



**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 1:32 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 'THISTLEWOOD'

**Residential**

**Sold Properties**

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	S\$/SqFt	List Price	Sold Price	DOM
21667397	11/08/2019	1283 Goldfinch Drive	2910	THISTLEWOOD	4	2/1	2	1	2LEVL	1987		2,000	\$175.30	\$355,000	\$350,600	13
21655621	08/23/2019	13633 Thistlewood Drive E	2910	THISTLEWOOD	3	2/1	2	1	2LEVL	1987	0	2,222	\$157.52	\$350,000	\$350,000	3
21628819	06/14/2019	13671 Thistlewood Drive E	2910	THISTLEWOOD	4	3/0	2	1	3LEVL	1986	718	2,844	\$107.95	\$310,000	\$307,000	6
21656179	08/19/2019	13641 Thistlewood Drive E	2910	THISTLEWOOD	4	2/1	2	1	1LEVL	1985	0	2,388	\$125.62	\$299,990	\$299,990	2

<b># LISTINGS:</b>	<b>4</b>	<b>Medians:</b>	4	2/1	1987	718	2,305	\$141.57	\$330,000	\$328,500	5
		<b>Minimums:</b>	3	2/0	1985	718	2,000	\$107.95	\$299,990	\$299,990	2
		<b>Maximums:</b>	4	3/1	1987	718	2,844	\$175.30	\$355,000	\$350,600	13
		<b>Averages:</b>	4	2/1	1986	718	2,364	\$141.60	\$328,748	\$326,898	6

**Quick Statistics ( 4 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$299,990	\$355,000	\$328,748	\$330,000
<b>Sold Price</b>	\$299,990	\$350,600	\$326,898	\$328,500

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.