



Jason Rose
 Office Ph: 317-844-5111
 Cell: 317-339-2229
 Office Fax: 317-843-4450
 Jason@IndysHomePage.com

CMA 1 - Line

Prepared By: Jason L. Rose

Listings as of 01/09/20 at 2:23 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 'SPRING FARMS'

Residential

Sold Properties

| MLS # | Sold Date | Address | Area | Subdivision | Bd | Bth | Gar | FP | Levl | Yr Blt | SFOpt | SFMU | \$\$/SqFt | List Price | Sold Price | DOM |
|--------------------|------------|---------------------|------|--------------|----|-----|-----|----|-------|--------|-------|-------|-----------|------------|------------|-----|
| 21626270 | 05/23/2019 | 419 Shoemaker Drive | 2910 | SPRING FARMS | 3 | 3/1 | 3 | 1 | 1LEVL | 1995 | 2,385 | 2,385 | \$184.91 | \$449,000 | \$441,000 | 16 |
| 21615224 | 03/19/2019 | 410 Mari Way | 2910 | SPRING FARMS | 4 | 2/2 | 3 | 1 | 2LEVL | 1999 | 1,120 | 2,696 | \$137.61 | \$374,900 | \$371,000 | 3 |
| 21627003 | 06/14/2019 | 403 Lois Way | 2910 | SPRING FARMS | 4 | 2/1 | 2 | 1 | 2LEVL | 2000 | 1,701 | 3,151 | \$114.25 | \$379,900 | \$360,000 | 42 |
| 21643403 | 08/07/2019 | 413 Ira Way | 2910 | SPRING FARMS | 4 | 3/1 | 2 | 1 | 2LEVL | 1998 | 1,483 | 3,144 | \$112.91 | \$355,000 | \$355,000 | 2 |
| # LISTINGS: | 4 | Medians: | | | 4 | 3/1 | | | | 1999 | 1,592 | 2,920 | \$125.93 | \$377,400 | \$365,500 | 10 |
| | | Minimums: | | | 3 | 2/1 | | | | 1995 | 1,120 | 2,385 | \$112.91 | \$355,000 | \$355,000 | 2 |
| | | Maximums: | | | 4 | 3/2 | | | | 2000 | 2,385 | 3,151 | \$184.91 | \$449,000 | \$441,000 | 42 |
| | | Averages: | | | 4 | 3/1 | | | | 1998 | 1,672 | 2,844 | \$137.42 | \$389,700 | \$381,750 | 16 |

| Quick Statistics (4 Listings Total) | | | | |
|--|------------|------------|----------------|---------------|
| | Min | Max | Average | Median |
| List Price | \$355,000 | \$449,000 | \$389,700 | \$377,400 |
| Sold Price | \$355,000 | \$441,000 | \$381,750 | \$365,500 |

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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.