

Comparative Market Analysis

Property Type: Residential Detached				Status: Active			Number of Properties: 5			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	
1	5237655	28 Whitefoord AVE SE	Edgewood Kirkwood	3	2	1	1927	\$265,000	\$249,000	
2	5260634	1351 Wylie ST SE	none	3	1	0	1930	\$199,900	\$199,900	
3	5244656	149 Dahlgren ST SE	Dahlgren Prop	3	1	0	1915	\$149,990	\$109,990	
4	5278913	1330 Arkwright PL SE	Edgewood	3	2	0	1940	\$99,750	\$99,750	
5	5279109	259 Patterson AVE	East Atlanta	3	1	0	1948	\$95,000	\$95,000	
Average				3	1	1	1932	\$161,928	\$150,728	

Property Type: Residential Detached				Status: Sold				Number of Properties: 16						
#	FMLS#	Closed Date	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	CC	Sold Price	SP/OLP%	TDOM
1	5209768	01/31/2014	81 Vinson DR SE	Edgewood	5	4	0	2013	\$425,000	\$425,000	\$5,000	\$425,000	100.00	23
2	5212031	12/12/2013	1421 Meridian ST SE	Edgewood	3	3	0	1963	\$299,000	\$299,000	\$8,500	\$287,000	95.99	20
3	5198669	01/31/2014	146 Dahlgren ST SE	Edgewood	3	2	0	1925	\$280,000	\$280,000	\$5,599	\$275,000	98.21	95
4	5202077	01/03/2014	249 Haas AVE SE	Edgewood Kirkwood	4	3	0	2013	\$299,900	\$269,900	\$5,000	\$269,900	90.00	82
5	5180291	11/20/2013	1347 Arkwright PL SE	Edgewood	4	3	0	2004	\$269,000	\$259,900	\$1,757	\$250,000	92.94	134
6	5242832	02/28/2014	97 Whitefoord AVE SE	Edgewood	3	2	0	1925	\$259,000	\$259,000	\$5,000	\$259,000	100.00	15
7	5217112	12/13/2013	111 DAHLGREN ST SE	EDGEWOOD	3	2	0	1925	\$250,000	\$250,000	\$0	\$245,000	98.00	5
8	5251983	03/28/2014	41 Vinson DR Se	Edgewood Kirkwood	3	2	0	1947	\$249,900	\$249,900	\$0	\$250,000	100.04	6
9	5189609	12/27/2013	127 Whitefoord AVE SE	Edgewood	2	2	0	1925	\$199,900	\$184,900	\$0	\$168,500	84.29	115
10	5170816	12/18/2013	128 Dahlgren ST	Edgewood	3	1	0	1928	\$135,000	\$139,000	\$0	\$135,000	100.00	131
11	5216234	02/07/2014	108 Ericson ST SE	EDGEWOOD	3	2	0	1940	\$99,900	\$99,900	\$0	\$92,500	92.59	66
12	5187233	12/04/2013	146 Ericson ST SE	EDGEWOOD	3	2	0	1940	\$80,700	\$80,700	\$650	\$72,200	89.47	4
13	5210259	12/10/2013	1354 Memorial DR SE	none	4	1	0	1935	\$69,000	\$69,000	\$0	\$64,350	93.26	11
14	5255641	03/26/2014	277 Patterson AVE SE	Atlanta	2	1	0	1946	\$59,500	\$59,500	\$0	\$55,000	92.44	14
15	5222458	02/04/2014	1408 Memorial DR Se	Edgewood	4	2	0	1938	\$87,500	\$39,900	\$200	\$31,500	36.00	61
16	5222451	02/04/2014	1412 Memorial DR Se	Edgewood	4	2	0	1935	\$89,500	\$39,900	\$200	\$31,500	35.20	61
Average					3	2		1950	\$197,050	\$187,844		\$181,966	87.40	53

Property Type: Residential Detached				Status: Expired			Number of Properties: 64			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price	
1	4054260	111 SE Montgomery ST SE	Edgewood	3	2	0	1921	\$164,900	\$9,999,999	
2	4058385	242 Haas AVE	East Atlanta	3	2	1	2006	\$334,900	\$299,900	
3	5192663	249 Haas AVE SE	East Atlanta	4	3	0	2013	\$299,900	\$299,900	
4	5142470	249 Haas AVE	Edgewood Kirkwood	4	3	0	2013	\$299,900	\$299,900	
5	4081939	1365 Wylie ST SE	Edgewood	3	2	0	2002	\$284,500	\$284,500	

#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
6	4059618	66 Vinson DR	Edgewood	3	2	0	1960	\$280,000	\$275,000
7	4118889	66 Vinson DR	Edgewood	3	2	0	2006	\$275,000	\$275,000
8	5139644	1347 Arkwright PL SE	Edgewood	4	3	0	2004	\$285,000	\$275,000
9	4158546	1365 Wylie ST	Edgewood	3	2	0	2002	\$274,500	\$274,500
10	4223794	1365 Wylie ST	Edgewood	3	2	0	2002	\$274,500	\$274,500
11	4121111	1320 ARKWRIGHT PL	EDGEWOOD	3	2	0	1940	\$265,000	\$253,000
12	5068483	1324 Wylie ST SE	Edgewood	3	2	0	2012	\$270,000	\$250,000
13	5044918	28 Whitefoord AVE	Edgewood Kirkwood	3	2	1	1927	\$250,000	\$250,000
14	4156155	124 Ericson ST SE	Edgewood	3	2	0	2007	\$245,000	\$245,000
15	4174218	136 Ericson ST SE	Edgewood	4	2	0	1940	\$245,000	\$230,000
16	4216256	136 Ericson ST SE	Edgewood	4	2	0	1940	\$230,000	\$230,000
17	4256168	136 Ericson ST SE	Edgewood	4	2	0	1940	\$230,000	\$230,000
18	4203436	108 Whitefoord AVE SE	EDGEWOOD	3	2	0	1930	\$225,000	\$225,000
19	4104578	133 Ericson ST SE	EDGEWOOD KIRKWOOD	4	2	0	1961	\$249,900	\$224,900
20	5190933	1320 Arkwright PL	Edgewood	3	2	0	1940	\$229,900	\$219,900
21	4313543	136 Ericson ST SE	Edgewood	4	2	0	1940	\$219,000	\$219,000
22	4291058	136 Ericson ST SE	Edgewood	4	2	0	1940	\$219,000	\$219,000
23	4131354	1271 Arkwright PL	Edgewood	3	2	0	1915	\$239,900	\$215,900
24	4271651	1320 Arkwright PL SE	Edgewood	3	2	0	1940	\$209,000	\$209,000
25	4149735	1360 MERIDIAN ST SE	EDGEWOOD	3	2	0	1962	\$295,000	\$200,000
26	5148528	1470 Woodbine AVE SE	Edgewood	3	2	0	1940	\$192,500	\$189,900
27	4038012	1405 Meridian ST SE	EDGEWOOD	3	2	0	1925	\$232,000	\$184,900
28	4042092	1422 Memorial DR	Edgewood	2	2	0	1925	\$169,900	\$169,900
29	4139960	1311 Wylie ST SE	Edgewood	2	2	0	1940	\$179,900	\$169,900
30	5067685	1419 MERIDIAN ST SE	EDGEWOOD	3	2	0	1929	\$174,900	\$169,900
31	4305900	43 Whitefoord AVE	Edgewood	3	2	0	1925	\$155,000	\$155,000
32	5157766	1407 Woodbine AVE SE	None	3	1	0	1935	\$167,500	\$152,000
33	4149798	1291 Memorial DR	Fred Koch Home Place	3	1	0	1947	\$185,000	\$150,000
34	4017091	101 Ericson ST SE	Edgewood	3	2	0	1960	\$144,900	\$147,900
35	4180598	1418 Woodbine AVE SE	Kirkwood	3	2	1	2005	\$170,000	\$144,900
36	4268785	77 Leslie ST	Edgewood	3	1	0	1947	\$149,900	\$139,900
37	5227532	1449 VAUGHN St DR SE	Cg Hannah	3	1	0	1925	\$139,000	\$139,000
38	4114148	101 Ericson Street SE	Edgewood	3	2	0	2004	\$144,999	\$138,499
39	3793656	135 Ericson ST SE	Edgewood	4	2	0	1963	\$194,900	\$129,900
40	4071679	163 Woodbine CIR	Edgewood	2	1	0	1950	\$129,900	\$129,900
41	4061161	1264 Arkwright PL	Edgewood Kirkwood	2	2	0	1940	\$159,975	\$129,750

#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
42	4237593	1355 Wylie ST SE	EDGEWOOD	3	2	1	1910	\$119,900	\$119,900
43	5003895	1355 Wylie ST SE	EDGEWOOD	3	2	1	1910	\$60,000	\$112,000
44	5221776	127 SE Leslie ST	Edgewood	3	2	0	1947	\$109,900	\$109,900
45	5257631	1330 Arkwright PL SE	Edgewood	3	2	0	1940	\$124,500	\$104,500
46	4072954	1435 Vaughn ST SE	Edgewood	3	1	0	1925	\$150,000	\$100,000
47	4130146	95 SE Montgomery ST	EDGEWOOD	2	2	0	1947	\$99,900	\$99,900
48	5269095	259 Patterson AVE	East Atlanta	3	1	0	1948	\$95,000	\$95,000
49	5040693	1331 Arkwright PL	NONE	3	2	1	2004	\$94,999	\$94,999
50	4170717	1317 Arkwright PL	Edgewood	2	1	0	1925	\$99,900	\$92,500
51	4251733	1331 Arkwright PL	NONE	3	2	1	2004	\$99,900	\$91,999
52	5227522	1454 VAUGHN St DR SE	C G Hannah	4	2	1	1947	\$139,000	\$90,100
53	5192820	259 Patterson AVE	East Atlanta	3	1	0	1948	\$90,000	\$90,000
54	4000591	77 Leslie ST SE	EDGEWOOD	3	1	0	1947	\$99,000	\$89,000
55	5092146	1314 Arkwright PL SE	Edgewood	2	2	0	1940	\$85,000	\$85,000
56	4211340	95 Montgomery ST SE	Edgewood	2	1	0	1947	\$95,000	\$75,000
57	4130297	1435 Vaughn ST SE	Edgewood	3	1	0	1925	\$100,000	\$70,000
58	5130393	1311 Memorial DR	Edgewood	3	1	0	1935	\$75,000	\$70,000
59	3993347	1416 Vaughn ST SE	KIRKWOOD	3	2	0	1959	\$74,900	\$54,900
60	4265838	146 Dahlgren ST SE	none	3	2	0	1925	\$43,000	\$43,000
61	4304286	146 Dahlgren ST SE	none	3	2	0	1925	\$43,000	\$43,000
62	5227537	1454 Memorial DR SE	None	3	1	0	1937	\$39,900	\$39,900
63	5096342	1454 Memorial DR SE	None	3	1	0	1937	\$23,500	\$39,900
64	5156157	1454 Memorial DR SE	None	3	1	0	1937	\$38,900	\$38,900
Average				3	2	1	1953	\$173,207	\$316,712

Property Type: Residential Detached			Status: Withdrawn			Number of Properties: 28			
#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
1	4133675	172 WHITEFOORD AVE	CANDLER PARK EDGEWOOD	4	3	0	1920	\$347,000	\$298,900
2	4058125	1365 Wylie ST SE	Edgewood	3	2	0	2002	\$294,500	\$294,500
3	5149609	242 Haas AVE	East Atlanta	3	2	1	2006	\$299,900	\$289,900
4	4122645	242 Haas AVE	East Atlanta	3	2	1	2006	\$285,000	\$285,000
5	5193941	66 Vinson DR SE	Edgewood	3	2	0	1960	\$259,900	\$259,900
6	4247277	66 Vinson DR SE	Edgewood	3	2	0	1960	\$250,000	\$250,000
7	4133495	124 Ericson ST SE	Edgewood	3	2	0	2010	\$245,000	\$245,000
8	4174186	1348 Memorial DR SE	Kirkwood	3	2	0	1935	\$235,000	\$235,000
9	4201293	1320 Arkwright PL SE	Edgewood	3	2	0	1940	\$229,000	\$224,900
10	5159730	1423 Vaughn ST	Edgewood	3	2	1	1947	\$209,000	\$199,900

#	FMLS#	Address	Subdivision	Bed	FB	HB	Year Built	Org List Price	List Price
11	4193939	139 Dahlgren ST SE	Edgewood	2	2	0	1920	\$219,900	\$197,000
12	4031788	1264 Arkwright PL SE	Edgewood Kirkwood	2	2	0	1940	\$190,000	\$190,000
13	4171671	1271 ARKWRIGHT PL SE	EDGEWOOD	3	2	0	1915	\$209,000	\$184,900
14	4063411	1418 Woodbine AVE SE	KIRKWOOD	3	2	1	2005	\$200,000	\$180,000
15	4245995	1271 Arkwright PL	Edgewood	3	2	0	1915	\$179,900	\$169,900
16	4227909	1470 Woodbine AVE SE	Edgewood	3	2	0	1940	\$160,000	\$160,000
17	5166345	278 Patterson AVE	Edgewood	3	2	0	1938	\$175,000	\$159,900
18	4200082	1355 Wylie ST SE	EDGEWQOD	3	2	1	1910	\$129,900	\$119,900
19	3961125	1331 Arkwright PL SE	NONE	3	2	1	2004	\$165,000	\$99,900
20	4269257	130 Woodbine CIR SE	Kirkwood	2	1	0	1950	\$89,900	\$89,900
21	4254303	77 WHITEFOORD AVE SE	EDGEWOOD	5	3	0	1925	\$139,900	\$89,900
22	4200483	1317 Arkwright PL	Edgewood	2	1	0	1925	\$92,500	\$87,300
23	4209567	1317 Arkwright PL	Edgewood	2	1	0	1925	\$87,300	\$87,300
24	4092096	77 Leslie Street	Edgewood	3	1	0	1947	\$84,900	\$75,000
25	4214634	1317 Arkwright PL	Edgewood	2	1	0	1925	\$87,300	\$72,900
26	4186124	1353 MEMORIAL DR	EDGEWOOD	2	2	0	1923	\$100,000	\$70,000
27	4070270	77 LESLIE ST	EDGEWOOD	3	1	0	1947	\$27,900	\$27,900
28	4339536	1491 Memorial DR SE	Monument Heights	3	1	0	1948	\$16,900	\$16,900
Average				3	2	1	1950	\$178,914	\$166,486

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	6 months back

Prepared By: Tony Isbell

Tuesday, April 22, 2014 4:37 AM