



	MLS #	Status	Address	Bd	Fb	Hb	Yr Blt	Sqft	List/Sold \$	Market/Sold D
1	U8239413	ACT	5032 20TH AVENUE	3	2	0	1953	2,056	\$465,000	04/29/2024
2	U8237159	ACT	5121 5TH AVENUE	3	2	0	1947	1,752	\$465,000	04/02/2024
3	U8239355	ACT	6110 7TH AVENUE	4	2	0	1953	1,720	\$535,000	04/19/2024
4	U8238232	ACT	4925 21 AVENUE	3	2	0	1986	2,272	\$649,900	04/11/2024
5	U8228701	ACT	5611 1ST AVENUE	3	2	0	1925	1,704	\$685,000	03/21/2024
6	U8206464	ACT	1500 49TH STREET	4	2	0	1925	1,797	\$724,500	07/08/2023
7	U8238738	ACT	5120 DARTMOUTH AVENUE	3	2	0	2024	1,884	\$840,000	04/14/2024
8	U8224019	SLD	1704 63RD STREET	3	2	0	1955	1,730	\$375,000	12/29/23
9	U8232136	SLD	6250 22ND AVENUE	3	2	0	1957	1,723	\$370,000	03/28/24
10	T3491775	SLD	5531 DARTMOUTH AVENUE	3	2	0	1959	1,870	\$449,900	01/31/24
11	U8223932	SLD	5024 11TH AVENUE	3	2	0	1964	1,750	\$655,000	01/18/24
12	U8208932	SLD	5053 DARTMOUTH AVENUE	3	2	0	2018	1,891	\$638,000	04/04/24

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#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
Listings: Active																	
1	U8239413	5032 20TH AVE	MOUNT WASHINGTON 1ST SEC	3	2	0	2	No	1953	0.29	2,056	\$226	\$465,000				1
2	U8237159	5121 5TH AVE	PLYMOUTH HEIGHTS	3	2	0	0	No	1947	0.10	1,752	\$265	\$465,000				28
3	U8239355	6110 7TH AVE	EAGLE CREST	4	2	0	1	No	1953	0.16	1,720	\$311	\$535,000				11
4	U8238232	4925 21 AVE	MOUNT WASHINGTON	3	2	0	2	No	1986	0.27	2,272	\$286	\$649,900				19
5	U8228701	5611 1ST AVE	STONEMONT SUB REV	3	2	0	2	No	1925	0.13	1,704	\$402	\$685,000				40
6	U8206464	1500 49TH ST	DISSTON HILLS SEC A & B	4	2	0	1	No	1925	0.12	1,797	\$403	\$724,500				297
7	U8238738	5120 DARTMOUTH AVE	OAK RIDGE 2	3	2	0	2	No	2024	0.13	1,884	\$446	\$840,000				16
				Min	3	2	0	0	1925	0.10	1,704	\$226	\$465,000				1
				Max	4	2	0	2	2024	0.29	2,272	\$446	\$840,000				297
				Avg	3	2	0	1	1959	0.17	1,884	\$334	\$623,486				59
				Med	3	2	0	2	1953	0.13	1,797	\$311	\$649,900				19

Presented by: Kelly Havden

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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#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
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Listings: Sold

1	U8224019	1704 63RD ST	GARDEN MANOR SEC 2	3	2	0	1	No	1955	0.18	1,730	\$217	\$395,000	\$375,000	12/29/2023	94.9%	4
2	U8232136	6250 22ND AVE	GARDEN MANOR SEC 1	3	2	0	1	No	1957	0.17	1,723	\$215	\$400,000	\$370,000	03/28/2024	92.5%	5
3	T3491775	5531 DARTMOUTH AVE	COLONIAL PARKS REP	3	2	0	1	No	1959	0.12	1,870	\$241	\$449,900	\$449,900	01/31/2024	100.0%	21
4	U8223932	5024 11TH AVE	DISSTON RIDGE ESTATES	3	2	0	1	No	1964	0.22	1,750	\$374	\$649,000	\$655,000	01/18/2024	100.9%	5
5	U8208932	5053 DARTMOUTH AVE	OAK RIDGE 2	3	2	0	2	No	2018	0.11	1,891	\$337	\$649,900	\$638,000	04/04/2024	98.2%	142

Min	3	2	0	1	1955	0.11	1,723	\$215	\$395,000	\$370,000	92.5%	4
Max	3	2	0	2	2018	0.22	1,891	\$374	\$649,900	\$655,000	100.9%	142
Avg	3	2	0	1	1971	0.16	1,793	\$277	\$508,760	\$497,580	97.3%	35
Med	3	2	0	1	1959	0.17	1,750	\$241	\$449,900	\$449,900	98.2%	5

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Total Listings

Average for all:	3	2	0	1	1964	0.17	1,846	\$310	\$575,683	\$497,580	97.3%	49
Median for all:	3	2	0	1	1956	0.15	1,775	\$299	\$592,000	\$449,900	98.2%	18

Quick Statistics

	Min	Max	Avg	Med
List Price	\$395,000	\$840,000	\$575,683	\$592,000
Sale Price	\$370,000	\$655,000	\$497,580	\$449,900
Sale / List	92.5%	100.9%	97.3%	98.2%

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