

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	6002376	579 Amsterdam Avenue Ne	Midtown	3	2	0	1930	\$529,900	\$529,900	\$0	05-31-2018	\$500,000	94.36	28
2	6011080	877 Monroe Circle Ne	Midtown	2	1	0	1920	\$550,000	\$550,000	\$5,000	06-22-2018	\$550,000	100.00	7
3	5923069	825 Charles Allen Drive Ne	Midtown	2	2	0	1925	\$580,000	\$580,000	\$12,443	01-26-2018	\$571,000	98.45	64
4	5958197	374 5Th Street Ne	Midtown	3	2	1	1920	\$600,000	\$600,000	\$0	03-20-2018	\$631,000	105.17	8
5	5962574	336 6Th Street Ne	Midtown	3	2	0	1928	\$625,000	\$625,000	\$0	03-29-2018	\$600,000	96.00	4
6	6057738	218 8Th Street Ne	Midtown	3	1	1	1920	\$649,000	\$649,000	\$0	10-05-2018	\$600,000	92.45	5
7	5989280	348 6Th Street Ne	Midtown	3	2	0	1934	\$685,000	\$650,000	\$3,500	06-15-2018	\$640,000	93.43	27
8	6009852	956 Myrtle Street Ne	Midtown	3	2	0	1920	\$675,000	\$675,000	\$0	05-31-2018	\$690,785	102.34	6
9	6062032	219 6Th Street Ne	Midtown	3	3	0	2000	\$697,000	\$697,000	\$0	11-08-2018	\$689,000	98.85	35
10	6001582	847 Durant Place	Midtown	3	2	0	1926	\$699,900	\$699,900	\$14,500	08-02-2018	\$679,500	97.08	52
11	5991561	692 Myrtle Street Ne	Midtown	5	4	0	1920	\$739,900	\$739,900	\$5,500	06-14-2018	\$719,000	97.18	20
12	6066619	400 6Th Street Ne	Midtown	3	2	0	1920	\$749,900	\$749,900	\$6,000	11-02-2018	\$732,500	97.68	6
13	6076817	733 Ne Argonne Avenue	Midtown	5	4	0	1920	\$754,900	\$754,900	\$0	11-09-2018	\$734,900	97.35	51
14	6020629	342 6Th Street Ne	Midtown	3	2	0	1928	\$775,000	\$775,000	\$3,000	06-25-2018	\$780,000	100.65	1
15	5980501	419 9Th Street Ne	Midtown	3	2	0	1935	\$815,000	\$789,900	\$8,000	05-29-2018	\$760,000	93.25	37
16	5937869	883 Penn Avenue Ne	MIDTOWN	3	3	0	1931	\$849,900	\$825,000	\$0	03-29-2018	\$825,000	97.07	93
17	5930320	698 Myrtle Street Ne	Midtown	4	4	0	1920	\$899,000	\$899,000	\$3,645	01-05-2018	\$860,000	95.66	18
18	5968957	414 9Th Street Ne	Midtown	3	3	0	1925	\$950,000	\$950,000	\$0	04-13-2018	\$924,700	97.34	14
19	6029002	925 Argonne Avenue Ne	Midtown	4	3	0	1920	\$995,000	\$995,000	\$5,000	07-31-2018	\$965,000	96.99	16
20	6011323	836 Myrtle Street Ne	Midtown	4	3	0	1911	\$1,150,000	\$1,150,000	\$2,000	07-31-2018	\$1,120,000	97.39	12
21	6023664	349 9Th Street Ne	Midtown	5	3	0	1920	\$1,395,000	\$1,295,000	\$5,000	08-29-2018	\$1,285,000	92.12	42
22	6011493	874 Piedmont Avenue Ne	Midtown	5	4	1	1920	\$1,399,000	\$1,299,000	\$15,000	08-23-2018	\$1,285,000	91.85	66
23	6001686	850 Vedado Way Ne	Midtown	4	4	0	2013	\$1,300,000	\$1,300,000	\$4,000	06-13-2018	\$1,300,000	100.00	6
24	5914444	867 Argonne Avenue Ne	Midtown	5	4	1	2006	\$1,395,000	\$1,395,000	\$15,000	02-22-2018	\$1,315,000	94.27	80
25	6020571	306 9Th Street Ne	Midtown	4	3	3	2004	\$1,789,000	\$1,695,000	\$0	10-05-2018	\$1,680,000	93.91	152
# LISTINGS:	25	AVG VALUES:		4	3	1	1937	\$889,896	\$874,736	\$4,304		\$857,495	96.83	34

# LISTINGS TOTAL:	25	AVG VALUES FOR ALL:		4	3	0	1937	\$889,896	\$874,736	\$4,304		\$857,495	96.83	34
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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

MEDIAN VALUES FOR ALL:

3 3 0 1925 \$754,900 \$754,900 \$3,500 \$734,900 97.08 20

Quick Statistics (25 Listings Total)

	Min	Max	Average	Median
List Price	\$529,900	\$1,695,000	\$874,736	\$754,900
Sale Price	\$500,000	\$1,680,000	\$857,495	\$734,900

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 Area is one of '23 - Atlanta North', '24 - Atlanta North' Subdivision/Complex is 'Midtown'

MyMidtownMojo.com

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