

## 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
1500013	10	1106 Floyd Ave	None	4	2	1	8	2.00	1902	3,650	\$136.99	\$500,000	\$136.99	\$500,000	04/27/15	47
1506109	10	1922 Hanover Ave	None	3	2	1	6	2.00	1910	2,366	\$221.89	\$525,000	\$211.33	\$500,000	05/18/15	21
1501988	10	2515 Park Ave	None	3	2	1	7	2.00	1905	2,428	\$213.76	\$519,000	\$209.43	\$508,500	04/10/15	35
1429952	10	1214 Park Ave	None	3	3	1	9	3.00	1893	3,954	\$141.38	\$559,000	\$132.78	\$525,000	04/30/15	152
1504538	10	2320 Park Ave	None	3	2	1	9	2.00	1910	2,676	\$205.51	\$549,950	\$199.55	\$534,000	06/02/15	59
1510440	10	2908 Park Ave	None	4	2	1	9	2.00	1924	3,050	\$180.31	\$549,950	\$178.69	\$545,000	06/30/15	21
1517286	10	1519 West Ave	None	3	3	0	7	2.00	1910	2,680	\$204.85	\$549,000	\$204.85	\$549,000	06/16/15	0
1502110	10	204 N Rowland St	None	3	2	1	8	2.00	1907	2,400	\$232.50	\$558,000	\$231.25	\$555,000	03/17/15	3
1518615	10	1110 Floyd Ave	None	6	5	0	9	3.00	1922	3,643	\$161.13	\$587,000	\$156.46	\$570,000	08/07/15	29
1517542	10	2125 Hanover Ave	None	3	2	1	8	3.00	1910	2,614	\$225.69	\$589,950	\$223.41	\$584,000	08/11/15	3
1508615	10	2216 Hanover Ave	None	4	2	1	8	2.00	1904	2,425	\$234.64	\$569,000	\$241.24	\$585,000	06/10/15	6
1505210	10	2119 Stuart Ave	None	5	2	1	8	3.00	1911	3,578	\$167.34	\$598,750	\$163.50	\$585,000	05/15/15	10
1502289	10	2504 Kensington Ave	None	4	2	1	8	2.00	1910	2,636	\$223.44	\$589,000	\$222.31	\$586,000	02/10/15	0
1502830	10	1615 Park Ave	None	4	2	1	8	2.00	1909	2,953	\$209.62	\$619,000	\$201.49	\$595,000	09/10/15	170
1429961	10	2236 Park Ave	None	3	2	1	7	2.00	1911	2,676	\$227.91	\$609,900	\$224.22	\$600,000	05/29/15	145
1509031	10	2127 Park Ave	None	4	3	1	9	3.00	1908	2,951	\$208.40	\$615,000	\$206.71	\$610,000	06/22/15	26
1504113	10	1128 West Ave	None	4	3	1	8	2.00	1920	2,606	\$236.76	\$617,000	\$234.08	\$610,000	05/15/15	67
1515703	10	3116 Grove Ave	None	3	2	1	8	2.00	1928	2,700	\$227.78	\$615,000	\$227.78	\$615,000	11/13/15	0
1504932	10	1120 West Ave	None	3	2	1	7	2.00	1920	2,684	\$231.00	\$620,000	\$231.00	\$620,000	03/31/15	2
1510341	10	1919 Stuart Ave	None	4	2	1	6	2.00	1903	2,509	\$249.10	\$625,000	\$247.11	\$620,000	06/01/15	3
1500284	10	1122 West Ave	None	4	2	1	8	2.00	1905	2,684	\$234.35	\$629,000	\$234.35	\$629,000	05/06/15	62
1508429	10	106 Strawberry St	None	3	2	2	8	2.00	1890	2,476	\$262.32	\$649,500	\$262.52	\$650,000	05/21/15	6
1431982	10	1511 Hanover Ave	None	6	3	1	14	3.00	1912	5,177	\$134.25	\$695,000	\$125.56	\$650,000	03/27/15	76
1510211	10	1138 West Ave	None	3	2	1	7	2.00	1905	3,538	\$196.44	\$695,000	\$186.55	\$660,000	06/30/15	32
1515831	10	1107 West Ave	None	4	2	1	8	2.00	1898	2,768	\$243.86	\$675,000	\$241.51	\$668,500	07/14/15	6
1502292	10	2412 Grove Ave	None	4	2	1	8	2.00	1909	3,224	\$216.97	\$699,500	\$209.37	\$675,000	05/14/15	80
1506489	10	1702 Park Ave	None	4	2	1	9	2.00	1904	3,228	\$216.39	\$698,500	\$214.37	\$692,000	04/30/15	3
1513071	10	2116 Hanover Ave	None	3	2	1	8	2.00	1908	2,956	\$236.47	\$699,000	\$236.47	\$699,000	07/01/15	7
1522642	10	2118 Grove Ave	None	4	3	0	11	2.00	1910	3,150	\$222.21	\$699,950	\$222.21	\$699,950	10/30/15	0
1501815	10	1311 Grove Ave	None	5	3	1	11	4.00	1901	3,948	\$187.44	\$740,000	\$179.84	\$710,000	03/31/15	14
1510910	10	2219 Hanover Ave	None	4	2	1	9	2.00	1914	3,270	\$229.20	\$749,500	\$221.71	\$725,000	10/16/15	122
1517703	10	1008 West Ave	None	3	2	1	7	2.00	1900	3,072	\$253.58	\$779,000	\$245.77	\$755,000	09/14/15	30
1513752	10	2511 Hanover Ave	None	3	2	1	9	2.00	1910	3,211	\$241.36	\$775,000	\$241.36	\$775,000	07/15/15	29
1502412	10	1815 Park Ave	None	5	4	1	10	3.00	1910	4,245	\$184.92	\$785,000	\$184.92	\$785,000	04/30/15	7
1508340	10	1907 Grove Ave	None	4	4	0	9	3.00	1912	3,844	\$215.66	\$829,000	\$206.53	\$793,885	08/14/15	68
1517214	10	2310 Park Ave	None	4	2	1	9	3.00	1910	2,779	\$287.86	\$799,950	\$287.86	\$799,950	08/21/15	8
1513370	10	3126 Grove Ave	None	4	3	1	7	2.00	1921	3,502	\$228.43	\$799,950	\$228.43	\$799,950	06/12/15	3

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 .

## 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
1520822	10	1825 Hanover Ave	None	4	2	1	8	2.00	1917	3,318	\$248.64	\$825,000	\$241.11	\$800,000	08/27/15	0
<b># LISTINGS:</b>		<b>38</b>	<b>MIN VALUES:</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>2.00</b>	<b>1890</b>	<b>2,366</b>	<b>\$134.25</b>	<b>\$500,000</b>	<b>\$125.56</b>	<b>\$500,000</b>		<b>0</b>
			<b>MAX VALUES:</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>14</b>	<b>4.00</b>	<b>1928</b>	<b>5,177</b>	<b>\$287.86</b>	<b>\$829,000</b>	<b>\$287.86</b>	<b>\$800,000</b>		<b>170</b>
			<b>AVG VALUES:</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>2.29</b>	<b>1909</b>	<b>3,094</b>	<b>\$215.27</b>	<b>\$652,299</b>	<b>\$211.96</b>	<b>\$641,151</b>		<b>36</b>

<b># LISTINGS TOTAL:</b>	<b>38</b>	<b>AVG VALUES FOR ALL:</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>2.29</b>	<b>1909</b>	<b>3,094</b>	<b>\$215.27</b>	<b>\$652,299</b>	<b>\$211.96</b>	<b>\$641,151</b>		<b>36</b>
		<b>MEDIAN VALUES FOR ALL:</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>2.00</b>	<b>1910</b>	<b>2,955</b>	<b>\$222.83</b>	<b>\$622,500</b>	<b>\$221.96</b>	<b>\$620,000</b>		<b>18</b>

Quick Statistics ( 38 Listings Total )				
	Min	Max	Average	Median
<b>List Price</b>	\$500,000	\$829,000	\$652,299	\$622,500
<b>Sale Price</b>	\$500,000	\$800,000	\$641,151	\$620,000

**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 800000 **Elementary School** is 'Fox' **New/Resale** is 'Resale (occupied at least once)' **Pending Date** is 01/01/2015 to 09/01/2015

*Presented By: Rick C Jarvis*

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