

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
1402438	10	3026 Kensington Ave	None	4	4	1	11	3.00	1916	2,879	\$180.62	\$520,000	\$180.97	\$521,000	03/24/14	9
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
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	8
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
1407251	10	3019 Hanover Ave	None	4	2	1	10	2.00	1914	2,050	\$258.54	\$530,000	\$265.85	\$545,000	04/23/14	0
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
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
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
1402288	10	3013 Kensington Ave	None	4	3	1	10	3.00	1924	2,652	\$216.82	\$575,000	\$216.82	\$575,000	03/24/14	26
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
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
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
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
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

# LISTINGS:	19	MIN VALUES:	3	2	0	7	2.00	1894	2,050	\$127.11	\$520,000	\$127.11	\$521,000		0
		MAX VALUES:	5	4	2	12	3.00	1924	4,209	\$281.97	\$749,000	\$281.97	\$700,000		158
		AVG VALUES:	4	2	1	9	2.32	1910	2,862	\$216.14	\$607,216	\$214.29	\$601,179		21

# LISTINGS TOTAL:	19	AVG VALUES FOR ALL:	4	2	1	9	2.32	1910	2,862	\$216.14	\$607,216	\$214.29	\$601,179		21
		MEDIAN VALUES FOR ALL:	4	2	1	8	2.00	1910	2,879	\$213.01	\$599,000	\$216.82	\$575,000		6

Quick Statistics (19 Listings Total)				
	Min	Max	Average	Median
List Price	\$520,000	\$749,000	\$607,216	\$599,000
Sale Price	\$521,000	\$700,000	\$601,179	\$575,000

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 .

Listings as of October 10, 2017 8:57 am

Market Analysis Summary

Prop Type is one of 'Single Family', 'Condo/Town' **Status** is 'Sold' **Prop Type** is 'Single Family' **Area** is '10 - Richmond' **Current Price** is 500000 to 700000 **Elementary School** is 'Fox' **Pending Date** is 01/01/2014 to 05/01/2014

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