

Comparative Market Analysis Summary

Residential Detached

Closed

#	FMLS #	Address	Subdivision	#Bd	#FB	#HB	Yr Built	Orig Price	List Price	CC	Sold Date	Sold Price	SP/OLP%	TDOM
1	6126867	163 Sosebee Drive	Mountain Brook	5	3	0	1986	\$450,000	\$449,900	\$5,000	05-13-2019	\$432,500	96.11	55
2	6085157	148 Sosebee Drive	Mountain Brook	4	3	0	1988	\$539,000	\$539,000	\$0	03-22-2019	\$510,000	94.62	156
3	6105024	470 Shore Drive	Chestatee Shores	4	3	1	1996	\$675,000	\$675,000	\$0	02-25-2019	\$675,000	100.00	14
# LISTINGS:		3	AVG VALUES:		4	3	1	1990	\$554,667	\$554,633	\$1,667	\$539,167	96.91	75

# LISTINGS TOTAL:		3	AVG VALUES FOR ALL:		4	3	0	1990	\$554,667	\$554,633	\$1,667	\$539,167	96.91	75
			MEDIAN VALUES FOR ALL:		4	3	0	1988	\$539,000	\$539,000	\$0	\$510,000	96.11	55

Quick Statistics (3 Listings Total)				
	Min	Max	Average	Median
List Price	\$449,900	\$675,000	\$554,633	\$539,000
Sale Price	\$432,500	\$675,000	\$539,167	\$510,000

Search Criteria

Property Type is 'Residential' Property is 'Residential Detached' Status is 'Closed' Status Contractual Search Date is 06/27/2019 to 12/29/2018 Latitude, Longitude is within 0.50 mi of 516 Lakeview Dr, Dahlonga, GA 30533, USA

Presented By: Bobbi Outlaw Crouch

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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