

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	5966368	2795 Peachtree Road Ne #1003	The Gallery	2	2	0	Contemporary/ Modern, High	2007	\$510,000	\$510,000	\$0	05-16-2018	\$510,000	100.00	9
2	6044149	2795 Peachtree Road Ne #301	Gallery	2	2	1	High Rise (6+ stories)	2007	\$539,000	\$524,900	\$0	10-19-2018	\$510,000	94.62	52
3	6023075	2795 Peachtree Road Ne #2003	Gallery	2	2	0	Contemporary/ Modern, High	2007	\$535,000	\$535,000	\$0	07-17-2018	\$529,750	99.02	15
4	6086646	3180 Mathieson Drive Ne #1101	Mathieson Exchange Lofts	2	2	0	High Rise (6+ stories), Loft	2001	\$539,900	\$539,900	\$2,344	12-10-2018	\$509,250	94.32	69
5	6031631	2660 Peachtree Road Nw #25D	Park Place on Peachtree	2	2	0	High Rise (6+ stories)	1987	\$550,000	\$550,000	\$1,000	08-31-2018	\$550,000	100.00	3
6	5955034	2881 Peachtree Road Ne #1203	The Phoenix on Peachtree	2	2	1	Contemporary/ Modern, High	2001	\$550,000	\$550,000	\$2,500	04-26-2018	\$539,500	98.09	55
7	6016230	3235 Roswell Road Ne #920	BUCKHEAD VILLAGE LOFTS	2	2	0	High Rise (6+ stories)	1999	\$575,000	\$555,000	\$0	09-13-2018	\$526,000	91.48	25
8	6039839	2575 Peachtree Road Ne #26H	Plaza Towers	1	1	1	High Rise (6+ stories)	1969	\$565,000	\$565,000	\$450	10-12-2018	\$535,000	94.69	68
9	6043483	2795 Peachtree Road Ne #909	Gallery	2	2	1	European	2007	\$569,500	\$569,500	\$1,000	12-07-2018	\$550,000	96.58	83
10	5993034	2575 Peachtree Road #10E	Plaza Towers	2	2	0	High Rise (6+ stories)	1969	\$599,900	\$575,000	\$0	09-28-2018	\$542,000	90.35	143
11	5893529	2626 Peachtree Road Nw #607	The Peachtree Residences	3	3	0	High Rise (6+ stories)	2005	\$595,000	\$575,000	\$0	01-22-2018	\$525,000	88.24	200
12	5994399	2575 Peachtree Road Ne #9C	Plaza Towers	2	2	0	Contemporary/ Modern, High	1969	\$610,000	\$579,000	\$2,000	11-28-2018	\$570,000	93.44	158
13	5879607	3325 Piedmont Road Ne #1905	Terminus	2	2	0	Contemporary/ Modern, High	2008	\$649,900	\$580,000	\$0	01-29-2018	\$558,000	85.86	154
14	6073659	2575 Peachtree Road #17B and part of C	Plaza Towers	3	2	0	High Rise (6+ stories)	1970	\$589,000	\$589,000	\$0	12-14-2018	\$790,000	134.13	30
15	6007903	2769 Peachtree Road Ne #5	The Carlyle	2	2	1	Contemporary/ Modern	1974	\$610,000	\$595,000	\$0	11-13-2018	\$562,000	92.13	159
16	5987125	2575 Peachtree Road Ne #12E	Plaza Towers	2	2	0	High Rise (6+ stories)	1969	\$599,000	\$599,000	\$0	05-15-2018	\$575,000	95.99	9
17	6061451	3544 Roswell Road	Brownstones at Habersham	3	3	1	European, Townhouse	2005	\$605,000	\$605,000	\$8,000	10-30-2018	\$595,000	98.35	34
18	6077409	2575 Peachtree Road Nw #11A	Plaza Towers	3	2	1	High Rise (6+ stories)	1969	\$629,000	\$629,000	\$0	11-16-2018	\$600,000	95.39	22
19	5971852	3574 Roswell Road Nw	Brownstones At Habersham	3	3	1	Townhouse, Traditional	2008	\$635,000	\$635,000	\$0	04-12-2018	\$625,000	98.43	5
20	5999796	2795 Peachtree Road Ne #2105	Gallery	2	2	1	High Rise (6+ stories)	2007	\$648,800	\$648,800	\$505	06-13-2018	\$633,613	97.66	3
21	5937762	2660 Peachtree Road #14D	Park Place on Peachtree	2	2	1	High Rise (6+ stories)	1987	\$699,000	\$649,000	\$0	05-01-2018	\$595,000	85.12	139

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22	5999270	2795 Peachtree Road #1102	Gallery	2	2	1	Contemporary/ Modern, High	2007	\$675,000	\$649,500	\$0	09-18-2018	\$637,500	94.44	133
23	6056584	2795 Peachtree Road Ne #1702	Gallery	2	2	1	Contemporary/ Modern, High	2007	\$649,900	\$649,900	\$0	09-25-2018	\$639,000	98.32	109
24	5996368	2771 Peachtree Road Ne #3	The Carlyle	2	2	0	Mid-Rise (up to 5 stories),	1974	\$669,900	\$669,900	\$185	06-13-2018	\$650,000	97.03	17
25	5946363	2795 Peachtree Road Ne #808	The Gallery	2	2	1	Contemporary/ Modern, High	2007	\$695,000	\$675,000	\$0	04-23-2018	\$665,000	95.68	195
26	6044933	3566 Roswell Road Nw	Brownstones at Habersham	3	3	1	Townhouse	2008	\$680,000	\$680,000	\$0	08-31-2018	\$630,000	92.65	13
27	6027133	3235 Roswell Road Ne #403	Buckhead Village Lofts	3	2	1	Traditional	1999	\$689,000	\$689,000	\$0	08-13-2018	\$689,000	100.00	4
28	5806134	3410 Landen Pine Court Ne #5	Landen Pine	3	3	1	Townhouse, Traditional	2017	\$682,758	\$689,468	\$6,782	01-24-2018	\$689,468	100.98	269
29	5806101	3402 Landen Pine Court Ne #1	Landen Pine	3	3	1	Townhouse, Traditional	2017	\$683,470	\$690,180	\$0	03-30-2018	\$690,180	100.98	369
30	5932625	3473 Landen Pine Court Ne #40	Landen Pine	3	3	1	Townhouse, Traditional	2017	\$694,900	\$694,900	\$3,500	07-26-2018	\$749,335	107.83	68
31	5930548	3463 Landen Pine Court Ne #35	Landen Pine	3	3	1	Townhouse, Traditional	2017	\$694,900	\$694,900	\$7,000	10-29-2018	\$694,900	100.00	114
32	5983373	3471 Landen Pine Court Ne #39	Landen Pine	3	3	1	Townhouse	2018	\$694,900	\$694,900	\$0	08-10-2018	\$680,000	97.86	83
33	5947976	3325 Piedmont Road Ne #1601	Terminus	3	3	0	High Rise (6+ stories)	2008	\$695,000	\$695,000	\$0	04-27-2018	\$685,000	98.56	74
34	6095810	618 Timm Valley Road Ne #B	Peachtree Park	3	3	1	Townhouse	2002	\$698,500	\$698,500	\$0	12-27-2018	\$694,500	99.43	123
35	6018662	2660 Peachtree Road Nw #34A	Park Place on Peachtree	2	2	0	High Rise (6+ stories)	1987	\$850,000	\$699,000	\$0	10-04-2018	\$675,000	79.41	94
36	5982763	2660 Peachtree Road Nw #7F	Park Place on Peachtree	2	2	0	High Rise (6+ stories)	1987	\$699,900	\$699,900	\$0	05-15-2018	\$700,000	100.01	7
37	5936923	604 Timm Valley Road Ne #A	Peachtree Park	3	3	1	Townhouse, Traditional	2001	\$719,000	\$719,000	\$3,250	01-31-2018	\$710,000	98.75	11
38	5989495	612 Ne Timm Valley Road Ne #B	Peachtree Park	3	3	1	Townhouse, Traditional	2001	\$719,000	\$719,000	\$0	06-28-2018	\$699,500	97.29	50
39	5867086	3433 Landen Pine Court Ne #13	Landen Pine	4	3	1	Townhouse, Traditional	2017	\$729,900	\$719,900	\$0	07-31-2018	\$712,900	97.67	351
40	5987351	626 Timm Valley Road #A	Peachtree Park	3	3	1	Townhouse, Traditional	2002	\$759,000	\$719,900	\$0	08-10-2018	\$710,000	93.54	98
41	6066770	2795 Peachtree Road Ne #2302	Gallery	2	2	1	High Rise (6+ stories)	2007	\$739,500	\$719,900	\$0	11-07-2018	\$679,000	91.82	142
42	5965862	2960 Pharr Court South Nw #S7	Halten Hall	3	3	1	Mid-Rise (up to 5 stories)	1989	\$885,000	\$725,000	\$0	09-24-2018	\$725,000	81.92	360
43	6065908	228 Devin Place Ne #29	Hillgrove	3	3	1	Traditional	2018	\$727,571	\$727,571	\$1,388	11-20-2018	\$727,571	100.00	2

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44	5912869	2660 Peachtree Road Nw #10A	Park Place On Peachtree	2	2	0	High Rise (6+ stories)	1987	\$729,000	\$729,000	\$0	02-20-2018	\$680,000	93.28	117
45	5970850	3435 Landen Pine Court Ne #14	Landen Pine	4	3	1	Townhouse	2018	\$741,900	\$729,900	\$2,500	07-24-2018	\$719,000	96.91	102
46	5607519	2828 Peachtree Road Nw #1503	2828 Peachtree	2	2	1	Contemporary/ Modern, High	2002	\$845,000	\$745,000	\$0	07-16-2018	\$700,000	82.84	942
47	6013243	2660 Peachtree Road Nw #25C	Park Place on Peachtree	2	2	0	High Rise (6+ stories),	1987	\$799,000	\$749,000	\$0	10-26-2018	\$740,000	92.62	128
48	6002814	6 Muscogee Avenue #6	Muscogee Place	2	3	0	Townhouse, Traditional	1980	\$749,000	\$749,000	\$0	09-21-2018	\$704,000	93.99	85
49	5963930	2881 Peachtree Road Ne #2103	The Phoenix	2	2	1	Contemporary/ Modern, High	2001	\$799,800	\$749,000	\$0	04-20-2018	\$700,000	87.52	18
50	5913076	2626 Peachtree Road Nw #1903	The Peachtree Residences	2	2	1	High Rise (6+ stories)	2005	\$795,000	\$749,000	\$0	03-05-2018	\$680,500	85.60	126
51	5966964	58 Sheridan Drive Ne #14	58 Sheridan	3	3	1	Townhouse, Traditional	2008	\$749,900	\$749,900	\$2,000	03-30-2018	\$728,000	97.08	12
52	6022729	2795 Peachtree Road Ne #1304	Gallery	2	2	1	Contemporary/ Modern, High	2007	\$750,000	\$750,000	\$625	08-29-2018	\$730,000	97.33	49
53	5967037	2795 Peachtree Road Ne #2108	GALLERY	2	2	1	Contemporary/ Modern, High	2007	\$750,000	\$750,000	\$0	06-04-2018	\$730,000	97.33	49
54	5925685	3467 Landen Pine Court Ne #37	Landen Pine	4	3	1	Contemporary/ Modern,	2017	\$759,900	\$759,900	\$0	07-24-2018	\$762,760	100.38	134
55	5867047	3431 Landen Pine Court Ne #12	Landen Pine	4	3	1	Townhouse, Traditional	2018	\$759,900	\$771,900	\$0	09-12-2018	\$756,900	99.61	418
56	5930836	3325 Piedmont Road Ne #2803	Terminus	2	2	1	High Rise (6+ stories)	2008	\$775,000	\$774,000	\$0	02-22-2018	\$750,000	96.77	77
57	6051159	3325 Piedmont Road Ne #2701	Terminus	3	2	1	High Rise (6+ stories)	2008	\$785,000	\$785,000	\$2,500	11-01-2018	\$765,000	97.45	169
58	6086781	2881 Peachtree Road Ne #1803	The Phoenix on Peachtree	2	2	1	High Rise (6+ stories)	2002	\$789,000	\$789,000	\$0	12-14-2018	\$776,000	98.35	5
59	5925675	3461 Landen Pine Court Ne #34	Landen Pine	4	3	1	Contemporary/ Modern,	2017	\$789,900	\$789,900	\$0	07-20-2018	\$798,228	101.05	133
60	5970822	2795 Peachtree Road #2304	Gallery	2	2	1	Contemporary/ Modern	2007	\$795,000	\$795,000	\$0	06-22-2018	\$750,000	94.34	66
61	6097300	2795 Peachtree Road Ne #906	Gallery	3	3	0	Contemporary/ Modern, High	2007	\$799,000	\$799,000	\$0	12-07-2018	\$841,000	105.26	2
62	5921409	2660 Peachtree Road Nw #5H	Park Place On Peachtree	2	2	0	High Rise (6+ stories),	1987	\$799,000	\$799,000	\$0	01-17-2018	\$745,000	93.24	39
63	5936708	3637 Habersham Road	Brownstones at Habersham	3	3	1	European, Townhouse	2010	\$799,900	\$799,900	\$0	02-08-2018	\$795,000	99.39	5
64	5872467	2660 Peachtree Road #29C	Park Place On Peachtree	2	2	0	High Rise (6+ stories)	1987	\$829,000	\$829,000	\$0	05-31-2018	\$768,000	92.64	297
65	6065016	3601 Habersham Road Nw	Brownstones At Habersham	3	3	1	Townhouse	2005	\$849,000	\$849,000	\$0	12-31-2018	\$807,500	95.11	85

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66	5914413	332 Stonemont Drive	St Andrews	3	3	1	Townhouse, Traditional	2015	\$899,900	\$849,900	\$0	02-08-2018	\$785,000	87.23	69
67	5923737	320 Stonemont Drive	Saint Andrews	3	3	1	Townhouse, Traditional	2016	\$909,900	\$864,900	\$0	01-18-2018	\$860,000	94.52	64
68	5994640	58 Sheridan Drive Ne #23	58 Sheridan	3	3	2	Townhouse, Traditional	2008	\$865,000	\$865,000	\$1,400	06-15-2018	\$870,000	100.58	36
69	5914302	3131 Slaton Drive Nw #24	Ardemore	3	4	1	Townhouse, Traditional	1982	\$1,195,000	\$875,000	\$0	08-28-2018	\$830,000	69.46	890
70	6073718	324 Stonemont Drive #20	St. Andrews	3	3	1	Townhouse, Traditional	2015	\$889,900	\$879,900	\$0	12-19-2018	\$860,000	96.64	35
71	5953411	2575 Peachtree Road Ne #19-AB	Plaza Towers	4	4	0	High Rise (6+ stories)	1969	\$890,000	\$890,000	\$0	05-31-2018	\$835,000	93.82	108
72	5982792	2605 Peachtree Road	Evermay	3	3	1	Townhouse	1982	\$1,095,000	\$899,000	\$0	09-19-2018	\$840,000	76.71	151
73	5822458	2660 Peachtree Road Nw #14E	Park Place On Peachtree	3	3	0	High Rise (6+ stories)	1987	\$1,099,000	\$899,000	\$0	04-16-2018	\$792,000	72.07	340
74	6015676	2 W Wesley Road Nw #7	Two West Wesley	3	3	2	Townhouse, Traditional	1986	\$925,000	\$925,000	\$0	08-20-2018	\$890,000	96.22	49
75	5934318	2881 Peachtree Road Ne #2101	The Phoenix On Peachtree	3	2	1	High Rise (6+ stories)	2001	\$979,000	\$979,000	\$0	01-04-2018	\$945,000	96.53	20
76	5964058	2607 Peachtree Road	Evermay	3	3	1	Townhouse, Traditional	1982	\$1,075,000	\$985,000	\$0	08-20-2018	\$925,000	86.05	99
77	5776183	2660 Peachtree Road Nw #39E	Park Place on Peachtree	3	3	0	High Rise (6+ stories),	1987	\$1,249,900	\$990,000	\$1,600	02-05-2018	\$915,000	73.21	385
78	6000857	2500 Peachtree Road Nw #603S	2500 Peachtree	2	2	1	High Rise (6+ stories)	2000	\$1,250,000	\$995,000	\$0	10-25-2018	\$973,000	77.84	148
79	6073516	2795 Peachtree Road Ne #2506	Gallery	3	3	0	Contemporary/ Modern, High	2007	\$998,800	\$998,800	\$1,005	11-09-2018	\$925,000	92.61	4
80	5981762	3325 Piedmont Road Ne #2305	Terminus	3	3	0	High Rise (6+ stories)	2008	\$1,050,000	\$1,025,000	\$0	07-18-2018	\$1,000,000	95.24	262
81	5962073	3325 Piedmont Road #2105	Terminus	3	3	0	High Rise (6+ stories)	2008	\$1,049,000	\$1,029,900	\$0	07-18-2018	\$990,000	94.38	132
82	5928383	3325 Piedmont Road Ne #2505	Terminus	3	3	0	High Rise (6+ stories)	2008	\$1,099,000	\$1,099,000	\$0	05-10-2018	\$1,030,000	93.72	149
83	5904900	2613 Peachtree Road Ne	Evermay	3	5	0	Townhouse, Traditional	1983	\$1,225,000	\$1,100,000	\$5,000	05-18-2018	\$1,050,000	85.71	209
84	5943448	2525 Peachtree Road Ne #20	The Gates	3	4	1	Townhouse, Traditional	1982	\$1,300,000	\$1,195,000	\$0	03-12-2018	\$1,148,000	88.31	24
85	5955833	2617 Peachtree Road Ne	Evermay	4	4	1	Townhouse, Traditional	1982	\$1,250,000	\$1,199,000	\$500	07-13-2018	\$1,160,000	92.80	109
86	5915521	78 Lindbergh Drive Ne #90	Buckhead - Parkside	5	4	1	Townhouse, Traditional	1996	\$1,199,000	\$1,199,000	\$200	03-01-2018	\$1,050,000	87.57	544
87	5771061	89 East Andrews Drive #5	St. Andrews	3	3	1	Townhouse, Traditional	2016	\$1,210,900	\$1,199,900	\$0	02-08-2018	\$1,115,000	92.08	407

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88	5962593	2828 Peachtree Road Nw #3201	2828 Peachtree	2	2	1	European	2002	\$1,285,000	\$1,285,000	\$6,000	04-20-2018	\$1,235,000	96.11	16
89	5959169	214 Calypso Circle	St. Andrews	3	4	1	European	2017	\$1,325,000	\$1,325,000	\$0	03-28-2018	\$1,325,000	100.00	3
90	6010837	2828 Peachtree Road Nw #601	2828 Peachtree	3	3	1	High Rise (6+ stories), Patio	2002	\$1,395,000	\$1,395,000	\$0	08-22-2018	\$1,304,500	93.51	95
91	5980608	2500 Peachtree Road Nw #701S	2500 Peachtree	3	3	0	Contemporary/ Modern,	2000	\$1,445,000	\$1,445,000	\$0	09-12-2018	\$1,487,985	102.98	152
92	6073212	2660 Peachtree Road Nw #30CD	Park Place On Peachtree	3	3	1	High Rise (6+ stories)	1987	\$1,449,000	\$1,449,000	\$34,500	12-21-2018	\$1,234,500	85.20	56
93	6028588	2795 Peachtree Road Ne #2601	Gallery	2	2	1	High Rise (6+ stories)	2007	\$1,795,000	\$1,595,000	\$0	10-24-2018	\$1,575,000	87.74	99
94	5987227	2660 Peachtree Road Nw #36GH	Park Place On Peachtree	4	5	0	High Rise (6+ stories)	1987	\$1,599,000	\$1,599,000	\$0	07-17-2018	\$1,350,000	84.43	71
95	6087603	3180 Mathieson Drive #1600	Mathieson Exchange Lofts	3	3	1	High Rise (6+ stories), Loft	2001	\$1,600,000	\$1,600,000	\$245	10-31-2018	\$1,500,000	93.75	5
96	5789180	2724 Peachtree Road Nw #202	The Wakefield	2	2	1	European, High Rise (6+	1995	\$1,895,000	\$1,895,000	\$0	09-10-2018	\$1,700,000	89.71	504
97	5691431	201 Dovecrest Drive	St. Andrews	5	5	1	Townhouse, Traditional	2016	\$2,350,000	\$1,899,900	\$0	06-12-2018	\$1,761,940	74.98	698
98	6028384	2440 Peachtree Road Nw #19	Regents Park	4	3	1	Townhouse, Traditional	2008	\$1,995,000	\$1,995,000	\$0	09-28-2018	\$1,895,000	94.99	86
99	5813169	2500 Peachtree Road Nw #802N	2500 Peachtree	3	3	1	European	2000	\$2,999,000	\$2,100,000	\$0	04-04-2018	\$1,867,466	62.27	324
100	6004262	2500 Peachtree Road #702N	2500 Peachtree	3	3	0	Contemporary/ Modern	2004	\$2,250,000	\$2,250,000	\$0	09-12-2018	\$1,915,750	85.14	106
101	6043539	2724 Peachtree Road Nw #302	The Wakefield	2	3	1	European, Traditional	1995	\$2,495,000	\$2,495,000	\$0	10-15-2018	\$2,495,000	100.00	30
102	5985725	88 W Paces Ferry Road Nw #1910	St. Regis	2	2	1	High Rise (6+ stories),	2011	\$2,999,000	\$2,699,000	\$0	08-03-2018	\$2,599,000	86.66	93
103	5815221	2440 Peachtree Road Nw #16	Regents Park	4	6	2	Mid-Rise (up to 5 stories),	2008	\$3,595,000	\$2,750,000	\$0	05-07-2018	\$2,500,000	69.54	408
104	5984744	2724 Peachtree Road #301	The Wakefield	2	2	2	High Rise (6+ stories),	2000	\$2,945,000	\$2,845,000	\$0	10-15-2018	\$2,772,500	94.14	143
105	5924356	2440 Peachtree Road Nw #6	Regents Park	4	4	1	Garden (1 Level),	2008	\$2,995,000	\$2,995,000	\$9,376	05-15-2018	\$2,500,000	83.47	97
106	5782220	88 W Paces Ferry Road Nw #2540	St Regis	2	3	1	Contemporary/ Modern, High	2011	\$4,200,000	\$3,800,000	\$0	03-09-2018	\$3,700,000	88.10	450
# LISTINGS:		106	AVG VALUES:	3	3	1		2000	\$1,053,666	\$998,378	\$1,013		\$952,797	93.04	140

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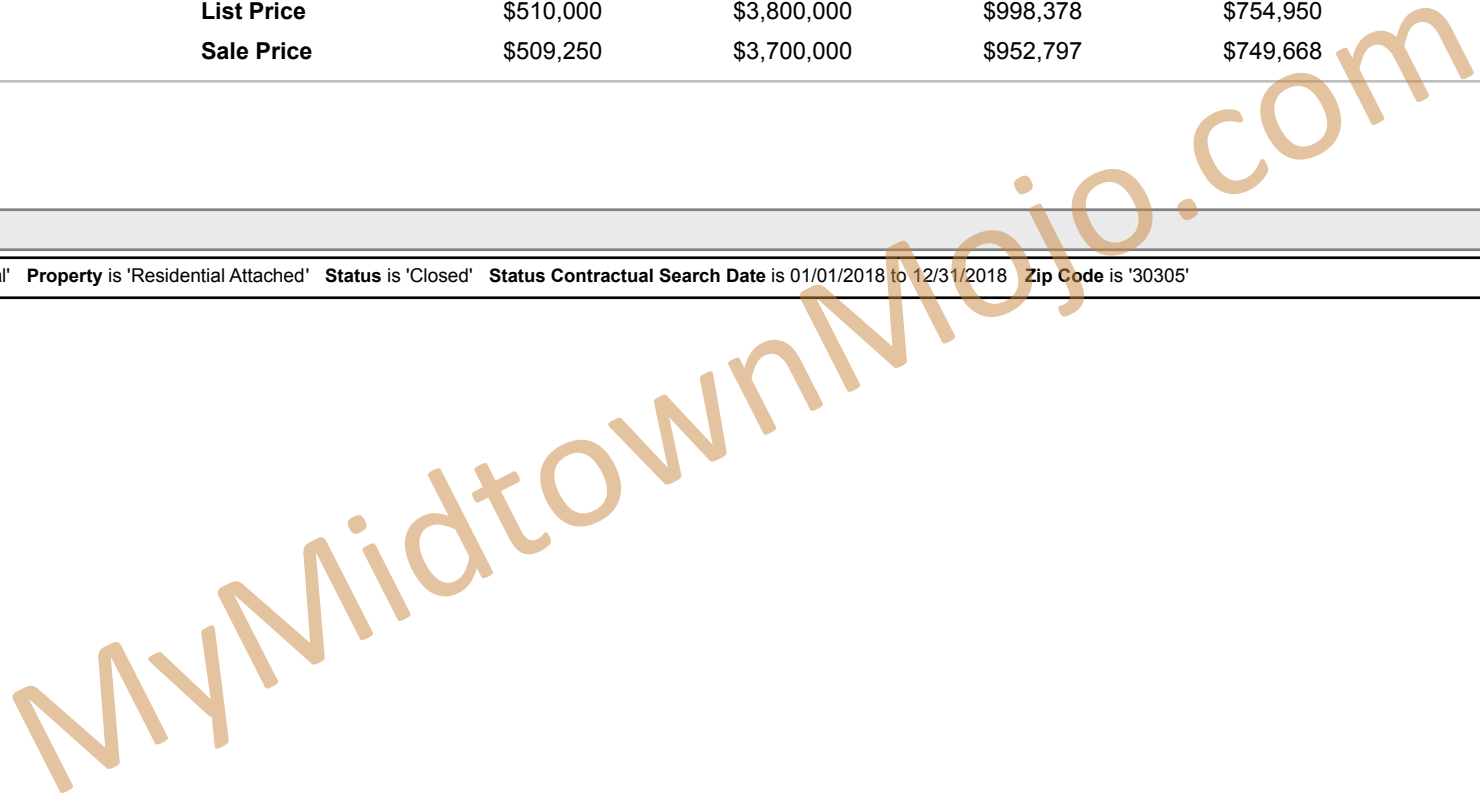
Comparative Market Analysis Summary

# LISTINGS TOTAL:	106	AVG VALUES FOR ALL:	3	3	1	2000	\$1,053,666	\$998,378	\$1,013	\$952,797	93.04	140
		MEDIAN VALUES FOR ALL:	3	3	1	2005	\$792,450	\$754,950	\$0	\$749,668	94.48	94

Quick Statistics (106 Listings Total)				
	Min	Max	Average	Median
List Price	\$510,000	\$3,800,000	\$998,378	\$754,950
Sale Price	\$509,250	\$3,700,000	\$952,797	\$749,668

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 Zip Code is '30305'



Presented By: Thomas Abbott

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