

CMA Summary Report

RESIDENTIAL Summary Statistics															
High				Low				Average				Median			
LP:\$1,399,999				\$1,250,000				\$1,327,294				\$1,312,499			
SP:\$1,425,000				\$1,290,000				\$1,363,000				\$1,360,000			

RESIDENTIAL - Active

Number of Properties: 4

Num	Address	Unit	LD	MLS No	D/N/S	BR	Bth	HOA Fee	DOMLS	Orig Price	Lot SqFt	YrBlt	SqFt	DOM	LP	LP/SqFt
1	25 Marilyn Pl		7/11/2025	41104537	None	4	2		24	\$1,299,000	8,000	1971	1232	24	\$1,299,000	\$1,054.38
2	7453 Interlachen Avenue		7/10/2025	ML82005864		3	2		25	\$1,324,999	7,600	1964	1378	25	\$1,324,999	\$961.54
3	2886 Saint Denis Dr		7/23/2025	41105761	MONTEVIDEO	3	2		12	\$1,399,950	7,280	1976	1334	12	\$1,399,950	\$1,049.44
4	9746 Broadmoor Dr		8/4/2025	41106426	PINE VALLEY	3	2		6	\$1,298,000	8,000	1967	1202	0	\$1,298,000	\$1,079.87
Avg						3	2		16	1330487	7720	1969	1286	15	\$1,330,487	\$1,036.31
Min						3	2		6	1298000	7280	1964	1202	0	\$1,298,000	\$961.54
Max						4	2		25	1399950	8000	1976	1378	25	\$1,399,950	\$1,079.87
Med						3	2		18	1311999	7800	1969	1283	18	\$1,311,999	\$1,051.91

RESIDENTIAL - Pending

Number of Properties: 1

Num	Address	Unit	LD	MLS No	BR	Bth	HOA Fee	DOMLS	YrBlt	Lot SqFt	SqFt	DOM	LP	LP/SqFt
1	16 Belfast Pl		7/18/2025	41105278	3	2		10	1969	7,500	1153	10	\$1,250,000	\$1,084.13

RESIDENTIAL - Sold

Number of Properties: 5

Num	Address	Unit	Close Date	MLS No	BR	Bth	HOA Fee	DOMLS	Orig Price	YrBlt	Lot SqFt	SqFt	DOM	LP	LP/SqFt	SP	SP/SqFt
1	3287 Ensenada		7/3/2025	41099995	3	2		9	\$1,278,000	1973	7,500	1309	9	\$1,278,000	\$976.32	\$1,290,000	\$985.49
2	221 Crestwood Pl		3/31/2025	41088235	3	2		8	\$1,300,000	1971	7,875	1361	8	\$1,300,000	\$955.18	\$1,425,000	\$1,047.02
3	7504 Corrinne St		2/19/2025	41081789	3	2		8	\$1,325,000	1964	7,125	1220	8	\$1,325,000	\$1,086.07	\$1,325,000	\$1,086.07
4	23 Belfast Pl		5/30/2025	41092894	4	2		23	\$1,398,000	1969	9,900	1383	10	\$1,398,000	\$1,010.85	\$1,360,000	\$983.37
5	9863 Broadmoor St		2/10/2025	41081970	4	2		4	\$1,399,999	1971	11,900	1383	4	\$1,399,999	\$1,012.29	\$1,415,000	\$1,023.14
Avg					3	2		10	1340199	1969	8860	1331	7	\$1,340,200	\$1,008.14	\$1,363,000	\$1,025.02
Min					3	2		4	1278000	1964	7125	1220	4	\$1,278,000	\$955.18	\$1,290,000	\$983.37
Max					4	2		23	1399999	1973	11900	1383	10	\$1,399,999	\$1,086.07	\$1,425,000	\$1,086.07

Med					3	2		8	1325000	1971	7875	1361	8	\$1,325,000	\$1,010.85	\$1,360,000	\$1,023.14
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