



**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 1:31 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 'SPRINGMILL CROSSING'

**Residential**

**Pending Properties**

MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21666741	01/07/2020	13833 Mill Stream Court	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1989	1,044	2,568	\$145.60	\$373,900	123
<b># LISTINGS:</b>	<b>1</b>	<b>Medians:</b>			4	2/1				1989	1,044	2,568	\$145.60	\$373,900	123
		<b>Minimums:</b>			4	2/0				1989	1,044	2,568	\$145.60	\$373,900	123
		<b>Maximums:</b>			4	3/2				1989	1,044	2,568	\$145.60	\$373,900	123
		<b>Averages:</b>			4	2/1				1989	1,044	2,568	\$145.60	\$373,900	123

**Sold Properties**

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21650256	08/01/2019	1451 Clearwater Court	2910	SPRINGMILL CROSSING	4	2/2	2	1	2LEVL	1989	1,078	2,688	\$162.91	\$437,900	\$437,900	7
21635875	06/14/2019	1516 BROOK MILL Court	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1988	960	2,798	\$149.39	\$399,900	\$418,000	2
21671627	11/04/2019	1467 Trail Creek Court	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1989	946	2,450	\$165.31	\$399,900	\$405,000	4
21655517	09/06/2019	13958 Silver Stream Drive	2910	SPRINGMILL CROSSING	4	3/1	2	1	2LEVL	1989	866	2,466	\$161.76	\$398,900	\$398,900	3
21665197	10/15/2019	1484 Stormy Ridge Court	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1987	1,104	2,448	\$162.58	\$404,900	\$398,000	6
21633322	05/20/2019	13901 Woods Edge Court	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1990	832	2,914	\$135.55	\$395,000	\$395,000	2
21631924	05/22/2019	1416 Carey Court	2910	SPRINGMILL CROSSING	5	2/1	2	1	2LEVL	1987	1,183	2,797	\$139.44	\$390,000	\$390,000	5
21682061	12/17/2019	1426 CAREY Court	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1987	1,287	2,400	\$162.50	\$389,900	\$390,000	2
21619223	03/18/2019	13659 Spring Mill Boulevard	2910	SPRINGMILL CROSSING	4	2/2	3	1	2LEVL	1988	1,520	3,116	\$125.13	\$389,900	\$389,900	5
21642649	06/28/2019	13656 Spring Mill Boulevard	2910	SPRINGMILL CROSSING	4	3/1	2	2	2LEVL	1987	1,254	2,482	\$155.12	\$385,000	\$385,000	1
21645301	09/13/2019	13751 Hill Crest Court	2910	SPRINGMILL CROSSING	4	3/1	2	2	2LEVL	1988	1,275	2,947	\$126.23	\$385,000	\$372,000	77
21661044	09/23/2019	13895 Silver Stream Drive	2910	SPRINGMILL CROSSING	4	2/1	2	2	2LEVL	1989	946	2,955	\$125.21	\$374,900	\$370,000	5
21586064	02/19/2019	1397 Stoney Creek Circle	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1988	1,342	3,021	\$119.17	\$364,900	\$360,000	161
21635206	06/18/2019	1524 Spring Mill Boulevard	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1988	1,219	2,841	\$120.70	\$345,000	\$342,900	46
21628650	05/24/2019	13637 Spring Mill Boulevard	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1986	1,053	2,466	\$138.28	\$349,000	\$341,000	36

Copyright: MIBOR 2020 All rights reserved.

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.



**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 1:31 pm

**Residential**

**Sold Properties**

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
21635220	10/07/2019	13821 SILVER STREAM Drive	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1989	745	2,426	\$138.50	\$349,900	\$336,000	125
21589963	04/30/2019	1419 Stonemill Circle N	2910	SPRINGMILL CROSSING	4	3/0	2	1	2LEVL	1990	1,327	3,106	\$107.86	\$344,900	\$335,000	208
21582682	03/07/2019	1440 Carey Court	2910	SPRINGMILL CROSSING	4	2/1	2	1	2LEVL	1987	586	2,554	\$125.10	\$325,000	\$319,500	160
21646450	07/15/2019	13917 Sandy Creek Court	2910	SPRINGMILL CROSSING	4	3/0	2	1	2LEVL	1989	1,030	2,346	\$130.01	\$299,900	\$305,000	2
<b># LISTINGS:</b>	<b>19</b>	<b>Medians:</b>			4	2/1				1988	1,078	2,688	\$138.28	\$385,000	\$385,000	5
		<b>Minimums:</b>			4	2/0				1986	586	2,346	\$107.86	\$299,900	\$305,000	1
		<b>Maximums:</b>			5	3/2				1990	1,520	3,116	\$165.31	\$437,900	\$437,900	208
		<b>Averages:</b>			4	2/1				1988	1,082	2,696	\$139.51	\$375,253	\$373,111	45

Quick Statistics ( 20 Listings Total )				
	Min	Max	Average	Median
<b>List Price</b>	\$299,900	\$437,900	\$375,185	\$385,000
<b>Sold Price</b>	\$305,000	\$437,900	\$373,111	\$385,000

Copyright: MIBOR 2020 All rights reserved.

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.