

Market Analysis Summary

Residential

SOLD

#	MLS #	Address	List Date	#Bd	#FBth	#HBth	Gar	YB	Pool	Apx SqFt	LP/SqFt	List Price	SP/SqFt	Sold Price	Sold Date	DOM
1	10288918	748 Chatsworth Drive	11/05/2019	4	2	1	Y	1972	NONE	1,955	\$109.92	\$214,900	\$109.92	\$214,900	02/28/2020	76
2	10295310	794 Chatsworth Drive	12/15/2019	5	2	1	Y	1970	NONE	2,216	\$97.02	\$215,000	\$97.02	\$215,000	02/03/2020	17
3	10309162	833 Chatsworth Drive	03/12/2020	4	2	1	Y	1969	NONE	1,955	\$118.67	\$232,000	\$115.09	\$225,000	03/12/2020	0
4	10306725	700 Chatsworth Drive	02/28/2020	4	2	1	Y	1987	NONE	2,169	\$126.74	\$274,900	\$107.88	\$234,000	04/08/2020	5

# LISTINGS:	4	MIN:	4	2	1			1969		1,955	\$97.02	\$214,900	\$97.02	\$214,900		0
		MAX:	5	2	1			1987		2,216	\$126.74	\$274,900	\$115.09	\$234,000		76
		AVG:	4	2	1			1975		2,074	\$113.09	\$234,200	\$107.48	\$222,225		25
		MED:	4	2	1			1971		2,062	\$114.30	\$223,500	\$108.90	\$220,000		11

# LISTINGS TOTAL:	4	AVG FOR ALL:	4	2	1			1975		2,074	\$113.09	\$234,200	\$107.48	\$222,225		25
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		MEDIAN FOR ALL:	4	2	1			1971		2,062	\$114.30	\$223,500	\$108.90	\$220,000		11
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Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$214,900	\$274,900	\$234,200	\$223,500
Sale Price	\$214,900	\$234,000	\$222,225	\$220,000

This search was narrowed to a specific set of Listings. **Property Type** is 'Residential' **Status** is 'Active' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 05/12/2020 to 11/14/2019 **Subdivision Name** is 'BEECHLAKE ESTATES'

Presented By: Momo Hlaing

This is an 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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