

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	5967941	2977 Skyland Drive Ne	Ashford Park	3	2	0	1950	\$495,000	\$495,000	\$5,000	04-30-2018	\$515,000	104.04	1
2	6026638	2027 Drew Valley Road Ne	Drew Valley	3	2	0	1959	\$495,000	\$495,000	\$350	07-20-2018	\$505,000	102.02	1
3	6011459	2370 Drew Valley Road Ne	Drew Valley	4	2	0	1954	\$495,000	\$495,000	\$1,500	06-22-2018	\$505,000	102.02	3
4	5955139	2262 Fairway Circle Ne	HILLSDALE	4	3	0	1955	\$499,900	\$499,900	\$0	03-16-2018	\$502,000	100.42	3
5	5957471	4209 Navajo Trail Ne	Nancy Creek Heights	4	2	0	1956	\$500,000	\$500,000	\$500	03-02-2018	\$520,000	104.00	5
6	6005337	1570 Milowyn Place Ne	Drew Valley Brookhaven	3	1	1	1964	\$500,000	\$500,000	\$0	06-12-2018	\$510,000	102.00	8
7	6103626	1594 Harts Mill Road Ne	Granger Mill	4	3	0	1982	\$500,000	\$500,000	\$400	12-14-2018	\$507,500	101.50	5
8	6024354	2722 Carlton Place	Ashford Park	3	2	0	1948	\$500,000	\$500,000	\$1,000	07-20-2018	\$506,000	101.20	3
9	5970099	1132 Bailiff Court	Brookhaven	3	3	0	1985	\$500,000	\$500,000	\$2,500	03-30-2018	\$500,000	100.00	10
10	5937031	2659 Camille Drive Ne	Ashford Park	4	3	0	1955	\$510,000	\$510,000	\$3,706	01-12-2018	\$514,000	100.78	8
11	6034560	1060 Fielding Park Court Ne	Mill Creek Place	5	3	1	1967	\$514,650	\$514,650	\$615	08-17-2018	\$510,150	99.13	8
12	6020069	1272 Village Run Ne	The Village at Lenox Park	3	2	1	1994	\$515,000	\$515,000	\$13,000	07-12-2018	\$510,000	99.03	10
13	5983962	1126 Oakland Trace	Club Trace	4	2	1	1985	\$535,000	\$515,000	\$6,000	07-13-2018	\$510,000	95.33	84
14	6053286	1125 Bailiff Court Ne	King Estate	3	2	1	1985	\$523,450	\$522,450	\$8,500	11-01-2018	\$506,400	96.74	46
15	5945992	1079 Mill Creek Manor Ne	Mill Creek Manor	4	3	1	1986	\$524,900	\$524,900	\$1,200	03-15-2018	\$530,000	100.97	8
16	5936075	1307 Becket Drive Ne	Brookhaven	5	3	0	1962	\$539,000	\$524,900	\$5,000	02-28-2018	\$510,000	94.62	60
17	6049638	3765 Mill Creek Court	Harts Mill	4	2	1	1987	\$524,997	\$524,997	\$7,500	09-07-2018	\$525,000	100.00	4
18	6017996	1712 Dresden Drive Ne	NA	7	5	1	2006	\$525,000	\$525,000	\$15,000	07-23-2018	\$631,000	120.19	86
19	5976912	4263 Berkford Circle Ne	Murphey Candler Park	3	2	1	1966	\$525,000	\$525,000	\$0	05-03-2018	\$540,000	102.86	4
20	5994157	1157 Daventry Way	Chalfont	4	2	1	1989	\$525,000	\$525,000	\$0	05-18-2018	\$537,500	102.38	5
21	6018811	1302 Roxboro Drive Ne	None	4	2	0	1947	\$525,000	\$525,000	\$5,000	06-25-2018	\$533,000	101.52	3
22	5956402	1861 Childers Place Ne	Pine Hills	3	2	1	1991	\$525,000	\$525,000	\$5,000	03-09-2018	\$530,000	100.95	2
23	5987877	1420 Canoochee Drive Ne	Brookhaven	4	3	0	1994	\$525,000	\$525,000	\$0	05-01-2018	\$525,000	100.00	1
24	5965060	2242 Lenox Ridge Court Ne	Brookhaven Heights	3	2	1	1995	\$525,000	\$525,000	\$0	03-30-2018	\$525,000	100.00	4
25	6009112	1285 Chaucer Lane Ne	Canterbury Hills	4	3	0	1964	\$525,000	\$525,000	\$7,000	07-03-2018	\$519,000	98.86	37
26	6085364	1080 Club Trace Ne	Club Trace	3	2	1	1985	\$535,000	\$525,000	\$0	12-10-2018	\$508,057	94.96	87
27	6032149	1390 Stratfield Circle	Cambridge Park	4	3	1	1967	\$525,000	\$525,000	\$0	07-30-2018	\$502,000	95.62	2
28	6056270	1194 Manchester Way	Manchester	3	2	1	1996	\$525,000	\$525,000	\$6,000	09-18-2018	\$500,000	95.24	17
29	5964937	2805 Ashford Road	Ashford Park	3	2	0	1954	\$529,000	\$529,000	\$1,500	03-28-2018	\$515,000	97.35	9
30	5927808	1110 Fairway Gardens Ne	Fairway Gardens	4	3	2	1996	\$539,900	\$534,900	\$7,000	02-05-2018	\$505,000	93.54	95
31	6027875	2639 Green Meadows Lane Ne	Ashford Park	3	2	0	1951	\$535,000	\$535,000	\$2,000	08-01-2018	\$550,000	102.80	3
32	6006480	2766 Valvedere Drive Ne	Ashford Park	3	2	0	1957	\$535,000	\$535,000	\$615	06-22-2018	\$535,000	100.00	1

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 .

Copyright © 2019 FMLS. All rights reserved.

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	6060410	2824 N Thompson Road Ne	Ashford Park	3	2	0	1952	\$550,000	\$535,000	\$4,500	10-15-2018	\$530,000	96.36	25
34	5925554	1370 Brookhaven Village Circle Ne	Brookhaven	3	2	1	1997	\$535,000	\$535,000	\$7,000	02-23-2018	\$529,000	98.88	56
35	5999034	1102 Club Trace	Club Trace	3	3	1	1984	\$550,000	\$535,000	\$6,500	06-28-2018	\$522,500	95.00	36
36	6074647	1093 Oakland Trace Ne	Club Trace	3	2	1	1985	\$539,900	\$535,000	\$4,000	12-06-2018	\$519,000	96.13	47
37	6051829	1102 Dunbarton Trace Ne	Club Trace	3	2	1	1986	\$539,000	\$539,000	\$5,000	09-24-2018	\$529,000	98.15	7
38	5964267	1848 Dresden Drive Ne	Ashford Park	3	2	1	1957	\$575,000	\$539,000	\$9,400	08-29-2018	\$523,900	91.11	134
39	6087668	3895 Chaucer Wood Ne	Emerald Estates	4	3	1	1984	\$549,000	\$539,000	\$0	12-19-2018	\$500,000	91.08	134
40	5888093	3232 Cates Avenue Ne	Lynwood Park	3	2	1	2001	\$550,000	\$540,000	\$0	06-01-2018	\$525,000	95.46	197
41	6070627	2714 N Thompson Road Ne	Ashford Park	3	2	0	1951	\$544,000	\$544,000	\$5,000	10-17-2018	\$552,000	101.47	7
42	6054400	1123 Club Trace	Club Trace	3	2	1	1984	\$544,900	\$544,900	\$4,500	09-25-2018	\$542,000	99.47	5
43	6066842	1089 Club Trace Ne	Club Trace	3	2	1	1984	\$545,000	\$545,000	\$10,000	10-10-2018	\$550,000	100.92	9
44	6018785	2834 N Thompson Road Ne	Ashford Park	3	2	0	1952	\$559,000	\$545,000	\$0	08-06-2018	\$547,000	97.85	36
45	5968255	1166 Newbridge Trace Ne	Chalfont	3	2	1	1987	\$545,000	\$545,000	\$4,850	04-24-2018	\$545,000	100.00	6
46	6031782	1445 Cheshire Way Ne	Ashford Park	3	2	0	1956	\$549,000	\$549,000	\$0	07-30-2018	\$549,000	100.00	2
47	6022947	1386 Brookhaven Village Circle Ne	Brookhaven	4	2	1	1996	\$549,000	\$549,000	\$564	07-12-2018	\$549,000	100.00	1
48	6037170	1594 Trentwood Place Ne	Ashford Park	3	2	0	1951	\$550,000	\$550,000	\$5,000	08-06-2018	\$565,000	102.73	2
49	5991417	2818 Parkridge Drive Ne	Ashford Park	4	3	0	1954	\$550,000	\$550,000	\$2,000	05-08-2018	\$555,000	100.91	2
50	5948620	4295 Ashwoody Trail Ne	Oak Forest Hills	4	3	0	1959	\$550,000	\$550,000	\$0	02-27-2018	\$555,000	100.91	14
51	6051396	1192 Standard Drive Ne	Brookhaven Heights	3	2	1	1994	\$550,000	\$550,000	\$7,000	08-31-2018	\$550,000	100.00	3
52	5988630	2672 N Thompson Road Ne	Ashford Park	3	2	1	1951	\$550,000	\$550,000	\$1,100	05-08-2018	\$550,000	100.00	7
53	5987233	2468 Becky Lane Ne	Brookhaven Fields	3	2	1	1989	\$550,000	\$550,000	\$0	05-02-2018	\$550,000	100.00	2
54	5974217	3948 Granger Drive	Westover Woods	4	2	1	1968	\$550,000	\$550,000	\$11,700	05-07-2018	\$550,000	100.00	19
55	5974553	1035 Fielding Park Court	Mill Creek Place	4	3	1	1996	\$600,000	\$550,000	\$14,000	07-19-2018	\$530,000	88.33	241
56	5900639	4332 Berkford Circle	Gainsborough West	5	3	0	1966	\$599,900	\$550,000	\$15,000	02-23-2018	\$528,000	88.02	138
57	6012314	2059 Wrights Mill Circle Ne	Devereaux Commons	4	3	1	2000	\$559,000	\$559,000	\$6,000	06-19-2018	\$568,000	101.61	3
58	5953674	1146 Oakbrook Way	Oakbrook	3	2	1	1988	\$565,000	\$565,000	\$5,000	02-24-2018	\$565,000	100.00	1
59	6046171	1590 Brawley Circle Ne	Murphey Candler Park	4	2	1	1969	\$565,000	\$565,000	\$0	08-29-2018	\$560,000	99.12	5
60	5932164	2161 Wrights Mill Circle Ne	Devereaux Commons	4	2	1	2000	\$575,000	\$565,000	\$0	01-12-2018	\$552,250	96.04	34
61	5974573	1057 Fielding Park Court	Mill Creek Place	3	2	1	1995	\$600,000	\$565,000	\$0	07-06-2018	\$540,000	90.00	95
62	5955801	1072 Dunbarton Trace Ne	Club Trace	3	2	1	1987	\$565,000	\$565,000	\$3,000	03-13-2018	\$540,000	95.58	26
63	5974243	1195 Dunwoody Lane Ne	Canterbury Hills	3	2	0	1962	\$569,000	\$569,000	\$0	04-26-2018	\$548,000	96.31	7
64	5965046	1847 Hedge Rose Drive	Hedge Rose	3	2	1	1997	\$569,900	\$569,900	\$19,000	04-06-2018	\$569,000	99.84	11

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.

Copyright © 2019 FMLS. All rights reserved.

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
65	5926598	1924 Bragg Street	Ashford Park	4	3	0	2017	\$600,000	\$569,900	\$13,940	03-28-2018	\$565,000	94.17	118
66	5966193	1147 Oakbrook Way Ne	Oakbrook	4	3	1	1988	\$575,000	\$575,000	\$2,500	03-14-2018	\$583,000	101.39	2
67	6003967	1143 Haven Glen Lane Ne	Haven Glen	3	2	1	1989	\$575,000	\$575,000	\$0	07-09-2018	\$575,000	100.00	20
68	6007902	1774 W Nancy Creek Drive Ne	Tuxedo Forest	4	2	1	1968	\$550,000	\$575,000	\$10,000	08-31-2018	\$572,000	104.00	155
69	6035654	1016 Fairway Estates Ne	Fairway Estates	4	4	1	1998	\$584,000	\$575,000	\$0	09-13-2018	\$565,000	96.75	44
70	5989461	2149 Wrights Mill Circle Ne	Devereaux Commons	4	3	1	2000	\$585,000	\$575,000	\$400	05-18-2018	\$557,500	95.30	32
71	5965459	1566 Trentwood Place Ne	Ashford Park	3	3	0	1951	\$600,000	\$575,000	\$5,500	04-18-2018	\$555,000	92.50	21
72	6003053	1315 Old Johnson Ferry Road Ne	Brooklawn Manor	4	3	0	1968	\$600,000	\$579,000	\$0	07-31-2018	\$570,000	95.00	66
73	5971053	1829 W Nancy Creek Drive Ne	Tuxedo Forest	5	3	1	1966	\$609,000	\$579,000	\$5,000	05-29-2018	\$570,000	93.60	56
74	6060414	1088 Haven Glen Lane Ne	Haven Glen	3	2	1	1990	\$579,500	\$579,500	\$0	09-17-2018	\$581,000	100.26	6
75	6007394	2313 Colonial Drive Ne	Brookhaven Heights	3	2	1	1996	\$580,000	\$580,000	\$675	07-20-2018	\$569,500	98.19	18
76	5915099	1726 S Johnson Ferry Road Ne	NONE	6	3	1	1965	\$598,000	\$583,000	\$10,500	04-02-2018	\$557,000	93.14	135
77	6010139	3950 Saint Clair Court Ne	Devonshire	3	3	1	1968	\$595,000	\$584,000	\$2,000	07-16-2018	\$571,000	95.97	27
78	5999469	3068 Caldwell Road Ne	Ashford Park	4	4	0	1999	\$589,000	\$584,500	\$0	05-24-2018	\$575,000	97.62	52
79	6062800	1387 Canoochee Drive Ne	CANOOCHEE DRIVE UNIT 3	3	2	1	1996	\$584,900	\$584,900	\$9,500	09-27-2018	\$584,900	100.00	2
80	6003824	1419 Iroquois Path Ne	Nancy Creek	3	3	0	1957	\$584,900	\$584,900	\$2,000	07-02-2018	\$580,000	99.16	32
81	5970845	2274 Matthews Street Ne	Brookhaven Heights	4	2	1	1995	\$585,000	\$585,000	\$15,000	03-30-2018	\$585,000	100.00	5
82	5938397	1174 Brookhaven North Circle Ne	Brookhaven North	4	3	1	1998	\$600,000	\$585,000	\$0	03-08-2018	\$580,000	96.67	70
83	6073819	1081 Ragley Hall Road	Hampton Hall	4	4	1	1972	\$585,000	\$585,000	\$5,000	10-26-2018	\$572,250	97.82	4
84	6016071	3577 Duberry Court	None	4	2	1	1966	\$624,900	\$585,000	\$2,000	08-17-2018	\$560,000	89.61	66
85	6040972	1074 Oakland Trace Ne	Club Trace	3	2	1	1985	\$587,500	\$587,500	\$500	08-10-2018	\$590,000	100.43	6
86	5948328	1465 Runnymede Road Ne	Sexton Woods	3	3	0	1964	\$589,900	\$589,900	\$0	01-26-2018	\$594,000	100.69	1
87	5936857	1110 Victoria Street Ne	Lynwood Park	4	3	1	2005	\$595,000	\$595,000	\$5,000	02-16-2018	\$590,000	99.16	120
88	5979420	3818 Fox Glen Court Ne	Fox Glen	4	2	0	1968	\$595,000	\$595,000	\$0	05-04-2018	\$550,000	92.44	22
89	6075341	1213 Newbridge Trace Ne	Chalfont	4	2	1	1989	\$614,900	\$599,000	\$0	11-20-2018	\$600,000	97.58	163
90	5982195	1388 Epping Forest Drive Ne	Cambridge Park	4	2	1	1969	\$599,000	\$599,000	\$3,500	04-20-2018	\$593,500	99.08	2
91	5931972	3317 Alden Place Drive Ne	Ashford Park	3	2	1	1992	\$599,000	\$599,000	\$14,000	03-19-2018	\$583,000	97.33	81
92	6084257	1381 Sylvan Circle Ne	Brookhaven Fields	4	2	1	1995	\$625,000	\$599,000	\$300	12-18-2018	\$580,000	92.80	44
93	5886231	3525 Highgrove Way Ne	High Grove	4	3	1	1998	\$625,000	\$599,000	\$3,500	01-05-2018	\$578,000	92.48	126
94	5908992	3177 Saybrook Drive Ne	Oglethorpe Estates	3	3	0	1959	\$599,000	\$599,000	\$0	01-31-2018	\$565,000	94.32	126
95	5927924	1722 Wayland Circle	Ashford Park	4	3	0	2017	\$624,900	\$599,009	\$5,000	03-07-2018	\$575,000	92.02	287
96	5998419	4081 Ashentree Drive	Tuxedo Forest	4	2	1	1966	\$599,900	\$599,900	\$0	05-18-2018	\$600,000	100.02	3

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.

Copyright © 2019 FMLS. All rights reserved.

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
97	6047723	1150 Brookhaven Green Ne	Brookhaven Green	3	2	1	1992	\$599,900	\$599,900	\$0	09-14-2018	\$593,000	98.85	4
98	6015679	2254 Lenox Walk Ne	Lenox Walk	4	3	1	1993	\$615,000	\$599,997	\$2,000	07-27-2018	\$600,000	97.56	93
99	6019561	3155 Frontenac Court	Brittany	5	2	1	1962	\$624,900	\$599,999	\$7,000	10-03-2018	\$590,000	94.42	58
100	5963086	1708 Duke Road	Ashford Park	3	3	0	2013	\$600,000	\$600,000	\$0	03-16-2018	\$603,000	100.50	2
101	5987505	1156 Standard Drive	Brookhaven Heights	6	3	1	1960	\$615,000	\$600,000	\$6,000	06-12-2018	\$594,000	96.58	46
102	5973191	4113 Ashwoody Trail Ne	Oak Forest Hills	5	3	0	1960	\$600,000	\$600,000	\$8,000	04-27-2018	\$583,300	97.22	12
103	6012139	3090 Hermance Drive Ne	Oak Grove	4	4	1	2004	\$600,000	\$600,000	\$0	06-22-2018	\$575,000	95.83	6
104	5998381	3568 Duberry Court Ne	Duberry Court	4	2	1	1965	\$605,000	\$605,000	\$4,000	06-15-2018	\$605,000	100.00	2
105	5985483	1692 Beverly Woods Court	Beverly Wood	4	2	1	1964	\$609,000	\$609,000	\$0	05-15-2018	\$609,000	100.00	19
106	5907349	2252 Lenox Ridge Court Ne	Brookhaven Heights	3	2	1	1995	\$639,000	\$609,000	\$0	02-27-2018	\$602,000	94.21	89
107	6078250	3019 Ringle Road	Ashford Park	4	3	0	2012	\$625,000	\$615,000	\$0	11-15-2018	\$605,000	96.80	16
108	5919131	2269 Matthews Street Ne	BROOKHAVEN HEIGHTS	5	3	1	1999	\$625,000	\$615,000	\$0	01-31-2018	\$604,000	96.64	63
109	6038075	1844 Tobey Road	Ashford Park	4	3	0	1946	\$625,000	\$619,000	\$2,000	10-25-2018	\$605,000	96.80	43
110	5968732	1071 Mendell Circle Ne	Lynwood Park	4	3	1	2005	\$625,000	\$625,000	\$500	04-09-2018	\$640,000	102.40	3
111	6079241	3605 Wood Valley Court Ne	Wood Valley Court	4	3	1	1967	\$625,000	\$625,000	\$0	11-08-2018	\$625,000	100.00	2
112	5995052	1730 Foresta Court	Westover Woods	4	2	1	1967	\$625,000	\$625,000	\$0	05-31-2018	\$625,000	100.00	4
113	6046002	1102 Francis Street Ne	Lynwood Park	4	3	1	2013	\$625,000	\$625,000	\$5,600	08-30-2018	\$620,000	99.20	9
114	5980152	3529 Highgrove Way Ne	Highgrove	6	4	1	1998	\$650,000	\$625,000	\$0	06-13-2018	\$615,000	94.62	54
115	5972829	2261 Colonial Drive	Brookhaven Heights	3	2	1	1992	\$650,000	\$625,000	\$0	04-13-2018	\$590,000	90.77	16
116	5902215	1162 Rennes Court Ne	Brittany	6	3	1	1971	\$625,000	\$625,000	\$0	01-04-2018	\$570,000	91.20	324
117	6064444	3959 Preston Court Ne	ByrnWyck	4	3	1	1984	\$630,000	\$630,000	\$0	10-03-2018	\$630,000	100.00	5
118	5955525	1092 Byrnwyck Trail Ne	Byrnwyck	4	2	2	1983	\$630,000	\$630,000	\$0	03-15-2018	\$615,000	97.62	6
119	5997106	3618 Inman Drive Ne	Brittany	4	2	0	1965	\$635,000	\$635,000	\$0	07-12-2018	\$640,000	100.79	40
120	6056310	2383 Ewing Drive Ne	Drew Valley	3	3	0	1955	\$635,000	\$635,000	\$5,000	09-17-2018	\$610,000	96.06	5
121	6043348	3033 Lanier Drive Ne	Brookhaven	4	2	1	1993	\$635,000	\$635,000	\$0	09-07-2018	\$610,000	96.06	9
122	6048633	2914 Mitchell Cove Ne	Ashton Square	4	3	1	1991	\$639,000	\$639,000	\$4,500	09-10-2018	\$625,000	97.81	16
123	5985521	1582 Trentwood Place Ne	Ashford Park	5	4	0	1951	\$640,000	\$640,000	\$3,265	05-15-2018	\$640,000	100.00	2
124	5921853	1601 Danbury Parc Place Ne	Danbury Parc	5	4	0	2011	\$645,000	\$640,000	\$5,000	02-13-2018	\$621,000	96.28	87
125	6019973	2636 Apple Valley Road Ne	Ashford Park	5	4	0	2015	\$665,000	\$649,000	\$6,500	08-03-2018	\$615,000	92.48	36
126	5974374	1612 Danbury Parc Place Ne	Danbury Parc	4	3	1	2007	\$675,000	\$649,900	\$5,000	07-10-2018	\$649,900	96.28	83
127	5887157	2238 Lenox Ridge Court	Brookhaven Heights	4	3	1	1995	\$750,000	\$649,900	\$6,500	03-02-2018	\$643,500	85.80	189
128	5900560	3684 Westbrooke Circle	WESTBROOK PLACE	4	4	1	1994	\$669,000	\$649,900	\$11,000	02-12-2018	\$636,000	95.07	409

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.

Copyright © 2019 FMLS. All rights reserved.

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
129	5994785	1007 Nottingham Lane Ne	Nottingham Place	4	3	1	2000	\$674,900	\$649,900	\$0	07-31-2018	\$630,000	93.35	74
130	6039797	3525 Highgrove Way Way Ne	High Grove	5	4	1	1998	\$679,996	\$649,990	\$19,260	12-28-2018	\$639,000	93.97	148
131	5886224	3937 Ashford Trail Ne	Ashford Glen	5	3	1	1988	\$650,000	\$649,998	\$8,000	01-04-2018	\$612,500	94.23	126
132	6053247	2310 Attaway Walk Ne	Brookhaven Heights	4	2	1	1991	\$649,999	\$649,999	\$460	09-13-2018	\$655,550	100.85	5
133	5952980	2235 Lenox Walk Ne	Lenox Walk	5	3	0	1994	\$650,000	\$650,000	\$2,500	03-09-2018	\$660,000	101.54	9
134	6087768	1176 Newbridge Trace Ne	Chalfont	5	3	1	1988	\$650,000	\$650,000	\$0	12-12-2018	\$652,000	100.31	11
135	5979577	1584 Dresden Drive Ne	Ashford Park	5	3	0	2005	\$650,000	\$650,000	\$15,250	06-25-2018	\$650,000	100.00	13
136	6026426	1401 Tugaloo Drive	ASHFORD PARK	4	4	0	1996	\$699,900	\$650,000	\$0	11-16-2018	\$645,000	92.16	206
137	6025308	1391 Tugaloo Drive Ne	Brookhaven	4	3	1	1994	\$650,000	\$650,000	\$6,000	08-28-2018	\$640,000	98.46	4
138	5963491	1544 Kadleston Way Ne	Cambridge Park	4	2	1	1968	\$650,000	\$650,000	\$0	03-13-2018	\$640,000	98.46	4
139	5946305	1351 Hampton Hall Drive Ne	Hampton Hall	4	2	1	1970	\$650,000	\$650,000	\$0	03-07-2018	\$640,000	98.46	155
140	5979134	1119 Warrenhall Lane Ne	Hampton Hall	4	2	1	1968	\$650,000	\$650,000	\$1,000	06-29-2018	\$632,500	97.31	47
141	6073429	1660 Danbury Parc Place Ne	Danbury Parc	5	5	0	2007	\$650,000	\$650,000	\$7,500	10-31-2018	\$630,000	96.92	15
142	5927148	3218 Inman Drive Ne	Oglethorpe Estates	3	3	0	1968	\$699,000	\$650,000	\$7,500	02-16-2018	\$628,000	89.84	236
143	6014005	2867 Osborne Road Ne	Brookhaven	3	2	1	1950	\$650,000	\$650,000	\$0	08-03-2018	\$621,000	95.54	49
144	6028954	924 Wescott Lane Ne	Wescott	4	3	1	2001	\$650,000	\$650,000	\$10,000	08-10-2018	\$615,000	94.62	22
145	5946872	2330 Colonial Drive Ne	Brookhaven Heights	5	3	1	2009	\$699,000	\$660,000	\$0	04-30-2018	\$655,000	93.71	83
146	5912019	1170 Pelly Circle Ne	Arbors At Brookhaven	4	3	1	1999	\$680,000	\$665,500	\$4,150	01-31-2018	\$645,000	94.85	87
147	5993573	3159 Mae Avenue Ne	Lynwood Park	4	3	1	2002	\$669,000	\$669,000	\$2,000	06-01-2018	\$660,000	98.66	57
148	6004461	2759 Grove Street	Kendrick Village	4	3	1	2000	\$670,000	\$670,000	\$3,100	06-22-2018	\$659,000	98.36	73
149	6049102	1305 Oaklawn Avenue Ne	Ashford Park	4	3	1	1996	\$675,000	\$675,000	\$0	08-28-2018	\$680,000	100.74	3
150	5941069	2790 Georgian Drive W	Ashford Park	4	3	0	2013	\$675,000	\$675,000	\$14,000	01-26-2018	\$680,000	100.74	4
151	5976595	3267 Osborne Road Ne	Lynwood Park	5	4	1	2004	\$695,000	\$675,000	\$5,250	06-29-2018	\$670,000	96.40	52
152	6071961	2156 Wrights Mill Circle	Devereaux Commons	5	4	1	2001	\$675,000	\$675,000	\$5,000	12-07-2018	\$655,000	97.04	41
153	5982978	1106 Byrnwyck Road	Byrnwyck	5	4	2	1981	\$700,000	\$675,000	\$2,500	06-04-2018	\$655,000	93.57	30
154	5848996	1285 Victor Road Ne	Pine Hills	4	4	1	1993	\$700,000	\$675,000	\$4,000	01-19-2018	\$655,000	93.57	184
155	5971913	1044 Fairway Estates Ne	Fairway Estates Of Lenox Park	4	3	1	1999	\$700,000	\$675,000	\$4,200	06-28-2018	\$650,000	92.86	78
156	6026394	4219 Oak Forest Drive Ne	Oak Forest Hills	4	3	0	1957	\$675,000	\$675,000	\$0	07-23-2018	\$640,000	94.82	3
157	5929188	3013 Ringle Road	Ashford Park	4	4	1	1951	\$675,000	\$675,000	\$9,700	02-23-2018	\$638,000	94.52	251
158	6002015	2901 Redding Road Ne	Ashford Park	4	3	0	1947	\$679,000	\$679,000	\$1,000	04-27-2018	\$679,000	100.00	0
159	6019936	3200 Cates Avenue	Lynwood Park	4	3	1	2004	\$679,000	\$679,000	\$155	07-25-2018	\$665,425	98.00	3
160	5963042	3323 Stratfield Drive	Cambridge Park	4	3	0	1967	\$699,000	\$679,000	\$0	04-18-2018	\$600,000	85.84	46

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.

Copyright © 2019 FMLS. All rights reserved.

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
161	5981504	3410 Wynnton Drive	Hampton Hall	4	3	1	1968	\$680,000	\$680,000	\$15,090	05-29-2018	\$630,000	92.65	48
162	5943096	1048 Arbor Trace	Arbors At Lenox Park	3	2	1	1997	\$750,000	\$684,900	\$1,000	06-25-2018	\$650,000	86.67	137
163	6067128	1127 Fairway Gardens Ne	Fairway Gardens of Lenox Park	4	4	0	1996	\$699,900	\$689,000	\$20,000	12-10-2018	\$689,000	98.44	37
164	5976760	2777 Ashford Road Ne	Ashford Park	4	5	0	1953	\$689,900	\$689,900	\$5,000	04-20-2018	\$686,000	99.44	4
165	6028252	3260 Mae Avenue Ne	Lynwood Park	4	3	1	2008	\$689,900	\$689,900	\$2,500	07-19-2018	\$679,900	98.55	4
166	6019452	2767 Ashburn Lane	Ashford Park	5	3	1	2015	\$700,000	\$690,000	\$0	09-28-2018	\$675,000	96.43	74
167	5972629	2336 Coosawattee Drive Ne	Brookhaven	4	3	1	2014	\$729,000	\$698,500	\$7,900	06-26-2018	\$691,900	94.91	64
168	5983205	2703 Skyland Drive Ne	Ashford Park	4	4	0	2005	\$725,000	\$699,000	\$10,000	06-04-2018	\$695,000	95.86	40
169	6012634	1450 Cheshire Way Ne	Ashford Park	3	2	1	1956	\$699,000	\$699,000	\$0	06-21-2018	\$685,000	98.00	1
170	5951890	2807 Osborne Road Ne	Kendrick Village	5	4	0	1998	\$749,000	\$699,000	\$8,000	06-28-2018	\$675,000	90.12	132
171	5954455	3889 Chaucer Wood Ne	chaucer woodds	5	3	1	1986	\$749,900	\$699,000	\$0	06-05-2018	\$670,000	89.35	89
172	6078904	2583 Brookline Circle Ne	BROOKHAVEN RENAISSANCE	5	5	0	2000	\$699,900	\$699,900	\$2,500	11-29-2018	\$690,000	98.59	12
173	5994600	1421 Stratfield Circle Ne	Cambridge Park	4	3	1	1968	\$819,900	\$699,900	\$0	07-16-2018	\$675,000	82.33	63
174	6027584	1111 Victoria Street Ne	Lynwood Park	4	3	1	2007	\$700,000	\$700,000	\$3,500	07-19-2018	\$726,500	103.79	5
175	6097682	2823 Ashford Road Ne	Ashford Park	5	4	0	1954	\$700,000	\$700,000	\$1,000	12-07-2018	\$710,000	101.43	4
176	6091909	1093 Hedge Rose Court Ne	Hedge Rose	6	4	2	1997	\$700,000	\$700,000	\$10,000	12-13-2018	\$700,000	100.00	161
177	5962355	2372 Ewing Drive Ne	Drew Valley	4	3	1	2013	\$700,000	\$700,000	\$0	03-30-2018	\$700,000	100.00	3
178	6008826	1079 Mendell Circle Ne	Lynwood Park	4	4	1	2004	\$700,000	\$700,000	\$5,000	07-23-2018	\$675,000	96.43	43
179	5955721	1312 Brookhaven Garden Lane	Brookhaven Gardens	4	3	1	1998	\$735,000	\$700,000	\$5,000	04-16-2018	\$670,000	91.16	230
180	5994282	1946 Park Chase Lane Ne	Park Chase	4	4	0	2017	\$708,917	\$708,917	\$2,500	07-20-2018	\$711,117	100.31	41
181	6059184	1496 Cortez Lane Ne	Drew Valley	5	3	0	1955	\$709,000	\$709,000	\$5,500	09-25-2018	\$709,000	100.00	9
182	6077625	1249 Brooke Greene Ne	Brooke Green	5	4	1	2000	\$739,500	\$710,000	\$7,000	12-14-2018	\$700,000	94.66	87
183	5917379	1022 Saint James Crossing Ne	Saint James Crossing	3	2	1	1988	\$714,900	\$714,900	\$0	01-03-2018	\$689,000	96.38	12
184	6001574	3197 Madison Avenue Ne	Lynwood Park	4	4	1	2007	\$749,900	\$715,000	\$0	08-17-2018	\$692,000	92.28	80
185	6086656	2175 Wrights Mill Lane Ne	Devereaux Commons	5	4	0	2000	\$719,000	\$719,000	\$8,000	12-07-2018	\$719,000	100.00	6
186	5650372	1993 E Roxboro Road	Enclave at Wright Avenue	5	4	0	2016	\$679,000	\$719,000	\$13,075	06-29-2018	\$710,000	104.57	746
187	5649881	1985 E Roxboro Road	Enclave at Wright Avenue	5	4	0	2016	\$679,000	\$719,000	\$11,825	06-22-2018	\$710,000	104.57	749
188	5972516	1149 Pine Grove Avenue Ne	Brookhaven Heights	4	3	1	1996	\$719,000	\$719,000	\$0	05-07-2018	\$688,000	95.69	155
189	5938035	3721 Wescott Way	Wescott - Brookhaven	4	3	1	2015	\$724,900	\$724,900	\$1,750	01-29-2018	\$710,000	97.94	71
190	5988251	1198 Pelly Circle	Brookhaven	3	3	1	1999	\$724,990	\$724,990	\$245	06-07-2018	\$705,500	97.31	12
191	5927879	3770 Wescott Cove Ne	Wescott	5	4	1	2003	\$725,000	\$725,000	\$2,500	01-04-2018	\$705,000	97.24	5

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 .

Copyright © 2019 FMLS. All rights reserved.

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
192	6062661	1516 Ashford Club Court Ne	Ashford Club	5	3	0	1996	\$725,000	\$725,000	\$1,000	11-21-2018	\$700,000	96.55	226
193	6062289	3199 Windsor Lake Drive Ne	Windsor Park	5	3	1	2000	\$749,000	\$725,000	\$10,500	11-14-2018	\$700,000	93.46	41
194	5923715	1186 Standard Drive Ne	Brookhaven Heights	5	4	1	2004	\$819,000	\$739,000	\$9,000	02-15-2018	\$747,000	91.21	90
195	6034347	1107 Victoria Street	Lynwood Park	4	3	1	2007	\$739,900	\$739,900	\$8,000	07-27-2018	\$739,900	100.00	3
196	6030787	3224 Windsor Lake Drive Ne	Windsor Park	5	4	1	2000	\$739,900	\$739,900	\$2,000	08-07-2018	\$739,900	100.00	1
197	5925307	1781 Buckhead Valley Lane Ne	Brookhaven	4	3	0	2002	\$739,900	\$739,900	\$15,648	03-15-2018	\$730,000	98.66	192
198	6008025	1278 Windsor Parkway	Brookhaven	4	3	1	2005	\$789,000	\$744,900	\$10,000	09-17-2018	\$716,500	90.81	92
199	5964670	3720 Westbrooke Circle Ne	Westbrooke Place	5	4	1	1993	\$745,000	\$745,000	\$0	04-04-2018	\$792,500	106.38	3
200	5995080	1316 Victor Road Ne	Pine Hills	4	3	1	1961	\$829,000	\$749,000	\$0	07-25-2018	\$735,000	88.66	165
201	6090418	1056 Bluffhaven Way Ne	The Bluffs of Nancy Creek	4	4	1	2003	\$749,000	\$749,000	\$8,000	12-10-2018	\$728,000	97.20	16
202	5998331	3187 Mae Avenue Ne	Lynwood Park	4	3	1	2006	\$749,569	\$749,569	\$0	06-08-2018	\$755,000	100.73	4
203	5928603	3264 Mae Avenue	Lynwood Park	4	3	1	2017	\$759,000	\$749,900	\$6,500	02-02-2018	\$750,000	98.81	64
204	5947184	3762 Fox Glen Court Ne	Brookhaven	5	4	0	1967	\$749,900	\$749,900	\$5,000	02-16-2018	\$740,000	98.68	4
205	5957265	1696 N Druid Hills Road Ne	Brookhaven	5	5	1	2007	\$799,900	\$749,900	\$4,630	06-18-2018	\$725,000	90.64	87
206	6005930	2962 Skyland Drive Ne	Ashford Park	4	3	0	2012	\$750,000	\$750,000	\$11,000	06-12-2018	\$771,000	102.80	6
207	6048903	2603 Ashford Road Ne	Ashford Park	4	3	0	2005	\$750,000	\$750,000	\$7,000	08-24-2018	\$765,000	102.00	3
208	6040754	3201 Mae Avenue Ne	Lynwood Park	5	4	1	2007	\$750,000	\$750,000	\$0	08-24-2018	\$758,000	101.07	6
209	6056197	2270 Fairway Circle Ne	Hillsdale	4	3	0	2014	\$750,000	\$750,000	\$0	09-27-2018	\$750,000	100.00	2
210	6055422	3271 Lynwood Drive Ne	Lynwood Park	5	3	1	2003	\$750,000	\$750,000	\$5,975	09-10-2018	\$750,000	100.00	2
211	6018717	1014 Bluffhaven Way Ne	The Bluffs of Nancy Creek	4	3	1	2001	\$750,000	\$750,000	\$0	07-23-2018	\$750,000	100.00	6
212	5971317	1122 Bluffhaven Way	The Bluffs Of Nancy Creek	5	4	1	2001	\$775,000	\$750,000	\$0	05-04-2018	\$750,000	96.77	25
213	5967933	2238 Matthews Street Ne	Brookhaven Heights	4	4	0	2007	\$750,000	\$750,000	\$5,300	04-13-2018	\$750,000	100.00	3
214	5906848	2037 Fairway Circle Ne	Hillsdale	5	4	1	2018	\$775,000	\$750,000	\$7,500	08-22-2018	\$750,000	96.77	311
215	5965769	1444 Etowah Drive Ne	Brookhaven Fields	5	5	1	2009	\$799,000	\$750,000	\$16,000	04-05-2018	\$733,000	91.74	23
216	6071075	2668 Green Meadows Lane Ne	Ashford Park	4	3	0	2005	\$750,000	\$750,000	\$3,500	10-19-2018	\$712,950	95.06	8
217	6023213	2342 Coosawattee Drive Ne	Brookhaven Fields	5	3	0	2014	\$765,000	\$765,000	\$0	07-11-2018	\$785,000	102.61	2
218	6006459	1849 Canmont Drive Ne	Ashford Park	5	4	0	2018	\$775,000	\$765,000	\$7,500	06-29-2018	\$765,000	98.71	151
219	5999569	1706 Dresden Drive Ne	Ashford Park	5	3	0	2013	\$765,000	\$765,000	\$500	05-30-2018	\$765,000	100.00	2
220	5944372	1701 Dresden Drive Ne	Ashford Park	5	5	0	2015	\$775,000	\$765,000	\$10,100	04-26-2018	\$760,000	98.07	83
221	5964293	1890 Canmont Drive Ne	Ashford Park	4	3	1	2017	\$769,000	\$769,000	\$13,000	04-27-2018	\$769,000	100.00	46
222	5935798	1104 Victoria Street	Lynwood Park	5	4	1	2017	\$769,000	\$769,000	\$4,000	03-23-2018	\$769,000	100.00	45
223	5935713	1100 Victoria Street	Lynwood Park	5	4	1	2017	\$769,000	\$769,000	\$0	03-16-2018	\$764,500	99.42	88

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 .

Copyright © 2019 FMLS. All rights reserved.

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
224	5878924	1056 Pine Grove Avenue Ne	Brookhaven Heights	5	3	0	1998	\$850,000	\$769,800	\$10,000	01-16-2018	\$735,000	86.47	155
225	5969601	1131 Brookhaven Court	Brookhaven Court	4	3	1	1992	\$769,900	\$769,900	\$0	04-16-2018	\$707,000	91.83	16
226	5920647	1281 Roxboro Drive Ne	Pine Hills	4	2	1	2007	\$799,900	\$774,900	\$11,000	04-06-2018	\$760,000	95.01	129
227	6016540	2729 Tallulah Drive Ne	Brookhaven	4	4	0	2014	\$775,000	\$775,000	\$3,000	06-28-2018	\$805,000	103.87	3
228	6093960	1902 Wyndale Court	Wyntree	5	4	0	2007	\$775,000	\$775,000	\$1,500	12-14-2018	\$775,000	100.00	5
229	6008662	4033 Newhaven Circle Ne	New Haven	4	3	1	2003	\$829,000	\$775,000	\$9,500	09-18-2018	\$775,000	93.49	83
230	5985477	1067 Antioch Drive Ne	Lynwood Park	5	3	1	2005	\$775,000	\$775,000	\$2,000	05-30-2018	\$763,000	98.45	2
231	5977308	3937 Glencrest Court Ne	Ashford Glen	4	3	1	1988	\$799,000	\$775,000	\$0	05-31-2018	\$742,500	92.93	70
232	5973034	1705 Duke Road	Ashford Park	5	4	1	2005	\$799,900	\$775,000	\$8,000	05-14-2018	\$740,000	92.51	24
233	6027701	1383 Village Park Drive Ne	Village Park at Brookhaven	3	3	1	2000	\$779,900	\$779,900	\$0	07-24-2018	\$750,000	96.17	6
234	5985586	2326 Drew Valley Road Ne	Drew Valley	5	4	0	2015	\$780,000	\$780,000	\$400	05-04-2018	\$780,000	100.00	3
235	5970354	1919 9Th Street	Ashford Park	5	4	0	2018	\$795,000	\$795,000	\$17,349	04-24-2018	\$797,575	100.32	6
236	5913930	3810 Chamblee Dunwoody Road	Vickery	5	5	1	2017	\$825,000	\$795,000	\$3,000	03-09-2018	\$795,000	96.36	99
237	5977410	1894 Tobey Road	Ashford Park	6	4	0	2006	\$799,000	\$799,000	\$9,210	04-25-2018	\$799,000	100.00	15
238	6023481	3478 Brookleigh Lane Ne	The Reserve At Brookleigh	5	4	0	2013	\$825,000	\$799,000	\$3,000	09-14-2018	\$790,000	95.76	56
239	5939429	2818 Skyland Drive Ne	Ashford Park	5	4	1	2004	\$850,000	\$799,000	\$0	03-20-2018	\$790,000	92.94	69
240	5971792	1523 Cortez Lane Ne	Drew Valley	5	4	0	2006	\$799,000	\$799,000	\$0	04-16-2018	\$774,000	96.87	5
241	6083591	1123 Brookhaven Court	Brookhaven Court	5	3	1	1989	\$799,000	\$799,000	\$0	11-08-2018	\$755,000	94.49	6
242	5970040	1436 Cartecay Drive Ne	Brookhaven Fields	5	4	0	1999	\$799,900	\$799,900	\$0	03-29-2018	\$812,824	101.62	3
243	6035346	3833 Byrnwyck Place Ne	Byrnwyck	5	4	1	1979	\$799,900	\$799,900	\$0	08-09-2018	\$799,000	99.89	2
244	6012373	3699 Canyon Ridge Court Ne	The Bluffs Of Nancy Creek	4	4	0	2002	\$799,900	\$799,900	\$4,000	07-17-2018	\$780,000	97.51	28
245	5968052	2336 Drew Valley Road Ne	Drew Valley	3	2	1	2007	\$799,900	\$799,900	\$10,000	04-30-2018	\$780,000	97.51	12
246	5976512	3181 Lynwood Drive Ne	Oglethorpe Estates	6	4	1	2007	\$800,000	\$800,000	\$0	04-27-2018	\$815,000	101.88	4
247	6029090	1123 Bluffhaven Way	The Bluffs Of Nancy Creek	6	5	0	2003	\$849,000	\$800,000	\$2,000	10-01-2018	\$800,000	94.23	28
248	5981791	1321 Sunland Drive Ne	Ashford Park	5	4	1	2007	\$825,000	\$800,000	\$13,500	06-07-2018	\$800,000	96.97	31
249	6045273	3710 Canyon Ridge Court	The Bluffs Of Nancy Creek	4	3	1	2002	\$800,000	\$800,000	\$23,475	08-24-2018	\$780,500	97.56	6
250	5970700	1521 Runnymede Road	Sexton Woods	4	4	0	2017	\$814,900	\$814,900	\$0	04-11-2018	\$799,000	98.05	282
251	5970871	1755 Buckhead Valley Lane Ne	BUCKHEAD VALLEY	4	3	1	2004	\$815,000	\$815,000	\$1,000	05-01-2018	\$815,000	100.00	4
252	5930878	3164 Caldwell Road Ne	Ashford Park	4	3	1	2016	\$815,000	\$815,000	\$10,000	02-01-2018	\$785,000	96.32	308
253	6046024	1169 Victoria Street	Lynwood Park	6	5	0	2018	\$839,000	\$825,000	\$760	08-21-2018	\$825,000	98.33	21
254	5919042	1835 Buckhead Lane Ne	Buckhead Preserve	5	5	0	2012	\$875,000	\$825,000	\$0	10-22-2018	\$799,000	91.31	337
255	6004851	1104 Bluffhaven Way Ne	Bluffs of Nancy Creek	6	5	0	2001	\$839,000	\$829,000	\$5,000	07-30-2018	\$799,000	95.23	29

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.

Copyright © 2019 FMLS. All rights reserved.

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
256	5927918	2438 Drew Valley Road	Drew Valley	5	4	0	2017	\$869,900	\$829,900	\$2,264	04-16-2018	\$840,000	96.56	749
257	5955527	2480 Ellijay Drive Ne	Brookhaven Fields	4	4	1	2007	\$829,900	\$829,900	\$1,500	03-27-2018	\$775,000	93.39	28
258	5944218	1042 Devine Circle Ne	Lynwood Park	5	4	1	2017	\$839,000	\$839,000	\$0	03-02-2018	\$840,000	100.12	34
259	5947465	3653 Donaldson Drive	Sexton Woods	5	4	0	2018	\$839,000	\$839,000	\$8,000	02-15-2018	\$839,000	100.00	8
260	6069284	1780 Buckhead Valley Lane Ne	Buckhead Valley Brookhaven	5	5	0	2003	\$839,000	\$839,000	\$0	10-31-2018	\$812,500	96.84	45
261	5979921	1865 Tobey Road	Ashford Park	6	5	0	2006	\$849,000	\$839,000	\$0	06-28-2018	\$804,000	94.70	68
262	5928510	1852 Georgian Terrace	Ashford Park	6	4	0	2015	\$847,500	\$839,750	\$7,500	04-06-2018	\$800,660	94.47	113
263	6013053	1501 Runnymede Road Ne	Sexton Woods	5	4	0	2018	\$839,900	\$839,900	\$0	06-29-2018	\$839,900	100.00	3
264	6013938	2643 Caldwell Road Ne	Ashford Park	6	7	0	2007	\$840,000	\$840,000	\$7,000	06-28-2018	\$832,000	99.05	3
265	5954972	3309 Osborne Road Ne	Lynwood Park	5	4	1	2008	\$845,000	\$845,000	\$7,500	03-16-2018	\$841,500	99.59	21
266	5952263	2445 Oostanula Drive Ne	Brookhaven Fields	5	4	1	2000	\$847,950	\$847,950	\$0	03-05-2018	\$815,000	96.11	21
267	5936259	2516 Wawona Drive Ne	Drew Valley	4	3	1	2017	\$848,000	\$848,000	\$5,900	02-09-2018	\$827,500	97.58	230
268	6051276	2855 Parkridge Drive Ne	Ashford Park	5	4	0	2005	\$849,000	\$849,000	\$1,500	09-13-2018	\$845,000	99.53	12
269	5940271	2993 Osborne Road Ne	Brookhaven	6	5	1	2016	\$849,000	\$849,000	\$0	01-12-2018	\$825,000	97.17	14
270	5962050	2114 Fairway Circle	Hillsdale	4	3	1	2015	\$849,000	\$849,000	\$1,000	04-20-2018	\$820,000	96.58	30
271	6026986	2885 Redding Road	ASHFORD PARK	4	2	2	1945	\$849,900	\$849,900	\$1,000	08-20-2018	\$820,000	96.48	0
272	6073230	2582 Ashford Road	Ashford Park	4	3	1	2011	\$850,000	\$850,000	\$3,000	11-12-2018	\$850,000	100.00	7
273	6003059	3113 Silver Lake Drive Ne	Brittany/Oglethorpe Estates	4	3	0	2018	\$875,000	\$850,000	\$10,000	09-14-2018	\$850,000	97.14	102
274	5949991	3020 Ringle Road	Ashford Park	5	4	1	2008	\$850,000	\$850,000	\$1,500	03-30-2018	\$850,000	100.00	14
275	5918783	3144 Caldwell Road Ne	Ashford Park	5	4	1	2017	\$850,000	\$850,000	\$7,500	03-30-2018	\$850,000	100.00	119
276	5996118	1777 Georgian Terrace	Non	6	4	1	2005	\$865,000	\$850,000	\$5,750	06-29-2018	\$822,000	95.03	42
277	5965799	2829 Duncan Drive	Ashford Park	6	4	1	2007	\$875,000	\$850,000	\$6,000	05-15-2018	\$809,000	92.46	28
278	5978916	3670 Mill Creek Road Ne	Brookhaven	5	4	0	2013	\$860,000	\$860,000	\$538	06-04-2018	\$840,000	97.67	26
279	5947980	1126 Devine Circle Ne	Lynwood Park	5	4	1	2007	\$875,000	\$865,000	\$0	03-29-2018	\$865,000	98.86	133
280	5982370	2769 Grove Street Ne	Brookhaven	5	4	1	2004	\$880,000	\$865,000	\$10,000	08-08-2018	\$860,000	97.73	69
281	5992949	1518 Cortez Lane Ne	Brookhaven	4	3	1	2013	\$895,000	\$870,000	\$1,500	05-30-2018	\$860,000	96.09	17
282	5974373	1161 Victoria Street Ne	LYNWOOD PARK	6	6	1	2018	\$875,000	\$875,000	\$7,500	05-31-2018	\$875,000	100.00	22
283	6003134	1862 Buckhead Valley Lane Ne	Pine Hills	5	5	0	2004	\$919,900	\$875,000	\$0	08-03-2018	\$857,000	93.16	72
284	6018001	3194 Silver Lake Drive Ne	Oglethorpe Estates	4	4	1	2012	\$890,000	\$875,000	\$0	11-09-2018	\$850,000	95.51	98
285	6012236	1171 Pine Grove Avenue Ne	Brookhaven Heights	4	4	1	2006	\$875,000	\$875,000	\$0	09-04-2018	\$837,500	95.71	68
286	5989126	1727 Buckhead Lane Ne	Buckhead Preserve	5	5	0	2012	\$875,000	\$875,000	\$0	06-14-2018	\$821,220	93.85	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.

Copyright © 2019 FMLS. All rights reserved.

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
287	5952611	1407 Cartecay Drive Ne	BROOKHAVEN FIELD	5	4	0	2006	\$879,800	\$879,800	\$0	02-28-2018	\$845,500	96.10	257
288	6065970	2658 Cove Circle Ne	Drew Valley	6	5	1	2015	\$889,000	\$889,000	\$0	10-05-2018	\$885,000	99.55	11
289	6072243	2258 Colonial Drive Ne	Brookhaven Heights	6	5	0	2001	\$890,000	\$890,000	\$0	11-06-2018	\$879,980	98.87	7
290	6101249	2250 Fairway Circle Ne	Hillsdale	5	5	1	2018	\$895,000	\$895,000	\$10,000	12-28-2018	\$895,000	100.00	58
291	6047988	2824 Georgian Drive W	Georgian Hills	5	3	0	2017	\$895,000	\$895,000	\$0	10-05-2018	\$860,000	96.09	279
292	6054391	1273 Ragley Hall Road Ne	Cambridge Park	5	3	1	1972	\$1,100,000	\$895,000	\$0	11-30-2018	\$805,000	73.18	72
293	5900655	1087 Arbor Trace Ne	The Arbors at Lenox Park	5	4	2	1997	\$949,000	\$895,000	\$7,000	01-02-2018	\$805,000	84.83	79
294	5972634	2773 Ashburn Lane	Ashford Park	5	4	0	2018	\$899,000	\$899,000	\$0	04-27-2018	\$899,000	100.00	4
295	6054001	1157 Oglethorpe Avenue Ne	Brookhaven Heights	5	4	1	2017	\$925,000	\$899,000	\$0	10-26-2018	\$890,000	96.22	131
296	5997318	1383 Noel Drive Ne	Brookhaven Fields	4	3	1	2006	\$899,000	\$899,000	\$3,000	06-08-2018	\$873,000	97.11	20
297	5986317	1261 N Druid Hills Road Ne	Brookhaven Heights	4	3	0	2016	\$929,900	\$899,000	\$0	06-05-2018	\$860,000	92.48	49
298	5938937	2715 Caldwell Road Ne	ASHFORD PARK	4	3	1	2008	\$899,000	\$899,000	\$0	01-05-2018	\$820,000	91.21	7
299	6048195	1129 Thornwell Drive Ne	Brookhaven Heights	4	4	1	2006	\$929,900	\$899,900	\$12,000	12-14-2018	\$875,000	94.10	100
300	6046763	1322 Rustic Ridge Drive Ne	ASHFORD FOREST	5	5	0	2014	\$949,900	\$899,900	\$6,000	11-29-2018	\$873,000	91.90	95
301	5947561	2295 Matthews Street	Brookhaven Heights	5	5	0	2017	\$899,900	\$899,900	\$0	03-30-2018	\$872,750	96.98	54
302	6005102	1343 Chaucer Lane	Canterbury Hills	5	4	0	2007	\$899,900	\$899,900	\$0	06-15-2018	\$843,375	93.72	4
303	5974164	1163 Thornwell Drive Ne	Brookhaven Heights	5	5	1	2002	\$950,000	\$900,000	\$0	07-23-2018	\$870,000	91.58	115
304	5991056	2573 Drew Valley Road Ne	Drew Valley	5	4	1	2018	\$925,000	\$915,000	\$1,000	08-27-2018	\$899,000	97.19	125
305	5988262	2382 Ewing Drive Ne	Drew Valley	6	5	0	2018	\$925,000	\$925,000	\$0	05-04-2018	\$925,000	100.00	6
306	5935410	1855 Tobey Road	Ashford Park	5	4	0	2017	\$925,000	\$925,000	\$0	03-01-2018	\$915,000	98.92	31
307	6088694	2287 Briarwood Hills Drive	Ashford Park	5	4	0	2018	\$950,000	\$925,000	\$4,800	12-18-2018	\$908,500	95.63	55
308	6023240	1453 Grant Drive Ne	Brookhaven	5	3	1	2014	\$925,000	\$925,000	\$0	06-21-2018	\$905,000	97.84	27
309	6033169	1455 Cheshire Way Ne	Ashford Park	4	4	1	2007	\$925,000	\$925,000	\$0	07-31-2018	\$895,000	96.76	8
310	6025657	2492 Ellijay Drive Drive Ne	Brookhaven Fields	5	4	1	2015	\$935,000	\$935,000	\$0	07-31-2018	\$897,600	96.00	13
311	5944978	2824 Skyland Drive Ne	Ashford Park	5	4	0	2017	\$939,500	\$939,500	\$7,500	03-29-2018	\$915,000	97.39	39
312	5974926	4252 Ashwoody Trail Ne	Oak Forest Heights	6	5	1	2012	\$965,000	\$945,000	\$2,500	06-15-2018	\$926,000	95.96	42
313	5913921	1700 Wayland Circle Ne	Grant Estates	4	4	1	2017	\$949,000	\$949,000	\$0	12-21-2018	\$945,000	99.58	308
314	6090595	2602 Drew Valley Road Ne	Drew Valley	5	4	0	2018	\$949,000	\$949,000	\$0	11-27-2018	\$935,000	98.53	14
315	5940601	1612 Richwood Drive Ne	Ashford Park	5	4	1	2017	\$950,000	\$950,000	\$0	06-11-2018	\$964,500	101.53	3
316	5985060	1262 W Nancy Creek Drive Ne	Devonshire	5	4	0	2003	\$950,000	\$950,000	\$7,000	05-29-2018	\$950,000	100.00	3
317	5927056	3816 W Nancy Creek Place Ne	Parkcrest West	4	3	1	2000	\$950,000	\$950,000	\$0	03-06-2018	\$950,000	100.00	92
318	5931471	2864 Georgian Drive W	Ashford Park	5	4	0	2017	\$950,000	\$950,000	\$0	01-19-2018	\$905,000	95.26	108

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 .

Copyright © 2019 FMLS. All rights reserved.

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
319	6028091	3717 Canyon Ridge Court Ne	The Bluffs of Nancy Creek	6	5	1	2001	\$960,000	\$960,000	\$0	08-07-2018	\$960,000	100.00	11
320	6051042	1372 Noel Drive Ne	Brookhaven Fields	4	4	1	2006	\$980,000	\$965,000	\$0	11-08-2018	\$950,000	96.94	58
321	5970139	2721 Caldwell Road Ne	Ashford Park	5	4	1	2014	\$985,000	\$965,000	\$5,600	07-20-2018	\$950,000	96.45	118
322	6071495	2638 Dogwood Terrace Ne	Ashford Park	5	4	1	2012	\$975,000	\$975,000	\$4,000	10-19-2018	\$975,000	100.00	3
323	5948736	2243 Matthews Street Ne	Brookhaven Heights	5	5	1	2006	\$1,025,000	\$975,000	\$0	06-25-2018	\$940,000	91.71	115
324	6005261	1393 Noel Drive	Brookhaven Fields	5	5	1	2007	\$995,000	\$995,000	\$4,000	06-29-2018	\$999,000	100.40	2
325	5998728	1000 Club Commons Circle Ne	Brookhaven - Club Commons	4	4	1	1982	\$995,000	\$995,000	\$7,000	06-29-2018	\$980,000	98.49	6
326	5914024	2889 Parkridge Drive Ne	Ashford Ridge	5	4	0	2017	\$995,000	\$995,000	\$0	05-03-2018	\$980,000	98.49	236
327	5979973	1393 Wilford Drive Ne	Ashford Park	4	4	1	2016	\$1,025,000	\$998,000	\$0	05-30-2018	\$980,000	95.61	33
328	5910676	1693 E Nancy Creek Drive	Murphey Candler	6	5	0	2017	\$999,000	\$999,000	\$3,000	03-19-2018	\$985,000	98.60	144
329	5954669	1055 Brookhaven Lane Ne	Brookhaven	5	4	1	1994	\$1,095,000	\$999,000	\$10,000	06-29-2018	\$950,000	86.76	335
330	6031864	1050 Wimberly Road	Historic Brookhaven	4	4	1	2018	\$999,900	\$999,900	\$0	07-27-2018	\$990,000	99.01	105
331	5982743	2975 Osborne Road Ne	None	6	6	0	2018	\$999,900	\$999,900	\$0	06-04-2018	\$980,000	98.01	10
332	6106355	1217 Oglethorpe Avenue	BROOKHAVEN HEIGHTS	4	4	2	2007	\$999,950	\$999,950	\$0	12-21-2018	\$982,000	98.21	141
333	6077288	3186 Silver Lake Drive Ne	Brittany	6	5	1	2007	\$999,999	\$999,999	\$0	11-30-2018	\$975,000	97.50	117
334	6074167	1245 Ragley Hall Road Ne	Cambridge Park	5	3	1	1972	\$1,025,000	\$1,025,000	\$0	11-02-2018	\$985,000	96.10	6
335	5998360	1495 Brookhaven Trace Ne	Brookhaven Trace	5	4	1	1999	\$1,095,000	\$1,050,000	\$0	08-14-2018	\$993,000	90.69	91

# LISTINGS:	335	AVG VALUES:	4	3	1	1994	\$720,407	\$710,060	\$3,717		\$698,499	97.17	61
--------------------	------------	--------------------	----------	----------	----------	-------------	------------------	------------------	----------------	--	------------------	--------------	-----------

# LISTINGS TOTAL:	335	AVG VALUES FOR ALL:	4	3	1	1994	\$720,407	\$710,060	\$3,717		\$698,499	97.17	61
--------------------------	------------	----------------------------	----------	----------	----------	-------------	------------------	------------------	----------------	--	------------------	--------------	-----------

MEDIAN VALUES FOR ALL:			4	3	1	2000	\$700,000	\$699,000	\$2,000		\$680,000	97.58	26
-------------------------------	--	--	----------	----------	----------	-------------	------------------	------------------	----------------	--	------------------	--------------	-----------

Quick Statistics (335 Listings Total)				
	Min	Max	Average	Median
List Price	\$495,000	\$1,050,000	\$710,060	\$699,000
Sale Price	\$500,000	\$999,000	\$698,499	\$680,000

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 .

Copyright © 2019 FMLS. All rights reserved.

Comparative Market Analysis Summary

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 **City** is 'Brookhaven'

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 .

Copyright © 2019 FMLS. All rights reserved.