

Comparative Market Analysis

Prepared for Grant Park Pending Sales as of January 27th, 2008

Property Type: Residential Status: Pending Sale											
Subject Property											
#	MLS#	Address	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price
1	3544301	324 LOGAN STREET SE	GRANT PARK	3	3	0	1 & 1/2 Stories	Crawl Space	1988	\$359,900	\$345,000 *
2	3555770	795 CONFEDERATE AVENUE SE	GRANT PARK	3	2	0	1 Story	Crawl Space	1924	\$329,500	\$319,900 *
3	3555376	643 Atlanta Avenue	Grant Park	3	1	0	1 Story	Daylight, Exterior Entry, Partial	1925	\$309,000	\$295,000 *
4	3573570	888 CITY PARK DR SE	Grant Park - City Park Place	3	2	1	2 Stories	Crawl Space	2005	\$280,000	\$280,000
5	3611648	583 Cameron St	Grant Park	3	2	0	1 Story	Crawl Space, Daylight, Exterior Entry	1920	\$264,900	\$264,900
6	3560309	453 WALDO ST SE	Grant Park	2	1	0	1 Story	Crawl Space	1920	\$250,000	\$239,900 *
7	3633149	332 Woodward Avenue	Grant Park	2	2	1	2 Stories	Slab/None	1990	\$239,900	\$239,900
8	3608768	354 Woodward Ave SE	GRANT PARK	2	2	1	2 Stories	Crawl Space	1990	\$235,000	\$235,000
9	3615033	567 Boulevard Se	Grant Park	4	3	0	1 & 1/2 Stories	Bath, Daylight, Finished, Full	1920	\$229,900	\$229,900
10	3527727	296 LOGAN STREET SE	GRANT PARK	2	1	0	1 Story	Crawl Space	1920	\$229,900	\$220,000 *
11	3511311	215 ATLANTA AVE	GRANT PARK	3	2	0	1 Story	Crawl Space, Exterior Entry, Full	1940	\$289,900	\$219,900 *
12	3569072	517 BOULEVARD SE	GRANT PARK	3	2	0	1 & 1/2 Stories	Bath/Stubbed, Exterior Entry, Full	1920	\$227,500	\$216,500 *
13	3612496	565 Sydney St	Grant Park	2	1	0	1 Story	Crawl Space	1920	\$150,000	\$169,900 *
14	3617734	61 LITTLE STREET	GRANT PARK SUMMERHILL	5	4	0	2 Stories	Crawl Space, Exterior Entry	1920	\$115,000	\$150,000 *
15	3554221	315 Kendrick Ave Se	GRANT PARK	2	1	0	1 Story	Daylight, Exterior Entry, Full, Interior Entry	1950	\$149,900	\$149,900
16	3599961	386 KENDRICK AVENUE	GRANT PARK	2	1	0	1 Story	Exterior Entry, Partial	1935	\$139,900	\$125,000 *
17	3594690	144 ORMOND ST	GRANT PARK	3	2	0	1 Story	Slab/None	1999	\$132,900	\$124,900 *
18	3552963	747 WOODSON	GRANT PARK	2	2	0	1 Story	Crawl Space	1920	\$115,900	\$115,900
19	3629868	60 LITTLE STREET	GRANT PARK SUMMERHILL	4	2	0	1 Story	Crawl Space	1920	\$99,900	\$99,900
20	3537327	700 Mercer Street	Grant Park	3	1	0	1 Story	Slab/None	1989	\$105,800	\$89,900 *
21	3568929	1033 HILL ST SE	GRANT PARK	3	1	0	1 Story	Crawl Space	1939	\$78,900	\$78,900
Average				3	2	1			1945	\$206,361	\$200,485
Number of Properties: 21											

Prepared by

LEE TAYLOR
404-218-4126
KELLER WILLIAMS RLTY, FIRST AT
ltaylor@kw.com

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