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Blueberrie Properties



Comparative Market Analysis

Prepared By: Rachael Obella

Listings as of 07/01/25 at 9:26 am

Status is 'Sold' 07/01/2025 to 07/01/2024    Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending'    Property Type is 'Townhouse/Condo'    Building SqFt is 1800 or less    Year Built is 1987  
or less    Subdivision is like '\*Wellington Park\*'

Townhouse/Condo

Pending Properties

MLS #	Address	Subdivision	Cnd	BR	FB	HB	# Gar	#CP	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
64286328	12619 Newbrook Drive	Wellington Park T/H	No	2	1	1	2		1,143	1977	1,037	\$163,000	\$142.61	35
# LISTINGS:		1	Medians:		2	1	1	2	1,143	1977	1,037	\$163,000	\$142.61	35
			Minimums:		2	1	1	2	1,143	1977	1,037	\$163,000	\$142.61	35
			Maximums:		2	1	1	2	1,143	1977	1,037	\$163,000	\$142.61	35
			Averages:		2	1	1	2	1,143	1977	1,037	\$163,000	\$142.61	35

Sold Properties

MLS #	Address	Subdivision	Cnd	BR	FB	HB	# Gar	#CP	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP%LP
60787464	12567 Wellington Park Drive #151	Wellington Park T/H	No	2	2	0	2		1,242	1977	2,232	\$169,500	\$136.47	43	01/15/25	\$150,000	\$120.77	88.50
34998898	8499 S Dairy Ashford Road	Wellington Park T/H	No	3	2	0	2		1,264	1977	1,540	\$162,000	\$128.16	*63	10/21/24	\$162,000	\$128.16	100.00
# LISTINGS:		2	Medians:		3	2	0	2	1,253	1977	1,886	\$165,750	\$132.32	53		\$156,000	\$124.47	94.25
			Minimums:		2	2	0	2	1,242	1977	1,540	\$162,000	\$128.16	43		\$150,000	\$120.77	88.50
			Maximums:		3	2	0	2	1,264	1977	2,232	\$169,500	\$136.47	63		\$162,000	\$128.16	100.00
			Averages:		3	2	0	2	1,253	1977	1,886	\$165,750	\$132.32	53		\$156,000	\$124.47	94.25

Quick Statistics ( 3 Listings Total )				
	Min	Max	Average	Median
List Price	\$162,000	\$169,500	\$164,833	\$163,000
Sold Price	\$150,000	\$162,000	\$156,000	\$156,000
Adj. Sold Price	\$150,000	\$161,450	\$155,725	\$155,725
LP/SF	\$128.16	\$142.61	\$135.75	\$136.47
SP/SF	\$120.77	\$128.16	\$124.47	\$124.47
Adj. SP/SqFt	\$120.77	\$127.73	\$124.25	\$124.25

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.