

1932396 - 9308 Chilly Pond Av - Software Selected Comps

Property Summary

- Asking price: 215000
- SqFt: 1254
- Beds: 3
- Baths: 2
- Flooring: Concrete
- Garage: 3
- Built: 1995
- Stories: 1

Links

- [Here is a video of the property](#)
- [Here is a link to the Zillow page](#)

Computer Selected Comps

Sales Comps

MLS	Dist	SqFt	PPSqFt	Close	Days
1912641	0.35	1305	171	2017-08-18	7
1906760	0.74	1347	148	2017-08-01	12
1898730	1.13	1254	173	2017-08-30	50

MLS	Sale Price	Garage	Lot	Beds	Built
1912641	223100	2	6098	3	1995
1906760	200000	2	1742	3	1997
1898730	216900	2	4356	3	1996

Estimated sales market value based on the above comps: $\$164/\text{SqFt} \times 1,254\text{SqFt} = \$206,000$

Rental Comps

MLS	Dist	SqFt	PPSqFt	Close	Days
1925007	0.38	1238	0.97	2017-08-29	3
1924441	0.81	1310	1.01	2017-08-29	11
1930452	0.38	1318	0.99	2017-09-25	8

MLS	Sale Price	Garage	Lot	Beds	Built
1925007	1200	2	4356	3	1998
1924441	1323	2	3920	3	2000
1930452	1300	2	4356	3	1999

Estimated rental market value based on the above comps: $\$0.99/\text{SqFt} \times 1,254\text{SqFt} = \$1,240/\text{Mo.}$

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