

Comparative Market Analysis

Listing Details

April 02, 2008

This page details the comparable listings contained in this market analysis.



12215 Inglewood

| | | | |
|------------|----------------------------|------------|------------------|
| Status: | Closed Sale | Bedrooms: | 3 |
| List Date: | 09/11/2007 | Bathrooms: | 1 |
| Area: | Holly Glen/Del Aire | Sqft: | 1114 |
| LP: | \$417,000 | SP: | \$402,000 |
| Listed: | 09/11/2007 | Built: | 1947 |
| DOM: | 144 | Lot Size: | 5,000 |

Excellent starter home. great for growing family. This home has lots of possibilities, great floor plan, enclose yard with your very own avocado tree, nice condition. The home shows very well.



5008 137th W

| | | | |
|------------|----------------------------|------------|------------------|
| Status: | Closed Sale | Bedrooms: | 4 |
| List Date: | 01/07/2008 | Bathrooms: | 3 |
| Area: | Holly Glen/Del Aire | Sqft: | 1969 |
| LP: | \$522,000 | SP: | \$480,000 |
| Listed: | 01/07/2008 | Built: | 1947 |
| DOM: | 56 | Lot Size: | 5,280 |

Beautifully remodeled home in the desirable Wiseburn area. Move-in condition with new roof, new windows, granite kitchen counters, ceramic tile floors and recessed lighting. Detached guest house with kitchenette, bedroom and private bath. Actual living space is over 1,900 sq. ft.-additions were completed by prior owners-no known permits. Spacious back yard with grass and concrete throughout-great for entertaining. Tons of parking in extra wide and long driveway! Sellers are including the washer, dryer, stove, refrigerator in guest house, and lovely backyard gazebo!



5503 141st W

| | | | |
|------------|----------------------------|------------|------------------|
| Status: | Closed Sale | Bedrooms: | 3 |
| List Date: | 10/01/2007 | Bathrooms: | 2 |
| Area: | Holly Glen/Del Aire | Sqft: | 1235 |
| LP: | \$659,000 | SP: | \$625,000 |
| Listed: | 10/01/2007 | Built: | 1954 |
| DOM: | 114 | Lot Size: | 5,000 |

Must see, Hollyglen family home with wonderful upgrades including newer kitchen with tiled floors and counters. Venetian plastered walls, hardwood floors, dual-pane windows, forced-air heat, copper plumbing and built-in cabinetry. Master bedroom has a remodeled bath complete with walk-in shower. Open floor plan leads to an entertainers backyard with a newer hot-tub and bar area. Plenty of room for Fido in rear and side yards. Walking distance to local eateries, fresh coffee and major shopping center. Located within award winning Wiseburn School District.