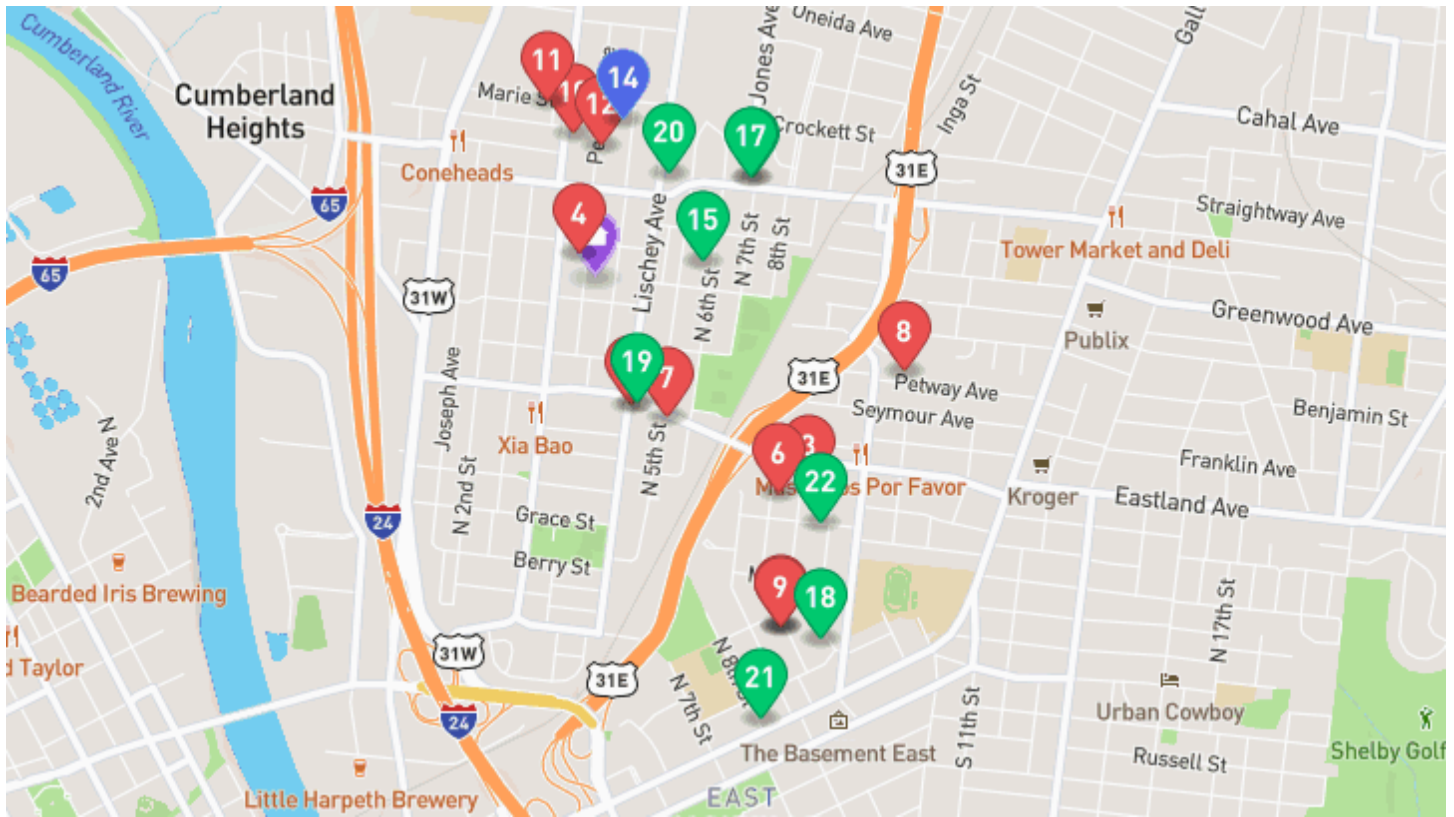


Map of Comparable Listings



STATUS: ● = CLOSED ● = HOLD ● = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	1111 Pennock Ave	3	2.00	1,767	-
2	●	206F North 9th Street	4	4.00	1,910	\$660,000
3	●	715 Myrtle St	3	2.00	2,002	\$650,000
4	●	1118 Pennock Ave	3	4.00	1,536	\$700,000
5	●	206H North 9th Street	4	4.00	1,954	\$759,900
6	●	709 N 9th St	4	3.00	2,210	\$749,900
7	●	825 N 5th St	4	3.00	2,228	\$730,325
8	●	913 Petway Ave	3	3.00	2,045	\$755,000
9	●	206G North 9th Street	4	4.00	1,910	\$669,900
10	●	1321B Meridian St	3	3.00	2,092	\$655,000
11	●	142 Marie St	3	2.00	1,656	\$640,000
12	●	1325A Pennock Ave	4	3.00	2,300	\$735,000
13	●	843 Lischey Ave	4	5.00	2,234	\$810,000



Robert Schmitt
 Bradford Real Estate
 Cell: 615-351-9425

14	2943439	H	1332 Stainback Ave	5	2.00	1,972	\$815,000
15	2940711	A	1110A N 6th St	4	4.00	2,208	\$1,125,000
16	2972767	A	1293 Jones Ave	3	4.00	1,856	\$825,000
17	2972768	A	621 Douglas Ave	4	5.00	1,933	\$900,000
18	2967736	A	110A Myrtle St A	4	4.00	2,174	\$814,550
19	2820085	A	402 Cleveland St 3	4	4.00	1,599	\$825,000
20	2972536	A	1233 Lischey Ave D	3	3.00	1,755	\$850,000
21	2871545	A	98 N 8th St	3	5.00	1,844	\$950,000
22	2811051	A	426 Hart Ave	4	4.00	2,094	\$899,000



Robert Schmitt
 Bradford Real Estate
 Cell: 615-351-9425

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
206F North 9th Street	4/10/25	4	4.00	1,910	\$660,000	\$346
715 Myrtle St	4/30/25	3	2.00	2,002	\$650,000	\$325
1118 Pennock Ave	5/21/25	3	4.00	1,536	\$700,000	\$456
206H North 9th Street	3/20/25	4	4.00	1,954	\$759,900	\$389
709 N 9th St	5/23/25	4	3.00	2,210	\$749,900	\$339
825 N 5th St	7/25/25	4	3.00	2,228	\$730,325	\$328
913 Petway Ave	5/29/25	3	3.00	2,045	\$755,000	\$369
206G North 9th Street	6/30/25	4	4.00	1,910	\$669,900	\$351
1321B Meridian St	4/4/25	3	3.00	2,092	\$655,000	\$313
142 Marie St	4/18/25	3	2.00	1,656	\$640,000	\$386
1325A Pennock Ave	4/3/25	4	3.00	2,300	\$735,000	\$320
843 Lischey Ave	6/24/25	4	5.00	2,234	\$810,000	\$363
Averages				2,006	\$709,585	\$357

H HOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1332 Stainback Ave	-	5	2.00	1,972	\$815,000	\$413
Averages				1,972	\$815,000	\$413

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1110A N 6th St	-	4	4.00	2,208	\$1,125,000	\$510
1293 Jones Ave	-	3	4.00	1,856	\$825,000	\$445
621 Douglas Ave	-	4	5.00	1,933	\$900,000	\$466
110A Myrtle St A	-	4	4.00	2,174	\$814,550	\$375
402 Cleveland St 3	-	4	4.00	1,599	\$825,000	\$516
1233 Lischey Ave D	-	3	3.00	1,755	\$850,000	\$484
98 N 8th St	-	3	5.00	1,844	\$950,000	\$515
426 Hart Ave	-	4	4.00	2,094	\$899,000	\$429
Averages				1,932	\$898,568	\$467



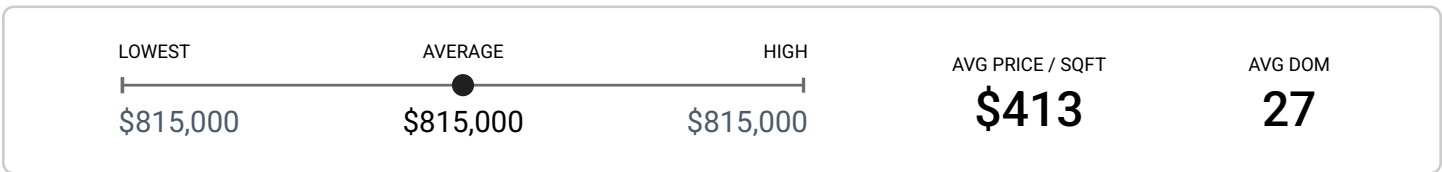
Robert Schmitt
Bradford Real Estate
Cell: 615-351-9425

Comparable Property Statistics

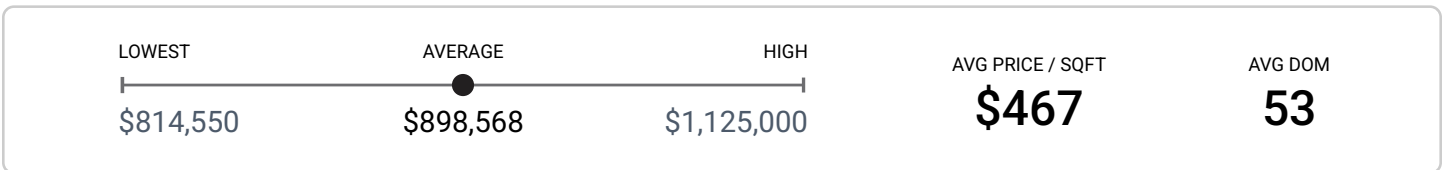
S 12 Sold Listings



H 1 Hold Listings



A 8 Active Listings



Robert Schmitt
Bradford Real Estate
Cell: 615-351-9425

Sold Property Analysis

Averages

95.22%

Homes sold for an average of 95.22% of their list price.

43

Days on market

It took an average of 43 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
206F North 9th Street	\$724,900	\$660,000	91.05%	82	\$346
715 Myrtle St	\$650,000	\$650,000	100.00%	11	\$325
1118 Pennock Ave	\$729,000	\$700,000	96.02%	35	\$456
206H North 9th Street	\$759,900	\$759,900	100.00%	44	\$389
709 N 9th St	\$874,900	\$749,900	85.71%	62	\$339
825 N 5th St	\$775,000	\$730,325	94.24%	35	\$328
913 Petway Ave	\$735,000	\$755,000	102.72%	3	\$369
206G North 9th Street	\$679,900	\$669,900	98.53%	10	\$351
1321B Meridian St	\$664,900	\$655,000	98.51%	4	\$313
142 Marie St	\$650,000	\$640,000	98.46%	26	\$386
1325A Pennock Ave	\$799,000	\$735,000	91.99%	108	\$320
843 Lischey Ave	\$949,000	\$810,000	85.35%	91	\$363
Averages	\$749,291	\$709,585	95.22%	43	\$357



Robert Schmitt
 Bradford Real Estate
 Cell: 615-351-9425

Marketing Action Plan

Below are a few of the services we can provide as part of the marketing of your home. Before we can get started, the first important step is to:

- Sign and complete the Listing Agreement
-

First Week

- Enter listing into the MLS system.
- Put up "For Sale" yard sign.
- Install lock box. (optional)
- Schedule time to shoot property photos.
- Review showing procedure.
- Prepare property flyer.
- Syndicate listing to real estate websites.

Second Week

- Invite brokers and agents to tour home.
- Begin agent to agent marketing efforts.
- Review and update status.

Third Week

- Hold Open House.

Ongoing activities

- Show property to potential buyers.
- Follow-up on Internet leads.
- Monitor market conditions.
- Monitor comparable properties for sale.
- Monitor foreclosures and short sales in market.



Robert Schmitt
Bradford Real Estate
Cell: 615-351-9425