

Single Family Property Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT(DATETIME,'6/1/2014')) AND TBL.AREA IN ('9') AND (SUBDIVISION LIKE 'BROOKE%') AND NEWCONSTRUCTION='N' AND LOTVALUE='N'
Nov 22 2014 06:30PM

Property Type: SingleFamily Status: Sold																		
Subject Property	MLS#	Closed Date	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	Sold Price	SP/ SF	Adjusted SP	Adj. SP/SF	DOM	SP/LP %
	20330683	6/13/2014	606 TABOR ST	BROOKESMITH	2	1/0	0	N	5,000	1,004	1925	\$289,000	\$292,500	\$291.33	\$286,000	\$284.86	3	1.01
	52449354	7/11/2014	911 TABOR	BROOKESMITH	2	1/0	2	N	5,000	1,026	1920	\$350,000	\$350,000	\$341.13	\$348,700	\$339.86	2	1.00
	26132471	7/02/2014	1311 WALTON ST	BROOKE SMITH	2	2/0	0	N	5,000	1,225	1940	\$355,000	\$356,000	\$290.61	\$354,500	\$289.39	6	1.00
	39324638	6/26/2014	1501 WALTON ST	Brooke Smith	2	1/0	2	N	5,000	1,074	1931	\$367,000	\$345,000	\$321.23	\$343,000	\$319.37	18	0.94
	44923690	11/13/2014	810 Temple	Brooke Smith	4	2/0	0	N	5,800	1,658	1930	\$395,000	\$395,000	\$238.24	\$394,000	\$237.64	10	1.00
	97893647	10/26/2014	704 Cordell	Brookesmith	2	1/1	0	N	5,000	1,110	1920	\$407,000	\$403,000	\$363.06	\$403,000	\$363.06	10	0.99
	7457274	10/31/2014	810 Northwood St	Brooke Smith	3	2/0	0	N	5,000	1,700	1920	\$420,000	\$412,000	\$242.35	\$411,000	\$241.76	54	0.98
	89612479	6/06/2014	1307 WALTON ST	BROOKE SMITH	3	3/0	1	N	5,000	1,536	1940	\$424,900	\$409,000	\$266.28	\$409,000	\$266.28	35	0.96
	70062420	9/12/2014	311 Northwood St	Brooke Smith	2	2/0	0	N	5,000	1,431	1920	\$425,000	\$415,000	\$290.01	\$415,000	\$290.01	13	0.98
	98888646	7/15/2014	609 Enid St.	Brookesmith	3	2/0	0	N	5,000	1,373	1925	\$427,000	\$427,000	\$311.00	\$427,000	\$311.00	5	1.00
	26063674	7/03/2014	806 WALTON ST	BROOKESMITH	3	2/0	1	N	5,000	1,786	1920	\$479,789	\$470,000	\$263.16	\$465,000	\$260.36	42	0.98
	20854329	6/02/2014	1211 ARCHER ST	BROOKESMITH	3	2/0	0	N	5,000	1,980	1920	\$489,900	\$470,000	\$237.37	\$470,000	\$237.37	81	0.96
	26387383	10/07/2014	509 Vincent St	Brooke Smith Add	3	3/0	1	N	5,000	1,859	1926	\$499,000	\$499,000	\$268.42	\$498,000	\$267.89	11	1.00
	46134847	8/06/2014	507 Archer St.	Brookesmith	3	2/0	0	N	5,000	1,740	1915	\$499,000	\$495,000	\$284.48	\$495,000	\$284.48	32	0.99
	86985149	8/18/2014	610 ARCHER	BROOKESMITH	3	2/0	0	N	5,000	1,664	1955	\$499,900	\$490,000	\$294.47	\$490,000	\$294.47	30	0.98
	71159234	10/08/2014	1101 Enid St	Brooke Smith	3	2/0	0	N	5,000	1,850	1920	\$513,900	\$500,000	\$270.27	\$500,000	\$270.27	39	0.97
Average					3		1		5,050	1,501		\$427,586	\$420,531		\$419,325		24	0.98
Number of Properties: 16																		
(Average SalesPrice / Average SqFt) : (420531 / 1501) = \$ 280.17																		
(Average Adjusted SalesPrice / Average SqFt) : (419325 / 1501) = \$ 279.36																		

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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