

CMA 1 - Line

Prepared By: Edward R. Flecker Jr.

Listings as of 08/15/19 at 5:16 pm

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'Pend' Status is 'Sold' Status Contractual Search Date is 08/15/2019 to 02/16/2019 Trans Type is 'Sale' Latitude, Longitude is around 39.77, -86.13

Residential

Active Properties

MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21654819	07/17/2019	552 Jefferson Avenue	4912	J H RUDELLETS GLENWOOD	4	3/0		0	2LEVL	1900	0	1,587	\$186.45	\$295,900	29
21630102	03/31/2019	521 North Hamilton Avenue	4912	RUDELLETS GLENWOOD ADD BRY,	3	2/1		0	2LEVL	1910	266	2,348	\$106.47	\$250,000	137
21655788	07/25/2019	408 North TACOMA Avenue	4912	A M OGLE ET AL EAST PARK	3	1/1		0	1HALF	1900	0	1,548	\$96.83	\$149,900	21

# LISTINGS:	3	Medians:	3	2/1						1900	266	1,587	\$106.47	\$250,000	29
		Minimums:	3	1/0						1900	266	1,548	\$96.83	\$149,900	21
		Maximums:	4	3/1						1910	266	2,348	\$186.45	\$295,900	137
		Averages:	3	2/1						1903	266	1,828	\$129.92	\$231,933	62

Pending Properties

MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21640339	08/15/2019	550 North BEVILLE Avenue	4912	RUDELLETS GLENWOOD ADD BRY,	3	2/0	2	1	1HALF	1900	0	1,920	\$93.49	\$179,500	70

# LISTINGS:	1	Medians:	3	2/1						1900		1,920	\$93.49	\$179,500	70
		Minimums:	3	1/0						1900		1,920	\$93.49	\$179,500	70
		Maximums:	3	3/1						1900		1,920	\$93.49	\$179,500	70
		Averages:	3	2/1						1900		1,920	\$93.49	\$179,500	70

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21622262	08/01/2019	545 North Hamilton Avenue	4912	RUDELLETS GLENWOOD ADD BRY,	4	2/1		0	2LEVL	1900	706	2,300	\$119.57	\$280,000	\$275,000	96
21595048	07/09/2019	529 North Hamilton Avenue	4912	RUDELLETS GLENWOOD ADD BRY,	3	2/1		0	2LEVL	1910	525	1,589	\$135.31	\$239,000	\$215,000	241
21612105	03/18/2019	271 Hendricks Place	4912	STATE PLAZA	3	1/0	1	1	1LOFT	1925	1,170	1,181	\$92.29	\$109,990	\$109,000	32
21607340	03/22/2019	328 North Keystone Avenue	4912	NO SUBDIVISION	4	1/1		0	1HALF	1880	200	1,048	\$85.88	\$99,900	\$90,000	106

# LISTINGS:	4	Medians:	4	2/1						1905	616	1,385	\$105.93	\$174,495	\$162,000	101
		Minimums:	3	1/0						1880	200	1,048	\$85.88	\$99,900	\$90,000	32
		Maximums:	4	3/1						1925	1,170	2,300	\$135.31	\$280,000	\$275,000	241
		Averages:	4	2/1						1904	650	1,530	\$108.26	\$182,223	\$172,250	119

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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Quick Statistics (8 Listings Total)				
	Min	Max	Average	Median
List Price	\$99,900	\$295,900	\$200,524	\$209,250
Sold Price	\$90,000	\$275,000	\$172,250	\$162,000

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