



CHANDLER REPORTS NEIGHBORHOOD PROFILE

Address	Neighborhood	Zip Code
8309 KING WILLIAM	COUNTRYWOOD SOUTH	38016

Neighborhood Summary

Neighborhood: COUNTRYWOOD SOUTH
 Number of Residential Properties: 585
 Average Year Built: 1987
 Average Square Foot: 2499
 Average Lot Size: 0.34
 Average Total Tax Appraisal Value: \$150,060
 Average Land Appraisal Value: \$38,000



Market Condition Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Past 12 Months
Number of Comparable Sales	11	6	4	21
Absorption Rate (Sales/Months)	1.83	2.00	1.33	1.75
Median Comparable Sale Price	\$179,000	\$164,500	\$170,450	\$173,500
Average Comparable Sale Price	\$173,195	\$157,167	\$167,975	\$167,621
Average Comparable \$/SqFt	\$66.35	\$64.64	\$68.64	\$66.30
Average Comparable SqFt	2,610	2,431	2,447	2,528

Neighborhood Sales by Year	2014	2015	2016	2017 (YTD)
Total Number of All Sales:	10	14	21	0
Average Sale Price:	\$141,056	\$154,096	\$167,621	\$0
Average Price Per Square Foot:	\$53.11	\$61.19	\$66.30	\$0.00
Average Square Foot:	2,656	2,518	2,528	0
Total Number of Non-Bank Sales:	9	13	20	0
Average Sale Price:	\$140,929	\$156,923	\$170,502	\$0
Average Price Per Square Foot:	\$54.32	\$61.78	\$67.62	\$0.00
Average Square Foot:	2,594	2,540	2,522	0
Total Number of Bank Sales:	1	1	1	0
Average Sale Price:	\$142,200	\$117,339	\$110,000	\$0
Average Price Per Square Foot:	\$44.31	\$52.43	\$41.34	\$0.00
Average Square Foot:	3,209	2,238	2,661	0
Total Number of Foreclosures:	2	2	0	0
Average Foreclosure Amount:	\$121,038	\$139,967	\$0	\$0

Zip Code 38016 - Sales by Year	2014	2015	2016	2017 (YTD)
Total Number of All Sales:	1028	1037	1086	1
Average Sale Price:	\$138,181	\$150,713	\$161,585	\$137,000
Average Price Per Square Foot:	\$65.23	\$67.57	\$71.46	\$72.68



Questions? E-mail us or call us at 901.458.6419.
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