

Comparable Properties

1006444



855 Gettysvue Drive
Knoxville TN

1009465



9429 Polo Club Lane
Knoxville TN

1019935



9024 Legends Lake Lane
Knoxville TN

List Price	\$1,249,000	\$760,000	\$674,900
Original List Price	\$1,249,000	\$969,000	\$674,900
Sold Price	\$1,250,000	\$760,000	\$650,000
Status	Closed	Closed	Closed
Status Date	05/04/2018	01/10/2019	04/30/2018
Agent Days on Market	226	492	126
# Bedrooms	5	5	5
SqFt - Total (Aprox)	8,700	5,964	4,645
Lot Dimensions	109.75 x 235.85 x IRR	88.12x142xirr	88.21x141.44xirr
Acres	0	0	0
Cancel Reason		Other	
Year Built	2005	2002	2008
In Sub	Yes	Yes	Yes
Sales Incentive	No	No	No
Price	\$1,250,000	\$760,000	\$650,000

1029303



9238 Linksvue Drive
Knoxville TN

1028630



801 Gettysvue Drive
Knoxville TN

1028884



9323 Hidden Green Lane
Knoxville TN

List Price	\$889,000	\$1,774,500	\$1,325,000
Original List Price	\$889,000	\$1,774,500	\$1,350,000
Sold Price	\$882,000	\$1,700,000	\$1,325,000
Status	Closed	Closed	Closed
Status Date	07/31/2018	07/24/2018	10/23/2018
Agent Days on Market	56	67	150
# Bedrooms	5	6	6
SqFt - Total (Aprox)	6,988	8,048	7,552
Lot Dimensions	107 X 161 X IRR	230x160 IRR APP	118.94X184.77XIRR
Acres	0	0	0
Cancel Reason			
Year Built	2002	2005	2018
In Sub	Yes	Yes	Yes
Sales Incentive	No	No	No
Price	\$882,000	\$1,700,000	\$1,325,000

1029424



1233 Gettysvue Way
Knoxville TN

1029814



9201 Double Eagle Lane
Knoxville TN

1033008



9260 Linksvue Drive
Knoxville TN

List Price	\$555,000	\$793,000	\$860,000
Original List Price	\$555,000	\$795,000	\$860,000
Sold Price	\$550,000	\$700,000	\$797,000
Status	Closed	Closed	Closed
Status Date	04/13/2018	08/31/2018	04/10/2018
Agent Days on Market	3	196	3
# Bedrooms	5	4	3
SqFt - Total (Aprox)	3,827	5,461	4,286
Lot Dimensions	75 x 194 x IRR	27.26x122.25xIRR	164.96x221.16xIRR
Acres	0	0.43	0
Cancel Reason			
Year Built	2006	2001	2005
In Sub	Yes	Yes	Yes
Sales Incentive			No
Price	\$550,000	\$700,000	\$797,000

1034056



916 Gettysvue Drive
Knoxville TN

1037372



1015 Shadow Brook Drive
Knoxville TN

1037671



9010 Linksvue Drive
Knoxville TN

List Price	\$799,900	\$599,900	\$739,500
Original List Price	\$899,000	\$615,000	\$799,000
Sold Price	\$780,000	\$550,000	\$722,000
Status	Closed	Closed	Closed
Status Date	07/17/2019	08/22/2018	02/22/2019
Agent Days on Market	458	61	280
# Bedrooms	4	5	5
SqFt - Total (Aprox)	6,073	4,146	5,578
Lot Dimensions	131 x 166 x irr	100.55 x 118.57	
Acres	0	0	0
Cancel Reason			
Year Built	2004	2001	2000
In Sub	Yes	Yes	Yes
Sales Incentive	No	No	
Price	\$780,000	\$550,000	\$722,000

1041301



836 Gettysvue Drive
Knoxville TN

1043498



9212 Friars Way
Knoxville TN

1046989



1009 Shadow Brook Drive
Knoxville TN

List Price	\$1,675,000	\$517,000	\$535,000
Original List Price	\$1,675,000	\$529,000	\$550,000
Sold Price	\$1,500,000	\$490,000	\$520,000
Status	Closed	Closed	Closed
Status Date	08/20/2018	10/03/2018	01/15/2019
Agent Days on Market	0	71	162
# Bedrooms	5	4	4
SqFt - Total (Aprox)	8,637	3,278	3,612
Lot Dimensions	1.6ac	36.44 X 186.2 X Irregular	105.75 X 170.5 X IRR
Acres	1.63	0.48	0
Cancel Reason			
Year Built	2016	1996	1998
In Sub	Yes	Yes	Yes
Sales Incentive	No	No	No
Price	\$1,500,000	\$490,000	\$520,000

1056197



907 Gettysvue Drive
Knoxville TN

1058650



8911 Legends Lake Lane
Knoxville TN

1063034



927 Fairway Oaks Lane
Knoxville TN

List Price	\$779,000	\$675,000	\$1,392,500
Original List Price	\$799,000	\$675,000	\$1,392,500
Sold Price	\$745,000	\$655,000	\$1,320,000
Status	Closed	Closed	Closed
Status Date	08/14/2019	03/08/2019	05/17/2019
Agent Days on Market	306	274	122
# Bedrooms	5	5	5
SqFt - Total (Aprox)	5,556	4,158	6,305
Lot Dimensions	95.52x132.24xIRR	167*136*IRR	117X198XIRR
Acres	0	0	0
Cancel Reason			
Year Built	2000	2007	1996
In Sub	Yes	Yes	Yes
Sales Incentive	No		No
Price	\$745,000	\$655,000	\$1,320,000

1069661



9232 Linksvue Drive
Knoxville TN

1075296



9326 Hidden Green Lane
Knoxville TN

1079864



9323 Hidden Green Lane
Knoxville TN

List Price	\$625,000	\$1,299,000	\$1,450,000
Original List Price	\$625,000	\$1,299,000	\$1,450,000
Sold Price	\$610,000	\$1,250,000	\$1,400,000
Status	Closed	Closed	Closed
Status Date	04/12/2019	05/06/2019	06/28/2019
Agent Days on Market	28	5	19
# Bedrooms	5	5	6
SqFt - Total (Aprox)	6,266	5,847	7,878
Lot Dimensions	100.15x161.61	142.62 x 133.82 x IRR	
Acres	0.34	0	0
Cancel Reason			
Year Built	1997	2007	2018
In Sub	Yes	Yes	Yes
Sales Incentive	No	No	
Price	\$610,000	\$1,250,000	\$1,400,000

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	ADOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1075296	9326 Hidden Green Lane, Knoxville TN	\$1,299,000	5	05/03/2019	\$1,250,000	-	\$1,250,000
1019935	9024 Legends Lake Lane, Knoxville TN	\$674,900	126	04/30/2018	\$650,000	-	\$650,000
1063034	927 Fairway Oaks Lane, Knoxville TN	\$1,392,500	122	05/13/2019	\$1,320,000	-	\$1,320,000
1028630	801 Gettysvue Drive, Knoxville TN	\$1,774,500	67	07/24/2018	\$1,700,000	-	\$1,700,000
1006444	855 Gettysvue Drive, Knoxville TN	\$1,249,000	226	05/04/2018	\$1,250,000	-	\$1,250,000
1009465	9429 Polo Club Lane, Knoxville TN	\$760,000	492	12/13/2018	\$760,000	-	\$760,000
1043498	9212 Friars Way, Knoxville TN	\$517,000	71	09/28/2018	\$490,000	-	\$490,000
1056197	907 Gettysvue Drive, Knoxville TN	\$779,000	306	08/14/2019	\$745,000	-	\$745,000
1029303	9238 Linksvue Drive, Knoxville TN	\$889,000	56	07/31/2018	\$882,000	-	\$882,000
1028884	9323 Hidden Green Lane, Knoxville TN	\$1,325,000	150	10/23/2018	\$1,325,000	-	\$1,325,000
1041301	836 Gettysvue Drive, Knoxville TN	\$1,675,000	0	08/20/2018	\$1,500,000	-	\$1,500,000
1069661	9232 Linksvue Drive, Knoxville TN	\$625,000	28	04/12/2019	\$610,000	-	\$610,000
1037671	9010 Linksvue Drive, Knoxville TN	\$739,500	280	02/22/2019	\$722,000	-	\$722,000
1046989	1009 Shadow Brook Drive, Knoxville TN	\$535,000	162	01/15/2019	\$520,000	-	\$520,000
1033008	9260 Linksvue Drive, Knoxville TN	\$860,000	3	04/10/2018	\$797,000	-	\$797,000
1029814	9201 Double Eagle Lane, Knoxville TN	\$793,000	196	08/31/2018	\$700,000	-	\$700,000
1029424	1233 Gettysvue Way, Knoxville TN	\$555,000	3	03/28/2018	\$550,000	-	\$550,000
1079864	9323 Hidden Green Lane, Knoxville TN	\$1,450,000	19	06/28/2019	\$1,400,000	-	\$1,400,000
1037372	1015 Shadow Brook Drive, Knoxville TN	\$599,900	61	08/22/2018	\$550,000	-	\$550,000
1034056	916 Gettysvue Drive, Knoxville TN	\$799,900	458	07/12/2019	\$780,000	-	\$780,000
1058650	8911 Legends Lake Lane, Knoxville TN	\$675,000	274	03/08/2019	\$655,000	-	\$655,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$490,000	\$490,000
Average	\$912,190	\$912,190
Median	\$760,000	\$760,000
High	\$1,700,000	\$1,700,000

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
Closed	21	19,967,200	950,819	19,156,000	912,190	0.96	5,848	160.40	153.77	148
Overall	21	19,967,200	950,819	19,156,000	912,190	0.96	5,848	160.40	153.77	148