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 Let Us Design Your Next Move!



CMA 1 - Line

Prepared By: Julie C. Preston

Listings as of 05/09/18 at 1:35 pm

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'Pend' Status is 'Sold' Status Contractual Search Date is 05/09/2018 to 11/10/2017 Property Sub Type is one of 'Condo', 'Single Fam' Latitude, Longitude is within 0.25 mi of 2459 Carrollton Ave, Indianapolis, IN 46205, USA

Residential

Active Properties

MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21513507	09/18/2017	2621 Broadway Street	4912	LOSEYS COLLEGE AVE	4	3/1	2CATC	0	3LEVL	2017	1,040	2,300	\$260.43	\$599,000	216
21557543	04/18/2018	2528 North Broadway Avenue	4912	FALL CREEK PLACE	4	3/0	2CDTC	1	2HALF	1900	1,344	2,982	\$144.16	\$429,900	21
21550443	03/13/2018	2533 Carrollton Avenue	4912	NORDYKE & HOLLOWELLS	3	2/1	2CDTC	0	2LEVL	2018	1,274	2,968	\$134.74	\$399,900	57
21518917	10/20/2017	2350 North College Avenue	4912	BRUCES, JAMES A & MARGARET	4	3/1	2CDTC	0	3LEVL	1900	1,048	2,540	\$137.76	\$349,900	201
21525322	11/17/2017	2460 Broadway Street	4912	SHINGLERS SUB J A & M BRUCES	4	3/1	OTHER	0	3LEVL	1905	625	2,766	\$108.10	\$299,000	172
21542222	01/30/2018	2452 North College Avenue	4912	J A & M BRUCES ADD	3	2/1	2CDTC	0	2LEVL	1910	902	1,804	\$157.93	\$284,900	99
21516607	10/04/2017	2520 North Guilford Avenue	4912	NORDYKE & HOLLOWELLS	3	1/0	NONE	1	2LEVL	1900	0	1,636	\$62.65	\$102,500	182

# LISTINGS:	7	Medians:	4	2/1	1905	1,044	2,540	\$137.76	\$349,900	172
		Minimums:	3	1/0	1900	625	1,636	\$62.65	\$102,500	21
		Maximums:	4	3/1	2018	1,344	2,982	\$260.43	\$599,000	216
		Averages:	4	2/1	1936	1,039	2,428	\$143.68	\$352,157	135

Pending Properties

MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21542335	04/24/2018	2531 Broadway Street	4912	LOSEYS COLLEGE AVE	3	2/1	2CDTC	1	3LEVL	1900	896	2,704	\$147.89	\$399,900	89
21518919	04/04/2018	2352 North College Avenue	4912	BRUCES, JAMES A & MARGARET	4	3/1	2CDTC	0	3LEVL	1900	1,048	2,540	\$137.40	\$349,000	167
21555047	03/30/2018	2527 North Broadway Street	4912	LOSEYS COLLEGE AVE	4	2/0	2CDTC	1	2LEVL	1900	630	1,890	\$148.15	\$280,000	3
21555514	04/17/2018	2339 Carrollton Avenue	4912	REAGAN PARK	3	2/0	2CDTC,	0	2LEVL	1900	0	1,482	\$161.88	\$239,900	12
21557709	04/25/2018	2314 North Guilford Avenue	4912	REAGAN PARK	4	2/0	NONE	0	2LEVL	1920	576	2,340	\$84.57	\$197,900	14

# LISTINGS:	5	Medians:	4	2/1	1900	763	2,340	\$147.89	\$280,000	14
		Minimums:	3	1/0	1900	576	1,482	\$84.57	\$197,900	3
		Maximums:	4	3/1	1920	1,048	2,704	\$161.88	\$399,900	167
		Averages:	4	2/1	1904	788	2,191	\$135.98	\$293,340	57

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21497336	11/20/2017	2336 North College Avenue	4912	FALL CREEK PLACE	4	3/1	2CDTC	2	2LEVL	2017	940	1,880	\$218.09	\$425,000	\$410,000	60
21529618	03/01/2018	2346 Carrollton Avenue	4912	REAGAN PARK	3	2/1	2CDTC	1	2LEVL	1900	840	1,940	\$146.91	\$285,000	\$285,000	40
21517752	01/29/2018	2508 Carrollton Avenue	4912	NORDYKE & HOLLOWELLS	4	2/0	2CDTC,	1	2LEVL	1910	1,334	2,668	\$76.84	\$209,000	\$205,000	69
21502502	02/26/2018	2333 Guilford Avenue	4912	REAGAN PARK	4	3/0	OTHER	0	2LEVL	1900	952	2,156	\$51.02	\$116,500	\$110,000	195
21497329	12/04/2017	2330 Winthrop Avenue	4912	REAGAN PARK	3	1/0	NONE	0	2LEVL	1920	676	1,402	\$64.19	\$94,900	\$90,000	147

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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.



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		Minimums:	3	1/0	1900	676	1,402	\$51.02	\$94,900	\$90,000	40
		Maximums:	4	3/1	2017	1,334	2,668	\$218.09	\$425,000	\$410,000	195
		Averages:	4	2/1	1929	948	2,009	\$111.41	\$226,080	\$220,000	102

Quick Statistics (17 Listings Total)				
	Min	Max	Average	Median
List Price	\$94,900	\$599,000	\$297,776	\$285,000
Sold Price	\$90,000	\$410,000	\$220,000	\$205,000

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