

COMPARATIVE MARKET ANALYSIS

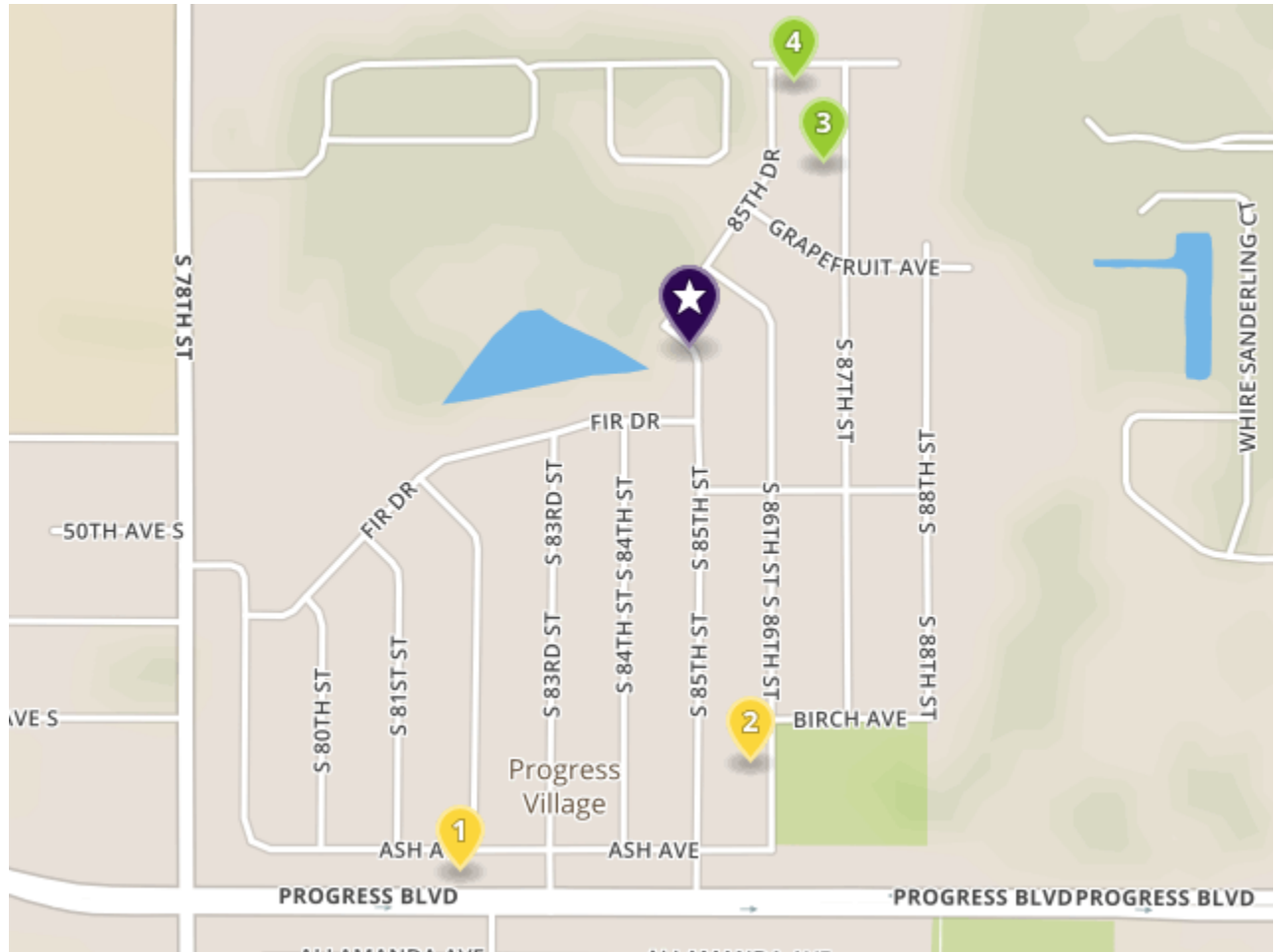


8228 Gumwood Dr, Tampa, Florida 33619

PREPARED FOR

8228 Gumwood

DECEMBER 29, 2017



	MLS #	Status	Address	Price
0	Subject		8228 Gumwood Dr, Tampa, Florida 33619	
1	T2917592	P	8107 ASH AVE	\$119,900
2	U7841068	P	5203 S 86TH ST	\$105,000
3	T2912041	A	4709 S 87TH ST	\$133,900
4	T2918467	A	4702 85TH DR	\$159,900

Status: P = Pending, A = Active

Pending Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
8107 ASH AVE	4	2.00	1960	1,115	6,820	\$119,900	
5203 S 86TH ST	3	1.00	1961	816	6,344	\$105,000	
Averages				965	6,582	\$112,450	

Active Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
4709 S 87TH ST	3	1.00	1963	1,111	7,176	\$133,900	
4702 85TH DR	4	2.00	1962	1,279	7,176	\$159,900	
Averages				1,195	7,176	\$146,900	

P 8107 ASH AVE, Tampa

\$119,900

Listing information

MLS#: T2917592	Beds: 4	Sq Ft: 1,115	List Date: 12/7/17
Status: Pending	Baths: 2.00	Year Built: 1960	DOM: 12



P 5203 S 86TH ST, Tampa

\$105,000

Listing information

MLS#: U7841068	Beds: 3	Sq Ft: 816	List Date: 12/8/17
Status: Pending	Baths: 1.00	Year Built: 1961	DOM: 16



A 4709 S 87TH ST, Tampa \$133,900

Listing information			
MLS#: T2912041	Beds: 3	Sq Ft: 1,111	List Date: 11/2/17
Status: Active	Baths: 1.00	Year Built: 1963	DOM: 57



A 4702 85TH DR, Tampa \$159,900

Listing information			
MLS#: T2918467	Beds: 4	Sq Ft: 1,279	List Date: 12/13/17
Status: Active	Baths: 2.00	Year Built: 1962	DOM: 16

Pending Listings

Number of listings	2
Lowest price	\$105,000
Average price	\$112,450
Highest price	\$119,900
Avg price per sqft	\$118
Avg DOM	14



Active Listings

Number of listings	2
Lowest price	\$133,900
Average price	\$146,900
Highest price	\$159,900
Avg price per sqft	\$123
Avg DOM	36



Comps / Market activity notes:

Not sure why it didnt transfer over to the CMA, but 5006 86th is PNC at 149,900 list price. MLS T2898382 1302 sq ft. Renovated, bath & kitchen nicely done. Very close to subject property. 7 houses down and next street over. This is a 3/2... and there is definitely space and certainly the open floor plan to add a 2nd bath if its in the budget <- recommended if possible.

4709 S 87th is super basic, and tenant occupied, showing horrendously.

There are 3 new construction homes under way IN this neighborhood which will certainly push up the volume of activity, and will produce buyers for the lower priced renovated houses... i.e. 8228 Gumwood

5203 86th is a super basic very small 816 sq ft 3/1 that went PNC @ 105k in 2 weeks

8107 Ash is a strong comp. 1115 sq ft. listed at 120k and went under contract in only 12 days.