

Comparative Market Analysis Summary

Residential Attached

Closed

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM		
1	6085084	3665 Chestnut Drive #D-5	Chestnut Creek	2	1	0	Mid-Rise (up to 5 stories)	1967	\$95,000	\$95,000	\$0	11-20-2018	\$94,000	98.95	8		
2	6015803	3093 Revere Court	Aspen Commons	2	2	1	Townhouse, Traditional	1984	\$122,600	\$122,600	\$200	06-29-2018	\$122,000	99.51	7		
3	6088212	2956 Aspen Woods Entry	Aspen Woods	2	2	1	Townhouse	1983	\$129,700	\$129,700	\$0	11-05-2018	\$120,000	92.52	2		
4	6098426	2931 Aspen Woods Entry	Aspen Woods	2	2	1	Contemporary/ Modern	1983	\$135,000	\$135,000	\$4,050	10-30-2018	\$135,000	100.00	0		
5	6067196	2903 Aspen Woods Entry	Aspen Woods	2	2	1	Townhouse, Traditional	1983	\$145,000	\$139,800	\$0	11-26-2018	\$135,800	93.66	38		
6	6076841	2950 North Dekalb Drive #E	Dunhill	2	1	1	Townhouse, Traditional	1971	\$150,000	\$140,000	\$0	12-17-2018	\$139,000	92.67	37		
7	6037269	4430 Tilly Mill Road #102	Chateau at Dunwoody	3	2	1	European, Traditional	1971	\$145,000	\$145,000	\$0	07-27-2018	\$142,000	97.93	9		
8	6025370	2596 Avery Park Circle	Avery Park	3	2	1	Townhouse	2001	\$185,000	\$185,000	\$2,000	07-17-2018	\$189,500	102.43	4		
9	5979611	2610 Avery Park Circle	Avery Park	3	2	1	Townhouse, Traditional	2001	\$190,000	\$190,000	\$0	03-30-2018	\$188,000	98.95	4		
10	5964488	2601 Avery Park Circle #14	Avery Park	4	2	1	Townhouse, Traditional	2001	\$194,500	\$194,500	\$0	03-08-2018	\$189,500	97.43	2		
11	6037410	2605 Avery Park Circle	Avery Park	3	2	1	Townhouse	2001	\$203,000	\$203,000	\$0	08-15-2018	\$197,000	97.04	2		
12	5995866	2976 Ashlyn Crest Court	Ashlyn Pointe	3	2	1	Townhouse	2006	\$212,000	\$212,000	\$0	05-29-2018	\$212,000	100.00	2		
13	6004433	2961 Ashlyn Ridge Court	Ashlyn Pointe	4	3	1	Townhouse	2006	\$229,000	\$229,000	\$0	05-31-2018	\$227,500	99.35	3		
14	6019844	2970 Ashlyn Pointe Drive	Ashlyn Pointe	4	3	1	Traditional	2006	\$230,000	\$230,000	\$3,500	08-15-2018	\$225,000	97.83	47		
15	5987489	3324 Chestnut Woods Circle	Chestnut Place	3	3	1	Townhouse, Traditional	2007	\$375,000	\$359,900	\$0	08-21-2018	\$349,900	93.31	125		
16	5985647	3342 Chestnut Woods Circle	CHESTNUT PLACE	2	3	1	Townhouse, Traditional	2006	\$374,000	\$374,000	\$8,500	04-30-2018	\$374,000	100.00	14		
17	5994702	3358 Chestnut Woods Circle #34	Chestnut Place	4	3	1	Townhouse, Traditional	2006	\$375,000	\$375,000	\$4,000	05-18-2018	\$375,000	100.00	4		
18	5978714	2484 Scarlet Maple Alley #146	Heights At Carver Hills Townho	4	3	1	Contemporary/ Modern	2018	\$429,690	\$436,998	\$2,000	12-31-2018	\$389,990	90.76	246		
19	5978781	2455 Soft Maple Street #246	Heights At Carver Hills Townho	3	3	1	Contemporary/ Modern	2018	\$467,109	\$445,929	\$5,000	09-18-2018	\$432,990	92.70	168		
20	5978780	2453 Soft Maple Street	Heights At Carver Hills Townho	3	3	1	Contemporary/ Modern	2018	\$466,146	\$447,286	\$322	08-24-2018	\$425,000	91.17	152		
21	5978776	2457 Soft Maple Street	Heights At Carver Hills Townho	3	3	1	Contemporary/ Modern	2018	\$486,627	\$459,642	\$3,000	10-12-2018	\$438,000	90.01	184		
22	5978769	2451 Soft Maple Street #244	Heights At Carver Hills Townho	4	3	1	Contemporary/ Modern	2018	\$462,315	\$462,315	\$15,000	08-17-2018	\$443,815	96.00	123		
# LISTINGS:				22	AVG VALUES:			3	2	1	1999	\$263,713	\$259,621	\$2,162	\$252,045	96.46	54

Presented By: Thomas Abbott

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 TOTAL:	22	AVG VALUES FOR ALL:	3	2	1	1999	\$263,713	\$259,621	\$2,162	\$252,045	96.46	54
		MEDIAN VALUES FOR ALL:	3	2	1	2004	\$207,500	\$207,500	\$100	\$204,500	97.63	9

Quick Statistics (22 Listings Total)				
	Min	Max	Average	Median
List Price	\$95,000	\$462,315	\$259,621	\$207,500
Sale Price	\$94,000	\$443,815	\$252,045	\$204,500

Search Criteria

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

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