

Comparable Sale Analysis - 2213 E Cleveland Ave., Hobart

	Subject House	Comparable 1		Comparable 2		Comparable 3	
Address	2213 E Cleveland Ave.	1251 Colorado Ct		7875 Tanager St.		767 Memory Ln.	
	Hobart, IN 46342	Hobart, IN 46321		Hobart, IN 46321		Hobart, IN 46342	
List Price			\$315,000		\$315,900		\$369,900
Sale Price			\$315,000		\$317,500		\$357,000
SF Above Grade	1,894	1,572		1,608		1,438	
Sale Price / Living SF	\$0	\$200		\$197		\$248	
Data Source		MLS 818527		MLS 812978		MLS 810269	
Days on Market		3		124		45	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		unknown		unknown		unknown	
Date of Sale/Time		5/30/25	\$3,150	5/5/25	\$3,175	11/25/24	\$8,925
Location	Residential	Residential		Residential		Residential	
Acres	0.62	0.31	\$10,000	0.13	\$15,000	0.7	
View	Above Average	Average	\$5,000	Above Average		Above Average	
Design (Style)	Traditional	Traditional		Traditional		Traditional	
Quality of Construction (Q1-Q4)	Q4	Q4		Q4		Q4	
Age (Years)	63	46	-\$5,100	9	-\$16,200	67	\$1,200
Condition (C1, C2, C3, C4)	C3	C3		C3		C3	
# Bedrooms	3	3		3		3	
# Full Baths	2	1	\$8,000	2		1	\$8,000
# 3/4 Baths	0	1	-\$6,500	0		1	-\$7,500
# 1/2 Baths	1	0	\$5,000	0	\$5,000	1	
Living SF Above Grade	1,894	1,572	\$19,320	1,608	\$17,160	1,438	\$27,360
Basement & Finished	0SF, 0SF	0SF, 0SF		0SF, 0SF		944SF, 494SF	-\$35,764
Rooms Below Grade	0	0		0		0	
Functionality Utility	Average	Average		Average		Average	
Garage # Cars	2	2		2		1	\$5,000
Fireplace	1	1		0	\$3,000	0	\$3,000
Porch/Patio/Deck	Patio, Landscaping, 3 seasons room	Screen porch	\$5,000		\$10,000	screen porch	\$5,000
Other	second garage converted into office		\$15,000		\$15,000		\$15,000
Other						Basement Bath	-\$4,500
Other						New Windows	-\$10,000
Other							
Net Adjustment (total)			\$58,870		\$52,135		\$15,721
Adjusted Sale Price			\$373,870		\$369,635		\$372,721
				Average Value =		\$372,075	