

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	616 Shotwell St Memphis, TN 38111	816 Loeb St Memphis, TN 38111	721 S Graham St Memphis, TN 38111	642 S Graham St Memphis, TN 38111
Distance to Subject	-	0.38 mi	0.22 mi	0.15 mi
MAAR Subdivision	Normal School Place	John B Goodwin	Normal School Place	Normal School Place
Map	758A	758A	758A	758A
Sale Date	12/06/2021	07/23/2025	01/28/2026	05/16/2025
Sale Type	Non-Sale Transfer	Normal Sale	Normal Sale	Normal Sale
Sale Price		\$238,000	\$219,000	\$170,000
Seller Concessions	-	(\$8,000.00)	-	(\$6,887.00)
Adjusted Sale Price		\$230,000	\$219,000	\$163,113
Mortgage % & Type	CU	98FH	80CV	89CV
Source		Apr	Apr	Apr
Effective Date	12/21	11/20	07/93	08/00
SqFt	1087	1165	1047	1153
\$/SF		\$197.00	\$209.00	\$141.00
Stories		1	1	1
Total Rooms		6	6	4
Bedrooms		2	3	2
Baths (full.half)	0.0	1.0	1.0	1.0
Parking		G2D	G1	
Construction		Brick/Metal, Vinyl	Metal, Vinyl	Brick
Condition		C3 - Good Condition	C4 -Average Condition	C3 - Good Condition
Year Built	1948	1944	1955	1940
Acres	0.2	0.19	0.22	0.19
Central Air		Yes	Yes	Yes
Pool		No	No	No
Heat	Gas	Forced	Gas	Forced
Fireplace			1	

Min Sale Price: \$170,000
 Max Sale Price: \$238,000
 Median Sale Price: \$219,000

Min Sqft: 1,047
 Max Sqft: 1,165
 Avg Sqft: 1,122

3 Comparables
 Avg Sale Price: \$209,000
 Avg \$/SF: \$187

