

Single Family Property Comparative Market Analysis

Woodland Heights Area Smaller (<2000 SF) Homes. Currently on the Market or Sold Since Last October

Your initial search criteria were: TBL.UID IN (4034009, 4040572, 3934419, 4031294, 4032566, 4028636, 3963810, 4030660, 3984856, 3943949, 4030169, 4007865, 3955400, 3843117, 3987504, 3961765, 3972914, 3982596, 3945286, 3939982)
Feb 24 2017 01:06PM

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
	73814044	707 Wendel St	Woodland Terrace	2	2/0	1	N	5,000	1,477	1920	\$495,000	\$335.14	8
	9781054	823 Sledge St	Heights	3	2/0	2	N	5,000	1,888	1920	\$498,000*	\$263.77	175
	23589609	916 Omar St	Woodland Heights	2	2/0	0	Y	5,000	1,482	1920	\$539,000	\$363.70	17*
	1077799	815 Pecore St	Woodland Heights Annex	3	2/0	0	N	5,000	1,384	1930	\$595,000	\$429.91	19
	85422267	712 Wendel St	Woodland Terrace	2	2/0	2	Y	6,000	1,574	1920	\$599,900*	\$381.13	28
Average				3		2		5,167	1,509		\$525,983		45
Number of Properties: 6													
(Average ListPrice / Average SqFt) : (525983 / 1509) = \$ 348.56													

Property Type: SingleFamily Status: Option Pending													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	94133000	2412 White Oak Drive	Woodland Heights Norhill Park	2	2/0	0	N	10,255	1,504	1940	\$558,000*	\$371.01	113*
Average				2		0		10,255	1,504		\$558,000		113
Number of Properties: 1													
(Average ListPrice / Average SqFt) : (558000 / 1504) = \$ 371.01													

Property Type: SingleFamily Status: Pending Continue to Show													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	19316439	918 Teetshorn St.	Ridgemont Sec 01	3	2/0	2	N	5,000	1,537	1930	\$540,000	\$351.33	7
Average				3		2		5,000	1,537		\$540,000		7
Number of Properties: 1													
(Average ListPrice / Average SqFt) : (540000 / 1537) = \$ 351.33													

Property Type: SingleFamily Status: Pending													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	36351864	803 Wendel St	Woodland Heights	2	2/0	0	N	5,000	1,402	1930	\$449,500*	\$320.61	79
	91594175	629 Euclid St	Woodland Heights	3	2/0	1	N	5,000	1,560	1930	\$569,900*	\$365.32	106
	72491120	905 Euclid St	Woodson Place	2	2/0	0	Y	7,500	1,856	1920	\$799,900	\$430.98	8
Average				2		1		5,833	1,606		\$606,433		64
Number of Properties: 3													
(Average ListPrice / Average SqFt) : (606433 / 1606) = \$ 377.60													

Property Type: SingleFamily Status: Sold Sold Since Last October																		
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 %
	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
	44541703	11/14/2016	905 Byrne St	Woodland Heights	2	2/0	2	N	5,000	1,228	1920	\$517,500	\$510,000	\$415.31	\$510,000	\$415.31	7	0.99
	81511884	12/12/2016		Norhill	2	2/1	1	N	5,350	1,750	1925	\$549,000	\$527,500	\$301.43	\$527,500	\$301.43	184	0.96

		3523 MICHAUX															
17154419	12/29/2016	3517 Oak Ridge St	Norhill	2	2/0	2	N	5,600	1,396	1920	\$549,900	\$545,000	\$390.40	\$545,000	\$390.40	11	0.99
77087742	12/05/2016	3528 Pineridge	Norhill	3	2/0	2	N	5,350	1,476	1927	\$575,000	\$552,500	\$374.32	\$552,500	\$374.32	9	0.96
66307375	12/09/2016	513 Euclid St	Woodland Heights	2	2/0	1	N	5,000	1,440	1909	\$585,000	\$570,000	\$395.83	\$569,000	\$395.14	5	0.97
48394072	12/28/2016	814 Merrill St	Woodland Heights Anx	2	2/0	2	N	5,950	1,572	1920	\$620,000	\$615,000	\$391.22	\$615,000	\$391.22	5*	0.99
2417616	11/14/2016	910 Omar St	Woodson Place	2	3/0	0	N	5,000	1,937	1920	\$637,085	\$630,000	\$325.25	\$622,000	\$321.12	18*	0.99
34316605	10/12/2016	1033 Highland Street	Norhill Add	3	3/0	1	N	6,500	1,760	1920	\$695,000	\$669,000	\$380.11	\$669,000	\$380.11	5	0.96
Average				2	2			5,727	1,601		\$574,109	\$561,944		\$560,944		31	0.98
Number of Properties: 9																	
(Average SalesPrice / Average SqFt) : (561944 / 1601) = \$ 351.00																	
(Average Adjusted SalesPrice / Average SqFt) : (560944 / 1601) = \$ 350.37																	

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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