

# Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days on Market	Cumulative Days on Market	
Pending	2	619,999	0	Low	305,000	0	0.00	1,004	303.78	0.00	5	5
				Avg	310,000	0	0.00	1,004	308.76	0.00	23	23
				High	314,999	0	0.00	1,004	313.74	0.00	42	42
Closed	3	788,808	792,500	Low	249,000	242,500	0.97	782	288.84	298.80	0	0
				Avg	262,936	264,167	1.00	856	308.90	309.53	17	16
				High	290,000	300,000	1.03	1,004	319.45	319.69	49	47
Overall	5	1,408,807	792,500	Low	249,000	242,500	0.97	782	288.84	298.80	0	0
				Avg	281,761	264,167	1.00	915	308.85	309.53	19	19
				High	314,999	300,000	1.03	1,004	319.45	319.69	49	47

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Inside the map search Polygon; Status of 'Active', 'Closed', 'Coming Soon', 'Pending', 'UCB (Under Contract-Backups)', 'CCBS (Contract Contingent on Buyer Sale)'; Close of Escrow Date relative 60 days back.

## Pending Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
6329241	2035 S ELM ST 229	22R	2	2	1,004	1983	305,000	305,000			303.78 / NA	42	42
6345967	2035 S ELM ST 216	22RO1C1S	2	2	1,004	1983	299,000	314,999			313.74 / NA	5	5

## Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
6337320	2035 S ELM ST 217	22RPS1C1S	2	2	1,004	1983	290,000	290,000	300,000	01/31/2022	288.84 / 298.8	3	3
6327085	2035 S ELM ST 213	21R1C1S	2	1	782	1983	249,000	249,000	242,500	01/07/2022	318.41 / 310.1	0	0
6321843	2035 S Elm Street ST 234	21FR1C1S	2	1	782	1983	249,808	249,808	250,000	01/03/2022	319.45 / 319.69	49	47

Prepared by The Nick Bastian Team

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