

Friday, March 17, 2023

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	Full Beds	Half Baths	List Abv Grd	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
3430 Mcshane Way				1		896	1,344	\$161.00	
7806 Meath Rd	\$132,000			1		1,130	1,130	\$116.00	01/10/2023
6939 Belclare Rd	\$132,500			1		896	1,344	\$98.00	01/09/2023
7421 Hill Ct	\$140,000			2		1,118	1,118	\$125.00	01/23/2023
7716 Fairgreen Rd	\$155,000			1		1,456	1,456	\$106.00	02/03/2023
7036 Dunbar Rd	\$162,000			1		996	1,464	\$110.00	02/16/2023
2010 Holborn Rd	\$190,000			1		1,008	1,512	\$125.00	01/19/2023
6714 Woodley Rd	\$199,900			1		1,056	1,584	\$126.00	01/20/2023
3432 Court Way	\$200,000			1		1,125	1,125	\$177.00	01/19/2023
6930 Broening Rd	\$206,000			1		896	1,344	\$153.00	02/09/2023
3519 Loganview Dr	\$220,000			1		1,365	1,365	\$161.00	01/24/2023
3443 Yorkway	\$225,000			1		1,238	1,238	\$181.00	12/20/2022
15 Admiral Blvd	\$230,000			1	1	1,218	1,722	\$133.00	02/15/2023
3109 Ardee Way	\$247,200			1	1	1,144	1,716	\$144.00	02/27/2023
3526 Loganview Dr	\$248,000			1		1,125	1,125	\$220.00	02/07/2023
3124 Baybriar Rd	\$252,000			2	1	1,344	1,344	\$187.00	01/03/2023
7417 Belclare Rd	\$260,000			1		1,238	1,238	\$210.00	02/15/2023
3443 Loganview Dr	\$265,000			1	1	1,125	1,125	\$235.00	02/15/2023
3444 Yardley Dr	\$290,000			1		1,477	1,477	\$196.00	02/02/2023
Averages:		\$208,589		1	1	1,164	1,357	\$155.72	

Median of Comparable Listings: **\$213,000**

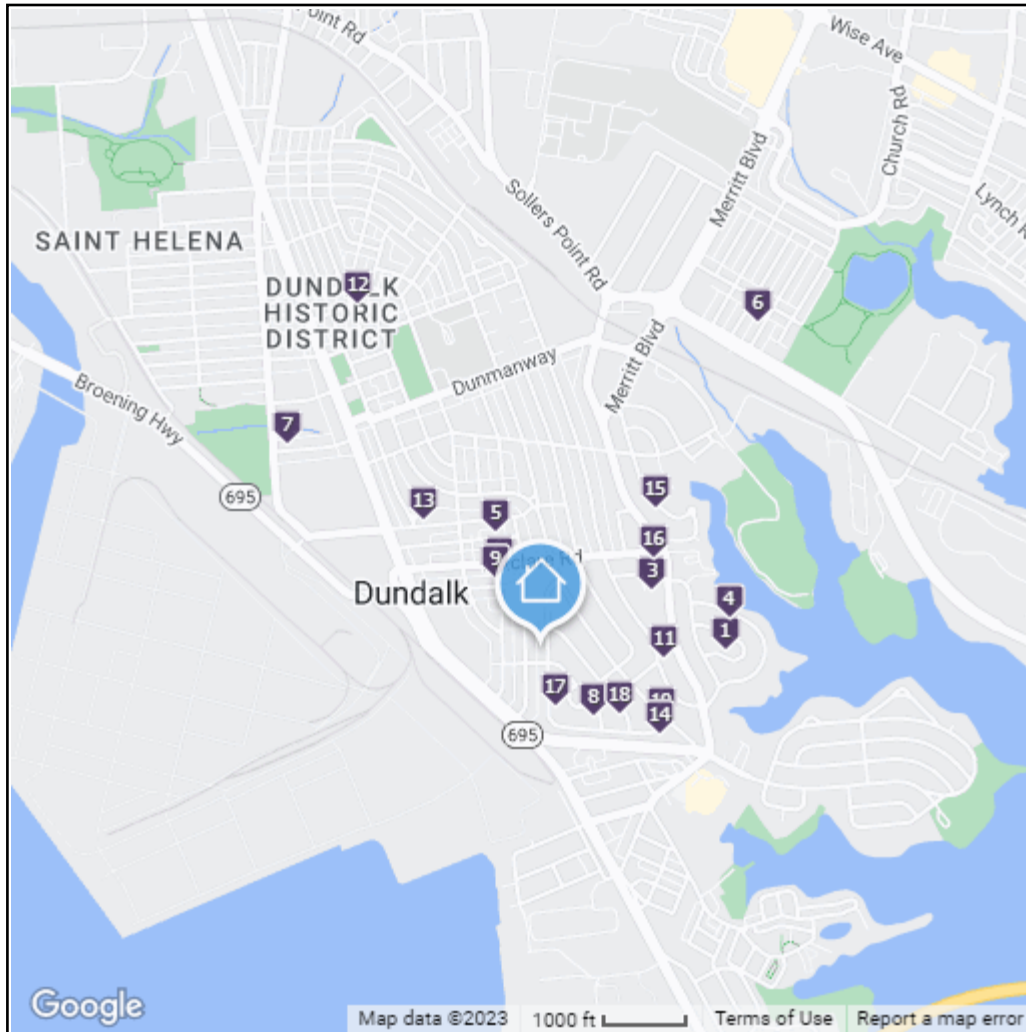
Average of Comparable Listings: **\$208,589**

	Low	Median	Average	High	Count
Comparable Price	\$132,000	\$213,000	\$208,589	\$290,000	18
Adjusted Comparable Price	\$132,000	\$213,000	\$208,589	\$290,000	18
DOM					0



CMA Map

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



3430 McShane Way

- 1 7806 Meath Rd
- 2 6939 Belclare Rd
- 3 7421 Hill Ct
- 4 7716 Fairgreen Rd
- 5 7036 Dunbar Rd
- 6 2010 Holborn Rd
- 7 6714 Woodley Rd
- 8 3432 Court Way
- 9 6930 Broening Rd
- 10 3519 Loganview Dr
- 11 3443 Yorkway
- 12 15 Admiral Blvd
- 13 3109 Ardee Way
- 14 3526 Loganview Dr
- 15 3124 Baybriar Rd
- 16 7417 Belclare Rd
- 17 3443 Loganview Dr
- 18 3444 Yardley Dr

