

# Property Comparison Analysis

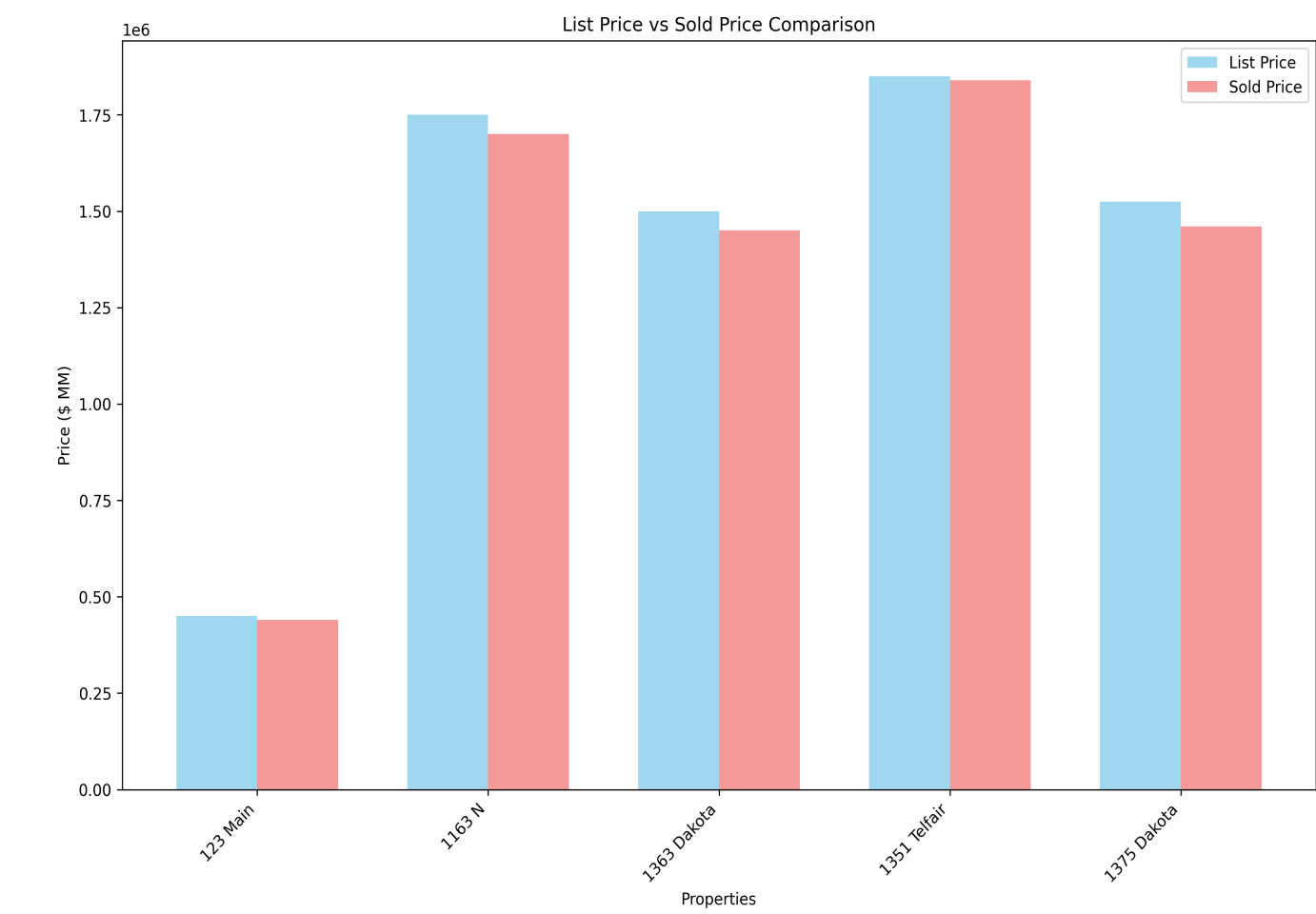
## Property Features Comparison

Feature	123 Main St	1163 N Prescott Dr	1363 Dakota Dr	1351 Telfair Dr	1375 Dakota Dr
Status	Active	Closed	Closed	Closed	Closed
Subdivision	Windsor Park	Windsor Park	WINDSOR PARK AT ABACOA	WINDSOR PARK AT ABACOA PL	WINDSOR PARK
Year Built	2012	2015	2016	2014	2014
Living Sq Ft	2500	3,453	2,500	3,999	2,620
Total Sq Ft	3200	4,819	3,694	5,775	3,726
Bedrooms	4	5	4	6	4
Bathrooms (Full)	3	4	3	5	3.1
Stories	2	2	2	2	2
Garage Spaces	2	2	2	2	2
Private Pool	No	Yes	Yes	Yes	Yes

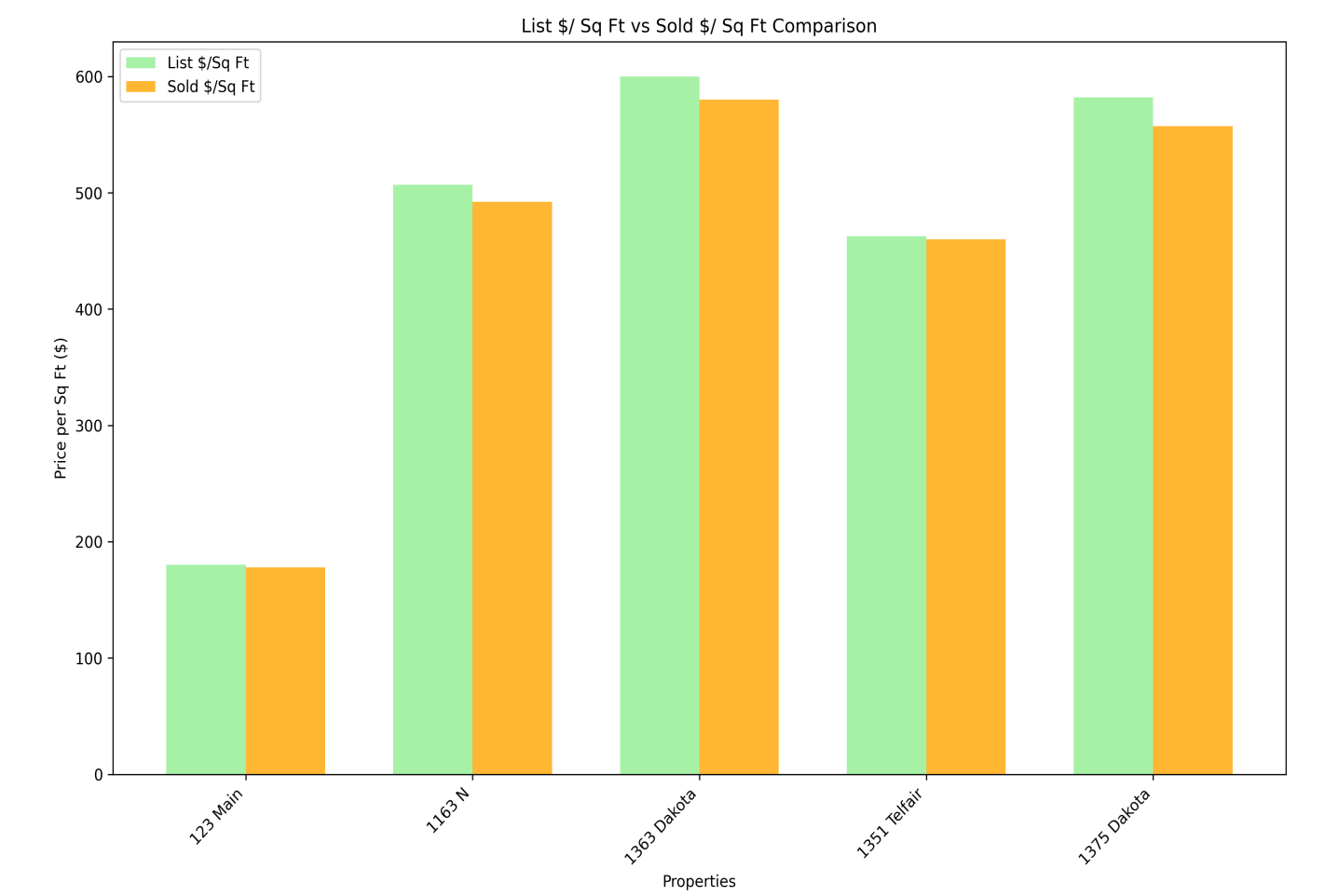
## Price & Market Analysis

Metric	123 Main St	1163 N Prescott Dr	1363 Dakota Dr	1351 Telfair Dr	1375 Dakota Dr
List Price	450000	\$1,750,000	\$1,500,000	\$1,850,000	\$1,525,000
List \$/Sq Ft (Living)	\$180.00	506.8	600	462.61	582.06
Sold Price	440000	\$1,700,000	\$1,450,000	\$1,840,000	\$1,460,000
Sold \$/Sq Ft (Living)	178	\$492.33	\$580	\$460.12	\$557.25
Days on Market	45	38	14	0	9

# List Price vs Sold Price



# List \$/Sq Ft vs Sold \$/Sq Ft



# Appraisal Report

## From a comparative market analysis viewpoint:

- Using the 4 comparable properties, the average sold \$/sq ft = \$522.42.
- Applying this to 123 Main St's 2500 sq ft yields an estimated value of ~ \$1306062.50.
- 123 Main St ask of \$450,000 is 0.34 times the estimated value.