

# Comparative Market Analysis

**1902 Northside Dr Dothan, AL 36303**



Prepared For Mr. and Mrs. Hite

Prepared On 02/19/2023

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## Subject Property Details



## Subject Address

1902 Northside Dr  
Dothan, AL 36303

## Suggested List Price

\$286,125.00

## Subject Property Overview

Bedrooms	5
Full Baths	2
Closing Date	
List Price	279900
Apx Year Built	1971
Sold Price Per SQFT	97.00
Display Address	Yes
Apx H/C SqFt	2880
Pool	Above Ground



# Sold Comparable Stats

## Sold Properties Comparable Stats

Lowest		Highest		Average	
Lowest List Price	\$275,000	Highest List Price	\$332,500	Average List Price	\$300,625
Lowest Sold Price	\$255,000	Highest Sold Price	\$327,000	Average Sold Price	\$286,125
Lowest SqFt	2069	Highest SqFt	2755	Average SqFt	2500.25
Lowest Price Per SQFT	\$97	Highest Price Per SQFT	\$127	Average Price Per SQFT	\$115
Lowest DOM	28	Highest DOM	128	Average DOM	75

## Subject Property

Address	City	Apx SqFt	Suggested List Price	Price Per SQFT
1902 Northside Dr	Dothan	2880	\$286,125	\$99

## 4 Sold Comparables

Address	City	Apx SqFt	List Price	Sold Price	Adjusted Price	Price Per SQFT	SP/LP	DOM
1911 Northside Drive	Dothan	2601	\$315,000.00	\$295,000	\$295,000	\$113	93.65%	28
1210 Dartmouth Drive	Dothan	2755	\$280,000.00	\$267,499	\$267,499	\$97	95.54%	128
127 Waterford Place	Dothan	2069	\$275,000.00	\$255,000	\$255,000	\$123	92.73%	88
1206 Rendale	Dothan	2576	\$332,500.00	\$327,000	\$327,000	\$127	98.35%	56

## Sold Comparable Property Details



Comparable 1 Address  
1911 Northside Drive  
Dothan, AL 36303

Property Type Single Family

Property Status Sold

Sold Price \$295,000

Comp 1 Chosen Criteria	Criteria Value
Listing Number	186855
List Price	\$315,000.00
Bedrooms	4
Full Baths	2
Closing Date	7/6/2022
Apx Year Built	1976
Sold Price Per SQFT	\$113.00
Display Address	Yes
Apx H/C SqFt	2601
Pool	None

## Public Remarks

Buyers Delight! New(\$20k) 2 car detached garage/workshop 24'x25', Single car attached garage. New (15k) 5 ton Lennox Heat-pump, New Master bath (20k) expansion and total remodel with multi jet walk-in shower! Luxury vinyl plank flooring throughout, Stainless Appliances and new granite kitchen with lots of cabinets and counter space. Home is connected to a new whole home generator too! Expanded back patio and firepit for entertaining. Driveway was expanded and widened for plenty of parking. New paint, Nice sized manicured yard! Wood burning Fireplace for that cozy ambience, bonus office space. Sellers offering a 1 year home warranty with acceptable offer. A MUST SEE HOME !

## Sold Comparable Property Details



Comparable 2 Address  
1210 Dartmouth Drive  
Dothan, AL 36303

Property Type Single Family

Property Status Sold

Sold Price \$267,499

Comp 2 Chosen Criteria	Criteria Value
Listing Number	186510
List Price	\$280,000.00
Bedrooms	4
Full Baths	2
Closing Date	9/13/2022
Apx Year Built	1979
Sold Price Per SQFT	\$97.00
Display Address	Yes
Apx H/C SqFt	2755
Pool	None

## Public Remarks

Beautiful updates to this 4 bedroom, 2.5 bath one level ranch home in NW Dothan. New Epoxy floors; new painting throughout; heat pump 2021; new porcelain tile in kitchen, breakfast room and fourth bedroom/playroom; amazing large open kitchen w/walk in pantry; large master bedroom w/french doors to the back porch area & master bathroom opens to the laundry room; screened porch off the kitchen; large corner lot and more. 25x27 attached storage room to carport. Property is convenient to Westgate Park, shopping, restaurants and schools.

## Sold Comparable Property Details



Comparable 3 Address  
127 Waterford Place  
Dothan, AL 36303

Property Type Single Family

Property Status Sold

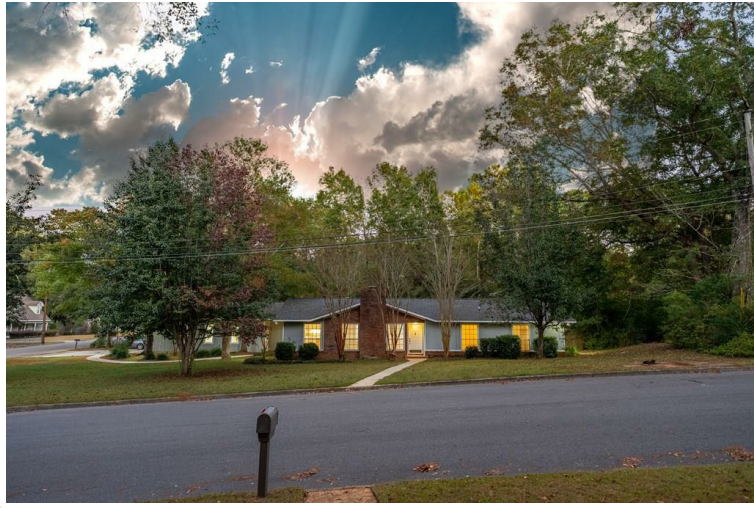
Sold Price \$255,000

Comp 3 Chosen Criteria	Criteria Value
Listing Number	187168
List Price	\$275,000.00
Bedrooms	3
Full Baths	2
Closing Date	9/26/2022
Apx Year Built	1985
Sold Price Per SQFT	\$123.00
Display Address	Yes
Apx H/C SqFt	2069
Pool	None

## Public Remarks

You'll flip for this flip! Move-in ready home in the convenient Waterford Place Subdivision in Northwest Dothan, a single-road neighborhood that starts with the community duck pond at the corner of Pebblecreek Lane and Waterford Place and ends in a cul-de-sac. Everything in this home has been updated, starting with the front of the home with a fresh brick façade under a brand-new roof! A foyer separates a formal dining room to the right and an office or den to the left. A staircase leads up to the home's three bedrooms. You'll immediately notice the fresh paint and new luxury vinyl plank flooring that flows throughout the main level of the home. The living room is spacious with a large wood burning fireplace and an updated mantle. Step out from the living room to the screened porch overlooking the large backyard. Back inside, the eat-in kitchen has a bay window and a half bath. The kitchen is updated with granite counters and new fixtures and appliances, including a refrigerator. Just past the kitchen is a convenient mudroom leading to the laundry and a two-car side-entry garage. The staircase leading up to the bedrooms has been updated with stained wood. The primary bedroom offers a walk-in closet and a private bath with a tiled shower that includes attractive glass tile accents, rain head and handheld shower heads and massaging jets. The spare bedrooms both have new carpet and share a second full bath with dual sinks set in a granite vanity and a tub with a tiled surround.

## Sold Comparable Property Details



Comparable 4 Address

1206 Rendale  
Dothan, AL 36303

Property Type Single Family

Property Status Sold

Sold Price \$327,000

Comp 4 Chosen Criteria	Criteria Value
Listing Number	188460
List Price	\$332,500.00
Bedrooms	4
Full Baths	2
Closing Date	12/22/2022
Apx Year Built	1978
Sold Price Per SQFT	\$126.00
Display Address	Yes
Apx H/C SqFt	2576
Pool	None

## Public Remarks

Fantastic Brentwood home on a large corner lot. Completely updated 2576 Sqft 4 bed/2 bath brick home on the Northwest side of Dothan with new EVERYTHING. New roof, two new HVACs, new granite countertops throughout, new floors, new appliances, new doors, EIGHT new ceiling fans, new paint, new driveway, new walkways, new garage. Garage is massive. Tons of storage. Massive playroom/family room. Screened-in porch, privacy fence, storage building. Master Gardener's dream...shade trees for house but still ample sunlight for yard. Listing video and Matterport 360 virtual tour linked above.



Subject



Comparable 1



Comparable 2

	Subject	Comparable 1	Comparable 2
MLS Number		R186855S	R186510S
Address	1902 Northside Dr Dothan, AL 36303	1911 Northside Drive Dothan, AL 36303	1210 Dartmouth Drive Dothan, AL 36303
Suggested List Price	\$286,125.00		
Adjusted Price		\$295,000.00 (0%)	\$267,499.00 (0%)
List/Sell Price		\$295,000.00	\$267,499.00
Sold Date		7/6/2022	9/13/2022
Misc Adjustments			
Bedrooms	5	4	4
Full Baths	2	2	2
Closing Date		7/6/2022	9/13/2022
List Price	\$279,900.00	\$315,000.00	\$280,000.00
Apx Year Built	1971	1976	1979
Sold Price Per SQFT	\$97.00	\$113.00	\$97.00
Display Address	Yes	Yes	Yes
Apx H/C SqFt	2880	2601	2755
Pool	Above Ground	None	None

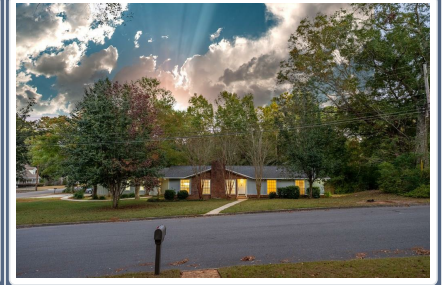




Subject

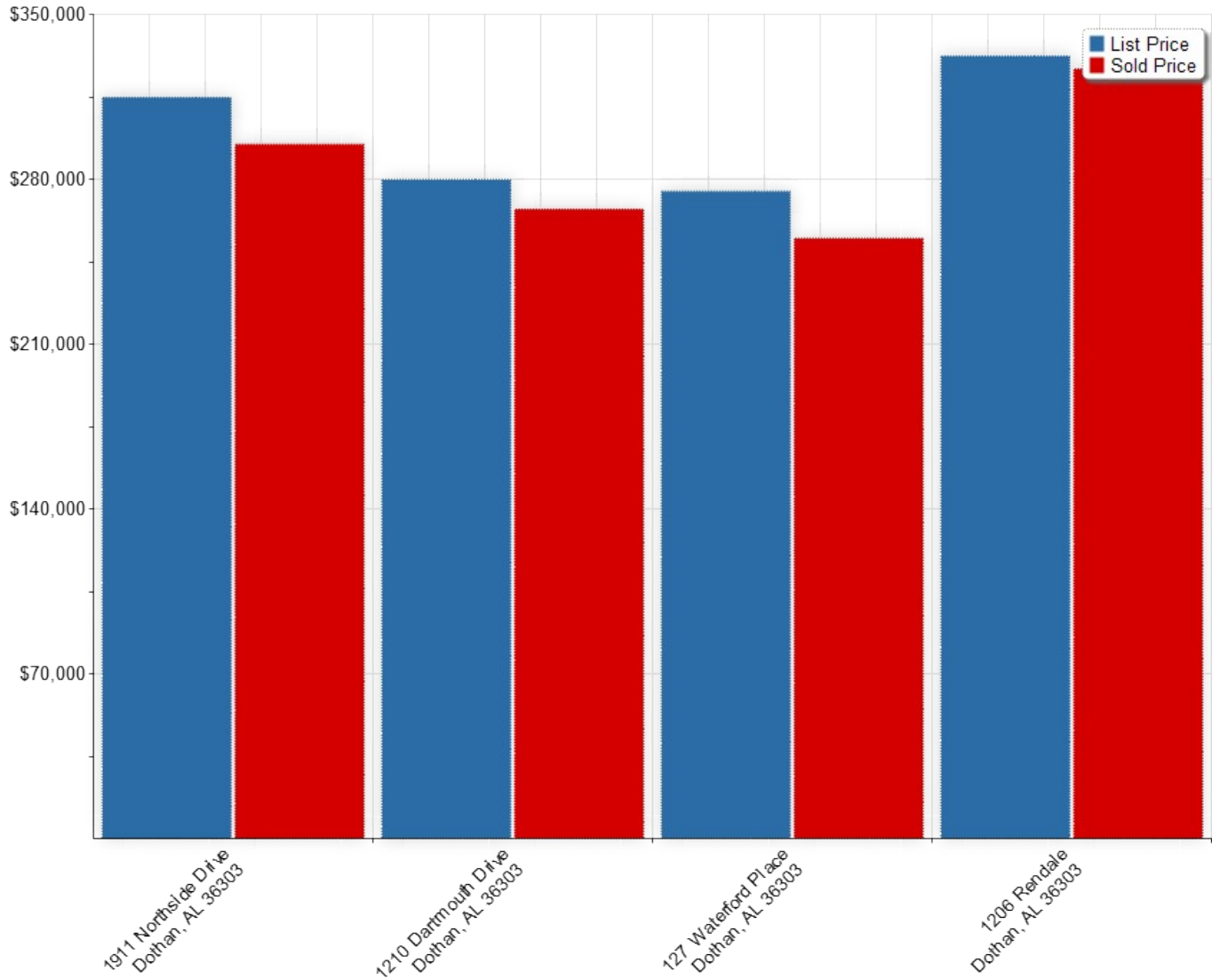


Comparable 3



Comparable 4

MLS Number		R187168S	R188460S
Address	1902 Northside Dr Dothan, AL 36303	127 Waterford Place Dothan, AL 36303	1206 Rendale Dothan, AL 36303
Suggested List Price	\$286,125.00		
Adjusted Price		\$255,000.00 (0%)	\$327,000.00 (0%)
List/Sell Price		\$255,000.00	\$327,000.00
Sold Date		9/26/2022	12/22/2022
Misc Adjustments			
Bedrooms	5	3	4
Full Baths	2	2	2
Closing Date		9/26/2022	12/22/2022
List Price	\$279,900.00	\$275,000.00	\$332,500.00
Apx Year Built	1971	1985	1978
Sold Price Per SQFT	\$97.00	\$123.00	\$126.00
Display Address	Yes	Yes	Yes
Apx H/C SqFt	2880	2069	2576
Pool	Above Ground	None	None



## Increasing Your Home's Value

When selling your home, remember the importance of first impressions. Most homebuyers in today's market are comparative shoppers. With a little time and effort, you can increase the perceived value of your home. Preparing your home for sale can include simple things, such as ensuring that your home is clean, airy, uncluttered, light, fragrant, and quiet. Below are some quick and easy things you can do to make your home more appealing to potential buyers.

### Curb Appeal

It is estimated that more than 50% of homes are sold before the buyers even get out of their cars. Stand across the street from your house & review the curb appeal.

- Mow & water lawns
- Seed bare spots in lawn
- Sweep walkways
- Remove toys & pick up any litter
- Prune shrubs, weed flower beds, & rake leaves
- Repair any broken fences, planters, trellises, or walls
- Plant shrubs or install fencing to block unpleasant views

### Exterior Maintenance

Again, remember the importance of curb appeal. A well maintained home on the outside gives the buyer the initial impression that the home is well maintained on the inside as well.

- Paint or varnish doors; polish door hardware
- Paint or replace street numbers on house
- Clean/wash siding, windows & screens, AC unit, & pool
- Repair or paint siding, trim, gutters, shutters, glazing, & window frames
- Clean oil stains from driveway & garage
- Make sure all lighting is working
- Repair leaky faucets; deodorize septic tank
- Straighten woodpile; clean around trash cans

### Garages, Carports, & Sheds

- Keep areas clean & uncluttered
- Replace burned out lights
- Clear away cobwebs
- Remove oil stains from floors
- Lubricate, adjust, or repair garage door
- Organize & put away tools

### Interior Maintenance

On the inside, remove as much clutter as possible. Hire professionals to do a deep cleaning. Cleanliness is a sign to buyers that the home has been well cared for.

- Clean & vacuum carpets
- Replace worn carpet; use area rugs where needed
- Apply a fresh coat of paint
- Wash curtains & draperies
- Lubricate window slides; make sure doors close smoothly
- Clean ceiling fans & light fixtures
- Clean & organize closets & cabinets
- Check for cobwebs in all corners

### Kitchens & Bathrooms

Overall, kitchens & bathrooms should be spotless. These two rooms alone can sell a home. Cabinets should be neat and organized. Neutralize odors & clean all mold & mildew.

- Clean all appliances inside and out
- Replace all light bulbs
- Clean floors & light fixtures
- Deodorize disposal, dishwasher, & refrigerator; repair leaky faucets
- Test all electrical outlets
- Unclutter kitchen counters & cabinets
- Clean shower door or replace curtain
- Put out fresh towels on towel racks
- Remove soap residue & lime deposits from sink, shower, & bathtub
- Make sure toilet flushes properly

### Create Atmosphere

- Turn on all lights; open drapes
- Light candles & put out fresh flowers
- Play quiet background music
- Be absent during showings & keep pets outside
- Turn on air conditioner or heater

