



Thursday, March 16, 2023

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
730 E 43Rd St				1		1,372	2,058	\$9.00	
709 Springfield Ave		\$20,000		1		1,160	1,730	\$11.00	02/13/2023
615 Springfield Ave		\$40,000		1		1,160	1,730	\$23.00	02/13/2023
4210 Ivanhoe Ave		\$90,500		1		1,140	1,710	\$52.00	01/23/2023
4715 Old York Rd		\$95,000		1		1,248	1,872	\$50.00	01/31/2023
816 Radnor Ave		\$180,000		1		1,104	1,656	\$108.00	01/23/2023
4738 Old York Rd		\$197,000		1		1,344	1,920	\$102.00	01/03/2023
719 Springfield Ave		\$200,000		1		1,160	1,730	\$115.00	01/27/2023
716 E 43Rd St		\$230,000		1		1,596	2,394	\$96.00	01/20/2023
721 Springfield Ave		\$232,000		1		1,160	1,730	\$134.00	12/15/2022
Averages:		\$142,722		1		1,230	1,830	\$76.78	

Median of Comparable Listings: **\$180,000**
Average of Comparable Listings: **\$142,722**

	Low	Median	Average	High	Count
Comparable Price	\$20,000	\$180,000	\$142,722	\$232,000	9
Adjusted Comparable Price	\$20,000	\$180,000	\$142,722	\$232,000	9
DOM					0

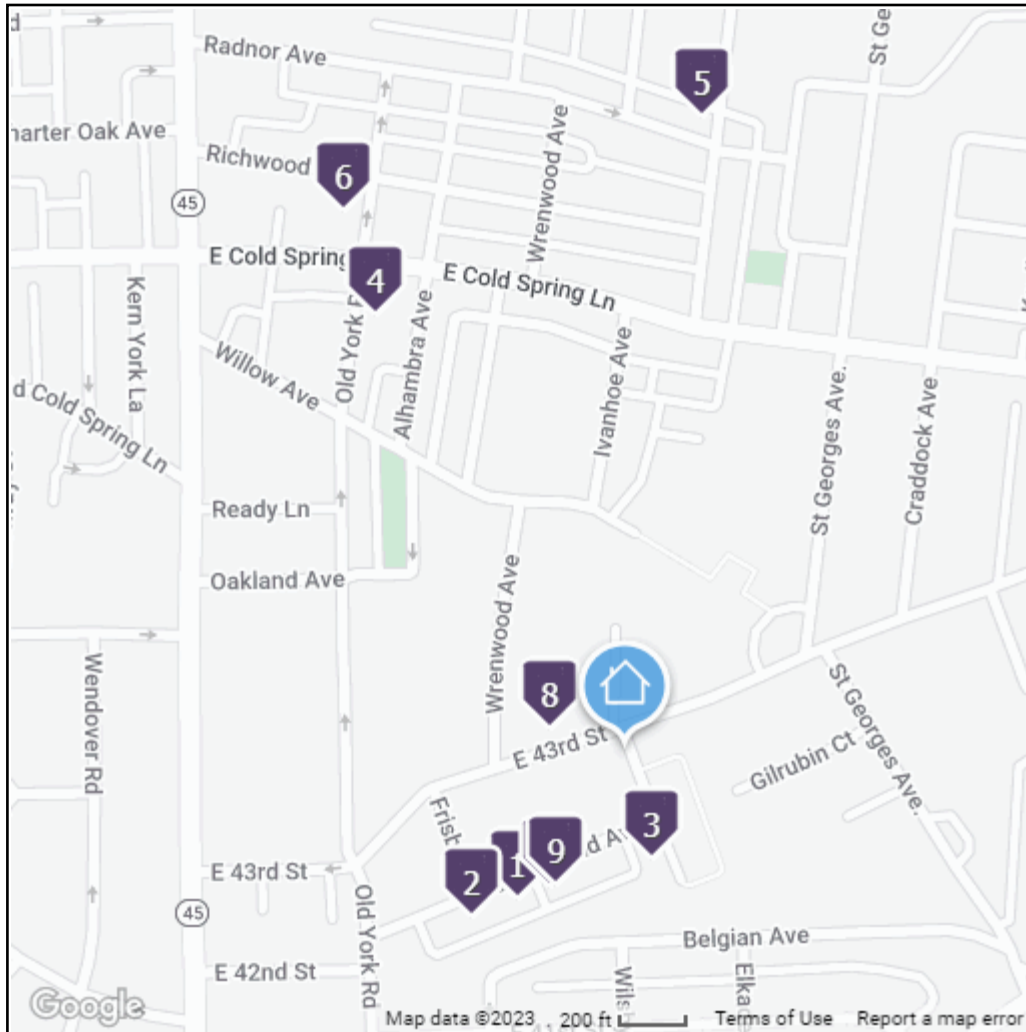




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CMA Map

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



730 E 43rd St

- 1 709 Springfield Ave
- 2 615 Springfield Ave
- 3 4210 Ivanhoe Ave
- 4 4715 Old York Rd
- 5 816 Radnor Ave
- 6 4738 Old York Rd
- 7 719 Springfield Ave
- 8 716 E 43rd St
- 9 721 Springfield Ave

