

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	5984230	855 Peachtree Street Ne #3101	Viewpoint	2	2	0	High Rise (6+ stories)	2008	\$499,000	\$499,000	\$1,000	05-15-2018	\$510,000	102.20	2
2	6097055	855 Peachtree Street Ne #1402	Viewpoint	2	2	0	Contemporary/ Modern, High	2008	\$509,900	\$509,900	\$0	12-14-2018	\$509,900	100.00	5
3	5954858	1080 Peachtree Street Ne #404	1010 Midtown	2	2	0	Contemporary/ Modern, High	2008	\$519,000	\$509,900	\$5,000	05-31-2018	\$500,000	96.34	85
4	6016520	855 Peachtree Street Ne #3013	Viewpoint	2	2	0	Contemporary/ Modern	2008	\$520,000	\$520,000	\$206	06-27-2018	\$510,000	98.08	2
5	6039575	855 Peachtree Street Ne #3606	Viewpoint	2	2	0	Contemporary/ Modern, High	2008	\$524,900	\$524,900	\$1,000	08-17-2018	\$532,000	101.35	3
6	5968117	273 12Th Street Ne #416	Wilburn House	2	2	0	Loft, Mid-Rise (up to 5	2002	\$524,900	\$524,900	\$8,500	04-02-2018	\$524,900	100.00	8
7	5939549	20 10Th Street Nw #1601	Aqua	2	2	0	High Rise (6+ stories)	2007	\$525,000	\$525,000	\$1,000	03-29-2018	\$505,000	96.19	71
8	6045523	1080 Peachtree Street Ne #1312	1010 Midtown	2	2	0	High Rise (6+ stories)	2008	\$535,000	\$535,000	\$0	10-01-2018	\$535,000	100.00	4
9	5971816	1080 Peachtree Street Ne #2413	1010 Midtown	2	2	0	High Rise (6+ stories)	2008	\$535,000	\$535,000	\$4,000	04-27-2018	\$514,000	96.08	12
10	6043949	850 Piedmont Avenue Ne #2304	The Dakota	2	2	0	Garden (1 Level),	2000	\$535,000	\$535,000	\$0	08-30-2018	\$510,000	95.33	7
11	5953392	273 12Th Street Ne #420	Wilburn House	2	2	1	Mid-Rise (up to 5 stories),	2002	\$539,000	\$539,000	\$0	02-23-2018	\$530,000	98.33	93
12	6063798	855 Ne Peachtree Street Ne #3312	Viewpoint	2	2	0	High Rise (6+ stories)	2008	\$540,000	\$540,000	\$0	09-27-2018	\$530,000	98.15	4
13	6062904	855 Peachtree Street Ne #3003	Viewpoint	2	2	0	High Rise (6+ stories)	2008	\$540,000	\$540,000	\$3,000	10-02-2018	\$528,000	97.78	17
14	5962892	1080 Peachtree Street Ne #1112	1010 Midtown	2	2	0	High Rise (6+ stories)	2008	\$549,900	\$540,000	\$0	04-19-2018	\$522,000	94.93	44
15	5962318	950 W Peachtree Street Nw #2003	Plaza Midtown	2	2	0	Contemporary/ Modern, High	2006	\$579,900	\$549,900	\$0	04-05-2018	\$530,000	91.40	28
16	5991273	1058 Piedmont Avenue Ne #503	Lofts at the Park II	2	2	0	Mid-Rise (up to 5 stories)	2001	\$550,000	\$550,000	\$0	05-15-2018	\$550,000	100.00	4
17	5969187	950 W Peachtree Street Nw #1907	Plaza Midtown	2	2	1	High Rise (6+ stories)	2006	\$550,000	\$550,000	\$0	03-29-2018	\$530,000	96.36	11
18	6064220	905 Juniper Street Ne #616	905 Juniper	2	2	0	Contemporary/ Modern, High	2006	\$559,900	\$559,900	\$600	10-12-2018	\$550,000	98.23	6
19	5954126	905 Juniper Street Ne #610	905 Juniper	2	2	0	Contemporary/ Modern	2006	\$565,000	\$565,000	\$3,400	03-12-2018	\$565,000	100.00	2
20	6077978	199 12Th Street Ne #11	199 12th Street	2	2	0	Contemporary/ Modern,	2003	\$569,000	\$569,000	\$5,000	11-09-2018	\$555,000	97.54	70
21	5899030	1080 Peachtree Street #3412	1010 Midtown	2	2	0	Contemporary/ Modern, High	2008	\$600,000	\$575,000	\$0	01-10-2018	\$555,000	92.50	110

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22	5948510	222 12Th Street Ne #1608	LUXE	2	2	0	Contemporary/ Modern, High	2008	\$575,000	\$575,000	\$1,000	03-21-2018	\$550,000	95.65	32
23	6065650	195 14Th Street Ne #PH 405	Mayfair Renaissance	2	2	1	Garden (1 Level)	2002	\$575,000	\$575,000	\$0	10-12-2018	\$546,000	94.96	13
24	5923061	539 Seal Place	Seal Place Townhomes	3	3	1	Townhouse, Traditional	1999	\$589,900	\$582,500	\$8,000	02-15-2018	\$565,000	95.78	60
25	5982753	850 Piedmont Avenue Ne #3317	The Dakota	3	2	1	Mid-Rise (up to 5 stories)	2001	\$585,000	\$585,000	\$0	04-26-2018	\$585,000	100.00	3
26	5941037	1055 Piedmont Avenue Ne #416	Piedmont Crest	2	2	1	Mid-Rise (up to 5 stories),	2006	\$585,000	\$585,000	\$200	01-11-2018	\$581,500	99.40	11
27	6086755	850 Piedmont Avenue Ne #2208	The Dakota	2	2	0	High Rise (6+ stories),	2000	\$585,000	\$585,000	\$5,000	12-19-2018	\$580,000	99.15	28
28	5976670	1080 Peachtree Street Ne #3113	1010 Midtown	2	2	0	High Rise (6+ stories)	2008	\$585,000	\$585,000	\$5,000	04-30-2018	\$580,000	99.15	17
29	6061969	156 7Th Street Ne #2	The Desoto	2	2	0	Mid-Rise (up to 5 stories)	1914	\$599,000	\$589,000	\$0	12-06-2018	\$585,000	97.66	75
30	5979723	355 8Th Street Ne	Midtown	2	2	0	Garden (1 Level)	1944	\$589,900	\$589,900	\$0	04-18-2018	\$590,900	100.17	9
31	5988544	222 12Th Street Ne #702	Luxe	2	2	1	High Rise (6+ stories)	2008	\$589,900	\$589,900	\$0	05-16-2018	\$570,000	96.63	6
32	5968252	77 Peachtree Place Ne #508	Cotting Court	2	2	0	Mid-Rise (up to 5 stories),	2001	\$615,000	\$599,000	\$0	06-29-2018	\$603,550	98.14	86
33	6054657	222 12Th Street Ne #1505	LUXE	2	2	0	Contemporary/ Modern, High	2008	\$599,000	\$599,000	\$0	08-30-2018	\$580,000	96.83	2
34	5972889	75 14Th Street Ne #4250	Above The Four Seasons	2	2	1	High Rise (6+ stories)	1992	\$599,000	\$599,000	\$0	04-27-2018	\$575,000	95.99	44
35	5973812	20 10Th Street Nw #1604	Aqua	2	2	0	High Rise (6+ stories)	2007	\$599,500	\$599,500	\$1,000	06-15-2018	\$561,000	93.58	63
36	6016546	199 12Th Street Ne #9	199 12th Street	2	2	1	Contemporary/ Modern,	2003	\$615,000	\$615,000	\$0	08-03-2018	\$598,375	97.30	26
37	6098897	206 11Th Street Ne #703	Lofts at the Park	2	2	0	Contemporary/ Modern, High	2001	\$625,000	\$625,000	\$0	11-30-2018	\$625,000	100.00	3
38	5951302	1080 Peachtree Street Ne #2509	1010 Midtown	2	2	0	Contemporary/ Modern, High	2008	\$715,000	\$625,000	\$194	04-27-2018	\$615,000	86.01	75
39	5952661	1080 Peachtree Street Ne #1209	1010 Midtown	2	2	0	Contemporary/ Modern, High	2008	\$625,000	\$625,000	\$0	05-15-2018	\$582,500	93.20	189
40	5918746	195 14Th Street Ne #PH601	Mayfair Renaissance	2	2	1	High Rise (6+ stories)	2001	\$650,000	\$640,000	\$0	03-13-2018	\$630,000	96.92	103
41	6001617	1065 Peachtree Street Ne #2901	1065 Midtown Loews	1	1	1	High Rise (6+ stories)	2015	\$669,000	\$669,000	\$0	07-02-2018	\$665,000	99.40	114
42	6066092	195 14Th Street Ne #PH204	Mayfair Renaissance	2	2	1	European, High Rise (6+)	2001	\$679,000	\$669,000	\$2,500	12-20-2018	\$628,500	92.56	76
43	6055400	121 City View Court #10	Views At O4W	3	3	1	Contemporary/ Modern,	2018	\$674,900	\$674,900	\$0	11-15-2018	\$712,072	105.51	0

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44	6055404	101 City View Court #1	Views At O4W	3	3	1	Contemporary/ Modern,	2018	\$674,900	\$674,900	\$0	08-29-2018	\$674,900	100.00	0
45	5999724	850 Piedmont Avenue Ne #3121	THE DAKOTA	3	2	1	Mid-Rise (up to 5 stories),	2001	\$675,000	\$675,000	\$0	07-31-2018	\$675,000	100.00	61
46	5967110	75 14Th Street #3450	Above The Four Seasons	2	2	1	Contemporary/ Modern	1992	\$790,000	\$680,000	\$0	09-20-2018	\$665,000	84.18	183
47	5996400	195 14Th Street Ne #P404	Mayfair Renaissance	2	2	1	Contemporary/ Modern	2002	\$680,000	\$680,000	\$0	07-02-2018	\$655,000	96.32	5
48	5923939	1065 Peachtree Street Ne #3601	1065 Midtown Loews	1	1	1	High Rise (6+ stories)	2015	\$679,000	\$689,000	\$15,900	07-17-2018	\$680,000	100.15	234
49	5973121	1080 Peachtree Street Ne #1003	1010 Midtown	2	2	1	Contemporary/ Modern, High	2008	\$689,000	\$689,000	\$0	04-30-2018	\$656,000	95.21	13
50	6059252	199 12Th Street Ne #8	199 12th Street	3	2	1	Contemporary/ Modern	2001	\$689,900	\$689,900	\$11,500	11-28-2018	\$660,000	95.67	53
51	5909507	1080 Peachtree Street Ne #1311	1010 Midtown	2	2	1	High Rise (6+ stories)	2008	\$750,000	\$697,000	\$0	01-31-2018	\$685,000	91.33	91
52	5955410	1080 Peachtree Street Ne #3104	1010 Midtown	2	2	0	Contemporary/ Modern, High	2008	\$725,000	\$699,000	\$3,000	08-15-2018	\$685,000	94.48	182
53	6004917	1080 Peachtree Street #1403	1010 Midtown	2	2	1	High Rise (6+ stories)	2008	\$699,900	\$699,900	\$500	06-19-2018	\$695,000	99.30	11
54	6017019	855 Peachtree Street Ne #3611	Viewpoint	2	2	0	Contemporary/ Modern, High	2008	\$699,900	\$699,900	\$4,525	07-12-2018	\$692,000	98.87	3
55	5909596	222 12Th Street Ne #2102	LUXE	3	2	1	Contemporary/ Modern	2008	\$725,000	\$699,999	\$0	02-14-2018	\$690,000	95.17	132
56	5894730	222 12Th Street Ne #1507	LUXE	2	2	1	Contemporary/ Modern, High	2008	\$745,000	\$719,000	\$550	01-10-2018	\$685,000	91.95	129
57	5976966	1080 Peachtree Street Ne #1610	1010 Midtown	2	2	0	High Rise (6+ stories)	2008	\$725,000	\$724,900	\$0	05-24-2018	\$720,900	99.43	39
58	6050472	377 10Th Street Ne #9	Midtown	3	3	0	Townhouse, Traditional	1945	\$724,900	\$724,900	\$0	10-18-2018	\$655,000	90.36	155
59	5985446	222 12Th Street Ne #1407	Luxe	2	2	1	Contemporary/ Modern, High	2008	\$725,000	\$725,000	\$0	04-18-2018	\$707,000	97.52	3
60	5897073	1080 Peachtree Street Ne #3003	1010 Midtown	2	2	1	High Rise (6+ stories)	2008	\$765,000	\$730,000	\$0	05-07-2018	\$725,000	94.77	223
61	5883918	1080 Peachtree Street #2403	1010 Midtown	2	2	1	Contemporary/ Modern, High	2008	\$769,900	\$734,900	\$0	03-26-2018	\$700,000	90.92	207
62	5919376	1080 Peachtree Street Ne #2510	1010 Midtown	2	2	0	Contemporary/ Modern, High	2008	\$744,000	\$744,000	\$0	02-20-2018	\$725,000	97.45	95
63	6047248	222 12Th Street Ne #1902	LUXE	3	2	1	Contemporary/ Modern, High	2008	\$745,000	\$750,000	\$180	09-21-2018	\$750,000	100.67	3
64	5921056	845 Spring Street Nw #PH6	Midcity Lofts	2	2	1	Contemporary/ Modern	2002	\$799,900	\$759,900	\$0	02-21-2018	\$755,900	94.50	106
65	6071195	850 Piedmont Avenue Ne #3308	The Dakota	2	2	1	Mid-Rise (up to 5 stories),	2001	\$775,000	\$775,000	\$2,500	10-23-2018	\$775,000	100.00	3

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66	5983391	20 10Th Street Nw #1103	Aqua	3	3	0	High Rise (6+ stories)	2007	\$798,000	\$798,000	\$0	04-25-2018	\$777,500	97.43	10
67	5921156	1130 Piedmont Avenue Ne #914	Ansley Above The Park	3	3	1	Contemporary/ Modern, High	1988	\$839,000	\$799,000	\$1,000	04-23-2018	\$780,000	92.97	157
68	6014146	867 Peachtree Street Ne #401	Seventh Midtown	2	2	1	High Rise (6+ stories),	2016	\$849,900	\$849,900	\$0	07-09-2018	\$840,000	98.83	11
69	5938269	943 Peachtree Street Ne #2010	Metropolis	2	2	0	High Rise (6+ stories)	2002	\$850,000	\$850,000	\$0	04-20-2018	\$820,000	96.47	105
70	6003155	222 12Th Street Ne #2107	LUXE	2	2	1	Contemporary/ Modern, High	2008	\$860,000	\$860,000	\$0	08-24-2018	\$860,000	100.00	0
71	5966306	870 Monroe Drive	Midtown	3	2	2	Contemporary/ Modern,	2007	\$885,000	\$885,000	\$9,500	04-11-2018	\$860,589	97.24	18
72	6035011	1080 Peachtree Street #3105	1010 Midtown	2	2	1	High Rise (6+ stories)	2008	\$899,000	\$899,000	\$0	07-19-2018	\$863,500	96.05	5
73	6013962	855 Peachtree Street Ne #2013	Viewpoint	3	3	0	High Rise (6+ stories)	2008	\$899,900	\$899,900	\$615	09-11-2018	\$865,000	96.12	74
74	6019197	785 Piedmont Avenue Ne #F	5th & Piedmont	3	3	1	Contemporary/ Modern,	2015	\$998,000	\$980,000	\$6,000	07-16-2018	\$975,000	97.69	14
75	6026760	867 Peachtree Street Ne #403	Seventh Midtown	2	2	1	High Rise (6+ stories)	2016	\$989,000	\$989,000	\$0	07-23-2018	\$968,000	97.88	2
76	5985971	222 12Th Street Ne #806	Luxe	2	2	1	Contemporary/ Modern, High	2008	\$1,045,000	\$1,045,000	\$0	05-21-2018	\$925,000	88.52	30
77	5948906	860 Peachtree Street Ne #2801	Spire	2	2	0	Contemporary/ Modern	2005	\$1,050,000	\$1,050,000	\$13,500	03-02-2018	\$985,000	93.81	13
78	5976405	867 Peachtree Street #202	Seventh Midtown	3	3	0	Contemporary/ Modern, High	2016	\$1,150,000	\$1,074,999	\$600	07-26-2018	\$1,045,000	90.87	85
79	5887134	1065 Peachtree Street Ne #2702	1065 Midtown Loews	2	2	1	High Rise (6+ stories)	2015	\$959,900	\$1,145,000	\$0	02-09-2018	\$1,045,000	108.87	126
80	6028030	1065 Peachtree Street Ne #3403	1065 Midtown Loews	2	2	1	High Rise (6+ stories)	2015	\$1,350,000	\$1,350,000	\$15,000	06-15-2018	\$1,350,000	100.00	0
81	5953427	1065 Peachtree Street Ne #3402	1065 Midtown Loews	3	3	0	European	2015	\$1,600,000	\$1,600,000	\$0	03-30-2018	\$1,575,000	98.44	11
82	5984049	867 Peachtree Street #802	Seventh Midtown	3	3	0	Contemporary/ Modern, High	2016	\$1,649,900	\$1,639,999	\$0	06-27-2018	\$1,615,000	97.89	63
83	5890600	1065 Peachtree Street Ne #3702	1065 Midtown Loews	3	3	0	High Rise (6+ stories)	2015	\$1,736,000	\$1,736,000	\$16,500	02-15-2018	\$1,625,000	93.61	121
84	5889827	1065 Peachtree Street Ne #3004	1065 Midtown Loews	3	3	1	High Rise (6+ stories)	2015	\$1,772,000	\$1,795,000	\$0	05-31-2018	\$1,750,000	98.76	278
85	6069366	1065 Peachtree Street #3204	1065 Midtown	3	3	1	High Rise (6+ stories)	2010	\$1,850,000	\$1,850,000	\$15,000	10-16-2018	\$1,770,000	95.68	6
86	5889471	1065 Peachtree Street Ne #3704	1065 Midtown Loews	3	3	1	High Rise (6+ stories)	2015	\$2,300,000	\$2,300,000	\$0	09-28-2018	\$2,300,000	100.00	293

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# LISTINGS:	86	AVG VALUES:	2	2	1	2004	\$770,016	\$764,350	\$2,000	\$745,482	96.86	58
# LISTINGS TOTAL:	86	AVG VALUES FOR ALL:	2	2	1	2004	\$770,016	\$764,350	\$2,000	\$745,482	96.86	58
		MEDIAN VALUES FOR ALL:	2	2	1	2008	\$677,000	\$674,900	\$0	\$655,500	97.44	27

Quick Statistics (86 Listings Total)				
	Min	Max	Average	Median
List Price	\$499,000	\$2,300,000	\$764,350	\$674,900
Sale Price	\$500,000	\$2,300,000	\$745,482	\$655,500

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

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