

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	3127 Knightway St Memphis, TN 38118	3019 Capri St Memphis, TN 38118	3019 Capri St Memphis, TN 38118	3017 Meadows Ln Memphis, TN 38118
Distance to Subject	-	0.23 mi	0.23 mi	0.22 mi
MAAR Subdivision	Knight Knoll Blk A	Winchester Heights 3rd Add	Winchester Heights 3rd Add	Meadows (The)
Map	772B	772B	772B	772B
Sale Date	12/20/2023	06/26/2026	12/04/2025	10/15/2025
Sale Type	Normal Sale	Normal Sale	Atypical Sale	Normal Sale
Sale Price	\$135,900	\$144,500	\$112,500	\$165,000
Seller Concessions	-	-	-	-
Adjusted Sale Price	\$135,900	\$144,500	\$112,500	\$165,000
Mortgage % & Type	75CV	60CV	CU	72CV
Source	Apr	MLS	MLS	Tax
Effective Date	06/97	04/13	04/13	12/24
SqFt	920	1044	1044	994
\$/SF	\$148.00	\$138.00	\$108.00	\$166.00
Stories	1	1	1	1
Total Rooms	6	5	5	5
Bedrooms	3	3	3	3
Baths (full,half)	1.0	1.0	1.0	2.0
Parking				G1A
Construction	Brick	Brick	Brick	Brick
Condition	C4 -Average Condition			
Year Built	1959	1964	1964	1996
Acres	0.19	0.18	0.18	0.07
Central Air	Yes	Yes	Yes	Yes
Pool	No	No	No	
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$112,500
Max Sale Price: \$165,000
Median Sale Price: \$144,500

Min Sqft: 994
Max Sqft: 1,044
Avg Sqft: 1,027

3 Comparables
Avg Sale Price: \$140,667
Avg \$/SF: \$137

