

Market Analysis Summary

Residential

Pending

#	MLS #	Area	Address	Subdivision	# S	#Bd	#Bth	G/P	Pool	YB	Acres	SqFt	\$/SqFt	List Price	ADOM	CDOM
1	2934266	6	505 Havana	South Park Sec 02	1	3	1 0	0 2	No	1957	0.165	1,000	\$389.90	\$389,900	12	12
2	7764335	6	614 Terrell Hill #A	Loveless Add	2	3	2 1	1 0	No	2014		1,902	\$314.93	\$599,000	8	8
3	3690327	6	617 Terrell Hill	Loveless Add	2	4	3 0	2 0	No	2016	0.275	3,374	\$426.79	\$1,440,000	34	34
# LISTINGS:			3	AVG:		3	2/0	1/3		1996	0.220	2,092	\$377.21	\$809,633	18	18

Leased/Sold

#	MLS #	Area	Address	Subdivision	# S	#Bd	#Bth	G/P	Pool	YB	Acres	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	ADOM	CDOM
1	5627453	6	3306 S 1St	Freewater Add	1	2	1 0	0 2	No	1938	0.160	896	\$400.67	\$359,000	\$366.07	\$328,000	06/24/16	60	311
2	1711211	6	2906 S 4Th	Oak Ridge Heights Sec	1	2	1 0	1 0	No	1948	0.168	766	\$488.90	\$374,500	\$488.90	\$374,500	05/31/16	13	13
3	1974193	6	3009 S 5Th	Oak Ridge Heights Sec	1	3	2 0	0 4	No	1961	0.194	1,356	\$283.92	\$385,000	\$280.24	\$380,000	05/18/16	8	8
4	2294161	6	510 El Paso	Hunter Add	1	2	1 0	0 2	No	1946	0.148	676	\$573.22	\$387,500	\$569.53	\$385,000	07/06/16	10	10
5	7065990	6	409 El Paso	Hunter Add	1	3	2 0	1 3	No	1950	0.152	1,350	\$370.37	\$499,999	\$385.19	\$520,000	06/03/16	6	6
# LISTINGS:			5	MIN:		2	1/0	0/2		1938	0.148	676	\$283.92	\$359,000	\$280.24	\$328,000		6	6
				MAX:		3	3/1	2/4		1961	0.194	1,356	\$573.22	\$499,999	\$569.53	\$520,000		60	311
				AVG:		2	2/0	1/3		1949	0.164	1,009	\$423.42	\$401,200	\$417.98	\$397,500		19	70
				MED:		2	2/0	1/2		1948	0.160	896	\$400.67	\$385,000	\$385.19	\$380,000		10	10

# LISTINGS TOTAL:	8	AVG FOR ALL:		3	2/0	1/3		1966	0.158	1,415	\$406.09	\$554,362	\$417.98	\$397,500		19	50
MEDIAN FOR ALL:				3	2/0	1/2		1954	0.163	1,175	\$395.28	\$388,700	\$385.19	\$380,000		11	11

Quick Statistics (8 Listings Total)				
List Price	Min	Max	Average	Median
	\$359,000	\$1,440,000	\$554,362	\$388,700
Sale Price	\$328,000	\$520,000	\$397,500	\$380,000

Presented By: Clayton Lake

This is an opinion 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 .
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Market Analysis Summary

Status is one of 'Pending', 'Pending - Taking Backups', 'Pending - Over 4 Months' **Status** is 'Sold' **Status Contractual Search Date** is 08/16/2016 to 05/18/2016 **Property Sub Type** is one of 'House', 'Manufactured', 'Mobile Home' **Latitude, Longitude** is within 0.25 mi of 603 Peacock Ln, Austin, TX 78704

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