

Single Family Property Comparative Market Analysis

Woodland Heights Area "Lot Value" Properties

Your initial search criteria were: TBL.UID IN (4034009, 3973007, 4017417, 4013187, 4026082, 4023411, 3941043, 3880593, 3741704, 4007865)
Feb 24 2017 10:37AM

Property Type: SingleFamily Status: Active													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	22157124	729 Pecore St	Woodland Heights Annex	3	2/0	1	N	5,000	1,247	1920	\$429,000*	\$344.03	21
	23514061	501 Teetshorn St	Woodland Heights	2	1/0	0	N	6,350	1,257	1926	\$445,000*	\$354.02	93
	12367093	2611 White Oak Dr	Norhill	1	1/0	3	N	6,000	1,971	1928	\$450,000	\$228.31	44*
	82300444	516 Teetshorn St	Woodland Heights	4	2/0	0	N	5,000	2,035	1926	\$455,000*	\$223.59	49*
Average				3		2		5,588	1,628		\$444,750		52
Number of Properties: 4													
(Average ListPrice / Average SqFt) : (444750 / 1628) = \$ 273.19													

Property Type: SingleFamily Status: Pending													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	88263539	730 Redan St	Woodland Heights Annex	2	1/0	1	N	6,250	1,120	1920	\$419,900	\$374.91	14
	17468271	710 Byrne St	Woodland Terrace	2	2/0	0	N	5,500	1,572	1920	\$450,000	\$286.26	5
Average				2		1		5,875	1,346		\$434,950		10
Number of Properties: 2													
(Average ListPrice / Average SqFt) : (434950 / 1346) = \$ 323.14													

Property Type: SingleFamily Status: Sold Sold since last September																		
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 %
	40665375	11/14/2016	2705 Julian St	Ridgemont/woodland Heights	3	1/0	0	N	5,000	1,503	1930	\$374,000	\$365,000	\$242.85	\$365,000	\$242.85	0	0.98
	82307444	12/09/2016	3607 Rural St	Stinde 2	2	1/0	1	N	5,120	1,012	1925	\$389,000	\$376,260	\$371.80	\$376,260	\$371.80	88	0.97
	71438940	7/15/2016	815 Pecore St	Woodland Heights Annex	3	1/0	1	N	5,000	1,384	1930	\$395,000	\$355,000	\$256.50	\$350,000	\$252.89	193	0.90
	28713994	12/28/2016	2805 Florence St	Woodland Heights	4	2/0	1	N	7,797	1,854	1920	\$438,500	\$438,500	\$236.52	\$438,500	\$236.52	0	1.00
Average					3		1		5,729	1,438		\$399,125	\$383,690		\$382,440		141	0.96
Number of Properties: 4																		
(Average SalesPrice / Average SqFt) : (383690 / 1438) = \$ 266.82																		
(Average Adjusted SalesPrice / Average SqFt) : (382440 / 1438) = \$ 265.95																		

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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