

CMA 1 - Line

Prepared By: Marybeth Cambre

Listings as of **05/05/17 at 11:45 am**

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'ActC', 'Pend' Status is 'Sold' Status Contractual Search Date is 05/05/2017 to 05/05/2016 Property Sub Type is one of 'Condo', 'Single Fam' Latitude, Longitude is within 0.25 mi of 729 N Bosart Ave, Indianapolis, IN 46201 Levels is '1 Level'

Residential

Active W Contingency Properties

| MLS # | List Date | Address | Area | Subdivision | Bd | Bth | Gar | FP | Levl | Yr Blt | SFOpt | SFMU | \$/SqFt | List Price | DOM |
|--------------------|------------|-------------------|------|-----------------|----|-----|-------|----|-------|--------|-------|-------|---------|------------|-----|
| 21478633 | 04/14/2017 | 509 CARLYLE Place | 4912 | EMERSON HEIGHTS | 2 | 1/0 | 1CDTC | 1 | 1LEVL | 1915 | 1,189 | 1,189 | \$83.26 | \$99,000 | 21 |
| # LISTINGS: | 1 | Medians: | | | 2 | 1/0 | | | | 1915 | 1,189 | 1,189 | \$83.26 | \$99,000 | 21 |
| | | Minimums: | | | 2 | 1/0 | | | | 1915 | 1,189 | 1,189 | \$83.26 | \$99,000 | 21 |
| | | Maximums: | | | 2 | 1/0 | | | | 1915 | 1,189 | 1,189 | \$83.26 | \$99,000 | 21 |
| | | Averages: | | | 2 | 1/0 | | | | 1915 | 1,189 | 1,189 | \$83.26 | \$99,000 | 21 |

Pending Properties

| MLS # | Pending Date | Address | Area | Subdivision | Bd | Bth | Gar | FP | Levl | Yr Blt | SFOpt | SFMU | \$/SqFt | List Price | DOM |
|--------------------|--------------|-------------------|------|-----------------------------|----|-----|-------|----|-------|--------|-------|-------|---------|------------|-----|
| 21477841 | 04/14/2017 | 806 CARLYLE Place | 4912 | EMERSON HEIGHTS MID SECTION | 2 | 1/0 | 1CDTC | 1 | 1LEVL | 1935 | 500 | 1,104 | \$61.14 | \$67,500 | 4 |
| # LISTINGS: | 1 | Medians: | | | 2 | 1/0 | | | | 1935 | 500 | 1,104 | \$61.14 | \$67,500 | 4 |
| | | Minimums: | | | 2 | 1/0 | | | | 1935 | 500 | 1,104 | \$61.14 | \$67,500 | 4 |
| | | Maximums: | | | 2 | 1/0 | | | | 1935 | 500 | 1,104 | \$61.14 | \$67,500 | 4 |
| | | Averages: | | | 2 | 1/0 | | | | 1935 | 500 | 1,104 | \$61.14 | \$67,500 | 4 |

Sold Properties

| MLS # | Sold Date | Address | Area | Subdivision | Bd | Bth | Gar | FP | Levl | Yr Blt | SFOpt | SFMU | \$/SqFt | List Price | Sold Price | DOM |
|--------------------|------------|------------------------|------|-----------------|----|-----|------|----|-------|--------|-------|-------|----------|------------|------------|-----|
| 21432268 | 08/26/2016 | 742 North Riley Avenue | 4912 | EMERSON HEIGHTS | 2 | 1/0 | NONE | 1 | 1LEVL | 1930 | 792 | 1,076 | \$109.67 | \$115,000 | \$118,000 | 21 |
| # LISTINGS: | 1 | Medians: | | | 2 | 1/0 | | | | 1930 | 792 | 1,076 | \$109.67 | \$115,000 | \$118,000 | 21 |
| | | Minimums: | | | 2 | 1/0 | | | | 1930 | 792 | 1,076 | \$109.67 | \$115,000 | \$118,000 | 21 |
| | | Maximums: | | | 2 | 1/0 | | | | 1930 | 792 | 1,076 | \$109.67 | \$115,000 | \$118,000 | 21 |
| | | Averages: | | | 2 | 1/0 | | | | 1930 | 792 | 1,076 | \$109.67 | \$115,000 | \$118,000 | 21 |

Quick Statistics (3 Listings Total)

| | Min | Max | Average | Median |
|-------------------|-----------|-----------|-----------|-----------|
| List Price | \$67,500 | \$115,000 | \$93,833 | \$99,000 |
| Sold Price | \$118,000 | \$118,000 | \$118,000 | \$118,000 |

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This is a broker price opinion 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.