

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	1	425,000	0	Low	425,000	0	0.00	1,276	333.07	0.00	35	35
				Avg	425,000	0	0.00	1,276	333.07	0.00	35	35
				High	425,000	0	0.00	1,276	333.07	0.00	35	35
Closed	4	1,649,998	1,640,879	Low	374,999	375,000	0.98	942	351.94	344.56	19	19
				Avg	412,500	410,220	0.99	1,094	378.47	376.63	42	42
				High	435,000	430,000	1.00	1,236	398.09	398.09	75	75
Overall	5	2,074,998	1,640,879	Low	374,999	375,000	0.98	942	333.07	344.56	19	19
				Avg	415,000	410,220	0.99	1,131	369.39	376.63	41	41
				High	435,000	430,000	1.00	1,276	398.09	398.09	75	75

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; MLS # in 6759780, 6746942, 6739765, 6741152, 6736718, 6736110, 6733265, 6711396, 6725535, 6687427 .

Pending Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	ADOM	CDOM
6746942	2255 W PORTOBELLO AVE	32FRD1C2S	3	2	1,276	1975	425,000	425,000			333.07 / NA	35	35

Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	ADOM	CDOM
6739765	2001 W WESTERN DR	32RO2G	3	2	1,064	1982	429,999	409,999	409,999	10/18/2024	385.34 / 385.34	75	75
6741152	2145 W OBISPO AVE	21RO2C2S	2	1	942	1977	374,999	374,999	375,000	09/16/2024	398.09 / 398.09	40	40
6736718	3016 S SALIDA DEL SOL CIR	32FR1C2S	3	2	1,236	1977	435,000	435,000	425,880	09/06/2024	351.94 / 344.56	36	36
6687427	2336 W PLATA AVE	32RPO1G1S	3	2	1,136	1975	440,000	430,000	430,000	06/06/2024	378.52 / 378.52	19	19

Prepared by The Nick Bastian Team

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