



Comparative Market Analysis

Property Type: Residential Status: Active																
Subject Property																
#	MLS#	Type	A/D	Address	City/ Area	TGNO	Trct/M	Bed	B t/f	St	Gar	A/D	SqFt	YBlt	List Price	DOM
1	P714199	CONDO	A	660 S Glassell St 30	ORG/ OTO	799G6	OTHR /0	2	1/1	1	1	D	900	1968	\$190,000	11
2	P696706	CONDO	A	660 Glassell 6	ORG/ OTO	799G6	OTHR /2	2	1/1	1	1	D	823	1968	\$215,000	153
Average								2			1		862		\$202,500	82
Number of Properties: 2																
Average (ListPrice / SqFt) : (202500 / 862) = \$ 234.92																

Property Type: Residential Status: Back Up Offers																
Subject Property																
#	MLS#	Type	A/D	Address	City/ Area	TGNO	Trct/M	Bed	B t/f	St	Gar	A/D	SqFt	YBlt	List Price	DOM
1	P703335	CONDO	A	660 S Glassell St 108	ORG/ OTO	799G6	OTHR /-	2	1/1	1	1	D	823	1968	\$215,000	104
Average								2			1		823		\$215,000	104
Number of Properties: 1																
Average (ListPrice / SqFt) : (215000 / 823) = \$ 261.24																

Property Type: Residential Status: Sold																				
Subject Property																				
#	MLS#	Type	A/D	Address	City/ Area	TGNO	Trct/M	Bed	B t/f	St	Gar	A/D	SqFt	YBlt	Sold Price	SP/ SqFt	SP/LP	SP/OLP	Sold Date	DOM
1	S561598	CONDO	A	660 S Glassell St 85	ORG/ 72	799G6	OTHR /0	2	1/1	1	1		823	1968	\$166,000	\$201.70	100.67%	100.67%	3/03/2009	6
2	P672797	CONDO	D	660 S Glassell St 58	ORG/ 72	799G6	OTHR /2	2	1/1	1	1	D	823	1968	\$170,000	\$206.56	91.77%	87.18%	4/24/2009	46
3	P691830	CONDO	A	660 S Glassell St 80	ORG/ 72	799G6	PKOL /2	2	1/1	1	1	D	823	1968	\$210,000	\$255.16	97.67%	97.67%	12/23/2009	180
Average								2			1		823		\$182,000	\$221.14	96.70%	95.17%		77
Number of Properties: 3																				
Average (SalePrice / SqFt) : (182000 / 823) = \$ 221.14																				