

Market Analysis Summary

Condo/Town

Active

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	DOM
1427972	10	1657 W Broad St #11	None	1	1	0	1	1.00	1920	598	\$217.31	\$129,950	44
1424526	10	1333 W Broad St #408	None	1	1	0	3	1.00	1915	554	\$243.68	\$135,000	82
1423518	10	1333 W Broad St #201	None	1	1	0	4	1.00	1915	594	\$235.69	\$140,000	92
1423211	10	701 N Allison St #4	None	2	1	0	4	1.00	1912	750	\$198.67	\$149,000	92
1431036	10	2606 Park Ave #4	None	2	1	0	5	1.00	1947	859	\$200.81	\$172,500	7
1428971	10	2709 Hanover Ave #2	None	1	1	0	4	1.00	1916	800	\$231.13	\$184,900	33
1418836	10	2606 Park Ave #6	None	2	1	0	6	1.00	1947	903	\$215.95	\$195,000	140
1428508	10	507 N Boulevard #9	Tuscan Villas Condominium	2	1	0	9	1.00	1928	890	\$223.60	\$199,000	37
1415204	10	1333 W Broad St #414	None	2	2	0	0	1.00	2008	1,027	\$209.35	\$215,000	175
1430702	10	2235 Monument Ave #9	None	0	1	0	8	1.00	1924	924	\$232.68	\$215,000	9
1410569	10	1333 W Broad St #413	None	2	2	0	4	1.00	1915	1,038	\$215.32	\$223,500	218
1428983	10	1400 Grove Ave #9	None	1	1	0	4	1.00	1881	1,041	\$225.70	\$234,950	33
1427240	10	1333 W Broad St #204	None	3	2	0	4	1.00	1915	1,163	\$205.50	\$239,000	53
1421314	10	1333 W Broad St #205	None	2	2	0	5	1.00	1915	1,158	\$215.80	\$249,900	113
1425358	10	1708 W Cary St #11	None	2	2	1	4	1.50	2008	1,378	\$216.26	\$298,000	74
1427776	10	1400 Grove Ave #8	None	2	2	0	6	2.00	1881	1,715	\$174.34	\$299,000	47
# LISTINGS:	16	AVG VALUES:		2	1	1	5	1.09	1928	962	\$216.36	\$204,981	78

Pending

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	DOM
1411547	10	1657 W Broad St #2	None	1	1	0	3	1.00	1920	704	\$193.18	\$136,000	111
1423154	10	1618 Park Ave #3C	None	1	1	0	3	1.00	1919	650	\$246.08	\$159,950	88
1428688	10	503 N Boulevard #21	Tuscan Villas Condominium	2	1	0	6	1.00	1928	777	\$225.23	\$175,000	25
1425882	10	515 N Boulevard #2	Tuscan Villas Condominium	2	1	0	5	1.00	1928	770	\$242.86	\$187,000	28
# LISTINGS:	4	AVG VALUES:		2	1		4	1.00	1924	725	\$226.84	\$164,488	63

Sold

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	DOM
1304855	10	1101 W Grace St #6	None	1	1	0	4	1.00	2007	661	\$158.70	\$104,900	\$148.26	\$98,000	06/10/13	81
1417126	10	1101 W Grace St #2	None	1	1	0	2	1.00	1900	604	\$198.59	\$119,950	\$182.12	\$110,000	09/25/14	41
1413727	10	2710 Stuart Ave #4	None	1	1	0	3	1.00	1920	594	\$203.70	\$120,995	\$198.65	\$118,000	09/25/14	105

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Market Analysis Summary

Condo/Town

Sold

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	DOM
1308610	10	2322 Herbert Hamlet Aly #	None	1	1	0	3	1.00	1940	491	\$254.58	\$124,999	\$242.36	\$119,000	08/02/13	85
1407671	10	503 S Davis Ave #4	Fountain Lake Condominiu	2	1	0	6	1.00	1923	704	\$184.66	\$130,000	\$173.30	\$122,000	07/11/14	73
1323321	10	1101 W Grace St #10	None	2	1	1	4	1.00	1900	1,232	\$109.50	\$134,900	\$101.46	\$125,000	03/25/14	165
1408543	10	1101 W Grace St #9	None	2	1	0	4	1.00	1900	799	\$162.70	\$130,000	\$162.70	\$130,000	07/30/14	50
1228777	10	1101 W Grace St #1	None	2	1	0	4	1.00	1900	989	\$139.03	\$137,500	\$131.45	\$130,000	06/13/13	204
1311442	10	1333 W Broad St #403	None	1	1	0	2	1.00	1915	560	\$248.21	\$139,000	\$232.14	\$130,000	08/13/13	49
1301630	10	503 N Boulevard #20	Tuscan Villas Condominiur	2	1	0	7	1.00	1928	809	\$171.82	\$139,000	\$164.40	\$133,000	03/18/13	22
1301325	10	2100 Grove Ave #8	None	2	1	0	4	1.00	1960	810	\$191.23	\$154,900	\$185.06	\$149,900	07/25/13	163
1300825	10	1600 Grove Ave #1	None	2	1	0	4	1.00	1917	833	\$185.47	\$154,500	\$180.07	\$150,000	05/29/13	90
1309222	10	1333 W Broad St #208	None	1	1	0	2	1.00	1915	625	\$252.80	\$158,000	\$240.00	\$150,000	07/11/13	60
1321179	10	2318 Herbert Hamlet Aly #	None	2	1	0	4	1.00	1940	773	\$200.52	\$155,000	\$197.28	\$152,500	12/20/13	95
1411292	10	1618 Park Ave #3D	None	1	1	0	3	1.00	1919	650	\$253.77	\$164,950	\$234.62	\$152,500	07/03/14	42
1316188	10	2100 Grove Ave #27	None	2	1	0	4	1.00	1960	817	\$201.96	\$165,000	\$190.94	\$156,000	03/14/14	238
1411418	10	511 N Boulevard #11	Tuscan Villas Condominiur	2	1	0	5	1.00	1928	916	\$179.59	\$164,500	\$177.40	\$162,500	06/23/14	5
1315627	10	2100 Grove Ave #26	None	2	1	0	4	1.00	1960	825	\$211.52	\$174,500	\$197.58	\$163,000	12/06/13	105
1325368	10	505 N Boulevard #13	Tuscan Villas Condominiur	2	1	0	5	1.00	1928	777	\$212.36	\$165,000	\$212.36	\$165,000	10/29/13	2
1415442	10	1657 W Broad St #9	None	2	1	0	4	1.00	1920	921	\$184.53	\$169,950	\$179.15	\$165,000	08/27/14	56
1426039	10	2100 Grove Ave #19	Fan Square Condo	2	1	0	4	1.00	1960	810	\$209.88	\$170,000	\$206.17	\$167,000	11/14/14	24
1417690	10	2710 Stuart Ave #10	None	1	1	0	4	1.00	1920	733	\$238.68	\$174,950	\$230.56	\$169,000	09/17/14	24
1414639	10	2100 Grove Ave #15	Fan Square Condo	2	1	0	4	1.00	1960	825	\$216.97	\$179,000	\$206.06	\$170,000	07/15/14	12
1417211	10	507 N Boulevard #21	Tuscan Villas Condominiur	2	1	0	6	1.00	1928	777	\$225.23	\$175,000	\$225.23	\$175,000	07/31/14	15
1413101	10	2207 Park Ave #C	None	1	1	0	3	1.00	1915	750	\$246.67	\$185,000	\$238.67	\$179,000	06/05/14	7
1405045	10	507 N Boulevard #22	Tuscan Villas Condominiur	2	1	0	5	1.00	1928	809	\$232.39	\$188,000	\$222.50	\$180,000	03/24/14	2
1403648	10	2235 Monument Ave #8	None	2	1	0	5	1.00	1924	832	\$216.35	\$180,000	\$222.36	\$185,000	03/27/14	14
1401191	10	1400 Grove Ave #10	None	1	1	1	4	2.00	1881	1,416	\$134.11	\$189,900	\$132.06	\$187,000	07/10/14	106
1410884	10	503 N Boulevard #9	Tuscan Villas Condominiur	2	1	0	6	1.00	1928	890	\$212.92	\$189,500	\$212.92	\$189,500	08/11/14	33
1328653	10	2042 W Grace St #3	None	2	1	0	4	1.00	1912	953	\$208.81	\$199,000	\$199.37	\$190,000	12/26/13	13
1330806	10	101 N Stafford Ave #7	None	2	2	0	4	1.00	1914	1,025	\$194.15	\$199,000	\$185.37	\$190,000	04/15/14	85
1303354	10	1630 Monument Ave #3	None	2	2	0	4	1.00	1925	904	\$221.18	\$199,950	\$211.28	\$191,000	08/30/13	173
1312841	10	1618 Park Ave #3A	None	2	1	0	4	1.00	1919	780	\$256.28	\$199,900	\$254.49	\$198,500	08/12/13	60
1409734	10	503 Strawberry St #2	Claremont	2	1	0	5	1.00	1910	1,027	\$194.69	\$199,950	\$195.72	\$201,000	06/09/14	13
1330589	10	1605 Grove Ave #1	None	1	1	1	5	1.00	1910	1,207	\$173.90	\$209,900	\$166.94	\$201,500	10/02/14	199
1328237	10	101 N Stafford Ave #8	None	2	2	0	4	1.00	1914	1,025	\$209.27	\$214,500	\$197.07	\$202,000	02/14/14	73
1321211	10	1610 Grove Ave #6	None	2	1	0	5	1.00	1919	930	\$231.18	\$215,000	\$220.43	\$205,000	08/30/13	8
1229527	10	1400 Grove Ave #4	None	2	1	0	5	1.00	1881	1,232	\$177.76	\$219,000	\$166.40	\$205,000	03/01/13	58
1303696	10	1630 Monument Ave #10	None	2	2	0	4	1.00	1925	921	\$232.90	\$214,500	\$223.67	\$206,000	06/03/13	33
1316866	10	1610 Grove Ave #11	None	2	1	0	5	1.00	1919	913	\$234.04	\$213,675	\$227.30	\$207,523	08/15/13	26

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Condo/Town

Sold

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1302479	10	1400 Grove Ave #3	None	2	1	0	5	1.00	1881	1,241	\$181.22	\$224,900	\$169.22	\$210,000	04/24/13	22
1424601	10	101 N Stafford Ave #10	None	2	2	0	4	1.00	1914	1,140	\$187.72	\$213,999	\$185.09	\$211,000	11/14/14	35
1330336	10	1610 Grove Ave #10	None	2	1	0	5	1.00	1919	930	\$247.31	\$230,000	\$227.42	\$211,500	02/27/14	46
1401844	10	503 Strawberry St #4	Claremont	2	1	0	5	1.00	1910	1,027	\$214.12	\$219,900	\$206.91	\$212,500	03/04/14	13
1310864	10	101 N Stafford Ave #9	None	2	2	0	4	1.00	1914	1,140	\$197.37	\$225,000	\$186.40	\$212,500	07/15/13	48
1418850	10	1333 W Broad St #502	None	2	2	0	4	1.00	1915	1,083	\$205.91	\$223,000	\$196.68	\$213,000	09/08/14	49
1423470	10	2620 Stuart Ave #3C	None	1	1	0	4	1.00	1914	875	\$254.29	\$222,500	\$244.00	\$213,500	09/26/14	4
1323566	10	1333 W Broad St #302	None	2	2	0	4	1.00	1915	1,083	\$202.22	\$219,000	\$198.52	\$215,000	02/28/14	136
1408128	10	1333 W Broad St #510	None	2	2	0	4	1.00	1915	1,050	\$209.43	\$219,900	\$204.76	\$215,000	05/23/14	21
1401570	10	513 N Boulevard #5	Tuscan Villas Condominiur	2	1	0	5	1.00	1928	916	\$236.90	\$217,000	\$236.90	\$217,000	03/24/14	0
1228993	10	1333 W Broad St #505	None	2	2	0	4	1.00	1915	1,110	\$204.95	\$227,500	\$195.95	\$217,500	03/22/13	42
1308517	10	1333 W Broad St #305	None	2	2	0	5	1.00	1915	1,110	\$216.17	\$239,950	\$198.20	\$220,000	06/21/13	43
1308156	10	7 N Vine St #4	None	1	1	1	3	1.51	1920	1,056	\$227.27	\$240,000	\$208.33	\$220,000	10/11/13	164
1412040	10	11 N Vine St #11	None	2	1	1	6	2.00	1920	1,056	\$213.07	\$225,000	\$213.07	\$225,000	06/30/14	7
1312943	10	1610 Grove Ave #8	None	2	1	1	5	1.00	1919	1,001	\$229.67	\$229,900	\$224.78	\$225,000	10/16/13	94
1312820	10	1610 Grove Ave #5	None	2	1	1	5	1.00	1919	1,017	\$226.06	\$229,900	\$226.16	\$230,000	08/26/13	83
1319153	10	1714 W Cary St #1	None	2	2	0	4	1.00	2008	1,260	\$197.62	\$249,000	\$186.51	\$235,000	01/21/14	60
1406580	10	1630 Monument Ave #1	None	2	2	0	4	1.00	1925	1,112	\$228.87	\$254,500	\$231.12	\$257,000	05/15/14	32
1329973	10	1708 W Cary St #9	None	2	1	1	4	2.00	2008	1,368	\$193.71	\$265,000	\$188.60	\$258,000	01/07/14	15
1313332	10	1630 Monument Ave #13	None	2	2	0	4	1.00	1925	1,112	\$242.76	\$269,950	\$242.76	\$269,950	08/02/13	19
1315262	10	1401 Floyd Ave #102	Warsaw Condominiums	1	1	1	4	2.00	1832	1,157	\$237.64	\$274,950	\$237.68	\$275,000	08/26/13	38
1312204	10	1453 Floyd Ave #1453	Warsaw Condominiums	2	2	1	5	2.00	1832	1,525	\$186.89	\$285,000	\$180.98	\$276,000	10/30/13	142
1422278	10	2711 Grove Ave #5	None	2	2	0	6	1.00	1917	1,168	\$242.25	\$282,950	\$237.16	\$277,000	10/06/14	9
1312970	10	1828 Park Ave #6	None	2	2	0	6	1.00	1914	1,475	\$193.22	\$285,000	\$192.54	\$284,000	06/14/13	1
1322983	10	1400 Grove Ave #7	None	2	2	0	9	1.00	1881	2,006	\$149.05	\$299,000	\$145.56	\$292,000	04/18/14	182
1313185	10	1828 Park Ave #4	None	2	2	0	6	1.00	1914	1,570	\$196.82	\$309,000	\$192.68	\$302,500	07/02/13	5
1420792	10	1828 Park Ave ##5	None	2	2	0	8	1.00	1914	1,475	\$220.27	\$324,900	\$214.92	\$317,000	09/29/14	16
1400340	10	601 N Davis Ave #6	None	2	2	0	6	1.00	1914	1,720	\$191.28	\$329,000	\$186.05	\$320,000	04/30/14	78
1328201	10	601 N Davis Ave #3	None	2	2	0	6	1.00	1914	1,720	\$190.41	\$327,500	\$187.21	\$322,000	04/07/14	100
1305601	10	1714 W Cary St #2	None	2	2	1	5	1.00	2008	1,660	\$198.73	\$329,900	\$195.78	\$325,000	05/21/13	22
1302677	10	2325 Grove Ave #2	None	3	2	0	8	1.00	1922	1,850	\$189.19	\$350,000	\$175.68	\$325,000	09/30/13	225
1312384	10	601 N Davis Ave #2	None	2	2	0	5	1.00	1914	1,720	\$191.83	\$329,950	\$189.53	\$326,000	08/14/13	34
1414590	10	1814 Park Ave #6	None	3	2	0	8	1.00	1913	1,745	\$191.98	\$335,000	\$191.98	\$335,000	08/05/14	24
1330605	10	1401 Floyd Ave #C-1	Warsaw Condominiums	2	2	1	5	2.00	1832	1,206	\$327.53	\$395,000	\$277.78	\$335,000	02/11/14	36
1415471	10	1409 Floyd Ave #105	Warsaw Condominiums	2	2	1	5	1.00	1832	1,702	\$214.45	\$365,000	\$199.76	\$340,000	09/18/14	62
1317618	10	1714 W Cary St #6	None	2	2	1	4	2.00	2008	1,660	\$207.83	\$345,000	\$206.63	\$343,000	11/05/13	75
1226117	10	1401 Floyd Ave #401	Warsaw Condominiums	2	2	1	7	1.00	1832	1,823	\$196.93	\$359,000	\$189.25	\$345,000	01/22/13	42

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Condo/Town

Sold

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1320426	10	2510 Monument Ave #102	None	2	2	0	6	1.00	1916	1,578	\$250.32	\$395,000	\$240.81	\$380,000	10/01/13	27
1308658	10	2235 Monument Ave #1	None	3	3	0	8	1.00	1924	1,951	\$220.37	\$429,950	\$220.37	\$429,950	06/14/13	10
1229551	10	407 N Allen Ave #1	None	2	2	0	6	1.00	1910	2,105	\$213.78	\$450,000	\$206.65	\$435,000	03/05/13	62
1225247	10	407 N Allen Ave #2	None	2	2	0	5	1.00	1926	1,669	\$269.59	\$449,950	\$263.60	\$439,950	07/15/13	218
1312003	10	2620 Stuart Ave #1A	None	3	2	1	6	1.00	1914	2,111	\$217.43	\$459,000	\$210.80	\$445,000	07/31/13	24
1406552	10	1723 Hanover Ave #2	Sydney Condos	3	3	0	7	2.00	1913	3,056	\$150.51	\$459,950	\$145.94	\$446,000	05/14/14	0
1313026	10	1723 Hanover Ave #4	Sydney Condos	3	2	1	6	1.00	1913	2,248	\$206.85	\$465,000	\$200.18	\$450,000	08/15/13	26
1404395	10	2620 1 D Stuart Ave #1D	None	3	3	0	8	1.00	1914	2,186	\$219.35	\$479,500	\$214.78	\$469,500	05/07/14	14
1416831	10	1401 Floyd Ave #209	Warsaw Condominiums	3	2	1	7	2.00	1832	2,082	\$263.69	\$549,000	\$252.16	\$525,000	10/09/14	92
1324945	10	1401 Floyd Ave #106	Warsaw Condominiums	2	2	1	5	2.00	1832	2,055	\$276.89	\$569,000	\$276.89	\$569,000	03/03/14	148
# LISTINGS:	87	MIN VALUES:		1	1	0	2	1.00	1832	491	\$109.50	\$104,900	\$101.46	\$98,000		0
		MAX VALUES:		3	3	1	9	2.00	2008	3,056	\$327.53	\$569,000	\$277.78	\$569,000		238
		AVG VALUES:		2	1	1	5	1.12	1917	1,196	\$210.39	\$249,444	\$203.22	\$241,354		62

# LISTINGS TOTAL:	107	AVG VALUES FOR ALL:		2	1	0	5	1.11	1919	1,143	\$211.90	\$239,620	\$203.22	\$241,354		64
		MEDIAN VALUES FOR ALL:		2	1	0	5	1.00	1916	1,027	\$212.92	\$215,000	\$199.76	\$212,500		44

Quick Statistics (107 Listings Total)

	Min	Max	Average	Median
List Price	\$104,900	\$569,000	\$239,620	\$215,000
Sale Price	\$98,000	\$569,000	\$241,354	\$212,500

Single Family

Active

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	DOM
1428527	10	6 N Granby St	None	2	2	0	4	1.50	1842	1,105	\$235.29	\$260,000	35
1428989	10	2306 W Grace St	None	4	2	1	10	2.00	1910	2,870	\$135.71	\$389,500	33

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Single Family

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1430090	10	2210 Stuart Ave	None	3	2	1	6	2.00	1904	1,838	\$217.08	\$399,000	13
1428297	10	1702 Floyd Ave	None	4	3	1	8	2.00	1915	2,000	\$199.75	\$399,500	42
1421643	10	2322 W Grace St	None	4	3	1	11	2.00	1910	2,912	\$144.20	\$419,900	112
1414447	10	1838 W Grace St	None	5	3	0	10	2.00	1920	4,588	\$101.34	\$464,950	182
1428104	10	2314 W Grace St	None	4	2	1	10	2.00	1910	3,628	\$130.91	\$474,950	43
1421621	10	1106 Floyd Ave	None	4	2	1	9	2.00	1902	3,650	\$136.99	\$500,000	111
1430764	10	2225 W Grace St	None	3	3	0	8	2.00	1908	3,126	\$167.93	\$524,950	9
1415379	10	2115 Grove Ave	None	3	3	1	7	2.00	1911	2,450	\$220.39	\$539,950	166
1430844	10	313 N Granby St	None	3	3	0	6	2.00	1908	2,302	\$234.58	\$540,000	9
1416519	10	1723 Grove Ave	None	8	2	0	12	3.00	1910	4,148	\$133.56	\$554,000	163
1430658	10	1922 Hanover Ave	None	3	2	1	6	2.00	1910	2,366	\$244.93	\$579,500	12
1429952	10	1214 Park Ave	None	3	3	1	9	3.00	1893	3,954	\$156.55	\$619,000	20
1420012	10	1120 West Ave	None	3	2	1	7	2.00	1920	2,684	\$231.00	\$620,000	124
1429417	10	2127 Park Ave	None	4	3	1	9	3.00	1908	2,951	\$213.15	\$629,000	27
1426844	10	1110 Floyd Ave	None	6	5	0	12	3.00	1904	3,643	\$177.74	\$647,500	58
1429961	10	2236 Park Ave	None	3	2	1	7	2.00	1911	2,676	\$242.53	\$649,000	19
1415520	10	2700 Hanover Ave	None	4	4	0	9	2.00	1910	3,522	\$184.54	\$649,950	173
1423267	10	1311 Grove Ave	None	5	3	1	11	3.00	1901	3,948	\$187.44	\$740,000	96
1427025	10	2425 Grove Ave	None	4	2	1	9	2.00	1905	4,093	\$186.90	\$765,000	54
1429085	10	1825 Park Ave	None	3	3	1	10	2.00	1910	3,258	\$237.88	\$775,000	31
1424082	10	2219 Hanover Ave	None	4	2	1	8	2.00	1914	3,270	\$241.57	\$789,950	86
1424092	10	2510 W Grace St	None	5	2	1	11	2.00	1908	4,306	\$200.88	\$865,000	74
# LISTINGS:	24	AVG VALUES:		4	3	1	9	2.19	1906	3,137	\$190.12	\$574,817	71

Pending

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	DOM
1425154	10	1015 Park Ave	None	4	3	0	8	2.00	1910	2,436	\$122.74	\$299,000	50
1428702	10	14 N Plum St	None	3	2	0	8	2.00	1881	2,262	\$132.63	\$300,000	10
1424633	10	1 N Granby St	None	3	1	1	7	2.00	1900	1,360	\$227.87	\$309,900	28
1424393	10	1606 Floyd Ave	None	3	1	1	6	2.00	1917	1,508	\$208.55	\$314,500	58
1418161	10	106 N Plum St	None	3	1	1	6	2.00	1892	1,466	\$255.80	\$375,000	121
1427964	10	2241 W Grace St	None	3	2	1	7	2.00	1923	2,062	\$193.50	\$399,000	3
1429370	10	2131 Park Ave	None	6	3	0	12	3.00	1908	3,800	\$105.00	\$399,000	3
1429861	10	1908 Floyd Ave	None	3	2	1	7	2.00	1909	2,100	\$195.21	\$409,950	11
1428339	10	204 N Allen Ave	None	3	2	1	6	2.00	1891	1,909	\$219.49	\$419,000	6
1430264	10	112 N Harvie St	None	2	2	1	6	2.00	1895	2,276	\$197.28	\$449,000	8

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Market Analysis Summary

Single Family

Pending

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	DOM
1428397	10	2109 Stuart Ave	None	3	2	1	7	2.00	1910	2,138	\$229.14	\$489,900	2
1411299	10	2404 Hanover Ave	None	3	3	1	8	2.00	1910	3,136	\$175.06	\$549,000	143
1403107	10	2617.5 Floyd Ave	None	3	3	0	6	2.00	2014	2,192	\$255.93	\$561,000	
1428996	10	2516 Stuart Ave	None	3	2	1	7	2.00	1910	2,194	\$258.66	\$567,500	22
1422699	10	2619.5 Floyd Ave	None	3	3	0	6	2.00	2014	2,249	\$253.89	\$571,000	
1428624	10	312 N Granby St	None	4	2	1	8	2.00	1910	2,724	\$212.89	\$579,900	28
1427320	10	504 N Meadow St	None	4	2	1	8	3.00	1908	2,690	\$219.29	\$589,900	17
1403005	10	2617 Floyd Ave	None	3	3	1	6	2.00	2014	2,457	\$251.93	\$619,000	
1404202	10	2615.5 Floyd Ave	None	3	3	1	6	2.00	2014	2,590	\$250.58	\$649,000	
1429418	10	1123 West Ave	None	4	1	1	10	2.00	1910	2,629	\$247.22	\$649,950	7
1422868	10	1109 West Ave	None	3	3	1	7	2.00	1900	2,356	\$288.52	\$679,750	9
1403105	10	2615 Floyd Ave	None	3	3	1	6	2.00	2014	2,809	\$248.84	\$699,000	
1401589	10	620 N Boulevard	None	6	3	2	11	3.00	1914	4,688	\$170.63	\$799,900	222
1422463	10	1828 Monument Ave	None	6	4	1	17	3.00	1907	6,184	\$282.99	\$1,750,000	8
# LISTINGS:	24	AVG VALUES:		4	2	1	8	2.17	1928	2,592	\$216.82	\$559,548	40

Sold

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	DOM
1424341	10	1414 Rear Floyd Ave	None	0	0	0	0	1.00	1910		\$0.00	\$125,000	\$0.00	\$120,000	10/06/14	2
1223719	10	8 Addison St	None	2	1	0	3	1.00	1875	941	\$180.13	\$169,500	\$164.72	\$155,000	02/19/13	132
1426118	10	4 S Mulberry St	None	3	2	0	6	2.00	1911	1,694	\$109.21	\$185,000	\$97.40	\$165,000	11/03/14	6
1330763	10	23 S Davis Ave	None	3	2	1	6	2.00	1920	1,300	\$146.15	\$190,000	\$146.15	\$190,000	01/30/14	4
1408053	10	603 S Allen Ave	Randolph West	4	3	0	9	2.00	2006	1,858	\$115.66	\$214,900	\$108.18	\$201,000	06/25/14	90
1319095	10	1308 W Cary St	None	4	2	0	7	2.00	1900	1,702	\$146.89	\$250,000	\$120.45	\$205,000	10/03/13	26
1229694	10	2631 Kensington Ave	None	2	1	0	6	2.00	1929	1,512	\$148.81	\$225,000	\$142.20	\$215,000	03/28/13	75
1229702	10	118 N Lombardy St	None	3	1	1	6	2.00	1910	1,536	\$146.48	\$225,000	\$139.97	\$215,000	01/25/13	29
1325432	10	13 S Mulberry St	None	3	1	2	7	3.00	1920	1,720	\$131.98	\$227,000	\$129.65	\$223,000	02/28/14	110
1321465	10	417 N Davis Ave	None	3	1	1	6	2.00	1914	1,562	\$144.05	\$225,000	\$144.05	\$225,000	09/19/13	3
1330539	10	1 1/2 S Allen Ave	None	4	2	0	8	2.00	1900	2,514	\$91.47	\$229,950	\$89.50	\$225,000	07/22/14	26
1309964	10	6 S Mulberry St	None	3	2	0	7	2.00	1911	1,892	\$137.39	\$259,950	\$122.09	\$231,000	06/21/13	57
1413682	10	421 N Mulberry St	None	2	1	0	5	2.00	1910	1,482	\$155.20	\$230,000	\$156.21	\$231,500	05/28/14	3
1324611	10	17 S Davis Ave	None	3	1	1	6	2.00	1920	1,422	\$168.07	\$239,000	\$168.07	\$239,000	10/30/13	3
1317940	10	1119 Floyd Ave	None	3	1	1	6	2.00	1903	1,952	\$122.95	\$240,000	\$123.00	\$240,101	09/24/13	50
1409629	10	112 N Lombardy St	None	3	1	1	6	3.00	1910	1,474	\$166.18	\$244,950	\$166.18	\$244,950	06/18/14	33
1425951	10	121 N Shields Ave	None	3	1	1	5	2.00	1910	1,210	\$233.06	\$282,000	\$219.83	\$266,000	10/24/14	11
1424467	10	2103 Grove Ave	Fox	4	0	0	8	2.00	1910	3,298	\$81.26	\$268,000	\$81.26	\$268,000	09/19/14	0

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Market Analysis Summary

Single Family

Sold

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	DOM
1418576	10	1132 W Grace St	None	4	2	1	9	2.00	1922	1,564	\$179.00	\$279,950	\$173.91	\$272,000	08/18/14	29
1407816	10	2223 W Grace St	Monument Park	4	2	0	0	2.00	1910	3,024	\$102.84	\$311,000	\$91.44	\$276,500	04/30/14	10
1329284	10	8 N Lombardy St	None	3	1	1	6	2.00	1900	1,768	\$161.17	\$284,950	\$159.50	\$282,000	01/09/14	10
1324634	10	2708 W Grace St	None	3	2	1	7	2.00	1919	1,444	\$204.29	\$295,000	\$197.37	\$285,000	11/22/13	13
1421980	10	2220 Maplewood	None	3	1	1	7	2.00	1923	1,552	\$190.08	\$295,000	\$183.63	\$285,000	09/18/14	9
1304803	10	22 N Allen Ave	None	3	1	0	6	2.00	1920	1,650	\$181.82	\$300,000	\$172.73	\$285,000	05/28/13	46
1330183	10	2417 Kensington Ave	None	4	2	1	6	2.00	1915	1,602	\$202.87	\$325,000	\$181.02	\$290,000	02/26/14	39
1402904	10	108 N Lombardy St	None	3	2	0	6	2.00	1910	1,474	\$193.35	\$285,000	\$198.78	\$293,000	03/26/14	4
1309441	10	7 N Allen Ave	None	3	2	0	6	2.00	1913	1,426	\$210.03	\$299,500	\$206.87	\$295,000	06/25/13	30
1331153	10	12 N Lombardy St	None	3	2	0	6	2.00	1908	1,722	\$173.93	\$299,500	\$173.64	\$299,000	04/24/14	91
1309372	10	1 N Stafford Ave	None	3	1	0	6	2.00	1920	1,374	\$218.30	\$299,950	\$218.30	\$299,950	06/03/13	16
1404057	10	2633 Kensington Ave	None	3	1	1	8	2.00	1927	1,580	\$189.56	\$299,499	\$189.87	\$300,000	04/29/14	6
1315205	10	11 1/2 N Allen Ave	None	3	1	1	6	2.00	1913	1,426	\$216.69	\$309,000	\$210.38	\$300,000	08/21/13	36
1315545	10	2628 Kensington Ave	None	3	1	1	6	2.00	1927	1,454	\$216.61	\$314,950	\$206.33	\$300,000	08/29/13	53
1413386	10	2708 W Grace St	None	3	2	1	7	2.00	1919	1,444	\$208.45	\$301,000	\$208.45	\$301,000	06/30/14	6
1407157	10	1800 Floyd Ave	None	3	1	2	6	2.00	1919	1,540	\$201.27	\$309,950	\$198.05	\$305,000	05/23/14	6
1314497	10	12 N Allen Ave	None	3	1	1	6	2.00	1900	1,360	\$227.21	\$309,000	\$227.21	\$309,000	07/22/13	7
1318828	10	2804 W Grace St	None	4	2	1	10	2.00	1915	2,200	\$145.00	\$319,000	\$140.91	\$310,000	09/11/13	7
1412504	10	116 N Lombardy St	None	3	1	1	7	2.00	1910	1,628	\$184.21	\$299,900	\$191.03	\$311,000	06/06/14	5
1414390	10	208 N Vine St	None	3	1	0	6	2.00	1923	1,423	\$222.07	\$316,000	\$220.66	\$314,000	08/15/14	29
1311856	10	1007 Park Ave	None	4	2	1	8	2.00	1910	2,364	\$131.13	\$310,000	\$133.25	\$315,000	06/13/13	2
1417040	10	11 N Granby St	None	3	2	0	6	2.00	1920	1,593	\$203.99	\$324,950	\$197.74	\$315,000	08/20/14	39
1401242	10	2007 W Main St	None	4	2	0	8	2.00	1910	2,068	\$163.93	\$339,000	\$152.32	\$315,000	03/28/14	42
1416412	10	30 N Lombardy	None	3	1	1	5	2.00	1890	1,528	\$208.12	\$318,000	\$208.12	\$318,000	08/07/14	7
1426388	10	11 N Granby St	None	3	2	0	6	2.00	1920	1,560	\$211.54	\$330,000	\$204.17	\$318,500	11/07/14	6
1414675	10	2221 Park Ave	None	3	1	1	6	2.00	1907	1,514	\$210.70	\$319,000	\$210.70	\$319,000	08/15/14	9
1412011	10	1803 Floyd Ave	None	3	1	1	6	2.00	1919	1,540	\$217.50	\$334,950	\$214.25	\$329,950	06/06/14	3
1300480	10	1624 Floyd Ave	None	4	3	0	7	2.00	1911	2,355	\$148.60	\$349,950	\$142.25	\$335,000	03/14/13	10
1305338	10	431 N Stafford Ave	None	3	2	1	6	2.00	1915	1,640	\$207.32	\$340,000	\$207.32	\$340,000	05/15/13	14
1407405	10	113 N Vine St	None	3	2	0	6	2.00	1912	1,755	\$207.41	\$364,000	\$194.87	\$342,000	08/08/14	81
1310503	10	1621 Floyd Ave	None	3	1	1	7	2.00	1910	1,700	\$200.00	\$340,000	\$201.76	\$343,000	06/14/13	4
1410676	10	2706 Floyd Ave	None	3	1	1	6	2.00	1914	1,806	\$193.24	\$349,000	\$193.80	\$350,000	05/30/14	4
1227679	10	1318 W Main St	None	3	2	0	0	2.00	1900	1,866	\$200.94	\$374,950	\$187.57	\$350,000	05/13/13	141
1306508	10	1109 West Ave	None	3	2	0	7	2.00	1900	2,356	\$159.17	\$375,000	\$148.56	\$350,000	05/09/13	1
1424722	10	421 N Mulberry St	None	2	1	1	7	2.00	1910	1,542	\$233.43	\$359,950	\$233.43	\$359,950	10/20/14	7
1418601	10	2206 Stuart Ave	None	3	2	0	8	2.00	1915	1,830	\$203.83	\$373,000	\$198.36	\$363,000	09/22/14	46
1406678	10	115 N Shields Ave	None	3	2	0	6	2.00	1910	1,860	\$204.25	\$379,900	\$199.46	\$371,000	04/25/14	11

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Market Analysis Summary

Single Family

Sold

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	DOM
1316160	10	210 N Plum St	None	3	2	1	8	2.00	1901	1,910	\$201.31	\$384,500	\$196.34	\$375,000	11/01/13	84
1225690	10	404 N Mulberry St	None	3	1	2	8	2.00	1916	2,064	\$186.53	\$385,000	\$181.69	\$375,000	03/29/13	98
1407995	10	2505 Floyd Ave	None	4	2	0	8	2.00	1920	2,612	\$156.58	\$409,000	\$143.57	\$375,000	07/24/14	100
1312035	10	2529 Kensington Ave	None	4	2	0	8	2.00	1907	2,710	\$147.58	\$399,950	\$138.75	\$376,000	06/18/13	25
1315013	10	203 N Rowland St	None	3	1	1	6	2.00	1900	2,560	\$148.05	\$379,000	\$148.05	\$379,000	06/11/13	1
1421680	10	2217 Stuart Ave	None	3	2	1	6	2.00	1910	1,891	\$200.42	\$379,000	\$200.42	\$379,000	10/07/14	9
1307332	10	105 N Harvie St	None	3	2	0	6	2.00	1902	2,014	\$188.63	\$379,900	\$188.63	\$379,900	06/26/13	5
1224596	10	2118 Floyd Ave	None	3	2	1	7	2.00	1911	2,280	\$177.63	\$405,000	\$167.54	\$382,000	01/07/13	67
1404062	10	6 N Davis Ave	None	4	2	0	8	2.00	1906	2,190	\$180.37	\$395,000	\$175.80	\$385,000	03/28/14	7
1310295	10	2509 Stuart Ave	None	4	3	0	7	2.00	1908	2,640	\$150.00	\$396,000	\$147.73	\$390,000	05/24/13	4
1315243	10	2409 Kensington Ave	None	3	2	0	7	2.00	1909	1,650	\$241.82	\$399,000	\$239.39	\$395,000	08/07/13	23
1406098	10	2125 Floyd Ave	None	3	2	0	6	2.00	1910	1,700	\$235.29	\$400,000	\$232.35	\$395,000	04/25/14	5
1300640	10	111 N Shields Ave	None	3	2	1	6	2.00	1910	1,952	\$204.41	\$399,000	\$204.41	\$399,000	02/13/13	7
1404045	10	2026 Stuart Ave	None	4	1	1	7	2.00	1920	2,369	\$147.32	\$349,000	\$168.85	\$400,000	03/28/14	7
1304091	10	2120 Floyd Ave	None	3	2	1	6	2.00	1910	2,416	\$165.54	\$399,950	\$165.56	\$400,000	04/16/13	3
1324439	10	212 N Plum St	None	3	1	1	7	2.00	1901	1,906	\$217.73	\$415,000	\$209.86	\$400,000	11/13/13	27
1324102	10	2112 Stuart Ave	None	3	1	1	6	2.00	1905	2,054	\$194.72	\$399,950	\$197.18	\$405,000	10/31/13	5
1306964	10	2410 Floyd Ave	None	3	2	0	6	2.00	1910	1,776	\$225.23	\$400,000	\$229.73	\$408,000	07/17/13	92
1302126	10	2103 Floyd Ave	None	3	2	0	6	2.00	1910	1,755	\$236.47	\$415,000	\$233.62	\$410,000	03/13/13	13
1402140	10	2328 W Grace St	None	3	2	1	8	2.00	1909	2,750	\$154.55	\$425,000	\$149.09	\$410,000	05/16/14	69
1402777	10	1107 Grove Ave	None	5	7	1	8	2.00	1850	5,960	\$92.27	\$549,950	\$68.79	\$410,000	06/24/14	78
1411281	10	115 N Vine St	None	3	3	0	7	2.00	1910	1,856	\$223.60	\$415,000	\$221.98	\$412,000	06/03/14	8
1326358	10	1116 Floyd Ave	None	3	2	1	7	2.00	1900	2,578	\$170.29	\$439,000	\$159.81	\$412,000	02/14/14	91
1321223	10	421 N Davis Ave	None	4	3	0	8	3.00	1914	2,162	\$194.24	\$419,950	\$193.80	\$419,000	10/02/13	11
1312400	10	2211 W Grace St	None	4	3	1	10	3.00	1914	3,794	\$112.02	\$425,000	\$110.70	\$420,000	07/09/13	22
1407644	10	2514 Kensington Ave	None	3	2	0	7	2.00	1909	2,462	\$178.31	\$439,000	\$170.59	\$420,000	05/15/14	24
1413786	10	2124 Floyd Ave	None	3	2	1	6	2.00	1910	2,416	\$182.08	\$439,900	\$173.84	\$420,000	10/14/14	131
1426701	10	2504 Kensington Ave	Allenwood	4	2	0	9	2.00	1910	2,636	\$165.02	\$435,000	\$161.23	\$425,000	10/24/14	2
1330586	10	104 N Allen Ave	None	3	2	2	8	2.00	1919	2,108	\$203.96	\$429,950	\$203.96	\$429,950	02/03/14	5
1229602	10	2523 Grove Ave	None	5	3	0	11	2.00	1906	4,094	\$108.70	\$445,000	\$105.03	\$430,000	05/30/13	108
1409610	10	2208 Floyd Ave	None	3	3	0	10	3.00	1911	2,433	\$182.90	\$445,000	\$177.76	\$432,500	07/24/14	62
1301915	10	1704 Grove Ave	None	3	2	1	7	2.00	1912	2,684	\$156.45	\$419,900	\$162.07	\$435,000	02/22/13	3
1324007	10	1502 West Ave	None	3	2	1	6	2.00	1920	2,114	\$207.66	\$439,000	\$205.77	\$435,000	10/23/13	11
1311664	10	425 N Davis Ave	None	4	2	1	7	2.00	1914	2,248	\$195.73	\$440,000	\$193.51	\$435,000	06/10/13	5
1411805	10	2238 W Grace St	None	4	3	0	9	2.00	1908	3,244	\$138.72	\$450,000	\$134.09	\$435,000	08/04/14	0
1313253	10	1504 Floyd Ave	None	3	2	1	6	3.00	1889	2,274	\$192.17	\$437,000	\$192.17	\$437,000	06/27/13	8
1425266	10	2204 Floyd Ave	None	3	2	0	6	2.00	1910	1,870	\$237.97	\$445,000	\$237.97	\$445,000	11/18/14	0

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Market Analysis Summary

Single Family

Sold

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	DOM
1303033	10	313 N Granby St	None	3	3	0	6	2.00	1908	2,302	\$195.48	\$450,000	\$193.31	\$445,000	03/29/13	15
1419589	10	208 Boulevard	None	4	3	0	9	2.00	1923	2,553	\$180.14	\$459,900	\$174.30	\$445,000	09/02/14	21
1216270	10	1214 Park Ave	None	3	3	1	11	2.00	1893	3,954	\$116.08	\$459,000	\$113.05	\$447,000	02/01/13	150
1315859	10	2521 Floyd Ave	None	3	2	1	7	2.00	1910	2,072	\$216.94	\$449,500	\$216.22	\$448,000	08/27/13	36
1414738	10	2625 W Grace St	None	3	2	1	7	2.00	1912	2,682	\$167.41	\$449,000	\$167.41	\$449,000	07/31/14	0
1304567	10	2305 Grove Ave	None	4	4	0	8	2.00	1913	2,400	\$187.29	\$449,500	\$187.29	\$449,500	03/20/13	5
1316075	10	2105 Park Ave	None	3	2	0	9	2.00	1911	2,948	\$159.09	\$469,000	\$152.65	\$450,000	07/19/13	5
1325507	10	1119 Grove	None	6	4	1	10	4.00	1900	5,312	\$88.29	\$469,000	\$84.71	\$450,000	04/15/14	165
1307380	10	2307 Floyd Ave	None	3	2	0	7	3.00	1920	2,394	\$187.93	\$449,900	\$190.06	\$455,000	05/07/13	4
1222282	10	1003 West Ave	None	3	2	1	7	2.00	1894	2,412	\$196.93	\$475,000	\$188.64	\$455,000	01/22/13	92
1410114	10	1921 Hanover Ave	None	4	1	1	8	3.00	1909	2,252	\$199.60	\$449,500	\$206.48	\$465,000	06/03/14	3
1304070	10	307 N Rowland St	None	3	2	2	8	2.00	1904	2,120	\$219.34	\$465,000	\$219.34	\$465,000	03/14/13	2
1304332	10	2113 Park Ave	None	3	2	1	7	2.00	1905	2,408	\$193.11	\$465,000	\$193.11	\$465,000	04/23/13	8
1315639	10	2220 Stuart Ave	None	3	2	1	8	2.00	1915	2,564	\$186.82	\$479,000	\$182.72	\$468,500	02/25/14	166
1409662	10	100 N Harvie St	None	3	2	1	6	2.00	1910	2,226	\$213.39	\$475,000	\$213.39	\$475,000	06/16/14	4
1421083	10	114 N Harvie St	None	3	2	1	7	2.00	1895	2,148	\$225.79	\$485,000	\$221.14	\$475,000	11/07/14	62
1229275	10	2604 W Grace St	None	4	2	1	9	2.00	1909	3,214	\$155.55	\$499,950	\$147.79	\$475,000	05/07/13	110
1413062	10	2512 Hanover Ave	None	3	3	1	7	2.00	1910	1,950	\$215.33	\$419,900	\$247.18	\$482,000	06/13/14	14
1313571	10	2521 Hanover Ave	None	3	2	1	7	2.00	1910	2,336	\$209.72	\$489,900	\$206.55	\$482,500	07/19/13	2
1404571	10	1512 Park Ave	None	4	4	0	10	2.00	1915	2,998	\$166.44	\$499,000	\$161.77	\$485,000	07/28/14	90
1404197	10	2015 Park Ave	None	3	2	1	7	2.00	1920	2,422	\$201.90	\$489,000	\$201.90	\$489,000	04/04/14	3
1315798	10	2020 Grove Ave	None	3	4	0	8	2.00	1910	2,430	\$193.00	\$469,000	\$201.65	\$490,000	08/15/13	5
1320405	10	404 N Davis Ave	None	3	2	1	7	2.00	1907	2,584	\$193.46	\$499,900	\$191.56	\$495,000	10/21/13	27
1311081	10	207 N Granby St	None	4	1	1	8	2.00	1910	2,764	\$180.48	\$498,850	\$180.48	\$498,850	06/24/13	2
1407787	10	1414 Grove Ave	None	3	2	1	7	2.00	1892	2,282	\$218.67	\$499,000	\$218.67	\$499,000	05/02/14	9
1331199	10	309 N Granby St	None	3	2	1	6	2.00	1912	2,188	\$228.50	\$499,950	\$228.50	\$499,950	01/24/14	3
1305055	10	1704 Grove Ave	None	3	2	1	7	2.00	1912	2,684	\$186.29	\$500,000	\$186.29	\$500,000	04/11/13	1
1404075	10	2234 W Grace St	None	3	2	1	6	2.00	1908	2,700	\$185.15	\$499,900	\$185.89	\$501,900	03/21/14	7
1324051	10	2009 Grove Ave	None	4	2	1	8	2.00	1917	2,363	\$222.18	\$525,000	\$217.94	\$515,000	11/22/13	23
1308431	10	2100 Stuart Ave	None	4	2	1	8	2.00	1904	2,566	\$229.54	\$589,000	\$200.70	\$515,000	06/03/13	31
1311133	10	2110 Stuart Ave	None	4	2	1	8	2.00	1906	3,006	\$176.30	\$529,950	\$172.32	\$518,000	06/17/13	2
1406768	10	1811 W Grace St	None	3	2	1	9	2.00	1910	3,432	\$155.89	\$535,000	\$151.29	\$519,225	04/18/14	0
1316348	10	2406 Stuart Ave	None	4	3	0	8	2.00	1910	2,514	\$206.84	\$520,000	\$206.84	\$520,000	08/14/13	1
1227429	10	2209 Stuart Ave	None	3	2	1	7	2.00	1911	2,930	\$179.18	\$525,000	\$179.18	\$525,000	02/22/13	10
1417936	10	20 N Davis Ave	None	4	3	1	9	2.00	1910	3,050	\$172.13	\$525,000	\$172.13	\$525,000	07/30/14	10
1320861	10	2101 Hanover Ave	None	3	1	1	6	2.00	1909	2,566	\$206.16	\$529,000	\$206.16	\$529,000	09/30/13	6
1302775	10	1912 Floyd Ave	None	4	2	1	8	2.00	1909	2,799	\$190.07	\$532,000	\$189.36	\$530,014	03/20/13	3

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Market Analysis Summary

Single Family

Sold

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	DOM
1405720	10	1125 Grove Ave	None	5	3	1	12	3.00	1894	4,209	\$127.11	\$535,000	\$127.11	\$535,000	04/15/14	2
1402356	10	1306 Grove Ave	None	3	2	1	7	2.00	1903	2,674	\$201.94	\$540,000	\$200.07	\$535,000	03/31/14	8
1311865	10	2404 Stuart Ave	None	4	2	1	8	2.00	1910	2,418	\$221.26	\$535,000	\$223.33	\$540,000	06/26/13	6
1313208	10	1721 Park Ave	None	4	2	1	8	2.00	1904	3,108	\$176.96	\$550,000	\$173.75	\$540,000	12/20/13	178
1410028	10	2117 Hanover Ave	None	4	2	1	9	3.00	1910	2,582	\$213.01	\$550,000	\$209.14	\$540,000	05/30/14	18
1402071	10	2021 Hanover Ave	None	3	2	1	8	2.00	1910	2,889	\$190.03	\$549,000	\$188.02	\$543,200	03/14/14	2
1420571	10	1923 Stuart Ave	None	4	2	1	8	2.00	1905	2,334	\$235.43	\$549,500	\$233.50	\$545,000	10/24/14	56
1327295	10	2021 W Grace St	None	4	2	2	10	2.00	1907	3,138	\$189.61	\$595,000	\$178.14	\$559,000	02/26/14	94
1323731	10	1823 Grove Ave	None	4	2	1	8	2.00	1909	3,003	\$199.77	\$599,900	\$186.48	\$560,000	04/23/14	158
1303036	10	2125 Stuart Ave	None	4	3	1	9	2.00	1912	3,780	\$154.76	\$585,000	\$149.47	\$565,000	04/01/13	46
1327889	10	1515 Grove Ave	None	3	3	2	9	2.00	1909	4,179	\$136.38	\$569,950	\$136.38	\$569,950	12/13/13	7
1403206	10	2201 Hanover Ave	None	3	2	1	7	2.00	1910	2,583	\$209.06	\$540,000	\$220.67	\$570,000	04/10/14	13
1426479	10	1417 Park Ave	None	3	2	1	7	2.00	1910	2,962	\$190.41	\$564,000	\$192.44	\$570,000	11/07/14	0
1401533	10	203 N Rowland St	None	3	2	1	8	2.00	1905	2,560	\$226.52	\$579,900	\$223.59	\$572,400	03/14/14	16
1321806	10	1303 Park Ave	None	4	2	1	8	2.00	1885	2,962	\$194.13	\$575,000	\$194.13	\$575,000	10/15/13	5
1408708	10	2240 Park Ave	None	5	3	1	11	2.00	1908	4,212	\$137.68	\$579,900	\$136.51	\$575,000	08/04/14	93
1302503	10	1521 Grove Ave	None	4	3	1	8	2.00	1909	3,313	\$180.80	\$599,000	\$173.56	\$575,000	05/31/13	85
1308891	10	1110 Floyd Ave	None	5	5	0	11	3.00	1904	3,692	\$158.45	\$585,000	\$156.42	\$577,500	06/21/13	17
1307959	10	1802 Hanover Ave	None	4	2	1	8	2.00	1903	3,036	\$195.98	\$595,000	\$191.70	\$582,000	06/13/13	41
1302989	10	2507 Kensington Ave	None	4	2	1	8	2.00	1910	2,502	\$239.41	\$599,000	\$233.81	\$585,000	04/01/13	4
1307273	10	2010 Monument Ave	None	4	2	1	8	2.00	1906	3,935	\$148.92	\$586,000	\$148.92	\$586,000	05/23/13	15
1416019	10	1820 Hanover Ave	None	4	2	1	6	2.00	1913	2,519	\$238.19	\$600,000	\$233.23	\$587,500	09/12/14	59
1424626	10	2027 Hanover Ave	None	3	2	1	9	2.00	1913	2,740	\$214.96	\$589,000	\$214.96	\$589,000	10/03/14	8
1416895	10	1903 Hanover Ave	None	3	2	1	7	2.00	1912	2,358	\$258.67	\$609,950	\$250.19	\$589,950	08/11/14	32
1405226	10	2619 Hanover Ave	None	4	2	0	8	2.00	1910	2,838	\$211.06	\$599,000	\$207.89	\$590,000	06/03/14	5
1306082	10	2220 Hanover Ave	None	3	3	1	9	2.00	1911	2,938	\$203.88	\$599,000	\$201.67	\$592,500	08/13/13	92
1300816	10	2402 Hanover Ave	None	3	2	1	7	2.00	1910	2,661	\$236.38	\$629,000	\$223.60	\$595,000	02/27/13	20
1425107	10	2600 Hanover Ave	None	4	4	0	10	2.00	1913	3,521	\$173.25	\$610,000	\$171.68	\$604,500	10/17/14	0
1423733	10	2105 Park Ave	None	3	3	0	10	2.00	1911	2,958	\$202.82	\$599,950	\$204.53	\$605,000	10/10/14	25
1424126	10	2312 Park Ave	None	3	2	1	7	2.00	1910	2,283	\$271.13	\$619,000	\$265.00	\$605,000	10/09/14	23
1302017	10	1613 Park Ave	None	4	3	1	8	2.00	1905	2,652	\$231.90	\$615,000	\$228.88	\$607,000	02/28/13	6
1309680	10	2009 Hanover Ave	None	3	2	1	8	2.00	1903	2,815	\$223.62	\$629,500	\$216.70	\$610,000	06/07/13	14
1313827	10	2422 Grove Ave	None	3	3	1	10	2.00	1910	3,750	\$166.67	\$625,000	\$164.00	\$615,000	02/14/14	207
1420868	10	1107 West Ave	None	4	2	1	8	2.00	1898	2,768	\$233.02	\$645,000	\$223.99	\$620,000	09/05/14	25
1425764	10	2003 Stuart Ave	None	4	2	1	7	2.00	1903	2,827	\$229.57	\$649,000	\$219.31	\$620,000	11/07/14	11
1326433	10	2008 Grove Ave	None	4	2	1	8	2.00	1909	3,728	\$171.41	\$639,000	\$167.65	\$625,000	12/27/13	41
1402682	10	2119 Hanover Ave	None	4	2	1	8	2.00	1900	2,800	\$228.57	\$640,000	\$223.21	\$625,000	07/02/14	106

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Market Analysis Summary

Single Family

Sold

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	DOM
1315093	10	2700 Hanover Ave	None	4	4	0	8	2.00	1910	3,522	\$183.13	\$645,000	\$177.46	\$625,000	08/05/13	21
1312456	10	1710 Hanover Ave	None	4	2	0	9	2.00	1910	2,816	\$223.37	\$629,000	\$223.37	\$629,000	06/24/13	7
1403607	10	2510 Hanover Ave	None	4	3	1	11	3.00	1910	3,151	\$196.45	\$619,000	\$200.25	\$631,000	03/17/14	2
1411763	10	1923 Hanover Ave	None	3	2	1	7	2.00	1909	2,252	\$281.97	\$635,000	\$281.97	\$635,000	06/25/14	2
1400809	10	2123 Hanover Ave	None	4	2	1	8	2.00	1910	2,770	\$234.66	\$650,000	\$231.05	\$640,000	02/12/14	6
1229985	10	1702 Park Ave	None	4	2	1	9	2.00	1904	3,228	\$201.36	\$650,000	\$199.81	\$645,000	02/27/13	20
1419087	10	2410 Hanover Ave	None	4	2	1	8	3.00	1910	2,804	\$231.81	\$650,000	\$231.81	\$650,000	07/31/14	6
1309486	10	1717 Park Ave	None	4	2	1	8	2.00	1910	3,092	\$213.13	\$659,000	\$210.22	\$650,000	05/31/13	17
1307831	10	2116 Hanover Ave	None	3	2	1	8	2.00	1908	2,928	\$227.12	\$665,000	\$221.99	\$650,000	05/29/13	5
1305223	10	1423 Grove Ave	None	4	2	1	8	2.00	1893	3,626	\$186.16	\$675,000	\$180.64	\$655,000	08/23/13	120
1401352	10	1412 Grove Ave	None	4	2	1	11	2.00	1900	3,602	\$190.17	\$685,000	\$183.23	\$660,000	06/02/14	70
1405507	10	206 N Vine St	None	4	2	1	8	2.00	1904	2,643	\$260.69	\$689,000	\$249.72	\$660,000	08/13/14	107
1313536	10	1007 West Ave	None	4	2	1	9	2.00	1904	3,063	\$228.21	\$699,000	\$215.48	\$660,000	09/13/13	67
1404849	10	1509 West Ave	None	4	2	1	7	2.00	1921	2,906	\$230.49	\$669,800	\$230.49	\$669,800	04/08/14	5
1217783	10	1635 Monument Ave	None	5	3	1	12	4.00	1928	3,600	\$201.39	\$725,000	\$187.50	\$675,000	02/27/13	158
1418647	10	2005 Hanover Ave	None	4	2	1	8	2.00	1902	3,600	\$194.44	\$700,000	\$188.89	\$680,000	09/09/14	31
1309295	10	2609 Hanover Ave	None	4	3	1	8	2.00	1912	3,646	\$191.98	\$699,950	\$187.05	\$682,000	06/28/13	17
1307162	10	2411 Grove Ave	None	4	2	1	10	2.00	1912	4,220	\$164.69	\$695,000	\$161.97	\$683,500	05/17/13	11
1320198	10	1801 Hanover Ave	None	4	2	1	8	2.00	1903	3,046	\$224.87	\$684,950	\$224.87	\$684,950	09/16/13	5
1323469	10	2416 Grove Ave	None	5	3	0	10	2.00	1915	3,204	\$216.92	\$695,000	\$213.80	\$685,000	11/18/13	23
1324899	10	1722 Hanover Ave	None	3	2	1	9	2.00	1906	2,996	\$233.31	\$699,000	\$230.31	\$690,000	10/18/13	5
1408959	10	1822 Hanover Ave	None	4	2	2	8	3.00	1913	2,894	\$241.53	\$699,000	\$241.88	\$700,000	05/19/14	6
1407689	10	1908 Grove Ave	None	4	3	1	8	2.00	1903	2,976	\$239.42	\$712,500	\$235.22	\$700,000	05/21/14	6
1403621	10	1829 Hanover Ave	None	4	2	1	7	2.00	1911	2,908	\$257.57	\$749,000	\$240.72	\$700,000	06/06/14	64
1300275	10	2219 Monument Ave	None	4	4	1	9	4.00	1910	2,863	\$267.20	\$765,000	\$244.70	\$700,580	04/05/13	38
1415227	10	2115 Stuart Ave	None	4	3	1	9	2.50	1903	2,928	\$247.61	\$725,000	\$240.36	\$703,775	08/15/14	24
1400546	10	2301 Grove Ave	None	3	3	0	8	3.00	1910	4,268	\$173.37	\$739,950	\$165.18	\$705,000	03/27/14	12
1408645	10	2015 Stuart Ave	None	3	3	1	10	2.00	1910	3,633	\$192.68	\$700,000	\$194.33	\$706,000	07/23/14	63
1401784	10	2321 Hanover Ave	None	3	2	1	8	2.00	1911	3,174	\$226.53	\$719,000	\$224.95	\$714,000	02/28/14	2
1412960	10	1008 West Ave	None	3	2	1	7	2.00	1900	3,138	\$232.31	\$729,000	\$227.85	\$715,000	07/24/14	12
1308833	10	1508 Park Ave	None	4	2	1	9	2.00	1910	3,251	\$224.24	\$729,000	\$221.47	\$720,000	08/02/13	6
1310805	10	15 N Boulevard	None	6	3	1	12	4.00	1913	5,538	\$135.42	\$749,950	\$132.18	\$732,000	07/08/13	22
1405908	10	2013 Grove Ave	None	4	2	1	8	2.00	1925	2,958	\$253.21	\$749,000	\$249.83	\$739,000	06/02/14	0
1403453	10	1808 Hanover Ave	None	4	2	1	8	2.00	1903	3,098	\$241.77	\$749,000	\$241.77	\$749,000	03/24/14	10
1405958	10	1831 Hanover Ave	None	3	2	1	9	2.00	1909	3,318	\$238.10	\$790,000	\$227.13	\$753,610	05/30/14	43
1310400	10	2221 Grove Ave	None	4	2	1	8	2.00	1835	3,201	\$248.36	\$795,000	\$237.43	\$760,000	10/01/13	112
1415679	10	1305 Grove Ave	None	5	3	1	12	3.00	1897	4,312	\$185.30	\$799,000	\$176.83	\$762,500	09/17/14	47

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Single Family

Sold

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1406428	10	2217 Grove Ave	None	4	2	1	9	2.00	1912	3,550	\$216.76	\$769,500	\$215.49	\$765,000	04/26/14	6
1404049	10	1819 W Grace St	None	5	3	1	13	3.00	1910	4,317	\$179.52	\$775,000	\$178.36	\$770,000	06/13/14	52
1307895	10	2242 Park Ave	None	4	3	1	8	2.00	1908	4,142	\$204.97	\$849,000	\$185.90	\$770,000	08/23/13	74
1311970	10	2125 Stuart Ave	None	4	3	0	8	2.00	1912	3,780	\$211.38	\$799,000	\$205.03	\$775,000	07/05/13	44
1401041	10	1709 Grove Ave	None	4	3	1	8	2.00	1913	3,568	\$224.19	\$799,900	\$219.17	\$782,000	05/27/14	79
1305186	10	1500 West Ave	None	3	3	1	7	2.00	1906	3,736	\$213.87	\$799,000	\$211.46	\$790,000	08/01/13	32
1403365	10	1516 Park Ave	None	5	3	1	10	2.00	1915	4,456	\$190.53	\$849,000	\$185.72	\$827,550	04/30/14	9
1220965	10	1023 Park Ave	None	3	3	1	7	2.00	1911	3,400	\$254.41	\$865,000	\$250.00	\$850,000	03/04/13	103
1402688	10	1816 Monument Ave	None	9	6	0	21	3.00	1907	7,024	\$127.42	\$895,000	\$121.01	\$850,000	07/03/14	4
1415219	10	1806 Park Ave	None	4	3	2	8	2.00	1910	3,952	\$218.88	\$865,000	\$218.88	\$865,000	07/21/14	5
1323040	10	2035 Monument Ave	None	6	5	1	14	3.00	1921	6,231	\$154.87	\$965,000	\$145.24	\$905,000	05/30/14	213
1300988	10	2001 Monument Ave	None	6	5	1	9	3.00	1907	5,404	\$184.86	\$999,000	\$175.80	\$950,000	01/02/14	309
1406825	10	2006 Monument Ave	None	6	4	1	10	3.00	1904	4,973	\$200.88	\$999,000	\$191.23	\$951,000	08/27/14	70
1320287	10	2218 Monument Ave	None	5	3	1	12	3.00	1910	5,581	\$201.58	\$1,125,000	\$176.46	\$984,850	12/17/13	92
1413960	10	1822 Monument Ave	None	5	3	2	11	3.00	1906	4,821	\$206.39	\$995,000	\$207.94	\$1,002,500	09/05/14	4
1317631	10	2716 Monument Ave	None	6	4	1	10	2.50	1925	4,923	\$263.05	\$1,295,000	\$219.64	\$1,081,311	09/30/13	33
1321452	10	2003 Monument Ave	None	7	4	2	12	3.00	1906	5,114	\$249.32	\$1,275,000	\$231.72	\$1,185,000	10/07/13	8
1303676	10	1837 Monument Ave	None	7	5	3	14	2.50	1908	5,855	\$238.94	\$1,399,000	\$207.51	\$1,215,000	08/06/13	115
1314931	10	2220 Monument Ave	None	6	5	1	15	3.00	1908	5,837	\$261.95	\$1,529,000	\$239.85	\$1,400,000	02/26/14	202
1424357	10	1631 Monument Ave	None	5	4	1	12	3.00	1911	5,402	\$295.26	\$1,595,000	\$295.26	\$1,595,000	11/05/14	24
1227952	10	2230 Monument Ave	None	6	3	2	13	2.50	1917	5,757	\$347.40	\$2,000,000	\$295.29	\$1,700,000	01/23/13	4
1428950	10	2718 Monument	None	6	6	1	17	2.50	2004	8,337	\$251.89	\$2,100,000	\$203.91	\$1,700,000	11/04/14	0
# LISTINGS:	225	MIN VALUES:		0	0	0	0	1.00	1835	0	\$0.00	\$125,000	\$0.00	\$120,000		0
		MAX VALUES:		9	7	3	21	4.00	2006	8,337	\$347.40	\$2,100,000	\$295.29	\$1,700,000		309
		AVG VALUES:		4	2	1	8	2.15	1910	2,789	\$195.13	\$541,705	\$189.58	\$524,772		36
# LISTINGS TOTAL:	273	AVG VALUES FOR ALL:		4	2	1	8	2.16	1911	2,792	\$195.88	\$546,184	\$189.58	\$524,772		39
		MEDIAN VALUES FOR ALL:		3	2	1	8	2.00	1910	2,629	\$200.42	\$500,000	\$193.80	\$489,000		16

Presented By: Rick C Jarvis

This is an opinion of value 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.

Market Analysis Summary

Quick Statistics (273 Listings Total)				
	Min	Max	Average	Median
List Price	\$125,000	\$2,100,000	\$546,184	\$500,000
Sale Price	\$120,000	\$1,700,000	\$524,772	\$489,000

Prop Type is one of 'Single Family', 'Condo/Town' **Status** is one of 'Active', 'Pending' **Status** is 'Sold' **Status Contractual Search Date** is 01/01/2013+ **Prop Type** is one of 'Single Family', 'Condo/Town' **Latitude, Longitude** is around 37.55, -77.46 **Area** is '10 - Richmond'

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