

Market Analysis Summary

Condo/Town

Pending

| MLS # | Area | Address | Subdivision | #Bd | #FBth | #HBth | #Rms | #Lvl | YB | SqFt | \$/SqFt | List Price | DOM |
|--------------------|----------|--------------------|-------------|----------|----------|----------|----------|-------------|-------------|--------------|-----------------|------------------|-----|
| 1636620 | 60 | 511 W 7Th St #11 | Manchester | 3 | 3 | 1 | 7 | 4.00 | 2016 | 3,120 | \$249.68 | \$779,000 | |
| 1616612 | 60 | 523 W 7Th St #15 | Manchester | 3 | 3 | 1 | 7 | 4.00 | 2016 | 3,120 | \$262.82 | \$820,000 | |
| 1625128 | 60 | 523 W 7Th St #6 | Manchester | 3 | 3 | 1 | 7 | 4.00 | 2016 | 3,120 | \$284.94 | \$889,000 | |
| 1608407 | 60 | 523 W 7Th St #13 | Manchester | 3 | 3 | 1 | 8 | 3.00 | 2016 | 3,120 | \$284.94 | \$889,000 | |
| 1623502 | 60 | 523 W 7Th St #8 | Manchester | 3 | 3 | 1 | 7 | 4.00 | 2016 | 3,120 | \$324.02 | \$1,010,947 | |
| # LISTINGS: | 5 | AVG VALUES: | | 3 | 3 | 1 | 7 | 3.80 | 2016 | 3,120 | \$281.28 | \$877,589 | |

| | | | | | | | | | | | | | |
|--------------------------|----------|-------------------------------|--|----------|----------|----------|----------|-------------|-------------|--------------|-----------------|------------------|--|
| # LISTINGS TOTAL: | 5 | AVG VALUES FOR ALL: | | 3 | 3 | 1 | 7 | 3.80 | 2016 | 3,120 | \$281.28 | \$877,589 | |
| | | MEDIAN VALUES FOR ALL: | | 3 | 3 | 1 | 7 | 4.00 | 2016 | 3,120 | \$284.94 | \$889,000 | |

| Quick Statistics (5 Listings Total) | | | | |
|---------------------------------------|-----------|-------------|-----------|-----------|
| | Min | Max | Average | Median |
| List Price | \$779,000 | \$1,010,947 | \$877,589 | \$889,000 |
| Sale Price | | | | |

Prop Type is one of 'Single Family', 'Condo/Town' **Status** is 'Pending' **Prop Type** is 'Condo/Town' **Area** is '60 - Richmond' **Current Price** is 600000+

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 .

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