
















#	MLS #	Address	 Subdivision	 BR	 FB	 HB	 Gar	 Pool	 YrBlt	 Acres	 H SqFt	 P/H SqFt	 List Price	 Sale Price	 Sale Date	 SP/LP	 CDOM
Listings: Active																	
1	A4621499	6122 44TH CT	BARRINGTON RIDGE PH 1A	3	2	0	2	No	2003	0.20	1,754	\$222	\$389,999				405
2	A4661977	6105 42ND STREET CIR	BARRINGTON RIDGE PH 1B	4	2	0	3	No	2006	0.20	2,429	\$200	\$485,000				55
3	A4655410	6043 44TH CT	BARRINGTON RIDGE PH 1A	5	3	1	2	No	2005	0.28	2,863	\$205	\$587,500				116
4	A4662034	3910 E 61ST DR	BARRINGTON RIDGE PH 1C	4	3	1	3	Yes	2005	0.20	3,270	\$205	\$669,400				54
5	A4659033	6153 41ST ST	BARRINGTON RIDGE PH 1C	4	3	1	3	Yes	2005	0.25	3,270	\$226	\$740,000				84
Min				3	2	0	2		2003	0.20	1,754	\$200	\$389,999				54
Max				5	3	1	3		2006	0.28	3,270	\$226	\$740,000				405
Avg				4	3	1	3		2005	0.23	2,717	\$212	\$574,380				143
Med				4	3	1	3		2005	0.20	2,863	\$205	\$587,500				84
Listings: Sold																	
1	A4645085	6009 39TH CT	BARRINGTON RIDGE PH 1B	3	2	0	3	No	2004	0.25	2,429	\$198	\$495,000	\$480,000	05/21/2025	97.0%	4
2	A4648777	6107 42ND STREET CIR	BARRINGTON RIDGE PH 1B	4	2	0	3	No	2005	0.21	2,429	\$218	\$544,900	\$530,000	05/12/2025	97.3%	11
3	A4643670	6156 41ST ST	BARRINGTON RIDGE PH 1C	4	3	1	3	No	2005	0.24	3,270	\$165	\$549,000	\$540,000	09/08/2025	98.4%	143
4	A4647326	5915 43RD CT	BARRINGTON RIDGE PH 1A	5	3	1	2	Yes	2004	0.24	2,863	\$192	\$550,000	\$550,000	06/16/2025	100.0%	13
5	A4637155	6172 42ND STREET ST	BARRINGTON RIDGE PH 1A	5	3	1	3	No	2004	0.20	3,270	\$168	\$599,000	\$550,000	04/29/2025	91.8%	53
Min				3	2	0	2		2004	0.20	2,429	\$165	\$495,000	\$480,000		91.8%	4
Max				5	3	1	3		2005	0.25	3,270	\$218	\$599,000	\$550,000		100.0%	143
Avg				4	3	1	3		2004	0.23	2,852	\$188	\$547,580	\$530,000		96.9%	45
Med				4	3	1	3		2004	0.24	2,863	\$192	\$549,000	\$540,000		97.3%	13

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Total Listings

Average for all:	4	3	1	3	2005	0.23	2,785	\$200	\$560,980	\$530,000	96.9%	94
Median for all:	4	3	1	3	2005	0.23	2,863	\$202	\$549,500	\$540,000	97.3%	55

Quick Statistics

	Min	Max	Avg	Med
List Price	\$389,999	\$740,000	\$560,980	\$549,500
Sale Price	\$480,000	\$550,000	\$530,000	\$540,000
Sale / List	91.8%	100.0%	96.9%	97.3%

***Presented by: MarvAnn Fenton. PA***

This is an opinion of value 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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