

**CMA 1 - Line**

Prepared By: Ryan Poske

Listings as of 07/26/18 at 10:57 am

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'Pend' Status is one of 'Lsd', 'Sold' Status Contractual Search Date is 07/26/2018 to 07/26/2017 Property Sub Type is one of 'Condo', 'Single Fam' Latitude, Longitude is within 0.25 mi of 1541 Spruce St, Indianapolis, IN 46203, USA

**Residential**

**Pending Properties**

MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21570493	06/17/2018	1741 Spruce Street	4913	FOUNTAIN SQUARE	2	1/0	NONE	1	1LEVL	1900	0	876	\$142.69	\$125,000	19
<b># LISTINGS:</b>		<b>1</b>	<b>Medians:</b>		2	1/0				1900		876	\$142.69	\$125,000	19
			<b>Minimums:</b>		2	1/0				1900		876	\$142.69	\$125,000	19
			<b>Maximums:</b>		2	2/1				1900		876	\$142.69	\$125,000	19
			<b>Averages:</b>		2	1/0				1900		876	\$142.69	\$125,000	19

**Sold Properties**

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21548561	06/01/2018	1713 South State Avenue	4913	BRAGUNIERS	2	1/0	2CDTC	0	1LEVL	1951	956	956	\$154.29	\$150,000	\$147,500	68
21548154	03/30/2018	1601 South State Avenue	4913	MANION	2	1/1	NONE	0	1LEVL	1920	748	748	\$140.37	\$105,000	\$105,000	20
21497369	08/31/2017	1609 South State Avenue	4913	MANIONS SUB WINGATE	3	2/0	OTHER	0	1LEVL	1926	240	900	\$105.56	\$99,900	\$95,000	43
<b># LISTINGS:</b>		<b>3</b>	<b>Medians:</b>		2	1/0				1926	748	900	\$140.37	\$105,000	\$105,000	43
			<b>Minimums:</b>		2	1/0				1920	240	748	\$105.56	\$99,900	\$95,000	20
			<b>Maximums:</b>		3	2/1				1951	956	956	\$154.29	\$150,000	\$147,500	68
			<b>Averages:</b>		2	1/0				1932	648	868	\$133.41	\$118,300	\$115,833	44

**Quick Statistics ( 4 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$99,900	\$150,000	\$119,975	\$115,000
<b>Sold Price</b>	\$95,000	\$147,500	\$115,833	\$105,000

Copyright: MIBOR 2018 All rights reserved.

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.