

## 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
1506547	10	2603 Kensington Ave	None	3	2	1	7	2.00	2015	2,369	\$259.60	\$615,000	\$259.60	\$615,000	10/13/16	545
1629502	10	2601 Kensington Ave	None	3	2	1	7	2.00	2015	2,390	\$261.51	\$625,000	\$261.51	\$625,000	09/27/16	0
1710360	10	2601 Kensington Ave	None	3	2	1	8	2.00	2016	2,415	\$273.27	\$659,950	\$269.13	\$649,950	06/01/17	31
1601553	10	2605 Kensington Ave	None	3	2	1	8	2.00	2016	2,369	\$280.71	\$665,000	\$280.71	\$665,000	06/24/16	0
1703968	10	2613 Kensington Ave	None	4	3	0	7	2.00	2016	2,708	\$264.03	\$715,000	\$264.03	\$715,000	03/17/17	0
1631279	10	2611 Kensington Ave	None	4	3	0	7	2.00	2016	2,708	\$264.03	\$715,000	\$264.03	\$715,000	03/31/17	153
1532067	10	2607 Kensington Ave	None	3	2	1	7	2.00	2015	2,409	\$284.35	\$685,000	\$298.88	\$720,000	01/18/17	282
1637840	10	2615 Kensington Ave	None	4	3	0	8	2.00	2016	2,748	\$267.10	\$734,000	\$267.10	\$734,000	06/01/17	103
1605022	10	2609 Kensington Ave	None	4	3	0	8	2.00	2016	2,748	\$270.01	\$742,000	\$270.01	\$742,000	12/15/16	264
<b># LISTINGS:</b>	<b>9</b>	<b>MIN VALUES:</b>		<b>3</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>2.00</b>	<b>2015</b>	<b>2,369</b>	<b>\$259.60</b>	<b>\$615,000</b>	<b>\$259.60</b>	<b>\$615,000</b>		<b>0</b>
		<b>MAX VALUES:</b>		<b>4</b>	<b>3</b>	<b>1</b>	<b>8</b>	<b>2.00</b>	<b>2016</b>	<b>2,748</b>	<b>\$284.35</b>	<b>\$742,000</b>	<b>\$298.88</b>	<b>\$742,000</b>		<b>545</b>
		<b>AVG VALUES:</b>		<b>3</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>2.00</b>	<b>2016</b>	<b>2,540</b>	<b>\$269.40</b>	<b>\$683,994</b>	<b>\$270.56</b>	<b>\$686,772</b>		<b>153</b>

<b># LISTINGS TOTAL:</b>	<b>9</b>	<b>AVG VALUES FOR ALL:</b>		<b>3</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>2.00</b>	<b>2016</b>	<b>2,540</b>	<b>\$269.40</b>	<b>\$683,994</b>	<b>\$270.56</b>	<b>\$686,772</b>		<b>153</b>
		<b>MEDIAN VALUES FOR ALL:</b>		<b>3</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>2.00</b>	<b>2016</b>	<b>2,415</b>	<b>\$267.10</b>	<b>\$685,000</b>	<b>\$267.10</b>	<b>\$715,000</b>		<b>103</b>

Quick Statistics ( 9 Listings Total )				
	Min	Max	Average	Median
<b>List Price</b>	\$615,000	\$742,000	\$683,994	\$685,000
<b>Sale Price</b>	\$615,000	\$742,000	\$686,772	\$715,000

**Prop Type** is one of 'Single Family', 'Condo/Town' **Status** is 'Sold' **Prop Type** is 'Single Family' **Street #** is 2600 to 2700 **Street Name** is like 'kensington\*\*' **Area** is '10 - Richmond'

*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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