Market Analysis Summary | Residential

#	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	A4656212	6214 45TH LN	MANDALAY PH II	4	3	0	3	No	2010	0.23	2,401	$229	$549,900				210
2	A4643817	4506 62ND TER	MANDALAY PH II	4	3	0	3	Yes	2009	0.32	2,900	$221	$639,900				212
			Min	**4**	**3**	**0**	**3**		**2009**	**0.23**	**2,401**	**$221**	**$549,900**				**210**
			Max	**4**	**3**	**0**	**3**		**2010**	**0.32**	**2,900**	**$229**	**$639,900**				**212**
			Avg	**4**	**3**	**0**	**3**		**2010**	**0.28**	**2,651**	**$225**	**$594,900**				**211**
			Med	**4**	**3**	**0**	**3**		**2010**	**0.28**	**2,651**	**$225**	**$594,900**				**211**
Listings: Sold																	
1	A4632029	4518 62ND TER	MANDALAY PH II	3	2	0	2	Yes	2010	0.21	2,287	$227	$529,900	$520,000	06/11/2025	98.1%	120
2	TB8414262	6125 46TH LN	MANDALAY PH I	4	3	0	3	Yes	2005	0.19	2,290	$245	$599,000	$560,000	09/05/2025	93.5%	5
			Min	**3**	**2**	**0**	**2**		**2005**	**0.19**	**2,287**	**$227**	**$529,900**	**$520,000**		**93.5%**	**5**
			Max	**4**	**3**	**0**	**3**		**2010**	**0.21**	**2,290**	**$245**	**$599,000**	**$560,000**		**98.1%**	**120**
			Avg	**4**	**3**	**0**	**3**		**2008**	**0.20**	**2,289**	**$236**	**$564,450**	**$540,000**		**95.8%**	**63**
			Med	**4**	**3**	**0**	**3**		**2008**	**0.20**	**2,289**	**$236**	**$564,450**	**$540,000**		**95.8%**	**63**
4	**Total Listings**		**Average for all:**	**4**	**3**	**0**	**3**		**2009**	**0.24**	**2,470**	**$230**	**$579,675**	**$540,000**		**95.8%**	**137**
			Median for all:	**4**	**3**	**0**	**3**		**2010**	**0.22**	**2,346**	**$228**	**$574,450**	**$540,000**		**95.8%**	**165**

Quick Statistics

	Min	Max	Avg	Med
List Price	**$529,900**	**$639,900**	**$579,675**	**$574,450**
Sale Price	**$520,000**	**$560,000**	**$540,000**	**$540,000**
Sale / List	**93.5%**	**98.1%**	**95.8%**	**95.8%**

Presented bv: 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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