8/23/2012	401 SUE ST	LINDALE PARK 5	3	1/1	2	N	10,600	1,802	1940	\$160,000	\$140,000	\$77.69	\$140,000	\$77.69	130	0.88
<a href="#">33043648</a>	1/27/2012	508 Gale	Lindale Park	3	1/0	2	N	6,545	1,285	1945	\$184,500	\$180,000	\$140.08	\$177,500	\$138.13	85	0.98
<a href="#">34375216</a>	6/28/2012	416 AVENUE OF OAKS ST	LINDALE PARK 6	2	1/0	2	N	7,950	1,391	1950	\$185,000	\$175,000	\$125.81	\$175,000	\$125.81	36*	0.95
<b>Average</b>				<b>3</b>		<b>2</b>		<b>7,312</b>	<b>1,319</b>		<b>\$129,612</b>	<b>\$125,706</b>		<b>\$124,475</b>		<b>60</b>	<b>0.98</b>
<b>Number of Properties: 8</b>																	
<b>( Average SalesPrice / Average SqFt ) : ( 125706 / 1319 ) = \$ 95.30</b>																	
<b>( Average Adjusted SalesPrice / Average SqFt ) : ( 124475 / 1319 ) = \$ 94.37</b>																	

Adjusted SP is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)

Adj. SP/SF is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)/SF

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Information is believed to be accurate but is not guaranteed.

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