

Comparative Market Analysis



1704 West Briar Lane, Spokane, Washington
99208

Potential Buyers

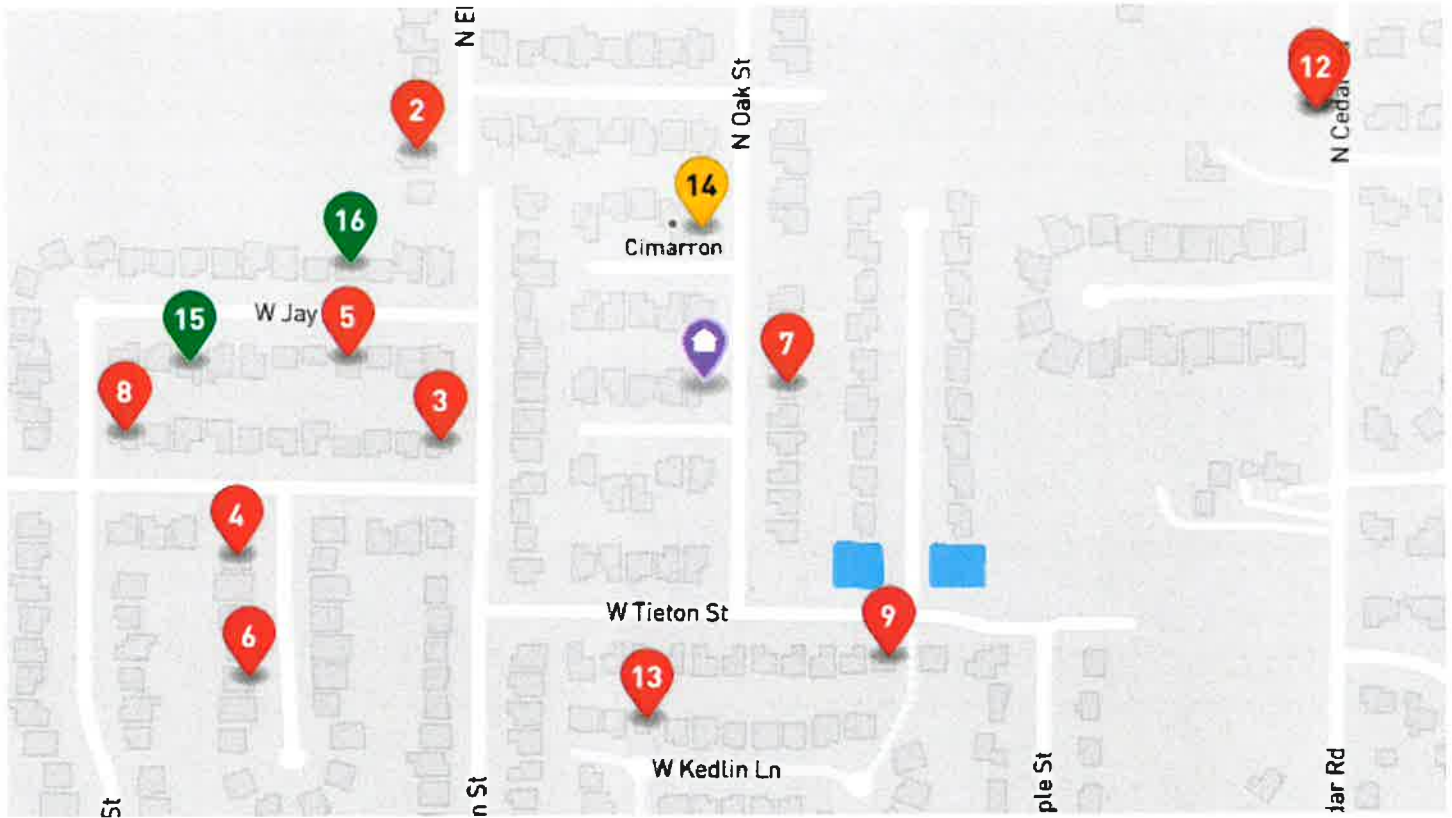
MAY 14, 2024



Freedom Real Estate Group

EXP Realty LLC.


Map of Comparable Listings



STATUS: ● = SOLD ● = PENDING ● = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	1704 W Briar Ln	3	2.00	1,232	-
2	●	9105 N Elm Ln	3	2.00	-	\$425,000
3	●	1802 W Maxine Ave	3	2.00	1,272	\$415,000
4	●	8955 N Cheltenham Ct	3	2.00	1,567	\$442,000
5	●	1815 W Jay Ave	3	2.00	1,416	\$410,000
6	●	8853 N Cheltenham Ct	3	2.00	1,567	\$436,500
7	●	9008 N Oak St	4	2.00	1,830	\$400,000
8	●	1918 W Maxine Ave	4	2.00	1,961	\$451,250
9	●	1603 W Tieton Ave	3	3.00	1,836	\$439,900
10	●	4453 W Bedford Ave	4	3.00	-	\$439,950
11	●	4512 W Bedford Ave	3	3.00	1,880	\$399,950
12	●	10854 N Paiute St	3	3.00	1,880	\$384,950
13	●	1712 W Kedlin Ln	3	3.00	1,850	\$440,000



14	202415238		1702 W Tree Ln	4	3.00	1,545	\$445,000
15	202415893		1911 W Jay Ave	3	2.00	1,234	\$425,000
16	202415920		1814 W Jay Ave	3	3.00	1,652	\$450,000



Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
9105 N Elm Ln	5/7/24	3	2.00	-	\$425,000	-
1802 W Maxine Ave	4/26/24	3	2.00	1,272	\$415,000	\$326
8955 N Cheltenham Ct	2/16/24	3	2.00	1,567	\$442,000	\$282
1815 W Jay Ave	6/20/23	3	2.00	1,416	\$410,000	\$290
8853 N Cheltenham Ct	7/13/23	3	2.00	1,567	\$436,500	\$279
9008 N Oak St	7/5/23	4	2.00	1,830	\$400,000	\$219
1918 W Maxine Ave	8/22/23	4	2.00	1,961	\$451,250	\$230
1603 W Tieton Ave	12/18/23	3	3.00	1,836	\$439,900	\$240
4453 W Bedford Ave	9/21/23	4	3.00	-	\$439,950	-
4512 W Bedford Ave	12/5/23	3	3.00	1,880	\$399,950	\$213
10854 N Paiute St	11/17/23	3	3.00	1,880	\$384,950	\$205
1712 W Kedlin Ln	9/14/23	3	3.00	1,850	\$440,000	\$238
Averages				1,705	\$423,708	\$252

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1702 W Tree Ln	-	4	3.00	1,545	\$445,000	\$288
Averages				1,545	\$445,000	\$288

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1911 W Jay Ave	-	3	2.00	1,234	\$425,000	\$344
1814 W Jay Ave	-	3	3.00	1,652	\$450,000	\$272
Averages				1,443	\$437,500	\$308

