

# Comparative Market Analysis

**214 Meadowbrook Drive Dothan, AL 36303**



Prepared For Sergio Restrepo

Prepared On 03/25/2023

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## Subject Property Details



## Subject Address

214 Meadowbrook Drive  
Dothan, AL 36303

## Suggested List Price

\$197,700.00

## Subject Property Overview

Apx Acreage	0
Bedrooms	3
Full Baths	2
Closing Date	
Apx Year Built	1973
Apx H/C SqFt	1650



# Sold Comparable Stats

## Sold Properties Comparable Stats

Lowest		Highest		Average	
Lowest List Price	\$149,500	Highest List Price	\$239,000	Average List Price	\$204,780
Lowest Sold Price	\$150,000	Highest Sold Price	\$222,500	Average Sold Price	\$197,700
Lowest SqFt	1538	Highest SqFt	2145	Average SqFt	1881.6
Lowest Price Per SQFT	\$97	Highest Price Per SQFT	\$120	Average Price Per SQFT	\$105
Lowest DOM	41	Highest DOM	84	Average DOM	66

## Subject Property

Address	City	Apx SqFt	Suggested List Price	Price Per SQFT
214 Meadowbrook Drive	Dothan	1650	\$197,700	\$120

## 5 Sold Comparables

Address	City	Apx SqFt	List Price	Sold Price	Adjusted Price	Price Per SQFT	SP/LP	DOM
1201 Buena Vista Drive	Dothan	1538	\$149,500.00	\$150,000	\$150,000	\$98	100.33%	41
1205 Monte Carlo Drive	Dothan	1734	\$208,000.00	\$208,000	\$208,000	\$120	100.00%	84
405 Santolina Road	Dothan	2145	\$227,700.00	\$222,500	\$222,500	\$104	97.72%	83
403 Santolina Road	Dothan	2066	\$199,700.00	\$200,000	\$200,000	\$97	100.15%	44
503 Santolina Rd	Dothan	1925	\$239,000.00	\$208,000	\$208,000	\$108	87.03%	78

## Sold Comparable Property Details



Comparable 1 Address  
1201 Buena Vista Drive  
Dothan, AL 36303

Property Type Single Family

Property Status Sold

Sold Price \$150,000

Comp 1 Chosen Criteria	Criteria Value
Listing Number	188933
Apx Acreage	0.49
Bedrooms	3
Full Baths	2
Closing Date	2/7/2023
Apx Year Built	1969
Apx H/C SqFt	1538

## Public Remarks

Great home on a large corner lot in desirable North Dothan location. This home is located in Brentwood subdivision and is a great home for someone looking to downsize or for a starter home. Two car garage with extra storage space or use as a workshop. Large laundry room with plenty of extra storage space. Spacious Kitchen with Breakfast room and extra space for an office/playroom or use as your formal Dining Room. Enjoy the large fenced in backyard from your enclosed back porch. This home with a little TLC would be an amazing deal!

## Sold Comparable Property Details



Comparable 2 Address  
1205 Monte Carlo Drive  
Dothan, AL 36303

Property Type Single Family

Property Status Sold

Sold Price \$208,000

Comp 2 Chosen Criteria	Criteria Value
Listing Number	187338
Apx Acreage	0.4
Bedrooms	3
Full Baths	2
Closing Date	10/10/2022
Apx Year Built	1975
Apx H/C SqFt	1734

## Public Remarks

Hurry, this one will not last long. This 3BR/BA home in family friendly Brentwood S/D. Conveniently located to shopping, dining, and more. Eat in kitchen, boasts granite counter tops, ceramic tile flooring/ tons of cabinet storage. Westgate walking/bike trails conveniently located for your enjoyment. Call today to schedule a showing.

## Sold Comparable Property Details



Comparable 3 Address

405 Santolina Road

Dothan, AL 36303

Property Type Single Family

Property Status Sold

Sold Price \$222,500

Comp 3 Chosen Criteria	Criteria Value
Listing Number	188719
Apx Acreage	0.37
Bedrooms	3
Full Baths	2
Closing Date	2/21/2023
Apx Year Built	1971
Apx H/C SqFt	2145

## Public Remarks

Garden District one level brick home with many updates. Spacious living area open to the kitchen and breakfast room. Large kitchen with ample cabinets. Split bedrooms, nice outdoor deck area, two car detached garage and more...

## Sold Comparable Property Details



Comparable 4 Address  
 403 Santolina Road  
 Dothan, AL 36303

Property Type Single Family

Property Status Sold

Sold Price \$200,000

Comp 4 Chosen Criteria	Criteria Value
Listing Number	188718
Apx Acreage	0.37
Bedrooms	3
Full Baths	2
Closing Date	1/13/2023
Apx Year Built	1962
Apx H/C SqFt	2066

## Public Remarks

Garden District one level brick home with many updates. Spacious kitchen, two living areas, three bedroom/two full bathrooms, inside laundry and more...

## Sold Comparable Property Details



Comparable 5 Address

503 Santolina Rd  
Dothan, AL 36303

Property Type Single Family

Property Status Sold

Sold Price \$208,000

Comp 5 Chosen Criteria	Criteria Value
Listing Number	188202
Apx Acreage	0.38
Bedrooms	3
Full Baths	1
Closing Date	12/15/2022
Apx Year Built	1956
Apx H/C SqFt	1925

## Public Remarks

Amazing!!! Everything from top to bottom is new in this home. Beautiful Garden District home with fabulous curb appeal. Just move in! Upgrades include everything! to include new architectural shingle roof, two new ac systems, new kitchen and baths with granite countertops and new appliances including a new refrigerator. Beautiful vinyl plank floors in kitchen and new baths. Gorgeous original refinished hardwood floors throughout the home, new paint inside and out and much more! This home sits on a beautiful lot in premier location with private fenced backyard. Bedrooms are spacious with nice closets. Home is very light and airy and has nice storm door for even more light. Large family/dining are on back of the home. Dining has pretty built in corner cabinet. Large kitchen with spacious pantry and breakfast area. The charm of the home has been preserved! SQ footage above includes H&C garage that is finished (was originally studs and rafters only) Seller added insulation, sheet rock, new paint and wonderful split ac system! Your clients will fall in love with this home!





Subject



Comparable 1



Comparable 2

MLS Number		R188933S	R187338S
Address	214 Meadowbrook Drive Dothan, AL 36303	1201 Buena Vista Drive Dothan, AL 36303	1205 Monte Carlo Drive Dothan, AL 36303
Suggested List Price	\$197,700.00		
Adjusted Price		\$150,000.00 (0.00%)	\$208,000.00 (0.0%)
List/Sell Price		\$150,000.00	\$208,000.00
Sold Date		2/7/2023	10/10/2022
Misc Adjustments			
Apx Acreage	0	0.49	0.4
Bedrooms	3	3	3
Full Baths	2	2	2
Closing Date		2/7/2023	10/10/2022
Apx Year Built	1973	1969	1975
Apx H/C SqFt	1650	1538	1734



Subject



Comparable 3



Comparable 4

	Subject	Comparable 3	Comparable 4
MLS Number		R188719S	R188718S
Address	214 Meadowbrook Drive Dothan, AL 36303	405 Santolina Road Dothan, AL 36303	403 Santolina Road Dothan, AL 36303
Suggested List Price	\$197,700.00		
Adjusted Price		\$222,500.00 (0.00%)	\$200,000.00 (0.00%)
List/Sell Price		\$222,500.00	\$200,000.00
Sold Date		2/21/2023	1/13/2023
Misc Adjustments			
Apx Acreage	0	0.37	0.37
Bedrooms	3	3	3
Full Baths	2	2	2
Closing Date		2/21/2023	1/13/2023
Apx Year Built	1973	1971	1962
Apx H/C SqFt	1650	2145	2066



Subject



Comparable 5

MLS Number		R188202S
Address	214 Meadowbrook Drive Dothan, AL 36303	503 Santolina Rd Dothan, AL 36303
Suggested List Price	\$197,700.00	
Adjusted Price		\$208,000.00 (0.00%)
List/Sell Price		\$208,000.00
Sold Date		12/15/2022
Misc Adjustments		
Apx Acreage	0	0.38
Bedrooms	3	3
Full Baths	2	1
Closing Date		12/15/2022
Apx Year Built	1973	1956
Apx H/C SqFt	1650	1925