



Monday, January 6, 2025

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	Beds	Baths	Half Baths	List Abv Grd	Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
4309 30Th St					1			1,062	1,414	\$191.00	
3706 Shepherd St		\$415,000			2			1,062	1,791	\$231.00	10/31/2024
4022 37Th St		\$420,000			1			893	1,593	\$263.00	06/27/2024
4214 30Th St		\$427,500			2			1,122	1,698	\$251.00	04/29/2024
3722 36Th St		\$428,000			1			2,048	2,784	\$153.00	10/21/2024
3820 31St St		\$450,000			2			1,312	1,888	\$238.00	08/28/2024
4700 25Th St		\$460,000			2			1,092	2,184	\$210.00	10/21/2024
4116 31St St		\$500,000			2			960	1,440	\$347.00	04/04/2024
4501 30Th St		\$505,000			2			936	1,872	\$269.00	05/24/2024
4023 36Th St		\$536,100			3			1,278	1,946	\$275.00	05/14/2024
4606 21St St		\$550,000			3			1,470	2,450	\$224.00	10/23/2024
4009 31St St		\$550,000			1			1,398	2,074	\$265.00	04/17/2024
4200 29Th St		\$572,500			3			1,934	3,074	\$186.00	07/25/2024
3208 Perry St		\$608,000			2	1		1,280	1,920	\$316.00	09/04/2024
4112 29Th St		\$625,000			2			1,284	1,884	\$331.00	06/10/2024
3401 Eastern Ave		\$625,000			3	1		1,604	2,644	\$236.00	08/26/2024
4105 34Th St		\$649,000			2			1,222	1,898	\$341.00	09/03/2024
4049 34Th St		\$675,000			3			2,098	2,878	\$234.00	08/19/2024
3725 35Th St		\$695,000			2	1		2,841	3,991	\$174.00	06/27/2024
3425 Eastern Ave		\$845,000			4			2,794	4,191	\$201.00	08/27/2024
Averages:		\$554,532			2	1		1,507	2,326	\$249.74	

Median of Comparable Listings: **\$550,000**
Average of Comparable Listings: **\$554,532**

	Low	Median	Average	High	Count
Comparable Price	\$415,000	\$550,000	\$554,532	\$845,000	19
Adjusted Comparable Price	\$415,000	\$550,000	\$554,532	\$845,000	19
DOM					0

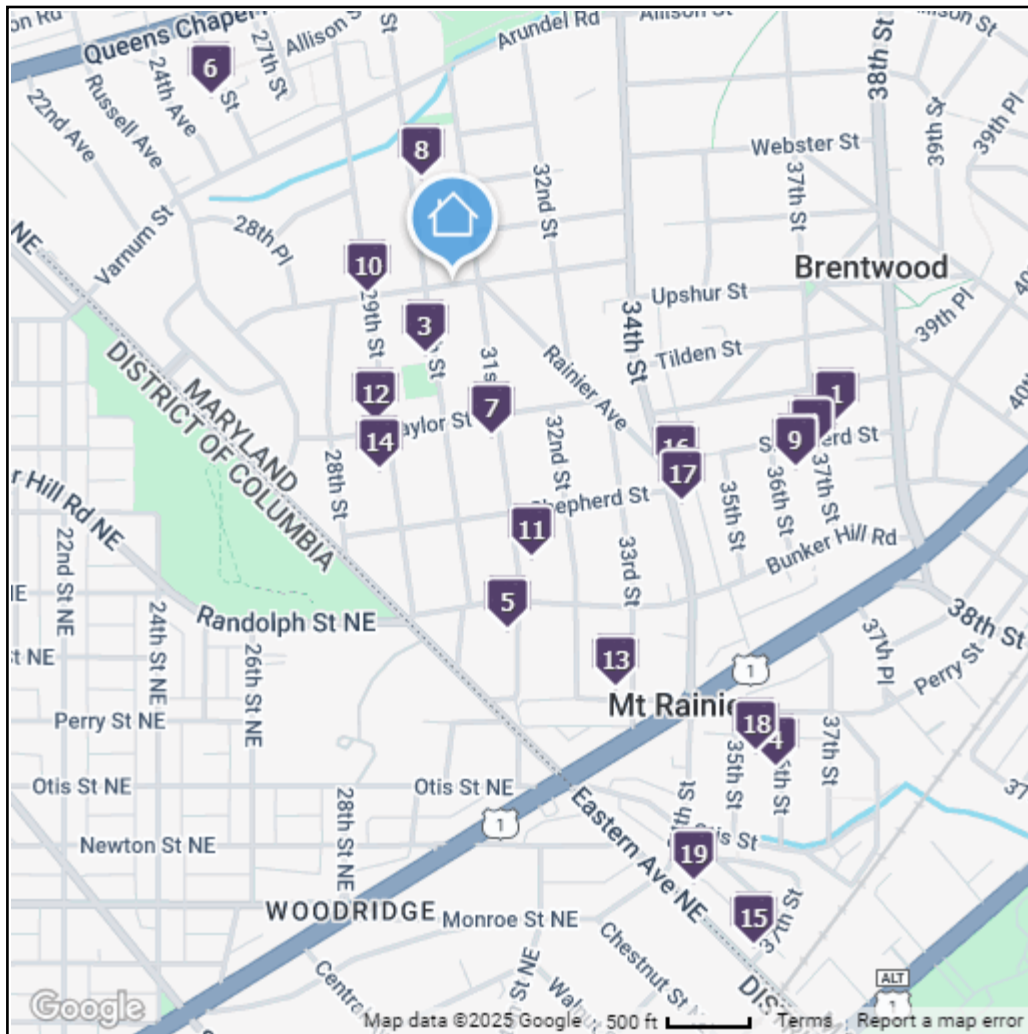




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CMA Map

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



4309 30Th St

- 1 3706 Shepherd St
- 2 4022 37Th St
- 3 4214 30Th St
- 4 3722 36Th St
- 5 3820 31St St
- 6 4700 25Th St
- 7 4116 31St St
- 8 4501 30Th St
- 9 4023 36Th St
- 10 4606 21St St
- 11 4009 31St St
- 12 4200 29Th St
- 13 3208 Perry St
- 14 4112 29Th St
- 15 3401 Eastern Ave
- 16 4105 34Th St
- 17 4049 34Th St
- 18 3725 35Th St
- 19 3425 Eastern Ave

