

Subject Property Address	
<b>1220 Carolina St, High Point, NC, 27260</b>	
Is this property currently Listed?	No
If yes, what is the current list price?	N/A
Current DOM?	N/A
Previous list price?	\$48,000
Previous list date?	10/15/2010
Previous sold price?	\$36,000
Previous sale date?	1/4/2011



**Subject List Date:** 10/15/2010  
**MLS Name:** Triad Multiple Listing Service  
**MLS Comments:**  
 Well cared for bungalow on well maintained street. Only 1 owner who has taken good care of the property, newer systems, newer roof. No reno needed, just ready for your personal touch.

DEPRESSED MARKET GRID						
	Listings	Listings %	Pending	Pending %	Solds	Solds %
<b>Retail:</b>	8	100	16	84.21	66	95.65
<b>Short Sale:</b>	0	0	0	0	0	0
<b>REO:</b>	0	0	3	15.79	3	4.35

MARKET DATA				
Days: 0 - 90 91 - 180 181 - 270 271 - 365				
<b>Total # of Sales (Solds):</b>	16	10	19	24
<b>Absorption Rate (Sales per Month):</b>	5.33	3.33	6.33	8.00
<b>Inventory (Listing and Pending):</b>	27	27	27	27
<b>Months Supply:</b>	5.06	8.10	4.26	3.38

	ACTIVE		SOLD		
	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 365 Days
<b>Low:</b>	\$69,900	\$85,000	\$75,000	\$68,500	\$63,000
<b>High:</b>	\$379,146	\$362,506	\$202,000	\$245,000	\$212,000
<b>Median:</b>	\$181,000	\$140,000	\$126,500	\$132,500	\$146,450
<b>Average:</b>	\$206,858	\$163,740	\$128,875	\$141,220	\$139,062
<b>Median DOM:</b>	12	4	5	3	7

MARKET ANALYSIS	
<b>Current Active Listing:</b>	8
<b>Current Pending (UC):</b>	19

Portfolio History		
Date	Product	As Is Sale Price

FILTERED NEIGHBORHOOD STATISTICS				
FILTERS	Sqft: to	Yr Built: to	Bed: to	
<b>Days: 0 - 90 91 - 180 181 - 270 271 - 365</b>				
<b>Total # of Sold:</b>	16	10	19	24
<b>% of Retail Solds:</b>	93.75 %	90.00 %	94.74 %	100%
<b>% of Short Sale Solds:</b>	0%	0%	0%	0%
<b>% of REO Solds:</b>	6.25 %	10.00 %	5.26 %	0%
<b>Median of Sold Price:</b>	\$126,500	\$132,500	\$132,000	\$146,450

MEDIAN TRENDING DATA		
Contract Date	Number of Sales	Median Price
Oct - Dec-21	11	\$128,000
Nov - Jan-22	9	\$128,000
Dec - Feb-22	14	\$125,000
Jan - Mar-22	14	\$139,500
Feb - Apr-22	18	\$126,500
Mar - May-22	12	\$115,000

**MSA: Greensboro-High Point, NC ; COUNTY: Guilford**



Subject Street Address	City	Zip	Bed	Bath	Sq. Ft.	Units	Garage	Lot Size	Year Built	Style	DNA Source							
1220 Carolina St	High Point	27260	2	1.00	875	1	0.50	60 x 153	1953	Bungalow	MLS							
#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	SP \$/ SqFt	COE Date	Sold Price
#1	2416 Dallas Avenue	High Point	27265	3	2.00	875	1	0.00	0.25	1954	0.22	2/8/2022	\$100,000	6	17	\$117	2/25/2022	\$102,000
#2	2412 Williams Avenue	High Point	27262	3	2.00	912	1	1.00	0.33	1953	0.14	9/14/2021	\$125,000	5	38	\$143	10/22/2021	\$130,500
#3	2302 Dallas Avenue	High Point	27265	2	2.00	775	1	0.00	0.22	1949	0.15	9/10/2021	\$118,000	62	87	\$129	12/6/2021	\$100,000

<b>Exception Reason Code:</b>	
<b>Exception Comments:</b>	
<b>Summary Comments:</b>	

<b>Prod Review Type:</b>	Retro Review
<b>Reviewer:</b>	
<b>Reviewer Partner:</b>	
<b>Retail:</b>	95.65 %
<b>Distressed:</b>	4.35 %
<b>Quick Sale Price</b>	\$0
<b>Radian Interactive Value Date</b>	5/9/2022
<b>As of Date</b>	05/09/2022
<b>Calculated Price:</b>	\$112,999

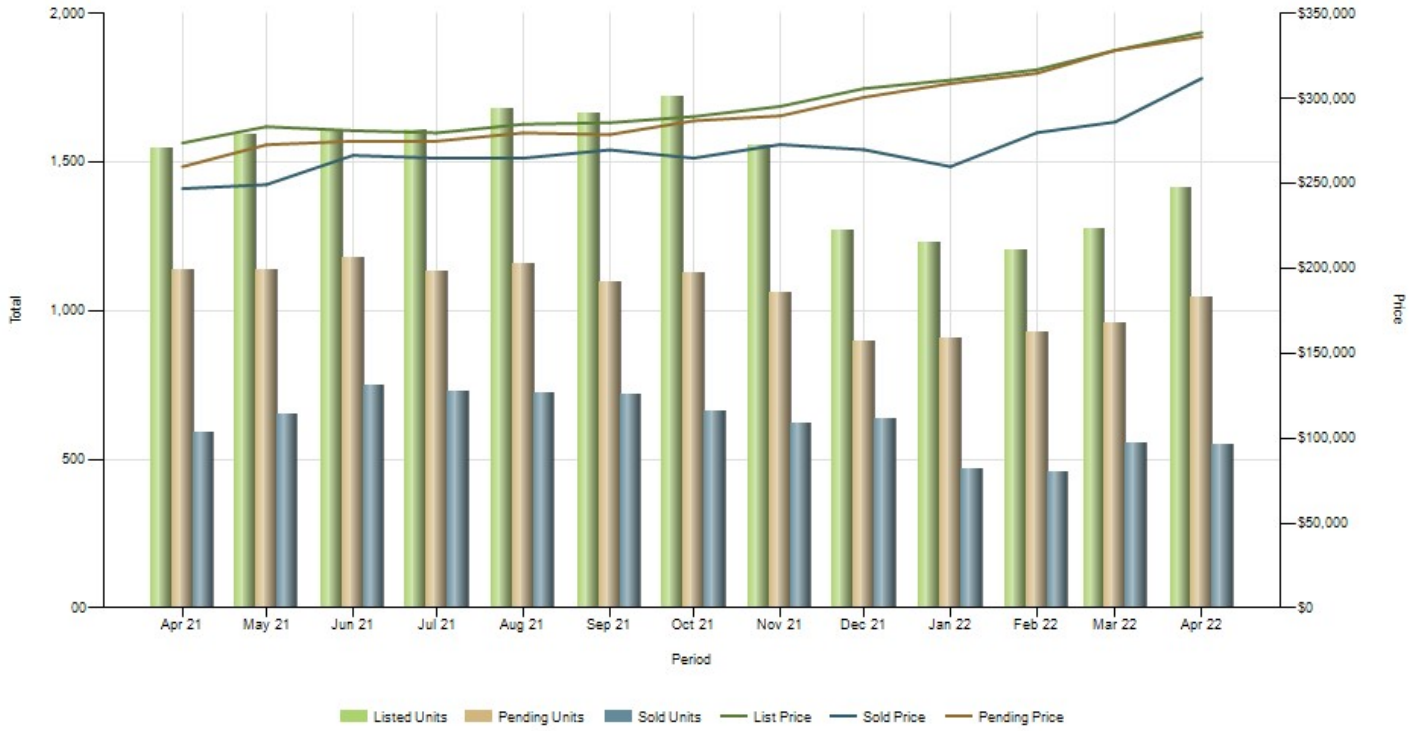
<b>Retail Market:</b>	95.65 %	<b>Distressed Market:</b>	4.35 %
<b>Quick Sale Price:</b>	\$0	<b>Calculated Price:</b>	\$112,999



**Supply and Demand in Guilford County**

Trending Data		Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22
#	Listed Units	1,549	1,593	1,601	1,611	1,679	1,664	1,722	1,558	1,269	1,228	1,205	1,276
	Pending Units	1,138	1,139	1,179	1,133	1,157	1,097	1,126	1,062	895	909	929	961
	Sold Units	589	654	748	727	722	720	664	621	634	470	458	555
M	List Price	\$273,950	\$283,550	\$281,247	\$279,900	\$285,000	\$285,900	\$289,500	\$295,490	\$305,990	\$310,995	\$317,136	\$328,540
e	Pending Price	\$260,000	\$272,900	\$275,000	\$275,000	\$279,900	\$278,900	\$287,000	\$289,900	\$300,855	\$308,945	\$315,000	\$328,490
d	Sold Price	\$247,048	\$249,400	\$266,625	\$265,000	\$265,000	\$269,900	\$265,000	\$273,000	\$270,000	\$260,000	\$280,000	\$286,300
i	Listed DOM	33	34	34	36	34	37	38	45	57	58	50	34
a	Sold DOM	45	43	45	44	43	45	45	46	48	51	45	41
n	Original List to Sales	102.94 %	101.80 %	102.59 %	102.75 %	102.42 %	102.84 %	101.92 %	101.15 %	100.37 %	102.99 %	101.93 %	103.36 %
%	Last List to Sales	101.44 %	101.80 %	102.59 %	102.75 %	103.72 %	103.81 %	101.96 %	102.25 %	101.89 %	104.02 %	103.72 %	104.11 %

**Supply and Demand in Guilford County**



**Listed by Comp Type**

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	1,522	1,230	1,197	1,176	1,235	1,375
	REO Units	31	33	26	26	35	32
	Short Sale Units	5	6	5	3	6	5
M	Retail Listed	\$297,790	\$310,000	\$315,490	\$319,690	\$330,000	\$340,000
e	REO Listed	\$160,000	\$165,000	\$154,900	\$172,450	\$165,000	\$145,900
d	SS Listed	\$95,000	\$209,000	\$168,000	\$95,000	\$197,450	\$350,000
i	Retail DOM	45	57	58	49	34	31
a	REO DOM	138	58	51	70	32	56
n	SS DOM	49	51	88	116	28	24

**Sold by Comp Type**

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	613	621	451	449	548	536
	REO Units	7	13	18	7	6	12
	Short Sale Units	1	1	2	1	1	3
M	Retail Sales	\$275,000	\$270,000	\$263,000	\$280,000	\$286,150	\$315,000
e	REO Sales	\$130,000	\$160,000	\$190,000	\$160,000	\$301,750	\$229,500
d	SS Sales	\$155,000		\$310,000	\$260,500	\$50,000	\$199,000
i	Retail DOM	46	48	51	44	41	40
a	REO DOM	35	38	49	49	50	41
n	SS DOM	72	0	16	87	113	39

**Listed**



**Sold**



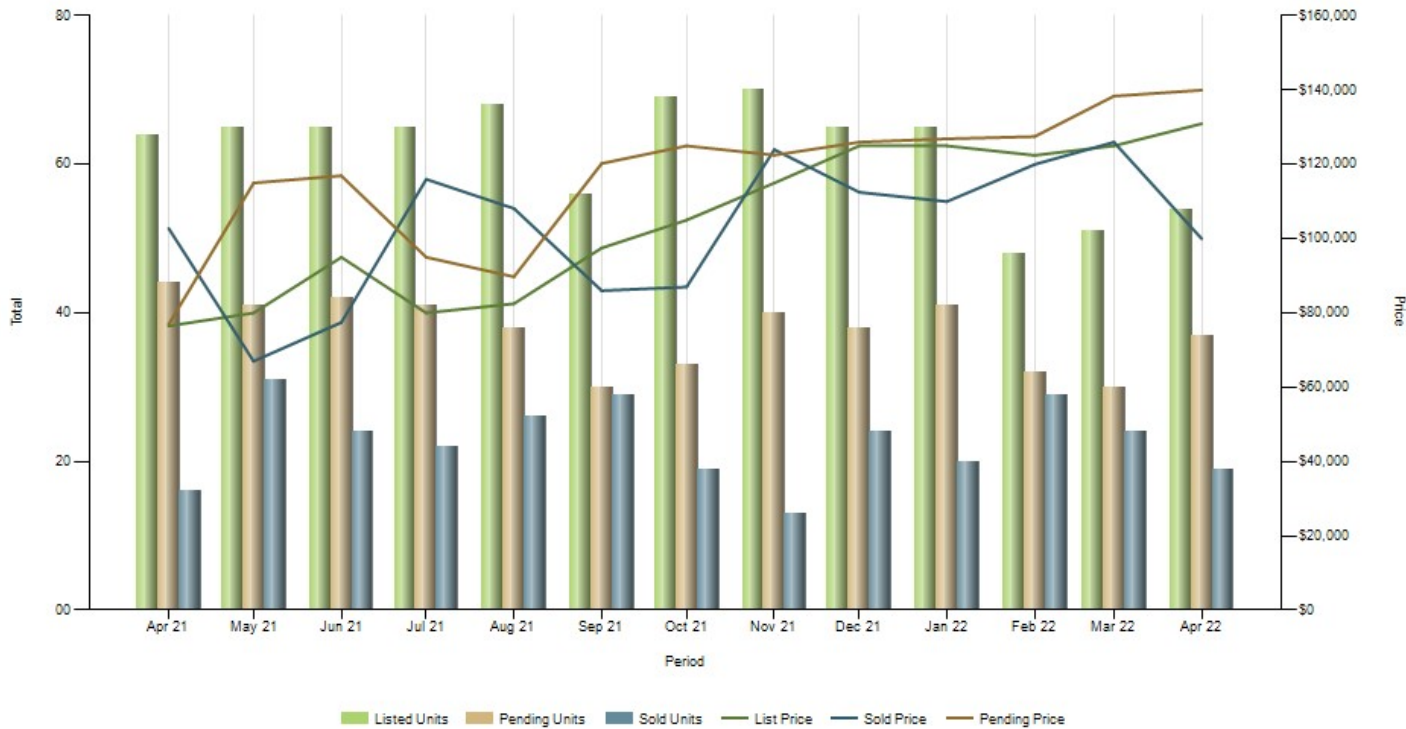
<b>Retail Market:</b>	95.65 %	<b>Distressed Market:</b>	4.35 %
<b>Quick Sale Price:</b>	\$0	<b>Calculated Price:</b>	\$112,999



**Supply and Demand in Zip code 27260**

Trending Data		Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22
#	Listed Units	64	65	65	65	68	56	69	70	65	65	48	51
	Pending Units	44	41	42	41	38	30	33	40	38	41	32	30
	Sold Units	16	31	24	22	26	29	19	13	24	20	29	24
M	List Price	\$76,500	\$80,000	\$95,000	\$80,000	\$82,500	\$97,500	\$105,000	\$115,000	\$125,000	\$125,000	\$122,450	\$125,000
d	Pending Price	\$76,950	\$115,000	\$116,950	\$95,000	\$89,750	\$120,250	\$125,000	\$122,500	\$126,500	\$126,900	\$127,500	\$138,400
i	Sold Price	\$102,750	\$67,000	\$77,450	\$116,000	\$108,125	\$86,000	\$87,000	\$124,000	\$112,500	\$110,000	\$120,000	\$126,000
a	Listed DOM	39	31	44	36	40	46	33	45	56	60	53	29
n	Sold DOM	40	50	43	50	47	55	53	46	55	63	58	59
%	Original List to Sales	108.44 %	91.78 %	97.54 %	102.25 %	98.79 %	92.97 %	87.00 %	99.28 %	104.80 %	93.62 %	95.47 %	103.75 %
	Last List to Sales	108.16 %	98.53 %	100.32 %	102.25 %	103.03 %	101.18 %	91.58 %	91.92 %	100.04 %	96.70 %	100.08 %	100.88 %

**Supply and Demand in Zip: 27260**



**Listed by Comp Type**

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	67	61	61	44	46	49
	REO Units	3	4	4	4	5	5
	Short Sale Units						
M	Retail Listed	\$114,950	\$125,000	\$124,900	\$117,499	\$116,849	\$125,000
d	REO Listed	\$156,000	\$149,950	\$149,950	\$150,950	\$145,900	\$145,900
i	SS Listed						
a	Retail DOM	45	56	60	52	28	31
n	REO DOM	248	154	185	88	119	149
	SS DOM	0	0	0	0	0	0

**Sold by Comp Type**

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	13	22	20	28	24	19
	REO Units		2	1			
	Short Sale Units						
M	Retail Sales	\$124,000	\$112,500	\$110,000	\$117,000	\$126,000	\$100,000
d	REO Sales		\$121,625		\$154,000		
i	SS Sales						
a	Retail DOM	46	55	63	57	59	38
n	REO DOM	0	34	0	335	0	0
	SS DOM	0	0	0	0	0	0

**Listed**



**Sold**



Date: Subject: 1220 Carolina St High Point, NC 27260 Bed: 2 Bath: 1.00 SQFT: 875 Built: 1953 Garage: 0.50 Lot: 60 x 153 PropType: Single Family

Order ID: 48854937-3

<b>Retail Market:</b>	95.65 %	<b>Distressed Market:</b>	4.35 %
<b>Quick Sale Price:</b>	\$0	<b>Calculated Price:</b>	\$112,999



**LISTING HISTORY**

MLS Name	Listing Number	List Date	Status	List Price	Chg Date	COE Date	Sold Price	Sale Type	Cumulative List Days
Triad Multiple Listing Service	594840		Sold	\$48,000		1/4/2011	\$36,000	Retail	81
Triad Multiple Listing Service	594840		Listed	\$48,000	12/1/2010			Retail	47
Triad Multiple Listing Service	594840		Under Contract	\$48,000	11/22/2010			Retail	38
Triad Multiple Listing Service	594840		Listed	\$68,000				Retail	0



Order ID: 48854937-3

Retail Market:	95.65 %	Distressed Market:	4.35 %
Quick Sale Price:	\$0	Calculated Price:	\$112,999

**SOLD COMPS**

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	COE Date	Sold Price	ACT DOM	TOT DOM	SP/Sqft	% Valuation	Included
#1	2416 Dallas Avenue	High Point	27265	3	2.00	875	1	0.00	0.25	1954	0.22	2/8/2022	\$100,000	2/25/2022	\$102,000	6	17	\$117	37.96 %	x
#2	2412 Williams Avenue	High Point	27262	3	2.00	912	1	1.00	0.33	1953	0.14	9/14/2021	\$125,000	10/22/2021	\$130,500	5	38	\$143	31.96 %	x
#3	2302 Dallas Avenue	High Point	27265	2	2.00	775	1	0.00	0.22	1949	0.15	9/10/2021	\$118,000	12/6/2021	\$100,000	62	87	\$129	30.09 %	x
#4	1110 Guyer Street	High Point	27262	2	2.00	835	1	1.00	0.21	1950	0.40	3/14/2022	\$85,000	4/1/2022	\$85,000	2	18	\$102	0%	
#5	2309 Williams Avenue	High Point	27262	3	2.00	1069	1	0.00	0.18	1953	0.06	6/20/2021	\$84,000	9/24/2021	\$80,000	1	96	\$75	0%	
#6	1100 Gordon Street	High Point	27260	3	2.00	864	1	0.00	0.24	1950	0.42	2/25/2022	\$85,000	4/5/2022	\$75,000	16	39	\$87	0%	
#7	2436 Williams Avenue	High Point	27262	3	2.00	912	1	1.00	0.24	1953	0.26	9/14/2021	\$125,000	11/3/2021	\$128,000	6	50	\$140	0%	
#8	1506 Waverly Street	High Point	27265	3	2.00	960	1	0.00	0.23	1955	0.21	8/12/2021	\$109,999	9/13/2021	\$102,000	15	32	\$106	0%	
#9 (REO)	1225 Carolina Street	High Point	27262	3	4.00	999	1	0.50	0.23	1953	0.04	8/31/2021	\$120,000	10/12/2021	\$100,000	26	42	\$100	0%	
#10	2504 E Lexington Avenue	High Point	27262	2	2.00	819	1	0.00	0.18	1940	0.31	5/27/2021	\$75,000	6/21/2021	\$63,000	17	25	\$77	0%	
#11	2613 Dallas Avenue	High Point	27265	3	2.00	936	1	0.00	0.22	1957	0.49	2/8/2022	\$100,000	3/25/2022	\$102,000	6	45	\$109	0%	
#12	1113 Cedrow Drive	High Point	27262	3	2.00	915	1	0.00	0.2	1954	0.37	6/30/2021	\$119,900	7/22/2021	\$113,000	13	22	\$123	0%	
#13	1503 Darden Street	High Point	27262	2	2.00	1073	1	0.00	0.31	1958	0.28	2/15/2022	\$125,000	3/31/2022	\$128,000	5	44	\$119	0%	
#14	1211 Guyer Street	High Point	27262	2	2.00	1025	1	0.00	0.3	1953	0.43	1/18/2022	\$145,000	2/22/2022	\$155,000	2	35	\$151	0%	
#15	2309 Woodruff Avenue	High Point	27265	3	2.00	1000	1	1.00	0.24	1957	0.26	5/24/2021	\$134,900	7/22/2021	\$135,000	7	59	\$135	0%	
#16	603 Radford Street	High Point	27260	3	2.00	975	1	0.00	0.22	1958	0.43	5/14/2021	\$105,000	9/10/2021	\$90,000	32	119	\$92	0%	
#17	607 Ellwood Drive	High Point	27260	3	2.00	1026	1	0.00	0.15	1958	0.49	12/6/2021	\$129,900	12/22/2021	\$125,000	2	16	\$122	0%	
#18	1414 Wendell Avenue	High Point	27260	2	2.00	850	1	0.00	0.37	1946	0.65	7/12/2021	\$72,000	8/5/2021	\$73,000	6	24	\$86	0%	
#19	1117 Wayside Street	High Point	27260	2	2.00	773	1	0.00	0.22	1968	0.54	2/28/2022	\$88,000	4/19/2022	\$88,000	28	50	\$114	0%	
#20	509 Ashburn Street	High Point	27260	3	2.00	1000	1	0.00	0.22	1956	0.61	6/14/2021	\$76,000	2/7/2022	\$68,500	191	238	\$69	0%	

Sold #1 (0.22 miles)  
2416 Dallas Avenue



**Bed: 3**  
**Bath: 2.0**  
**A.G.SQFT:**  
**Total SQFT: 875**  
**SQFT: 875**  
**Year Built: 1954**  
**Basement:**  
**Pool: N/A**  
**Waterfront:**  
**Sale Price: \$102,000**  
**Concessions:**  
**COE Date: 2/25/2022**  
**List Date: 2/8/2022**  
**ACT DOM: 6**  
**TOT DOM: 17**  
**List Price: \$100,000**  
**Listing #: 1058337**

**Subdivision:** High Point College  
**School District:** Andrews

**MLS Comments:**  
Investors take note, this is a lovely rental property with long-term tenants who want to stay. This is a 3 bedroom, one bath home located in a great neighborhood. Close to shopping, restaurants, high point university, and major interstates. Rents in the area for this property can be as high as \$850-975.00 the property can be purchased in a bundle with mls #1058337 and the seller will provide a discount. Here's your opportunity to own 2 properties on the same street, don't wait, hurry!!!

Sold #2 (0.14 miles)  
2412 Williams Avenue



**Bed: 3**  
**Bath: 2.0**  
**A.G.SQFT:**  
**Total SQFT: 912**  
**SQFT: 912**  
**Year Built: 1953**  
**Basement:**  
**Pool: N/A**  
**Waterfront:**  
**Sale Price: \$130,500**  
**Concessions:**  
**COE Date: 10/22/2021**  
**List Date: 9/14/2021**  
**ACT DOM: 5**  
**TOT DOM: 38**  
**List Price: \$125,000**  
**Listing #: 1042371**

**Subdivision:** None  
**School District:**

**MLS Comments:**  
\*\*seller is asking for all offers by 7pm friday, 9/17/22\*\* fantastic opportunity for first-time buyers, investors, and down-sizers! Convenient location in the heart of high point, just blocks away from high point university. Completely remodeled with new windows, roofing, hvac, carpet, paint, cabinets, fixtures, and even insulation. All the perks of new construction without the cost and waiting time! Schedule your personal showing today!

Sold #3 (0.15 miles)  
2302 Dallas Avenue



**Bed: 2**  
**Bath: 2.0**  
**A.G.SQFT:**  
**Total SQFT: 775**  
**SQFT: 775**  
**Year Built: 1949**  
**Basement:**  
**Pool: N/A**  
**Waterfront:**  
**Sale Price: \$100,000**  
**Concessions:**  
**COE Date: 12/6/2021**  
**List Date: 9/10/2021**  
**ACT DOM: 62**  
**TOT DOM: 87**  
**List Price: \$118,000**  
**Listing #: 1040665**

**Subdivision:** None  
**School District:**

**MLS Comments:**  
Remodeled charmer! Everything is perfect about this home- from the fresh paint inside and out, new landscaping, new flooring, bathroom, updated kitchen- just wow! Large eat-in kitchen opens to back deck overlooking private backyard. Convenient location close to 311, downtown high point, jamestown and blocks from the greenway walking/biking trail. You will appreciate the attention to detail that was given to this home.

Date: Subject: 1220 Carolina St High Point, NC 27260 Bed: 2 Bath: 1.00 SQFT: 875 Built: 1953 Garage: 0.50 Lot: 60 x 153 PropType: Single Family

Order ID: 48854937-3

<b>Retail Market:</b>	95.65 %	<b>Distressed Market:</b>	4.35 %
<b>Quick Sale Price:</b>	\$0	<b>Calculated Price:</b>	\$112,999



**LISTED COMPS**

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	LP/Sqft	Included
#1	2403 E Lexington Avenue	High Point	27282	2	2.00	775	1	0.00	0.23	1949	0.14	3/2/2022	\$85,000	68	\$110	
#2	1206 Kimsy Drive	High Point	27260	2	2.00	944	1	0.00	0.1	1921	0.33	4/13/2022	\$69,900	26	\$74	
#3	643 Cam Circle	High Point	27265	5	7.00	2631	1	2.00	0.13	2022	0.38	5/6/2022	\$379,146	3	\$144	
#4	641 Cam Circle	High Point	27285	3	4.00	1548	1	2.00	0.13	2022	0.38	5/6/2022	\$319,074	3	\$206	
#5	647 Cam Circle	High Point	27265	4	5.00	1782	1	2.00	0.13	2022	0.38	5/6/2022	\$324,745	3	\$182	
#6	2013 Carlisle Way	High Point	27285	3	4.00	1404	1	1.00	0.14	1991	0.71	4/15/2022	\$213,000	24	\$152	
#7	1519 Graves Avenue	High Point	27260	3	2.00	928	1	0.00	0.15	1971	0.73	4/28/2022	\$115,000	11	\$124	
#8	1504 Willard Avenue	High Point	27260	3	2.00	960	1	0.00	0.22	1962	0.76	4/26/2022	\$149,000	13	\$155	

Date: Subject: 1220 Carolina St High Point, NC 27260 Bed: 2 Bath: 1.00 SQFT: 875 Built: 1953 Garage: 0.50 Lot: 60 x 153 PropType: Single Family

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<b>Quick Sale Price:</b>	\$0	<b>Calculated Price:</b>	\$112,999



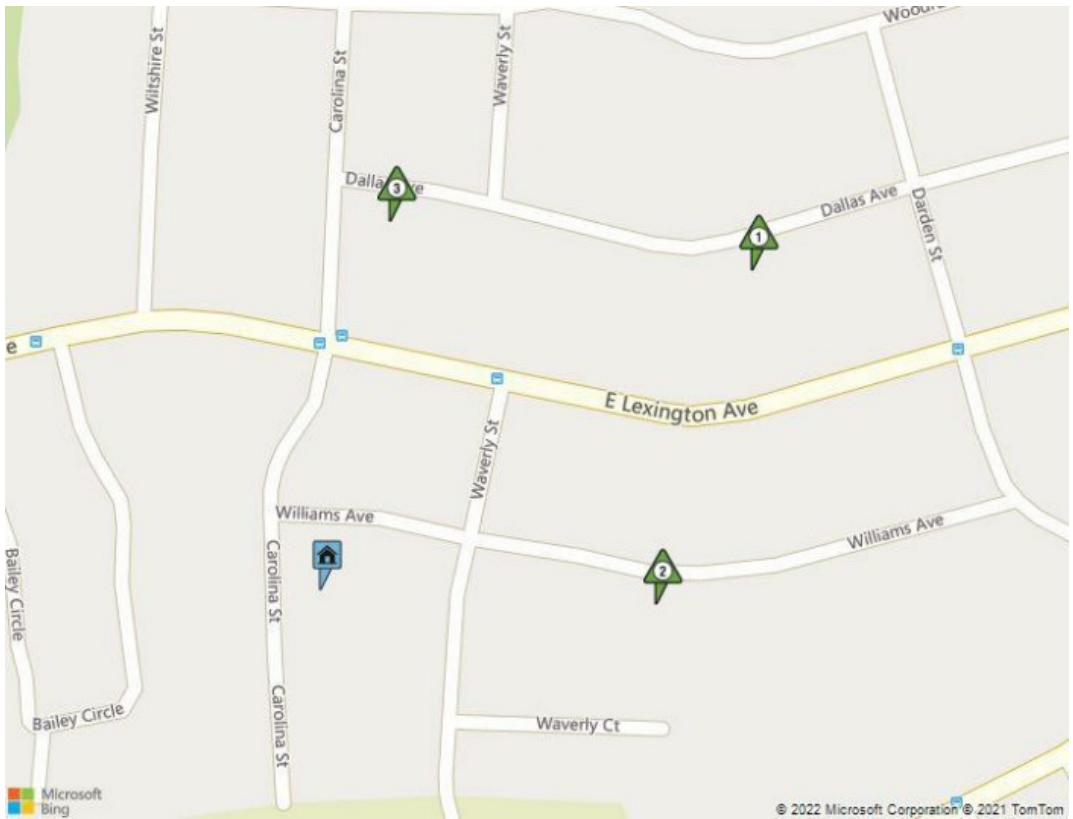
**UNDER CONTRACT COMPS**

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	LP/Sqft	Included
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Retail Market:	95.65 %	Distressed Market:	4.35 %
Quick Sale Price:	\$0	Calculated Price:	\$112,999



MAP



**Subject  
Sold**



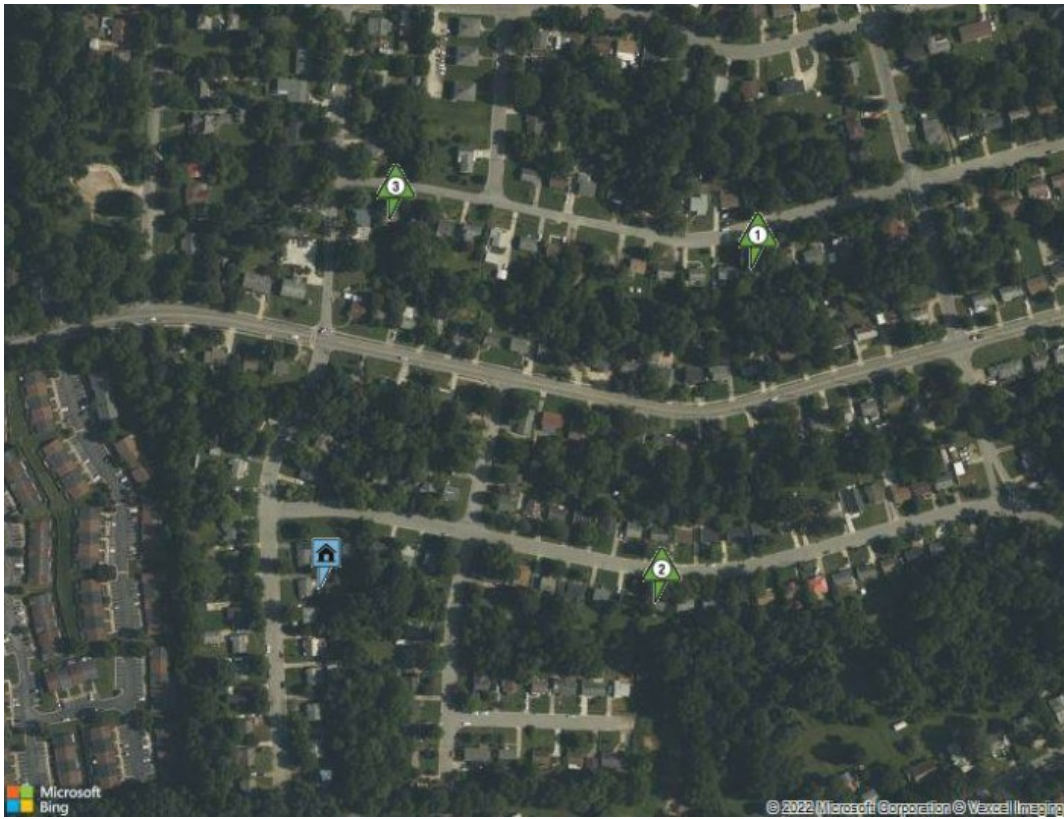
Date: Subject: 1220 Carolina St High Point, NC 27260 Bed: 2 Bath: 1.00 SQFT: 875 Built: 1953 Garage: 0.50 Lot: 60 x 153 PropType: Single Family

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AERIAL VIEW MAP



**Subject  
Sold**

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<b>Quick Sale Price:</b>	\$0	<b>Calculated Price:</b>	\$112,999



**MARKET ANALYSIS**

	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
<b>Total # of Sales (Solds)</b>	16	10	19	24
<b>Absorption Rate (Sales per Month)</b>	5.33	3.33	6.33	8.00
<b>Inventory (Listing and Pending)</b>	27	27	27	27
<b>Months Supply</b>	5.06	8.10	4.26	3.38

	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
<b>Low</b>	\$69,900	\$85,000	\$75,000	\$68,500	\$70,000	\$63,000
<b>High</b>	\$379,146	\$362,506	\$202,000	\$245,000	\$210,350	\$212,000
<b>Median</b>	\$181,000	\$140,000	\$126,500	\$132,500	\$132,000	\$146,450
<b>Average</b>	\$206,858	\$163,740	\$128,875	\$141,220	\$139,755	\$139,062
<b>Median DOM</b>	12	4	5	3	7	7

Current Active Listings	8	MEDIAN SOLD PRICE AS % OF FINAL LIST PRICE			
Current Pending	19	Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		99.25%	100.03%	105.20%	104.03%
MEDIAN SOLD PRICE AS % OF ORIGINAL LIST PRICE					
		Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		99.25%	100.03%	101.54%	104.03%

**FILTERED MARKET ANALYSIS**

Filter by:	Subject SQFT: 875	Subject Year Built: 1953	Property Type: Single Family
	Min SQFT: Min Bed:	Max SQFT: Max Bed:	Min Year Built: Zip: Max Year Built: Property Type: Single Family

	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
<b>Total # of Sales (Solds)</b>	16	10	19	24
<b>Absorption Rate (Sales per Month)</b>	5.33	3.33	6.33	8.00
<b>Inventory (Listing and Pending)</b>	27	27	27	27
<b>Months Supply</b>	5.06	8.10	4.26	3.38

	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
<b>Low</b>	\$69,900	\$85,000	\$75,000	\$68,500	\$70,000	\$63,000
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Current Pending	19	Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		99.25%	100.03%	105.20%	104.03%
MEDIAN SOLD PRICE AS % OF ORIGINAL LIST PRICE					
		Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		99.25%	100.03%	101.54%	104.03%

**DEPRESSED MARKET GRID**

	# of Listings	% of Listings	# of Pending	% of Pending	# of Solds	% of Solds
<b>Retail</b>	8	100%	16	84.21%	66	95.65%
<b>Short Sale</b>	0	0%	0	0%	0	0%
<b>REO</b>	0	0%	3	15.79%	3	4.35%

**MEDIAN SALE PRICE**

ONE MONTH				TWO MONTHS				THREE MONTHS			
Contract Date	Pending	Sales	Median Price	Contract Date	Pending	Sales	Median Price	Contract Date	Pending	Sales	Median Price
Jun-20	0	7	\$118,500	May - Jun-20	10	10	\$115,500	Apr - Jun-20	10	10	\$115,500
Jul-20	0	5	\$103,500	Jun - Jul-20	12	12	\$111,000	May - Jul-20	15	15	\$112,500
Aug-20	0	3	\$120,000	Jul - Aug-20	8	8	\$111,750	Jun - Aug-20	15	15	\$118,500
Sep-20	0	11	\$103,500	Aug - Sep-20	14	14	\$109,200	Jul - Sep-20	19	19	\$103,500
Oct-20	0	5	\$89,000	Sep - Oct-20	16	16	\$103,500	Aug - Oct-20	19	19	\$103,500
Nov-20	0	7	\$140,000	Oct - Nov-20	12	12	\$129,500	Sep - Nov-20	23	23	\$114,900
Dec-20	0	5	\$103,500	Nov - Dec-20	12	12	\$117,000	Oct - Dec-20	17	17	\$115,000
Jan-21	0	6	\$90,000	Dec - Jan-21	11	11	\$103,500	Nov - Jan-21	18	18	\$112,500
Feb-21	0	7	\$83,000	Jan - Feb-21	13	13	\$83,000	Dec - Feb-21	18	18	\$93,250
Mar-21	0	8	\$131,250	Feb - Mar-21	15	15	\$125,520	Jan - Mar-21	21	21	\$115,000
Apr-21	0	4	\$125,000	Mar - Apr-21	12	12	\$129,250	Feb - Apr-21	19	19	\$125,000
May-21	0	10	\$114,500	Apr - May-21	14	14	\$124,500	Mar - May-21	22	22	\$127,000
Jun-21	0	6	\$121,000	May - Jun-21	16	16	\$114,500	Apr - Jun-21	20	20	\$124,500
Jul-21	0	10	\$164,550	Jun - Jul-21	16	16	\$149,050	May - Jul-21	26	26	\$137,000
Aug-21	0	6	\$133,000	Jul - Aug-21	16	16	\$147,050	Jun - Aug-21	22	22	\$137,000
Sep-21	0	10	\$141,500	Aug - Sep-21	16	16	\$133,500	Jul - Sep-21	26	26	\$143,000
Oct-21	0	4	\$132,750	Sep - Oct-21	14	14	\$133,500	Aug - Oct-21	20	20	\$133,500
Nov-21	0	2	\$151,500	Oct - Nov-21	6	6	\$132,750	Sep - Nov-21	16	16	\$133,500
Dec-21	0	5	\$120,550	Nov - Dec-21	7	7	\$125,000	Oct - Dec-21	11	11	\$128,000
Jan-22	0	2	\$192,500	Dec - Jan-22	7	7	\$125,000	Nov - Jan-22	9	9	\$128,000
Feb-22	0	7	\$125,000	Jan - Feb-22	9	9	\$140,000	Dec - Feb-22	14	14	\$125,000
Mar-22	0	5	\$139,000	Feb - Mar-22	12	12	\$133,500	Jan - Mar-22	14	14	\$139,500
Apr-22	0	6	\$94,000	Mar - Apr-22	11	11	\$128,000	Feb - Apr-22	18	18	\$126,500
May-22	20	1	\$102,000	Apr - May-22	7	7	\$100,000	Mar - May-22	12	12	\$115,000

**THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.**  
 In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.