

## 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 Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
1324 W Pratt St				1		1,396	1,788	\$0.00	
1256 Glyndon Ave		\$110,000		1		1,008	1,512	\$72.00	12/19/2022
1210 Glyndon Ave		\$113,000		1	1	1,008	1,512	\$74.00	01/05/2023
2312 W Lexington St		\$113,000		1		1,308	1,962	\$57.00	02/03/2023
1140 Sargeant St		\$130,000		2		1,080	1,560	\$83.00	12/20/2022
1164 Sargeant St		\$133,875		1		912	1,368	\$97.00	02/08/2023
2217 W Saratoga St		\$135,000		1		1,350	2,025	\$66.00	02/01/2023
1344 Sargeant St		\$150,000		1		1,008	1,512	\$99.00	01/04/2023
1309 Herkimer St		\$150,000		1		1,132	1,678	\$89.00	01/19/2023
1264 Glyndon Ave		\$165,000		1		1,008	1,512	\$109.00	01/03/2023
908 Ryan St		\$176,000		1	1	888	1,332	\$132.00	02/09/2023
1206 James St		\$180,000		1		1,196	1,794	\$100.00	01/05/2023
1325 Glyndon Ave		\$209,000		1		1,240	1,820	\$114.00	12/30/2022
<b>Averages:</b>		<b>\$147,073</b>		<b>1</b>	<b>1</b>	<b>1,095</b>	<b>1,632</b>	<b>\$91.00</b>	

Median of Comparable Listings: **\$142,500**

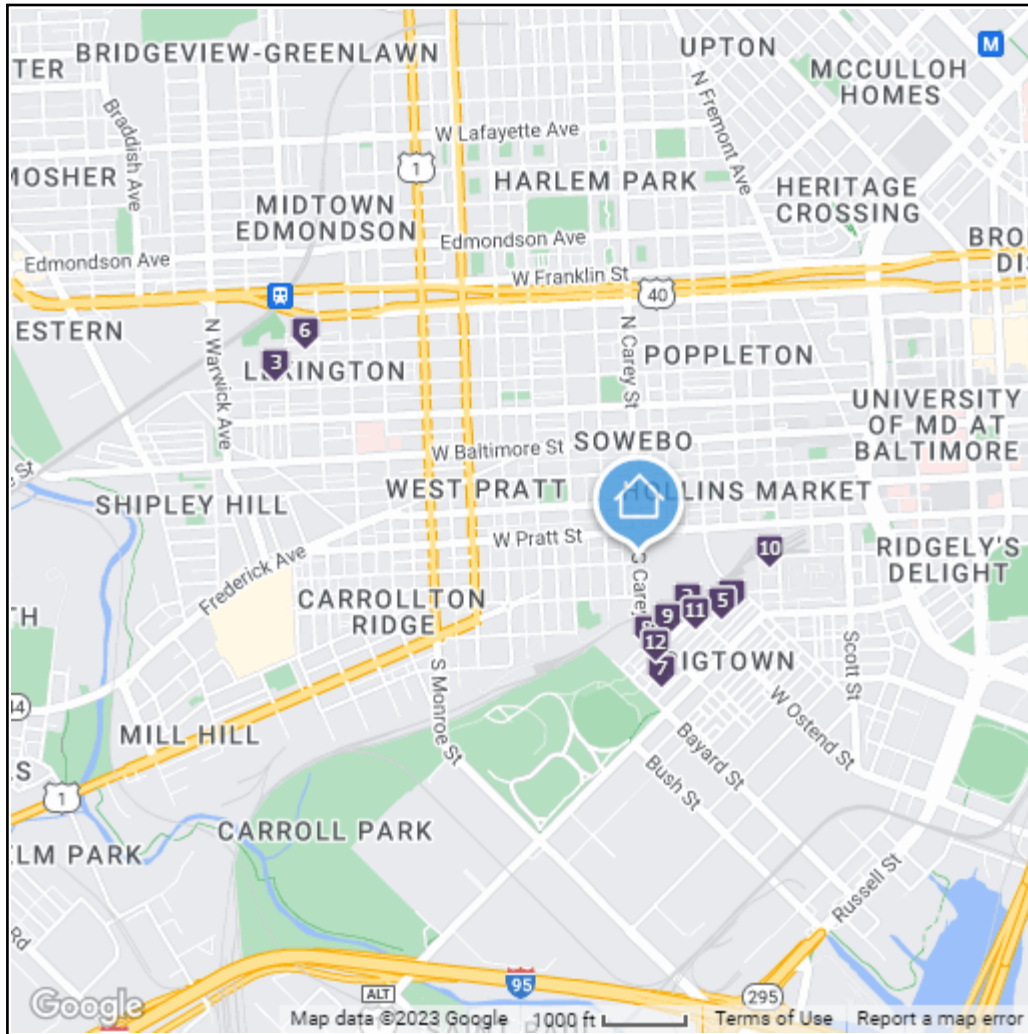
Average of Comparable Listings: **\$147,073**

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$110,000	\$142,500	\$147,073	\$209,000	12
<b>Adjusted Comparable Price</b>	\$110,000	\$142,500	\$147,073	\$209,000	12
<b>DOM</b>					0



# CMA Map

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



1324 W Pratt St

- 1 1256 Glyndon Ave
- 2 1210 Glyndon Ave
- 3 2312 W Lexington St
- 4 1140 Sargeant St
- 5 1164 Sargeant St
- 6 2217 W Saratoga St
- 7 1344 Sargeant St
- 8 1309 Herkimer St
- 9 1264 Glyndon Ave
- 10 908 Ryan St
- 11 1206 James St
- 12 1325 Glyndon Ave

