

**CMA 1 - Line**

Prepared By: Ryan Poske

Listings as of 10/09/19 at 2:38 pm

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'Pend' Status is 'Sold' Status Contractual Search Date is 10/09/2019 to 04/12/2019 Property Sub Type is one of 'Condo', 'Single Fam' Latitude, Longitude is within 0.25 mi of 519 N Chester Ave, Indianapolis, IN 46201, USA

**Residential**

**Sold Properties**

| MLS #              | Sold Date  | Address                    | Area | Subdivision  | Bd | Bth | Gar | FP | Levl  | Yr Blt | SFOpt | SFMU  | S\$/SqFt | List Price | Sold Price | DOM |
|--------------------|------------|----------------------------|------|--------------|----|-----|-----|----|-------|--------|-------|-------|----------|------------|------------|-----|
| 21643205           | 09/20/2019 | 403 North Gladstone Avenue | 4912 | TUXEDO PARK  | 2  | 1/0 | 1   | 0  | 1LEVL | 1910   | 195   | 1,170 | \$76.92  | \$100,000  | \$90,000   | 66  |
| 21633782           | 05/28/2019 | 834 North Chester Avenue   | 4912 | SHANNON PARK | 2  | 1/0 | 1   | 1  | 1LEVL | 1925   | 546   | 1,092 | \$78.75  | \$85,000   | \$86,000   | 8   |
| 21655136           | 09/06/2019 | 810 North Chester Avenue   | 4912 | SHANNON PARK | 2  | 1/0 | 1   | 1  | 1LEVL | 1926   | 612   | 992   | \$74.60  | \$69,900   | \$74,000   | 22  |
| 21641003           | 06/27/2019 | 812 North Grant Avenue     | 4912 | SHANNON PARK | 2  | 1/0 | 1   | 0  | 1LEVL | 1925   | 468   | 936   | \$52.88  | \$49,500   | \$49,500   | 2   |
| <b># LISTINGS:</b> | <b>4</b>   | <b>Medians:</b>            |      |              | 2  | 1/0 |     |    |       | 1925   | 507   | 1,042 | \$75.76  | \$77,450   | \$80,000   | 15  |
|                    |            | <b>Minimums:</b>           |      |              | 2  | 1/0 |     |    |       | 1910   | 195   | 936   | \$52.88  | \$49,500   | \$49,500   | 2   |
|                    |            | <b>Maximums:</b>           |      |              | 2  | 1/0 |     |    |       | 1926   | 612   | 1,170 | \$78.75  | \$100,000  | \$90,000   | 66  |
|                    |            | <b>Averages:</b>           |      |              | 2  | 1/0 |     |    |       | 1922   | 455   | 1,048 | \$70.79  | \$76,100   | \$74,875   | 25  |

**Quick Statistics ( 4 Listings Total )**

|                   | Min      | Max       | Average  | Median   |
|-------------------|----------|-----------|----------|----------|
| <b>List Price</b> | \$49,500 | \$100,000 | \$76,100 | \$77,450 |
| <b>Sold Price</b> | \$49,500 | \$90,000  | \$74,875 | \$80,000 |

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