

Comparative Market Analysis

| MLS# Status | Area | Address - Unit Subdivision | DOM | BR | Bths Park | Style | SqFt | List Price | Sold Price |
|----------------------------|------|---|-----|----|--------------|--|-------|------------|------------|
| 2845335 Active | 11 | 1111 Say Ave Italian Village | 207 | 3 | 1 / 1 | 2 STORY 2 OFF STREET | 1,638 | \$199,888 | |
| 2920619 Active | 11 | 1040 Summit St Italian Village | 20 | 3 | 2 / 0 | 2 STORY 2 OFF STREET, 1 OFF STREET | 1,666 | \$199,900 | |
| 2918020 Active | 11 | 946 Mount Pleasant Ave ITALIAN VILLAGE | 38 | 3 | 1 / 0 | 2 STORY 1 OFF STREET | 1,342 | \$219,900 | |
| 2845343 Active | 11 | 1050 Hamlet St - 54 Italian Village | 125 | 3 | 2 / 1 | 3 STORY 2 CAR GAR | | \$229,888 | |
| 2922261 Active | 11 | 152 E 4th Ave Italian Village | 8 | 3 | 3 / 1 | 2 1/2 STORY 1 CAR GAR, DETACHED GAR, OPENER | 1,344 | \$239,900 | |
| 2921812 Active | 11 | 1038 Hamlet St Italian Village | 10 | 3 | 3 / 1 | 2 STORY 1 CAR GAR, DETACHED GAR, OPENER | 1,540 | \$259,900 | |
| 2920970 Active | 11 | 1036 Hamlet St Italian Village | 16 | 3 | 3 / 1 | 2 STORY 1 CAR GAR | 1,540 | \$269,999 | |
| 2917858 Active | 11 | 1090 Summit St Italian Village | 40 | 3 | 2 / 0 | 2 STORY 2 OFF STREET | 2,258 | \$299,900 | |
| 2917947 Active | 11 | 1075 Summit St Italian Village/Short North | 38 | 3 | 2 / 1 | 3 STORY 1 CAR GAR, DETACHED GAR, OPENER, 1 OFF STREET | 1,860 | \$239,900 | |
| 2911206 Active | 11 | 145 Detroit Ave Italian Village/Short North | 85 | 4 | 2 / 1 | 3 STORY 1 OFF STREET, ON STREET | | \$339,900 | |
| 2915394 Active | 11 | 667 KERR ST SHORT NORTH/ITALIAN VILLAGE | 58 | 2 | 1 / 1 | 2 STORY 2 OFF STREET | 1,255 | \$299,900 | |
| 2910914 Active | 11 | 34 W Poplar Ave - 24 Victorian Village/Short North | 88 | 2 | 2 / 2 | 3 STORY ASSIGNED, ATTACHED GAR, OPENER, 1 OFF STREET, 1 CAR GAR | 2,310 | \$499,900 | |
| 2915088 Contngt-Fin/Ins | 11 | 1059 Hamlet St Italian Village | 57 | 2 | 2 / 0 | 2 STORY 2 OFF STREET | 1,378 | \$125,000 | |
| 2916956 Contngt-Fin/Ins | 11 | 184 Warren St Italian Village | 8 | 2 | 1 / 0 | 2 STORY | 1,216 | \$167,900 | |
| 2917182 Sold | 11 | 55 E 4th Ave Italian Village | 9 | 3 | 2 / 1 | 2 STORY 2 OFF STREET | 1,562 | \$179,900 | \$179,900 |
| 2901428 Contngt-Fin/Ins | 11 | 729 Kerr St Italian Village | 94 | 2 | 1 / 0 | 2 STORY ON STREET | 1,376 | \$199,900 | |
| 2913090 Contngt-Fin/Ins | 11 | 1252 Summit St Italian Village area | 71 | 4 | 1 / 1 | 3 STORY 2 OFF STREET | 1,770 | \$169,900 | |
| 2900132 Sold | 11 | 904 Hamlet St Italian Village | 125 | 2 | 1 / 1 | 2 STORY 2 OFF STREET | 1,308 | \$269,900 | \$249,000 |
| 2843027 Sold | 11 | 156 E 4th Ave Italian Village | 207 | 3 | 3 / 1 | 2 STORY 1 CAR GAR, DETACHED GAR, OPENER | 1,496 | \$289,000 | \$275,000 |

Number of Properties: 19

Statistics

| | List Price | Sold Price | SqFt | Bedrooms | Baths Full / Half | DOM |
|----------|------------|------------|-------|----------|-------------------|-----|
| Min: | \$125,000 | \$179,900 | 1,216 | 2 | 1 / 0 | 8 |
| Max: | \$499,900 | \$275,000 | 2,310 | 4 | 3 / 2 | 207 |
| Median: | \$239,900 | \$249,000 | 1,540 | 3 | 2 / 1 | 57 |
| Average: | \$247,388 | \$234,633 | 1,580 | 3 | 2 / 1 | 69 |

Wednesday, June 24, 2009 06:18 PM

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Prepared by: