



**Jason Rose**  
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**CMA 1 - Line**

Prepared By: Jason L. Rose

Listings as of 01/09/20 at 1:29 pm

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'ActC', 'Pend' Status is 'Sold' Status Contractual Search Date is 01/09/2020 to 01/09/2019 Property Sub Type is not 'Condo' Trans Type is not 'Lease' Area is '2910 - Hamilton - Clay' Subdivision is 'CHESWICK PLACE'

**Residential**

**Pending Properties**

MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21678394	11/07/2019	1010 Rosemont Drive	2910	CHESWICK PLACE	5	4/1	4+	1	2LEVL	1999	2,159	4,131	\$178.89	\$739,000	10
21653033	12/26/2019	1043 Princeton Gate	2910	CHESWICK PLACE	5	5/0	3	2	2LEVL	2006	1,787	3,530	\$164.87	\$582,000	156
<b># LISTINGS:</b>	<b>2</b>	<b>Medians:</b>			5	4/1				2003	1,973	3,831	\$171.88	\$660,500	83
		<b>Minimums:</b>			5	4/0				1999	1,787	3,530	\$164.87	\$582,000	10
		<b>Maximums:</b>			5	5/2				2006	2,159	4,131	\$178.89	\$739,000	156
		<b>Averages:</b>			5	4/1				2003	1,973	3,831	\$171.88	\$660,500	83

**Sold Properties**

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21655891	09/30/2019	1017 Pine Hill Way	2910	CHESWICK PLACE	4	4/2	4+	2	2LEVL	2003	2,056	4,238	\$178.15	\$759,900	\$755,000	3
21623249	06/14/2019	13691 Brookstone Drive	2910	CHESWICK PLACE	5	4/1	4+	1	2LEVL	1997	2,119	4,581	\$156.73	\$750,000	\$718,000	41
21618273	05/14/2019	1028 West PRINCETON GATE	2910	CHESWICK PLACE	5	4/1	4+	2	2LEVL	2001	1,776	4,346	\$164.52	\$729,900	\$715,000	33
21604646	02/22/2019	13659 Cheswick Boulevard	2910	CHESWICK PLACE	4	4/1	3	3	2LEVL	1997	1,523	4,210	\$152.02	\$649,900	\$640,000	72
21613030	05/30/2019	13651 Singletree Court	2910	CHESWICK PLACE	4	4/1	3	2	2LEVL	1996	1,556	3,520	\$162.64	\$599,900	\$572,500	108
21586792	03/18/2019	1011 ROSEMONT Drive	2910	CHESWICK PLACE	5	4/1	3	1	2LEVL	1999	1,792	3,584	\$155.27	\$589,900	\$556,500	161
21607101	03/22/2019	13868 Broad Meadow Drive	2910	CHESWICK PLACE	4	4/1	3	1	2LEVL	2003	1,617	3,058	\$175.60	\$539,000	\$537,000	72
<b># LISTINGS:</b>	<b>7</b>	<b>Medians:</b>			4	4/1				1999	1,776	4,210	\$162.64	\$649,900	\$640,000	72
		<b>Minimums:</b>			4	4/0				1996	1,523	3,058	\$152.02	\$539,000	\$537,000	3
		<b>Maximums:</b>			5	5/2				2003	2,119	4,581	\$178.15	\$759,900	\$755,000	161
		<b>Averages:</b>			4	4/1				1999	1,777	3,934	\$163.56	\$659,786	\$642,000	70

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This is a broker price 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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<b>Quick Statistics ( 9 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$539,000	\$759,900	\$659,944	\$649,900
<b>Sold Price</b>	\$537,000	\$755,000	\$642,000	\$640,000

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