



Thursday, April 4, 2024

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
6400 Gateway Blvd				1		1,021	2,031	\$43.00	
6505 Gateway Blvd		\$360,000		2		1,416	2,332	\$154.00	12/29/2023
6701 Gateway Blvd		\$485,000		3		1,634	2,728	\$177.00	01/23/2024
6328 Sunvalley Ter		\$257,400		3	1	1,280	1,920	\$134.00	01/26/2024
2301 Delano Ln		\$400,000		1	1	1,080	2,160	\$185.00	12/21/2023
7103 Mason St		\$415,000		2	1	1,152	1,920	\$216.00	01/02/2024
2523 Senator Ave		\$235,000		1		962	1,924	\$122.00	01/29/2024
6918 Diamond Ct		\$217,000		1	1	1,280	1,920	\$113.00	01/22/2024
6023 Surrey Square Ln		\$330,000		1	2	1,080	1,600	\$206.00	12/14/2023
3008 Parkland Dr		\$310,000		1		904	1,808	\$171.00	12/26/2023
2013 Tiber Dr		\$440,999		1		1,252	2,448	\$180.00	12/18/2023
2407 Roslyn Ave		\$250,000		1		962	1,924	\$129.00	12/20/2023
6722 Darkwood Ct		\$350,000		2	2	1,352	1,992	\$175.00	01/09/2024
2415 Kirtland Ave		\$300,000		2		960	1,920	\$156.00	01/24/2024
2900 Kirtland Ave		\$290,000		1		1,224	2,040	\$142.00	01/09/2024
2009 Glendora Dr		\$389,000		2	1	1,906	2,478	\$156.00	01/10/2024
5237 Daventry Ter		\$345,000		1	1	1,200	1,800	\$191.00	01/18/2024
1428 Shady Glen Dr		\$330,000		1	1	1,092	2,184	\$151.00	01/05/2024
7107 Earl Dr		\$469,000		1	1	1,814	1,814	\$258.00	01/17/2024
5119 Stoney Meadows Dr		\$355,000		1	1	1,336	1,976	\$179.00	01/24/2024
Averages:		\$343,600		1	1	1,257	2,047	\$168.16	

Median of Comparable Listings: **\$345,000**
Average of Comparable Listings: **\$343,600**

	Low	Median	Average	High	Count
Comparable Price	\$217,000	\$345,000	\$343,600	\$485,000	19
Adjusted Comparable Price	\$217,000	\$345,000	\$343,600	\$485,000	19
DOM					0

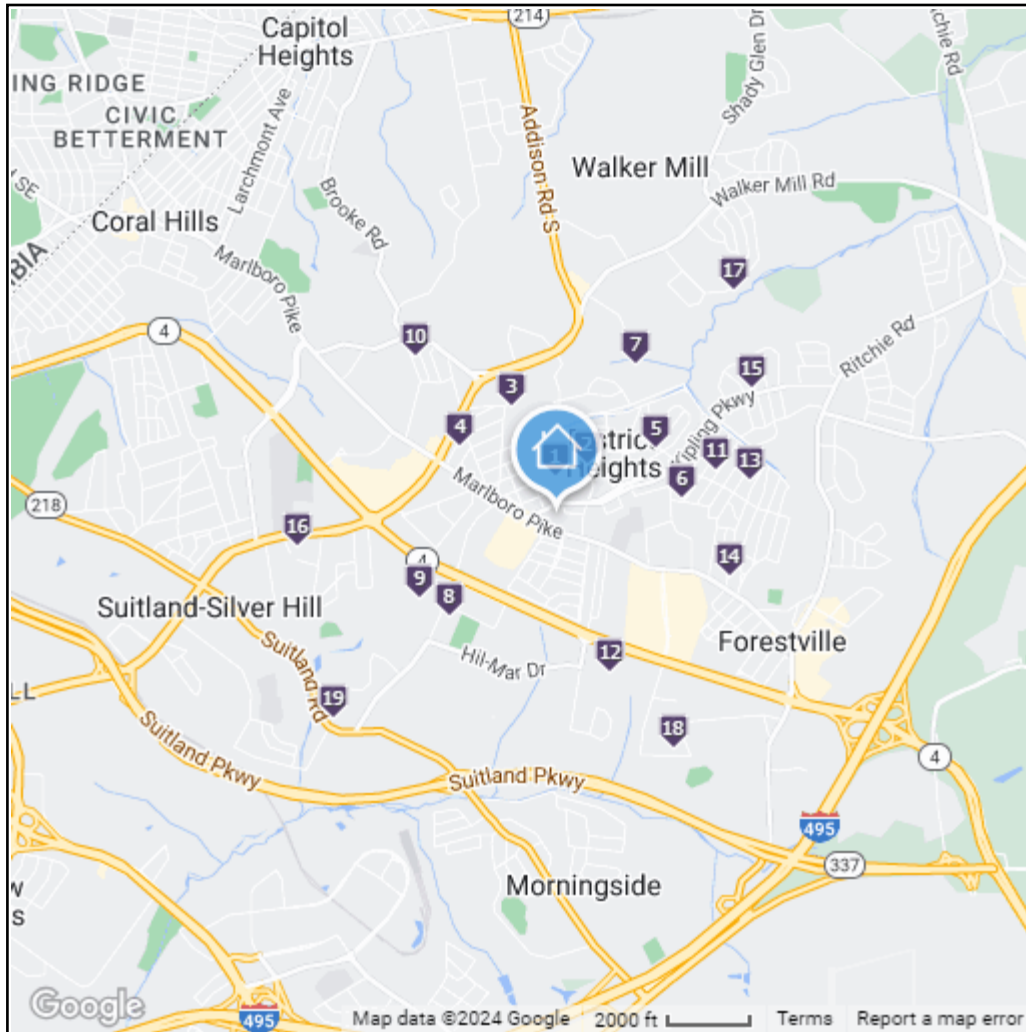




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CMA Map

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



6400 Gateway Blvd

- 1 6505 Gateway Blvd
- 2 6701 Gateway Blvd
- 3 6328 Sunvalley Ter
- 4 2301 Delano Ln
- 5 7103 Mason St
- 6 2523 Senator Ave
- 7 6918 Diamond Ct
- 8 6023 Surrey Square Ln
- 9 3008 Parkland Dr
- 10 2013 Tiber Dr
- 11 2407 Roslyn Ave
- 12 6722 Darkwood Ct
- 13 2415 Kirtland Ave
- 14 2900 Kirtland Ave
- 15 2009 Glendora Dr
- 16 5237 Daventry Ter
- 17 1428 Shady Glen Dr
- 18 7107 Earl Dr
- 19 5119 Stoney Meadows Dr

