Tuesday, November 29, 2022

Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Public Record Comparable Properties

Address	List Price	Closed Price	Conc Amt	Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	$/SqFt	Closed Date
2696 Saint Benedict St					*1*		*1,170*	*1,755*	*$28.00*	
2699 Dulany St		$120,000			1		1,391	2,041	$58.00	10/07/2022
2691 Saint Benedict St		$65,000			1		1,144	1,716	$37.00	10/12/2022
2660 Wilkens Ave		$70,000			1		1,144	1,716	$40.00	09/21/2022
2738 Wilkens Ave		$78,000			1		1,183	1,729	$45.00	09/07/2022
2601 Dulany St		$39,999			1		1,120	1,680	$23.00	10/24/2022
445 S Bentalou St		$47,700			1		1,204	1,764	$27.00	10/11/2022
425 S Bentalou St		$61,750			1		1,204	1,764	$35.00	10/14/2022
429 S Bentalou St		$35,000			1		1,204	1,764	$19.00	09/26/2022
414 S Smallwood St		$17,000			1		960	1,415	$12.00	10/19/2022
2416 W Baltimore St		$27,000			1		1,176	1,764	$15.00	09/12/2022
2418 W Baltimore St		$16,000			1		1,200	1,800	$8.00	09/12/2022
2570 W Fairmount Ave		$51,000			1		1,204	1,806	$28.00	10/11/2022
2534 W Fairmount Ave		$55,000			1		1,332	1,998	$27.00	08/31/2022
2609 W Fayette St		$53,000			1		1,288	1,932	$27.00	10/14/2022
2502 W Fairmount Ave		$44,800			1		1,344	2,016	$22.00	09/27/2022
2525 W Fayette St		$36,000			1		1,260	1,890	$19.00	10/14/2022
2318 W Lexington St		$115,000			1		1,308	1,962	$58.00	09/13/2022
2211 W Saratoga St		$165,000			1	1	1,350	2,025	$81.00	10/03/2022
Averages:		**$60,958**			**1**	**1**	**1,223**	**1,821**	**$32.28**	

Median of Comparable Listings:	**$52,000**
Average of Comparable Listings:	**$60,958**

	Low	Median	Average	High	Count
Comparable Price	$16,000	$52,000	$60,958	$165,000	18
Adjusted Comparable Price	$16,000	$52,000	$60,958	$165,000	18
DOM					0

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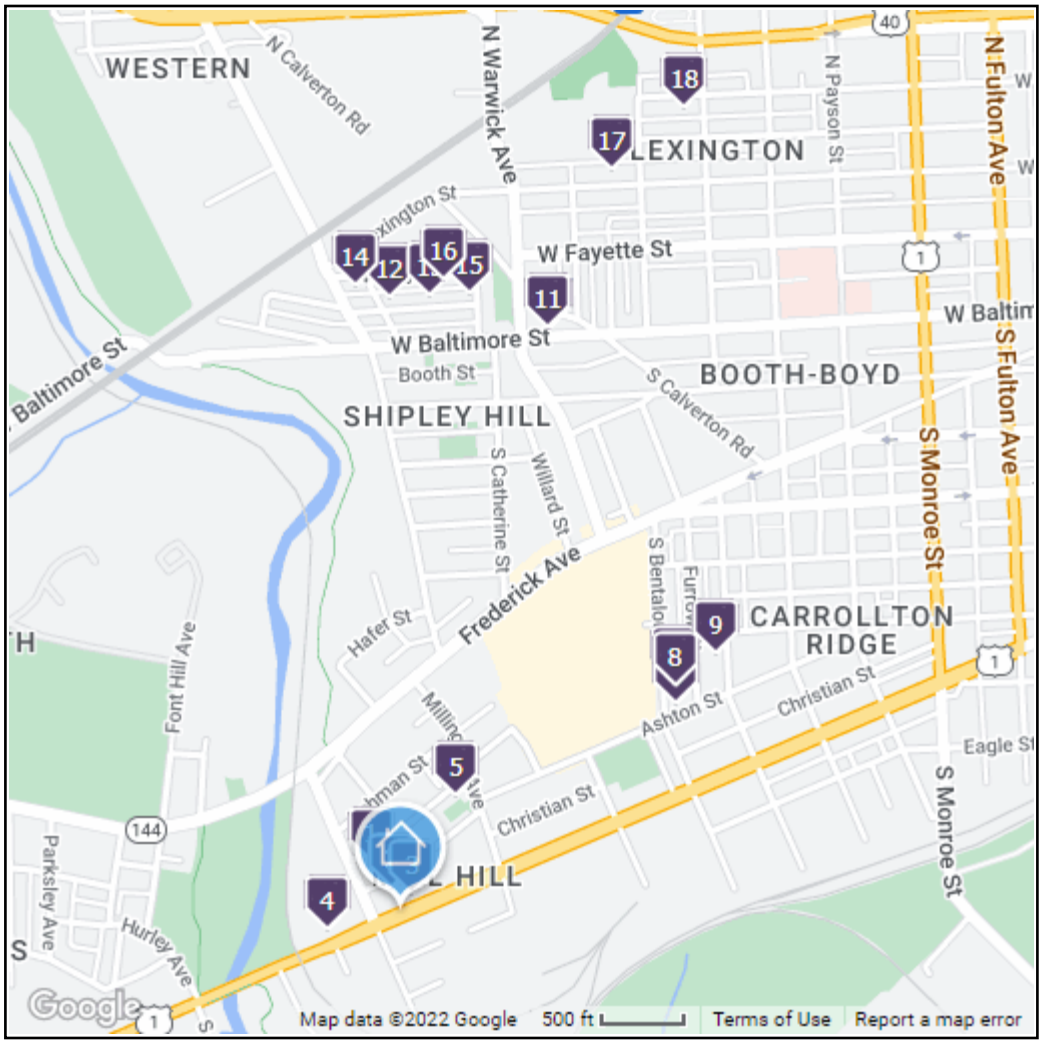
CMA Map

This page displays the Map for the CMA Subject and your comparables.



2696 Saint Benedict St

1 2699 Dulany St
2 2691 Saint Benedict St
3 2660 Wilkens Ave
4 2738 Wilkens Ave
5 2601 Dulany St
6 445 S Bentalou St
7 425 S Bentalou St
8 429 S Bentalou St
9 414 S Smallwood St
10 2416 W Baltimore St
11 2418 W Baltimore St
12 2570 W Fairmount Ave
13 2534 W Fairmount Ave
14 2609 W Fayette St
15 2502 W Fairmount Ave
16 2525 W Fayette St
17 2318 W Lexington St
18 2211 W Saratoga St

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