

# Market Analysis Summary | Vacant Land

Listings as of 10/25/2023 at 5:02 PM, Page 1 of 1

#	MLS #	Address	City	Zoning	 Acres	 LP/Acre	 SP/Acre	 List Price	 Sold Price	 Sold Date	 Sale/List	 DOM
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## Listings: Closed

1	1094231	748 Ayden	Eden	R12	6.34	\$12,616	\$11,039	\$80,000	\$70,000	03/03/2023	88%	17
2	1102064	00 Glenrobin	Eden	R20ED	7.63	\$10,485	\$8,519	\$80,000	\$65,000	10/11/2023	81%	149
3	1092337	1552 Beeson S	Eden	RA	9.13	\$7,656	\$6,572	\$69,900	\$60,000	01/26/2023	86%	33

Min	6.34	\$7,656	\$6,572	\$69,900	\$60,000	81%	17
Max	9.13	\$12,616	\$11,039	\$80,000	\$70,000	88%	149
Avg	7.70	\$10,252	\$8,710	\$76,633	\$65,000	85%	66
Med	7.63	\$10,485	\$8,519	\$80,000	\$65,000	86%	33

3	Total Listings	Average for all:	7.70	\$10,252	\$8,710	\$76,633	\$65,000	85%	66
		Median for all:	7.63	\$10,485	\$8,519	\$80,000	\$65,000	86%	33

		Min	Max	Avg	Med
Quick Statistics	List Price	\$69,900	\$80,000	\$76,633	\$80,000
	Sale Price	\$60,000	\$70,000	\$65,000	\$65,000
	Sale / List	81.25	87.50	3%	3%

*Presented by: Adam Hunnicutt*

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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