

Comparative Market Analysis Summary

Residential Detached

Active

#	FMLS #	Address	Subdivision	#Bd	#FB	#HB	Yr Built	Orig Price	List Price
1	6119008	2242 N Shallowford Road	Shallowford Heights	3	2	0	1950	\$249,900	\$244,900
2	6084308	2776 Harrow Drive	Surrey Place	3	2	1	1963	\$290,000	\$285,000
3	6110214	3032 Meadowood Lane	Dresden Manor	4	2	0	1965	\$289,900	\$289,900
4	6118459	2834 Marlin Drive	Whispering Hills	3	2	0	1964	\$295,000	\$295,000
5	6104432	2888 Shallowford Road Ne	Lavente Forest	3	1	1	1960	\$299,900	\$299,900
6	6124964	3243 Clairwood Terrace	Ashford Park	2	2	0	1955	\$325,000	\$325,000
7	6118451	3315 N Embry Circle	Embry Dev.	3	2	0	1968	\$349,000	\$337,000
8	6128358	2740 Frontier Trail	Frontier Woods	3	2	0	1960	\$365,000	\$365,000
9	6097961	3828 Admiral Drive	Huntley Hills	5	2	0	1964	\$380,000	\$369,900
10	6096033	2723 Frontier Court	Frontier Woods	3	2	0	1961	\$389,900	\$369,900
11	6090220	3093 Jefferson Street	Ashford Park	3	1	0	1947	\$404,900	\$375,000
12	6114456	2208 Plantation Drive	Huntley Hills	4	2	0	1950	\$398,000	\$398,000
13	6093937	1969 4Th Street	None	4	2	0	1957	\$428,000	\$399,900
14	6121151	3241 Indian Valley Trail	Henderson Hills	4	3	0	1970	\$414,000	\$414,000
15	6088259	4122 Commodore Drive	Huntley Hills	4	2	1	1969	\$475,000	\$425,000
16	6115394	3680 Admiral Drive	Huntley Hills	4	3	0	1959	\$499,900	\$485,000
17	6127926	3881 Longview Drive	Huntley Hills	3	2	0	1959	\$498,000	\$498,000
18	6120343	3102 Parkridge Crescent	Ashford Park	4	3	0	1952	\$525,000	\$525,000
19	6128097	4272 Perimeter Park East Drive	Collection at Perimeter Park	4	2	1	2019	\$535,961	\$535,961
20	6128046	2241 Nancy Creek Drive	Collection at Perimeter Park	4	2	1	2019	\$541,979	\$541,979
21	6125346	2126 Ellwyn Drive	Huntley Hills	4	3	0	1968	\$545,000	\$544,900
22	6096370	4252 Perimeter Park East Drive	Collection at Perimeter Park	4	2	1	2017	\$550,970	\$545,970
23	6108437	4191 Admiral Drive	Huntley Hills	5	4	0	1966	\$565,000	\$565,000
24	6115603	2625 Mural Drive	North Laventure Forest	4	3	1	2008	\$580,000	\$579,988
25	6128087	4276 Perimeter Park East Drive	Collection at Perimeter Park	5	4	1	2019	\$613,508	\$613,563
26	6121473	3763 Harts Place	Harts Place	3	3	1	1993	\$619,900	\$619,900
27	6072926	4295 Perimeter Park East	Collection at Perimeter Park	4	3	1	2018	\$631,431	\$624,631
28	6096338	4279 Perimeter Park East	Collection at Perimeter Park	4	3	1	2018	\$640,126	\$640,126

Presented By: Thomas Abbott

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29	6102993	4283 Perimeter Park East Drive	Collection at Perimeter Park	5	4	1	2017	\$56,159	\$651,159				
30	6074669	1925 9Th Street	Ashford Park	4	3	1	2014	\$699,900	\$699,900				
31	5957264	3998 Commodore Drive	Huntley Estates	4	4	1	2018	\$750,000	\$734,900				
32	6044901	4097 Deacon Lane	Happy Valley	3	1	0	1955	\$750,000	\$750,000				
33	6127904	3486 Hildon Circle	Keswick Village	5	4	1	1950	\$775,000	\$775,000				
34	6098190	3041 Jefferson Street	Ashford Park	4	4	1	2018	\$795,000	\$779,000				
35	6106806	3762 Donaldson Drive	Sexton Woods	4	3	0	2015	\$799,000	\$785,000				
36	6120899	3455 Keswick Court	Keswick Village	5	4	1	2017	\$899,000	\$899,000				
37	6104446	3601 London Road	Sexton Woods	6	5	1	2016	\$950,000	\$900,000				
38	6072557	3349 Keswick Drive	Keswick Village	4	4	1	2018	\$935,000	\$935,000				
39	6093911	3212 Parkridge Crescent	Ashford Park	6	5	1	2018	\$965,000	\$965,000				
40	6072589	3396 Keswick Drive	Keswick Village	4	4	1	2018	\$975,000	\$975,000				
# LISTINGS:				40	AVG VALUES:			4	3	1	1985	\$551,233	\$559,059

Closed

#	FMLS #	Address	Subdivision	#Bd	#FB	#HB	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
1	5950643	3953 Forrest Court	None	2	1	0	1947	\$169,900	\$163,000	\$0	02-14-2018	\$153,300	90.23	18
2	6020362	2974 Stratford Arms Drive	North Laventure Forest	3	2	0	1958	\$175,000	\$175,000	\$0	06-22-2018	\$207,500	118.57	3
3	6103593	2572 Beverly Hills Drive	Beverly Woods	3	2	0	1957	\$185,000	\$185,000	\$0	12-17-2018	\$185,000	100.00	1
4	6000357	3040 Trafalgar Way	Surrey Place	3	2	0	1963	\$195,000	\$195,000	\$0	05-24-2018	\$209,000	107.18	2
5	5958579	2370 Terrell Drive	n/a	3	3	0	1955	\$235,000	\$225,000	\$2,500	05-17-2018	\$220,000	93.62	54
6	5983529	2572 Woodgreen Drive	Beverly Woods	3	1	1	1957	\$239,000	\$239,000	\$1,645	05-23-2018	\$250,000	104.60	4
7	6054941	2894 Appling Circle	Dresden Manor	3	2	0	1962	\$240,000	\$240,000	\$0	09-13-2018	\$245,000	102.08	6
8	6065077	3082 Stratford Arms Drive	Beverly Hills	3	1	1	1957	\$245,168	\$245,168	\$0	09-26-2018	\$245,000	99.93	6
9	5987873	3337 N Embry Circle	Embry Hills	3	2	0	1959	\$249,000	\$249,000	\$0	04-25-2018	\$242,500	97.39	1
10	6017500	2290 Wallace Drive	Shallowford Heights	2	1	0	1950	\$274,900	\$274,900	\$5,069	06-26-2018	\$290,000	105.49	5
11	6060927	3132 Hathaway Court	Nottaway	4	2	1	1965	\$299,900	\$274,900	\$0	10-11-2018	\$240,000	80.03	29
12	6084986	3975 Forrest Court	Huntley Hills	2	2	0	1947	\$275,000	\$275,000	\$1,500	11-16-2018	\$275,000	100.00	2
13	5969532	1986 Wingate Road	Wingate Village	3	1	0	1948	\$299,000	\$275,000	\$0	05-31-2018	\$268,500	89.80	75
14	6049152	2603 Woodgreen Drive	Beverly Hills	3	1	1	1957	\$279,900	\$279,900	\$255	08-29-2018	\$279,900	100.00	7
15	5963518	3283 Balmoral Drive	Dunnington	4	2	0	1967	\$280,000	\$280,000	\$0	02-22-2018	\$280,000	100.00	2

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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
16	6036417	2869 Appling Drive	Dresden Manor	3	2	0	1961	\$295,900	\$285,000	\$0	07-30-2018	\$285,000	96.32	18
17	6002861	3778 Ensign Drive	Huntley Hills	3	2	0	1959	\$285,000	\$285,000	\$0	05-10-2018	\$285,000	100.00	0
18	6003610	3896 Longview Drive	Huntley Hills	3	2	0	1959	\$285,000	\$285,000	\$0	05-30-2018	\$275,000	96.49	0
19	6087978	4096 W Johnson Circle	Shallowford Heights	2	1	0	1950	\$285,000	\$285,000	\$3,000	12-28-2018	\$265,000	92.98	24
20	5969033	2988 Appling Way	Dresden Manor	3	2	0	1963	\$290,000	\$290,000	\$3,000	04-02-2018	\$300,000	103.45	5
21	5919312	3328 Mercer University Drive	EMBRY HILLS	3	2	0	1960	\$310,000	\$294,900	\$6,500	05-15-2018	\$292,000	94.19	184
22	6051120	2857 Marlin Way	Whispering Hills	5	3	0	1964	\$295,000	\$295,000	\$0	09-27-2018	\$285,000	96.61	83
23	6010605	2525 Dresden Drive	Whispering Hills	3	2	0	1965	\$295,000	\$295,000	\$5,000	07-11-2018	\$282,000	95.59	34
24	6080253	2894 Appling Circle	Dresden Manor	3	2	0	1962	\$299,000	\$299,000	\$0	11-29-2018	\$285,000	95.32	25
25	6089062	3746 Greenhill Drive	Huntley Hills	3	2	0	1959	\$299,000	\$299,000	\$0	11-26-2018	\$275,000	91.97	11
26	5924563	3226 N Embry Circle	n/a	4	2	0	1960	\$309,500	\$299,500	\$0	02-23-2018	\$269,000	86.91	84
27	5947631	3676 School Street	Sexton Woods	3	2	0	1929	\$315,000	\$300,000	\$5,500	02-26-2018	\$300,000	95.24	20
28	6070140	2487 Woodacres Road	None	4	2	1	1959	\$350,000	\$300,000	\$5,000	12-14-2018	\$296,300	84.66	72
29	5950000	1854 Hickory Road	Ashford Park	2	1	0	1948	\$300,000	\$300,000	\$0	02-16-2018	\$272,000	90.67	6
30	6023869	3801 Ensign Drive	Huntley Hills	3	2	0	1973	\$319,000	\$300,000	\$0	09-21-2018	\$270,000	84.64	89
31	6059366	3377 Embry Circle	Embry Hills	3	2	0	1959	\$315,000	\$305,000	\$5,000	10-15-2018	\$303,000	96.19	30
32	6041633	3681 Embry Circle	Embry Hills	4	2	1	1964	\$319,900	\$309,900	\$4,600	11-16-2018	\$300,000	93.78	97
33	6044332	3033 Nottaway Court	nottaway	4	3	0	1963	\$312,000	\$312,000	\$0	08-24-2018	\$260,000	83.33	9
34	6072614	3083 Ascot Court	Surrey Place	4	2	1	1961	\$322,900	\$314,900	\$1,000	11-05-2018	\$300,000	92.91	210
35	5962369	2189 Seaman Circle	Huntley Hills	4	2	0	1964	\$340,000	\$315,000	\$10,700	05-07-2018	\$338,500	99.56	45
36	5943129	2937 Appling Way	Appling Heights	3	2	0	1963	\$315,000	\$315,000	\$492	01-19-2018	\$305,000	96.83	4
37	5898020	3312 N Embry Circle	Embry Hills	4	2	0	1960	\$310,000	\$315,000	\$0	05-15-2018	\$305,000	98.39	252
38	6032177	2961 Appling Drive	Dresden Manor	3	2	0	1962	\$330,000	\$315,000	\$0	09-25-2018	\$300,000	90.91	47
39	6066061	3118 Parkridge Crescent	Ashford Village	4	3	0	1952	\$350,000	\$317,000	\$0	11-27-2018	\$312,000	89.14	58
40	5953345	2757 Eaton Place	Surrey Place	4	2	0	1962	\$319,000	\$319,000	\$7,500	02-22-2018	\$309,000	96.87	14
41	6061973	2126 Ellwyn Drive	Huntley Hills	4	2	1	1968	\$325,000	\$325,000	\$0	09-28-2018	\$345,000	106.15	5
42	6013158	4097 Longview Drive	Huntley Hills	4	3	0	1966	\$325,000	\$325,000	\$0	06-28-2018	\$322,000	99.08	1
43	5943573	3288 N Embry Circle	Embry Hills	3	3	0	1973	\$325,000	\$325,000	\$2,000	01-24-2018	\$317,000	97.54	5
44	5951863	4078 Admiral Drive	Huntley Hills	4	3	0	1972	\$325,000	\$325,000	\$0	02-19-2018	\$307,500	94.62	1
45	6041609	3762 Montford Drive	Huntley Hills	3	1	1	1972	\$329,000	\$329,000	\$0	08-03-2018	\$335,000	101.82	4
46	6107464	3047 Jefferson Street	Ashford Park	3	2	0	1947	\$329,000	\$329,000	\$0	12-27-2018	\$329,000	100.00	4
47	6048733	2962 Marlin Circle	Marlin Acres	4	2	1	1967	\$335,000	\$335,000	\$634	08-16-2018	\$329,850	98.46	3

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48	5995762	3029 Meadowood Lane	Appling Heights	4	2	0	1965	\$390,000	\$339,900	\$12,000	07-30-2018	\$339,900	87.15	32
49	5928054	2102 Ellwyn Drive	Huntley Hills	4	3	0	1964	\$365,000	\$339,900	\$6,288	03-22-2018	\$324,500	88.90	107
50	6016020	4005 Forrestral Drive	Huntley Hills	5	3	1	1965	\$359,900	\$339,900	\$0	08-30-2018	\$320,000	88.91	41
51	6066691	3873 Chamblee Dunwoody Road	Russell	4	2	1	1963	\$350,000	\$345,000	\$0	10-31-2018	\$328,000	93.71	21
52	6001245	3637 Vanet Road	Sexton Woods	3	2	0	1956	\$350,000	\$350,000	\$5,500	05-31-2018	\$371,000	106.00	5
53	6001487	2758 Frontier Trail	Frontier Woods	3	2	0	1961	\$350,000	\$350,000	\$6,000	06-01-2018	\$350,000	100.00	6
54	5903198	2723 Frontier Court	Frontier Woods	3	2	0	1961	\$360,000	\$350,000	\$0	01-22-2018	\$320,000	88.89	103
55	5945975	2979 Appling Circle	DRESDEN MANOR	3	3	0	1963	\$359,900	\$359,900	\$5,000	01-23-2018	\$359,900	100.00	6
56	5940270	3355 Embry Circle	Embry Hills	3	2	0	1958	\$359,900	\$359,900	\$6,900	01-25-2018	\$353,000	98.08	7
57	5996787	2470 Woodacres Road	Wakefield Forest	3	2	0	1959	\$369,900	\$360,000	\$4,700	05-23-2018	\$360,000	97.32	9
58	6085319	4141 Admiral Way	Huntley Hills	4	2	1	1965	\$360,000	\$360,000	\$0	11-01-2018	\$355,000	98.61	0
59	6047799	3548 Janie Court	Nottaway	4	3	0	1978	\$364,900	\$364,900	\$9,325	08-17-2018	\$364,900	100.00	5
60	6068982	3759 Admiral Drive	Huntley Hills	3	2	0	1966	\$365,000	\$365,000	\$10,600	09-27-2018	\$364,000	99.73	6
61	6031655	3458 Greystone Circle	Greystone North	3	3	0	1994	\$369,900	\$369,900	\$8,000	07-31-2018	\$370,000	100.03	3
62	6049261	3832 Longview Drive	Huntley Hills	3	2	0	1959	\$375,000	\$375,000	\$6,500	09-10-2018	\$395,000	105.33	1
63	6043872	4024 Admiral Drive	Huntley Hills	5	3	1	1966	\$375,000	\$375,000	\$7,000	08-15-2018	\$377,150	100.57	1
64	6064204	4166 N Shallowford Road	Huntley Hills	4	2	1	1967	\$375,000	\$375,000	\$500	10-17-2018	\$375,000	100.00	6
65	5961811	2584 Beverly Hills Drive	BEVERLY WOODS	3	2	0	1957	\$375,000	\$375,000	\$6,500	03-15-2018	\$375,000	100.00	8
66	5978297	3552 Hildon Circle	Keswick Village	3	2	0	1951	\$375,000	\$375,000	\$0	05-30-2018	\$237,500	63.33	72
67	6019840	3648 Cold Spring Lane	Sexton Woods	3	2	0	1961	\$379,000	\$379,000	\$6,750	07-02-2018	\$391,000	103.17	4
68	6031815	4132 N Shallowford Road	Huntley Hills	3	2	0	1965	\$385,000	\$385,000	\$1,500	07-20-2018	\$385,000	100.00	2
69	6050171	4043 Longview Drive	Huntley Hills	3	2	0	1966	\$385,000	\$385,000	\$12,000	10-12-2018	\$350,000	90.91	32
70	5964418	4178 N Shallowford Road	Huntley Hills	3	2	1	1967	\$389,000	\$389,000	\$3,525	03-26-2018	\$392,000	100.77	1
71	6046099	3312 North Embry Circle	Embry Hills	4	2	1	1960	\$419,900	\$389,900	\$5,000	12-12-2018	\$389,900	92.86	116
72	5989124	4082 N Shallowford Road	Huntley Hills	3	2	1	1965	\$389,969	\$389,969	\$0	05-08-2018	\$390,000	100.01	64
73	6033834	2763 Pioneer Court	Frontier Woods	3	2	0	1961	\$399,000	\$399,000	\$1,500	08-24-2018	\$400,000	100.25	13
74	6023184	3552 Hildon Circle	Keswick Village	3	2	0	1951	\$399,000	\$399,000	\$0	07-25-2018	\$345,000	86.47	110
75	5989695	2215 Capehart Circle Ne	Wakefield Forest	5	3	0	1962	\$437,000	\$399,900	\$6,000	07-16-2018	\$397,400	90.94	193
76	5966211	2982 Surrey Lane	Ashford Park	3	2	0	1953	\$399,900	\$399,900	\$5,000	04-04-2018	\$397,000	99.28	13
77	6083501	3720 Gladney Drive	Nottaway	4	3	0	1965	\$399,900	\$399,900	\$4,000	11-05-2018	\$392,038	98.03	10
78	6065035	4216 Longview Drive	Huntley Hills	4	2	1	1965	\$399,900	\$399,900	\$9,000	09-21-2018	\$388,500	97.15	1
79	5995506	3754 Summer Rose Drive	Rose Woods	3	2	1	1997	\$415,000	\$399,900	\$8,957	05-31-2018	\$387,500	93.37	24

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80	6049106	1723 Harts Mill Road Ne	N/A	2	1	0	1952	\$400,000	\$400,000	\$0	10-19-2018	\$405,000	101.25	11
81	5994727	1998 Commodore Court	Huntley Hills	4	2	0	1965	\$425,000	\$400,000	\$7,000	05-31-2018	\$400,000	94.12	18
82	6051167	3541 Hamlin Circle	Sexton Woods	4	3	0	1956	\$425,000	\$409,000	\$4,000	09-13-2018	\$395,000	92.94	9
83	5911152	3547 London Road	Sexton Woods	3	2	1	1957	\$409,900	\$409,900	\$0	01-16-2018	\$325,000	79.29	17
84	5956277	2702 Frontier Court	Frontier Woods	4	3	0	1960	\$410,000	\$410,000	\$185	04-17-2018	\$400,000	97.56	13
85	6043202	2819 Bolero Lane	Woods of Henderson	5	3	0	1983	\$449,900	\$424,900	\$10,000	09-12-2018	\$415,000	92.24	20
86	5958733	1696 Granger Court	Westover Woods	4	2	1	1967	\$425,000	\$425,000	\$450	03-02-2018	\$426,000	100.24	2
87	6069729	3667 Fortingale Road	Sexton Woods	3	2	0	1959	\$450,000	\$425,000	\$5,000	11-16-2018	\$425,000	94.44	39
88	6019080	3375 Keswick Drive	Keswick Village	3	2	0	1950	\$425,000	\$425,000	\$0	06-28-2018	\$424,000	99.77	4
89	6033986	3490 Sexton Woods Drive	Sexton Woods	3	2	0	1955	\$425,000	\$425,000	\$0	08-02-2018	\$417,500	98.24	5
90	6003264	1868 Dyer Circle	Ashford Park	3	2	0	1947	\$425,000	\$425,000	\$5,000	06-28-2018	\$410,000	96.47	6
91	6052099	3649 London Road	Sexton Woods	4	2	0	1956	\$450,000	\$429,900	\$10,000	10-05-2018	\$429,900	95.53	33
92	6040586	3677 Vanet Road	Sexton Woods	3	2	0	1956	\$429,900	\$429,900	\$7,700	08-30-2018	\$429,900	100.00	16
93	5968685	4038 Forrestal Drive	Huntley Hills	3	2	0	1965	\$430,000	\$430,000	\$1,200	04-12-2018	\$430,000	100.00	5
94	5991861	3210 Alton Road	Embry Hills	4	3	0	1958	\$435,000	\$435,000	\$0	05-23-2018	\$435,000	100.00	5
95	6038051	4153 Admiral Way	Huntley Hills	3	2	0	1965	\$449,900	\$435,000	\$0	09-07-2018	\$420,000	93.35	52
96	5952295	3825 Montford Drive	Huntley Hills	3	3	0	1959	\$439,000	\$439,000	\$7,000	02-13-2018	\$450,000	102.51	2
97	6076073	3759 Donaldson Drive	Sexton Woods	4	2	0	1957	\$440,000	\$440,000	\$0	11-01-2018	\$450,000	102.27	0
98	6005680	4143 Commodore Drive	Huntley Hills	3	2	0	1966	\$440,000	\$440,000	\$2,000	06-04-2018	\$450,000	102.27	6
99	6012623	1892 8Th Street	Ashford Park	3	2	0	1947	\$449,000	\$449,000	\$3,500	06-20-2018	\$460,000	102.45	4
100	5969872	2201 Plantation Lane	Huntley Hills	3	2	0	1950	\$489,000	\$449,000	\$5,000	07-27-2018	\$420,000	85.89	123
101	6075700	3892 Admiral Drive	Huntley Hills	4	2	0	1963	\$450,000	\$450,000	\$1,500	10-26-2018	\$465,000	103.33	1
102	6024016	1851 Hickory Road	Ashford Park	3	2	0	1948	\$450,000	\$450,000	\$0	07-20-2018	\$450,000	100.00	1
103	5968821	1975 Ellwyn Drive	Huntley Hills	4	2	1	1969	\$465,000	\$450,000	\$9,736	06-21-2018	\$450,000	96.77	70
104	6008632	3614 Fortingale Road	Sexton Woods	3	1	1	1957	\$450,000	\$450,000	\$0	06-14-2018	\$425,000	94.44	5
105	5923419	3546 Sexton Woods Drive	Sexton Woods	3	2	0	1955	\$495,000	\$455,000	\$0	01-08-2018	\$465,000	93.94	49
106	5947093	3215 Embry Circle	Embry Hills	4	3	0	1958	\$459,000	\$459,000	\$0	02-14-2018	\$461,000	100.44	12
107	6037300	2141 Seaman Circle	Huntley Hills	3	2	0	1966	\$460,000	\$460,000	\$9,000	08-24-2018	\$464,000	100.87	18
108	5997787	3577 Hildon Circle	Keswick Village	3	2	0	1950	\$465,000	\$465,000	\$4,000	05-22-2018	\$475,000	102.15	5
109	6020274	1878 Hickory Road	Ashford Park	3	2	0	1948	\$475,000	\$475,000	\$5,000	06-27-2018	\$500,000	105.26	4
110	5963321	3740 Montford Drive	Huntley Hills	4	3	0	1963	\$475,000	\$475,000	\$0	03-14-2018	\$485,000	102.11	6
111	6059494	3844 Longview Drive	Huntley Hills	3	3	0	1959	\$479,900	\$479,900	\$9,000	09-28-2018	\$484,670	100.99	4

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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
112	5972841	3743 Harts Mill Court	None	4	2	1	1968	\$485,000	\$485,000	\$6,000	04-30-2018	\$470,000	96.91	12
113	6058416	3880 Donaldson Drive	Sexton Woods	4	2	1	1973	\$489,000	\$489,000	\$3,500	09-28-2018	\$494,000	101.02	92
114	5995355	3124 Alton Road	Embry Hills	5	3	1	1958	\$495,000	\$495,000	\$5,000	05-24-2018	\$490,000	98.99	11
115	5935449	3020 Park Lane	Ashford Park	4	3	0	2011	\$550,000	\$500,000	\$8,500	03-15-2018	\$500,000	90.91	84
116	6075344	4097 Longview Drive	Huntley Hills	4	3	0	1966	\$530,000	\$514,900	\$0	12-20-2018	\$502,250	94.76	60
117	5981580	3030 Knox Avenue	Ashford Park	3	2	0	1948	\$525,000	\$525,000	\$5,000	04-17-2018	\$525,000	100.00	2
118	6024951	4204 Longview Drive	Huntley Hills	4	3	0	1965	\$525,000	\$525,000	\$0	07-31-2018	\$513,500	97.81	34
119	6034329	1926 Chamdun Way	CHAMDUN WAY	3	3	1	1988	\$549,000	\$529,000	\$7,800	08-15-2018	\$523,000	95.26	59
120	5911375	3430 Keswick Court	Keswick Village	3	2	0	1950	\$549,900	\$529,000	\$0	02-22-2018	\$520,000	94.56	110
121	6061698	3826 Greenhill Drive	Huntley Hills	4	3	0	1959	\$530,000	\$530,000	\$3,745	11-15-2018	\$533,745	100.71	20
122	5928315	2244 Nancy Creek Drive	Collection at Perimeter Park	4	2	1	2017	\$564,500	\$541,405	\$0	05-14-2018	\$537,939	95.30	150
123	6034712	3736 Loveland Terrace	Sexton Woods	4	2	0	1976	\$549,900	\$549,900	\$0	07-30-2018	\$544,900	99.09	11
124	6079380	3542 Vanet Road	Sexton Woods	3	2	0	1955	\$550,000	\$550,000	\$4,560	11-09-2018	\$535,000	97.27	3
125	5928067	2232 Nancy Creek Drive	Collection at Perimeter Park	4	3	1	2017	\$619,500	\$561,700	\$6,000	06-18-2018	\$560,000	90.40	192
126	6025357	3717 Harts Court	Harts Place	3	2	1	1987	\$575,000	\$564,900	\$0	09-23-2018	\$525,000	91.30	74
127	5967781	2028 Ellwyn Drive	Huntley Hills	4	3	1	2002	\$569,000	\$569,000	\$1,500	04-02-2018	\$569,000	100.00	3
128	5952403	2043 Mendenhall Drive	Mendenhall	3	2	1	2005	\$575,000	\$575,000	\$500	03-06-2018	\$582,000	101.22	7
129	6066757	1718 Harts Run	Harts Place	4	2	1	1990	\$629,900	\$575,000	\$4,000	10-24-2018	\$579,000	91.92	23
130	6093308	1727 Regency Park Walk	Regency Park	5	4	1	1997	\$580,000	\$580,000	\$5,000	12-07-2018	\$580,000	100.00	3
131	5988871	3034 Jefferson Street	Ashford Park	4	3	0	2004	\$590,000	\$590,000	\$0	04-10-2018	\$590,000	100.00	0
132	5928353	2252 Nancy Creek Drive	Collection at Perimeter Park	4	3	1	2017	\$622,500	\$590,000	\$10,770	02-16-2018	\$590,000	94.78	80
133	5932703	2248 Nancy Creek Drive	Collection at Perimeter Park	4	4	1	2017	\$614,000	\$590,023	\$0	05-24-2018	\$586,444	95.51	147
134	6083244	2256 Nancy Creek Drive	Collection at Perimeter Park	5	4	0	2017	\$591,802	\$591,802	\$9,380	11-29-2018	\$597,538	100.97	0
135	6000828	4288 Perimeter Park East Drive	Collection at Perimeter Park	5	4	1	2017	\$592,791	\$592,791	\$9,000	11-19-2018	\$593,664	100.15	61
136	5932702	2240 Nancy Creek Drive	Collection at Perimeter Park	4	3	1	2017	\$627,000	\$596,990	\$0	04-16-2018	\$592,500	94.50	106
137	6023538	3691 Spring Street	none	4	3	1	2012	\$629,900	\$599,900	\$0	09-07-2018	\$580,000	92.08	124
138	5947682	2216 Plantation Lane	Huntley Hills	6	4	0	2007	\$659,000	\$600,000	\$5,000	05-21-2018	\$600,000	91.05	90
139	5927850	2251 Nancy Creek Drive	Collection at Perimeter Park	5	4	1	2017	\$657,700	\$632,682	\$0	03-21-2018	\$625,991	95.18	97

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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
140	5966617	3699 School Street	None	4	3	1	2013	\$673,000	\$673,000	\$0	03-30-2018	\$670,000	99.55	5
141	6044383	1858 Tobey Road	Ashford Park	4	3	1	1947	\$685,000	\$685,000	\$0	08-21-2018	\$687,500	100.37	3
142	5958902	1921 Ham Drive	Clairmont Hills	5	4	1	2017	\$700,000	\$700,000	\$5,000	03-07-2018	\$695,000	99.29	275
143	6075935	4264 Perimeter Park East	Collection at Perimeter Park	5	4	1	2018	\$712,004	\$712,004	\$9,812	09-28-2018	\$712,004	100.00	0
144	5923159	4002 Commodore Drive	Huntley Estates	5	4	0	2018	\$750,000	\$714,900	\$0	07-12-2018	\$715,000	95.33	233
145	6059534	1801 Huntington Chase	HUNTINGTON CHASE	5	4	1	2004	\$719,000	\$719,000	\$7,143	09-20-2018	\$714,314	99.35	6
146	5921684	1840 Hickory Road	Ashford Park	5	4	0	2017	\$739,900	\$725,000	\$6,000	04-30-2018	\$725,000	97.99	146
147	6074807	3717 Spring Street	Atlanta	5	4	0	2018	\$739,000	\$739,000	\$10,000	11-15-2018	\$735,000	99.46	15
148	5980605	3045 Skyland Drive Ne	Ashford Park	3	2	1	2004	\$765,000	\$749,000	\$0	07-09-2018	\$737,000	96.34	100
149	6087631	1805 Huntington Chase	Huntington Chase	4	3	1	2002	\$750,000	\$750,000	\$5,000	11-30-2018	\$750,000	100.00	1
150	5979508	3137 Skyland Drive Ne	Ashford Park	4	3	0	2005	\$750,000	\$750,000	\$10,000	06-11-2018	\$738,000	98.40	20
151	6023477	1902 Ham Drive	Ashford Park	5	4	1	2017	\$760,000	\$760,000	\$5,000	07-27-2018	\$755,000	99.34	182
152	5915631	3576 Sexton Woods Drive	Sexton Woods	5	4	1	2017	\$799,000	\$779,000	\$0	03-15-2018	\$765,000	95.75	121
153	5909183	1911 Sandlewood Lane	Sexton Woods	4	3	1	2017	\$779,900	\$779,900	\$13,200	03-08-2018	\$773,000	99.12	340
154	5983360	1919 Sandlewood Lane	Sexton Woods	4	3	1	2017	\$795,900	\$795,900	\$0	05-14-2018	\$780,000	98.00	453
155	6051347	4030 Commodore Drive	Huntley Hills	5	5	1	2018	\$825,000	\$825,000	\$0	12-21-2018	\$843,000	102.18	81
156	5978915	4227 Chamblee Dunwoody Road	Madeline Parc	5	5	2	2006	\$899,000	\$839,000	\$0	05-04-2018	\$825,000	91.77	22
157	5902337	3678 Keswick Drive	Sexton Woods	5	4	0	2017	\$850,000	\$850,000	\$0	07-27-2018	\$850,000	100.00	167
158	5965251	1875 8Th Street	Ashford Park	5	4	1	2018	\$885,500	\$885,500	\$7,500	12-12-2018	\$880,000	99.38	43
# LISTINGS:		158	AVG VALUES:	4	2	1	1972	\$447,443	\$439,193	\$3,222		\$433,685	96.86	45
# LISTINGS TOTAL:		198	AVG VALUES FOR ALL:	4	3	0	1975	\$468,411	\$463,408	\$3,222		\$433,685	96.86	53
MEDIAN VALUES FOR ALL:				4	2	0	1964	\$425,000	\$424,950	\$1,500		\$397,200	98.16	20

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Comparative Market Analysis Summary

Quick Statistics (198 Listings Total)				
	Min	Max	Average	Median
List Price	\$163,000	\$975,000	\$463,408	\$424,950
Sale Price	\$153,300	\$880,000	\$433,685	\$397,200

Search Criteria

Property Type is 'Residential' Property is 'Residential Detached' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 01/01/2018 to 12/31/2018 City is 'Chamblee'

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