

## Comparative Market Analysis Summary

### Residential Detached

#### Active

#	FMLS #	Address	Subdivision	#Bd	#FB	#HB	Yr Built	Orig Price	List Price
1	6061569	395 Saddle Bridge Drive	Saddle Bridge	4	2	1	1996	\$325,000	\$325,000
2	6063105	4965 Saddle Bridge Lane	Saddle Bridge	4	2	1	1997	\$358,800	\$358,800
<b># LISTINGS:</b>	<b>2</b>	<b>AVG VALUES:</b>		<b>4</b>	<b>2</b>	<b>1</b>	<b>1997</b>	<b>\$341,900</b>	<b>\$341,900</b>

#### Pending

#	FMLS #	Address	Subdivision	#Bd	#FB	#HB	Yr Built	Orig Price	List Price
1	6046772	290 Saddle Bridge Drive	Saddle Bridge	4	2	1	1995	\$329,900	\$329,900
<b># LISTINGS:</b>	<b>1</b>	<b>AVG VALUES:</b>		<b>4</b>	<b>2</b>	<b>1</b>	<b>1995</b>	<b>\$329,900</b>	<b>\$329,900</b>

#### Sold

#	FMLS #	Address	Subdivision	#Bd	#FB	#HB	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
1	5995985	190 Saddle Bridge Drive	Saddle Bridge	4	2	0	1995	\$319,000	\$319,000	\$4,500	05-22-2018	\$319,000	100.00	2
<b># LISTINGS:</b>	<b>1</b>	<b>MIN VALUES:</b>		<b>4</b>	<b>2</b>	<b>0</b>	<b>1995</b>	<b>\$319,000</b>	<b>\$319,000</b>	<b>\$4,500</b>		<b>\$319,000</b>	<b>100.00</b>	<b>2</b>
		<b>MAX VALUES:</b>		<b>4</b>	<b>2</b>	<b>0</b>	<b>1995</b>	<b>\$319,000</b>	<b>\$319,000</b>	<b>\$4,500</b>		<b>\$319,000</b>	<b>100.00</b>	<b>2</b>
		<b>AVG VALUES:</b>		<b>4</b>	<b>2</b>		<b>1995</b>	<b>\$319,000</b>	<b>\$319,000</b>	<b>\$4,500</b>		<b>\$319,000</b>	<b>100.00</b>	<b>2</b>
<b># LISTINGS TOTAL:</b>	<b>4</b>	<b>AVG VALUES FOR ALL:</b>		<b>4</b>	<b>2</b>	<b>1</b>	<b>1996</b>	<b>\$333,175</b>	<b>\$333,175</b>	<b>\$4,500</b>		<b>\$319,000</b>	<b>100.00</b>	<b>10</b>
		<b>MEDIAN VALUES FOR ALL:</b>		<b>4</b>	<b>2</b>	<b>1</b>	<b>1996</b>	<b>\$327,450</b>	<b>\$327,450</b>	<b>\$4,500</b>		<b>\$319,000</b>	<b>100.00</b>	<b>4</b>

Quick Statistics ( 4 Listings Total )				
	Min	Max	Average	Median
<b>List Price</b>	\$319,000	\$358,800	\$333,175	\$327,450
<b>Sale Price</b>	\$319,000	\$319,000	\$319,000	\$319,000

*Presented By: Van Purser*

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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### Search Criteria

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**Property Category** is one of 'Residential Detached', 'Residential Attached' **Property Category** is 'Residential Detached' **Status** is one of 'Active', 'Contingent-Due Diligence', 'Contingent-KO', 'Contingent-Other', 'Pending Offer Approval' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 08/28/2018 to 03/01/2018 **Area** is '14 - Fulton North' **Subd/Complex** is 'saddle bridge'

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