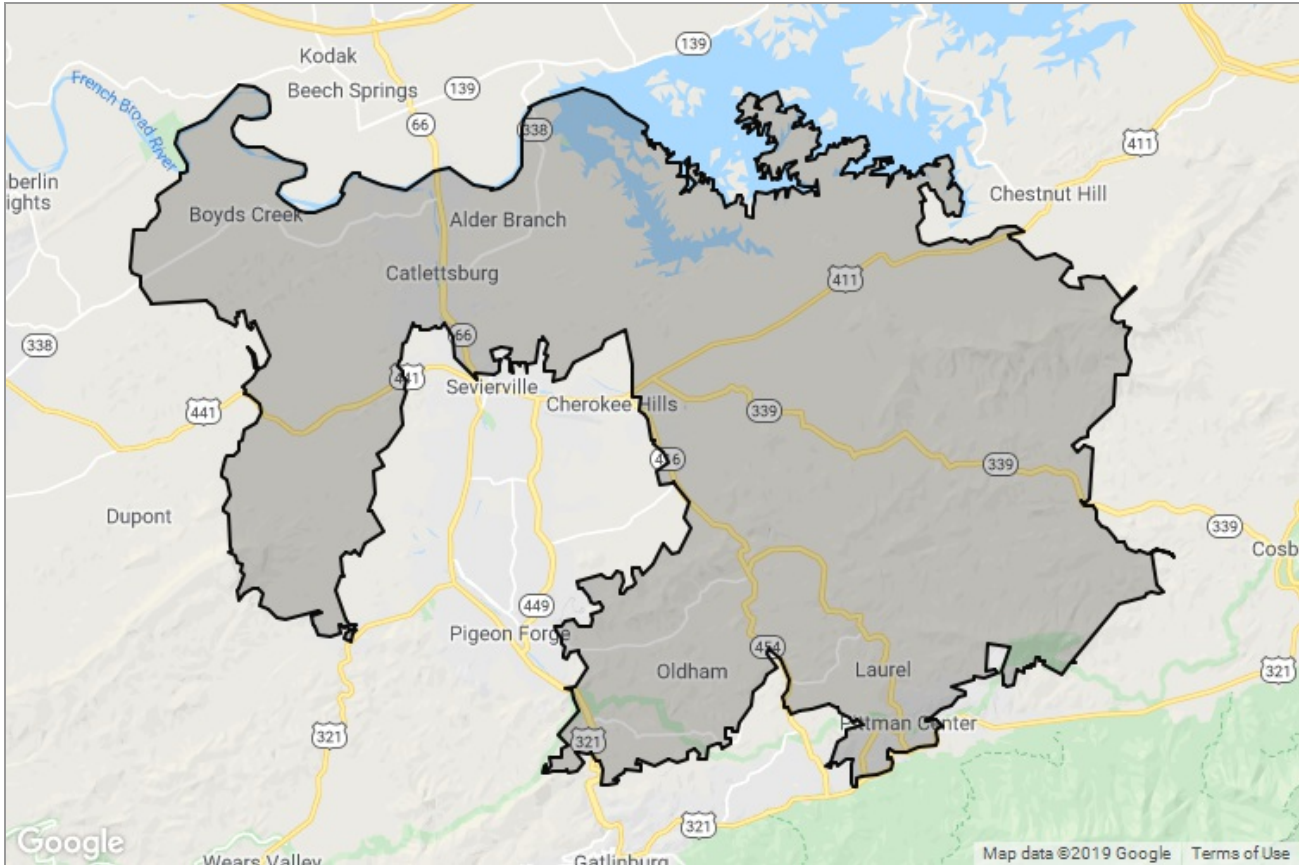




MARKET ACTIVITY REPORT

Sevierville, TN 37876



Presented by

Theresa Raymond | REALTOR®

Tennessee Real Estate License: 330445



Mobile: (865) 313-4476 | Work: (865) 280-2569 |
Fax: (865) 280-2569

Main: Therasasellstn@gmail.com |
Other 1: therasasellstn@gmail.com
Office: tnsmokymtnrealty.com

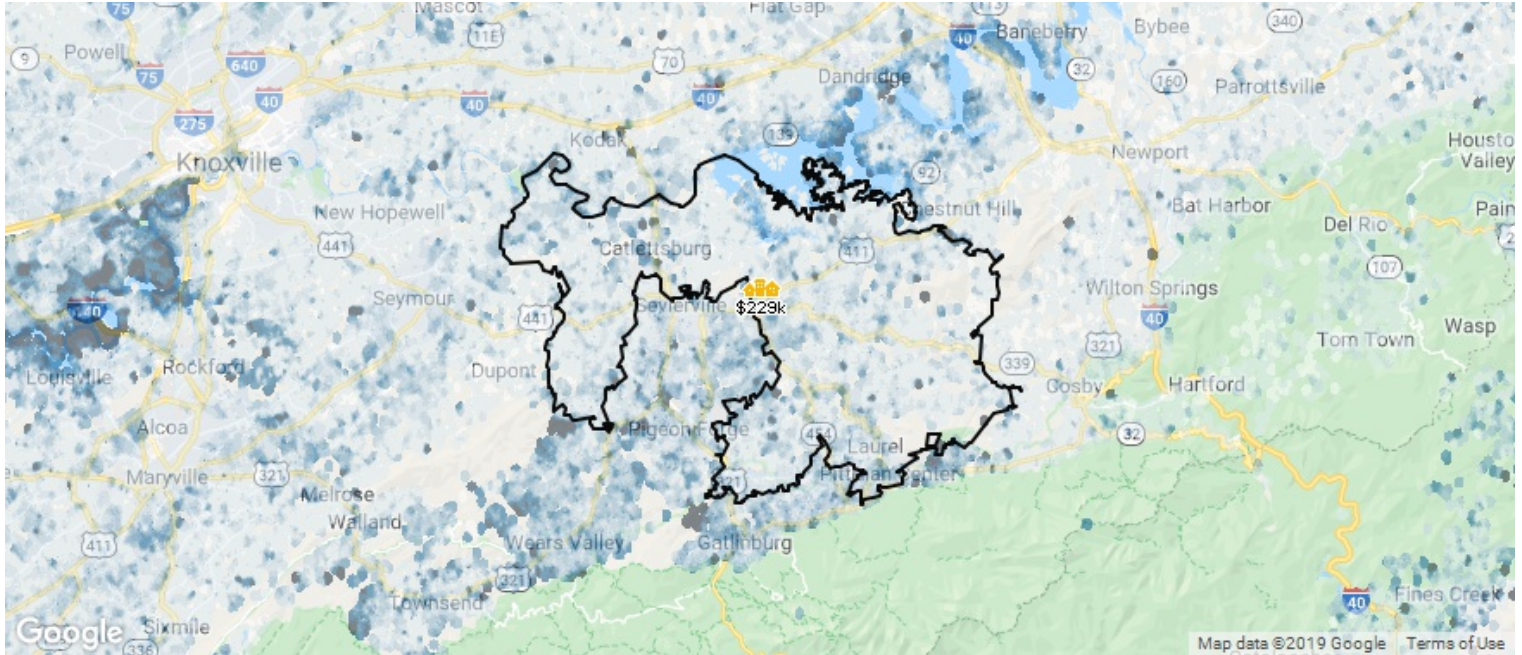
TN Smoky Mtn Realty

2004 Red Bank Road, Suite 1
Sevierville, TN 37876



Sevierville, TN 37876

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$229K

Updated: 9/30/2019

Change Over
Last Month

↑ **0.55%**

Change Over
Last Quarter

↑ **2.05%**

Change Over
Last 12 Months

↑ **3.98%**

Change Over
Last 24 Months

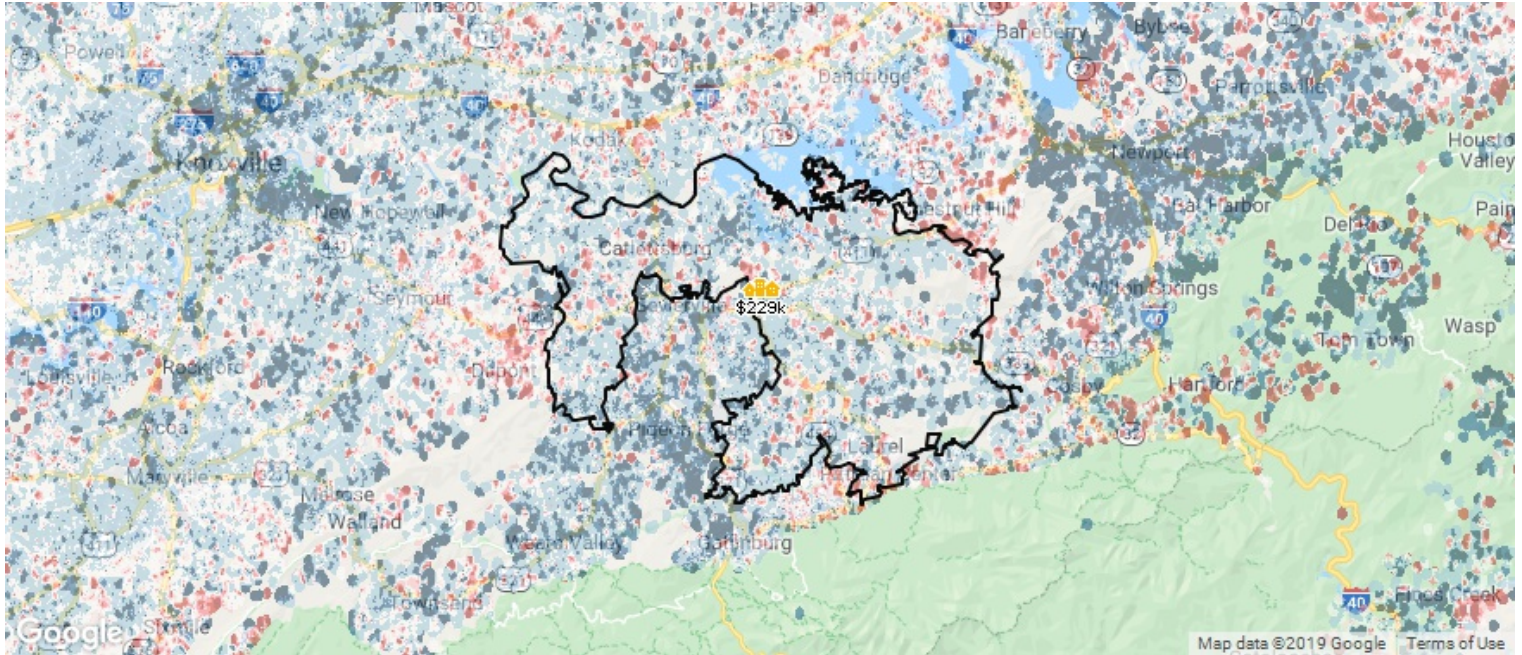
↑ **15.66%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.



Sevierville, TN 37876

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.



Median Est. Home Value

\$229K

Updated: 9/30/2019

Change Over
Last 12 Months

↑ **3.98%**

Change Over
Last 24 Months

↑ **15.66%**

Change Over
Last 36 Months

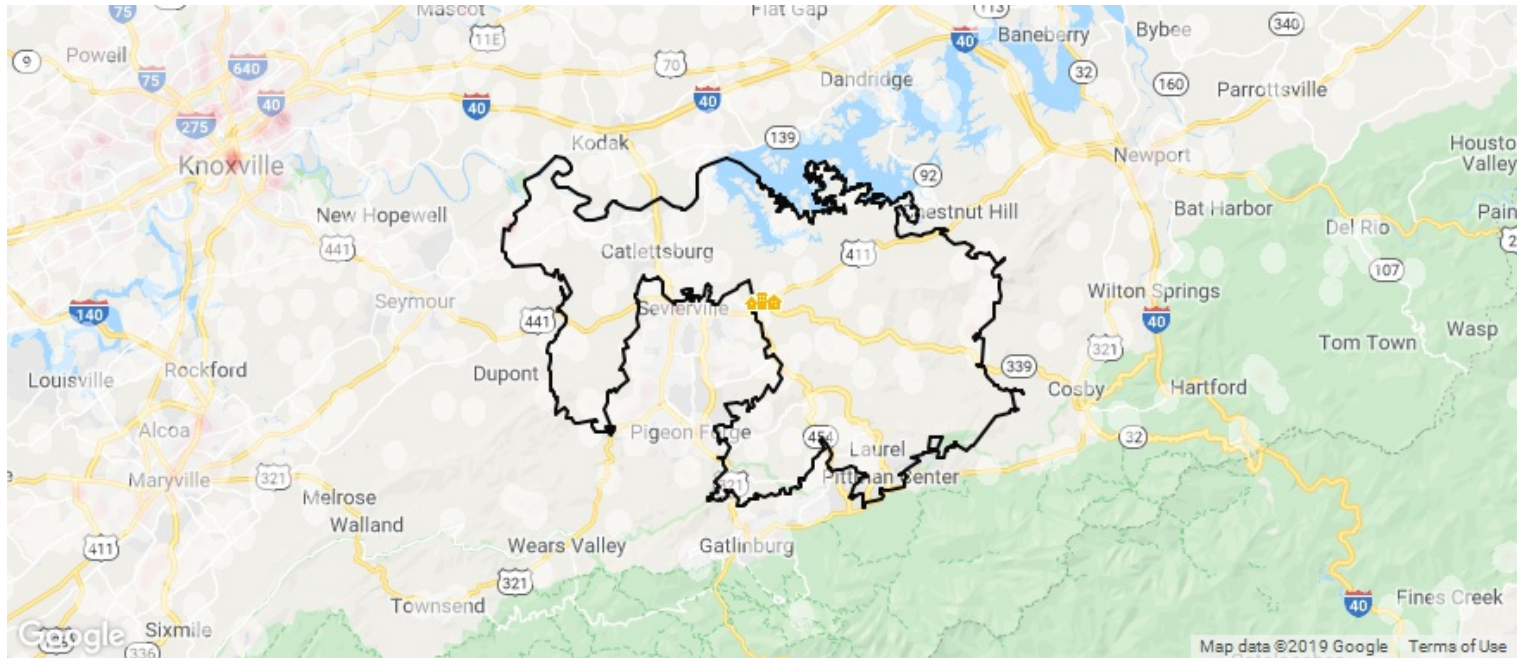
↑ **24.24%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.



Sevierville, TN 37876

Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Total # of
Distressed Properties

20

Updated: 10/17/2019

of
Pre-Foreclosures

8

of
Foreclosures

12

of
Short Sales

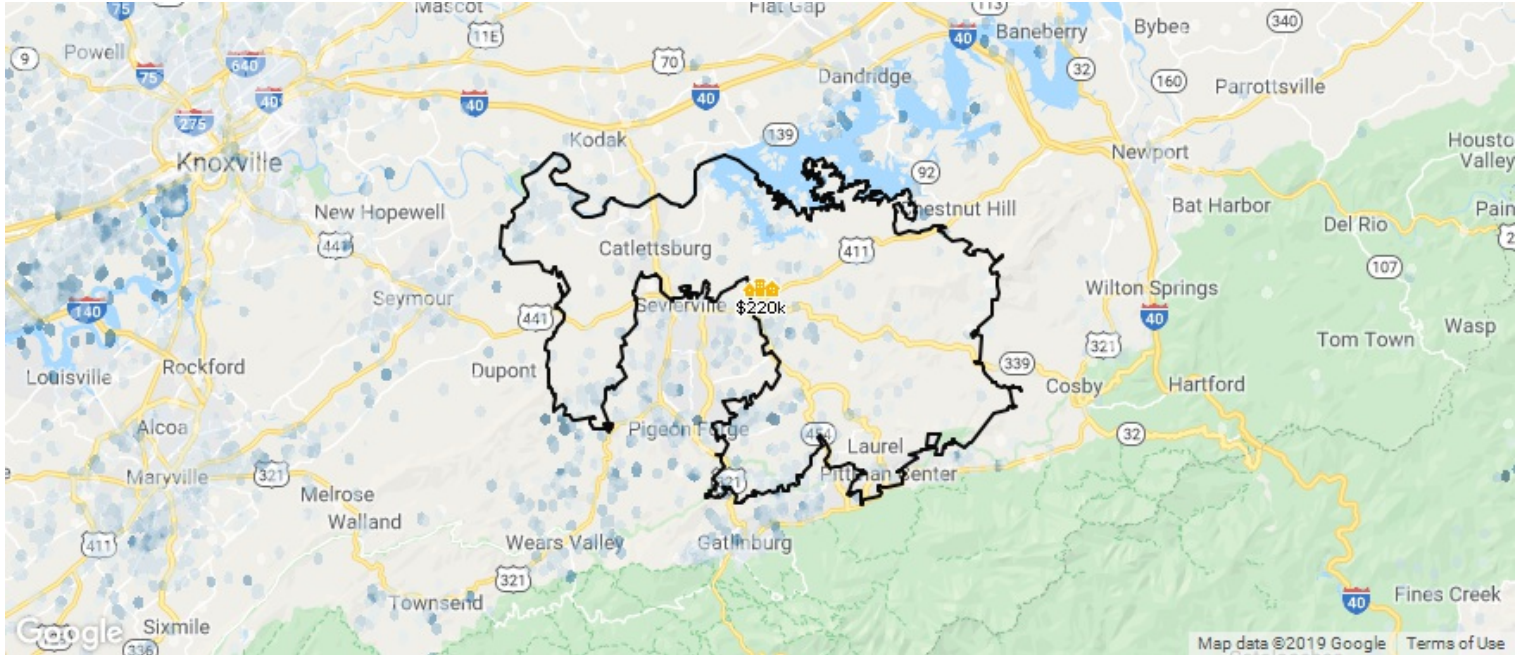
0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 10/17/2019.



Sevierville, TN 37876

Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price

\$220K

Updated: 9/30/2019

Change Over Last Month

↓ **11.47%**

Change Over Last Quarter

↓ **9.24%**

Change Over Last 12 Months

↓ **4.35%**

Change Over Last 24 Months

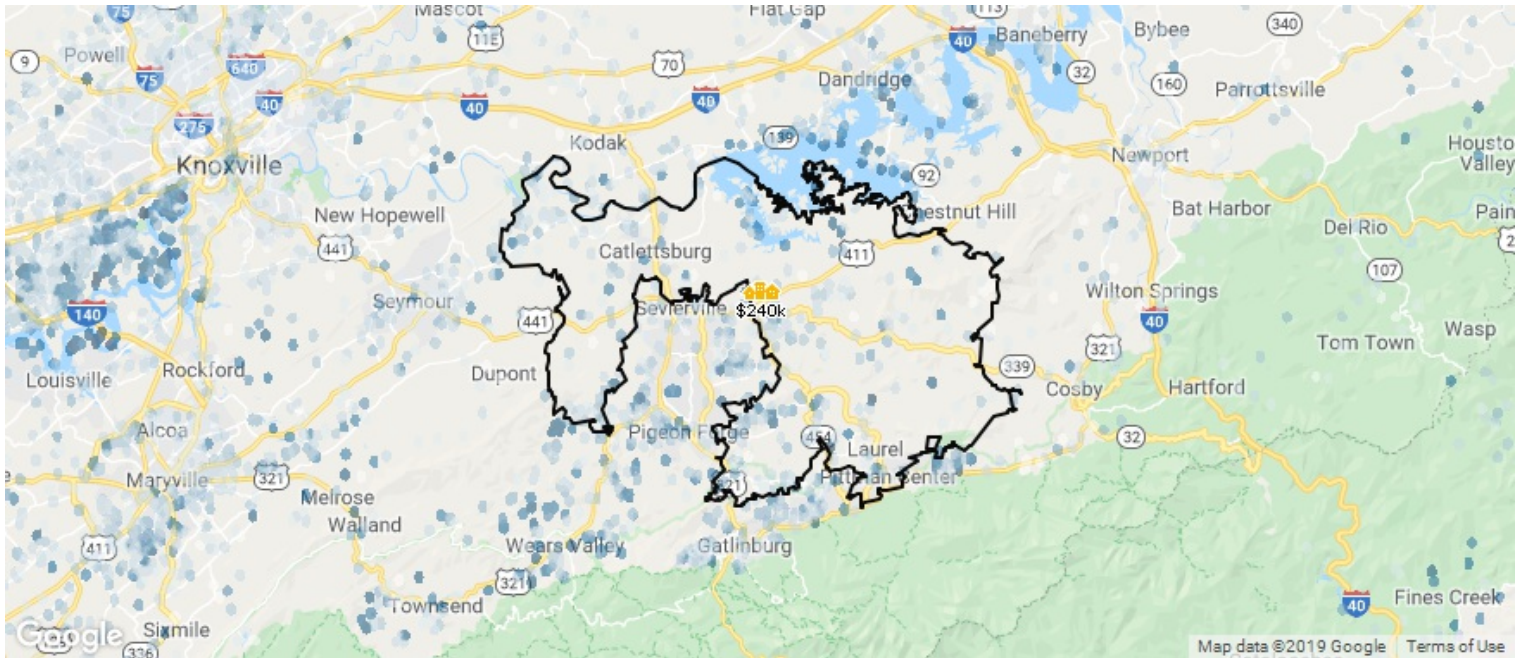
↑ **19.57%**

About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.



Sevierville, TN 37876

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

\$240K

Updated: 9/30/2019

Change Over
Last Quarter

↑ **1.76%**

Change Over
Last 12 Months

↑ **19.98%**

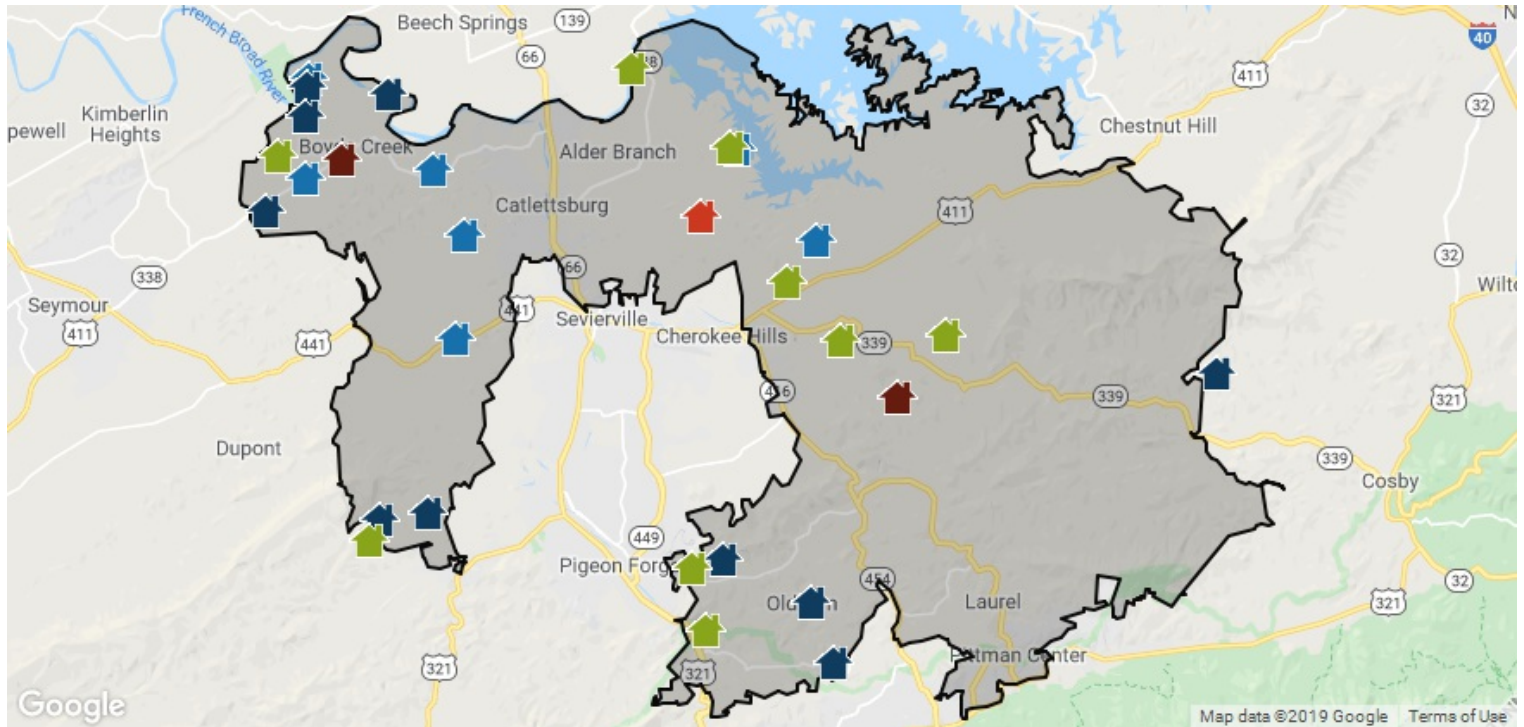
Change Over
Last 24 Months

↑ **17.08%**

About this data: The Metrics displayed here reflect median list price for **SFR** using **MLS listing** data.



Market Activity Summary Stats

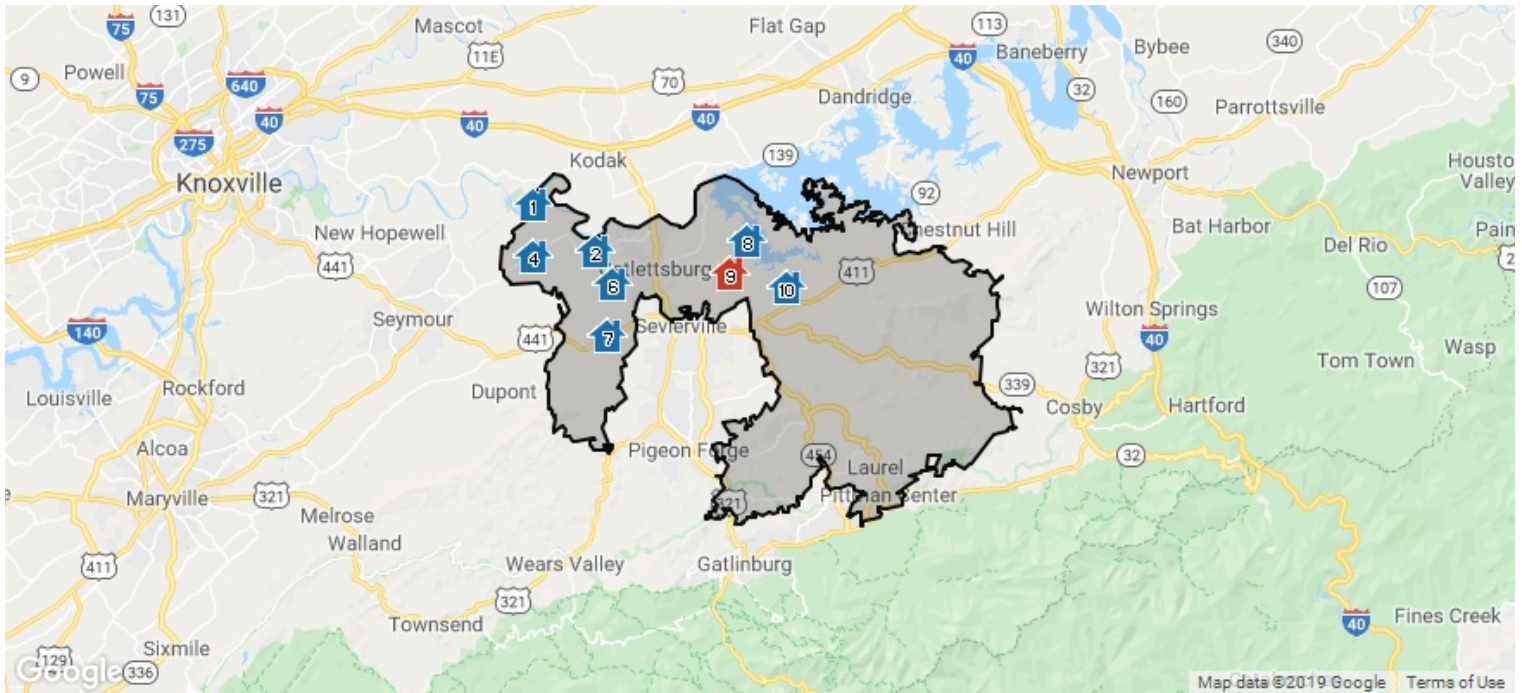


Search Criteria | **Location:** Sevierville, TN 37876; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending Listings	 Distressed Activity	 Recently Sold
Number of Properties	10	10	3	10
Low Price / Value	\$59,900	\$159,900	\$59,900	\$35,000
Median Price / Value	\$229,900	\$267,450	\$169,000	\$235,000
High Price / Value	\$595,990	\$519,900	\$225,000	\$516,000
Average Price / Sq. Ft.	\$143	\$182	\$70	\$119
Median Price / Sq. Ft.	\$144	\$188	\$66	\$129
Average Days in RPR	15	98	13	107
Median Days in RPR	6	56	1	85
Total Volume	\$3,154,290	\$2,992,200	\$453,900	\$2,345,400



Sevierville, TN 37876



New Listings: 10

New Listings: 10



 **FOR SALE**

New, Active: 10/16/2019

MLS ID: 225234

1929 River Vista Cir, #55

Single Family

3/2

1,680 sq
ft

33,541

2007

10/16/2019

\$189,900

\$113

This awesome basement ranch home has everything you need. Live on a single level and have the basement for a workshop, storage area or a recreation room! Basement can also be finished and add tons of square footage! This wonderful subdivision is located on the French Broad River. Convenient to Schools, downtown Sevierville, and Seymour. Sellers are sprucing up the inside so you can MOVE RIGHT IN!

Listing Courtesy of The Real Estate Firm Inc.



 **FOR SALE**

New, Active: 10/4/2019

MLS ID: 225017

2110 Binginham Is, #15

Single Family

4/3

1,948 sq
ft

22,651

2001

10/4/2019

\$169,900

\$87

Wonderful mobile home just off of Boyds Creek Rd...This home has been extensively renovated with many custom featuresBamboo hardwood floors have been installed throughout the main structureThe kitchen and bathroom cabinets have been replaced with solid oak ...energy efficient windows installed along with custom blinds....jetted tub in the master bath..Metal roof (40 yr warranty) installed 8yrs ago...Wonderful porches on both the front and rear...along with a new rear deck....There is a handicap accessible ramp on the front porch...solid wood out- building for lawn mowing equipment etc..rear yard is fenced in...huge laundry/storage room....Wonderful guest/in-law/renter suite...@480sq ft 1BR..1BA..full kitchen and living room..currently rented (guest suite) for \$750 per month

Listing Courtesy of Prime Mountain Properties



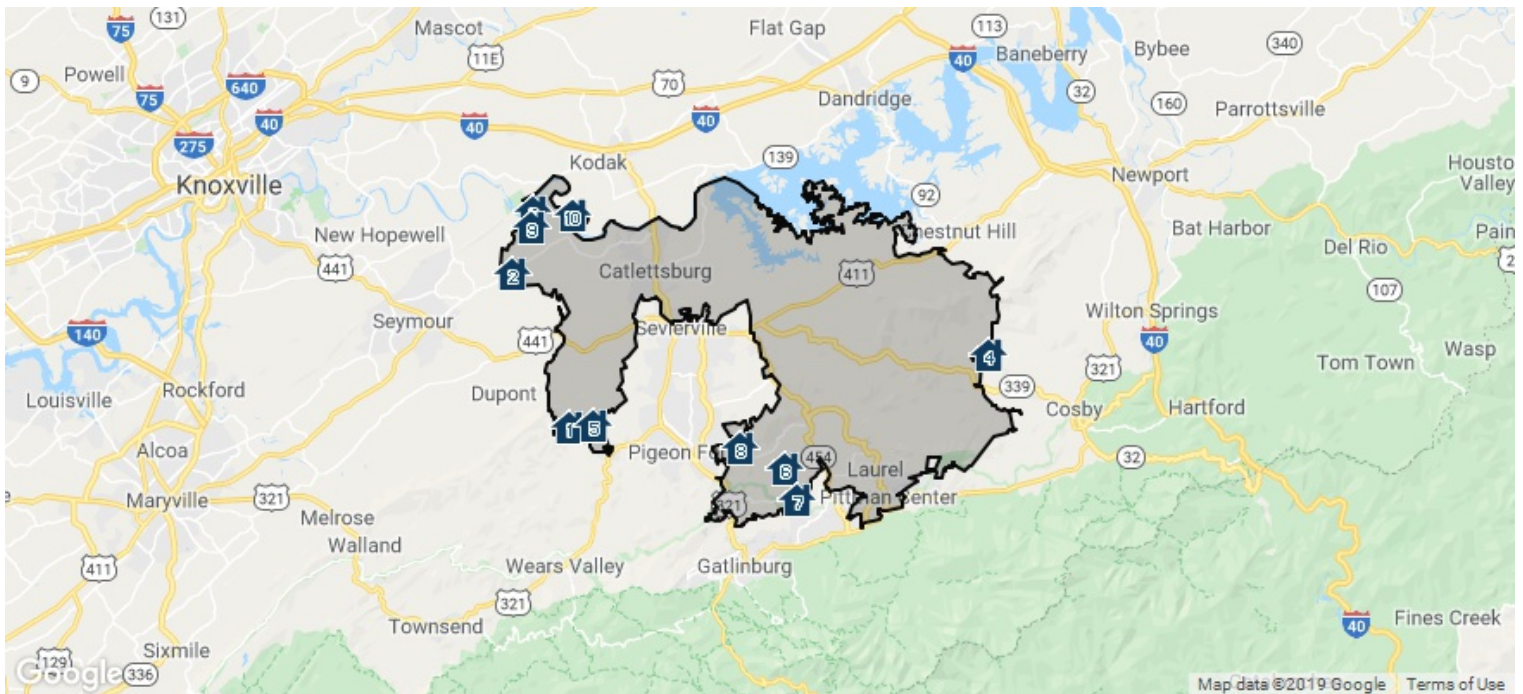
New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE • New, Active: 10/16/2019 MLS ID: 225224							
	2310 Boyds Creek Hwy, #TR-1	Single Family	3/3	1,598 sq ft	42,253	1944	10/16/2019	\$229,900 \$144
Your search is over!! This 3 bedroom 2 1/2 bath home sits on almost an acre of level land. Huge kitchen which opens to a sun room. Perfect for entertaining or just enjoying the outside. Attached oversized 2 car garage has extra room for a workshop. Want a pool? Well you've got the room to have one and still have lots of land to play on! This home comes with not 1 but 2 large workshops. There is a 32 X 34 Metal Garage/Quanza hut and a stick built 28 x 40 3 bay garage. Both are equipped with electricity. Perfect for a home business!!! Don't miss out on this rare find! Make your appt today. Buyer to verify sq footage. The truck on the side of the garage does not convey. Vacant and easy to show. Please call 1-800-746-9464 to schedule your showing. Sq Footage taken from tax records. Buyer and Agent to verify sq footage. Owner is still cleaning and removing items. The truck on the side of the garage does not convey. Supra located on garage door under carport.								
Listing Courtesy of The Real Estate Firm Inc.								
	 FOR SALE • New, Active: 10/12/2019 MLS ID: 1097526							
	2310 Boyds Creek Hwy	Single Family	3/3	1,598 sq ft	42,253	1944	10/12/2019	\$229,900 \$144
Your search is over!! This 3 bedroom 2 1/2 bath home sits on almost an acre of level land. Huge kitchen which opens to a sun room. Perfect for entertaining or just enjoying the outside. Attached oversized 2 car garage has extra room for a workshop. Want a pool? Well you've got the room to have one and still have lots of land to play on! This home comes with not 1 but 2 large workshops. There is a 32 X 34 Metal Garage/Quanza hut and a stick built 28 x 40 3 bay garage. Both are equipped with electricity. Perfect for a home business!!! Don't miss out on this rare find! Make your appt today. Buyer to verify sq footage. The truck on the side of the garage does not convey.								
Listing Courtesy of The Real Estate Firm Inc.								
	 FOR SALE • Active: 9/4/2019 MLS ID: 224518							
	521 Cedar Top Dr, #TR8	Single Family	3/2	2,441 sq ft	788,871	2001	9/4/2019	\$489,900 \$201
Spacious 3 BEDROOM 2 bath ONE LEVEL HOME on 18 ACRES with 32'x60' WORK SHOP/GARAGE. No step entry, open floor plan, large rooms, and a wonderful bright sun room with big windows to a private backyard. Mountain views from the front of the home that can be made better with some tree trimming. The home sits at the top of the property well away from the roads and neighbors. There is an attached 2 car garage with automatic door and an incredibly large 24' x 60' steel carport immediately next to the house. There is also a level spot where a mobile home used to be (the owners Father used to live in it.) It has a permitted 2 br septic and water. Large 32' x 60' WORK SHOP/GARAGE that is perfectly suited for the car enthusiast. Large overhead doors on both ends, tall ceiling for large vehicles. Attached to the Shop is an 18' x 60' covered storage area. Even has 2 hydraulic car lifts installed that do not remain but can be purchased. NO DRIVE-BY'S. ****SHOES MUST BE REMOVED UPON ENTRY****								
Listing Courtesy of CENTURY 21 MVP								
	 FOR SALE • Active: 9/4/2019 MLS ID: 1093369							
	521 Cedar Top Dr	Single Family	3/2	2,441 sq ft	788,871	2001	9/4/2019	\$489,900 \$201
Spacious 3 BEDROOM 2 bath ONE LEVEL HOME on 18 ACRES with 32'x60' WORK SHOP/GARAGE. No step entry, open floor plan, large rooms, and a wonderful bright sun room with big windows to a private backyard. Mountain views from the front of the home that can be made better with some tree trimming. The home sits at the top of the property well away from the roads and neighbors. There is an attached 2 car garage with automatic door and an incredibly large 24' x 60' steel carport immediately next to the house. There is also a level spot where a mobile home used to be (the owners Father used to live in it.) It has a permitted 2 br septic and water. Large 32' x 60' WORK SHOP/GARAGE that is perfectly suited for the car enthusiast. Large overhead doors on both ends, tall ceiling for large vehicles. At								
Listing Courtesy of Century 21 MVP								
	 FOR SALE • New, Active: 10/11/2019 MLS ID: 225166							
	1819 Chapman Hwy, #1R	Single Family	3/2	2,050 sq ft	130,680	—	10/11/2019	\$170,000 \$83
This home is will be receiving new flooring, new exterior stairs and landing to the sunroom. It sits on 3+ acres and is in very close proximity to downtown Sevierville and has easy access to Seymour and Knoxville. Interior pics to come once the updates are completed. This home offers tons of space, has multiple outbuildings and will have a newly paved driveway. You will also love the great views this property offers								
Listing Courtesy of Keller Williams Realty - Knox Premier Prop								



New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE • New, Active: 10/15/2019 <i>MLS ID: 1097720</i>							
	2069 Grand Vista Dr	Single Family	3/3	2,200 sq ft	40,946	2008	10/15/2019	\$529,000 \$240
Don't miss out on this beautiful LAKE FRONT property only a short 20min drive from Pigeon Forge! This tri-level cabin includes vaulted ceilings, master on the main level, and over 100 yards of Douglas Lake frontage! Sold fully furnished including: appliances, arcade games, a hottub, and more! *Buyer to verify square footage**Must call listing agent for appointment* <i>Listing Courtesy of Neeley & Assoc., Realty</i>								
	 FOR SALE • Foreclosure, New, Active: 10/16/2019 <i>MLS ID: 1097889</i>							
	829 Guffy Hollow Rd	Single Family	3/2	1,216 sq ft	30,927	2006	10/16/2019	\$59,900 \$49
2006 Singlewide with 3 bedrooms, 2 bathrooms on 0.714 acres of land. Home features new carpet, new deck, new paint, and close to all amenities. Possible Seller finance with 10% down. <i>Listing Courtesy of Spring Mountain Realty, PLLC</i>								
	 FOR SALE • Active: 9/12/2019 <i>MLS ID: 224654</i>							
	2049 Oakmont Dr, #35	Single Family	3/5	3,456 sq ft	32,670	2005	9/12/2019	\$595,990 \$172
\$76,852 GROSS RENTAL INCOME in 2018. Elegant log cabin WITH PANORAMIC MOUNTAIN VIEWS, THEATER ROOM & 2 GAME ROOMS. Cabin is currently rented as 5 BEDROOM 5 BATH CABIN. Main level features living room with a WALL OF GLASS & romantic STONE FIREPLACE, 2 MASTER SUITES, fully equipped kitchen, comfortable dining area. Downstairs is all fun and games - bunk bed, bathroom, washer/dryer, THEATER ROOM and of course a FUN GAME ROOM with air hockey, basketball, and arcade. Upstairs has 2 more rooms that are currently used as bedrooms and HUGE FAMILY ROOM with PANORAMIC MOUNTAIN VIEWS, sitting area, pool table and shuffle board table. 3 bedroom septic. NO STEEP ROADS. Minutes from Sevierville, Pigeon Forge. Several back roads to choose from to Gatlinburg. <i>Listing Courtesy of CENTURY 21 MVP</i>								



Pending Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING - Pending Do Not Show as of 10/14/2019 MLS ID: 224945							
2009 Shamrock Way, #15	Single Family	1/1	720 sq ft	18,295	9/28/2019	\$159,900	10/14/2019	\$222
Great real log cabin in Bluff Mountain area! Nice open floor plan with plenty of windows for natural light. Beautiful wooded setting in popular subdivision for overnight rentals yet somewhat secluded with its own .42 acre lot. Pretty gas log fireplace. Wonderful large covered front porch. 8 x 24' Back porch has been completely closed and walls added (192 additional square feet). All appliances stay including a stack washer and dryer. Home would be perfect for an overnight rental, vacation get-away or even a permanent home for small family. <i>Listing Courtesy of Key Mountain Realty LLC</i>								
	 PENDING - Pending - Continue To Show as of 10/15/2019 MLS ID: 1091837							
1105 Stone Creek Ln	Single Family	3/2	1,264 sq ft	9,148	8/21/2019	\$189,900	10/15/2019	\$150
Perfect! This home is truly a model home! Picture perfect! Beautiful home with screened porch and fenced backyard! Enjoy modern open floor plan complete with special features such as cathedral ceiling, large pantry off of laundry room, and much more! <i>Listing Courtesy of Marble Key Realty</i>								
	 PENDING - Pending - Continue To Show as of 10/15/2019 MLS ID: 1095313							
1728 Tahoe Trl	Single Family	3/2	2,300 sq ft	20,908	9/20/2019	\$249,900	10/15/2019	\$109
A beautiful home in the serenity of the River Vista community along the river. Open floor plan with stained glass entry, eat-in kitchen, secluded backyard with covered patio for entertaining, upstairs bonus room for a man cave or play room. <i>Listing Courtesy of Realty Executives Advantage</i>								



Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING * Pending - Continue To Show as of 10/15/2019				MLS ID: 1080609			
4613 Wesley Way	Single Family	2/3	1,856 sq ft	219,978	5/17/2019	\$199,900	10/15/2019	\$108
Log and cedar siding with balconies and covered decking. Many updates including - roof, carpet, tile and new light fixtures! Privacy and nature abound here! Make this your own secluded retreat!								
Listing Courtesy of HouseSold Realty								
	 PENDING * Pending - Continue To Show as of 10/14/2019				MLS ID: 1094635			
2308 Hidden Mountain Rd	Single Family	2/3	1,448 sq ft	25,264	9/15/2019	\$418,000	10/14/2019	\$289
Tranquil log cabin on private lot in Hidden Mountain, less than 15 minutes from the Parkway in Pigeon Forge; area attractions, dining and shopping. This impeccable cabin was completely remodeled in 2015 and has an impressive six year rental record with outstanding reviews and 5 STAR RATINGS on VRBO. This true log cabin exudes mountain charm from the hand carved mahogany front door to the delightful decor and rustic furnishings. Open floor plan with cathedral ceilings, all wood walls, upgraded kitchen and baths and true masonry wood burning fireplace. There are two king master suites and a bonus room with queen bed, all with memory foam mattresses. The upstairs master suite includes a private sitting area with TV. The property offers many ways to experience the serenity of the Smoky Mountain								
Listing Courtesy of Prime Mountain Properties								
	 PENDING * Pending - Continue To Show as of 10/14/2019				MLS ID: 1096866			
1709 Quail Hollow Way	Single Family	2/2	1,820 sq ft	30,927	10/4/2019	\$359,900	10/14/2019	\$198
Meticulously maintained and beautifully decorated 2BR/2BA cabin with loft located in the private gated mountain setting of Oldham CreekSprings with easy access to all the exciting venues in Pigeon Forge & Gatlinburg without all the high volume tourist traffic! Cabin features include three stacked stone gas log fireplaces, vaulted ceilings, new granite counter tops in kitchen and both bathrooms, gleaming hardwood flooring recently refinished in the main living areas, metal roof replaced in 2017 with gutters, HVAC replaced in 2016, log bedroom furniture, theater seating for 4 with a 60" inch flat screen t.v., table top video game & a pool table in the loft area, and newer 4 person hot tub located on aprivate deck! Completely outfitted and turn key ready for new ownership with an impressive year								
Listing Courtesy of Prime Mountain Properties								
	 PENDING * Pending - Continue To Show as of 10/14/2019				MLS ID: 1081065			
2214 Red Bud Rd	Single Family	2/1	1,068 sq ft	—	5/21/2019	\$269,900	10/14/2019	\$253
HARD TO FIND! CABIN NESTLED ON 3+ ACRES CONSISTING OF FOUR LOTS AND LAYS WELL! The cabin sits on it's own lot and is surrounded by the other lots to total the 3+ acres. The bordering lots are very nice, buildable, and lay well! This is super hard to find in Sky Harbor, a desirable subdivision located between Pigeon Forge and Gatlinburg. This has been used as a permanent home for years, but is ready to add some personal touches and could also make an income producing property/overnight rental, second home, etc. The land lays well and provides total seclusion in a serene wooded setting with seasonal mountain views. Cabin is being sold fully furnished with the exception of a few items. Interior features include soaring vaulted ceilings, open kitchen and dining area, and a bedroom on the main								
Listing Courtesy of Tennessee Elite Realty								
	 PENDING * Pending - Continue To Show as of 10/11/2019				MLS ID: 1070568			
1749 Bassett Way	Single Family	2/2	1,631 sq ft	14,374	2/21/2019	\$359,900	10/11/2019	\$221
Experience Cabin Living in the Smoky Mountains! Located just minutes away from Pigeon Forge and Gatlinburg and all their attractions, this beautiful Log home offers a Cathedral ceiling on the main level, two Master bedrooms each with their own fireplace, two full bathrooms complete with walk-in showers and whirlpool tubs and a game room in the Loft. Elegantly furnished with gorgeous Mountain Views this home could be your perfect Vacation Retreat or Investment Property!								
Listing Courtesy of Re/Max Adventure Realty								



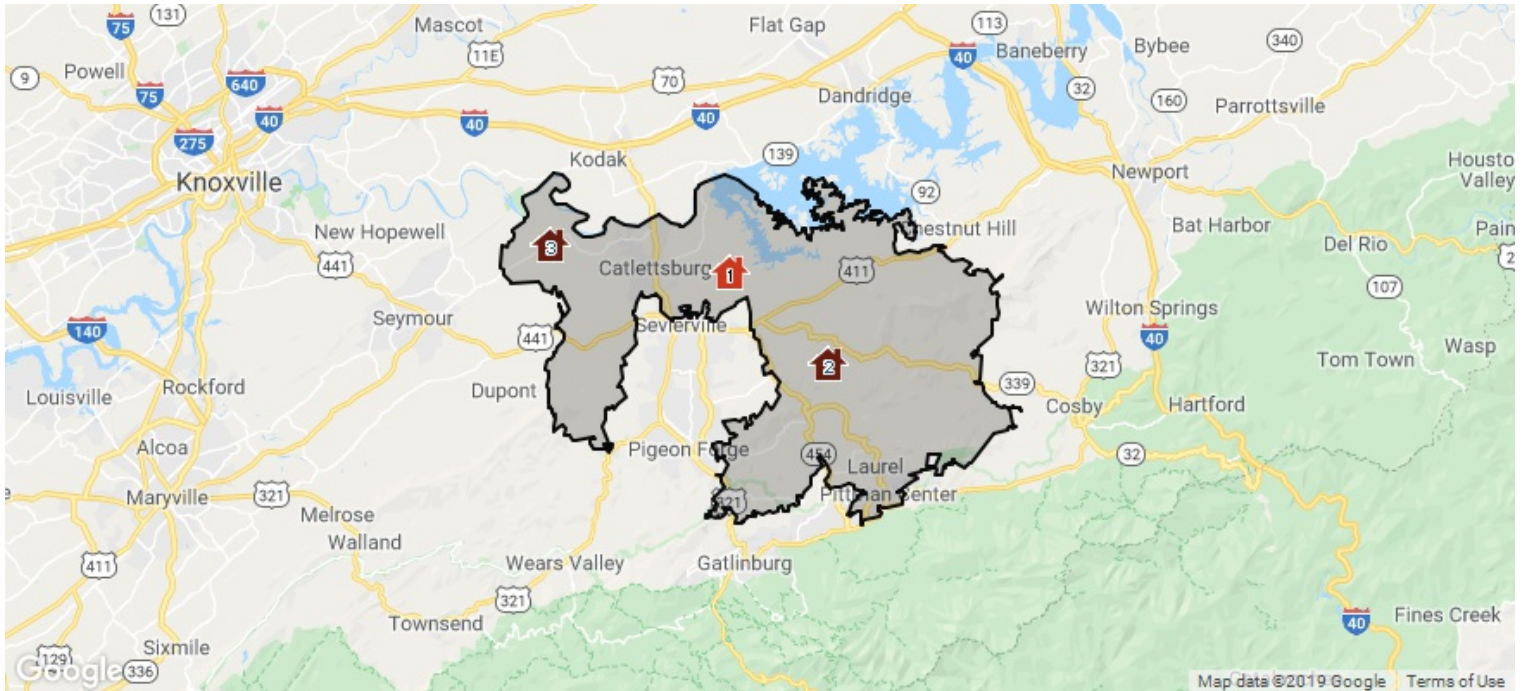
Pending Listings: 10 (cont.)

Pending Listings: 10 (cont.)



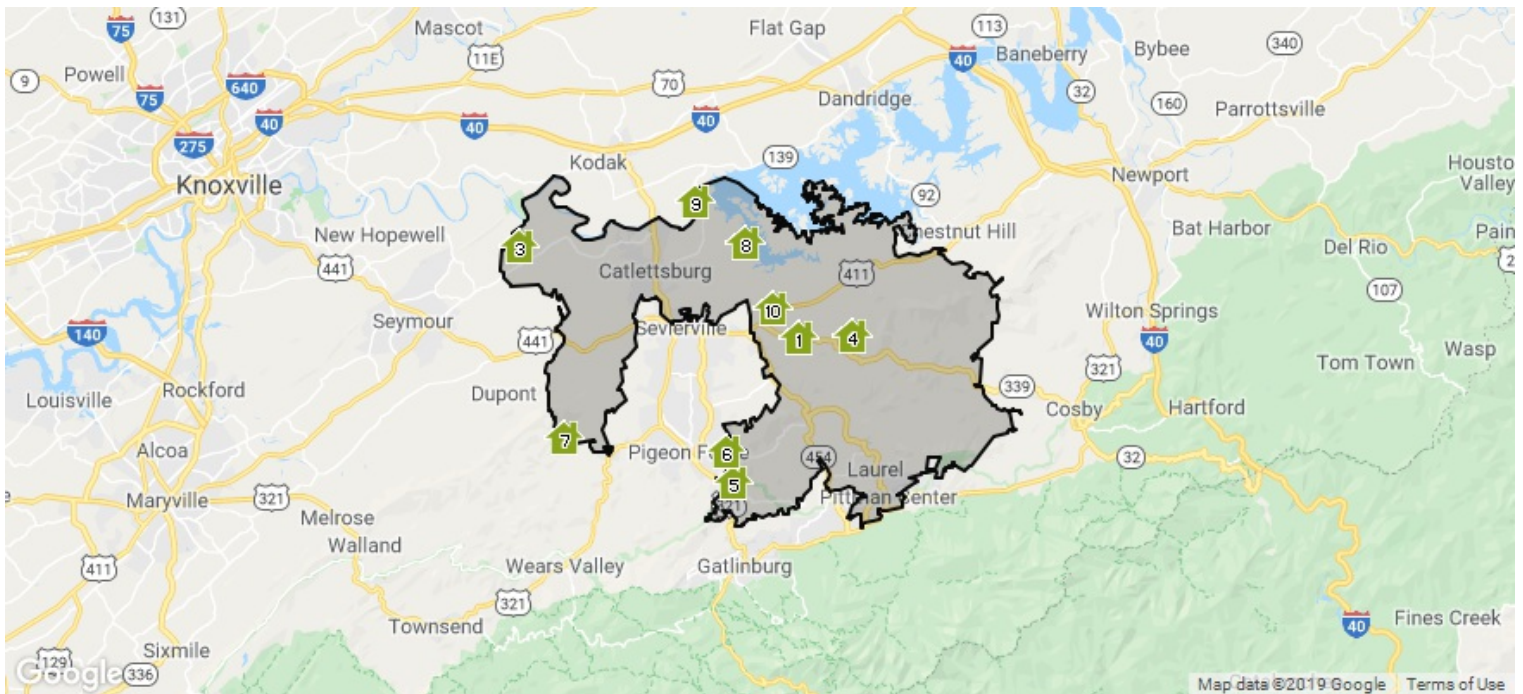
 **PENDING**

</



Distressed Activity: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
  FOR SALE	Foreclosure, New, Active: 10/16/2019 MLS ID: 1097889							
	829 Guffy Hollow Rd	Single Family	3/2	1,216 sq ft	30,927	\$59,900	10/16/2019	10/16/2019 Foreclosure
2006 Singlewide with 3 bedrooms, 2 bathrooms on 0.714 acres of land. Home features new carpet, new deck, new paint, and close to all amenities. Possible Seller finance with 10% down.								
Listing Courtesy of Spring Mountain Realty, PLLC								
  PENDING	Foreclosure, Notice of Foreclosure Sale, Pending - Continue To Show as of 10/9/2019 MLS ID: 1093976							
	1973 Lee Proffitt Way	Single Family	4/3	2,580 sq ft	215,622	\$169,000	9/9/2019	9/9/2019 Foreclosure
Cabin located in a quiet country setting with beautiful mountain views, an enclosed porch, a covered porch, multiple storage sheds, and has almost 5 acres of land. This home is close to Sevierville and Pigeon Forge attractions. Come take a look! Buyers to verify all information to their own satisfaction including sq footage and lot size. Being sold as is. Seller nor agent make any guarantees or warranties to the condition of this property. Most info per tax record. Must be on the market for 5 days before offers will be considered.								
Listing Courtesy of Lands End Real Estate & Auction								
  PENDING	Preforeclosure, Notice of Foreclosure Sale, Pending - Continue To Show as of 10/1/2019 MLS ID: 1096390							
	1285 Winding Dr	Single Family	3/3	2,368 sq ft	68,389	\$225,000	—	9/20/2019 Preforeclosure
BRICK BASEMENT RANCH ON OVER 1.5 ACRES!								
Listing Courtesy of Holli McCray Home Marketing Group Keller Williams								



Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	1 RECENTLY SOLD • Sold Date: 10/15/2019, MLS Listing 1088449: 7/23/2019 MLS ID: 1088449							
2181 Mabels Ln	Single Family	3/2	1,404 sq ft	43,560	2000	10/15/2019	\$147,500	\$105
3BR/2BA on permanent foundation with Mountain views on 1 acre with double Garage storage, "she shed", wheelchair accessible, Workshop, paved Driveway, private & more. convenient and just 15 min to Dollywood. Perfect for permanent or 2nd home. <i>Courtesy of Coldwell Banker Wallace & Wallace, Realtors</i>								
	2 RECENTLY SOLD • Sold Date: 10/15/2019, MLS Listing 223927: 8/2/2019 MLS ID: 223927							
1420 Broadview Cir, #4	Single Family	3/2	1,822 sq ft	39,204	2005	10/15/2019	\$235,000	\$129
CHARMING RANCH HOME AVAILABLE IN SEVIERVILLE! 3BR/2BA. This is one-level living at it's best! Welcoming living room with vaulted ceilings, gas fireplace, and inset lighting. Beautiful hardwood floors. Lovely kitchen with granite countertops, stainless appliances, and plenty of cabinet storage. Huge master bedroom with high ceiling, sitting area, and spacious master bath. Outside, enjoy the screened porch and the wooden deck with swimming pool! Backyard is fenced and level. Great space for entertaining or just fun with your family! Convenient to Sevierville, Seymour, and Johnson University. Don't wait! Call to set up your showing TODAY! <i>Courtesy of Keller Williams Realty - Knox Premier Prop</i>								
	3 RECENTLY SOLD • Sold Date: 10/15/2019, MLS Listing 1089902: 8/5/2019 MLS ID: 1089902							
1420 Broadview Cir	Single Family	3/2	1,822 sq ft	39,204	2005	10/15/2019	\$235,000	\$129
CHARMING RANCH HOME AVAILABLE IN SEVIERVILLE! 3BR/2BA. This is one-level living at it's best! Welcoming living room with vaulted ceilings, gas fireplace, and inset lighting. Beautiful hardwood floors. Lovely kitchen with granite countertops, stainless appliances, and plenty of cabinet storage. Huge master bedroom with high ceiling, sitting area, and spacious master bath. Outside, enjoy the screened porch and the wooden deck with swimming pool! Backyard is fenced and level. Great space for entertaining or just fun with your family! Convenient to Sevierville, Seymour, and Johnson University. Don't wait! Call to set up your showing TODAY! <i>Courtesy of Keller Williams Realty</i>								



Recently Sold: 10 (cont.)

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	 RECENTLY SOLD • Sold Date: 10/15/2019, MLS Listing 222498: 5/20/2019 MLS ID: 222498	Single Family	1/1	600 sq ft	25,264	1980	10/15/2019	\$35,000	\$58
Single wide on nice lot with great views from the front yard. Would be perfect for an investor wanting rental properties or buy for the land and build. Wouldn't take much for an investor to get ready to rent. Currently has well and septic but city water is available. View is looking across the road from the front yard.									
Courtesy of Orye-Leike REALTORS Pigeon Forge									
	 RECENTLY SOLD • Sold Date: 10/4/2019, MLS Listing 221824: 4/13/2019 MLS ID: 221824	Single Family	2/1	1,072 sq ft	20,908	1955	10/4/2019	\$70,000	\$65
What a gem this could be and the seller says, "Sell"! Add your own personal touch to finish out this conveniently located, stream front cottage in Pigeon Forge Tn. This home will make great rental property, starter home or second home for that get-a-way destination in the Smokies! Both bedrooms feature the original Oak hardwood floors not seen much anymore! Recent renovations include updated kitchen, new flooring throughout kitchen and living area, new permanent wall heater in living area and exterior painting and railing on front porch.									
Courtesy of Bryan Realty of East Tennessee									
	 RECENTLY SOLD • Sold Date: 10/8/2019, MLS Listing 224238: 8/21/2019 MLS ID: 224238	Single Family	3/2	1,276 sq ft	43,560	1977	10/8/2019	\$189,900	\$149
Private, cozy, well-located, 3 BD/1.5 BA contemporary-style ranch home, located just mere mins. to Dollywood & Pigeon Forge. Ideal as a permanent or 2nd home, or as an overnight rental - tremendous rental potential in a private & beautiful wooded location, creating a real sense of mountain living at its finest. Has a good-sized 1-car attached garage, as well as outdoor storage, a large deck area, & a smaller deck area, where you can see the fireworks from Dollywood from this 1 acre property. Property also has a small nature trail, along w/ample front & rear yard space! Inside this home, located all on one level, you have a large kitchen/dining room, complete w/a free-standing F/P, a large living room, 3 BD's w/each having its own closet space, a 2nd & 3rd BD sharing a HBA between them. Lots of storage space, both inside and out with this home. Lots of new features with this home, including new gutters, ceiling fans, lifetproof vinyl floor, interior doors and more, make this home feel and look like new. A private and well-located home with endless value - come see it today before it's too late!									
Courtesy of Century 21 Four Seasons WOD									
	 RECENTLY SOLD • Sold Date: 10/7/2019, MLS Listing 221029: 3/4/2019 MLS ID: 221029	Single Family	3/3	1,997 sq ft	59,677	2007	10/7/2019	\$315,000	\$158
3 bedroom, 3 bath cabin, 3 levels of living space, and sleeps 8 on overnight rental! The 3rd bedroom is currently setup as a theater room but it could easily be a bedroom if desired. In a gorgeous mountain-top setting with a gorgeous view. Features include an open floor plan on the main level, fireplace in the living room, hardwood floors, cathedral ceilings, and a spacious covered deck. Already established on overnight rental and does great. Comes fully furnished and decorated. Offered at a great price!									
Courtesy of Smoky Mountain Real Estate Corporation									
	 RECENTLY SOLD • Sold Date: 10/11/2019, MLS Listing 223548: 7/17/2019 MLS ID: 223548	Single Family	3/4	3,960 sq ft	55,756	2007	10/11/2019	\$516,000	\$130
Beautiful Cabin With Over \$85,000 in Rental Income!!! Cabin Features Mountain Views with 3 bedroom, 3.5 bath and 2 bonus rooms. Home is eloquently decorated and comes with all the furniture. Newly upgraded kitchen with granite counter tops, sunset tile, copper sink, copper faucet, and copper backsplash with copper cupboard handles, stainless steel appliances, bunk room for the children game room, movie room and yes...even a private indoor pool for endless fun! Breezeway to garage, and 6 decks to view The Great Smoky Mountains. Home has a 4 car garage, with bonus room over garage. Carport and space to park 8 cars. This home is currently on a nightly rental program and sleeps 16 and has future rental bookings. Come see why everyone loves this elegant cabin before it sells. Book your private showing today!									
Courtesy of EXP Realty LLC									



Recently Sold: 10 (cont.)

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	9 RECENTLY SOLD Sold Date: 10/15/2019, MLS Listing 1085403: 6/29/2019 MLS ID: 1085403							
2816 Luther Catlett Cir	Single Family	3/2	2,541 sq ft	36,154	2000	10/15/2019	\$357,000	\$140
French Broad River Front home with dock already installed. This home offers 3 bedrooms, 2 bath, 2 car garage, with a bonus room. <i>Courtesy of Coldwell Banker Wallace & Wallace, Realtors</i>								
	10 RECENTLY SOLD Sold Date: 10/4/2019, MLS Listing 223869: 8/1/2019 MLS ID: 223869							
1941 Neal Dr, #12	Single Family	2/2	1,956 sq ft	43,995	1988	10/4/2019	\$245,000	\$125
Seller is offering \$5,000 towards closing costs with acceptable offer! This home has a ton to offer. gorgeous split foyer close to Downtown Sevierville. It has been updated, has new paint inside and out, new landscaping, and a complete overhaul. It sits on over an acre of land, has a 24x30 climate controlled garage, a fenced back yard, and a 16x20 storage shed. Don't let the number of beds misled you. Tons of space for your entire family and the seller is working to expand the septic permit. It is a must see. <i>Courtesy of Keller Williams Realty - Knox Premier Prop</i>								



About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

