

Comparable Properties

1056883



1015 Gettysvue Drive
Knoxville TN

1075290



1029 Gettysvue Drive
Knoxville TN

1076914



9300 Bunker Lane
Knoxville TN

List Price	\$835,000	\$1,185,000	\$875,000
Original List Price	\$899,000	\$1,220,000	\$889,900
Sold Price			
Status	Active	Active	Active
Status Date	09/20/2018	04/04/2019	04/17/2019
Agent Days on Market	340	510	131
# Bedrooms	6	4	5
SqFt - Total (Aprox)	5,077	5,967	7,510
Lot Dimensions	136.62X141.29XIRR	88.24 X 148.75 X IRR	53x131
Acres	0	0	0
Cancel Reason			
Year Built	2006	2006	1998
In Sub	Yes	Yes	Yes
Sales Incentive	No	No	No
Price	\$835,000	\$1,185,000	\$875,000

1079871



9036 Legends Lake Lane
Knoxville TN

1081706



9300 Hidden Green Lane
Knoxville TN

1082605



9219 Double Eagle Lane
Knoxville TN

List Price	\$479,000	\$1,499,000	\$598,500
Original List Price	\$498,500	\$1,499,000	\$598,500
Sold Price			
Status	Active	Active	Active
Status Date	05/10/2019	05/25/2019	06/03/2019
Agent Days on Market	108	93	84
# Bedrooms	4	5	3
SqFt - Total (Aprox)	3,892	7,287	4,192
Lot Dimensions	78X152 APP IRR	130.37 x 183.03	97X146 IRR APP
Acres	0	1.35	0
Cancel Reason			
Year Built	1996	2007	1996
In Sub	Yes	Yes	Yes
Sales Incentive	No		No
Price	\$479,000	\$1,499,000	\$598,500

1083493



1212 Gettysvue Way
Knoxville TN

1083837



8927 Legends Lake Lane
Knoxville TN

1084854



1000 Golf View Lane
Knoxville TN

List Price	\$539,000	\$689,900	\$748,000
Original List Price	\$559,000	\$699,900	\$748,000
Sold Price			
Status	Active	Active	Active
Status Date	06/12/2019	06/25/2019	06/21/2019
Agent Days on Market	75	63	67
# Bedrooms	4	5	5
SqFt - Total (Aprox)	3,947	5,018	5,678
Lot Dimensions	171.49 x 206.38 x IRR	142.45 x 140.37 x IRR	178.71X44.2XIRR
Acres	0	0	0.32
Cancel Reason			
Year Built	1997	1997	2008
In Sub	Yes	Yes	Yes
Sales Incentive	No	No	No
Price	\$539,000	\$689,900	\$748,000

1085940



901 Broken Shaft Lane
Knoxville TN

1086421



1252 Gettysvue Way
Knoxville TN

1088729



8935 Linksvue A Drive
Knoxville TN

List Price	\$869,900	\$740,000	\$850,000
Original List Price	\$869,900	\$775,000	\$850,000
Sold Price			
Status	Active	Active	Active
Status Date	07/01/2019	07/04/2019	07/25/2019
Agent Days on Market	56	53	33
# Bedrooms	5	6	4
SqFt - Total (Aprox)	4,239	5,728	4,280
Lot Dimensions	95.33x190.67xirr	177.58X186.08	
Acres	0	0.42	0
Cancel Reason			
Year Built	2007	1997	2019
In Sub	Yes	Yes	Yes
Sales Incentive	No	No	No
Price	\$869,900	\$740,000	\$850,000

1088876



8933 Linksvue B Drive
Knoxville TN

1089076



917 Signature Lane
Knoxville TN

1089702



1006 Gettysvue Drive
Knoxville TN

List Price	\$850,000	\$1,595,000	\$999,900
Original List Price	\$850,000	\$1,595,000	\$999,900
Sold Price			
Status	Active	Active	Active
Status Date	07/26/2019	07/29/2019	08/07/2019
Agent Days on Market	33	28	19
# Bedrooms	4	5	6
SqFt - Total (Aprox)	4,252	5,852	7,626
Lot Dimensions	condo	2 lots combined	134Mx168.24xIRR
Acres	0	0	0
Cancel Reason			
Year Built	2019	2004	1999
In Sub	Yes	Yes	Yes
Sales Incentive	No	No	No
Price	\$850,000	\$1,595,000	\$999,900

1090767



9244 Linksvue Drive
Knoxville TN

1091836



9017 Legends Lake Lane
Knoxville TN

List Price	\$629,000	\$598,500	
Original List Price	\$629,000	\$598,500	
Sold Price			
Status	Active	Active	
Status Date	08/23/2019	08/21/2019	
Agent Days on Market	6	5	
# Bedrooms	6	4	
SqFt - Total (Aprox)	6,225	4,267	
Lot Dimensions	96x155	104x150 app irr	
Acres	0	0	
Cancel Reason			
Year Built	1996	1997	
In Sub	Yes	Yes	
Sales Incentive	No	No	
Price	\$629,000	\$598,500	

Price Analysis

Summary of Active Listings

MLS #	Address	Orig. List Price	ADOM	List Price	Total Adjustments	Adjusted Price
1084854	1000 Golf View Lane, Knoxville TN	\$748,000	67	\$748,000	-	\$748,000
1088876	8933 Linksvue Drive B, Knoxville TN	\$850,000	33	\$850,000	-	\$850,000
1089076	917 Signature Lane, Knoxville TN	\$1,595,000	28	\$1,595,000	-	\$1,595,000
1090767	9244 Linksvue Drive, Knoxville TN	\$629,000	6	\$629,000	-	\$629,000
1088729	8935 Linksvue Drive A, Knoxville TN	\$850,000	33	\$850,000	-	\$850,000
1079871	9036 Legends Lake Lane, Knoxville TN	\$498,500	108	\$479,000	-	\$479,000
1082605	9219 Double Eagle Lane, Knoxville TN	\$598,500	84	\$598,500	-	\$598,500
1091836	9017 Legends Lake Lane, Knoxville TN	\$598,500	5	\$598,500	-	\$598,500
1083837	8927 Legends Lake Lane, Knoxville TN	\$699,900	63	\$689,900	-	\$689,900
1083493	1212 Gettysvue Way, Knoxville TN	\$559,000	75	\$539,000	-	\$539,000
1056883	1015 Gettysvue Drive, Knoxville TN	\$899,000	340	\$835,000	-	\$835,000
1081706	9300 Hidden Green Lane, Knoxville TN	\$1,499,000	93	\$1,499,000	-	\$1,499,000
1089702	1006 Gettysvue Drive, Knoxville TN	\$999,900	19	\$999,900	-	\$999,900
1085940	901 Broken Shaft Lane, Knoxville TN	\$869,900	56	\$869,900	-	\$869,900
1076914	9300 Bunker Lane, Knoxville TN	\$889,900	131	\$875,000	-	\$875,000
1075290	1029 Gettysvue Drive, Knoxville TN	\$1,220,000	510	\$1,185,000	-	\$1,185,000
1086421	1252 Gettysvue Way, Knoxville TN	\$775,000	53	\$740,000	-	\$740,000

Low, Average, Median, and High Comparisons

	Active	Overall
Low	\$479,000	\$479,000
Average	\$857,688	\$857,688
Median	\$835,000	\$835,000
High	\$1,595,000	\$1,595,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt - Total (Aprox)	Avg. List \$/SqFt - Total (Aprox)	Avg. Sold \$/SqFt - Total (Aprox)	Avg. ADOM
Active	17	14,580,700	857,688	0	0	0.00	5,355	160.87	0.00	100
Overall	17	14,580,700	857,688	0	0	0.00	5,355	160.87	0.00	100