

Comparative Market Analysis Summary

Residential

Active

#	MLS #	Address	Subdivision	Story	SF	BR	FB	HB	Gar	Yr Built	Acres	List Price	DOM
1	772011	314 Warren Street	Sunset Hills - College Park	1	2000 - 2500	3	2	0	0	1952	0.350	\$215,000	152
2	700880	409 Warren Street	College Park	2	2400 - 2900	4	2	1	0	1953	0.180	\$282,500	687
3	761890	107 Kensington Road	Sunset Hills	2	2200 - 2700	3	2	1	0	1929	0.170	\$299,900	240
4	758149	1722 Sylvan Road	Sunset Hills - College Park	2	3100 - 3700	4	4	0	0	1936	0.500	\$320,000	270
5	781164	1811 Madison Avenue	Sunset Hills	2	1900 - 2300	4	2	0	0	1938	0.260	\$334,900	27
6	751754	2303 W Market Street	Sunset Hills	2	2500 - 3000	5	3	0	0	1979	0.460	\$345,500	282
7	778669	1713 Madison Avenue	Sunset Hills	2	2300 - 2800	4	3	0	2	1950	0.250	\$439,000	68
8	769273	2506 W Market Street	Sunset Hills	2	4500 - 5400	5	4	1	2	1937	0.920	\$839,000	162
# LISTINGS:		8	AVG VALUES:			4	3	1	2	1947	0.386	\$384,475	236

Due Diligence Period

#	MLS #	Address	Subdivision	Story	SF	BR	FB	HB	Gar	Yr Built	Acres	List Price	DOM
1	769055	309 Woodbine Court	Sunset Hills	1.5	2800 - 3300	4	2	1	0	1927		\$375,000	138
# LISTINGS:		1	AVG VALUES:			4	2	1		1927		\$375,000	138

Pending

#	MLS #	Address	Subdivision	Story	SF	BR	FB	HB	Gar	Yr Built	Acres	List Price	DOM
1	780432	2103 Rolling Road	Sunset Hills	2	1600 - 2000	4	2	0	2	1934	0.210	\$240,000	4
2	764480	2422 Camden Road	Sunset Hills	1.5	1900 - 2300	4	3	0	1	1938	0.170	\$299,900	144
3	774889	2208 Pinecrest Road	Sunset Hills	1.5	1700 - 2100	3	2	1	0	1939	0.210	\$379,900	62
# LISTINGS:		3	AVG VALUES:			4	2	1	2	1937	0.197	\$306,600	70

Closed

#	MLS #	CL Date	Address	Subdivision	Story	SF	BR	FB	HB	Gar	Yr Built	Acres	List Price	LP/SF	Closed Pric	CP/SF	DOM
1	767800	11/10/15	1714 Walker Avenue	College Park	1	1,374	2	1	0	1	1948	0.150	\$94,900	69.07	\$82,000	59.68	73
2	754858	8/25/15	1616 Walker Avenue	College Park	2	2,166	4	2	0	0	1922	0.150	\$125,000	57.71	\$125,000	57.71	1
3	767396	10/15/15	2508 Camden Road	Sunset Hills	1	1,387	3	1	1	1	1937	0.170	\$155,000	111.75	\$147,500	106.34	4

Presented By: Michael Driver

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Comparative Market Analysis Summary

Residential

Closed

#	MLS #	CL Date	Address	Subdivision	Story	SF	BR	FB	HB	Gar	Yr Built	Acres	List Price	LP/SF	Closed Pric	CP/SF	DOM
4	766491	9/9/15	2507 Sylvan Road	Sunset Hills - Thornburg	1	1,134	3	1	0	0	1932	0.140	\$162,000	142.86	\$159,000	140.21	24
5	751719	9/29/15	2408 Madison Avenue	Sunset Hills	1	1,279	3	1	1	0	1956	0.360	\$174,500	136.43	\$165,000	129.01	151
6	758570	7/15/15	218 Kensington Road	Sunset Hills	1	1,562	3	1	1	2	1927	0.170	\$180,000	115.24	\$176,000	112.68	8
7	755293	8/6/15	308 Kensington Road	Sunset Hills - College Park	1	1,184	2	1	0	0	1943	0.170	\$185,000	156.25	\$175,000	147.80	18
8	754357	7/8/15	314 Woodbine Court	Sunset Hills	1	1,920	3	1	0	1	1941	0.220	\$185,900	96.82	\$174,500	90.89	58
9	733510	10/14/15	1800 Rolling Road	Sunset Hills	1	1,900	3	2	0	0	1950	0.360	\$189,900	99.95	\$189,900	99.95	187
10	765038	12/31/15	311 Warren Street	Shaw Estates	2	1,450	4	2	1	0	1939	0.200	\$195,000	134.48	\$178,000	122.76	167
11	766913	12/29/15	306 S Aycock Street	College Park	2	1,700	3	1	1	2	1928	0.170	\$229,000	134.71	\$217,500	127.94	94
12	726710	3/31/15	311 N Elam Avenue	Sunset Hills	Split Level	2,288	3	3	0	0	1956	0.420	\$234,900	102.67	\$232,000	101.40	28
13	720739	6/25/15	1807 W Friendly Avenue	Sunset Hills	1.5	1,700	4	2	0	1	1957	0.160	\$234,900	138.18	\$229,900	135.24	195
14	751828	7/24/15	1602 West End Place	College Park	1.5	1,857	3	1	1	0	1925	0.120	\$235,000	126.55	\$235,000	126.55	14
15	709626	6/15/15	309 S Tremont	Sunset Hills	2	2,240	3	2	0	0	1925	0.170	\$249,900	111.56	\$247,000	110.27	339
16	732060	4/15/15	204 W Greenway Drive S	Sunset Hills	1.5	2,047	3	2	0	1	1947	0.320	\$258,000	126.04	\$263,700	128.82	26
17	754237	8/27/15	309 Elam Avenue	Sunset Hills	1.5	2,106	4	2	0	1	1939	0.250	\$265,000	125.83	\$257,000	122.03	109
18	724472	3/27/15	2307 W Market Street	Sunset Hills	1	2,177	3	2	0	2	1960	0.410	\$274,900	126.27	\$252,000	115.76	98
19	760033	7/24/15	401 Mayflower Drive	College Park	2	2,020	3	2	1	1	1926	0.160	\$282,900	140.05	\$282,900	140.05	18
20	772477	10/23/15	202 Waverly Way	Sunset Hills	2	2,029	5	2	0	1	1930	0.230	\$283,500	139.72	\$285,000	140.46	3
21	772130	11/9/15	212 S Tremont Drive	Sunset Hills	1.5	1,730	4	2	0	2	1939	0.190	\$284,900	164.68	\$260,000	150.29	26
22	761311	8/4/15	2134 Wright Avenue	Sunset Hills	1.5	2,174	3	2	0	2	1942	0.290	\$289,000	132.93	\$289,000	132.93	5
23	733549	7/14/15	202 S Chapman	Sunset Hills Sec 02	2	2,324	3	3	0	2	1938	0.240	\$289,900	124.74	\$270,000	116.18	80
24	760763	12/28/15	2425 Camden Road	Sunset Hills	2	3,015	5	2	0	2	1929	0.380	\$309,000	102.49	\$285,000	94.53	185
25	730503	3/20/15	211 N Elam Avenue	Sunset Hills	2	2,350	3	3	1	1	2008	0.230	\$309,900	131.87	\$298,000	126.81	6
26	733734	9/16/15	1904 Madison	Sunset Hills	1.5	3,319	4	3	0	0	1940	0.290	\$329,000	99.13	\$285,000	85.87	163
27	734068	5/22/15	2507 Berkley	Sunset Hills	2	2,904	4	2	0	2	1923	0.230	\$349,000	120.18	\$340,650	117.30	0
28	769159	10/9/15	201 Ridgeway Drive	Sunset Hills	2	2,309	3	2	0	2	1937	0.580	\$375,000	162.41	\$360,000	155.91	6
29	755278	6/18/15	208 Waverly Way	Sunset Hills	1.5	2,860	4	2	0	2	1936	0.240	\$387,000	135.31	\$377,000	131.82	18
30	773665	11/30/15	308 N Chapman Street	Sunset Hills	2	2,758	4	2	1	1	1927	0.240	\$419,900	152.25	\$412,000	149.38	5
31	758218	7/30/15	405 Ridgeway Drive	Sunset Hills	2	3,040	4	3	1	0	1940	0.400	\$469,900	154.57	\$460,000	151.32	23
32	728469	5/22/15	1901 Madison	Sunset Hills	2	2,737	4	3	1	2	1927	0.240	\$499,000	182.32	\$480,000	175.37	126
33	732604	4/22/15	2001 Madison Avenue	Sunset Hills	1.5	3,167	4	2	0	2	1936		\$524,000	165.46	\$500,000	157.88	48
34	772468	12/4/15	310 Ridgeway Drive	Sunset Hills	2.5	3,179	4	3	1	0	1951		\$535,000	168.29	\$527,000	165.78	24
35	767841	11/24/15	1901 Rolling Road	Sunset Hills	2	3,799	5	4	0	2	1959	0.290	\$645,000	169.78	\$603,000	158.73	12
# LISTINGS:		35	AVG VALUES:			2,205	3	2	1	2	1941	0.253	\$291,734	\$130.24	\$280,587	\$125.30	67

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Comparative Market Analysis Summary

# LISTINGS TOTAL:	47	AVG VALUES FOR ALL:	2,343	4	2	0	1	1941	0.273	\$310,240	\$130.92	\$280,587	\$127.24	97
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MEDIAN VALUES FOR ALL:	2,177	4	2	0	1	1938	0.235	\$284,900	\$131.87	\$260,000	\$127.94	58
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Quick Statistics (47 Listings Total)

	Min	Max	Average	Median
List Price	\$94,900	\$839,000	\$310,240	\$284,900
Sale Price	\$82,000	\$603,000	\$280,587	\$260,000

Search Criteria

Property Type is 'Residential' **Status** is one of 'Active', 'Due Diligence Period', 'Pending AB', 'Pending' **Status** is 'Closed' **Status Contractural Search Date** is 02/10/2016 to 02/10/2015 **Latitude**, **Longitude** is around 36.07, -79.82

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