

THE MERRITT COMPANY

Real Estate Investment & Acquisitions

Ethan Merritt | Owner
573-366-6751 | ethan@themerrittcompanyok.com
101 N Broadway Ave, Oklahoma City, OK 73102
www.themerrittcompanyok.com

Comparables Report

Selection Criteria

- Single Family Residential
- Recent MLS Sold Properties
- Outlier Removal via IQR
- Proximity Prioritized
- Market-Based Price Per SqFt Analysis

Top Comparable Sales

Address	Sold Price	SqFt	\$/SqFt	Distance (mi)
2404 Big Horn Canyon Rd	\$270,000	1790	\$150.84	0.09
105 Sequoia Park Dr	\$253,000	1854	\$136.46	0.18
312 Carlsbad Ct	\$246,500	2022	\$121.91	0.23
2416 Bryce Canyon Ct	\$239,000	2032	\$117.62	0.27
320 E Meade Dr	\$250,000	2029	\$123.21	0.3
2404 Acadia Ct	\$240,000	1985	\$120.91	0.31
129 W Parkland Dr	\$225,000	1916	\$117.43	0.31
2408 Acadia Ct	\$227,000	1784	\$127.24	0.31
204 Sequoia Park Dr	\$219,000	1816	\$120.59	0.32
217 E Grand Teton Ct	\$275,000	1812	\$151.77	0.32

Market Pricing Summary

Average Price Per SqFt: \$128.8
Median Price Per SqFt: \$122.56

After Repair Value (ARV)

ARV Range: \$242,788 – \$231,026

Conservative Underwrite ARV: \$224,095

Recommended ARV: \$231,026