

Comparative Market Analysis

Property Type: Residential Detached				Status: Active			Number of Properties: 2			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	
1	5186441	982 Mayson Turner RD	City View Park	3	2	0	1920	\$114,900	\$69,900	
2	5226480	107 BURBANK DR NW	HUNTER HILLS	3	1	0	1940	\$24,000	\$24,000	
Average				3	2		1930	\$69,450	\$46,950	

Property Type: Residential Detached				Status: Sold			Number of Properties: 3							
#	FMLS#	Closed Date	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	CC	Sold Price	SP/OLP%	TDOM
1	5125118	08/20/2013	957 Harwell ST	W H Allen	3	2	0	1925	\$65,000	\$63,000	\$0	\$54,000	83.08	149
2	5163016	09/18/2013	76 Burbank DR NW	Hunter Terrance	3	1	1	1939	\$25,000	\$23,000	\$0	\$18,500	74.00	72
3	5177358	09/13/2013	129 Burbank DR NW	Hunter Hills	3	3	0	1940	\$18,500	\$18,500	\$0	\$18,500	100.00	7
Average					3	2	1	1935	\$36,167	\$34,833		\$30,333	85.69	76

Property Type: Residential Detached				Status: Expired			Number of Properties: 31			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	
1	3915809	117 Joseph E Lowery BLVD NW	Fred Koch Home Estates	3	2	0	1930	\$249,000	\$311,914	
2	4061858	237 Joseph E Lowery BLVD NW	R M Gann	3	1	1	1930	\$290,000	\$290,000	
3	4016764	957 Harwell ST NW	W H ALLEN	3	2	0	1925	\$149,000	\$149,000	
4	4082691	957 HARWELL ST	W H ALLEN	3	2	0	1925	\$149,000	\$149,000	
5	3908471	107 Burbank DR NW	HUNTER HILLS	3	1	0	1940	\$145,000	\$145,600	
6	4062403	991 Michigan AVE	CITY VIEW PARK	3	2	0	1930	\$990,000	\$99,000	
7	4080623	974 MICHIGAN AVE NW	NONE	3	2	0	1930	\$93,000	\$93,000	
8	4197500	1073 HARWELL ST NW	None	3	1	0	1935	\$75,000	\$75,000	
9	4120883	16 Booker ST NW	NONE	3	2	0	1925	\$75,000	\$75,000	
10	4276538	1251 martin luther king jr DR SW	na	3	2	0	1920	\$75,000	\$75,000	
11	4083184	996 Ashby TER NW	None	3	2	0	1930	\$64,485	\$64,485	
12	3982771	31 Booker ST NW	SUNSET PARK	3	2	0	1925	\$60,000	\$60,000	
13	4231917	974 MICHIGAN AVE NW	CITY VIEW PARK	3	2	0	1930	\$59,900	\$59,900	
14	4083294	968 Ashby CIR NW	None	3	1	0	1930	\$59,485	\$59,485	
15	4049259	129 BURBANK DR NW	HUNTER HILLS	3	3	0	1940	\$74,900	\$54,900	
16	5068279	974 MICHIGAN AVE NW	WASHINGTON PARK	3	2	0	1930	\$49,900	\$49,900	
17	5109113	977 MICHIGAN AVE NW	NONE	3	2	0	1930	\$57,000	\$49,900	
18	3908409	996 Ashby TER NW	none	3	2	0	1930	\$59,000	\$45,000	
19	5130927	1006 Desoto ST NW	Washington Heights	3	1	0	1930	\$45,000	\$45,000	
20	4056301	1102 HARWELL ST NW	0	3	1	0	1920	\$45,496	\$42,496	
21	5225591	96 Stafford ST NW	Hunter Hills	3	2	0	1940	\$40,500	\$40,500	

#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
22	5226501	96 Stafford ST NW	Hunter Hills	3	2	0	1940	\$40,500	\$40,500
23	4069218	981 MAYSON TURNER RD	NA	3	2	0	1925	\$40,000	\$40,000
24	4052790	1188 Joseph E Boone BLVD	HUNTER TERRANCE	3	1	0	1938	\$39,900	\$39,900
25	5204689	1121 Hunter PL NW	LINCOLD HILLS	3	1	0	1935	\$65,000	\$36,900
26	4097961	1031 Westmoor DR	NA	3	1	0	1936	\$40,000	\$32,000
27	5098804	268 JOSEPH E. LOWERY BLVD	WEST SIDE PARK	3	1	0	1935	\$28,000	\$28,000
28	4113588	36 Booker ST	West End	3	2	0	1930	\$30,000	\$25,000
29	4138572	991 Michigan AVE NW	CITY VIEW	3	2	0	1930	\$35,000	\$19,900
30	4102452	1001 Ashby TER	West Side Park	3	1	0	1930	\$18,500	\$17,100
31	3960311	1023 Mayson Turner RD NW	NONE	3	2	0	1920	\$25,000	\$15,000
Average				3	2	1	1930	\$105,405	\$75,109

Property Type: Residential Detached			Status: Withdrawn			Number of Properties: 7			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
1	4285073	982 Mayson Turner RD NW	CITY VIEW PARK	3	2	0	1920	\$129,900	\$129,900
2	5003699	982 Mayson Turner RD NW	CITY VIEW PARK	3	2	0	1920	\$129,900	\$119,900
3	4041673	127 Joseph E Lowery BLVD NW	0	3	2	0	1930	\$78,823	\$78,823
4	4032706	129 Burbank DR NW	HUNTER HILLS	3	2	1	1940	\$74,900	\$74,900
5	3995573	1219 Gardenia ST NW	HUNTER HILLS	3	1	0	1940	\$21,000	\$21,000
6	5109468	276 JOSEPH E LOWERY BLVD NW	None	3	2	0	1935	\$19,000	\$19,000
7	5010389	96 STAFFORD ST NW	HUNTER HILLS	3	1	0	1940	\$10,800	\$10,800
Average				3	2	1	1932	\$66,332	\$64,903

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Search Criteria	
List Price	between 0
Status	ACT, CONDD, CONKO, CONTG, PENDR, PEND, POA, CLOSD, AUCT, EXP, WITH, LEASE, TERM
Closing Date	12 months back
Total Bedrooms	between 3 and 3
Year Built	between 1920 and 1940