



Comparative Market Analysis

9393 St George Road
Peyton, 80831

Monday, March 11, 2024

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Under Contract - Showing

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
4026376	03/02/2024	9629 Beryl DR	Single Family	4,379	5	4	\$635,000	15
Averages:				4,379	5	4.00	\$635,000	151

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
5172274	02/22/2024	12294 Pine Valley CR	Single Family	3,837	6	4	\$597,900	106
Averages:				3,837	6	4.00	\$597,900	106

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
1206070	01/23/2024	9624 Beryl DR	Single Family	3,695	5	4	\$524,000	19
5875329	09/22/2023	9497 Portmarnock CT	Single Family	3,595	5	4	\$525,000	9
5453782	11/13/2023	9702 Vistas Park DR	Single Family	4,101	3	3	\$558,000	129
1693256	11/30/2023	12870 Morning Breeze WY	Single Family	4,185	3	3	\$610,000	40
4090010	08/31/2023	9763 Emerald Vista DR	Single Family	3,841	5	4	\$625,000	33
7836867	08/09/2023	9522 Fairway Glen DR	Single Family	4,185	4	4	\$650,000	40
6435227	10/10/2023	10298 Boulder Ridge DR	Single Family	4,185	4	4	\$675,000	72
5279499	02/21/2024	9532 Fairway Glen DR	Single Family	4,226	4	4	\$680,000	17
Averages:				4,002	4	3.75	\$605,875	45

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract	1	\$635,000	\$145.01	\$635,000	\$635,000	\$635,000	151
PENDING	1	\$597,900	\$155.82	\$597,900	\$597,900	\$597,900	106
SOLD	8	\$605,875	\$151.24	\$617,500	\$524,000	\$680,000	45
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	10	\$607,990	\$151.07	\$617,500	\$524,000	\$680,000	62

Researched and prepared by **Josh Rowland**

Keller Williams Clients Choice Realty

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