

**CMA 1 - Line**

Prepared By: Ryan Poske

Listings as of 09/29/17 at 10:34 am

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'ActC', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/29/2017 to 04/02/2017 Property Sub Type is one of 'Condo', 'Single Fam' Latitude, Longitude is within 0.25 mi of 2323 N Sheridan Ave, Indianapolis, IN 46219, USA

**Residential**

**Active Properties**

MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21515186	09/27/2017	6198 East NIMITZ Drive	4905	WINDSOR VILLAGE	3	1/0	1CATC	0	1LEVL	1948	0	1,052	\$94.58	\$99,500	2
21511808	09/08/2017	6232 East 25th Street	4905	WINDSOR VILLAGE	4	1/0	NONE	0	1LEVL	1950	0	1,314	\$47.18	\$62,000	21
21511708	09/07/2017	2241 North Kitley Avenue	4905	WAL-MACK HTS	3	1/0	NONE	0	1LEVL	1959	0	1,383	\$40.42	\$55,900	22
21476388	04/02/2017	6273 East 25th Street	4905	WINDSOR VILLAGE	3	1/0	1CATC	0	1LEVL	1949	0	1,137	\$34.30	\$39,000	180
21482126	05/05/2017	2237 Magnolia Place	4905	WINDSOR VILLAGE	2	1/0	NONE	0	1LEVL	1948	0	816	\$41.67	\$34,000	147
21514494	09/22/2017	2319 Magnolia Place	4905	WINDSOR VILLAGE	2	1/0	1CATC	0	1LEVL	1948	0	816	\$41.05	\$33,500	7
21465762	02/17/2017	2319 North KENYON Avenue	4905	WINDSOR VILLAGE	3	2/0	1CATC	0	1LEVL	1946	0	1,324	\$0.57	\$750	213

<b># LISTINGS:</b>	<b>7</b>	<b>Medians:</b>	3	1/0						1948		1,137	\$41.05	\$39,000	22
		<b>Minimums:</b>	2	1/0						1946		816	\$0.57	\$750	2
		<b>Maximums:</b>	4	2/0						1959		1,383	\$94.58	\$99,500	213
		<b>Averages:</b>	3	1/0						1950		1,120	\$42.82	\$46,379	85

**Sold Properties**

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21486779	07/31/2017	2320 North Kenyon Street	4905	WINDSOR VILLAGE	4	1/0	NONE	0	1LEVL	1948	0	1,052	\$38.02	\$42,500	\$40,000	72
21476347	04/20/2017	2220 North Catherwood Ave	4905	WINDSOR VILLAGE	3	1/0	NONE	0	1LEVL	1947	0	1,308	\$26.76	\$39,900	\$35,000	15
21480782	08/02/2017	6220 East 24TH Street	4905	WINDSOR	3	1/0	OTHER	0	1LEVL	1948	0	840	\$39.11	\$37,900	\$32,850	7
21485555	05/24/2017	6219 East 24th Street	4905	WINDSOR VILLAGE	3	1/0	1CATC	0	1LEVL	1948	0	939	\$33.01	\$35,000	\$31,000	35
21490102	07/12/2017	2331 Magnolia Place	4905	WINDSOR VILLAGE	2	1/0	1CATC	0	1LEVL	1948	0	972	\$30.86	\$30,000	\$30,000	16
21437027	05/25/2017	6261 East WINDSOR Drive	4905	WINDSOR VILLAGE	4	1/0	NONE	0	1LEVL	1950	0	1,176	\$23.81	\$34,900	\$28,000	280
21454819	04/17/2017	6255 East 25th Street	4905	WINDSOR VILLAGE	2	1/0	1CATC	0	1LEVL	1949	0	981	\$28.03	\$33,000	\$27,500	106
21457431	05/03/2017	2449 North Kenyon Street	4905	WINDSOR VILLAGE	2	1/0	1CDTC	0	1LEVL	1948	0	816	\$31.86	\$30,000	\$26,000	120
21500400	09/27/2017	2307 North Catherwood Ave	4905	WINDSOR VILLAGE	2	1/0	1CATC	0	1LEVL	1948	0	936	\$27.78	\$29,900	\$26,000	61
21457439	08/25/2017	6120 East 24TH Street	4905	WINDSOR	2	1/0	2CDTC	0	1LEVL	1948	0	1,176	\$21.26	\$30,000	\$25,000	181
21474982	04/28/2017	6123 East 25th Street	4905	WINDSOR VILLAGE	3	1/0	1CATC	0	1LEVL	1948	0	981	\$25.48	\$23,500	\$25,000	18
21476678	04/21/2017	6262 East 25th Street	4905	WINDSOR VILLAGE	3	1/0	1CATC	0	1LEVL	1949	0	948	\$23.73	\$22,500	\$22,500	6
21463501	05/05/2017	2313 North Webster Avenue	4905	WINDSOR VILLAGE	2	1/0	1CATC	0	1LEVL	1949	0	864	\$18.52	\$21,000	\$16,000	78

<b># LISTINGS:</b>	<b>13</b>	<b>Medians:</b>	3	1/0						1948		972	\$27.78	\$30,000	\$27,500	61
		<b>Minimums:</b>	2	1/0						1947		816	\$18.52	\$21,000	\$16,000	6
		<b>Maximums:</b>	4	2/0						1950		1,308	\$39.11	\$42,500	\$40,000	280
		<b>Averages:</b>	3	1/0						1948		999	\$28.33	\$31,546	\$28,065	77

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<b>Quick Statistics ( 20 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$750	\$99,500	\$36,738	\$33,750
<b>Sold Price</b>	\$16,000	\$40,000	\$28,065	\$27,500

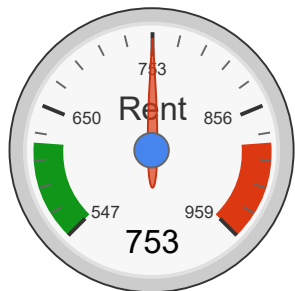
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2432n N Sheridan Ave, Indianapolis, Indiana 46219

Results as of 23 Oct 2017

Search Radius: Auto, Max Listing Age: 24 mon



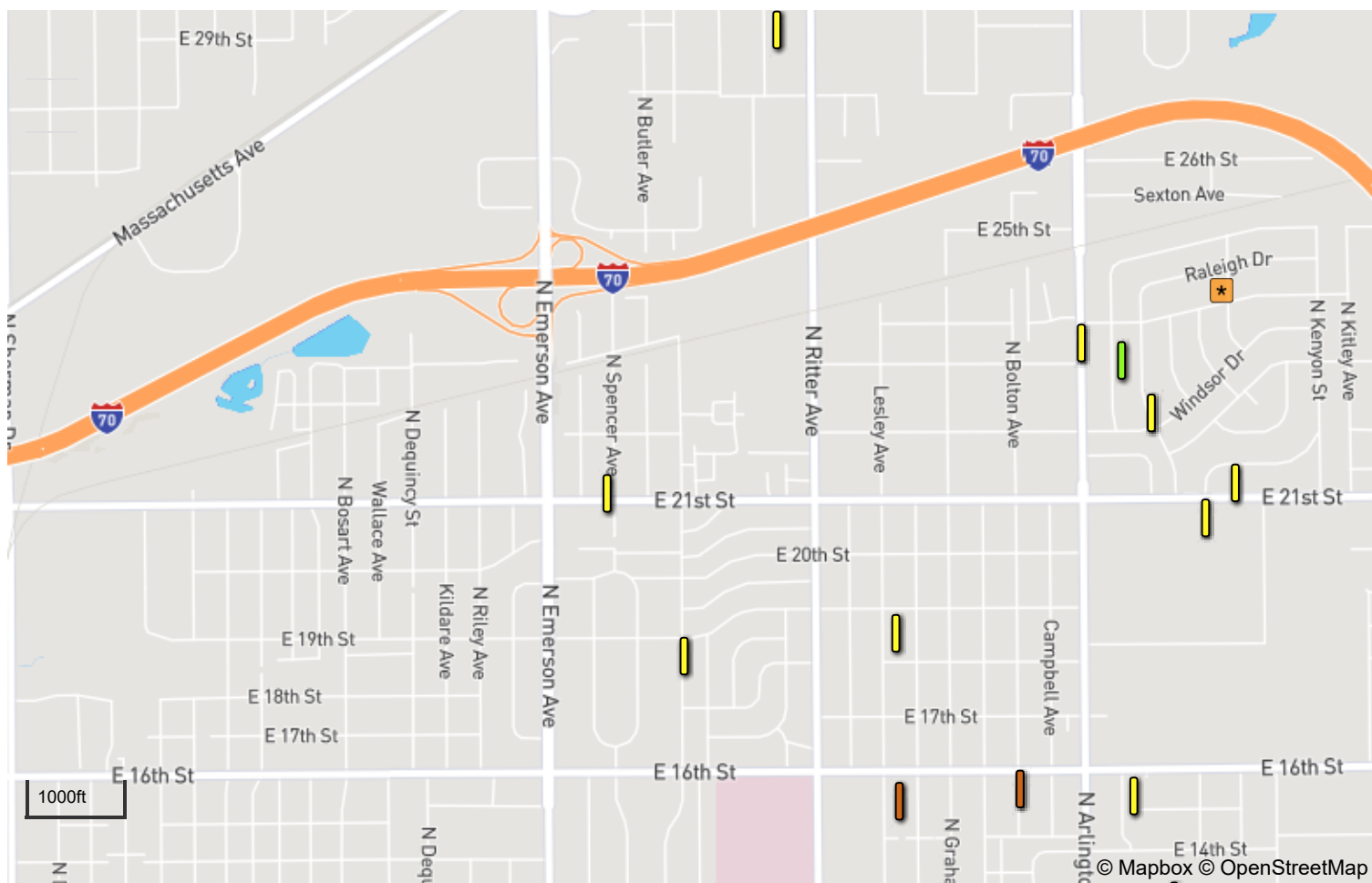
Your results are based on **15** 3-bedroom rentals in a **1.59** mile radius.

AVERAGE  
**\$753** ±4%

MEDIAN  
**\$725**

\$650–\$950  
**80%**

\$678–\$825  
**60%**

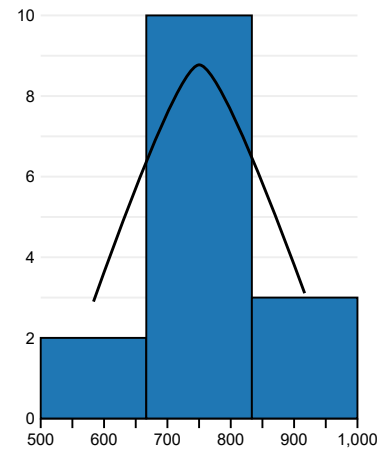


## Summary Statistics

<b>Listing Count</b>	<b>15</b>
Max	\$950
Min	\$595
Median	\$725
Mean ( $\bar{x}$ )	\$753
Standard Deviation (s)	\$103
Standard Error	\$27
Coefficient of Variation	13.6%

## Price distribution

\$547	\$622	\$650	\$753	\$856	\$884	\$959
-2s	-1.28s	-1s	x	+1s	+1.28s	+2s



## Listings Used In This Search

Bldg Type	Address	Distance	Price	Size	Beds	Baths	Last List Date
House	2337 N Webster Ave, Indianapolis, IN 46219	0.29 mi	\$595		3 bed	1ba	Jun 2017
House	2231 N Catherwood Ave, Indianapolis, IN 46219	0.33 mi	\$750	864 ft <sup>2</sup>	3 bed	1ba	May 2017
House	N Arlington Ave & E 24th St, Indianapolis, IN 46218	0.36 mi	\$675		3 bed	1ba	Dec 2016
House	2145 Admiral Dr, Indianapolis, IN 46219	0.46 mi	\$680	800 ft <sup>2</sup>	3 bed	1ba	Oct 2017
House	E 21st St & Admiral Dr, Indianapolis, IN 46219	0.54 mi	\$850	1,200 ft <sup>2</sup>	3 bed	2ba	Oct 2016
House	5607 E 19th St, Indianapolis, IN 46218	1.15 mi	\$650	984 ft <sup>2</sup>	3 bed	1ba	May 2017
House	1535 N Webster Ave, Indianapolis, IN 46219	1.24 mi	\$700		3 bed	1ba	Apr 2016
House	2835 Kristen Dr E, Indianapolis, IN 46218	1.27 mi	\$800		3 bed	1ba	Apr 2016
House	E 16th St & E Priscilla Ave, Indianapolis, IN 46218	1.30 mi	\$950	1,748 ft <sup>2</sup>	3 bed	2ba	Dec 2016
House	5621 E 16th St, Indianapolis, IN 46218	1.47 mi	\$950		3 bed	1ba	Sep 2017
Duplex	6132 E 13th St, Indianapolis, IN 46219	1.48 mi	\$725	1,106 ft <sup>2</sup>	3 bed	1ba	Jun 2017
Duplex	6134 E 13th St, Indianapolis, IN 46219	1.49 mi	\$715	1,100 ft <sup>2</sup>	3 bed	1ba	Nov 2016
House	1658 N Coolidge Ave, Indianapolis, IN 46219	1.54 mi	\$800	950 ft <sup>2</sup>	3 bed	1ba	Jun 2016
House	2116 N Spencer Ave, Indianapolis, IN 46218	1.58 mi	\$700	1,180 ft <sup>2</sup>	3 bed	1ba	Jun 2017
House	E 19th St & N Hawthorne Ln, Indianapolis, IN 46218	1.59 mi	\$750	1,000 ft <sup>2</sup>	3 bed	1ba	Mar 2017

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