



Comparative Market Analysis

Prepared for Country Walk subdivision

Property Type: Residential Status: Active											
Subject Property											
#	MLS#	Address	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price
1	3684842	4817 WINDING LANE	COUNTRY WALK	4	2	1	2 Stories	Finished, Full	1989	\$209,000	\$199,000 *
2	3689319	3379 Split Wood Way SW	COUNTRY WALK	4	2	1	2 Stories	Crawl Space	1991	\$197,900	\$197,900
3	3693721	3354 Timber Ridge	Country Walk	4	2	1	2 Stories	Slab/None	1991	\$195,000	\$195,000
4	3717960	3360 Timber Rdg SW	Country Walk	4	2	1	2 Stories	Crawl Space	1991	\$194,900	\$189,900 *
5	3716937	3361 TIMBER RIDGE	COUNTRY WALK	4	2	1	2 Stories	Crawl Space	1991	\$192,200	\$188,500 *
6	3635206	3356 TIMBER RIDGE	COUNTRY WALK	4	3	0	Split Foyer	Bath, Daylight, Finished, Interior Entry	1991	\$198,500	\$185,000 *
7	3672756	4829 BUCKHORN CT	Country Walk	4	2	1	Split Level	Bath, Daylight, Exterior Entry, Finished, Interior Entry, Partial	1990	\$185,000	\$185,000
8	3705528	3234 COUNTRY WALK DRIVE	COUNTRY WALK	4	3	0	1 Story	Finished	1989	\$200,000	\$184,900 *
9	3701213	3372 HICKORY LANE	COUNTRY WALK	4	3	0	Split Level	Bath, Finished	1991	\$185,000	\$180,000 *
10	3713604	4832 Buckhorn Ct	Country Walk	4	3	1	2 Stories	Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry	1991	\$180,000	\$180,000
11	3583625	4801 Winding Lane	Country Walk	4	2	1	2 Stories	Full	1988	\$189,900	\$179,900 *
12	3739598	3271 Woodcliff Way	Country Walk	4	3	0	Split Foyer	Daylight, Exterior Entry, Finished, Interior Entry	1988	\$177,900	\$177,900
13	3713800	4789 DEER CHASE	COUNTRY WALK	4	2	1	2 Stories	Crawl Space	1988	\$175,000	\$175,000
14	3739407	3370 Trailside Ct SW	COUNTRY WALK	4	2	1	2 Stories	Slab/None	1992	\$190,000	\$175,000 *
15	3703205	4770 Longwood Court	Country Walk	3	3	0	Split Level	Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry	1988	\$174,900	\$174,900
16	3651889	3311 HILLSIDE DRIVE	COUNTRY WALK	3	2	0	Split Foyer	Interior Entry, Partial	1989	\$172,500	\$172,500
17	3729879	4831 Buckhorn Ct SW	Country Walk	3	3	1	2 Stories	Bath, Interior Entry, Partial	1991	\$169,900	\$169,900
18	3666561	3230 COUNTRY WALK DRIVE	COUNTRY WALK	3	2	0	Split Level	Bath/Stubbed, Finished, Interior Entry, Partial	1990	\$175,000	\$169,750 *
19	3713497	4761 Deer Chas SW	Country Walk	3	2	0	Split Level	Crawl Space, Daylight	1988	\$159,900	\$159,900
20	3735298	4864 Saddlerun Ln SW	COUNTRY WALK	3	2	0	Split Level	Finished, Partial	1989	\$159,900	\$152,900 *
21	3689238	3306 HILLSIDE DRIVE	COUNTRY WALK	3	2	0	1 Story	Slab/None	1989	\$149,900	\$149,900
22	3745647	3148 Ramblewood Ct SW	Country Walk	3	2	0	Split Level	Slab/None	1989	\$149,900	\$149,900
23	3735328	4764 DEER CHASE	COUNTRY WALK	3	2	0	1 Story	Slab/None	1988	\$145,000	\$145,000
24	3747508	4860 Saddlerun Lane	Country Walk	3	2	0	1 & 1/2 Stories	Finished, Partial	1989	\$135,000	\$135,000
25	3750285	3350 HICKORY LANE	COUNTRY WALK	3	2	0	Split Level	Daylight, Exterior Entry, Interior Entry, Partial	1990	\$134,900	\$134,900
26	3695147	3144 RAMBLEWOOD CT	COUNTRY WALK	3	2	0	Split Level	Daylight, Exterior Entry, Finished, Interior Entry, Partial	1988	\$157,900	\$129,900 *
Average				4	2	1			1990	\$175,192	\$170,671
Number of Properties: 26											

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	3607970	1/25/2008	3385 Stone Path Way SW	POWDER	30127	Country Walk	4	3	1	2 Stories	Bath, Daylight, Exterior Entry, Finished, Full	1993	\$219,500	\$219,500	\$212,655 #	28
2	3476342	7/13/2007	3386 SPLIT	POWDER	30127-	COUNTRY	4	3	1	2	Bath,	1991	\$214,900	\$214,900	\$210,000 #	37

			WOOD WAY		5300	WALK				Stories	Daylight, Exterior Entry, Finished, Full, Interior Entry					
3	3481458	7/02/2007	4857 SADDLERUN LANE	POWDER	30127	COUNTRY WALK	3	2	1	2 Stories	Daylight, Exterior Entry, Finished, Full, Interior Entry	1989	\$205,900	\$205,900	\$205,900 #	37
4	3579591	11/16/2007	4804 Country Walk Est	POWDER	30127	Country Walk	4	2	1	2 Stories	Slab/None	2001	\$199,900	\$199,900	\$186,000 #	36
5	3589244	1/18/2008	3262 Country Walk Dr SW	POWDER	30127	Country Walk	4	2	1	2 Stories	Slab/None	1991	\$190,000	\$190,000	\$185,000 #	59
6	3513020	1/29/2008	3473 HOLLOW STREAM TRL	POWDER	30127-5318	COUNTRY WALK	4	2	1	2 Stories	Crawl Space	1992	\$195,000	\$179,900 *	\$176,508 #	193
7	3575602	11/27/2007	3267 COUNTRY WALK DR	POWDER	30127-3899	Country Walk	4	2	1	2 Stories	Slab/None	1991	\$179,900	\$179,900	\$171,900	27
8	3523705	10/12/2007	3318 HILLSIDE DRIVE	POWDER	30127-3880	COUNTRY WALK	3	2	0	Split Level	Daylight, Finished, Interior Entry, Partial	1989	\$179,500	\$174,900 *	\$160,000	64
9	3617063	6/20/2008	4824 BUCKHORN COURT	POWDER	30127	COUNTRY WALK	4	2	1	2 Stories	Daylight, Exterior Entry, Finished, Interior Entry	1990	\$182,000	\$172,000 *	\$172,400 #	170
10	3570945	1/29/2008	4809 HILLSIDE COURT	POWDER	30127	COUNTRY WALK	3	2	1	2 Or + Stories	Interior Entry, Partial	1991	\$169,900	\$169,900	\$171,500 #	25
11	3668690	4/30/2008	4768 DEER CHASE	POWDER	30127	COUNTRY WALK	3	2	0	2 Stories	Daylight, Exterior Entry, Full	1988	\$168,000	\$168,000	\$169,000 #	21
12	3631551	2/28/2008	3320 HILLSIDE DR	POWDER	30127	COUNTRY WALK	3	2	1	Split Foyer	Bath, Daylight, Finished	1980	\$159,900	\$159,900	\$156,000 #	12
13	923568	8/21/2007	3454 LOOKOUT TRACE	POWDER	30127	COUNTRY WALK	3	2	0	1 Story	Slab/None	1989	\$159,900	\$159,900	\$165,000 #	75
14	3451989	9/28/2007	4789 Deer Chase	POWDER	30127	Country Walk	3	2	1	2 Stories	Crawl Space	1988	\$164,900	\$150,000 *	\$115,000	134
15	3595686	2/06/2008	3453 Lookout Trace	POWDER	30127	Country Walk	3	2	1	2 Stories	Crawl Space	1989	\$157,900	\$150,000 *	\$150,000 #	89
16	3663179	6/20/2008	3138 RAMBLEWOOD COURT	POWDER	30127	COUNTRY WALK	4	2	0	Split Level	Partial	1989	\$159,900	\$149,900 *	\$147,818 #	89
17	3514650	2/29/2008	3206 COUNTRY WALK DRIVE	POWDER	30127	COUNTRY WALK	3	2	1	2 Stories	Slab/None	1988	\$159,900	\$149,900 *	\$154,600 #	218
18	3678059	6/17/2008	3393 SPLIT WOOD WAY	POWDER	30127	COUNTRY WALK	3	2	1	2 Stories	Bath/Stubbed, Full	1991	\$159,000	\$143,900 *	\$135,945 #	55
19	3672310	4/14/2008	3146 Ramblewood Ct SW	POWDER	30127-3870	Country Walk	4	3	0	Split Foyer	Bath, Exterior Entry, Finished, Interior Entry, Partial	1989	\$125,900	\$125,900	\$121,373 #	14
20	3519335	12/18/2007	3231 COUNTRY WALK DRIVE	POWDER	30127-3844	COUNTRY WALK	4	3	0	Split Foyer	Slab/None	1988	\$164,900	\$119,900 *	\$120,900 #	146
Average							4	2	1			1990	\$175,835	\$169,205	\$164,374	76
Number of Properties: 20																

Prepared by

BOB SOUTHARD
770-659-2190
SOLID SOURCE REALTY INC.
Bob@AgentBobSells.com

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