

Comparative Market Analysis

List Price Analysis:	Sold Price Analysis:	SP/LP Ratio	Total Listings:	33
Max: \$939,317	Max: \$920,000	Max: 1.05	Total on Market:	0
Min: \$499,000	Min: \$475,000	Min: 0.88	Sold/Exp Ratio:	0.00
Avg: \$706,146	Avg: \$685,667	Avg: 0.97		

MLS#	S	Address	City	ADOM	Br/Ba	Lot Sqft	Sqft	YrBlt	List Price	Sold Price	SP/LP
S08063665	S	2120 Dufour Av	REDO	9	3/3.00	1,603,008	1,368	1975	\$499,000	\$525,000	1.05
S08018590	S	2617 Ruhland Av	REDO	139	2/2.00	1,703	1,434	1978	\$559,000	\$545,000	0.97
S08056587	S	2224 Bataan Rd	REDO	8	2/3.00	3,746	1,350	1980	\$578,888	\$580,000	1.00
S08070521	S	2914 Blaisdell Av	REDO	8	3/1.00	5,709	1,080	1948	\$585,000	\$585,000	1.00
S08062428	S	2218 Ruhland Av	REDO	1	2/1.00	7,500	756	1951	\$650,000	\$650,000	1.00
S08036515	S	2517 Ruhland Avenue	REDO	49	4/3.00		1,679	2001	\$689,900	\$650,000	0.94
V961433	S	2211 Mathews	REDO	53	3/2.50	7,500	1,850	2008	\$759,000	\$748,000	0.99
S08028551	S	2110 Rindge Ln	REDO	17	3/2.00	7,500	1,474	1966	\$850,000	\$750,000	0.88
S08062966	S	2807 Pinckard Av	REDO	9	5/4.00	6,080	2,158	1943	\$939,317	\$900,000	0.96
S961075	S	2209 Nelson Av	REDO	119	4/2.50	7,500	2,486	2008	\$929,000	\$920,000	0.99
S08057676	S	2200 Vanderbilt Ln	REDO	172	2/2.00	1,698	1,408	1979	\$565,000	\$520,000	0.92
S960739	S	2607 Grant Av	REDO	140	4/2.50	2,500	1,712	2001	\$625,000	\$620,000	0.99
S960340	S	2512 Vanderbilt Ln	REDO	149	4/2.50	7,500	1,609	2001	\$649,000	\$645,000	0.99
S08059235	S	2223 Carnegie Ln	REDO	54	4/3.00	2,495	2,349	1990	\$675,000	\$665,000	0.99
S08067240	S	2009 Morgan Ln	REDO	14	3/3.00	3,746	1,748	1982	\$729,000	\$729,000	1.00
S08063134	S	2202 Huntington Ln	REDO	9	4/3.00	3,750	2,208	1989	\$729,000	\$730,000	1.00
S08033614	S	2210 Pullman Ln	REDO	64	4/3.00	3,746	2,509	1994	\$869,000	\$836,000	0.96
S08071837	S	609 Meyer Ln	REDO	12	2/2.00	1,960	1,226	1976	\$569,000	\$565,000	0.99
S08055135	S	702 Firmona Av	REDO	53	2/1.00	6,190	875	1955	\$599,000	\$565,000	0.94
S08031565	S	2403 Fisk Ln	REDO	56	4/3.00	4,500	1,528	1953	\$589,900	\$575,000	0.97
S08053194	S	18520 Mansel Av	REDO	14	4/3.00		2,000	2007	\$669,000	\$640,000	0.96
S08060219	S	2418 Rockefeller Ln	REDO	43	3/3.00	3,750	2,284	1988	\$688,000	\$665,000	0.97
S08054660	S	2108 Havemeyer Ln	REDO	26	3/2.00	5,760	1,756	1955	\$899,000	\$899,000	1.00
S08035130	S	1105 Stanford Av	REDO	75	2/1.00	2,500	720	1949	\$539,900	\$475,000	0.88
S959976	S	1709 Goodman Av	REDO	77	3/1.50	2,500	1,010	1963	\$599,000	\$585,000	0.98
V960861	S	1715 Lomax Ln	REDO	139	3/2.50	2,490	1,716	1971	\$700,000	\$670,000	0.96
S08066036	S	1637 Van Horne Ln	REDO	10	3/2.00	2,500	2,147	1977	\$699,000	\$680,000	0.97
S08074628	S	1742 Dixon	REDO	7	3/2.00	3,000	1,558	1963	\$698,000	\$698,000	1.00
A08040667	S	1543 Goodman Av	REDO	70	3/3.00	2,495	1,887	1992	\$739,900	\$710,000	0.96
S08075563	S	1546 Stanford Av	REDO	5	3/3.00	2,500	1,826	1987	\$739,000	\$750,000	1.01
S08029146	S	1509 Stanford Av	REDO	86	3/3.00	2,496	2,048	1994	\$839,000	\$780,000	0.93
V960976	S	1816 Stanford Av	REDO	124	4/3.50	2,500	2,837	2003	\$920,000	\$865,000	0.94
S08047690	S	1728 Haynes	REDO	62	4/3.00	2,500	1,883	2007	\$935,000	\$907,000	0.97