

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	1403 Whitewater Rd Memphis, TN 38117	5053 Welchshire Ave Memphis, TN 38117	1140 Wilbec Rd Memphis, TN 38117	5305 Seneca Ave Memphis, TN 38117
Distance to Subject	-	0.69 mi	0.54 mi	0.65 mi
MAAR Subdivision	Colonial Acres	Colonial Acres	Colonial Acres	Colonial Acres
Map	759B	759B	759B	759B
Sale Date	08/28/2024	08/30/2024	08/12/2024	08/15/2024
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$185,000	\$355,000	\$310,000	\$319,000
Seller Concessions	-	-	(\$3,500.00)	(\$10,000.00)
Adjusted Sale Price	\$185,000	\$355,000	\$306,500	\$309,000
Mortgage % & Type	CU	95CV	70CV	98FH
Source	Apr	Apr	Apr	Apr
Effective Date	11/98	02/92	06/14	03/04
SqFt	1922	1843	1875	1931
\$/SF	\$96.00	\$193.00	\$163.00	\$160.00
Stories	1	1	1	1.5
Total Rooms	8	7	6	7
Bedrooms	4	3	3	4
Baths (full,half)	2.0	2.0	2.0	2.0
Parking	C1A	C1	G2A	G2D
Construction	Brick	Brick	Brick	Brick/Wood Composition
Condition	C3 - Good Condition	C4 -Average Condition	C4 -Average Condition	C3 - Good Condition
Year Built	1956	1960	1954	1961
Acres	0.19	0.2	0.2	0.21
Central Air	Yes	Yes	Yes	Yes
Pool	No	No	No	
Heat	Gas	Forced	Gas	Forced
Fireplace		1		1

Min Sale Price: \$310,000
 Max Sale Price: \$355,000
 Median Sale Price: \$319,000

Min Sqft: 1,843
 Max Sqft: 1,931
 Avg Sqft: 1,883

3 Comparables
 Avg Sale Price: \$328,000
 Avg \$/SF: \$174

