

Market Analysis Summary

Single Family

Pending

MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Rms	#Lvl	YB	SqFt	\$/SqFt	List Price	DOM
1710360	10	2601 Kensington Ave	None	3	2	1	8	2.00	2016	2,415	\$273.27	\$659,950	31
1637840	10	2615 Kensington Ave	None	4	3	0	8	2.00	2016	2,748	\$267.10	\$734,000	
# LISTINGS:	2	AVG VALUES:		4	3	1	8	2.00	2016	2,582	\$270.19	\$696,975	31

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
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
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
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
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
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
# LISTINGS:	7	MIN VALUES:		3	2	0	7	2.00	2015	2,369	\$259.60	\$615,000	\$259.60	\$615,000		0
		MAX VALUES:		4	3	1	8	2.00	2016	2,748	\$284.35	\$742,000	\$298.88	\$742,000		545
		AVG VALUES:		3	2	1	7	2.00	2016	2,529	\$269.18	\$680,286	\$271.25	\$685,286		178

# LISTINGS TOTAL:	9	AVG VALUES FOR ALL:		3	2	1	7	2.00	2016	2,540	\$269.40	\$683,994	\$271.25	\$685,286		159
		MEDIAN VALUES FOR ALL:		3	2	1	7	2.00	2016	2,415	\$267.10	\$685,000	\$264.03	\$715,000		92

Quick Statistics (9 Listings Total)

	Min	Max	Average	Median
List Price	\$615,000	\$742,000	\$683,994	\$685,000
Sale Price	\$615,000	\$742,000	\$685,286	\$715,000

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.

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Listings as of April 28, 2017 12:43 pm

Market Analysis Summary

Prop Type is one of 'Single Family', 'Condo/Town' **Status** is 'Sold' **Status** is 'Pending' **Status Contractual Search Date** is 04/28/2017 to 10/30/2016 **Prop Type** is 'Single Family' **Street Name** is like 'kensington*' **Area** is '10 - Richmond' **Current Price** is 600000+

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