

821 LAFAYETTE RD BRYN MAWR PA 19010

Neighborhood Value Range: \$625,000 to \$2,400,000

Loan No:

Date: 08/30/2019

Ref No:

Retro Dt:

Property Information

County: MONTGOMERY (42091)	Property Type: RSFR	Beds: 6	Baths: 5	SqFt: 4822
Land: 66156	Yr Built: 1993	Carrier Route: C016	Asd Value: 696,000	Asd Yr: 2019
Slid Price:	Slid Date:	List Price:	List Date:	Off Mkt Date:

Comparables Criteria

Datasource:	Search Method: Distance Within ZIP	Max Dist:
Beds: -	Living Area(sf): -	Land Area(sf): -
List Price: -	Age: -	Months Back:
Sales Type Filter: -		

Additional Information

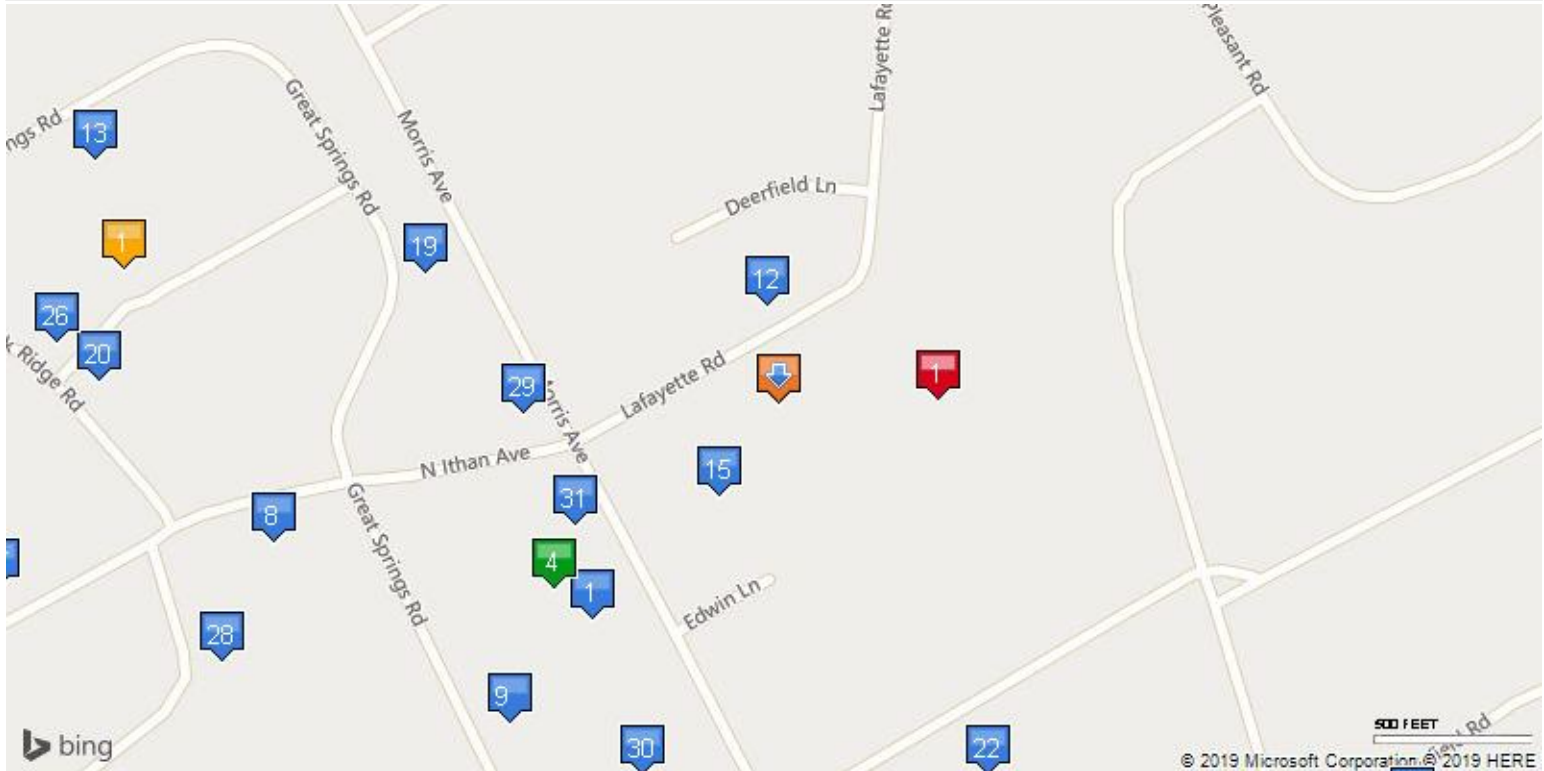
Parcel Number: 400029448509	Census Tract: 204800	Floor Count: 2	Basement: 810	Pool:
Legal Description: 197 X IRR 66156 SF	View:	Land Value:	Improvements:	Market Value:
Owner: DWORKIN,GERALD & NORMA		Zoning: RA		
Last Sale 1st Loan:		Type:	Lender:	
Last Sale 2nd Loan:		Type:	Lender:	
Last Refi 1st Loan: 375,000	Date: 06/22/2012	Type:	Lender: COLE TAYLOR BANK	
Last Refi 2nd Loan:	Date:	Type:	Lender:	

Market Conditions Analysis

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	% Change	Overall Trend
Total # of Comparable Sales (Settled)	34	16	29	-20%	declining
Absorption Rate (Total Sales/Months)	6	5	10	-20%	declining
Total # of Comparable Active Listings	42	62	33	5%	stable
Months of Housing supply (Total Listings/Ab. Rate)	7	12	3	34%	increasing

Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	% Change	Overall Trend
Median Comparable Sale Price	\$960,000	\$880,575	\$885,000	-8%	declining
Median Comparable Sales Days on Market	100	112	90	20%	increasing
Median Comparable List Price	\$1,075,000	\$1,017,500	\$1,199,000	6%	increasing
Median Comparable Listings Days on Market	142	54	82	-19%	declining
Median Sale Price as % of List Price	96%	95%	98%	0%	stable

Comparables Map



Comparables: Sold

#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
1	0.17	930 MORRIS AVE BRYN MAWR, PA 19010	5	4.5	4,802	45,738(sf) 1.05(ac)	1993	675,000	03/29/2019	799,000	10/15/2018	165	C008				L Mkt
2	0.34	802 BROOKWOOD RD BRYN MAWR, PA 19010	4	5	4,916	66,192(sf) 1.52(ac)	1980	975,000	02/21/2019				C008				Public
3	0.47	931 CRESTMONT RD BRYN MAWR, PA 19010	5	4.5	4,428	57,063(sf) 1.31(ac)	1966	1,190,000	06/03/2019	1,200,000	03/25/2019	70	C016				L Mkt
4	0.45	1141 SPRINGMONT CIR BRYN MAWR, PA 19010	5	3.5	5,655	44,866(sf) 1.03(ac)	1980	1,600,000	04/04/2018	1,639,000	02/21/2018	42	C016				L Mkt
5	0.36	970 LAFAYETTE RD BRYN MAWR, PA 19010	5	4.5	3,949	51,836(sf) 1.19(ac)	1982	1,200,000	09/21/2018	1,200,000	04/01/2018	173	C016				L Mkt
6	0.41	990 LAFAYETTE RD BRYN MAWR, PA 19010	4	3.5	5,309	45,738(sf) 1.05(ac)	1989	1,020,000	11/15/2018	1,099,000	06/15/2018	153	C016				L Mkt

Comparables: Sold

#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
7	0.34	921 MOUNT PLEASANT RD BRYN MAWR, PA 19010	5	4.5	4,921	66,211(sf) 1.52(ac)	1930	1,450,000	07/12/2018	1,550,000	05/07/2018	66	C016				L Mkt
8	0.31	723 N ITHAN AVE BRYN MAWR, PA 19010	5	5	5,220	42,000(sf) 0.96(ac)	1956	1,143,000	06/07/2019				C016				Public
9	0.25	719 GREAT SPRINGS RD BRYN MAWR, PA 19010	5	5.5	7,660	43,560(sf) 1(ac)	2002	1,615,000	05/16/2018	1,725,000	02/07/2018	98	C008				L Mkt
10	0.35	816 BROOKWOOD RD BRYN MAWR, PA 19010	4	4.5	5,256	35,283(sf) 0.81(ac)	1968	1,525,000	07/09/2018	1,625,000	03/09/2018	122	C008				L Mkt
11	0.5	729 WAVERLY RD BRYN MAWR, PA 19010	4	6	4,075	45,972(sf) 1.06(ac)	2017	1,199,999	01/31/2018				C008				Public
12	0.05	822 LAFAYETTE RD BRYN MAWR, PA 19010	4	3.5	5,683	37,026(sf) 0.85(ac)	1963	1,009,000	06/07/2019	1,035,000	05/02/2019	36	C016				L Mkt
13	0.42	1016 GREAT SPRINGS RD BRYN MAWR, PA 19010	4	6	6,463	46,831(sf) 1.08(ac)	2017	1,730,000	11/30/2018				C016				Public
14	0.27	815 HARRITON RD BRYN MAWR, PA 19010	4	7	7,938	68,294(sf) 1.57(ac)	2004	1,925,000	12/18/2017				C008				Public
15	0.07	937 MORRIS AVE BRYN MAWR, PA 19010	4	4.5	4,178	45,738(sf) 1.05(ac)	1960	780,000	06/21/2019	799,000	04/20/2018	427	C008				L Mkt
16	0.45	811 MUIRFIELD RD BRYN MAWR, PA 19010	6	5.5	10,000	70,567(sf) 1.62(ac)	1984	2,283,900	11/27/2018	2,590,000	09/17/2018	71	C008				L Mkt
17	0.49	660 SHELLBARK LN BRYN MAWR, PA 19010	5	4.5	4,716	34,412(sf) 0.79(ac)	1959	934,000	06/01/2018	925,000	04/18/2018	44	C016				L Mkt
18	0.35	721 HARRITON RD BRYN MAWR, PA 19010	5	4.5	7,300	30,491(sf) 0.7(ac)	2017	1,800,000	04/26/2018	1,845,000	02/22/2017	428	C008				L Mkt
19	0.22	825 GREAT SPRINGS RD BRYN MAWR, PA 19010	5	3.5	3,551	39,204(sf) 0.9(ac)	1960	805,000	05/16/2019	839,900	02/23/2019	82	C016				L Mkt
20	0.4	701 OAK SPRINGS RD BRYN MAWR, PA 19010	5	3.5	4,269	31,363(sf) 0.72(ac)	1961	800,000	02/28/2019	829,000	07/24/2018	219	C016				L Mkt
21	0.32	722 HARRITON RD BRYN MAWR, PA 19010	5	3.5	3,519	44,431(sf) 1.02(ac)	1850	1,185,000	07/12/2019	1,199,000	07/12/2019		C008				L Mkt
22	0.26	829 HARRITON RD BRYN MAWR, PA 19010	4	2.5	3,575	78,408(sf) 1.8(ac)	1948	1,180,000	02/13/2019	1,199,000	11/10/2018	95	C008				L Mkt
23	0.5	614 WOODLEAVE RD BRYN MAWR, PA 19010	4	4.5	4,415	19,602(sf) 0.45(ac)	1940	1,200,000	04/05/2019	1,299,000	09/14/2018	203	C008				L Mkt
24	0.48	618 WOODLEAVE RD BRYN MAWR, PA 19010	4	3.5	3,819	22,651(sf) 0.52(ac)	1943	1,250,000	11/30/2018	1,299,000	09/10/2018	81	C008				L Mkt
25	0.4	741 WOODLEAVE RD BRYN MAWR, PA 19010	6	8.5	9,627	64,904(sf) 1.49(ac)	2008	2,400,000	04/24/2019	2,590,000	04/26/2018	363	C008				L Mkt
26	0.42	700 OAK SPRINGS RD BRYN MAWR, PA 19010	4	4	4,536	31,363(sf) 0.72(ac)	1959	815,000	01/23/2019	835,000	10/14/2018	101	C016				L Mkt
27	0.47	646 N ITHAN AVE BRYN MAWR, PA 19010	4	3	4,314	30,740(sf) 0.71(ac)	1960	667,960	06/06/2018				C024				Public
28	0.36	665 HEATHERWOOD RD BRYN MAWR, PA 19010	4	2.5	3,194	42,688(sf) 0.98(ac)	1964	638,000	11/28/2018	690,000	09/12/2018	77	C016				L Mkt
29	0.15	760 N ITHAN AVE BRYN MAWR, PA 19010	3	3	3,498	38,000(sf) 0.87(ac)	1962	625,000	11/08/2018				C016				Public
30	0.24	912 MORRIS AVE BRYN MAWR, PA 19010	4	3.5	3,397	39,639(sf) 0.91(ac)	1930	775,000	09/27/2018	850,000	06/05/2018	114	C008				L Mkt
31	0.14	940 MORRIS AVE BRYN MAWR, PA 19010	4	3.5	3,221	30,927(sf) 0.71(ac)	1952	650,000	05/08/2019	650,000	03/22/2019	47	C008				L Mkt
32	0.42	740 MOUNT PLEASANT RD BRYN MAWR, PA 19010	3	3	2,821	34,200(sf) 0.79(ac)	1931	875,000	07/18/2018				C008				Public
33	0.38	831 GATEMORE RD BRYN MAWR, PA 19010	3	3	2,609	34,875(sf) 0.8(ac)	1955	1,553,000	05/23/2018				C008				Public
34	0.43	730 WOODLEAVE RD BRYN MAWR, PA 19010	3	2.5		30,056(sf) 0.69(ac)	1953	915,000	07/15/2019	995,000	02/07/2019	158	C008				L Mkt

Comparables: Listed

#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
1	0.44	1200 RIDGEWOOD RD BRYN MAWR, PA 19010	5	3.5	4,665	57,934(sf) 1.33(ac)	1954			2,150,000	07/12/2019	49	C016				L Mkt
2	0.47	810 WAVERLY RD BRYN MAWR, PA 19010	5	5.5	5,488	33,105(sf) 0.76(ac)	1940			1,595,000	07/16/2019	45	C008				L Mkt
3	0.36	1079 BARON DR BRYN MAWR, PA 19010	5	5.5	9,328	46,173(sf) 1.06(ac)	1982			2,395,000	04/17/2019	135	C016				L Mkt
4	0.17	934 MORRIS AVE BRYN MAWR, PA 19010	5	5.5	9,936	71,002(sf) 1.63(ac)	1952			1,995,000	05/08/2019	114	C008				L Mkt

Comparables: Pending

#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
1	0.39	714 OAK SPRINGS RD BRYN MAWR, PA 19010	5	4	4,941	40,946(sf) 0.94(ac)	1959			849,900	04/04/2019		C016				L Mkt

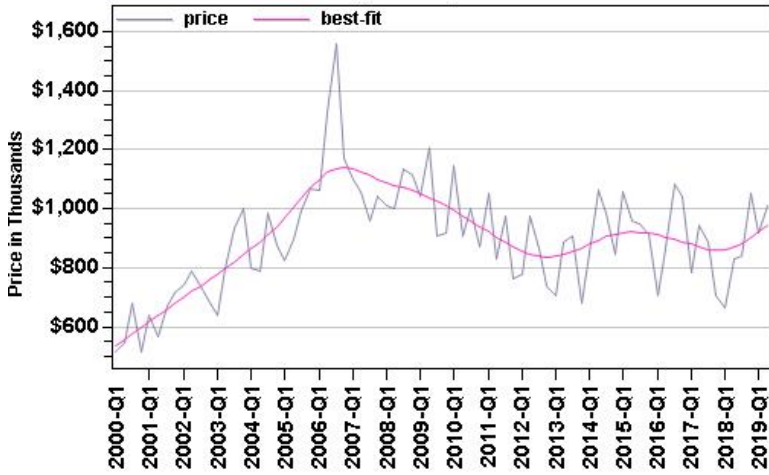
Comparables: Withdrawn

#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
1	0.49	713 WAVERLY RD BRYN MAWR, PA 19010	4	2.5	3,526	52,272(sf) 1.2(ac)	1973			989,000	09/20/2018	190	C008				L Mkt

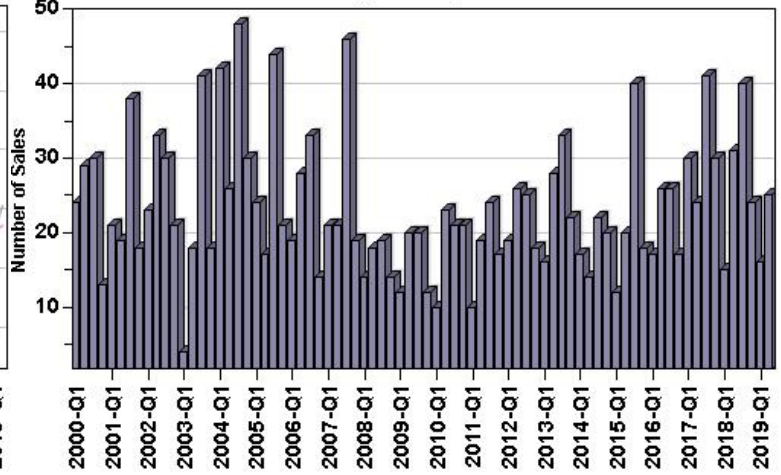
Comparables: Expired

#	Dist.	Address	Beds	Baths	Living	Land	Built	Sold	Sold Dt	List	List Dt	DOM	C.Rte.	REO	FC	SS	Source
1	0.1	837 LAFAYETTE RD BRYN MAWR, PA 19010	5	5.5	7,200	172,497(sf) 3.96(ac)	1994			2,795,000	10/08/2018	246	C016				L Mkt

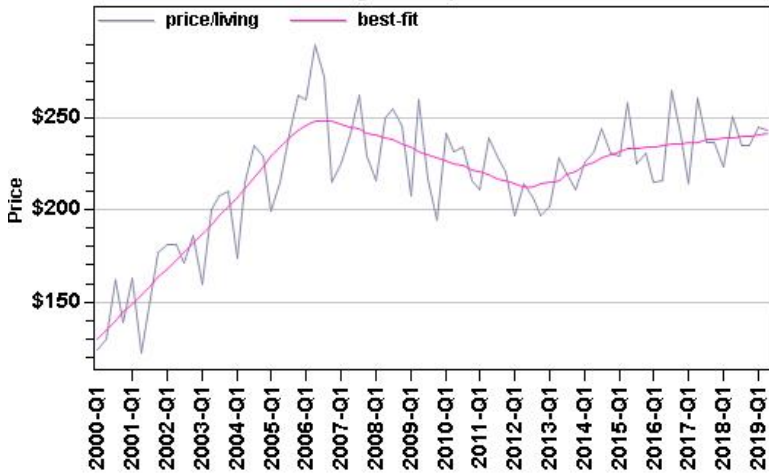
Overall Average Sold Price
Single Family



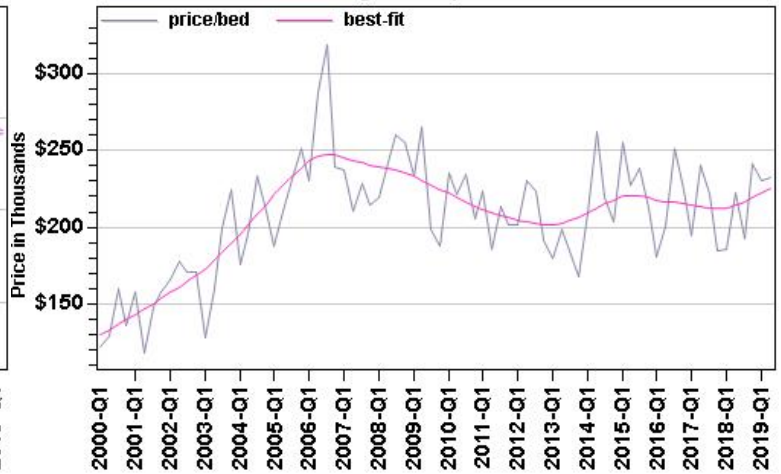
Overall Number of Sales
Single Family



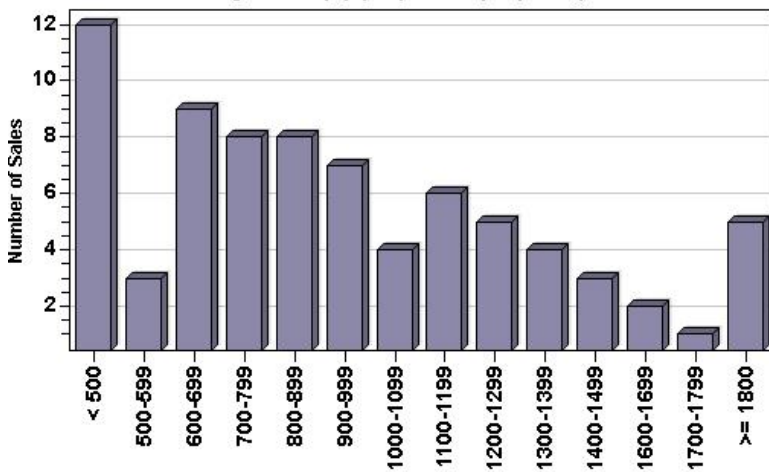
Overall Average Sold Price Per Living
Single Family



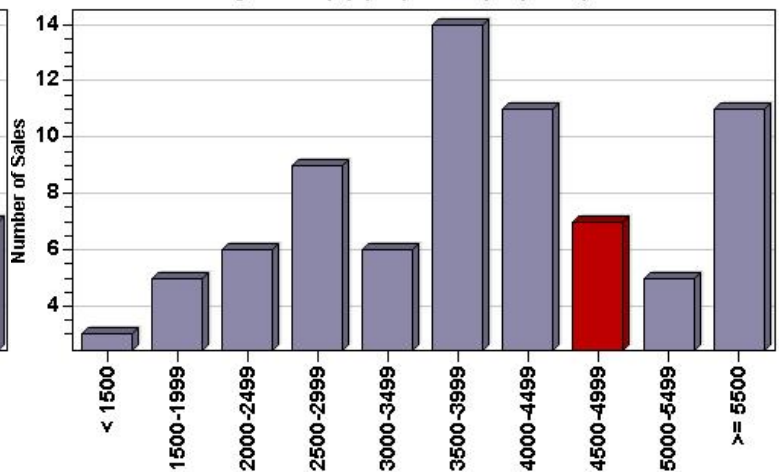
Overall Average Sold Price Per Bedroom
Single Family



Overall Sold Price In Thousands Distribution
Single Family (8/30/2018-8/30/2019)

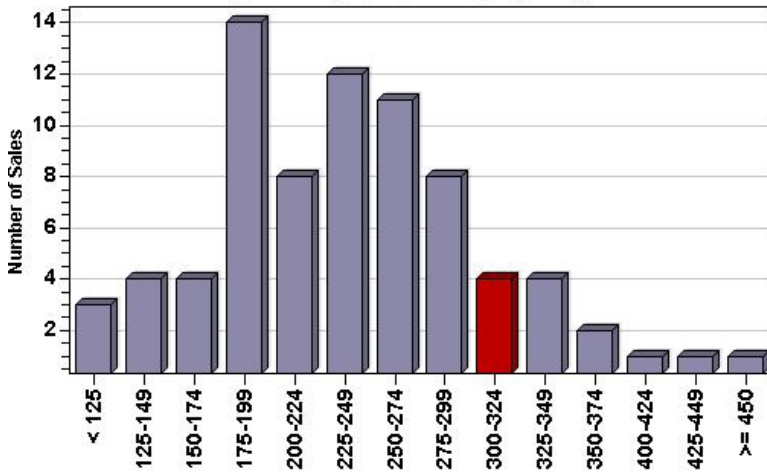


Overall Living Area Distribution
Single Family (8/30/2018-8/30/2019)

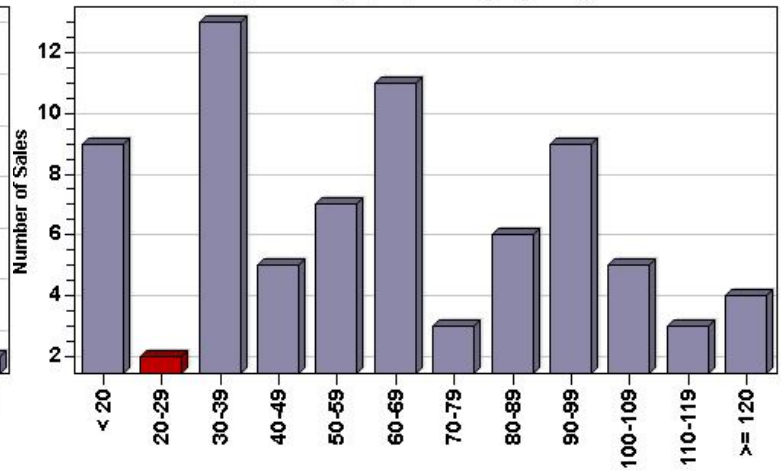


Charts

Overall Price Per Square Foot of Living Area Distribution
Single Family (8/30/2018-8/30/2019)



Overall Age Distribution
Single Family (8/30/2018-8/30/2019)



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