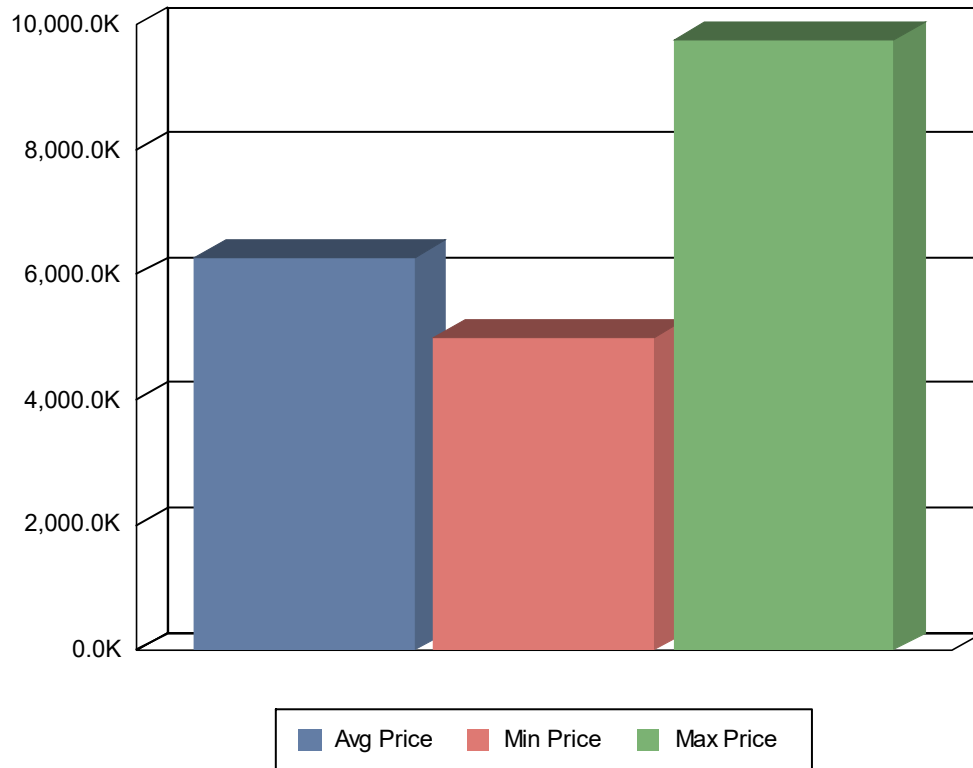


## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg PSF Ttl
Closed	\$5,000,000	\$9,750,000	\$6,282,393	\$710.85
<b>Totals / Averages</b>	<b>\$5,000,000</b>	<b>\$9,750,000</b>	<b>\$6,282,393</b>	<b>\$710.85</b>

### Sold Property Analysis

Address	List Price	Close Price	DOM	CP/LP	PSF Ttl	Lot Sz Acres	PPA
7 Mockingbird Lane	\$5,500,000	\$5,000,000	131	90.91%	\$511.61	2.36	\$2,118,644
50 Meade Lane	\$5,495,000	\$5,000,000	107	90.99%	\$708.82	3.44	\$1,453,488
2821 E Cedar Avenue #17	\$5,100,000	\$5,100,000	25	100.00%	\$703.25	0.18	\$28,333,333
4682 S Franklin Street	\$5,500,000	\$5,490,000	3	99.82%	\$671.89	2.50	\$2,196,000
18 Foxtail Circle	\$5,500,000	\$5,500,000	0	100.00%	\$607.13	0.96	\$5,729,167
38 Sedgwick Drive	\$5,800,000	\$5,700,000	18	98.28%	\$769.23	1.09	\$5,229,358

Researched and prepared by Jeffrey Tomlan  
Tomlan Realty

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## CMA Pro Report

These pages give a general overview of the selected properties.

52 Cherry Hills Farm Drive		\$6,000,000	0		\$759.21	1.11	\$5,405,405
5140 S Kearney Court	\$6,475,000	\$6,100,000	70	94.21%	\$738.23	0.58	\$10,517,241
4682 S Elizabeth Court	\$6,295,000	\$6,350,000	0	100.87%	\$660.84	0.99	\$6,414,141
27 Polo Club Circle	\$6,985,000	\$6,575,000	235	94.13%	\$902.79	0.44	\$14,943,182
562 Steele Street	\$6,995,000	\$6,800,000	74	97.21%	\$858.26	0.14	\$48,571,429
1700 E Tufts Avenue	\$7,950,000	\$6,838,500	18	86.02%	\$618.20	2.48	\$2,757,460
5 Random Road	\$7,650,000	\$7,750,000	8	101.31%	\$708.09	2.22	\$3,490,991
5650 E Stanford Drive	\$9,750,000	\$9,750,000	41	100.00%	\$734.35	2.06	\$4,733,010
<b>Total Averages</b>	<b>\$6,538,077</b>	<b>\$6,282,393</b>	<b>52.14</b>	<b>96.44%</b>	<b>\$710.85</b>	<b>1.47</b>	<b>\$10,135,204</b>

## Property Summary

S	Address	Bd	Bth	Area Ttl	List	Close	Close Date	DOM
<b>Closed</b>								
C	7 Mockingbird Lane	6	7	9,773	\$5,500,000	\$5,000,000	07/25/2025	131
C	50 Meade Lane	5	7	7,054	\$5,495,000	\$5,000,000	07/02/2025	107
C	2821 E Cedar Avenue #17	4	6	7,252	\$5,100,000	\$5,100,000	06/18/2025	25
C	4682 S Franklin Street	5	6	8,171	\$5,500,000	\$5,490,000	06/17/2025	3
C	18 Foxtail Circle	6	8	9,059	\$5,500,000	\$5,500,000	08/04/2025	0
C	38 Sedgwick Drive	6	7	7,410	\$5,800,000	\$5,700,000	06/18/2025	18
C	52 Cherry Hills Farm Drive	4	6	7,903		\$6,000,000	06/12/2025	0
C	5140 S Kearney Court	5	6	8,263	\$6,475,000	\$6,100,000	06/27/2025	70
C	4682 S Elizabeth Court		0	9,609	\$6,295,000	\$6,350,000	06/02/2025	0
C	27 Polo Club Circle	5	8	7,283	\$6,985,000	\$6,575,000	06/06/2025	235
C	562 Steele Street	5	6	7,923	\$6,995,000	\$6,800,000	06/11/2025	74
C	1700 E Tufts Avenue	5	8	11,062	\$7,950,000	\$6,838,500	06/25/2025	18
C	5 Random Road	6	9	10,945	\$7,650,000	\$7,750,000	07/25/2025	8
C	5650 E Stanford Drive	6	11	13,277	\$9,750,000	\$9,750,000	08/11/2025	41