

Single Family Property Comparative Market Analysis

Your initial search criteria were: TBL.UID IN (3994799, 4015709, 3979544, 4025074, 3960245, 3987531, 4027803, 4038540, 3954102, 4025649, 4030607, 4017690, 4014403, 3934526, 3928236, 3823848, 3944128, 3958839, 3815734, 3998125, 4005490, 3874000, 3846079, 3902762, 3937334, 3992285, 3892606)
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Property Type: SingleFamily Status: Active													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	34049549	3212 Morrison St	Woodland Heights	3	2/1	2	Y	7,007	2,165	1920	\$595,000*	\$274.83	85
	43998654	429 Teetshorn St	Woodland Heights	3	2/1	2	N	5,000	2,197	2017	\$819,000*	\$372.78	42*
	86120101	1119 Highland St	Norhill	3	3/0	2	N	5,000	3,205	1928	\$868,000*	\$270.83	112*
	33720399	2717 N Sabine St	Woodland Heights	4	3/0	2	N	8,000	2,560	1922	\$899,900	\$351.52	30
	81274645	906 Woodland St	Woodland Heights	4	4/1	2	N	5,000	3,849	2016	\$1,199,900*	\$311.74	140*
	48569701	204 Bayland Ave	Woodland Heights	4	4/0	2	N	9,750	3,840	1920	\$1,400,000	\$364.58	99
	83393934	1019 E 6th 1/2 St	Norhill	4	4/1	2	N	6,600	4,390	2017	\$1,459,000	\$332.35	29
	65380634	1005 E 6 1/2 Street	Norhill	4	3/1	2	N	6,625	4,023	2015	\$1,499,900*	\$372.83	15*
	17404291	1008 E 6th 1/2 St	Norhill	4	4/1	2	N	6,600	4,459	2016	\$1,575,000*	\$353.22	148*
	75227334	942 Euclid St	Woodson Place	3	3/1	3	Y	7,450	4,408	1997	\$1,595,000	\$361.84	1
	6425174	2620 Michaux St	Norhill Park	3	4/1	3	Y	7,714	3,692	2013	\$1,650,000	\$446.91	21
Average				4		2		6,795	3,526		\$1,232,790		66
Number of Properties: 11													
(Average ListPrice / Average SqFt) : (1232790 / 3526) = \$ 349.63													

Property Type: SingleFamily Status: Pending													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	99707472	1038 Usener St	Usener	3	2/1	0	N	5,500	2,152	1920	\$635,000	\$295.07	4
	22594854	910 Redan St	Woodson Place	4	2/2	2	N	6,250	2,688	1925	\$975,000	\$362.72	14
	59546783	1009 Bayland Ave	Woodland Heights	4	4/0	2	N	5,000	3,223	2016	\$1,089,000	\$337.88	115
	90098462	924 Euclid St	Woodson Place	3	3/1	2	Y	7,450	3,744	2002	\$1,149,000	\$306.89	126*
Average				4		2		6,050	2,952		\$962,000		65
Number of Properties: 4													
(Average ListPrice / Average SqFt) : (962000 / 2952) = \$ 325.88													

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 %
	69784004	10/24/2016	2715 Morrison St.	Woodland Heights	3	3/1	2	Y	5,000	3,207	2007	\$699,000	\$675,000	\$210.48	\$675,000	\$210.48	161*	0.97
	28375924	11/04/2016	216 Byrne St	Woodland Heights	3	3/0	2	N	5,500	2,500	2006	\$779,900	\$800,000	\$320.00	\$795,000	\$318.00	10*	1.03
	86862164	11/23/2016	2805 Morrison St	Woodland Heights	4	3/1	2	N	6,184	3,291	2000	\$799,900	\$775,000	\$235.49	\$770,000	\$233.97	8*	0.97
	88660744	10/19/2016	3414 Watson St	Woodland Heights	4	3/1	2	N	4,900	3,358	2015	\$945,000	\$920,000	\$273.97	\$920,000	\$273.97	142*	0.97
	78044484	2/02/2017	2903 Beauchamp	Woodland Heights	4	3/1	2	N	5,000	3,267	2017	\$995,000	\$997,300	\$305.26	\$997,300	\$305.26	5	1.00
	60624494	2/01/2017	1123 Woodland St	Norhill	4	4/0	2	N	5,000	3,219	2016	\$1,089,000	\$1,089,000	\$338.30	\$1,089,000	\$338.30	16	1.00
	68965252	10/03/2016	1011 Woodland St	Norhill	4	4/1	2	N	5,000	3,596	2016	\$1,099,000	\$995,000	\$276.70	\$995,000	\$276.70	66	0.91
	55043548	11/08/2016	510 Euclid St	Woodland Heights	5	4/1	2	N	5,000	3,360	2016	\$1,125,000	\$1,090,000	\$324.40	\$1,088,000	\$323.81	83*	0.97
	71059306	11/17/2016	1005 Omar St	Woodland Heights	4	4/0	2	N	6,000	3,533	2016	\$1,269,000	\$1,238,950	\$350.68	\$1,238,950	\$350.68	31	0.98
	88007833	2/15/2017			4	3/0	2	N	7,500	3,566	1940	\$1,350,000	\$1,215,000	\$340.72	\$1,215,000	\$340.72	125	0.90

		802 Bayland Ave	Woodland Heights														
90043454	1/12/2017	1028 E 7th 1/2 St	Norhill Add	4	4/1	2	Y	6,600	4,629	2007	\$1,400,000	\$1,358,000	\$293.37	\$1,358,000	\$293.37	11	0.97
71183213	10/07/2016	528 Highland St	Woodland Heights	4	3/2	3	Y	7,500	4,532	1920	\$1,575,000	\$1,550,000	\$342.01	\$1,550,000	\$342.01	37	0.98
Average				4		2		5,765	3,505		\$1,093,816	\$1,058,604		\$1,057,604		58	0.97
Number of Properties: 12																	
(Average SalesPrice / Average SqFt) : (1058604 / 3505) = \$ 302.03																	
(Average Adjusted SalesPrice / Average SqFt) : (1057604 / 3505) = \$ 301.74																	

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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