Market Analysis Summary | Land

#	MLS #	Address	SubType	Acres	List Price	Sold Price	Sale/List	DOM
Listings: Active								
1	247596	Lot 52 Raven Ridge RD # Banner Elk	Acreage	1.33	$115,000			654
2	254358	TBD Elk River PKWY # Banner Elk	Subdivision	1.13	$115,000			231
3	236848	Lot 103A Equestrian DR # Banner Elk	Acreage	3.00	$179,500			1,301
4	237118	30 Summit Park # Banner Elk	Acreage	4.17	$420,000			1,281
5	256277	Lot 36 Summit Park DR # Banner Elk	Acreage	5.37	$450,000			131
		Min		**1.13**	**$115,000**			**131**
		Max		**5.37**	**$450,000**			**1,301**
		Avg		**3.00**	**$255,900**			**720**
		Med		**3.00**	**$179,500**			**654**
Listings: Sold								
1	251800	Lot 7017 Summit Forest WAY # Banner Elk	Acreage	3.15	$495,000	$425,000	85.9%	355
		Min		**3.15**	**$495,000**	**$425,000**	**85.9%**	**355**
		Max		**3.15**	**$495,000**	**$425,000**	**85.9%**	**355**
		Avg		**3.15**	**$495,000**	**$425,000**	**85.9%**	**355**
		Med		**3.15**	**$495,000**	**$425,000**	**85.9%**	**355**
Listings: Under Contract - Show								
1	216684	Lot 25 Woodthrush WAY # Banner Elk	Acreage	1.78	$99,500			2,295
		Min		**1.78**	**$99,500**			**2,295**
		Max		**1.78**	**$99,500**			**2,295**
		Avg		**1.78**	**$99,500**			**2,295**
		Med		**1.78**	**$99,500**			**2,295**

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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7	**Total Listings**	**Average for all:**		**1.78**	**$267,714**	**893**
		Median for all:		**1.78**	**$179,500**	**654**

Quick Statistics

	Min	Max	Avg	Med
List Price	**$99,500**	**$495,000**	**$267,714**	**$179,500**
Sale Price	**$425,000**	**$425,000**	**$425,000**	**$425,000**
Sale / List	**85.9%**	**85.9%**	**85.9%**	**85.9%**

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