

Comparative Market Analysis

Property Type: Residential Detached				Status: Active			Number of Properties: 10			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	
1	5238436	3471 Beech DR	Belvedere Gardens	5	2	0	1950	\$149,900	\$149,900	
2	5246823	3314 Beech DR	Belvedere Gardens	4	2	0	1954	\$127,900	\$127,900	
3	5238281	1439 Joy LN	Maryvale Acres	3	1	0	1953	\$59,900	\$59,900	
4	5254743	1354 Alverado WAY	Horace Pendley	3	2	0	1950	\$59,900	\$59,900	
5	5237197	3409 Glen RD	Forest Glen Homes	4	0	0	1950	\$65,000	\$54,900	
6	5198280	3470 Wren RD	Belvedere Gardens	3	1	0	1953	\$65,000	\$49,900	
7	5246112	3566 Orchard CIR	none	2	2	0	1952	\$47,500	\$47,500	
8	5217730	1403 PEACHCREST RD	NONE	3	1	1	1960	\$69,400	\$39,900	
9	5232937	3519 Maryvale DR	Maryvale Acres	2	1	0	1953	\$43,900	\$38,900	
10	5253600	1183 Richard RD	Covington Road	3	1	0	1953	\$34,900	\$34,900	
Average				3	1	1	1953	\$72,330	\$66,360	

Property Type: Residential Detached				Status: Pending Sale			Number of Properties: 4			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	
1	5210640	1253 Crescentwood LN	Crescentwood	3	2	1	2000	\$229,000	\$229,000	
2	5193672	1349 Midview DR	Pendley Horace	2	1	0	1951	\$59,900	\$44,900	
3	5236909	3406 Bennington DR	Forest Glenn	2	1	0	1951	\$42,500	\$42,500	
4	5192320	3529 BEECH DR	BELVEDERE GARDENS	4	2	0	1953	\$79,900	\$39,900	
Average				3	2	1	1964	\$102,825	\$89,075	

Property Type: Residential Detached				Status: Pending Offer Approval			Number of Properties: 2			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	
1	5156457	1268 Cornwall RD	Shamrock Forest	3	2	0	1964	\$65,000	\$65,000	
2	5198712	3389 LARK LN	MIDCO	3	1	0	1953	\$39,000	\$39,000	
Average				3	2		1959	\$52,000	\$52,000	

Property Type: Residential Detached				Status: Sold			Number of Properties: 17							
#	FMLS#	Closed Date	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	CC	Sold Price	SP/OLP%	TDOM
1	4250401	03/14/2013	1260 Crescentwood LN	CRESCENTWOOD	4	2	1	2000	\$250,000	\$199,000	\$6,729	\$199,000	79.60	571
2	5197577	12/12/2013	1205 Weston DR	Shamrock Forest	4	2	1	1963	\$120,000	\$120,000	\$0	\$110,000	91.67	53
3	5148917	07/22/2013	3266 Bonway DR	Belvedere Gardens	4	2	0	1956	\$115,000	\$115,000	\$0	\$100,000	86.96	31
4	5191804	10/31/2013	1406 Sandy LN	Birdsong Altoloma Homes	3	2	0	1955	\$110,000	\$110,000	\$0	\$105,000	95.45	13
5	5142236	07/26/2013	3402 BEECH DR	BARKER HOMESITES	3	2	0	1950	\$139,900	\$109,900	\$4,500	\$99,900	71.41	48
6	5159967	08/30/2013	1133 Canal ST	Panama Park	3	1	1	1954	\$89,900	\$89,900	\$0	\$84,000	93.44	11

#	FMLS#	Closed Date	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	CC	Sold Price	SP/OLP%	TDOM
7	5117130	05/13/2013	3326 Beech DR	Belvedere Park	3	1	0	1954	\$77,900	\$77,900	\$0	\$72,300	92.81	38
8	5153986	06/28/2013	1345 Alverado WAY	None	3	1	1	1963	\$64,900	\$64,900	\$0	\$64,900	100.00	170
9	5189699	10/04/2013	3421 BEECH DR	BARKER	2	1	1	1949	\$64,900	\$64,900	\$3,550	\$65,000	100.15	3
10	5094016	05/24/2013	1406 Sandy LN	Birdsong	4	1	1	1955	\$54,995	\$49,999	\$0	\$41,000	74.55	124
11	5174691	09/17/2013	1415 Midview DR	Covington Road	3	1	1	1957	\$49,900	\$49,900	\$500	\$46,000	92.18	28
12	5217045	11/25/2013	1255 Glen Forest WAY	Forest Glen	3	1	1	1954	\$69,900	\$49,900	\$0	\$49,900	71.39	141
13	5137664	05/15/2013	1133 Canal ST	None	3	1	1	1954	\$40,000	\$40,000	\$0	\$40,000	100.00	4
14	5165397	07/18/2013	3248 Bonway DR	Belvedere Gardens	3	1	0	1955	\$40,000	\$40,000	\$0	\$34,000	85.00	20
15	5181397	11/14/2013	1376 David CIR	0	3	1	0	1954	\$47,500	\$34,900	\$300	\$34,900	73.47	83
16	5140708	08/26/2013	1274 Peachcrest RD	Peachcrest	2	1	0	1950	\$63,900	\$32,500	\$650	\$31,000	48.51	107
17	5168181	09/26/2013	3563 Orchard CIR	PEACHCREST	2	1	0	1951	\$24,900	\$24,900	\$100	\$25,050	100.60	17
Average					3	1	1	1957	\$83,741	\$74,918		\$70,703	85.72	86

Property Type: Residential Detached				Status: Expired				Number of Properties: 86					
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price				
1	4009398	3636 ORCHARD CIR	NONE	4	2	2	2008	\$334,900	\$334,900				
2	4134853	1395 Alverado WAY	Horace Pendley	3	2	1	2001	\$285,000	\$274,900				
3	4140084	3301 Covington DR	MAJESTIC ACRES	5	3	0	1954	\$250,000	\$250,000				
4	5001504	1283 Crescentwood LN	Crescentwood	4	3	1	2000	\$239,900	\$239,900				
5	4122971	1211 CRESCENTWOOD LN	CRESCENTWOOD	3	2	1	2001	\$234,900	\$225,000				
6	4169591	1211 CRESCENTWOOD LN	CRESCENTWOOD	3	2	1	2001	\$225,000	\$215,000				
7	4232537	1211 Crescentwood LN	CRESCENTWOOD	3	2	1	2001	\$215,000	\$215,000				
8	5186888	1323 Peachcrest RD	Gabby's Point/Peachcrest	4	2	0	2004	\$209,900	\$199,900				
9	3871388	3290 Betty CIR	MEADOWBROOK ACRES	3	2	0	1959	\$179,900	\$179,900				
10	4152751	3299 Bobbie LN	Meadowbrook Acres	3	2	0	1956	\$139,900	\$159,900				
11	4008495	3282 Betty CIR	Meadowbrook Acres	3	2	0	1960	\$157,900	\$157,900				
12	3841754	3406 Bennington DR	FOREST GLEN	3	1	0	1951	\$89,900	\$145,900				
13	4118267	3299 Bobbie LN	Meadowbrook Acres	3	2	1	1956	\$159,000	\$144,900				
14	4032208	1251 Weston DR	SHAMROCK FOREST	4	3	0	1962	\$175,000	\$143,500				
15	3904900	3493 Wren RD	COVINGTON RD	3	1	0	1953	\$145,000	\$134,900				
16	4011817	1247 Tacoma WAY	BELVEDERE GARDENS	3	1	0	1954	\$134,900	\$134,900				
17	5218197	3314 Beech DR	Belvedere Gardens	4	2	0	1954	\$135,000	\$130,000				
18	4026883	3326 Beech DR	BELVEDERE PARK	3	1	0	1954	\$129,850	\$126,900				
19	4316923	1188 Richard RD	Covington Road	4	3	0	1953	\$126,500	\$126,500				
20	4194690	3269 Bobbie LN	Regal Heights	3	1	1	1956	\$130,000	\$122,000				
21	4190291	3266 BONWAY RD	BELVEDERE GARDENS	4	2	0	1956	\$125,000	\$117,500				
22	4232684	3266 BONWAY RD	BELVEDERE GARDENS	4	2	0	1956	\$117,500	\$116,500				

#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
23	4194323	3268 CONVAIR LN	BELVEDERE GARDENS	3	1	0	1964	\$130,000	\$115,000
24	5146788	3495 Orchard CIR	Peachcrest	3	1	0	1951	\$115,000	\$115,000
25	5120728	3469 Bennington DR	Forest Glen	3	1	0	1954	\$114,900	\$114,900
26	4103813	3326 Beech DR	BELVEDERE PARK	3	1	0	1954	\$112,900	\$112,900
27	5047943	3133 Pinehill DR	NONE	3	1	0	1956	\$110,000	\$110,000
28	4113237	3471 Lark LN	Covington Rd	3	2	0	1953	\$129,999	\$109,999
29	4093396	1389 Richard RD	COVINGTON ROAD	3	1	0	1953	\$119,900	\$109,900
30	4127696	3602 TURNER HEIGHTS DR	SHAMROCK FOREST	4	2	1	1966	\$124,900	\$109,000
31	4223772	3299 Bobbie LN	Meadowbrook Acres	3	2	0	1956	\$129,900	\$104,900
32	4168902	1269 LAWNSDALE CT	NONE	3	1	0	1954	\$99,999	\$99,999
33	4078774	3239 Convair LN	BELVEDERE GARDENS	3	1	0	1960	\$125,900	\$99,950
34	4059039	3508 Maryvale DR	Maryvale Acres	2	2	0	1953	\$99,900	\$99,900
35	4277603	3266 BONWAY DR	BELVEDERE GARDENS	4	2	0	1956	\$109,900	\$96,900
36	5004653	3266 BONWAY DR	BELVEDERE GARDENS	4	2	0	1956	\$96,900	\$96,900
37	5174698	1273 Richard RD	Covington Road	3	2	0	1954	\$89,900	\$89,900
38	4285677	3257 Convair LN	Belvedere Gardens	3	1	1	1960	\$87,900	\$87,900
39	4144560	1400 Sandy LN	ALTOLOMA HOMES	3	1	1	1955	\$80,000	\$80,000
40	5090571	1345 ALVERADO WAY	NONE	3	1	1	1963	\$80,000	\$80,000
41	4068368	3414 BEECH DR	None	3	2	0	1949	\$99,900	\$79,900
42	4068429	3493 Wren RD	COVINGTON RD	3	1	0	1953	\$79,900	\$79,900
43	4127017	3414 BEECH DR	None	3	2	0	1949	\$79,900	\$79,900
44	4137059	3115 Pinehill DR	Altoloma Homes	3	1	1	1955	\$99,900	\$79,900
45	4224020	1389 Richard RD	Covington Road	3	1	0	1953	\$104,900	\$79,900
46	5072401	1154 Porter RD	Decatur	4	2	1	1942	\$109,900	\$79,900
47	5142066	1290 RICHARD RD	COVINGTON ROAD	3	1	0	1953	\$79,900	\$79,900
48	5109899	1154 Porter RD	Decatur	4	2	1	1942	\$74,900	\$74,900
49	4056051	1420 JOY LN	MARYVALE	2	1	0	1953	\$99,500	\$72,000
50	5162802	1255 GLEN FOREST WAY	FOREST GLEN	3	1	1	1954	\$79,900	\$69,900
51	4002164	3478 Glen RD	GLEN ROAD SEC 02	3	1	0	1951	\$83,000	\$67,300
52	4180627	3478 Glen RD	GLEN ROAD SEC 02	3	1	0	1951	\$67,300	\$67,300
53	4211840	1311 Richard RD	None	5	2	0	1954	\$69,900	\$64,900
54	5158889	1439 Joy LN	Maryvale Acres	3	1	0	1953	\$69,900	\$64,900
55	4261244	1311 Richard RD	None	5	2	0	1954	\$62,900	\$62,900
56	4296925	3448 GLEN RD	FOREST GLEN HOMES	3	1	0	1951	\$62,500	\$62,500
57	4198228	3282 Betty CIR	MEADOWBROOK ACRES	3	2	0	1960	\$135,000	\$60,000
58	5029311	3403 Bennington DR	FOREST GLEN	5	2	0	1950	\$64,900	\$59,900

#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
59	4295989	153202 Betty CIR	Meadowbrook Acres	3	2	0	1959	\$69,900	\$59,900
60	5204417	3522 MARYVALE DR	MARYVALE ACRES	3	1	0	1953	\$61,900	\$59,900
61	5133650	3421 BEECH DR	BARKER	2	1	1	1949	\$55,900	\$55,900
62	4075173	3633 Orchard CIR	Peachcrest	3	1	0	1951	\$55,000	\$55,000
63	4309105	3276 Bobbie LN	Meadowbrook Acres	3	2	0	1956	\$59,000	\$54,900
64	3980874	3633 Orchard CIR	PEACHCREST	3	1	0	1951	\$79,900	\$50,000
65	4206618	3408 Midway RD	Belvedere Area	3	1	0	1953	\$39,900	\$39,900
66	5165293	1368 Alverado WAY	Horace Pendley	2	1	0	1950	\$45,000	\$39,000
67	3987379	1396 David CIR	DAVID CIRCLE HOMES	3	1	1	1954	\$62,000	\$35,000
68	5070609	3524 Orchard CIR	Peachcrest	2	1	0	1953	\$30,000	\$30,000
69	5102793	3409 Glen RD	Forest Glen Homes	3	1	0	1950	\$39,900	\$29,900
70	3987600	1426 Joy LN	Maryvale Acres	2	1	0	1953	\$70,000	\$28,000
71	4105816	1426 Joy LN	Maryvale Acres	2	1	0	1953	\$28,000	\$28,000
72	4072764	1429 David CIR	David Circle Homes	3	1	1	1954	\$30,000	\$27,500
73	5034446	1261 Richard RD	Covington Road	3	1	0	1953	\$35,000	\$26,000
74	5149377	3528 Maryvale DR	Maryvale Acres	3	1	1	1953	\$25,000	\$25,000
75	4217200	1413 Richard RD	None	2	2	0	1953	\$64,900	\$24,900
76	5098748	3563 Orchard CIR	Peachcrest	2	1	0	1951	\$34,900	\$24,900
77	4333746	1354 Alverado WAY	Horace Pendley	2	2	0	1950	\$24,000	\$24,000
78	3985119	3639 Orchard CIR	PEACHCREST	2	1	0	1951	\$29,900	\$22,500
79	3999086	3573 Orchard CIR	Peachcrest	0	0	0	1951	\$20,000	\$20,000
80	4327527	1349 MIDVIEW DR	NONE	2	1	0	1951	\$21,900	\$19,900
81	4146953	3513 Maryvale DR	MARYVALE ACRES	3	1	0	1953	\$29,900	\$17,900
82	4150032	1426 Joy LN	Maryvale Acres	2	1	0	1953	\$20,900	\$15,900
83	5044260	1441 David CIR	David Circle Homes	3	1	1	1954	\$228,000	\$15,800
84	4256443	1426 Joy LN	Maryvale Acres	2	1	0	1953	\$15,000	\$15,000
85	4336500	1426 Joy LN	Maryvale Acres	2	1	0	1953	\$15,000	\$15,000
86	4219063	1381 Alverado WAY	PENDLEY HORACE	3	2	0	1948	\$14,900	\$14,900
Average				3	1	1	1958	\$101,483	\$91,735

Property Type: Residential Detached			Status: Withdrawn			Number of Properties: 35			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
1	5047861	1283 Crescentwood LN	Crescentwood	4	3	1	2001	\$239,900	\$239,900
2	4292882	1211 CRESCENTWOOD LN	CRESCENTWOOD	3	2	1	2001	\$214,900	\$214,900
3	5076338	3388 Beech DR	MIDCO	3	2	0	1950	\$169,000	\$169,000
4	4145955	3402 BEECH DR	BARKER HOMESITES	3	2	0	1950	\$175,000	\$159,900
5	4263652	3325 BEECH DR	BELVEDERE GARDENS	4	2	0	1954	\$144,900	\$144,900

#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
6	4336919	3470 Orchard CIR	Peachcrest	3	2	0	1960	\$129,900	\$129,900
7	5168197	3469 Bennington DR	Belvedere Forest Glen	3	1	0	1954	\$110,000	\$110,000
8	4109886	1383 Richard RD	COVINGTON ROAD	3	2	0	1953	\$124,900	\$109,900
9	4047987	1420 JOY LN	MARYVALE ACRES	2	1	0	1953	\$99,900	\$99,900
10	4187290	1390 Richard RD	Covington HWY	3	1	1	1953	\$89,900	\$89,900
11	4100388	3471 Wren RD	MIDCO	3	1	1	1953	\$89,000	\$89,000
12	4067263	1395 midview DR	Midway	2	1	0	1951	\$86,000	\$86,000
13	4020309	1326 Weston DR	SHAMROCK FOREST	4	3	0	1963	\$125,000	\$80,000
14	4087568	1326 Weston DR	Shamrock Forest	4	3	0	1963	\$89,850	\$79,850
15	5130710	3457 BENNINGTON DR	NONE	3	1	0	1956	\$78,000	\$78,000
16	4208979	3457 BENNINGTON DR	None	3	1	0	1956	\$78,000	\$69,000
17	4147149	1420 JOY LN	MARYVALE	2	1	0	1953	\$69,900	\$60,000
18	4314619	1200 Weston DR	Shamrock Forest	5	2	0	1965	\$59,900	\$59,900
19	5068062	3416 Maplehurst DR	David Circle Homes	2	1	1	1954	\$69,900	\$50,000
20	5165276	1354 Alverado WAY	Horace Pendley	3	2	0	1950	\$50,000	\$50,000
21	4314982	3325 Beech DR	Belvedere Gardens	4	2	0	1954	\$144,900	\$50,000
22	4193967	3633 Orchard CIR	Peachcrest	3	1	0	1951	\$45,000	\$45,000
23	5030108	3409 Glen RD	None	3	1	0	1950	\$124,000	\$45,000
24	4133001	3388 LARK LN	MIDCO	5	4	0	1953	\$55,000	\$45,000
25	4021015	1402 Richard RD	Covington Road	3	1	0	1953	\$40,000	\$40,000
26	5256194	1403 Peachcrest RD	None	3	1	1	1960	\$39,900	\$39,900
27	4267722	3578 Turner Heights DR	Turner Heights	4	3	0	1965	\$39,900	\$39,900
28	4300652	1368 ALVERADO WAY	HORACE PENDLEY	2	1	0	1950	\$29,900	\$29,900
29	5256189	1183 Richard RD	Covington Road	3	2	0	1953	\$29,900	\$29,900
30	4127636	3146 Pinehill DR	Altoloma Home	3	2	1	1955	\$39,900	\$27,000
31	4215077	1390 Richard RD	Covington Road	3	1	1	1953	\$26,900	\$26,900
32	4147643	1396 DAVID CIR	DAVID CIRCLE HOMES	3	1	1	1954	\$34,000	\$24,900
33	5059662	1290 RICHARD RD	COVINGTON ROAD	3	1	0	1953	\$23,100	\$23,100
34	5039482	3563 Orchard CIR	Peachcrest	2	1	0	1951	\$95,600	\$20,000
35	5095417	1403 Alverado WAY	None	3	1	0	1948	\$20,000	\$20,000
Average				3	2	1	1957	\$88,053	\$76,470

Information Deemed Reliable But Not Guaranteed © 2013 FMLS

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

Prepared By: Tony Isbell

Wednesday, March 05, 2014 1:13 AM