

Comparative Market Analysis



**2816 Live Oak Road, Nashville, Tennessee
37210**

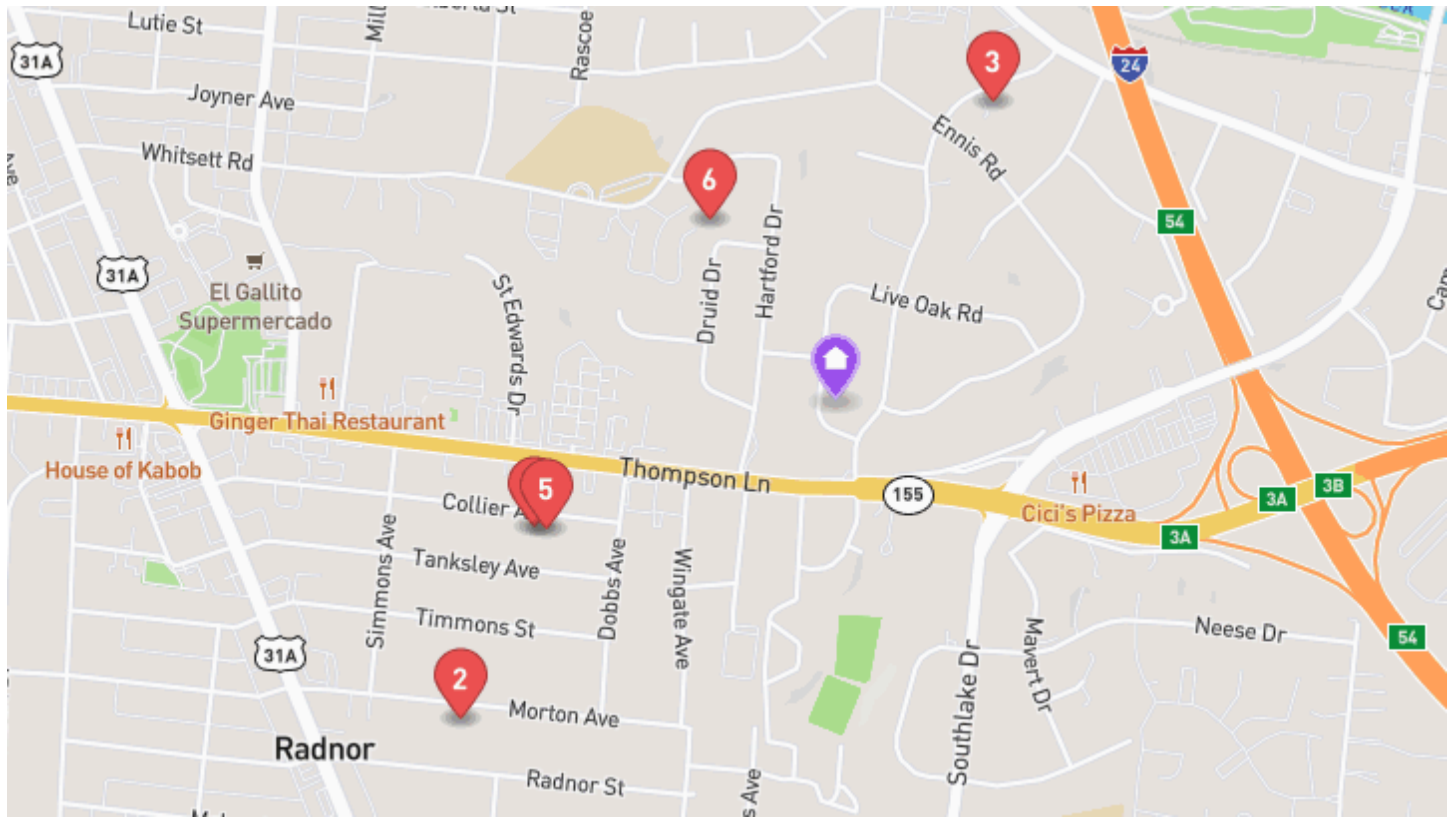
2816 Live Oak Rd

JULY 29, 2022

Virginia Rundle

VILLAGE

Map of Comparable Listings



STATUS: S = CLOSED

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1 Subject	🏠	2816 Live Oak Rd	3	2.00	1,201	-
2 2399168	S	261 Morton Ave	-	0.00	1,237	\$340,000
3 2398829	S	2512 Mashburn Rd	-	0.00	1,425	\$492,500
4 2380875	S	247 Collier Ave	3	2.00	1,277	\$450,000
5 2373241	S	245 Collier Ave	3	2.00	1,374	\$500,000
6 2374765	S	2713 Druid Dr	3	1.00	1,357	\$489,000

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
261 Morton Ave	7/22/22	-	0.00	1,237	\$340,000	\$275
2512 Mashburn Rd	7/19/22	-	0.00	1,425	\$492,500	\$346
247 Collier Ave	6/8/22	3	2.00	1,277	\$450,000	\$352
245 Collier Ave	5/16/22	3	2.00	1,374	\$500,000	\$364
2713 Druid Dr	5/19/22	3	1.00	1,357	\$489,000	\$360
Averages				1,334	\$454,300	\$339

Comparable Properties



2816 Live Oak Road

Nashville, Tennessee 37210

SUBJECT PROPERTY



261 Morton Ave

Nashville, Tennessee 37211

CLOSED 7/22/22



2512 Mashburn Rd

Nashville, Tennessee 37210

CLOSED 7/19/22



247 Collier Ave

Nashville, Tennessee 37211

CLOSED 6/8/22

Details

MLS #	-	MLS #	2399168	MLS #	2398829	MLS #	2380875
List Price	-	List Price	\$375,000	List Price	\$489,000	List Price	\$425,000
Sold Price	-	Sold Price	\$340,000	Sold Price	\$492,500	Sold Price	\$450,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	7/22/22	Sold Date	7/19/22	Sold Date	6/8/22
\$/Sold	-	\$/Sqft	\$275	\$/Sqft	\$346	\$/Sqft	\$352
DOM	-	DOM	8	DOM	1	DOM	3
Year Built	1950	Year Built	1950	Year Built	1954	Year Built	1950
Sqft	1,201	Sqft	1,237	Sqft	1,425	Sqft	1,277
Lot Size (sqft)	11,326	Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	11,762
Area	-	Area	-	Area	-	Area	-
Subdivision	-	Subdivision	Pleasant View	Subdivision	Laurel Acres	Subdivision	Glenclyff
Style	-	Style	Cottage	Style	-	Style	Ranch
Taxes	1701.33	Taxes	1657.0	Taxes	1930.0	Taxes	2850.0
Beds	3	Beds	-	Beds	-	Beds	3
Baths	2.00	Baths	0.00	Baths	0.00	Baths	2.00
Garages	-	Garages	1	Garages	5	Garages	3
Acres	0.26	Acres	-	Acres	-	Acres	0.27

Comparable Properties



2816 Live Oak Road

Nashville, Tennessee 37210

SUBJECT PROPERTY



245 Collier Ave

Nashville, Tennessee 37211

CLOSED 5/16/22



2713 Druid Dr

Nashville, Tennessee 37210

CLOSED 5/19/22

Details

MLS #	-	MLS #	2373241	MLS #	2374765
List Price	-	List Price	\$474,900	List Price	\$489,000
Sold Price	-	Sold Price	\$500,000	Sold Price	\$489,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	5/16/22	Sold Date	5/19/22
\$/Sold	-	\$/Sqft	\$364	\$/Sqft	\$360
DOM	-	DOM	4	DOM	9
Year Built	1950	Year Built	1955	Year Built	1951
Sqft	1,201	Sqft	1,374	Sqft	1,357
Lot Size (sqft)	11,326	Lot Size (sqft)	11,762	Lot Size (sqft)	31,799
Area	-	Area	-	Area	-
Subdivision	-	Subdivision	N/a	Subdivision	A S Johnson
Style	-	Style	-	Style	-
Taxes	1701.33	Taxes	2354.0	Taxes	1937.0
Beds	3	Beds	3	Beds	3
Baths	2.00	Baths	2.00	Baths	1.00
Garages	-	Garages	4	Garages	6
Acres	0.26	Acres	0.27	Acres	0.73

Comparable Property Statistics

S 5 Sold Listings



Sold Property Analysis

Averages

100.8%

Homes sold for an average of 100.8% of their list price.

5

Days on market

It took an average of 5 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
261 Morton Ave	\$395,000	\$340,000	86.08%	8	\$275
2512 Mashburn Rd	\$489,000	\$492,500	100.72%	1	\$346
247 Collier Ave	\$425,000	\$450,000	105.88%	3	\$352
245 Collier Ave	\$374,900	\$500,000	133.37%	4	\$364
2713 Druid Dr	\$489,000	\$489,000	100.00%	9	\$360
Averages	\$434,580	\$454,300	104.54%	5	\$339