

# Comparative Market Analysis

Prepared for Grant Park SOLD End of Year 2007 - since 9/30/2007

Property Type: Residential Status: Sold-Closed																
Subject Property																
#	MLS#	Closed Date	Address	City	Zip	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price	Sold Price	DOM
1	3554974	10/03/2007	406 GRANT PARK PLACE	ATLANT	30315	GRANT PARK	5	4	0	2 Or + Stories	Crawl Space, Exterior Entry	2007	\$629,900	\$629,900	\$610,000 #	3
2	3582524	12/14/2007	506 Grant St Se	ATLANT	30312	Grant Park	4	2	1	2 Stories	Crawl Space	1895	\$559,900	\$559,900	\$540,000 #	67
3	3582181	12/14/2007	1250 WOODLAND AVENUE	ATLANT	30316	GRANT PARK ORMEWOOD PARK	3	2	1	2 Stories	Crawl Space	2000	\$375,000	\$375,000	\$355,000 #	28
4	3400776	10/31/2007	1018 BERNE STREET	ATLANT	30316	GRANT PARK	3	2	1	2 Stories	Crawl Space	2007	\$380,000	\$369,999 *	\$375,000 #	229
5	3570164	11/08/2007	981 GRANT COVE PLACE SE	ATLANT	30315	Grant Park	3	2	1	2 Stories	Crawl Space, Slab/None	2006	\$349,900	\$342,900 *	\$342,900 #	22
6	3530263	10/15/2007	549 WALDO STREET	ATLANT	30312	GRANT PARK	2	2	0	1 Story	Crawl Space	1912	\$349,000	\$339,000 *	\$325,000	63
7	3456443	12/18/2007	1293 Grant St Se	ATLANT	30315	Grant Park	3	2	1	2 Stories	Crawl Space, Partial	2007	\$322,900	\$299,900 *	\$307,500 #	215
8	3534967	10/26/2007	493 KENDRICK AVE SE	ATLANT	30315-2020	Grant Park	4	2	0	1 & 1/2 Stories	Crawl Space	1925	\$349,900	\$299,900 *	\$299,900 #	69
9	3556223	11/16/2007	608 GRANT STREET	ATLANT	30312	GRANT PARK	2	2	0	2 Stories	Crawl Space	1908	\$275,000	\$275,000	\$260,000 #	44
10	3572804	10/18/2007	441 GRANT ST SE	ATLANT	30312-3113	GRANT PARK	3	2	1	2 Stories	Slab/None	1992	\$274,900	\$274,900	\$275,900 #	8
11	3559466	10/15/2007	893 CITY PARK DR	ATLANT	30312	GRANT PARK BOULEVARD HEIGHTS	3	2	0	1 Story	Crawl Space	2004	\$264,000	\$259,500 *	\$247,000 #	31
12	3494757	11/15/2007	628 WALDO STREET	ATLANT	30312	GRANT PARK	2	2	0	1 Story	Daylight, Exterior Entry, Full, Interior Entry	1920	\$284,900	\$250,000 *	\$237,500	154
13	3483330	10/23/2007	212 ORMOND ST	ATLANT	30315	GRANT PARK	4	2	1	1 & 1/2 Stories	Crawl Space	1920	\$289,900	\$249,900 *	\$245,000 #	111
14	3537249	12/28/2007	835 Berne Street	ATLANT	30316	Grant Park	2	2	0	1 Story	Crawl Space	1920	\$269,900	\$249,900 *	\$233,000 #	133
15	3545961	10/31/2007	876 MARION AVE SE	ATLANT	30312	GRANT PARK	2	2	0	1 Story	Crawl Space, Exterior Entry	1950	\$239,900	\$239,900	\$235,800 #	37
16	3531694	11/19/2007	620 BERNE STREET	ATLANT	30312-3502	GRANT PARK	4	1	0	1 Story	Crawl Space	1925	\$219,900	\$210,000 *	\$200,000	37
17	3467470	10/31/2007	314 GRANT STREET	ATLANT	30312	GRANT PARK	2	1	2	2 Stories	Crawl Space	1992	\$234,900	\$209,900 *	\$209,900 #	161

18	3589311	11/30/2007	704 HOBART AVENUE SE	ATLANT	30312-3825	GRANT PARK BOULEVARD HEIGHTS	2	2	0	1 Story	Crawl Space	1946	\$199,900	\$199,900	\$190,000 #	34
19	3591340	11/19/2007	1201 GRANT STREET	ATLANT	30315-2817	GRANT PARK	3	2	1	2 Stories	Slab/None	2003	\$199,900	\$199,900	\$192,500 #	16
20	3595707	12/05/2007	326 Glenwood Ave SE	ATLANT	30312	Grant Park	2	2	0	2 Stories	Slab/None	1992	\$199,900	\$199,900	\$205,500 #	10
21	3548051	12/04/2007	976 Connally Street SE	ATLANT	30315	Grant Park Peoplestown	6	5	2	2 Stories	Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry	2004	\$227,500	\$189,900 *	\$170,800 #	102
22	3560406	12/03/2007	65 Little St SE	ATLANT	30315-1251	Grant Park	3	2	1	2 Stories	Crawl Space	2003	\$175,000	\$175,000	\$172,250 #	37
23	3535001	12/28/2007	676 DELMAR AVENUE SE	ATLANT	30312-3645	GRANT PARK	3	2	0	1 Story	Crawl Space	1924	\$174,900	\$174,900	\$135,000 #	34
24	3515739	11/30/2007	160 Ormond St SE	ATLANT	30315-1329	Grant Park	4	2	0	2 Stories	Crawl Space	1920	\$167,900	\$159,900 *	\$150,000 #	102
25	3596628	12/20/2007	175 Ormond Street	ATLANT	30315	Grant Park Peoplestown	2	2	0	1 Story	Crawl Space	1920	\$162,900	\$155,900 *	\$155,900	30
26	3504815	11/07/2007	990 GRANT STREET	ATLANT	30315	GRANT PARK	3	2	0	1 & 1/2 Stories	Slab/None	1990	\$189,900	\$149,900 *	\$144,200	120
27	3588734	12/14/2007	237 Farrington Ave SE	ATLANT	30315	GRANT PARK	3	2	1	2 Stories	Crawl Space	2001	\$143,900	\$143,900	\$139,671 #	29
28	3585428	11/21/2007	909 Confederate Ave SE	ATLANT	30312	GRANT PARK	2	1	0	1 Story	Crawl Space	1925	\$139,900	\$139,900	\$145,500 #	27
29	3559014	10/29/2007	56 Ormond St Sw	ATLANT	30315	GRANT PARK	3	2	0	1 Story	Crawl Space	1920	\$120,000	\$120,000	\$120,000 #	57
<b>Average</b>							<b>3</b>	<b>2</b>	<b>1</b>			<b>1960</b>	<b>\$267,979</b>	<b>\$256,706</b>	<b>\$248,990</b>	<b>69</b>
<b>Number of Properties: 29</b>																

Prepared by

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Information herein is provided by Seller and is, therefore, not guaranteed.