

## 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	6031056	845 Spring Street Nw #317	Midcity Lofts	2	2	0	High Rise (6+ stories)	2002	\$375,000	\$375,000	\$3,000	08-10-2018	\$425,000	113.33	3
2	6012898	943 Peachtree Street Ne #1310	Metropolis	2	2	0	High Rise (6+ stories), Loft	2002	\$389,000	\$389,000	\$4,885	06-28-2018	\$405,124	104.15	3
3	6052757	195 14Th Street #1706	Mayfair Renaissance	2	2	0	High Rise (6+ stories),	2002	\$399,900	\$399,900	\$1,800	09-20-2018	\$409,900	102.50	18
4	6040504	800 Peachtree Street Ne #8631	Cornerstone Village	2	2	0	High Rise (6+ stories), Loft	1927	\$399,900	\$399,900	\$5,350	08-21-2018	\$405,000	101.28	3
5	5964549	878 Peachtree Street Ne #608	Peachtree Lofts	2	2	0	High Rise (6+ stories), Loft	1951	\$400,000	\$400,000	\$0	03-29-2018	\$410,000	102.50	3
6	6016215	855 Peachtree Street Ne #2805	Viewpoint	2	2	0	Traditional	2008	\$400,000	\$400,000	\$300	06-15-2018	\$402,000	100.50	4
7	5995635	950 W Peachtree Street Nw #1604	Plaza Midtown	2	2	0	High Rise (6+ stories)	2006	\$410,000	\$410,000	\$800	05-14-2018	\$416,000	101.46	3
8	5929569	950 W Peachtree Street Nw #1203	Plaza Midtown	2	2	0	High Rise (6+ stories)	2006	\$425,000	\$419,000	\$0	03-23-2018	\$400,000	94.12	110
9	6005700	754 Ne Juniper Street Ne #9	Summer	2	1	0	Other	1903	\$419,900	\$419,900	\$5,500	06-25-2018	\$415,000	98.83	7
10	5987039	44 Peachtree Place Nw #1924	Plaza Midtown	2	2	0	Contemporary/Modern, High	2006	\$435,000	\$420,000	\$1,000	06-28-2018	\$415,000	95.40	53
11	5958285	860 Peachtree Street Ne #801	Spire	2	2	0	High Rise (6+ stories)	2005	\$445,000	\$420,000	\$3,600	06-11-2018	\$415,000	93.26	93
12	6052589	44 Peachtree Place Nw #1731	Plaza Midtown	2	2	0	Contemporary/Modern, High	2006	\$423,900	\$423,900	\$0	09-07-2018	\$423,900	100.00	2
13	6054756	44 Peachtree Place Nw #1531	Plaza Midtown	2	2	0	Contemporary/Modern, High	2006	\$424,900	\$424,900	\$0	11-15-2018	\$420,000	98.85	63
14	5936433	950 W Peachtree Street Ne #814	Plaza Midtown	2	2	0	Contemporary/Modern	2006	\$424,900	\$424,900	\$0	01-18-2018	\$407,000	95.79	11
15	6058015	845 Spring Street Nw #517	Midcity Lofts	2	2	0	Contemporary/Modern, High	2002	\$425,000	\$425,000	\$0	09-10-2018	\$430,000	101.18	7
16	6037075	1130 Piedmont Avenue Ne #709	Ansley Above The Park	2	2	0	High Rise (6+ stories)	1988	\$455,000	\$425,000	\$1,500	10-24-2018	\$410,000	90.11	80
17	5963174	923 Peachtree Street Ne #1231	Metropolis	2	2	0	Contemporary/Modern, High	2002	\$427,900	\$427,900	\$0	04-20-2018	\$424,900	99.30	133
18	6023731	860 Peachtree Street Ne #1014	The Spire	2	2	0	Contemporary/Modern, High	2005	\$429,000	\$429,000	\$2,500	07-09-2018	\$431,500	100.58	2
19	5966023	1116 Piedmont Avenue #2	None	2	2	0	Mid-Rise (up to 5 stories)	1910	\$429,900	\$429,900	\$6,500	05-11-2018	\$429,000	99.79	73
20	5968140	44 Peachtree Place Nw #1624	Plaza Midtown	2	2	0	Contemporary/Modern, High	2006	\$429,900	\$429,900	\$0	04-25-2018	\$417,500	97.12	9
21	6058079	943 Peachtree Street Ne #711	Metropolis	2	2	0	Contemporary/Modern, High	2002	\$469,000	\$430,000	\$1,000	11-02-2018	\$423,000	90.19	41

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22	6031319	805 Peachtree Street Ne #202	805 Peachtree	2	2	0	Loft, Mid-Rise (up to 5 stories)	1951	\$434,900	\$434,900	\$0	08-03-2018	\$435,150	100.06	8
23	5940644	860 Peachtree Street Ne #1101	Spire	2	2	0	High Rise (6+ stories)	2005	\$450,000	\$435,000	\$1,000	04-27-2018	\$430,000	95.56	120
24	6058522	950 W Peachtree Street Nw #1701	Plaza Midtown	2	2	0	Contemporary/ Modern, High	2006	\$435,000	\$435,000	\$5,000	10-29-2018	\$425,000	97.70	40
25	6007165	829 Piedmont Avenue Ne #829B	Piedmont Villas	3	3	1	European	1997	\$435,000	\$435,000	\$7,500	06-07-2018	\$425,000	97.70	8
26	5972195	44 Peachtree Place Nw #1934	Plaza Midtown	2	2	0	High Rise (6+ stories)	2006	\$435,000	\$435,000	\$0	04-13-2018	\$420,000	96.55	21
27	5922425	860 Peachtree Street Ne #918	Spire	2	2	0	Contemporary/ Modern	2005	\$449,000	\$435,000	\$0	04-05-2018	\$414,440	92.30	142
28	5986694	923 Peachtree Street Ne #1431	Metropolis	2	2	0	Contemporary/ Modern, High	2002	\$437,900	\$437,900	\$0	04-27-2018	\$437,900	100.00	0
29	6039401	850 Piedmont Avenue Ne #2305	The Dakota	2	2	0	Contemporary/ Modern, High	2000	\$459,000	\$439,000	\$0	12-18-2018	\$437,500	95.32	98
30	5974019	20 10Th Street Nw #1705	Aqua	2	2	0	High Rise (6+ stories)	2007	\$441,900	\$439,000	\$4,000	07-09-2018	\$420,000	95.04	344
31	6023533	860 Peachtree Street Ne #1205	Spire Midtown	2	2	0	Contemporary/ Modern, High	2005	\$450,000	\$439,900	\$0	08-10-2018	\$435,000	96.67	38
32	5937710	860 Peachtree Street Ne #2117	Spire	2	2	0	Contemporary/ Modern	2005	\$439,900	\$439,900	\$125	01-10-2018	\$435,000	98.89	6
33	5997493	860 Peachtree Street Ne #914	Spire	2	2	0	Contemporary/ Modern, High	2005	\$439,900	\$439,900	\$0	06-01-2018	\$434,000	98.66	6
34	5995334	44 Peachtree Place Nw #932	Plaza Midtown	2	2	0	Contemporary/ Modern	2006	\$439,900	\$439,900	\$5,000	06-05-2018	\$432,000	98.20	14
35	5968892	195 14Th Street Ne #2904	Mayfair Renaissance	2	2	1	European, High Rise (6+	2002	\$445,000	\$445,000	\$0	03-28-2018	\$445,000	100.00	2
36	6054826	950 W Peachtree Street #803	Plaza Midtown	2	2	0	Contemporary/ Modern, High	2006	\$450,000	\$445,000	\$200	11-01-2018	\$430,000	95.56	43
37	5997742	950 W Peachtree Street Nw #612	Plaza Midtown	2	2	0	High Rise (6+ stories)	2006	\$445,900	\$445,900	\$200	06-01-2018	\$445,900	100.00	2
38	6072704	878 Peachtree Street Ne #525	Peachtree Lofts	2	2	0	Contemporary/ Modern, Loft	1951	\$449,900	\$449,900	\$450	10-25-2018	\$452,500	100.58	6
39	6078118	833 Piedmont Avenue Ne #A	Piedmont Villas	3	3	1	Townhouse, Traditional	1997	\$459,900	\$449,900	\$0	12-05-2018	\$449,100	97.65	26
40	5940422	860 Peachtree Street Ne #1414	Spire	2	2	0	High Rise (6+ stories)	2005	\$449,900	\$449,900	\$0	01-31-2018	\$435,000	96.69	18
41	6058537	805 Peachtree Street Ne #405	805 Peachtree	2	2	0	Loft, Mid-Rise (up to 5 stories)	1951	\$450,000	\$450,000	\$0	09-18-2018	\$460,600	102.36	4
42	5957152	195 Fourteenth St T S4	Mayfair Renaissance	2	2	0	Contemporary/ Modern, High	2002	\$450,000	\$450,000	\$0	03-02-2018	\$450,000	100.00	0
43	5902820	855 Peachtree Street Ne #2813	Viewpoint	2	2	0	High Rise (6+ stories),	2008	\$450,000	\$450,000	\$4,000	03-26-2018	\$450,000	100.00	175

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44	6084083	943 Peachtree Street Ne #911	Metropolis	2	2	0	Contemporary/ Modern, High	2002	\$450,000	\$450,000	\$1,500	11-19-2018	\$435,000	96.67	13
45	6055155	209 3Rd Street Ne #1	Bennett	2	1	1	Mid-Rise (up to 5 stories),	1907	\$450,000	\$450,000	\$0	09-14-2018	\$435,000	96.67	7
46	5991260	1058 Piedmont Avenue Ne #504	Lofts at the Park II	1	1	1	Mid-Rise (up to 5 stories)	2001	\$450,000	\$450,000	\$500	08-07-2018	\$425,000	94.44	86
47	5982886	1130 Piedmont Avenue Ne #1207	Ansley Above the Park	2	2	0	High Rise (6+ stories)	1988	\$454,900	\$454,900	\$0	04-26-2018	\$440,000	96.73	6
48	6041352	923 Peachtree Street Ne #1930	Metropolis	2	2	0	High Rise (6+ stories)	2003	\$459,000	\$459,000	\$750	08-15-2018	\$459,000	100.00	4
49	5994188	923 Peachtree Street Ne #1826	Metropolis	2	2	0	Contemporary/ Modern	2003	\$459,900	\$459,900	\$0	05-07-2018	\$465,000	101.11	2
50	6067340	923 Peachtree Street Ne #1731	Metropolis	2	2	0	High Rise (6+ stories)	2003	\$465,000	\$459,900	\$0	10-31-2018	\$450,000	96.77	27
51	5955077	206 11Th Street Ne #604	Lofts At The Park	2	2	0	Contemporary/ Modern, High	2001	\$465,000	\$465,000	\$0	03-30-2018	\$475,000	102.15	5
52	6047849	950 W Peachtree Street Nw #603	Plaza Midtown	2	2	0	High Rise (6+ stories)	2006	\$465,000	\$465,000	\$0	09-13-2018	\$465,000	100.00	7
53	6067693	860 Peachtree Street Ne #2718	Spire	2	2	0	High Rise (6+ stories)	2005	\$489,000	\$465,000	\$0	11-30-2018	\$450,000	92.03	53
54	6000559	855 Peachtree Street Ne #1807	Viewpoint	2	2	1	Contemporary/ Modern, High	2008	\$465,000	\$465,000	\$0	06-15-2018	\$450,000	96.77	20
55	5974028	855 Peachtree Street #2807	viewpoint	2	2	1	Contemporary/ Modern, High	2008	\$475,000	\$465,000	\$0	06-18-2018	\$450,000	94.74	33
56	6048433	860 Peachtree Street Ne #2714	Spire	2	2	0	Contemporary/ Modern	2005	\$495,000	\$467,000	\$0	11-09-2018	\$455,000	91.92	88
57	6068367	855 Peachtree Street Ne #1513	Viewpoint	2	2	0	Contemporary/ Modern, High	2008	\$500,000	\$469,900	\$0	12-20-2018	\$456,900	91.38	67
58	6014848	860 Peachtree Street Ne #2614	SPIRE MIDTOWN	2	2	0	Contemporary/ Modern, High	2005	\$470,000	\$470,000	\$0	07-27-2018	\$451,000	95.96	30
59	5955050	855 Peachtree Street Ne #2303	Viewpoint	2	2	0	Contemporary/ Modern, High	2008	\$475,000	\$475,000	\$6,000	03-05-2018	\$490,000	103.16	4
60	5974954	700 Piedmont Avenue Ne #1	Midtown	2	2	1	Townhouse	2005	\$475,000	\$475,000	\$3,000	04-23-2018	\$470,000	98.95	16
61	6038844	860 Peachtree Street Ne #2018	Spire Midtown	2	2	0	High Rise (6+ stories)	2005	\$475,000	\$475,000	\$0	08-10-2018	\$465,000	97.90	5
62	6007033	855 Peachtree Street Ne #1509	Viewpoint	2	2	0	Contemporary/ Modern, High	2008	\$479,000	\$479,000	\$0	06-15-2018	\$469,000	97.91	5
63	5991170	855 Peachtree Street Ne #3203	Viewpoint	2	2	0	High Rise (6+ stories)	2008	\$479,900	\$479,900	\$0	05-14-2018	\$470,000	97.94	8
64	6003422	860 Peachtree Street Ne #2405	Spire Midtown	2	2	0	Contemporary/ Modern, High	2005	\$479,900	\$479,900	\$565	07-12-2018	\$468,000	97.52	46
65	5935298	850 Piedmont Avenue Ne #1410	The Dakota	2	2	0	High Rise (6+ stories),	2000	\$479,900	\$479,900	\$0	01-17-2018	\$455,000	94.81	34

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66	5950153	850 Piedmont Avenue #3303	The Dakota	2	2	1	Mid-Rise (up to 5 stories)	2001	\$499,999	\$479,999	\$3,000	03-09-2018	\$470,000	94.00	39
67	5948825	1058 Piedmont Avenue Ne #403	Lofts at the Park II	2	2	0	Contemporary/ Modern, Loft,	2001	\$480,000	\$480,000	\$900	03-05-2018	\$480,000	100.00	21
68	5936087	855 Peachtree Street Ne #2809	Viewpoint	2	2	0	High Rise (6+ stories)	2008	\$480,000	\$480,000	\$10,000	01-19-2018	\$480,000	100.00	30
69	6061485	195 14Th Street #2802	Mayfair Renaissance	2	2	1	European, High Rise (6+ stories)	2002	\$485,000	\$485,000	\$505	10-24-2018	\$462,000	95.26	31
70	6000211	195 14Th Street Ne #P305	Mayfair Renaissance	2	2	1	High Rise (6+ stories)	2002	\$490,000	\$490,000	\$160	07-02-2018	\$460,750	94.03	16
71	6065226	855 Peachtree Street Ne #3303	VIEWPOINT	2	2	0	Contemporary/ Modern	2008	\$540,000	\$495,900	\$3,000	11-16-2018	\$485,000	89.82	44
72	6066135	855 Peachtree Street Ne #3306	Viewpoint	2	2	0	Contemporary/ Modern, High	2008	\$490,000	\$499,000	\$0	11-20-2018	\$490,000	100.00	34
73	6074716	855 Peachtree Street Ne #2609	VIEWPOINT	2	2	0	Contemporary/ Modern, High	2008	\$499,900	\$499,900	\$5,000	10-29-2018	\$497,000	99.42	3
74	6063887	850 Piedmont Avenue Ne #3322	The Dakota	2	2	1	Mid-Rise (up to 5 stories),	2001	\$529,900	\$499,900	\$7,500	11-21-2018	\$495,000	93.41	93
75	6095182	850 Piedmont Avenue Ne #3305	The Dakota	2	2	1	High Rise (6+ stories),	2001	\$499,900	\$499,900	\$5,000	12-28-2018	\$490,000	98.02	33
76	6100102	850 Piedmont Avenue Ne #3323	The Dakota	2	2	1	Mid-Rise (up to 5 stories)	2001	\$499,900	\$499,900	\$0	12-18-2018	\$480,800	96.18	18
77	5940681	1116 Piedmont Avenue #5	Clara Meer	3	3	0	Mid-Rise (up to 5 stories)	1910	\$499,999	\$499,999	\$0	01-16-2018	\$489,850	97.97	3
78	6108880	1023 Juniper Street Ne #301	1023 Juniper Lofts	2	2	0	Contemporary/ Modern, Loft,	2002	\$509,000	\$509,000	\$0	12-28-2018	\$494,750	97.20	7
<b># LISTINGS:</b>		<b>78</b>	<b>AVG VALUES:</b>	<b>2</b>	<b>2</b>	<b>1</b>		<b>1995</b>	<b>\$455,079</b>	<b>\$450,281</b>	<b>\$1,443</b>		<b>\$444,333</b>	<b>97.78</b>	<b>36</b>
<b># LISTINGS TOTAL:</b>		<b>78</b>	<b>AVG VALUES FOR ALL:</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>1995</b>	<b>\$455,079</b>	<b>\$450,281</b>	<b>\$1,443</b>		<b>\$444,333</b>	<b>97.78</b>	<b>36</b>
<b>MEDIAN VALUES FOR ALL:</b>				<b>2</b>	<b>2</b>	<b>0</b>		<b>2005</b>	<b>\$450,000</b>	<b>\$449,900</b>	<b>\$0</b>		<b>\$438,950</b>	<b>97.90</b>	<b>17</b>

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Quick Statistics ( 78 Listings Total )				
	Min	Max	Average	Median
List Price	\$375,000	\$509,000	\$450,281	\$449,900
Sale Price	\$400,000	\$497,000	\$444,333	\$438,950

### 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 Latitude, Longitude is around 33.79, -84.38

MyMidtownMojo.com

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