

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	5946887	1196 Goodwin Road	PINE HILLS	5	5	1	2008	\$1,149,000	\$999,900	\$1,000	04-19-2018	\$1,010,000	87.90	82
2	5928125	2598 Winding Lane Ne	Ashford Park	5	4	0	2007	\$1,100,000	\$1,000,000	\$0	01-16-2018	\$1,000,000	90.91	30
3	5971529	2389 Nesbitt Drive Ne	Brookhaven Drew Valley	5	3	1	2018	\$1,050,000	\$1,050,000	\$0	05-25-2018	\$1,026,000	97.71	12
4	6050639	1471 Canoochee Drive Ne	Brookhaven Fields	6	6	0	2018	\$1,075,000	\$1,050,000	\$0	08-31-2018	\$1,025,000	95.35	26
5	6032115	1064 Brookhaven Lane	Brookhaven	5	4	2	1994	\$1,075,000	\$1,075,000	\$0	09-28-2018	\$1,000,000	93.02	525
6	6088923	1089 Wimberly Road Ne	Brookhaven	5	5	1	2015	\$1,099,000	\$1,079,000	\$0	12-28-2018	\$1,057,000	96.18	46
7	6010655	1945 Woodsdale Road Ne	Pine Hills	4	3	2	2008	\$1,109,900	\$1,079,900	\$500	07-31-2018	\$1,033,000	93.07	323
8	5988904	2585 N Thompson Road Ne	Ashford Park	5	4	1	2018	\$1,085,000	\$1,085,000	\$0	05-18-2018	\$1,090,000	100.46	5
9	5987995	1463 Hearst Drive Ne	Oglethorpe Estates	5	4	1	1957	\$1,090,000	\$1,090,000	\$1,000	05-07-2018	\$1,100,000	100.92	215
10	5937529	1026 Mill Overlook Ne	Mill Creek Overlook	6	5	0	2000	\$1,199,000	\$1,149,000	\$7,000	03-01-2018	\$1,050,000	87.57	63
11	6026319	3388 Breton Court Ne	Brittany	4	4	1	1958	\$1,150,000	\$1,150,000	\$2,500	07-27-2018	\$1,142,000	99.30	5
12	5982543	1181 Rennes Court Ne	Brittany	5	4	0	2012	\$1,200,000	\$1,150,000	\$3,000	07-20-2018	\$1,110,000	92.50	83
13	6032899	1519 Ne Brookhaven Trace Ne	Brookhaven Trace	6	5	0	1999	\$1,215,000	\$1,174,900	\$22,000	11-08-2018	\$1,110,000	91.36	160
14	5922832	4133 Navajo Trail	nancy creek heights	5	5	1	2017	\$1,175,000	\$1,175,000	\$0	01-18-2018	\$1,105,000	94.04	219
15	5961351	1067 Wimberly Road Ne	None	5	5	1	2015	\$1,175,000	\$1,175,000	\$0	05-18-2018	\$1,100,000	93.62	41
16	6011800	2566 Ashford Road Ne	Ashford Park	5	4	1	2017	\$1,185,000	\$1,185,000	\$15,000	07-24-2018	\$1,185,000	100.00	58
17	5965252	3091 Mabry Road Ne	Historic Brookhaven	5	4	1	2018	\$1,195,000	\$1,195,000	\$0	09-07-2018	\$1,176,811	98.48	134
18	5940127	1408 Lanier Manor Ne	LANIER MANOR	6	6	1	2003	\$1,199,000	\$1,199,000	\$20,000	03-07-2018	\$1,120,000	93.41	47
19	5999239	2610 Ashford Road Ne	Ashford Park	5	5	0	2018	\$1,200,000	\$1,200,000	\$0	05-31-2018	\$1,200,000	100.00	4
20	6074458	2666 N Thompson Road	Ashford Park	5	4	1	2018	\$1,200,000	\$1,200,000	\$10,000	12-14-2018	\$1,180,000	98.33	42
21	5991194	1402 Cheshire Way Ne	Ashford Park	5	4	1	2018	\$1,200,914	\$1,200,914	\$0	06-29-2018	\$1,200,914	100.00	0
22	5922371	2385 Coosawattee Drive Ne	Brookhaven	4	4	1	2018	\$1,199,000	\$1,225,000	\$0	09-18-2018	\$1,225,000	102.17	94
23	6074621	3086 Hermance Drive Ne	Brookhaven	6	6	1	2018	\$1,300,000	\$1,250,000	\$11,000	11-28-2018	\$1,221,000	93.92	20
24	6047807	1791 Duke Road	Ashford Park	5	6	0	2007	\$1,269,900	\$1,269,900	\$155	10-15-2018	\$1,230,000	96.86	2
25	5919003	3919 Flowerland Drive Ne	Brookhaven	5	5	1	2017	\$1,275,000	\$1,275,000	\$500	06-08-2018	\$1,239,000	97.18	167
26	5988776	4102 Oak Forest Drive	Oak Forest Hills	5	4	1	2018	\$1,280,000	\$1,280,000	\$30,000	07-16-2018	\$1,280,000	100.00	23
27	5989866	3236 Inman Drive Ne	Oglethorpe Estates	6	5	1	2017	\$1,400,000	\$1,345,000	\$0	12-14-2018	\$1,327,000	94.79	493
28	6070689	3061 Mabry Road	Historic Brookhaven	6	6	0	2015	\$1,450,000	\$1,350,000	\$13,000	11-27-2018	\$1,285,000	88.62	27
29	5962834	1421 Epping Forest Drive Ne	Cambridge Park	5	4	1	1970	\$1,350,000	\$1,350,000	\$394	05-02-2018	\$1,275,000	94.44	25
30	5933351	2893 Redding Road	Ashford Park	5	6	0	2006	\$1,335,000	\$1,390,000	\$4,000	01-12-2018	\$1,300,000	97.38	12
31	6023109	1083 Wimberly Road	Historic Brookhaven	8	6	1	2018	\$1,395,000	\$1,395,000	\$0	06-29-2018	\$1,410,000	101.08	113
32	5980291	1419 Hearst Drive	Oglethorpe Estates	5	4	1	2007	\$1,495,000	\$1,395,000	\$792	07-31-2018	\$1,300,000	86.96	103

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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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	5930239	3350 Rennes Drive Ne	Brittany	6	6	1	2014	\$1,479,000	\$1,415,000	\$0	06-21-2018	\$1,337,000	90.40	112
34	5972898	3624 Inman Drive Ne	Brittany	6	5	0	2009	\$1,500,000	\$1,439,000	\$1,020	05-31-2018	\$1,371,000	91.40	46
35	5762814	1411 Lanier Manor Ne	Brookhaven	5	5	1	2016	\$1,595,000	\$1,449,000	\$0	01-31-2018	\$1,366,000	85.64	435
36	6066616	2808 N Thompson Road Ne	Ashford Park	5	6	2	2016	\$1,450,000	\$1,450,000	\$0	11-28-2018	\$1,410,000	97.24	0
37	5982115	2818 N Thompson Road Ne	Ashford Park	5	5	2	2014	\$1,465,000	\$1,465,000	\$0	07-03-2018	\$1,465,000	100.00	83
38	6043624	3405 Breton Circle Ne	BRITTANY	6	6	1	2007	\$1,475,000	\$1,475,000	\$0	08-31-2018	\$1,501,000	101.76	4
39	5874076	1625 Windsor Parkway Ne	Oglethorpe Estates	5	5	1	2018	\$1,495,000	\$1,495,000	\$10,000	01-29-2018	\$1,400,000	93.65	175
40	5969910	3078 Oglethorpe Way Ne	The Park at Oglethorpe	6	6	2	2008	\$1,495,000	\$1,495,000	\$0	04-30-2018	\$1,365,000	91.30	234
41	5996728	2853 Redding Road Ne	Ashford Park	6	6	2	2007	\$1,525,000	\$1,525,000	\$335	05-24-2018	\$1,450,000	95.08	15
42	5886104	1202 Goodwin Road Ne	Pine Hills	5	5	1	2017	\$1,620,000	\$1,620,000	\$0	01-23-2018	\$1,571,400	97.00	118
43	6040198	1030 Farmington Lane	Brookhaven	5	6	2	1993	\$1,729,000	\$1,729,000	\$9,250	09-28-2018	\$1,682,500	97.31	237
44	6073548	3914 E Brookhaven Drive Ne	Historic Brookhaven	6	4	1	1990	\$1,845,000	\$1,845,000	\$0	11-28-2018	\$1,736,000	94.09	17
45	5920621	3141 Woodrow Way	Brittany	7	6	1	2007	\$1,849,000	\$1,849,000	\$0	01-16-2018	\$1,849,000	100.00	11
46	5970887	2807 Mabry Road	Historic Brookhaven	5	5	2	2001	\$1,899,000	\$1,850,000	\$0	07-27-2018	\$1,675,000	88.20	320
47	5938174	4295 Club Drive Ne	Historic Brookhaven	5	5	1	1958	\$2,290,000	\$2,290,000	\$5,000	02-23-2018	\$2,100,000	91.70	42
48	5964870	2771 Mabry Road Ne	Historic Brookhaven	6	7	2	2007	\$2,600,000	\$2,600,000	\$0	05-10-2018	\$2,488,000	95.69	42
49	6087240	2799 Mabry Road Ne	Historic Brookhaven	6	5	1	2018	\$2,750,000	\$2,750,000	\$20,000	11-20-2018	\$2,600,000	94.55	0

# LISTINGS:	49	AVG VALUES:	5	5	1	2007	\$1,406,872	\$1,386,296	\$3,825		\$1,336,319	95.15	104
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# LISTINGS TOTAL:	49	AVG VALUES FOR ALL:	5	5	1	2007	\$1,406,872	\$1,386,296	\$3,825		\$1,336,319	95.15	104
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MEDIAN VALUES FOR ALL:			5	5	1	2014	\$1,280,000	\$1,275,000	\$0		\$1,239,000	95.08	46
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Quick Statistics (49 Listings Total)				
	Min	Max	Average	Median
List Price	\$999,900	\$2,750,000	\$1,386,296	\$1,275,000
Sale Price	\$1,000,000	\$2,600,000	\$1,336,319	\$1,239,000

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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'

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