

### Comparative Market Analysis

| MLS#<br>Status            | Area | Address - Unit<br>Subdivision   | DOM | BR | Bths<br>Park | Style   | SqFt  | List Price | Sold Price |
|---------------------------|------|---------------------------------|-----|----|--------------|---|-------|------------|------------|
| 2811968<br>Sold           | 91   | 227 N Burgess Ave<br>Hill Crest | 317 | 3  | 1 / 1        | 2 STORY   | 1,374 | \$99,900   | \$81,000   |
| 2823416<br>Sold           | 91   | 420 N Hague Ave<br>Valleyview   | 283 | 3  | 2 / 0        | 2 STORY<br>1 CAR GAR, DETACHED GAR, 1 OFF STREET            | 1,362 | \$94,850   | \$92,925   |
| 2912419<br>Sold           | 91   | 2702 Elliott Ave<br>Valleyview  | 1   | 3  | 1 / 1        | 2 STORY<br>1 CAR GAR, ATTACHED GAR, OPENER                  | 1,608 | \$109,350  | \$109,350  |
| 2915033<br>Active         | 91   | 112 S Richardson Ave<br>HILLTOP | 61  | 3  | 2 / 0        | 2 STORY   | 1,352 | \$29,000   |            |
| 2901273<br>Active         | 91   | 48 N Powell Ave<br>Hilltop      | 164 | 3  | 1 / 0        | 2 STORY<br>2 CAR GAR, DETACHED GAR, OPENER                  | 1,256 | \$92,000   |            |
| 2902397<br>Active         | 91   | 105 N Chase Ave<br>Hilltop      | 154 | 3  | 1 / 0        | 2 STORY<br>1 CAR GAR, DETACHED GAR                          | 1,248 | \$95,000   |            |
| 2902316<br>Active         | 91   | 101 N Roys Ave<br>Hilltop       | 155 | 3  | 1 / 0        | 2 STORY<br>1 CAR GAR, OPENER, DETACHED GAR                  | 1,428 | \$100,000  |            |
| 2847446<br>Active         | 91   | 201 N Chase Ave<br>Hilltop      | 204 | 3  | 1 / 1        | 2 STORY<br>2 CAR GAR, DETACHED GAR, ON STREET               | 1,382 | \$117,900  |            |
| 2749903<br>Active         | 91   | 59 S Ogden Ave<br>WICKLOW       | 617 | 3  | 1 / 1        | 2 STORY<br>2 OFF STREET, ON STREET                          | 1,562 | \$29,000   |            |
| 2844239<br>Active         | 91   | 458 S Warren Ave<br>Wicklow     | 238 | 3  | 1 / 0        | 2 STORY   | 1,295 | \$32,000   |            |
| 2919252<br>Active         | 91   | 34 N warren ave<br>wicklow      | 31  | 3  | 1 / 0        | 2 STORY<br>2 CAR GAR  | 1,267 | \$39,900   |            |
| 2905128<br>Active         | 91   | 224 S Harris Ave<br>Wicklow     | 131 | 3  | 1 / 1        | 2 STORY   | 1,432 | \$40,000   |            |
| 2905142<br>Active         | 91   | 158 N Ogden Ave<br>Wicklow      | 131 | 3  | 1 / 0        | 2 STORY   | 1,258 | \$40,000   |            |
| 2905129<br>Active         | 91   | 54 S Harris Ave<br>Wicklow      | 131 | 3  | 1 / 1        | 2 STORY   | 1,554 | \$40,000   |            |
| 2836147<br>Active         | 91   | 115 N Warren Ave<br>Wicklow     | 306 | 4  | 1 / 1        | 2 STORY   | 1,612 | \$59,500   |            |
| 2903244<br>Under Contract | 91   | 130 N Roys Ave<br>Hilltop       | 72  | 3  | 2 / 0        | 2 STORY<br>1 CAR GAR, DETACHED GAR, 1 OFF STREET, ON STREET | 1,380 | \$40,000   |            |
| 2902102<br>Under Contract | 91   | 323 S Ogden Ave<br>Wicklow      | 73  | 3  | 2 / 0        | 2 STORY   | 1,592 | \$80,000   |            |

Number of Properties: 17

#### Statistics

|          | List Price | Sold Price | SqFt  | Bedrooms | Baths Full / Half | DOM |
|----------|------------|------------|-------|----------|-------------------|-----|
| Min:     | \$29,000   | \$81,000   | 1,248 | 3        | 1 / 0             | 1   |
| Max:     | \$117,900  | \$109,350  | 1,612 | 4        | 2 / 1             | 617 |
| Median:  | \$59,500   | \$92,925   | 1,380 | 3        | 1 / 0             | 154 |
| Average: | \$66,965   | \$94,425   | 1,410 | 3        | 1 / 0             | 181 |

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Prepared by: