

## 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	6021652	2530 Brookdale Drive	Haynes Manor	5	4	1	1953	\$1,050,000	\$1,050,000	\$5,500	08-17-2018	\$1,050,000	100.00	4
2	5834846	471 Peachtree Battle Avenue Nw	Haynes Manor	4	3	1	1920	\$1,250,000	\$1,050,000	\$2,500	05-14-2018	\$1,000,000	80.00	383
3	5976461	443 Manor Ridge Drive Nw	HAYNES MANOR	3	3	0	1940	\$1,174,000	\$1,074,000	\$0	07-16-2018	\$1,074,000	91.48	85
4	6080898	2318 Havenridge Drive Nw	Haynes Manor	4	4	0	1942	\$1,075,000	\$1,075,000	\$5,000	11-30-2018	\$1,010,000	93.95	20
5	5967251	37 Honour Circle Nw	Buckhead	4	3	1	2002	\$1,090,000	\$1,090,000	\$0	05-15-2018	\$1,015,000	93.12	34
6	5855826	3355 Habersham Road Nw	Buckhead	3	3	1	1945	\$1,090,000	\$1,090,000	\$0	05-07-2018	\$1,009,000	92.57	309
7	5986157	2853 Careygate Nw	Wyngate	4	4	1	1965	\$1,395,000	\$1,095,000	\$25,000	08-10-2018	\$1,030,000	73.83	32
8	5972096	2782 Normandy Drive Nw	Buckhead	4	3	2	1955	\$1,125,000	\$1,149,000	\$14,000	06-04-2018	\$1,100,000	97.78	40
9	6030600	3329 Habersham Road Nw	Tuxedo Park	4	3	1	1941	\$1,150,000	\$1,150,000	\$6,000	08-28-2018	\$1,100,000	95.65	24
10	6071890	728 Wesley Drive Nw	Memorial Park	5	3	2	1950	\$1,185,000	\$1,185,000	\$0	11-14-2018	\$1,185,000	100.00	2
11	6078030	317 Alberta Terrace	Buckhead Forest	5	5	0	2006	\$1,199,000	\$1,199,000	\$0	11-21-2018	\$1,100,000	91.74	47
12	5953865	2877 Elliott Circle Ne	Peachtree Park	6	5	1	2016	\$1,199,000	\$1,199,000	\$0	03-06-2018	\$1,100,000	91.74	101
13	6041482	2963 Lookout Place Ne	Garden Hills	5	4	1	2016	\$1,249,000	\$1,249,000	\$0	08-15-2018	\$1,220,000	97.68	841
14	5974408	829 Wesley Drive Nw	Memorial Park	5	4	1	1957	\$1,295,000	\$1,250,000	\$0	06-20-2018	\$1,190,000	91.89	62
15	5982955	16 Habersham Park Nw	Buckhead Habersham Park	5	5	1	1987	\$1,450,000	\$1,275,000	\$0	10-30-2018	\$1,290,000	88.97	416
16	6082472	2941 Dale Drive	None	4	3	1	2001	\$1,275,000	\$1,275,000	\$6,673	11-09-2018	\$1,275,000	100.00	4
17	6021416	3044 Slaton Drive Nw	Buckhead	3	2	2	1959	\$1,275,000	\$1,275,000	\$7,000	07-27-2018	\$1,250,000	98.04	79
18	6001614	2926 Arden Road	Argonne Forest	6	6	1	2006	\$1,345,000	\$1,290,000	\$20,000	09-24-2018	\$1,250,000	92.94	70
19	5831335	2877 N Fulton Drive Ne	Garden Hills	5	4	1	2017	\$1,349,000	\$1,295,000	\$17,950	02-27-2018	\$1,295,000	96.00	275
20	6084284	4 Park Circle Ne	Peachtree Park	5	4	0	2018	\$1,295,000	\$1,295,000	\$10,000	12-14-2018	\$1,285,000	99.23	9
21	5920433	554 Manor Ridge Drive Nw	Haynes Manor	4	4	1	2006	\$1,295,000	\$1,295,000	\$0	01-16-2018	\$1,244,680	96.11	7
22	5831988	3145 Arden Road Nw	Buckhead	5	4	2	1940	\$1,495,000	\$1,295,000	\$120	03-27-2018	\$1,150,000	76.92	300
23	5951850	229 Bolling Road Ne	Garden Hills	3	3	1	1933	\$1,299,000	\$1,299,000	\$0	03-22-2018	\$1,350,000	103.93	3
24	5956423	3350 W Andrews Drive	Buckhead	4	4	1	1997	\$1,445,000	\$1,299,000	\$0	09-27-2018	\$1,270,000	87.89	132
25	5994148	3315 Valley Road Nw	Buckhead	5	5	2	1968	\$1,400,000	\$1,299,000	\$0	10-09-2018	\$1,245,000	88.93	96
26	5931501	3320 Chatham Road Nw	Buckhead	5	5	1	1952	\$1,400,000	\$1,299,000	\$0	03-30-2018	\$1,220,000	87.14	83
27	6073239	3415 Habersham Road Nw	Buckhead	4	4	1	1936	\$1,399,000	\$1,299,000	\$5,000	12-31-2018	\$1,217,000	86.99	54
28	5835249	4 Arden Moor Nw	Buckhead	4	3	2	1978	\$1,395,000	\$1,299,999	\$25,000	04-30-2018	\$1,285,000	92.12	281
29	5980216	3563 Northside Drive Nw	Tuxedo Park	4	4	0	1964	\$1,300,000	\$1,300,000	\$0	04-26-2018	\$1,250,000	96.15	13
30	5948901	738 Burke Road Ne	Buckhead	6	6	1	2016	\$1,475,000	\$1,325,000	\$20,000	05-15-2018	\$1,305,000	88.48	96
31	6078084	470 Brentwood Drive Ne	Garden Hills	5	5	0	1940	\$1,399,000	\$1,349,000	\$6,433	11-30-2018	\$1,330,000	95.07	33

*Presented By: Thomas Abbott*

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### Residential Detached

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#	FMLS #	Address	Subdivision	#Bd	#FB	#HB	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
32	5988814	683 Norfleet Road Nw	Springlake	5	5	1	2006	\$1,350,000	\$1,350,000	\$8,500	05-04-2018	\$1,315,000	97.41	2
33	5900443	483 E Wesley Road Ne	Garden Hills	5	4	1	1943	\$1,375,000	\$1,375,000	\$0	04-16-2018	\$1,320,000	96.00	131
34	6009314	2489 Dellwood Drive Nw	Haynes Manor	4	3	1	1932	\$1,395,000	\$1,375,000	\$0	10-04-2018	\$1,280,000	91.76	112
35	5994394	157 Rumson Road Ne	Garden Hills	5	4	0	1927	\$1,395,000	\$1,395,000	\$8,000	05-22-2018	\$1,411,000	101.15	2
36	5897234	2680 Dellwood Drive Nw	Haynes Manor	5	5	2	2006	\$1,595,000	\$1,395,000	\$0	03-16-2018	\$1,362,500	85.42	154
37	5982425	779 Greenview Avenue Ne	Peachtree Park	5	6	1	2016	\$1,449,000	\$1,395,000	\$0	06-18-2018	\$1,345,000	92.82	66
38	5808525	2469 Alton Road Nw	Haynes Manor	5	5	1	1990	\$1,495,000	\$1,395,000	\$0	01-16-2018	\$1,275,000	85.28	242
39	5968457	2525 Dellwood Drive	Haynes Manor	5	3	1	1935	\$1,550,000	\$1,395,000	\$270	06-29-2018	\$1,230,000	79.36	70
40	5989480	3061 W Pine Valley Road Nw	Buckhead	4	3	2	1939	\$1,500,000	\$1,395,000	\$0	06-27-2018	\$1,125,000	75.00	47
41	5967384	510 Westover Drive Nw	Haynes Manor	4	3	2	1935	\$1,397,000	\$1,397,000	\$0	05-08-2018	\$1,422,000	101.79	10
42	6013536	176 Bolling Road Ne	Garden Hills	4	4	1	1930	\$1,450,000	\$1,399,000	\$0	07-19-2018	\$1,380,000	95.17	30
43	5994183	2255 Woodward Way Nw	Haynes Manor	4	3	1	1995	\$1,400,000	\$1,400,000	\$0	05-16-2018	\$1,300,000	92.86	0
44	5915595	3025 W Pine Valley Road	Buckhead	5	6	0	1984	\$1,695,000	\$1,445,000	\$0	03-28-2018	\$1,400,000	82.60	137
45	6019151	2991 Lookout Place Ne	Garden Hills	3	3	1	2018	\$1,450,000	\$1,450,000	\$2,500	06-07-2018	\$1,450,000	100.00	0
46	5993456	25 Demorest Avenue Ne	Peachtree Heights East	4	4	0	1917	\$1,450,000	\$1,450,000	\$0	08-01-2018	\$1,400,000	96.55	34
47	6075591	748 Burke Road Ne	Peachtree Park	7	6	0	2016	\$1,590,000	\$1,450,000	\$0	12-11-2018	\$1,390,000	87.42	28
48	5959737	705 E Paces Ferry Road Ne	Peachtree Park	5	5	1	2018	\$1,475,000	\$1,475,000	\$0	08-03-2018	\$1,475,000	100.00	79
49	5948936	2616 Forrest Way Ne	Garden Hills	5	4	1	2017	\$1,589,000	\$1,489,000	\$0	04-13-2018	\$1,489,000	93.71	124
50	6034625	3185 Arden Road Nw	Buckhead	4	4	2	1950	\$1,495,000	\$1,495,000	\$22,000	07-31-2018	\$1,535,000	102.68	1
51	5951767	366 Pine Tree Drive Ne	Garden Hills	4	3	1	1928	\$1,499,000	\$1,499,000	\$15,840	04-06-2018	\$1,475,000	98.40	147
52	5971000	3352 Chatham Road Nw	Buckhead	5	6	1	1954	\$1,549,000	\$1,549,000	\$0	06-08-2018	\$1,513,000	97.68	37
53	5987363	2315 Havenridge Drive	Haynes Manor	5	4	1	1942	\$1,649,000	\$1,549,000	\$2,500	08-15-2018	\$1,425,000	86.42	110
54	5921506	23 Demorest Avenue	Garden Hills	5	5	0	1920	\$1,550,000	\$1,550,000	\$0	01-19-2018	\$1,372,250	88.53	235
55	5986916	450 Valley Road Nw	Tuxedo Park	6	5	1	1966	\$1,595,000	\$1,590,000	\$0	06-21-2018	\$1,600,000	100.31	77
56	6054463	3171 Habersham Road Nw	Buckhead	5	4	1	1940	\$1,695,000	\$1,595,000	\$0	10-12-2018	\$1,572,000	92.74	189
57	5963888	3229 Arden Road Nw	Buckhead	4	4	1	1985	\$1,599,000	\$1,599,000	\$5,250	04-30-2018	\$1,599,000	100.00	3
58	5902255	54 Muscogee Avenue Nw	PEACHTREE HEIGHTS	5	5	0	1918	\$1,775,000	\$1,600,000	\$0	03-08-2018	\$1,200,000	67.61	165
59	6008784	2797 Alpine Road Ne	Garden Hills	5	5	1	2018	\$1,650,000	\$1,650,000	\$2,000	07-27-2018	\$1,545,000	93.64	55
60	5965094	9 Nacoochee Place	Buckhead	4	5	1	1985	\$1,795,000	\$1,650,000	\$0	05-22-2018	\$1,510,000	84.12	59
61	5908064	314 Brentwood Drive Ne	Garden Hills	5	5	1	2003	\$1,775,000	\$1,690,000	\$2,500	06-12-2018	\$1,605,000	90.42	493
62	6014362	406 Whitmore Drive Nw	Haynes Manor	5	5	0	2014	\$1,695,000	\$1,695,000	\$0	06-25-2018	\$1,705,000	100.59	4
63	6066785	120 Peachtree Way Ne	Garden Hills	6	5	1	1940	\$1,799,000	\$1,695,000	\$0	12-04-2018	\$1,625,000	90.33	150

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### Residential Detached

#### Closed

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64	5969567	521 Peachtree Battle Avenue Nw	Haynes Manor	4	3	1	1930	\$1,695,000	\$1,695,000	\$10,000	05-24-2018	\$1,624,000	95.81	411
65	5997148	11 Demorest Avenue Ne	Garden Hills	3	2	1	1917	\$1,695,000	\$1,695,000	\$4,500	05-10-2018	\$1,610,000	94.99	0
66	5980830	33 Habersham Park Nw	Habersham Park	4	5	1	1986	\$1,695,000	\$1,695,000	\$0	09-19-2018	\$1,561,800	92.14	140
67	6013263	3099 E Pine Valley Road	Buckhead	5	5	1	1946	\$1,750,000	\$1,750,000	\$0	07-17-2018	\$1,619,275	92.53	3
68	5955116	2882 N Hills Drive Ne	Garden Hills	5	5	1	2017	\$1,850,000	\$1,795,000	\$0	05-31-2018	\$1,750,000	94.60	76
69	5999337	2626 Parkside Drive Ne	Garden Hills	5	5	1	2005	\$1,850,000	\$1,799,000	\$14,000	11-30-2018	\$1,612,000	87.14	131
70	5932050	3571 Tuxedo Park Nw	Tuxedo Park Buckhead	5	5	0	1981	\$1,850,000	\$1,850,000	\$0	02-01-2018	\$1,817,750	98.26	234
71	5859583	25 Habersham Way Nw	Buckhead	4	4	1	1963	\$1,995,000	\$1,895,000	\$0	03-22-2018	\$1,825,000	91.48	247
72	5823169	2551 Potomac Avenue Ne	Garden Hills	5	5	1	2004	\$2,395,000	\$1,895,000	\$0	01-12-2018	\$1,700,000	70.98	245
73	6078635	3086 E Pine Valley Road	James L Dickey Est	4	4	2	1935	\$1,950,000	\$1,950,000	\$0	12-13-2018	\$1,950,000	100.00	2
74	5898066	2533 Habersham Road Nw	Haynes Manor	5	4	1	1925	\$2,250,000	\$1,999,000	\$0	01-11-2018	\$1,820,000	80.89	250
75	5884096	229 Dovecrest Drive	St. Andrews	4	4	1	2017	\$2,279,900	\$1,999,900	\$0	09-17-2018	\$1,775,000	77.85	372
76	6067347	360 Argonne Drive Nw	Wyngate	4	3	1	1960	\$2,050,000	\$2,050,000	\$2,500	12-14-2018	\$1,870,000	91.22	70
77	5959723	94 Peachtree Way Ne	Garden Hills	5	4	1	1910	\$2,375,000	\$2,175,000	\$0	05-17-2018	\$2,175,000	91.58	56
78	5935308	340 Brentwood Drive Ne	Garden Hills	4	4	2	1928	\$2,195,000	\$2,195,000	\$0	01-11-2018	\$2,100,000	95.67	243
79	5953976	2345 Havenridge Drive Nw	Haynes Manor	6	5	1	2014	\$2,195,000	\$2,195,000	\$2,894	05-22-2018	\$2,097,575	95.56	29
80	5965506	110 Austell Way Nw	Buckhead - Peachtree Heights	5	4	2	1985	\$2,250,000	\$2,250,000	\$25,000	03-21-2018	\$2,000,000	88.89	14
81	6012050	3456 Knollwood Drive Nw	Tuxedo Park	5	5	2	1993	\$2,250,000	\$2,250,000	\$0	07-27-2018	\$1,900,000	84.44	117
82	5905274	410 Argonne Drive Nw	Buckhead	6	6	2	1929	\$2,595,000	\$2,275,000	\$0	09-27-2018	\$2,050,000	79.00	320
83	5989160	35 Muscogee Avenue Nw	Buckhead	6	7	3	1928	\$2,450,000	\$2,295,000	\$0	08-13-2018	\$2,050,000	83.67	86
84	5956724	3134 Arden Road Nw	Buckhead - Arden	5	6	1	1976	\$2,298,000	\$2,298,000	\$0	05-02-2018	\$1,950,000	84.86	277
85	5979501	221 Dovecrest Drive	St. Andrews	5	6	1	2018	\$2,329,900	\$2,329,900	\$0	06-27-2018	\$2,266,459	97.28	34
86	5851095	3303 Habersham Road Nw	Buckhead	6	5	3	2005	\$2,550,000	\$2,348,000	\$0	02-05-2018	\$2,150,000	84.31	267
87	6026277	211 Peachtree Battle Avenue	Buckhead	4	4	1	1925	\$2,375,000	\$2,375,000	\$0	10-25-2018	\$2,367,600	99.69	3
88	5949610	3136 Habersham Road Nw	Buckhead	4	3	1	1947	\$2,599,000	\$2,395,000	\$0	05-24-2018	\$2,347,500	90.32	104
89	5885275	30 Cherokee Road Nw	Buckhead	5	5	1	1992	\$2,595,000	\$2,395,000	\$0	03-16-2018	\$2,150,000	82.85	196
90	5928065	255 Peachtree Battle Avenue Nw	Buckhead	5	4	2	1930	\$2,600,000	\$2,600,000	\$0	04-26-2018	\$2,750,000	105.77	135
91	6007766	14 W Andrews Drive	None	5	5	2	1930	\$2,750,000	\$2,750,000	\$0	06-19-2018	\$2,700,000	98.18	6
92	5967447	184 Peachtree Battle Avenue Nw	Buckhead	5	6	1	1935	\$2,775,000	\$2,775,000	\$7,500	05-15-2018	\$2,550,000	91.89	23
93	5947715	45 Valley Road Nw	Tuxedo Park	4	4	1	1934	\$3,000,000	\$3,000,000	\$0	03-08-2018	\$2,625,000	87.50	11
94	6076205	10 Cherokee Road	Peachtree Heights Park	6	6	1	1930	\$3,150,000	\$3,150,000	\$13,500	11-09-2018	\$2,900,000	92.06	14
95	5920763	12 Vernon Road	None	5	4	3	1925	\$3,150,000	\$3,150,000	\$0	03-09-2018	\$2,900,000	92.06	111

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### Residential Detached

#### Closed

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96	5953241	3669 Tuxedo Road Nw	Tuxedo Park Buckhead	7	6	2	1998	\$3,295,000	\$3,195,000	\$15,000	08-14-2018	\$3,000,000	91.05	165
97	6005888	2959 Andrews Drive Nw	Buckhead / Peachtree Heights W	4	4	3	1951	\$3,200,000	\$3,200,000	\$7,300	06-20-2018	\$3,000,000	93.75	0
98	5937563	3584 Woodhaven Road Nw	Tuxedo Park	6	8	1	2006	\$3,475,000	\$3,475,000	\$8,500	03-26-2018	\$3,200,000	92.09	164
99	5911730	2973 Habersham Road	Peachtree Heights	4	4	1	1925	\$3,750,000	\$3,750,000	\$30,000	01-16-2018	\$3,500,000	93.33	75
100	5984918	2805 Normandy Drive Nw	Buckhead	5	5	2	2018	\$3,875,000	\$3,875,000	\$145	05-04-2018	\$3,970,000	102.45	2
101	5829154	3625 Tuxedo Road Nw	Tuxedo Park	6	7	3	1955	\$6,500,000	\$4,495,000	\$5,000	09-28-2018	\$4,425,000	68.08	488
102	5954698	401 Argonne Drive Nw	Buckhead	4	6	1	2011	\$4,550,000	\$4,550,000	\$9,584	09-21-2018	\$4,350,000	95.60	78
103	5826027	6 W Andrews Drive Nw	Buckhead	6	6	1	1925	\$6,500,000	\$4,950,000	\$0	11-20-2018	\$3,900,000	60.00	553
104	6064329	3540 Knollwood Drive Nw	Tuxedo Park	6	7	1	2018	\$4,975,000	\$4,975,000	\$0	10-11-2018	\$4,975,000	100.00	316
<b># LISTINGS:</b>		<b>104</b>	<b>AVG VALUES:</b>		<b>5</b>	<b>4</b>	<b>1</b>	<b>1968</b>	<b>\$1,956,190</b>	<b>\$1,860,902</b>	<b>\$3,855</b>	<b>\$1,761,821</b>	<b>91.38</b>	<b>125</b>
<b># LISTINGS TOTAL:</b>		<b>104</b>	<b>AVG VALUES FOR ALL:</b>		<b>5</b>	<b>4</b>	<b>1</b>	<b>1968</b>	<b>\$1,956,190</b>	<b>\$1,860,902</b>	<b>\$3,855</b>	<b>\$1,761,821</b>	<b>91.38</b>	<b>125</b>
		<b>MEDIAN VALUES FOR ALL:</b>		<b>5</b>	<b>4</b>	<b>1</b>	<b>1960</b>	<b>\$1,595,000</b>	<b>\$1,549,000</b>	<b>\$0</b>		<b>\$1,482,000</b>	<b>92.55</b>	<b>78</b>

Quick Statistics ( 104 Listings Total )				
	Min	Max	Average	Median
List Price	\$1,050,000	\$4,975,000	\$1,860,902	\$1,549,000
Sale Price	\$1,000,000	\$4,975,000	\$1,761,821	\$1,482,000

#### Search Criteria

Property Type is 'Residential' Property is 'Residential Detached' Status is 'Closed' Status Contractual Search Date is 01/01/2018 to 12/31/2018 Zip Code is '30305'

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