

COMPARATIVE MARKET ANALYSIS



**12532 Justine Street, Calumet Park, Illinois
60827**

PREPARED FOR
Private Lending Group --Lamar Woods

AUGUST 6, 2018

Analysis of the comparable properties suggests a list price of:

\$40,000

Here are some other pricing factors to consider:

	Low	Median	Average	High	Proj. value \$/sqft
All listings	\$27,000	\$41,500	\$75,057	\$145,000	\$59,279
Active listings					
Sold listings	\$27,000	\$41,500	\$75,057	\$145,000	\$59,279

NOTES

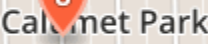
2 bdrm 1 bath with full basement. Gutted out, some framing completed

\$40,000 MLS





INTRO



Ralph Vargas | EXIT Redefined Realty | 6161 W 95th St Oak Lawn, IL 60453 | Mobile: 708-717-7170 | ralphvargas1@gmail.com

Status: S = Closed

Sold Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
12529 South Elizabeth Street	3	1/0	1957	1,015	.1148	\$40,000	2/5/18
12410 South Lincoln Street	3	1/0	1958	960		\$37,000	8/4/17
12515 South Justine Street	4	2/0	1958	1,056	.0861	\$141,000	8/31/17
12829 South Loomis Street	4	2/0		1,060		\$138,000	12/15/17
12518 South Lincoln Street	3	1/0	1962	1,058	.109	\$38,000	11/30/17
12815 South Throop Street	3	1/0	1943	896	.1446	\$27,000	1/19/18
12508 South Justine Street	4	2/0	1956	1,038	.1148	\$120,000	3/7/18
12631 South Laflin Street	3	1/0	1958	1,060	.0861	\$41,500	2/23/18
12717 South Racine Avenue	4	2/0	1956	1,022	.1001	\$145,000	5/17/18
12538 South Laflin Street	3	1/0	1955	1,025	.1004	\$38,000	5/9/18
12804 South Racine Avenue	3	1/0	1956	1,025	.1	\$60,127	5/18/18
Averages				1,019		\$75,057	

COMPARABLE PROPERTIES

LISTINGS



**12532 Justine Street,
Calumet Park, Illinois 60827**



12529 South Elizabeth Street



12410 South Lincoln Street



12515 South Justine Street

Status	Subject	Closed	Closed	Closed
List Price	\$40,000	\$46,450	\$35,900	\$150,000
Sold Price		\$40,000	\$37,000	\$141,000
List Date		6/7/16	2/24/17	6/7/17
Sold Date		2/5/18	8/4/17	8/31/17
\$/Sq. Ft		\$39	\$39	\$134
DOM		550	125	23
Year Built		1957	1958	1958
Square Feet	815	1,015	960	1,056
Lot Size		.1148		.0861
City		CALUMET PARK	CALUMET PARK	CALUMET PARK
Area		Calumet Park	Calumet Park	Calumet Park
Subdivision				
Style				Ranch
Taxes		\$2,839	\$2,917	\$4,532
Bedrooms	3	3	3	4
Bathrooms	1.0	1/0	1/0	2/0
Garages		2	2	2

Information is deemed reliable but not guaranteed.

Source: MRED

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COMPARABLE PROPERTIES

LISTINGS



**12532 Justine Street,
Calumet Park, Illinois 60827**



12829 South Loomis Street



12518 South Lincoln Street



12815 South Throop Street

Status	Subject	Closed	Closed	Closed
List Price	\$40,000	\$142,500	\$36,000	\$26,000
Sold Price		\$138,000	\$38,000	\$27,000
List Date		9/18/17	9/25/17	10/26/17
Sold Date		12/15/17	11/30/17	1/19/18
\$/Sq. Ft		\$130	\$36	\$30
DOM		171	6	44
Year Built			1962	1943
Square Feet	815	1,060	1,058	896
Lot Size			.109	.1446
City		CALUMET PARK	CALUMET PARK	CALUMET PARK
Area		Calumet Park	Calumet Park	Calumet Park
Subdivision				
Style		Ranch	Bungalow	Ranch
Taxes		\$3,981	\$2,465	\$4,006
Bedrooms	3	4	3	3
Bathrooms	1.0	2/0	1/0	1/0
Garages			2	2

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COMPARABLE PROPERTIES

LISTINGS



**12532 Justine Street,
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12508 South Justine Street



12631 South Laflin Street



12717 South Racine Avenue

Status	Subject	Closed	Closed	Closed
List Price	\$40,000	\$140,000	\$32,900	\$150,000
Sold Price		\$120,000	\$41,500	\$145,000
List Date		11/8/17	1/10/18	3/1/18
Sold Date		3/7/18	2/23/18	5/17/18
\$/Sq. Ft		\$116	\$39	\$142
DOM		91	13	41
Year Built		1956	1958	1956
Square Feet	815	1,038	1,060	1,022
Lot Size		.1148	.0861	.1001
City		Calumet Park	CALUMET PARK	CALUMET PARK
Area		Calumet Park	Calumet Park	Calumet Park
Subdivision				
Style		Bungalow	Ranch	Ranch
Taxes		\$3,854	\$4,066	\$3,076
Bedrooms	3	4	3	4
Bathrooms	1.0	2/0	1/0	2/0
Garages			2	2

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COMPARABLE PROPERTIES

LISTINGS



**12532 Justine Street,
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12538 South Laflin Street



12804 South Racine Avenue

Status	Subject	Closed	Closed
List Price	\$40,000	\$40,200	\$52,000
Sold Price		\$38,000	\$60,127
List Date		3/22/18	4/23/18
Sold Date		5/9/18	5/18/18
\$/Sq. Ft		\$37	\$59
DOM		14	9
Year Built		1955	1956
Square Feet	815	1,025	1,025
Lot Size		.1004	.1
City		CALUMET PARK	CALUMET PARK
Area		Calumet Park	Calumet Park
Subdivision			
Style			
Taxes		\$4,252	\$1,150
Bedrooms	3	3	3
Bathrooms	1.0	1/0	1/0
Garages		2	2

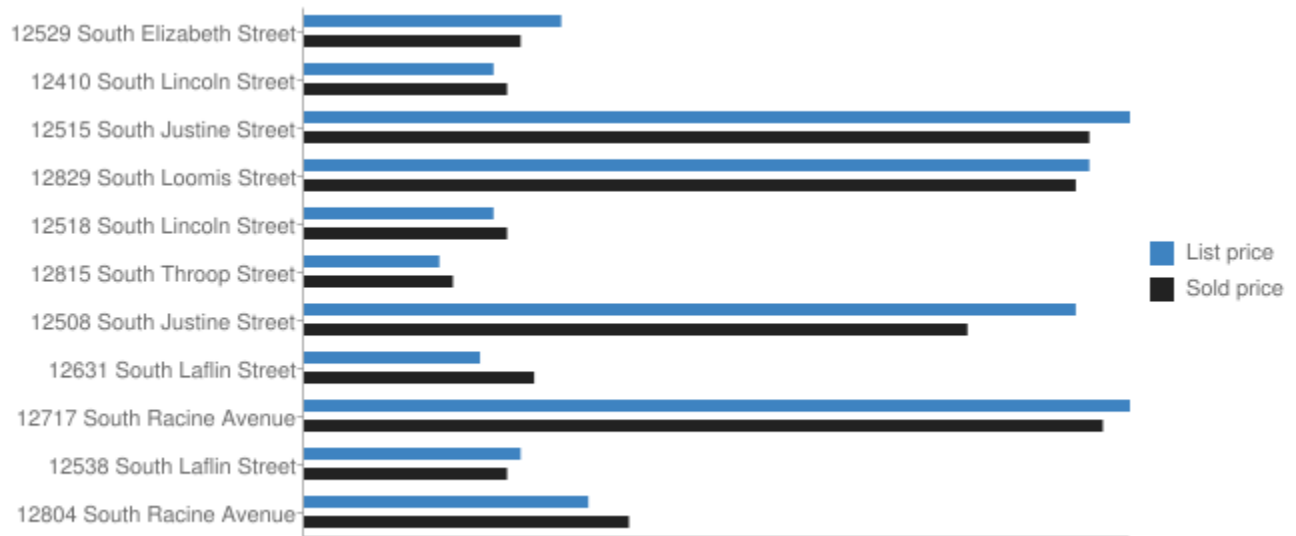
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SOLD PROPERTY ANALYSIS

ANALYSIS



Address	List Price	Sold Price	% of List Price	DOM	\$ per Sqft
12529 South Elizabeth Street	\$46,450	\$40,000	86.1%	550	\$39
12410 South Lincoln Street	\$35,900	\$37,000	103.1%	125	\$39
12515 South Justine Street	\$150,000	\$141,000	94.0%	23	\$134
12829 South Loomis Street	\$142,500	\$138,000	96.8%	171	\$130
12518 South Lincoln Street	\$36,000	\$38,000	105.6%	6	\$36
12815 South Throop Street	\$26,000	\$27,000	103.8%	44	\$30
12508 South Justine Street	\$140,000	\$120,000	85.7%	91	\$116
12631 South Laflin Street	\$32,900	\$41,500	126.1%	13	\$39
12717 South Racine Avenue	\$150,000	\$145,000	96.7%	41	\$142
12538 South Laflin Street	\$40,200	\$38,000	94.5%	14	\$37
12804 South Racine Avenue	\$52,000	\$60,127	115.6%	9	\$59
Sold Averages	\$77,450	\$75,057	96.9%	98	\$73

Sold Listings

Number of listings	11
Lowest price	\$27,000
Average price	\$75,057
Highest price	\$145,000
Avg price per sqft	\$73
Avg DOM	98

