

COMPARATIVE MARKET ANALYSIS

INDIANA/PRAIRIE TOWNHOMES

REPORT FOR:
AUG 1, 2020 - JAN 23, 2021



THE DELGRECO TEAM
THE KEY TO YOUR SUCCESS

UNITS CURRENTLY AVAILABLE: (3)

| ADDRESS | BED | BATH | MARKET TIME | LIST PRICE |
|--------------------|-----|------|-------------|-------------|
| 1435 PRAIRIE AVE A | 3 | 2.1 | 826 | \$709,888 |
| 1330 PRAIRIE AVE | 3 | 4 | 174 | \$1,195,000 |
| 1433 PRAIRIE AVE E | 3 | 3.1 | 100 | \$1,275,000 |

UNITS CURRENTLY PENDING: (2)

| ADDRESS | BED | BATH | MARKET TIME | LIST PRICE |
|--------------------|-----|------|-------------|------------|
| 1502 PRAIRIE AVE B | 2 | 2.1 | 18 | \$500,000 |
| 1457 INDIANA AVE | 2 | 2.1 | 147 | \$650,000 |

UNITS SOLD/CLOSED: (14)

| ADDRESS | BED | BATH | MARKET TIME | LIST PRICE | SOLD PRICE |
|--------------------|-----|------|-------------|-------------|-------------|
| 1461 PRAIRIE AVE D | 2 | 2.1 | 40 | \$479,900 | \$457,000 |
| 1522 PRAIRIE AVE Q | 2 | 2 | 77 | \$565,000 | \$555,000 |
| 1501 INDIANA AVE I | 3 | 2.1 | 5 | \$575,000 | \$575,000 |
| 1331 INDIANA PKWY | 3 | 2.1 | 297 | \$725,000 | \$725,500 |
| 1436 PRAIRIE AVE B | 3 | 2.1 | 157 | \$769,000 | \$740,000 |
| 1350 INDIANA PKWY | 3 | 3 | 43 | \$765,000 | \$743,500 |
| 1324 INDIANA PKWY | 3 | 3 | 120 | \$800,000 | \$775,000 |
| 1317 INDIANA AVE | 3 | 3 | 65 | \$899,000 | \$829,250 |
| 1421 PRAIRIE AVE | 4 | 2.1 | 178 | \$949,900 | \$905,000 |
| 1435 PRAIRIE AVE Q | 3 | 2.1 | 3 | \$939,000 | \$925,000 |
| 1319 INDIANA AVE | 3 | 3 | 114 | \$975,000 | \$940,000 |
| 1437 PRAIRIE AVE J | 4 | 3.1 | 95 | \$1,060,000 | \$1,045,000 |
| 1429 PRAIRIE AVE | 4 | 2.1 | 30 | \$1,150,000 | \$1,100,000 |
| 232 E 14TH ST 1 | 4 | 2.2 | 55 | \$1,699,900 | \$1,615,000 |