

# Comparable Market Analysis

2743 Elmwood Road, Jacksonville, FL, 32210

Wednesday, April 11, 2018



**FRONT ELEVATION**

2743 Elmwood Road, Jacksonville Florida, 32210

James Reimann, Broker, Realtor

RIMESERV REALTY LLC

770 Wakemont Dr

ORANGE PARK, FL 32065

904-437-4542

[jimreim@gmail.com](mailto:jimreim@gmail.com)

<http://www.RimeServRealty.com>

License #: 3276675

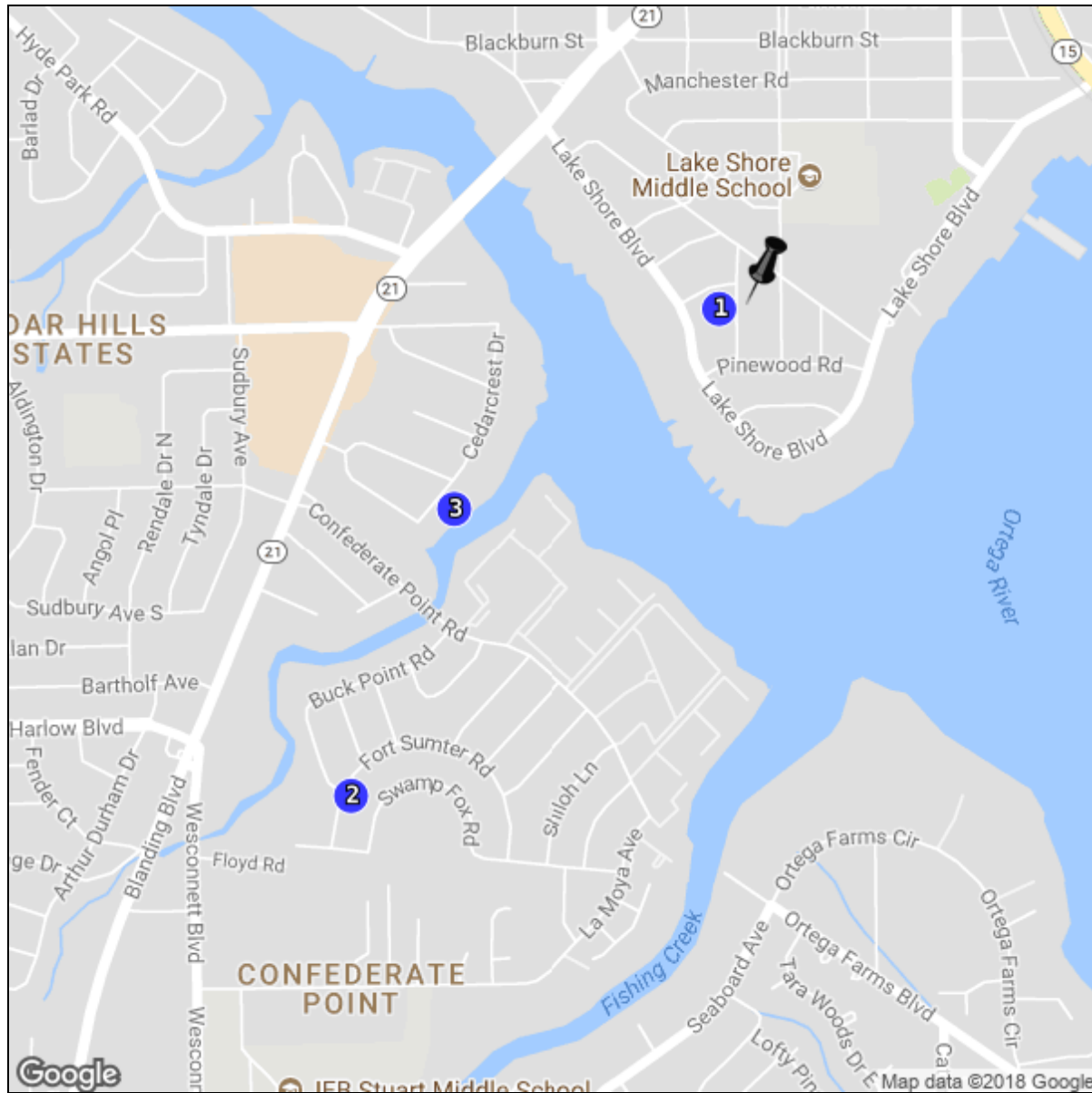


## COMMENTS

At current market conditions, inventory for new construction homes are in demand. This supplements the general low inventory of previously-owned homes for sale. As a result, a new construction home of approximately 2,000 square feet built in this location, would demand a value of approximately \$230,000.00.

*This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.*

# Map of Subject And Comparable Properties



● Active ● Sold ● Pending ● Withdrawn ● Cancelled ● Expired

	Address	MLS #	Status	Distance from Subject
Subject	2743 Elmwood Road Jacksonville FL 32210			
1	2744 ELMWOOD RD , JACKSONVILLE FL 32210	928330	Sold	0.04m
2	5802 FORT SUMTER RD , JACKSONVILLE FL 32210	906874	Sold	0.89m
3	3829 CEDAR FOREST DR E , JACKSONVILLE FL 32210	883599	Sold	0.51m

# Comparable Properties

Subject

928330

906874

883599



2743 Elmwood Road  
Jacksonville FL 32210



2744 ELMWOOD RD  
JACKSONVILLE FL



5802 FORT SUMTER RD  
JACKSONVILLE FL



3829 CEDAR FOREST DR E  
JACKSONVILLE FL

Distance From Subject		0.04	0.89	0.51
List Price		\$210,000	\$225,000	\$244,900
Original List Price		\$210,000	\$240,000	\$249,900
Sold Price		\$210,000	\$225,000	\$238,000
Status		Sold	Sold	Sold
Status Date		05/03/2018	05/04/2018	11/29/2017
Days on Market		0	178	114
Cumulative Days on Market		53	178	114
<b>Adjustment</b>			<b>+/-</b>	<b>+/-</b>
Region		05-HYDE GROVE/ MURRAY HILL/ LAKESHORE/ WESCONNETT	05-HYDE GROVE/ MURRAY HILL/ LAKESHORE/ WESCONNETT	05-HYDE GROVE/ MURRAY HILL/ LAKESHORE/ WESCONNETT
Area		052-LAKESHORE	055-CONFEDERATE POINT/ORTEGA FARMS	055-CONFEDERATE POINT/ORTEGA FARMS
Legal Name of Subdiv		RIVERDALE GARDENS	CONFEDERATE POINT	CEDAR FOREST
Approx. Heated SqFt	2,000	1,760	2,033	2,098
Bedrooms		4	4	3
Full Baths	4	2	2	2
Half Baths	2	0	0	0
Year Built		2017	1980	1982
Dining			Living/Dining Combo	Separate Dining Room; Kitchen/Family Combo; Eating Space-Kitchen
Misc Exterior			Porch - Front; Patio - Open	Deck - Wood
Interior Amenities			Walk-in-Closet(s); Vaulted/Cath. Ceil.; Ceiling 8+ Ft.; Tile Floors; Laminate Floors	Walk-in-Closet(s); Ceiling 8+ Ft.; Window Treatment(s); Tile Floors; Laminate Floors
Fireplace			1 Fireplace; Brick Fireplace; Wood Burning FrpIc	1 Fireplace; Stone Fireplace; Mantle; Fireplace-Living Rm
Waterfront				
Parking Facilities		# Garage Spaces: 2.00	Attached Garage; # Garage Spaces: 2.00;	Attached Garage; # Garage Spaces: 2.00

**Subject**

**928330**

**906874**

**883599**



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**2744 ELMWOOD RD  
JACKSONVILLE FL**



**5802 FORT SUMTER RD  
JACKSONVILLE FL**



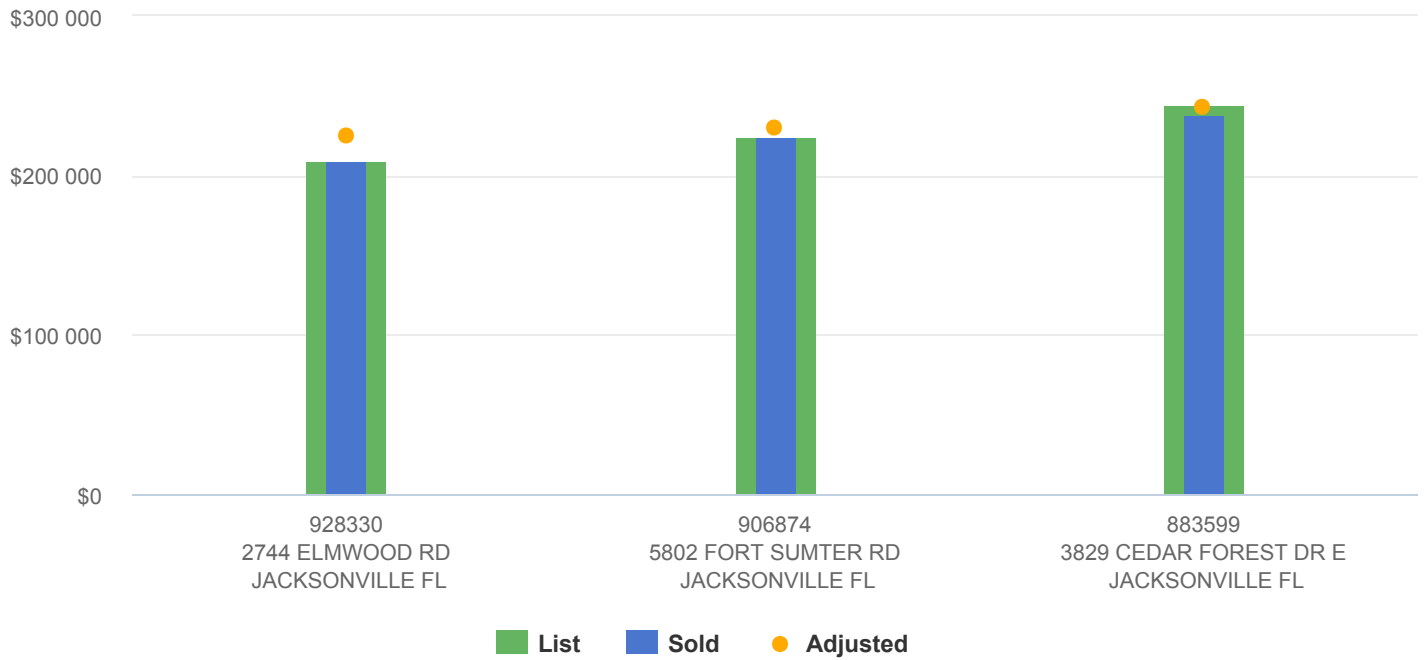
**3829 CEDAR FOREST DR E  
JACKSONVILLE FL**

				Courtyard Entry Gar; Circular Drive		
Additional Rooms				Entry Hall / Foyer; Separate Living Room; Florida Room; Family Room; Lndry/Util. (inside); Glass Room		Entry Hall / Foyer; Family Room; Lndry/ Util. (inside)
Pool/Hot Tub		No Pool		No Pool		No Pool
Appx. Lot Dimensions				99 x 118		
Lot Description		Regular Lot		Regular Lot		Wooded; Water Access; Flood Insurance Req.
Exterior Wall				Brick		Brick; Mostly Brick; Vinyl Siding
Structure				Wood Frame; Brick (Other)		
Address			+15000		+5000	+5000
<b>Adjusted Price</b>			<b>\$225,000</b>		<b>\$230,000</b>	<b>\$243,000</b>

# Price Analysis

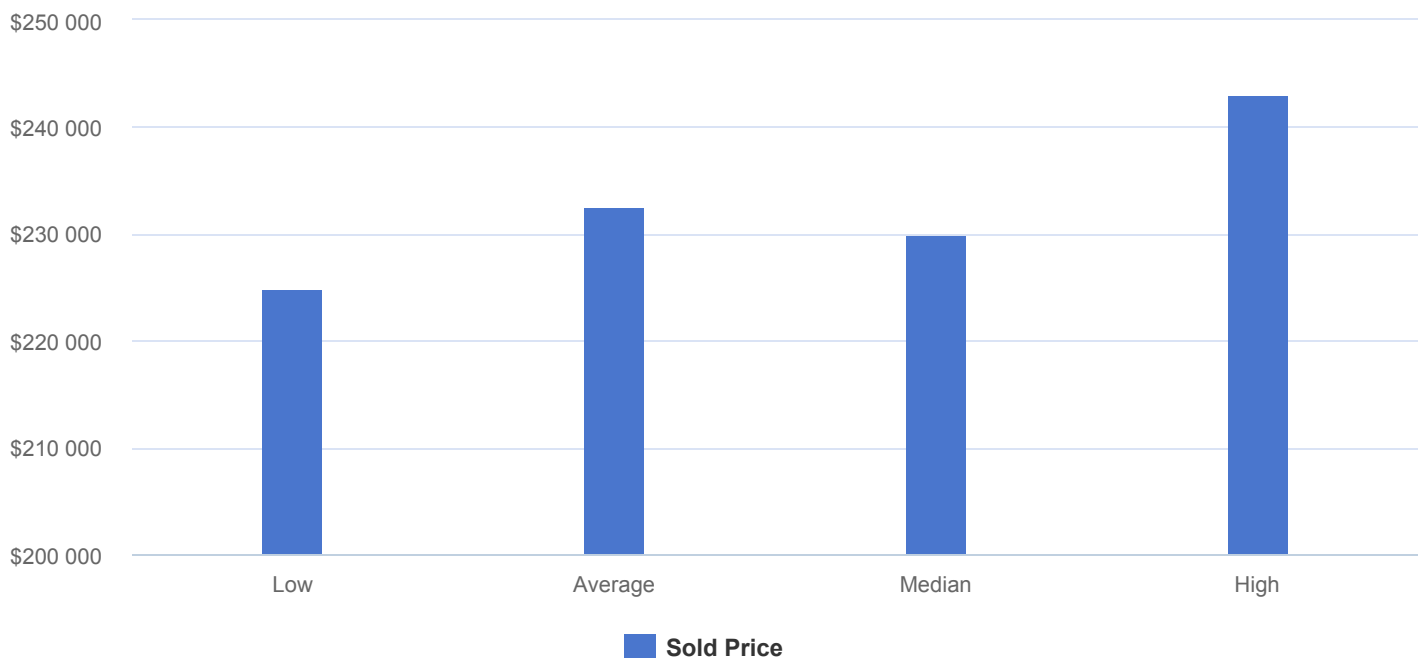
## List, Sold and Adjusted Prices

Closed Listings



## Low, Average, Median, and High Sold Prices

Closed Listings



## Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
928330	2744 ELMWOOD RD, JACKSONVILLE FL	\$210,000	0	53	05/03/2018	\$210,000	\$15,000	\$225,000
906874	5802 FORT SUMTER RD, JACKSONVILLE FL	\$225,000	178	178	05/03/2018	\$225,000	\$5,000	\$230,000
883599	3829 CEDAR FOREST DR E, JACKSONVILLE FL	\$244,900	114	114	11/29/2017	\$238,000	\$5,000	\$243,000

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low		\$225,000
Average		\$232,667
Median		\$230,000
High		\$243,000

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Approx. Heated SqFt	Avg. List \$/Approx. Heated SqFt	Avg. Sold \$/Approx. Heated SqFt	Avg. Dom	Avg. CDOM
Closed	5	1,094,800	218,960	1,078,000	215,600	0.99	1,908	114.79	113.08	75	85
Overall	5	1,094,800	218,960	1,078,000	215,600	0.99	1,908	114.79	113.08	75	85