

Comparative Market Analysis Summary

Residential Attached

Contingent-Due Diligence

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price
1	6027207	1468 Briarwood Road Ne #2001	Carlyle Woods	2	2	1	Traditional	2007	\$254,900	\$264,900
# LISTINGS:		1	AVG VALUES:		2	2	1	2007	\$254,900	\$264,900

Pending

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price
1	6004807	1468 Briarwood Road Ne #1103	Carlyle Woods	2	2	0	Mid-Rise (up to 5 stories)	2007	\$231,000	\$231,000
2	6024173	1468 Ne Briarwood Road Ne #203	Carlyle Woods	2	2	1	Townhouse, Traditional	2007	\$259,000	\$259,000
# LISTINGS:		2	AVG VALUES:		2	2	1	2007	\$245,000	\$245,000

Sold

#	FMLS #	Address	Complex	#Bd	#FB	#HB	Style	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
1	5966847	1468 Briarwood Road Ne #405	Carlyle Woods	1	1	0	Garden (1 Level)	2007	\$168,000	\$168,000	\$3,200	03-28-2018	\$168,000	100.00	0
2	5949324	1468 Briarwood Road Ne #501	Carlyle Woods	1	1	0	Garden (1 Level)	2007	\$168,000	\$168,000	\$3,000	02-28-2018	\$165,000	98.21	9
3	5989611	1468 Briarwood Road Ne #1001	Carlyle Woods	2	2	0	Mid-Rise (up to 5 stories)	2007	\$229,000	\$229,000	\$2,000	05-03-2018	\$231,000	100.87	6
4	5962350	1468 Briarwood Road Ne #801	Carlyle Woods	2	2	0	Mid-Rise (up to 5 stories)	2007	\$229,000	\$229,000	\$0	03-16-2018	\$227,000	99.13	1
5	5936679	1468 Ne Briarwood Road Ne #1309	Carlyle Woods	2	2	0	Garden (1 Level),	2007	\$229,000	\$229,000	\$0	01-24-2018	\$223,000	97.38	9
6	5950726	1468 Briarwood Road Ne #101	Carlyle Woods	2	2	0	Mid-Rise (up to 5 stories)	2007	\$229,500	\$229,500	\$0	03-09-2018	\$226,500	98.69	24
7	5954215	1468 Briarwood Road #1903	Carlyle Woods	2	2	0	Contemporary/ Modern,	2007	\$229,900	\$229,900	\$1,000	02-27-2018	\$228,000	99.17	3
8	5998459	1468 Briarwood Road #811	Carlyle Woods	2	2	0	Mid-Rise (up to 5 stories)	2007	\$231,000	\$231,000	\$750	05-29-2018	\$230,000	99.57	2
9	6011795	1468 Briarwood Road Ne #805	Carlyle Woods	2	2	0	Garden (1 Level),	2007	\$239,000	\$239,000	\$0	05-25-2018	\$230,000	96.23	5
10	5965529	1468 Briarwood Road Ne #906	Carlyle Woods	2	2	1	Townhouse, Traditional	2007	\$249,900	\$249,900	\$0	03-28-2018	\$247,000	98.84	5

Presented By: JAMES MCGOWAN

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

Residential Attached

# LISTINGS:	10	MIN VALUES:	1	1	0	2007	\$168,000	\$168,000	\$0	\$165,000	96.23	0
		MAX VALUES:	2	2	1	2007	\$249,900	\$249,900	\$3,200	\$247,000	100.87	24
		AVG VALUES:	2	2	1	2007	\$220,230	\$220,230	\$995	\$217,550	98.81	6
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# LISTINGS TOTAL:	13	AVG VALUES FOR ALL:	2	2	0	2007	\$226,708	\$227,477	\$995	\$217,550	98.81	6
		MEDIAN VALUES FOR ALL:	2	2	0	2007	\$229,900	\$229,900	\$375	\$227,500	98.98	5

Quick Statistics (13 Listings Total)				
	Min	Max	Average	Median
List Price	\$168,000	\$264,900	\$227,477	\$229,900
Sale Price	\$165,000	\$247,000	\$217,550	\$227,500

Search Criteria

Property Category is one of 'Residential Detached', 'Residential Attached' **Property Category** is 'Residential Attached' **Status** is one of 'Active', 'Contingent-Due Diligence', 'Contingent-KO', 'Contingent-Other', 'Pending Offer Approval' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 06/25/2018 to 12/27/2017 **Subd/Complex** is 'carlyle woods'

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