



Comparative Market Analysis

Property Type is one of 'Single Family', 'Condo/Co-Op/Villa/Townhouse' Status is one of 'Active', 'Pending Sale' Status is 'Closed Sale' Status Contractual Search Date is 08/19/2017 to 02/20/2017 Pool YN is yes Latitude, Longitude is around 26.34, -80.21 SqFt Liv Area is 1600 or less Year Built is 1985 or less

Single Family

Closed Sale Properties

RE1	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	ADOM
1	R10337685	11171 Mandarin Street		4880	3	2/0	1,356		1978	\$180.16	\$325,000	\$325,000	\$325,000	100.00	07/06/17	
2	R10317437	4690 Baldric Street		4880	4	2/0	1,356	1,716	1978	\$192.31	\$329,900	\$329,900	\$330,000	100.03	08/04/17	
3	R10341506	10935 Gable Street		4880	3	2/0	1,501		1978	\$160.90	\$349,900	\$345,000	\$335,000	95.74	08/07/17	22
4	F10060505	22306 Doran Ave	Holiday City At Boca Rato	4880	3	2	1,356	1,716	1979		\$339,900	\$344,900	\$340,000	100.03	08/17/17	82
5	R10326886	4661 Bison Street		4880	3	2/0	1,357	2,070	1978	\$169.08	\$375,000	\$365,000	\$350,000	93.33	07/14/17	34

Closed Sale Totals

Listing Count :	5	Averages:		1,385	1,834	1978	\$175.61	\$343,940	\$341,960	\$336,000	97.83		46
		Price :					High	\$350,000	Low	\$325,000	Median	\$335,000	

Pending Sale Properties

RE1	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Date	ADOM
1	A10270591	11170 Mohawk St	HOLIDAY CITY AT BOCA RATO	4880	3	2/0	1,356	1,716	1979	\$209.21	\$359,000	\$359,000	07/01/17	64
2	R10272607	22125 Aquila St		4880	4	2/0	1,455	2,619	1977	\$254.23	\$369,900	\$369,900	11/30/16	

Pending Sale Totals

Listing Count :	2	Averages:		1,406	2,168	1978	\$231.72	\$364,450	\$364,450				64
		Price :					High	\$369,900	Low	\$359,000	Median	\$364,450	

Grand Totals

Count :	7	Averages:	\$/SqFt: \$194.32	ADOM: 51	OP: \$349,800	LP: \$348,386	SP: \$336,000
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Presented By: Zachary Moorin

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation . // Copyright © 2017 Greater Fort Lauderdale REALTORS®.

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