

COMPARATIVE MARKET ANALYSIS

CMA Summary Detail

RENTED 13 LISTINGS

	List Price	Rented Price	% Diff	DOMP Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Rented Date
8004 Birnam Wood Dr	\$3,500	\$3,500	.00	7 Cape Cod	0	5	2	1	5	2	1	Yes	1966	0.37	25-May-10
8005 Birnam Wood Dr	\$3,750	\$3,750	.00	2 Rambler	0	5	3	1	2	1	1	Yes	1966	0.36	4-Jun-10
8111 Birnam Wood Dr	\$3,700	\$3,700	.00	5 Colonial	0	4	4	0	3	1	2	Yes	1966	0.35	25-Jul-10
8126 Dunsinane Ct	\$3,500	\$3,500	.00	26 Contemporary	0	6	3	0	2	3	2	Yes	1968	0.32	27-Jul-10
7817 Falstaff Rd	\$3,500	\$3,500	.00	20 Colonial	0	5	3	1	3	2	1	Yes	1968	0.46	26-Aug-10
1301 Titania Ln	\$3,800	\$3,700	-2.63	57 Split Level	2,170	5	3	1	5	2	2	Yes	1965	0.35	18-Jan-11
7917 Falstaff Rd	\$3,600	\$3,600	.00	57 Colonial	0	5	3	1	3	2	2	Yes	1966	0.37	11-May-11
1329 Macbeth St	\$3,800	\$3,800	.00	36 Colonial	0	4	2	2	3	2	2	Yes	1966	0.31	7-Jul-11
7803 Lewinsville Rd	\$3,600	\$3,400	-5.56	19 Split Level	0	4	3	0	4	1	2	Yes	1968	0.40	21-Jul-11
1303 Elsinore Ave	\$3,600	\$3,700	2.78	63 Split Foyer	3,248	4	3	0	2	1	1	Yes	1965	0.35	1-Oct-11
1327 Macbeth St	\$3,595	\$3,595	.00	5 Colonial	0	5	2	1	2	2	2	No	1966	0.29	2-Aug-11
1311 Macbeth St	\$4,000	\$4,000	.00	32 Bilevel	2,800	4	3	0	2	2	1	No	1965	0.37	4-Feb-12
8111 Birnam Wood Dr	\$3,750	\$3,750	.00	8 Colonial	0	6	4	0	3	1	2	Yes	1966	0.35	16-Mar-12
Average	\$3,669	\$3,653	-0.42	26		5	3	1	3	2	2		1966	0.36	
Median	\$3,600	\$3,700	0.00	20											

Report Totals

Properties: 13

Avg List Price	\$3,669	Avg Sold Price	\$3,653	Avg DOM-P	26
Median List Price	\$3,600	Median Sold Pric	\$3,700	Median DOM-P	20
Low List Price:	\$3,500	Low Sale Price:	\$3,400		
High List Price:	\$4,000	High Sale Price:	\$4,000		



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Prepared on April 01, 2012