

Comparative Market Analysis

Property Type: Residential Detached Status: Active											
Subject Property											
#	MLS#	Address	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price
1	4199099	2748 Green Estates Drive	Greenvalley Estates	3	2	0	1 Story	Slab/None	1998	\$124,900	\$114,900 *
2	4201755	4110 Eden Valley Drive	Eden Valley	3	2	0	1 Story	Slab/None	2001	\$119,900	\$109,900 *
3	4269321	2757 ASHWORTH LAKE Road	HICKORY HILLS	3	2	1	1 Story	Slab/None	2000	\$109,900	\$109,900
4	4261742	425 Crested View Drive	Breckenridge Club	3	2	0	1 Story	Slab/None	1998	\$119,900	\$107,900 *
Average				3	2	1			1999	\$118,650	\$110,650
Number of Properties: 4											

Property Type: Residential Detached Status: Pending Existing Lender Approval											
Subject Property											
#	MLS#	Address	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price
1	4117473	2885 Lenora Springs Drive	LENORA SPRINGS	3	2	0	1 Story	Slab/None	1998	\$115,000	\$100,000 *
Average				3	2	0			1998	\$115,000	\$100,000
Number of Properties: 1											

Property Type: Residential Detached Status: Sold-Closed																
Subject Property																
#	MLS#	Closed Date	Address	City	Zip	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price	Sold Price	DOM
1	4209124	6/08/2011	1932 Preserve Creek Way	LOGANV	30052	Haynes Creek	3	2	1	1 Story	Slab/None	2004	\$119,900	\$129,900 *	\$119,500 #	23
2	4224593	7/15/2011	1789 Mission Park Court	LOGANV	30052-7511	Mission Park	3	2	0	1 Story	Slab/None	2000	\$99,900	\$99,900	\$99,900 #	26
3	4244185	8/19/2011	1805 Stephens Pond View	LOGANV	30052-8752	STEPHENS POND	3	2	0	1 Story	Slab/None	2004	\$102,000	\$99,900 *	\$99,900 #	12
4	4266382	11/17/2011	708 MANOR RIDGE Drive	LOGANV	30052-9006	STONE BROOK MANOR	3	2	0	1 Story	Slab/None	2001	\$94,900	\$94,900	\$92,000 #	38
5	4210683	6/30/2011	3374 Preserve Run Trail	LOGANV	30052-8305	PARK AT HAYNES CREEK	3	2	0	1 Story	Slab/None	2006	\$94,900	\$94,900	\$94,900 #	38
Average							3	2	1			2003	\$102,320	\$103,900	\$101,240	27
Number of Properties: 5																

Prepared by

TONIA MANN
678-268-3300
KELLER WILLIAMS REALTY ATLANTA PARTNERS
ToniaMann@ToniaMann.com