

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo		 Comp 1 Photo		
Address	5315 Yale Rd Memphis, TN 38134	3554 Wythe Rd Memphis, TN 38135	5416 Fieldcrest Ave Memphis, TN 38134	5185 Longacre Ave Memphis, TN 38134
Distance to Subject	-	0.22 mi	0.61 mi	0.60 mi
MAAR Subdivision	Williamsburg Park Blk G	Williamsburg Park Sec H	Williamsburg Park Sec I	Evening Shade Blk B
Map	733B	733B	733B	733B
Sale Date		11/05/2025	09/17/2025	08/28/2025
Sale Type		Normal Sale	Normal Sale	Normal Sale
Sale Price		\$232,000	\$240,000	\$242,900
Seller Concessions	-	-	-	-
Adjusted Sale Price		\$232,000	\$240,000	\$242,900
Mortgage % & Type		70CV	70CV	100VA
Source		Apr	Apr	Apr
Effective Date		10/19	08/08	04/17
SqFt	1513	1463	1567	1632
\$/SF		\$159.00	\$153.00	\$149.00
Stories		1	1	1
Total Rooms		6	6	8
Bedrooms		3	3	3
Baths (full.half)	0.0	2.0	2.0	2.0
Parking		C2A	G2A	C2D
Construction		Stone/Wood Composition	Stone/Metal, Vinyl	Brick
Condition		C4 -Average Condition	C3 - Good Condition	C4 -Average Condition
Year Built	1971	1975	1977	1968
Acres	0.19	0.21	0.27	0.24
Central Air		Yes	Yes	Yes
Pool		No	No	
Heat	Gas	Forced	Gas	Forced
Fireplace		1	1	

Min Sale Price: \$232,000
 Max Sale Price: \$242,900
 Median Sale Price: \$240,000

Min Sqft: 1,463
 Max Sqft: 1,632
 Avg Sqft: 1,554

3 Comparables
 Avg Sale Price: \$238,300
 Avg \$/SF: \$154

