

## Comparative Market Analysis Summary

### Residential Detached

#### Closed

#	FMLS #	Address	Subdivision	#Bd	#FB	#HB	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
1	6077612	2808 Pontiac Circle	Doraville	2	1	0	1956	\$139,000	\$139,000	\$0	10-17-2018	\$145,000	104.32	14
2	5993398	4086 Doral Drive	Doral Drive	3	1	1	1961	\$150,000	\$150,000	\$0	04-27-2018	\$167,500	111.67	4
3	6062923	2693 Beacon Drive	Beaconton	3	1	0	1955	\$175,000	\$150,000	\$0	10-24-2018	\$141,000	80.57	47
4	6079893	2786 Pontiac Circle	Evergreen Homes	3	2	1	1962	\$155,000	\$155,000	\$0	12-28-2018	\$175,500	113.23	13
5	6013328	3438 Pin Oak Circle	OAKCLIFF ESTATES	3	2	0	1973	\$157,000	\$157,000	\$0	07-31-2018	\$201,100	128.09	12
6	6040617	2804 Mcclave Drive	Northwoods	3	2	0	1958	\$165,000	\$165,000	\$0	08-01-2018	\$168,500	102.12	38
7	6044160	3478 Pin Oak Circle	Oakcliff Estates	4	3	0	1961	\$175,000	\$175,000	\$0	07-27-2018	\$180,000	102.86	4
8	6014629	2856 Belaire Circle	Fleetwood Hills	3	2	0	1955	\$179,900	\$179,900	\$0	05-31-2018	\$169,750	94.36	3
9	5986144	3539 Raymond Drive	Northwoods	3	1	0	1954	\$180,000	\$180,000	\$0	05-02-2018	\$180,000	100.00	0
10	5995519	4040 Eula Circle	Guilford Village	2	1	0	1951	\$189,900	\$189,900	\$3,000	05-11-2018	\$191,150	100.66	4
11	5995243	3406 Raymond Drive	Northwoods	2	1	0	1953	\$200,000	\$200,000	\$0	05-04-2018	\$218,000	109.00	3
12	5972982	3163 Darlington Oak Drive	Oakcliff	5	3	0	1965	\$210,000	\$210,000	\$0	05-10-2018	\$170,000	80.95	40
13	6061179	2880 Belaire Circle	FLEETWOOD HILLS	4	1	0	1955	\$225,000	\$225,000	\$6,750	09-24-2018	\$235,000	104.44	3
14	6038479	3580 Raymond Drive	Northwoods	3	1	0	1956	\$235,000	\$235,000	\$4,500	08-10-2018	\$255,000	108.51	1
15	6053195	3731 Maryland	none	3	2	1	1986	\$263,500	\$239,500	\$0	09-13-2018	\$239,000	90.70	12
16	5890270	3161 Friar Tuck Way	Oakcliff Estates	5	3	0	1963	\$259,900	\$245,000	\$4,000	01-10-2018	\$236,000	90.80	295
17	6013066	2875 Poplar Street	None	3	1	0	1955	\$269,900	\$248,700	\$7,200	08-16-2018	\$250,000	92.63	60
18	6045249	2781 Homeland Drive	Winters Chapel Hills	3	2	0	1957	\$249,000	\$249,000	\$1,200	08-22-2018	\$235,000	94.38	11
19	6071623	4112 Eula Circle	Guilford Village	3	2	0	1960	\$249,900	\$249,900	\$7,500	10-24-2018	\$245,000	98.04	93
20	6014534	2868 Mcclave Drive	None	3	2	0	1959	\$249,900	\$249,900	\$0	06-29-2018	\$245,000	98.04	9
21	5949973	3631 Pin Oak Circle	Oakcliff Estates	6	4	1	1964	\$253,900	\$249,900	\$7,000	03-19-2018	\$240,000	94.53	35
22	6043324	3422 Autumn Drive	Northwoods	3	1	1	1958	\$259,000	\$259,000	\$5,000	08-24-2018	\$256,000	98.84	11
23	5973313	2681 Beechwood Avenue	Gordon Heights	3	1	1	1956	\$269,900	\$259,900	\$0	07-17-2018	\$245,000	90.77	78
24	6025077	4391 Redwood Street	Winters Chapel Hill	4	3	0	1965	\$260,000	\$260,000	\$4,500	07-10-2018	\$301,000	115.77	3
25	6077750	3434 Alison Drive	Northwoods	3	2	0	1955	\$265,000	\$265,000	\$3,500	11-13-2018	\$290,000	109.43	3
26	5986539	3611 Raymond Drive	Northwoods	4	2	1	1955	\$265,000	\$265,000	\$4,000	04-30-2018	\$280,000	105.66	2
27	6007037	3240 Moss Oak Drive	Oakcliff Estates	5	2	1	1963	\$309,900	\$269,900	\$1,000	11-16-2018	\$260,000	83.90	183
28	6045373	4113 Green Oak Drive	Oak Cliff Estates	5	3	0	1962	\$279,000	\$269,900	\$7,000	10-26-2018	\$258,000	92.47	77
29	6043608	2628 Brook Park Way	Northwoods	3	2	0	1955	\$269,900	\$269,900	\$205	08-03-2018	\$255,000	94.48	3
30	5961789	2719 Addison Drive	Northwoods	3	2	0	1957	\$270,000	\$270,000	\$0	03-27-2018	\$261,800	96.96	33
31	5955540	3507 Indian Lane	Sequoyah Woods	3	2	1	1964	\$270,000	\$270,000	\$0	03-29-2018	\$233,000	86.30	50
32	5972582	3764 Carole Drive	Cherokee Hills	4	3	0	1959	\$274,900	\$274,900	\$7,500	04-24-2018	\$274,900	100.00	6

Presented By: Thomas Abbott

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## Comparative Market Analysis Summary

### Residential Detached

#### Closed

#	FMLS #	Address	Subdivision	#Bd	#FB	#HB	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
33	6044352	3460 Havalyn Lane	Northwoods	3	2	0	1958	\$275,000	\$275,000	\$2,500	08-24-2018	\$297,000	108.00	6
34	6013375	3479 Aztec Road	Sequoyah Woods	4	2	1	1963	\$275,000	\$275,000	\$0	07-13-2018	\$296,500	107.82	7
35	5941004	3577 Santa Fe Trail	Sequoyah Woods	4	2	1	1967	\$275,000	\$275,000	\$3,050	01-12-2018	\$280,000	101.82	5
36	6059012	3186 Little John Way	Oakcliff Estates	4	3	0	1963	\$270,000	\$275,000	\$1,000	10-10-2018	\$270,000	100.00	12
37	6033217	2765 Belaire Circle	Fleetwood Hills	3	3	0	1956	\$280,000	\$280,000	\$0	08-10-2018	\$270,000	96.43	16
38	5971016	3965 Green Oak Drive	Oakcliff Estates	5	3	0	1963	\$298,000	\$285,000	\$2,000	04-20-2018	\$260,000	87.25	10
39	6053862	2650 Addison Drive	Northwoods	4	1	1	1956	\$289,900	\$289,900	\$750	08-29-2018	\$289,900	100.00	2
40	5946674	2723 Belaire Circle	Fleetwood Hills	4	3	0	1956	\$299,995	\$289,995	\$1,600	04-11-2018	\$280,000	93.33	60
41	5937630	3490 Santa Fe Trail	SEQUOYAH WOODS	4	2	1	1963	\$299,900	\$294,900	\$1,500	02-26-2018	\$285,650	95.25	61
42	6073259	3984 Eula Circle	Guilford Village	5	3	1	2012	\$449,900	\$449,900	\$13,033	11-14-2018	\$445,000	98.91	25
43	5949332	2450 Soft Maple Street	Heights at Carver Hills Single	5	4	1	2018	\$610,002	\$548,789	\$0	10-22-2018	\$525,000	86.07	247
44	5949313	2454 Soft Maple Street	Carver Hills	4	2	1	2018	\$620,924	\$563,316	\$15,300	11-30-2018	\$510,300	82.18	286
<b># LISTINGS:</b>		<b>44</b>	<b>AVG VALUES:</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>1964</b>	<b>\$262,910</b>	<b>\$256,318</b>	<b>\$2,604</b>		<b>\$254,808</b>	<b>98.44</b>	<b>43</b>
<b># LISTINGS TOTAL:</b>		<b>44</b>	<b>AVG VALUES FOR ALL:</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>1964</b>	<b>\$262,910</b>	<b>\$256,318</b>	<b>\$2,604</b>		<b>\$254,808</b>	<b>98.44</b>	<b>43</b>
<b>MEDIAN VALUES FOR ALL:</b>				<b>3</b>	<b>2</b>	<b>0</b>	<b>1959</b>	<b>\$264,250</b>	<b>\$259,450</b>	<b>\$1,000</b>		<b>\$252,500</b>	<b>98.44</b>	<b>12</b>

Quick Statistics ( 44 Listings Total )				
	Min	Max	Average	Median
<b>List Price</b>	\$139,000	\$563,316	\$256,318	\$259,450
<b>Sale Price</b>	\$141,000	\$525,000	\$254,808	\$252,500

#### Search Criteria

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## Comparative Market Analysis Summary

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**Property Type** is 'Residential' **Property** is 'Residential Detached' **Status** is 'Closed' **Status Contractual Search Date** is 01/01/2018 to 12/31/2018 **Area** is one of '121 - Dunwoody', '41 - Dekalb-East', '51 - Dekalb-West' **City** is 'Doraville' **Latitude, Longitude** is around 33.90, -84.27

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MyMidtownMojo.com

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