

#	MLS #	Address	 Subdivision	 BR	 FB	 HB	 Gar	 Pool	 YrBlt	 Acres	 H SqFt	 P/H SqFt	 List Price	 Sale Price	 Sale Date	 SP/LP	 CDOM
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Listings: Active

1	A4621499	6122 44TH CT	BARRINGTON RIDGE PH 1A	3	2	0	2	No	2003	0.20	1,754	\$234	\$410,000				355
2	A4661977	6105 42ND STREET CIR	BARRINGTON RIDGE PH 1B	4	2	0	3	No	2006	0.20	2,429	\$206	\$500,000				5
3	A4644680	5806 43RD CT	BARRINGTON RIDGE PH 1A	3	2	0	2	Yes	2004	0.20	2,009	\$259	\$520,000				155
4	A4655410	6043 44TH CT	BARRINGTON RIDGE PH 1A	5	3	1	2	No	2005	0.28	2,863	\$205	\$587,500				66
5	A4652716	4103 61ST AVE	BARRINGTON RIDGE PH 1B	3	2	0	2	No	2005	0.22	2,287	\$260	\$595,000				95
6	A4662034	3910 E 61ST DR	BARRINGTON RIDGE PH 1C	4	3	1	3	Yes	2005	0.20	3,270	\$205	\$669,400				4
7	A4659033	6153 41ST ST	BARRINGTON RIDGE PH 1C	4	3	1	3	Yes	2005	0.25	3,270	\$226	\$740,000				34
				Min	3	2	0	2	2003	0.20	1,754	\$205	\$410,000				4
				Max	5	3	1	3	2006	0.28	3,270	\$260	\$740,000				355
				Avg	4	2	0	2	2005	0.22	2,555	\$228	\$574,557				102
				Med	4	2	0	2	2005	0.20	2,429	\$226	\$587,500				66

Listings: Pending

1	A4643670	6156 41ST ST	BARRINGTON RIDGE PH 1C	4	3	1	3	No	2005	0.24	3,270	\$168	\$549,000				143
				Min	4	3	1	3	2005	0.24	3,270	\$168	\$549,000				143
				Max	4	3	1	3	2005	0.24	3,270	\$168	\$549,000				143
				Avg	4	3	1	3	2005	0.24	3,270	\$168	\$549,000				143
				Med	4	3	1	3	2005	0.24	3,270	\$168	\$549,000				143

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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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	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
4	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
5	A4638286	6150 42ND STREET CIR	BARRINGTON RIDGE PH 1B	4	3	1	3	Yes	2004	0.27	3,270	\$203	\$680,000	\$665,000	03/19/2025	97.8%	16
Min				3	2	0	2		2004	0.20	2,429	\$168	\$495,000	\$480,000		91.8%	4
Max				5	3	1	3		2005	0.27	3,270	\$218	\$680,000	\$665,000		100.0%	53
Avg				4	3	1	3		2004	0.23	2,852	\$196	\$573,780	\$555,000		96.8%	19
Med				4	3	1	3		2004	0.24	2,863	\$198	\$550,000	\$550,000		97.3%	13

13	Total Listings	Average for all:	4	3	1	3		2005	0.23	2,724	\$211	\$572,292	\$555,000		96.8%	73
		Median for all:	4	3	1	3		2005	0.22	2,863	\$205	\$550,000	\$550,000		97.3%	34

		Min	Max	Avg	Med
Quick Statistics	List Price	\$410,000	\$740,000	\$572,292	\$550,000
	Sale Price	\$480,000	\$665,000	\$555,000	\$550,000
	Sale / List	91.8%	100.0%	96.8%	97.3%

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