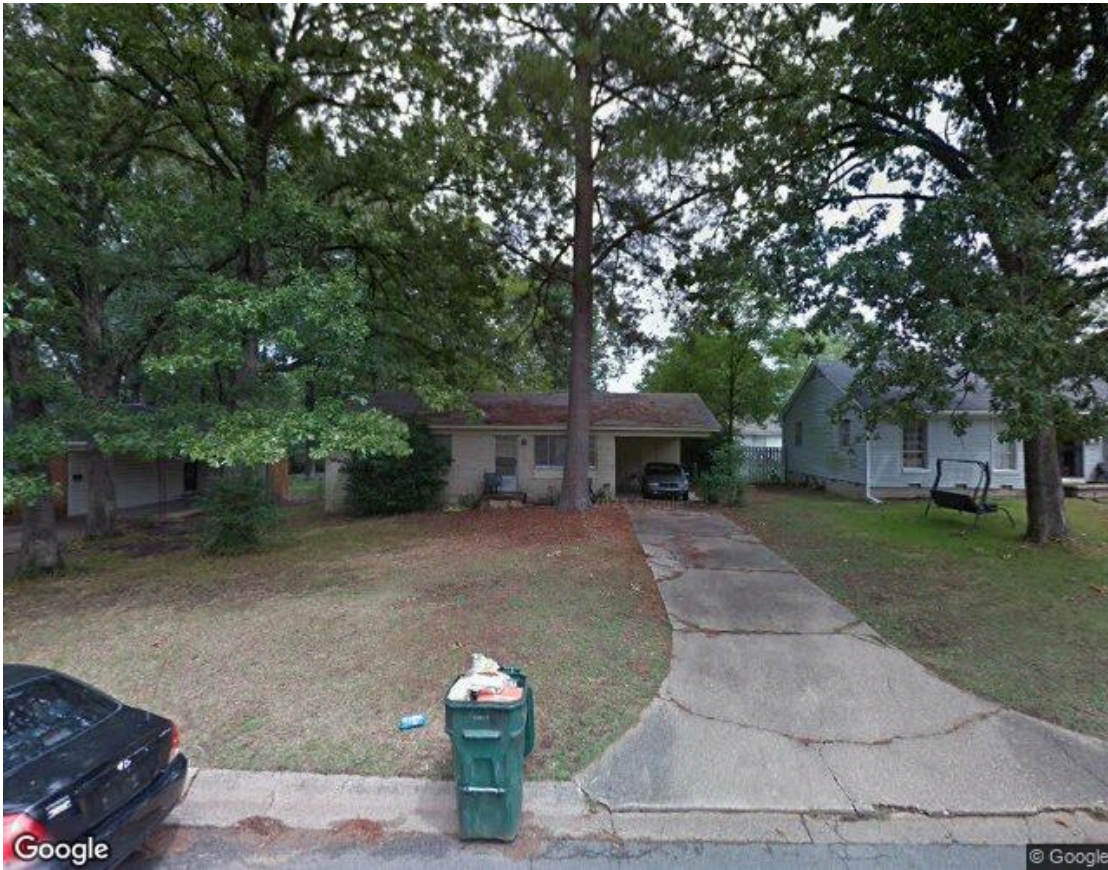


VALUATION WORKBOOK

5913 Lyndell Dr, Little Rock, AR 72209



Presented by

Broderic Armstead

Comps in southwest Little Rock Ranging from 125K-150K easily.

Arkansas Real Estate License: 124078141

Arkansas Appraisal License: SA00078141

File ID: 5913 Lyndell Dr, Little Rock, AR 72209

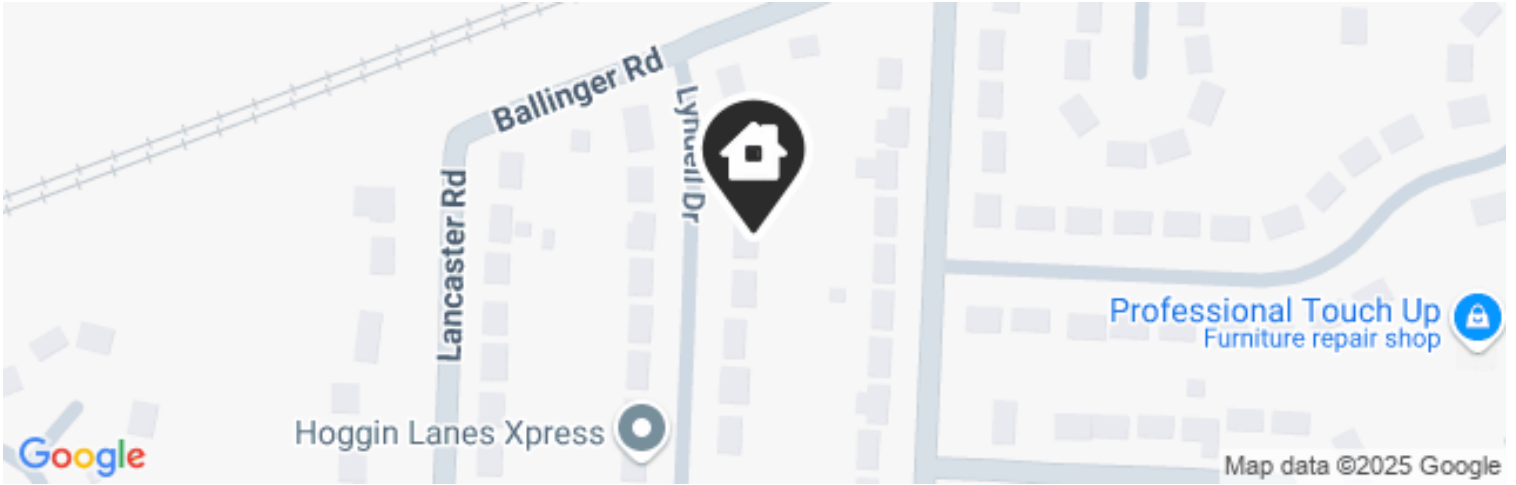
Mobile: (501) 425-2098 | Fax: (501) 425-2098 |
Fax: (501) 425-2098

Main: broderic@kw.com
Agent: broderic@kw.com

Keller Williams Realty
12814 Cantrell Road
Little Rock, AR 72223

5913 Lyndell Dr, Little Rock, AR 72209

Listing Date: –
 MLS Name: –
 MLS Listing ID: –



Legend: Subject Property

Closed • Sold Date: 12/11/2024, Public Record

Result of Sales Comparison Analysis
\$133,809 (or \$125 / sq ft)

Last Analysis Update: 1/24/2025

\$119K – \$150K
 (or \$111 – \$140 / sq ft)

Number of Comps Chosen

9

Comps Range

\$119K – \$150K

Closed Price

\$50,500

Closed Date: 12/11/2024

Current Estimated Value

\$111,000

Last AVM Update: 1/11/2025

AVM Est. Range: \$74.4K – \$148K

AVM Confidence: ★☆☆☆☆

↓ AVM Change - Last 1 Month: -\$1,000

↑ AVM Change - Last 12 Months: 0.9%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Homeowner Facts

Owner Name (Public)

Ten4 Investments Llc

Mailing Address

9101 N Rodney Parham Rd STE C Little Rock AR 72205-1686

Vesting

Revocable Living Trust

5913 Lyndell Dr, Little Rock, AR 72209

Listing Date: –
MLS Name: –
MLS Listing ID: –

Home Facts	Public Facts	Listing Facts	Refinements
Sale/Finance Concession	-	-	-
Property Type	Single Family	-	1
Property Subtype	Single Family Residential	-	-
Total Rooms	-	-	-
Total Rooms Above Grade	-	-	-
Bedrooms	-	-	3
Bedrooms Above Grade	-	-	-
Building Size sq ft range (low)	-	-	-
Building Size sq ft range (high)	-	-	-
Total Baths	1.1	-	1.1
Total Baths Above Grade	-	-	-
Full Baths	1	-	1
Full Baths Above Grade	-	-	-
Partial Baths	1	-	1
Partial Baths Above Grade	-	-	-
Living Area (sq ft)	1,073	-	1,073
Building Area (sq ft)	1,073	-	1,073
Living Area Above Grade (sq ft)	-	-	-
Basement (sq ft)	-	-	-
Finished Rooms Below Grade	-	-	-
Lot Size	10,454 sq ft	-	-
Lot Dimensions	10454 SF	-	-
Garage	Carport	-	-
Garage (sq ft)	-	-	-
Pool	-	-	-
Location	-	-	-
Tenure	-	-	-
View	-	-	-
View Factors	-	-	-
Style	-	-	-
Quality of Construction	-	-	-
Year Built	1967	-	-
Age	58	-	-
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	Central	-	-
Cooling Features	Central	-	-
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-
Roofing Features	Asphalt	-	-
Fireplaces	-	-	-
Basement Features	-	-	-
Foundation Features	Closed Piers	-	-
Construction Features	Masonry	-	-
Exterior Wall Features	Masonry	-	-
Number of Buildings	-	-	-
Number of Units	0	-	-

Number of Stories

1

-

-

Property History

Legal Description

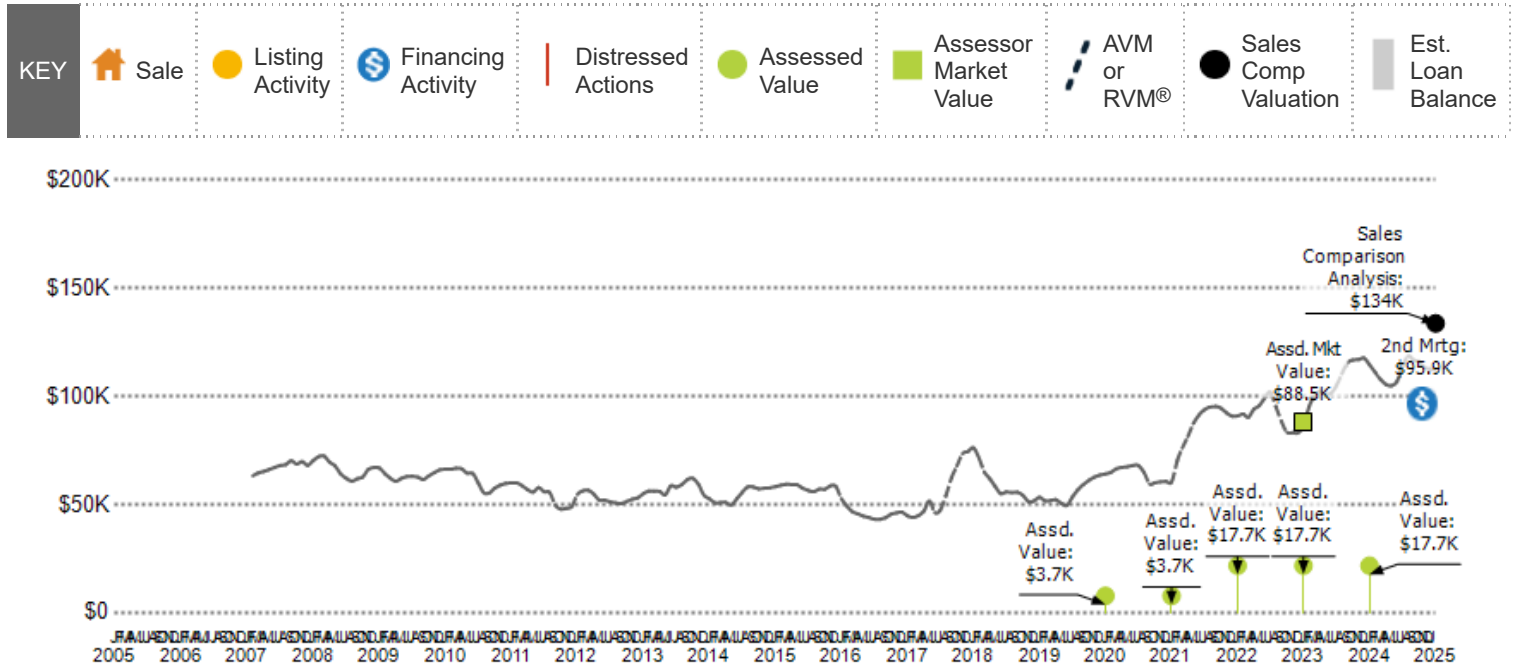
APN:	34L-364-00-021-00
Tax ID:	—
Zoning:	—
Abbreviated Description:	LOT:21 SUBD:LYN DELL ACRES SEC/TWN/RNG/MER:SEC 30 TWN 01N RNG 12W
Census Tract:	051190020.021040
City/Municipality/Township:	—

Tax and Assessed Values

Date	Improvements		Land		Total	Tax
2024	\$16,491	+	\$1,200	=	\$17,691	\$337
2023	\$16,491	+	\$1,200	=	\$17,691	\$311
2022	\$16,491	+	\$1,200	=	\$17,691	\$285
2021	\$3,000	+	\$700	=	\$3,700	\$261
2020	\$3,000	+	\$700	=	\$3,700	\$259
2019	\$3,000	+	\$700	=	\$3,700	\$259
2018	\$3,000	+	\$700	=	\$3,700	\$259
2017	\$3,000	+	\$700	=	\$3,700	\$259
2016	\$8,080	+	\$2,000	=	\$10,080	\$706
2015	\$8,080	+	\$2,000	=	\$10,080	—
2014	\$8,080	+	\$2,000	=	\$10,080	\$707
2013	\$8,080	+	\$2,000	=	\$10,080	\$707
2012	\$8,080	+	\$2,000	=	\$10,080	\$707
2011	\$8,559	+	\$1,956	=	\$10,515	—
2010	—	+	—	=	—	\$741
2009	\$8,559	+	\$1,956	=	\$10,515	\$702
2008	\$7,272	+	\$1,956	=	\$9,228	—
2007	\$7,272	+	\$1,956	=	\$9,228	—
2005	\$7,100	+	\$1,700	=	\$8,800	—

Sales and Financing Activity

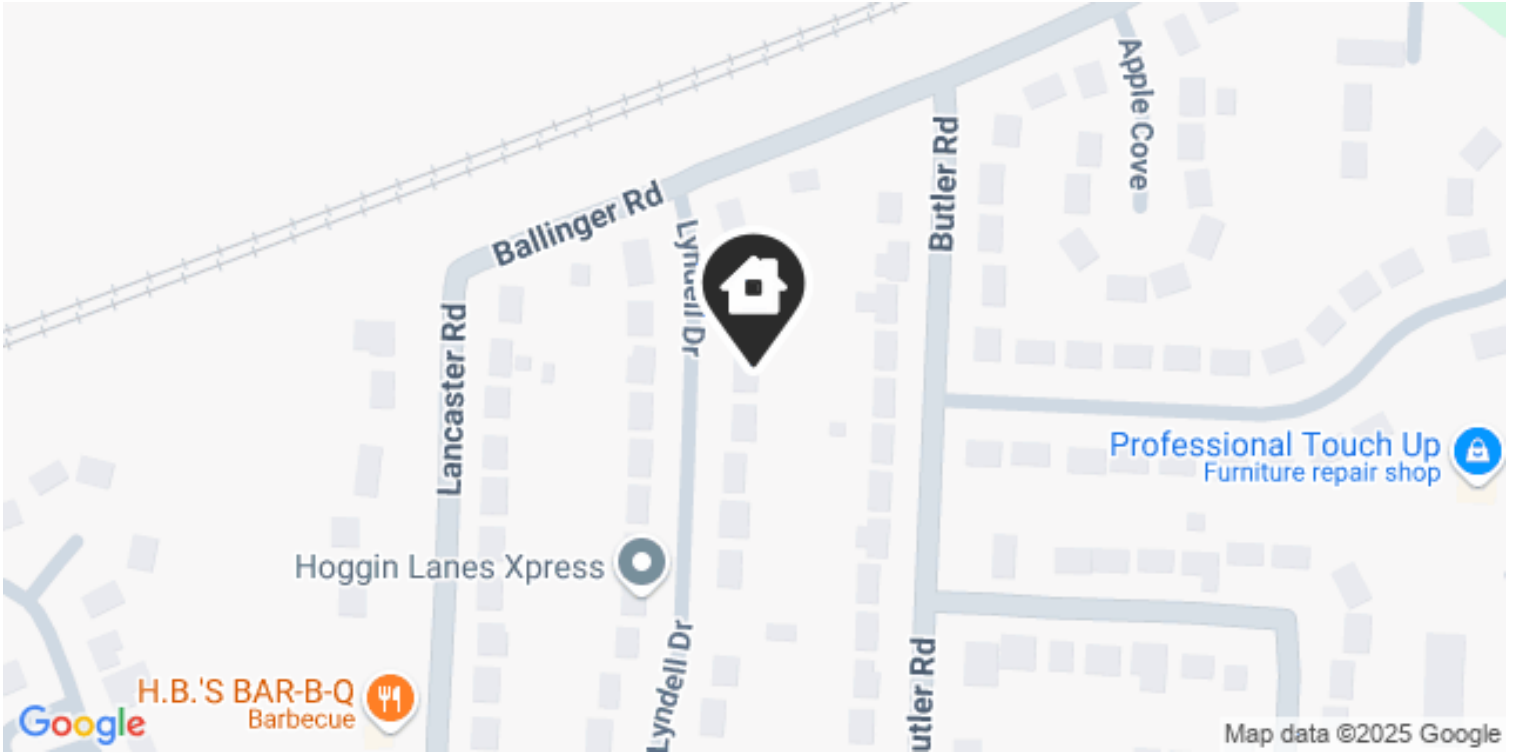
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

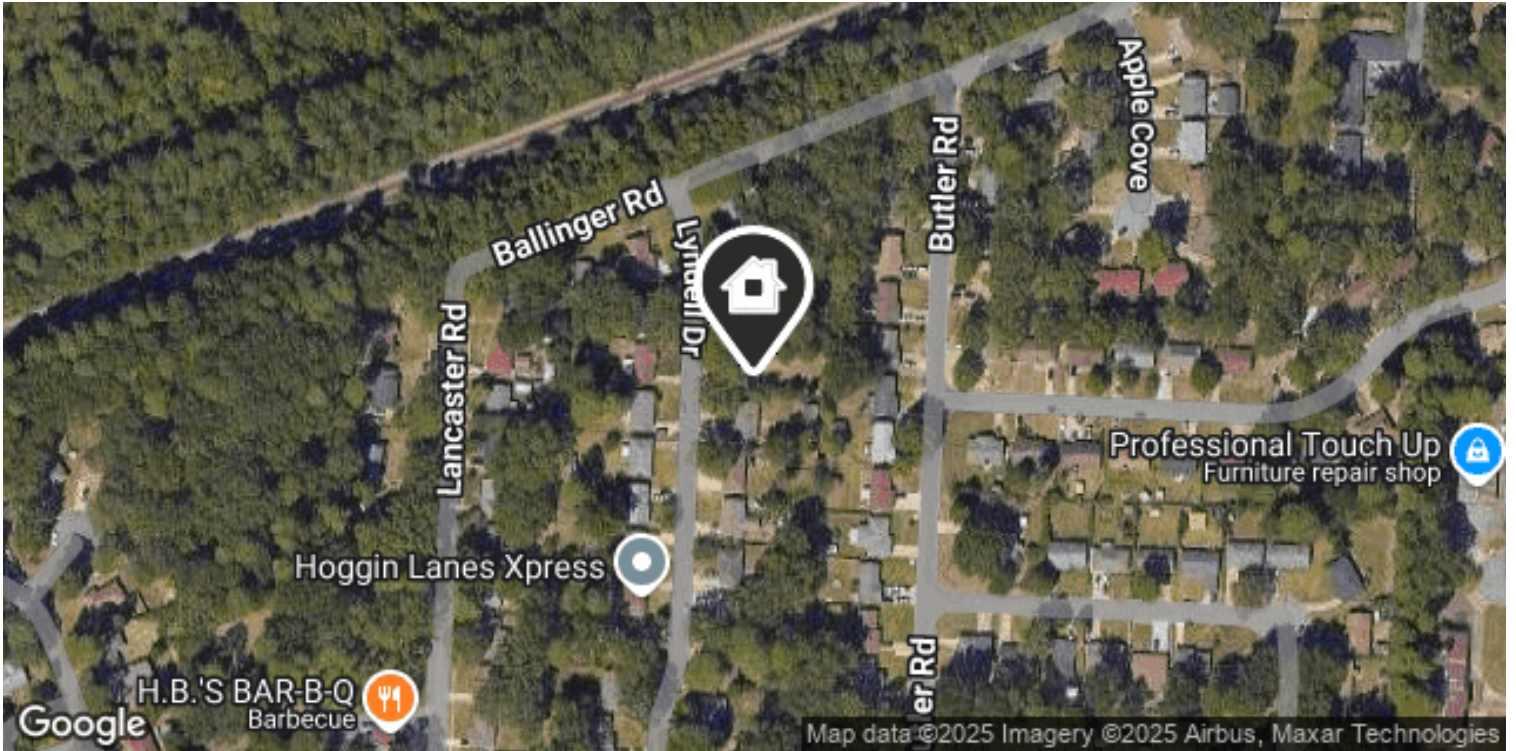
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Aerial Map



Legend: Subject Property

Birdseye Map



Legend: Subject Property

Sales Comparables Analysis Summary

Result of Sales Comparison Analysis

\$133,809 (or \$125 / sq ft)

Last Analysis Update: 1/24/2025

\$119K – \$150K

(or \$111 – \$140 / sq ft)

Number of Comps Chosen

9

Comps Range

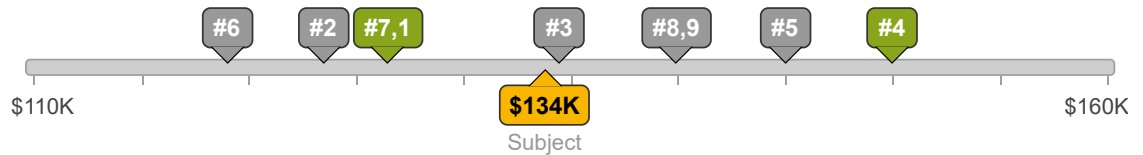
\$119K – \$150K

Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.

Comps:

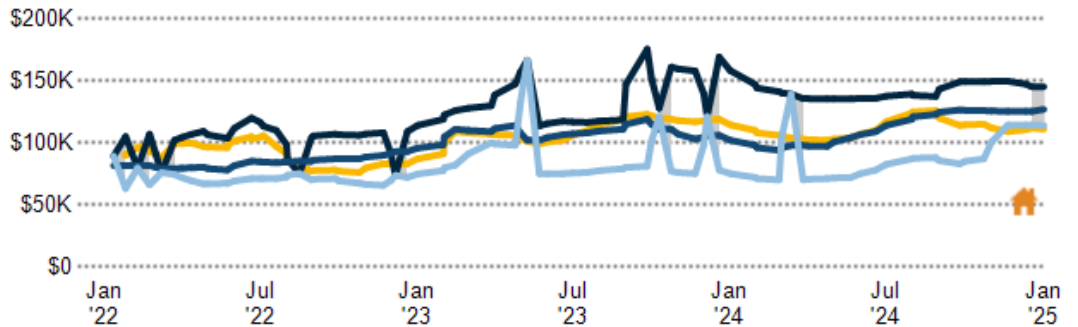
- Subject Property (Appraisal Price)
- For Sale (List Price)
- Pending (List Price)
- Recently Closed (Closed Price)
- Distressed (List Price)
- Pending Distressed (List Price)
- Off Market (Estimate)



Historical Range of Comparable Homes

Compares the estimated value of the subject property with the highest, median and lowest comps selected in the Sales Comparison Analysis.

- Subject Property Estimated Value
- Subject Property Sold
- Highest
- Median
- Lowest



Comps and Adjustments Map

5913 Lyndell Dr, Little Rock, AR 72209

1 Closed

- Sold Date: 12/11/2024
- Public Record



Price: **\$133,809**

3 bed
1.1 bath
1,073 sq ft

12 Allyson Cir, Little Rock, AR 72209

1 Closed

- Sold Date: 11/22/2024
- MLS Listing 24027874: 8/2/2024



Price: **\$127,000**

3 bed
1.0 bath
988 sq ft

6 Woodcrest Ct, Little Rock, AR 72209

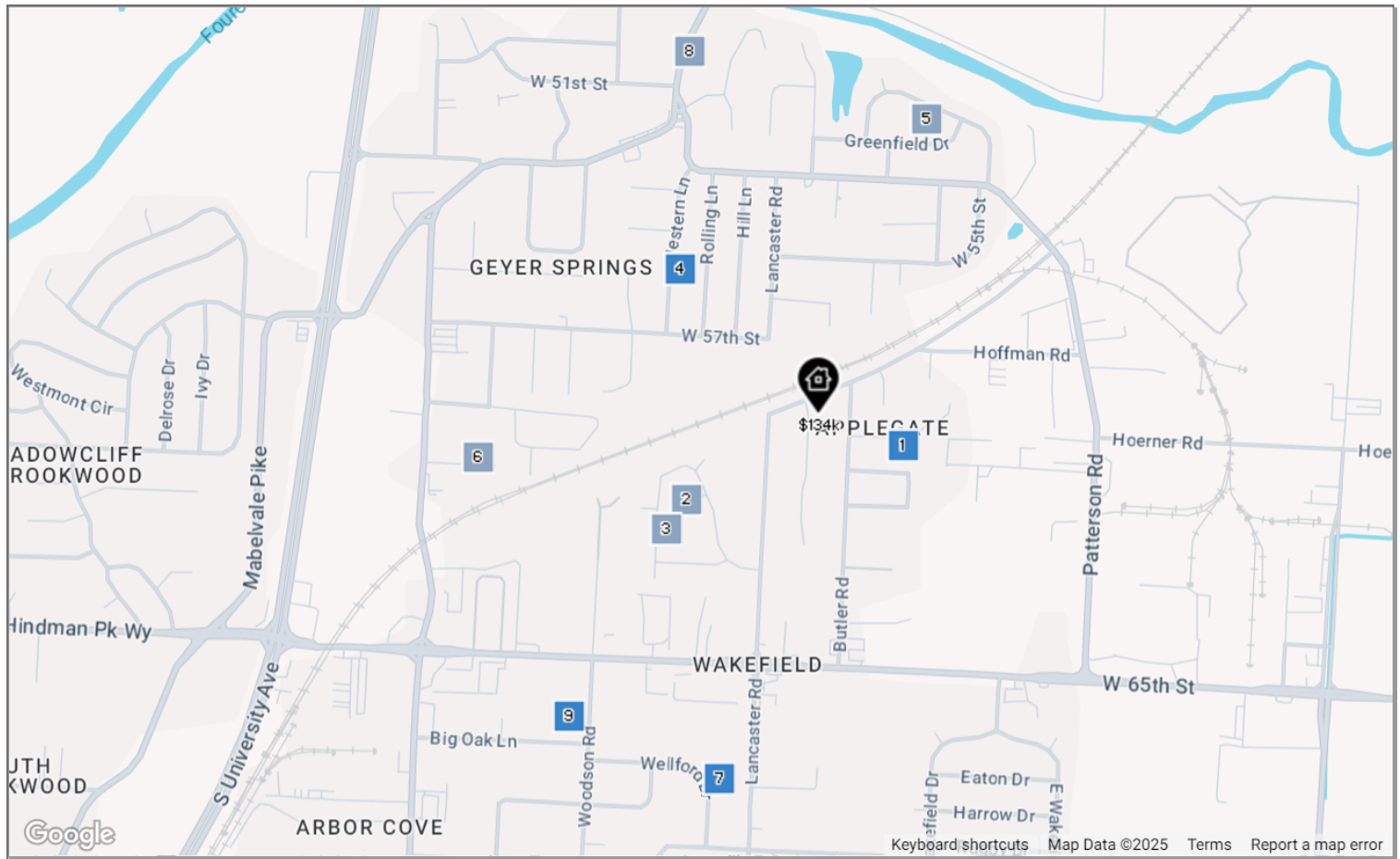
2 Closed

- Sold Date: 6/28/2024
- MLS Listing 24030479: 5/20/2024



Price: **\$123,500**


3 bed
1.1 bath
912 sq ft



57 Southern Oaks Dr, Little Rock, AR 72209

3 Closed

- Sold Date: 10/24/2024
- MLS Listing 24043750: 9/23/2024



Price: **\$134,500**

3 bed
1.1 bath
988 sq ft

5513 Western Ln, Little Rock, AR 72209

4 Closed

- Sold Date: 11/13/2024
- MLS Listing 24031962: 8/30/2024



Price: **\$150,000**

3 bed
2.1 bath
1,164 sq ft

4814 Greenfield Dr, Little Rock, AR 72209

5 Closed

- Sold Date: 5/6/2024
- MLS Listing 24015560: 5/6/2024



Price: **\$145,000**

3 bed
1.1 bath
1,304 sq ft

Comps and Adjustments Map

5809 Hutsell Rd, Little Rock, AR 72209

6 Closed

- Sold Date: 6/24/2024
- MLS Listing 24015292: 5/3/2024



Price:
\$119,000

3 bed
1.0 bath
1,064 sq ft

12 Wellford Dr, Little Rock, AR 72209

7 Closed

- Sold Date: 10/31/2024
- MLS Listing 24040279: 9/27/2024



Price:
\$126,000

3 bed
1.0 bath
888 sq ft

5007 Mabelvale Pike, Little Rock, AR 72209

8 Closed

- Sold Date: 4/18/2024
- MLS Listing 24006195: 2/24/2024



Price:
\$139,900

3 bed
2.0 bath
1,296 sq ft

5614 Big Oak Ln, Little Rock, AR 72209

9 Closed

- Sold Date: 1/14/2025
- MLS Listing 24034179: 9/16/2024



Price:
\$140,000

3 bed
2.0 bath
1,226 sq ft

Comps Selected
In Analysis



Address	5913 Lyndell Dr Little Rock, AR 72209	12 Allyson Cir Little Rock, AR 72209	6 Woodcrest Ct Little Rock, AR 72209
Status	Subject Property	Closed	Closed
MLS Name	—	CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)	CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID	—	24027874	24030479
Proximity	—	.14 Mi. E	.24 Mi. SW
Value	\$133,809	\$127,000	\$123,500
Price Per Sq. Ft.	\$125	\$129	\$135
Sale/Finance Concession	—	—	—
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Detached	Detached
Total Rooms	—	—	—
Total Rooms Above Grade	—	—	—
Bedrooms	3	3	3
Bedrooms Above Grade	—	—	—
Building Size sq ft range (low)	—	—	—
Building Size sq ft range (high)	—	—	—
Total Baths	1.1	1.0	1.1
Total Baths Above Grade	—	—	—
Full Baths	1	1	1
Full Baths Above Grade	—	—	—
Partial Baths	1	1	1
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	1,073	988	912
Building Area (sq ft)	1,073	988	912
Living Area Above Grade (sq ft)	—	—	—
Basement (sq ft)	—	—	—
Finished Rooms Below Grade	—	—	—
Lot Size	10,454 sq ft	6,970 sq ft	6,969 sq ft
Lot Dimensions	10454 SF	6970 SF	6970
Garage	Carport	Carport	Carport
Garage (sq ft)	—	—	—
Pool	—	—	—
Location	—	Level	Level
Tenure	—	—	—
View	—	—	—
View Factors	—	—	—
Style	—	—	—

Comps Selected
In Analysis



Address	5913 Lyndell Dr Little Rock, AR 72209	12 Allyson Cir Little Rock, AR 72209	6 Woodcrest Ct Little Rock, AR 72209
Status	Subject Property	Closed	Closed
Quality of Construction	–	–	–
Year Built	1967	1969	1968
Age	58	56	57
Condition	–	–	–
Functional Utility	–	–	–
Heating Features	Central	Central Cool - Electric	Central Cool - Electric, Central Gas
Cooling Features	Central	Central	Central
Energy Efficient Items	–	–	–
Porch/Patio/Deck	–	–	–
Roofing Features	Asphalt	Composition	Architectural Shingle
Fireplaces	–	None	None
Basement Features	–	No	No
Foundation Features	Closed Piers	Slab	Slab
Construction Features	Masonry	Masonry	Frame
Exterior Wall Features	Masonry	Masonry	–
Number of Buildings	–	–	–
Number of Units	0	0	0
Number of Stories	1	1	1
Net Adjustments (%)		–	–
Gross Adjustments (%)		–	–
Net Adjustments		–	–
Net Adjustments Per Sq. Ft.		–	–
Net Adjusted Value		\$127,000	\$123,500
Net Adjusted Value Per Sq. Ft.		\$129	\$135
Comp Weighting		12%	11%
Notes from Broderic Armstead		–	–

Comps Selected
In Analysis



Address	57 Southern Oaks Dr Little Rock, AR 72209	5513 Western Ln Little Rock, AR 72209	4814 Greenfield Dr Little Rock, AR 72209
Status	3 Closed	4 Closed	5 Closed
MLS Name	CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)	CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)	CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID	24043750	24031962	24015560
Proximity	.29 Mi. SW	.31 Mi. NW	.48 Mi. NE
Value	\$134,500	\$150,000	\$145,000
Price Per Sq. Ft.	\$136	\$129	\$111
Sale/Finance Concession	-	-	-
Property Type	Single Family	Single Family	Single Family
Property Subtype	Detached	Detached	Detached
Total Rooms	-	-	-
Total Rooms Above Grade	-	-	-
Bedrooms	3	3	3
Bedrooms Above Grade	-	-	-
Building Size sq ft range (low)	-	-	-
Building Size sq ft range (high)	-	-	-
Total Baths	1.1	2.1	1.1
Total Baths Above Grade	-	-	-
Full Baths	1	2	1
Full Baths Above Grade	-	-	-
Partial Baths	1	1	1
Partial Baths Above Grade	-	-	-
Living Area (sq ft)	988	1,164	1,304
Building Area (sq ft)	988	1,164	1,304
Living Area Above Grade (sq ft)	-	-	-
Basement (sq ft)	-	-	-
Finished Rooms Below Grade	-	-	-
Lot Size	7,405 sq ft	10,454 sq ft	7,405 sq ft
Lot Dimensions	7405	10500sqft	7405
Garage	Carport	Carport	-
Garage (sq ft)	-	-	-
Pool	-	-	-
Location	Level	Level	Level
Tenure	-	-	-
View	-	-	-
View Factors	-	-	-
Style	-	-	-

Comps Selected
In Analysis



Address	57 Southern Oaks Dr Little Rock, AR 72209	5513 Western Ln Little Rock, AR 72209	4814 Greenfield Dr Little Rock, AR 72209
Status	3 Closed	4 Closed	5 Closed
Quality of Construction	-	-	-
Year Built	1967	1963	1966
Age	58	62	59
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	Central Cool - Electric, Central Gas	Heat Pump	Central Cool - Electric, Central Gas
Cooling Features	Central	Central	Central
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-
Roofing Features	Architectural Shingle	Architectural Shingle	Architectural Shingle
Fireplaces	None	None	None
Basement Features	No	No	No
Foundation Features	Slab	Crawl Space	Crawl Space
Construction Features	Masonry	Frame	Frame
Exterior Wall Features	Masonry	-	-
Number of Buildings	-	-	-
Number of Units	0	0	0
Number of Stories	1	1	1
Net Adjustments (%)	-	-	-
Gross Adjustments (%)	-	-	-
Net Adjustments	-	-	-
Net Adjustments Per Sq. Ft.	-	-	-
Net Adjusted Value	\$134,500	\$150,000	\$145,000
Net Adjusted Value Per Sq. Ft.	\$136	\$129	\$111
Comp Weighting	11%	11%	11%
Notes from Broderic Armstead	-	-	-

Comps Selected
In Analysis



Address	5809 Hutsell Rd Little Rock, AR 72209	12 Wellford Dr Little Rock, AR 72209	5007 Mabelvale Pike Little Rock, AR 72209
Status	6 Closed	7 Closed	8 Closed
MLS Name	CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)	CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)	CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID	24015292	24040279	24006195
Proximity	.53 Mi. W	.58 Mi. S	.59 Mi. NW
Value	\$119,000	\$126,000	\$139,900
Price Per Sq. Ft.	\$112	\$142	\$108
Sale/Finance Concession	-	-	-
Property Type	Single Family	Single Family	Single Family
Property Subtype	Detached	Detached	Detached
Total Rooms	-	-	-
Total Rooms Above Grade	-	-	-
Bedrooms	3	3	3
Bedrooms Above Grade	-	-	-
Building Size sq ft range (low)	-	-	-
Building Size sq ft range (high)	-	-	-
Total Baths	1.0	1.0	2.0
Total Baths Above Grade	-	-	-
Full Baths	1	1	2
Full Baths Above Grade	-	-	-
Partial Baths	-	-	1
Partial Baths Above Grade	-	-	-
Living Area (sq ft)	1,064	888	1,296
Building Area (sq ft)	1,064	888	1,296
Living Area Above Grade (sq ft)	-	-	-
Basement (sq ft)	-	-	-
Finished Rooms Below Grade	-	-	-
Lot Size	10,454 sq ft	7,840 sq ft	10,454 sq ft
Lot Dimensions	10,507	7841	10626
Garage	Carport	Carport	Carport
Garage (sq ft)	-	-	-
Pool	-	-	-
Location	Level	Level	Extra Landscaping, In Subdivision, Level, Sloped
Tenure	-	-	-
View	-	-	-
View Factors	-	-	-
Style	-	-	-


Comps Selected
In Analysis



Address	5809 Hutsell Rd Little Rock, AR 72209	12 Wellford Dr Little Rock, AR 72209	5007 Mabelvale Pike Little Rock, AR 72209
Status	6 Closed	7 Closed	8 Closed
Quality of Construction	-	-	-
Year Built	1958	1966	1959
Age	67	59	66
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	Central Cool - Electric, Central Gas	Central Cool - Electric, Central Gas	Central Cooling, Central Heat
Cooling Features	Central	Central	Central
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-
Roofing Features	Composition	Architectural Shingle	Architectural Shingle
Fireplaces	None	None	None
Basement Features	No	No	No
Foundation Features	Slab	Slab	Crawl Space
Construction Features	Frame	Frame	Frame
Exterior Wall Features	-	-	-
Number of Buildings	-	-	-
Number of Units	0	0	0
Number of Stories	1	1	1
Net Adjustments (%)	-	-	-
Gross Adjustments (%)	-	-	-
Net Adjustments	-	-	-
Net Adjustments Per Sq. Ft.	-	-	-
Net Adjusted Value	\$119,000	\$126,000	\$139,900
Net Adjusted Value Per Sq. Ft.	\$112	\$142	\$108
Comp Weighting	11%	11%	11%
Notes from Broderic Armstead	-	-	-


Comps Selected
In Analysis



Address	5614 Big Oak Ln Little Rock, AR 72209
Status	 Closed
MLS Name	CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID	24034179
Proximity	.6 Mi. SW
Value	\$140,000
Price Per Sq. Ft.	\$114
Sale/Finance Concession	—
Property Type	Single Family
Property Subtype	Detached
Total Rooms	—
Total Rooms Above Grade	—
Bedrooms	3
Bedrooms Above Grade	—
Building Size sq ft range (low)	—
Building Size sq ft range (high)	—
Total Baths	2.0
Total Baths Above Grade	—
Full Baths	2
Full Baths Above Grade	—
Partial Baths	1
Partial Baths Above Grade	—
Living Area (sq ft)	1,226
Building Area (sq ft)	1,226
Living Area Above Grade (sq ft)	—
Basement (sq ft)	—
Finished Rooms Below Grade	—
Lot Size	0.25 acres
Lot Dimensions	0x
Garage	—
Garage (sq ft)	—
Pool	—
Location	Corner Lot, Extra Landscaping, In Subdivision, Level
Tenure	—
View	—
View Factors	—
Style	—

Comps Selected
In Analysis



Address	5614 Big Oak Ln Little Rock, AR 72209		
Status	 Closed		
Quality of Construction	–		
Year Built	1972		
Age	53		
Condition	–		
Functional Utility	–		
Heating Features	Central Cool - Electric, Central Gas		
Cooling Features	Central		
Energy Efficient Items	–		
Porch/Patio/Deck	–		
Roofing Features	Composition		
Fireplaces	None		
Basement Features	No		
Foundation Features	Slab		
Construction Features	Frame		
Exterior Wall Features	–		
Number of Buildings	–		
Number of Units	0		
Number of Stories	1		
Net Adjustments (%)		–	
Gross Adjustments (%)		–	
Net Adjustments		–	
Net Adjustments Per Sq. Ft.		–	
Net Adjusted Value		\$140,000	
Net Adjusted Value Per Sq. Ft.		\$114	
Comp Weighting		11%	
Notes from Broderic Armstead	–		

12 Allyson Cir, Little Rock, AR 72209

MLS Name: CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID: 24027874

	Listing Facts	Adjustments
Status	Closed	
Proximity	.14 Mi. E	
Value	\$127,000	
Price Per Sq. Ft.	\$129	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Detached	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	3	
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	1.0	
Total Baths Above Grade	—	
Full Baths	1	
Full Baths Above Grade	—	
Partial Baths	—	
Partial Baths Above Grade	—	
Living Area (sq ft)	988	
Building Area (sq ft)	988	
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	—	
Finished Rooms Below Grade	—	
Lot Size	—	
Lot Dimensions	—	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	Level	
Tenure	—	
View	—	
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1969	
Age	56	
Condition	—	
Functional Utility	—	
Heating Features	Central Cool - Electric	
Cooling Features	—	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	Composition	
Fireplaces	None	
Basement Features	No	



LEGEND: Subject Property This Property

Closed

- Sold Date: 11/22/2024
- MLS Listing 24027874: 8/2/2024

Closed Price

\$127,000

Adjusted Price

\$127,000

Net Adjustments (\$ / %)

— / —

Gross Adjustments (\$ / %)

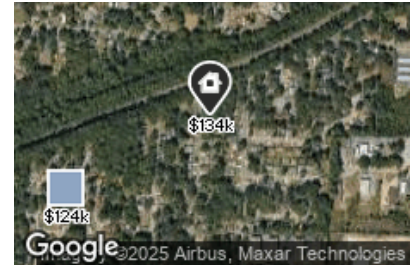
— / —

	Listing Facts	Adjustments
Foundation Features	Slab	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	One Story	

2 6 Woodcrest Ct, Little Rock, AR 72209

MLS Name: CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID: 24030479

	Listing Facts	Adjustments
Status	Closed	
Proximity	.24 Mi. SW	
Value	\$123,500	
Price Per Sq. Ft.	\$135	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Detached	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	1.1	
Total Baths Above Grade	-	
Full Baths	1	
Full Baths Above Grade	-	
Partial Baths	1	
Partial Baths Above Grade	-	
Living Area (sq ft)	912	
Building Area (sq ft)	912	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	6,969 sq ft	
Lot Dimensions	6970	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	Level	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1968	
Age	57	
Condition	-	
Functional Utility	-	
Heating Features	Central Cool - Electric, Central Gas	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural Shingle	
Fireplaces	None	
Basement Features	No	



LEGEND: Subject Property This Property

Closed

* Sold Date: 6/28/2024
* MLS Listing 24030479: 5/20/2024

Closed Price

\$123,500

Adjusted Price

\$123,500

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

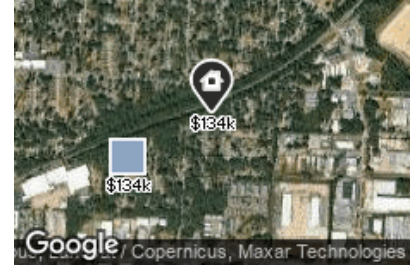
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	Listing Facts	Adjustments
Foundation Features	Slab	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	One Story	

3 57 Southern Oaks Dr, Little Rock, AR 72209

MLS Name: CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID: 24043750

	Listing Facts	Adjustments
Status	Closed	
Proximity	.29 Mi. SW	
Value	\$134,500	
Price Per Sq. Ft.	\$136	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Detached	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	1.1	
Total Baths Above Grade	-	
Full Baths	1	
Full Baths Above Grade	-	
Partial Baths	1	
Partial Baths Above Grade	-	
Living Area (sq ft)	988	
Building Area (sq ft)	988	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	7,405 sq ft	
Lot Dimensions	7405	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	Level	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1967	
Age	58	
Condition	-	
Functional Utility	-	
Heating Features	Central Cool - Electric, Central Gas	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural Shingle	
Fireplaces	None	
Basement Features	No	



LEGEND: Subject Property This Property

Closed

* Sold Date: 10/24/2024
* MLS Listing 24043750: 9/23/2024

Closed Price

\$134,500

Adjusted Price

\$134,500

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

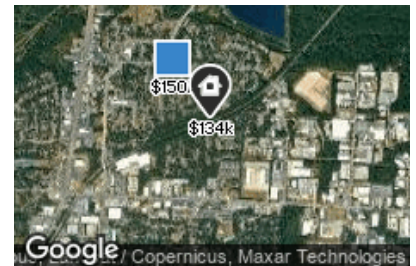
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	Listing Facts	Adjustments
Foundation Features	Slab	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	One Story	

4 5513 Western Ln, Little Rock, AR 72209

MLS Name: CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID: 24031962

	Listing Facts	Adjustments
Status	Closed	
Proximity	.31 Mi. NW	
Value	\$150,000	
Price Per Sq. Ft.	\$129	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Detached	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	4	3
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	1.1	2.1
Total Baths Above Grade	-	
Full Baths	1	2
Full Baths Above Grade	-	
Partial Baths	1	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,164	1,164
Building Area (sq ft)	1,164	1,164
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	10,454 sq ft	
Lot Dimensions	10500sqft	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	Level	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1963	
Age	62	
Condition	-	
Functional Utility	-	
Heating Features	Heat Pump	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural Shingle	
Fireplaces	None	
Basement Features	No	



LEGEND: Subject Property This Property

Closed

- Sold Date: 11/13/2024
- MLS Listing 24031962: 8/30/2024

Closed Price
\$150,000

Adjusted Price
\$150,000

Net Adjustments (\$ / %)
- / -

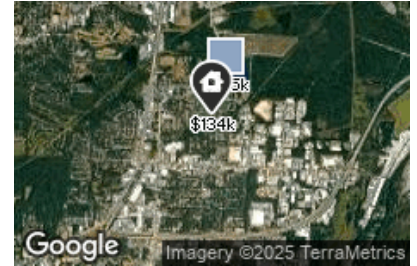
Gross Adjustments (\$ / %)
- / -

	Listing Facts	Adjustments
Foundation Features	Crawl Space	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	One Story	

5 4814 Greenfield Dr, Little Rock, AR 72209

MLS Name: CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID: 24015560

	Listing Facts	Adjustments
Status	Closed	
Proximity	.48 Mi. NE	
Value	\$145,000	
Price Per Sq. Ft.	\$111	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Detached	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	3	
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	1.1	
Total Baths Above Grade	—	
Full Baths	1	
Full Baths Above Grade	—	
Partial Baths	1	
Partial Baths Above Grade	—	
Living Area (sq ft)	1,304	
Building Area (sq ft)	1,304	
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	—	
Finished Rooms Below Grade	—	
Lot Size	7,405 sq ft	
Lot Dimensions	7405	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	Level	
Tenure	—	
View	—	
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1966	
Age	59	
Condition	—	
Functional Utility	—	
Heating Features	Central Cool - Electric, Central Gas	
Cooling Features	—	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	Architectural Shingle	
Fireplaces	None	
Basement Features	No	



LEGEND: Subject Property This Property

Closed

• Sold Date: 5/6/2024
• MLS Listing 24015560: 5/6/2024

Closed Price

\$145,000

Adjusted Price

\$145,000

Net Adjustments (\$ / %)

— / —

Gross Adjustments (\$ / %)

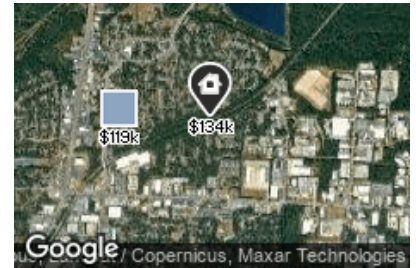
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	Listing Facts	Adjustments
Foundation Features	Crawl Space	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	One Story	

6 5809 Hutsell Rd, Little Rock, AR 72209

MLS Name: CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID: 24015292

	Listing Facts	Adjustments
Status	Closed	
Proximity	.53 Mi. W	
Value	\$119,000	
Price Per Sq. Ft.	\$112	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Detached	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	1.0	
Total Baths Above Grade	-	
Full Baths	1	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,064	
Building Area (sq ft)	1,064	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	10,454 sq ft	
Lot Dimensions	10,507	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	Level	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1958	
Age	67	
Condition	-	
Functional Utility	-	
Heating Features	Central Cool - Electric, Central Gas	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Composition	
Fireplaces	None	
Basement Features	No	



LEGEND: Subject Property This Property

Closed

• Sold Date: 6/24/2024
• MLS Listing 24015292: 5/3/2024

Closed Price

\$119,000

Adjusted Price

\$119,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

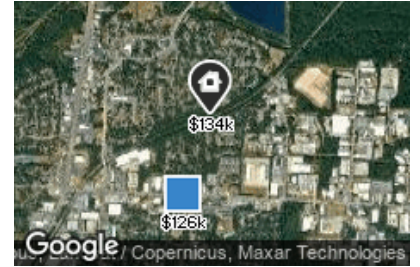
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	Listing Facts	Adjustments
Foundation Features	Slab	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	One Story	

7 12 Wellford Dr, Little Rock, AR 72209

MLS Name: CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID: 24040279

	Listing Facts	Adjustments
Status	Closed	
Proximity	.58 Mi. S	
Value	\$126,000	
Price Per Sq. Ft.	\$142	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Detached	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	1.0	
Total Baths Above Grade	-	
Full Baths	1	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	888	
Building Area (sq ft)	888	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	7,840 sq ft	
Lot Dimensions	7841	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	Level	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1966	
Age	59	
Condition	-	
Functional Utility	-	
Heating Features	Central Cool - Electric, Central Gas	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural Shingle	
Fireplaces	None	
Basement Features	No	



LEGEND: Subject Property This Property

Closed

* Sold Date: 10/31/2024
* MLS Listing 24040279: 9/27/2024

Closed Price

\$126,000

Adjusted Price

\$126,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

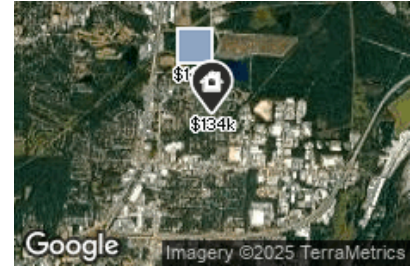
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	Listing Facts	Adjustments
Foundation Features	Slab	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	One Story	

8 5007 Mabelvale Pike, Little Rock, AR 72209

MLS Name: CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID: 24006195

	Listing Facts	Adjustments
Status	Closed	
Proximity	.59 Mi. NW	
Value	\$139,900	
Price Per Sq. Ft.	\$108	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Detached	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	2.0	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,296	
Building Area (sq ft)	1,296	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	10,454 sq ft	
Lot Dimensions	10626	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	Extra Landscaping, In Subdivision, Level, Sloped	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1959	
Age	66	
Condition	-	
Functional Utility	-	
Heating Features	Central Cooling, Central Heat	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural Shingle	
Fireplaces	None	
Basement Features	No	



LEGEND: Subject Property This Property

Closed

* Sold Date: 4/18/2024
* MLS Listing 24006195: 2/24/2024

Closed Price

\$139,900

Adjusted Price

\$139,900

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

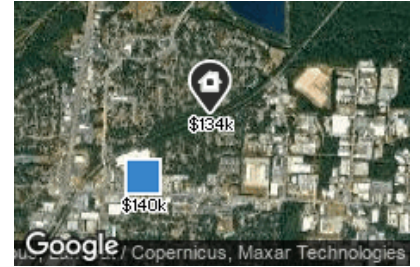
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	Listing Facts	Adjustments
Foundation Features	Crawl Space	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	One Story	

5614 Big Oak Ln, Little Rock, AR 72209

MLS Name: CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)
MLS Listing ID: 24034179

	Listing Facts	Adjustments
Status	Closed	
Proximity	.6 Mi. SW	
Value	\$140,000	
Price Per Sq. Ft.	\$114	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Detached	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	2.0	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,226	
Building Area (sq ft)	1,226	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	-	
Lot Dimensions	0x	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	Corner Lot, Extra Landscaping, In Subdivision, Level	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1972	
Age	53	
Condition	-	
Functional Utility	-	
Heating Features	Central Cool - Electric, Central Gas	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Composition	
Fireplaces	None	



LEGEND: Subject Property This Property

Closed

* Sold Date: 1/14/2025
* MLS Listing 24034179: 9/16/2024

Closed Price

\$140,000

Adjusted Price

\$140,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

- / -

	Listing Facts	Adjustments
Basement Features	No	
Foundation Features	Slab	
Construction Features	-	
Exterior Wall Features	-	
Number of Buildings	-	
Number of Units	-	
Number of Stories	One Story	

Local Market Conditions: Summary

The Local Market Conditions tables summarize trends and statistics in the local market: properties similar in size in the area around the subject property in the Sales Comparison Analysis.

Results shown in this report are derived from a search of MLS records for 2 to 4 bedroom, 1 to 3 bathroom, 804 to 1,342 sq. ft., single family listings located within 0.8 miles of the subject property.

Inventory Analysis	Trend (span)		Trend (span)		Trend (span)		Trend (Total)
	Last 7-12 Months (6-month period)		Last 4-6 Months (3-month period)		Last 3 Months (3-month period)		
Sales	32	50% ↓	8	100% →	8	50% ↓	
Absorption Rate (sales/month)	5.33	50% ↓	2.67	100% →	2.67	50% ↓	
Total # of Active Listings (on last day)	10	110% ↑	11	91% →	10	100% →	
Months of Housing Supply	1.9	220% ↑	4.1	91% →	3.8	200% ↑	
Median Comp Sales Price	\$103,000	119% ↑	\$96,750	131% ↑	\$126,500	123% ↑	
Median Comp Sales Days in RPR	116	97% →	112	51% ↓	57	49% ↓	
Median Comp Listing Price	\$104,950	117% ↑	\$123,000	103% →	\$126,450	120% ↑	
Median Comp Listing Days in RPR	-	-	-	-	-	-	
Median Sales Price as % of List Price	1%	100% →	1%	100% →	1%	100% →	

Comparable Properties in Local Market	Currently for Sale	Sales Within the Last 12 Months
Count	7	7
Range	\$85K – \$175K	\$57.5K – \$205K
Average	\$129,207	\$127,930
Median	\$123,000	\$127,000

Property Attributes	Minimum	Maximum	Average
Year Built	1935	2011	1963
Living Area (sq ft)	700	2,068	1,174
Lot Size	-	759,120,120	11,871,093
# Samples	64	-	-

Local Market Conditions: Sales of Similar-Size Properties

These tables show the sales trends for properties similar in size in the area around the subject property in the Sales Comparison Analysis, calculated in variations that include and exclude distressed listings.

Results shown in this report are derived from a search of MLS records for 2 to 4 bedroom, 1 to 3 bathroom, 804 to 1,342 sq. ft., single family listings located within 0.8 miles of the subject property.

INCLUDING Distressed Listings	Trend (span)			Trend (span)			Trend (Total)
	Last 7-12 Months (6-month period)			Last 4-6 Months (3-month period)			
Sales	32	50%	↓	8	100%	→	50%
Absorption Rate (sales/month)	5.33	50%	↓	2.67	100%	→	50%
Total # of Active Listings (on last day)	10	110%	↑	11	91%	→	100%
Months of Housing Supply	1.9	220%	↑	4.1	91%	→	200%
Median Comp Sales Price	\$103,000	119%	↑	\$96,750	131%	↑	123%
Median Comp Sales Days in RPR	116	97%	→	112	51%	↓	49%
Median Comp Listing Price	\$104,950	117%	↑	\$123,000	103%	→	120%
Median Comp Listing Days in RPR	-	-		-	-		-
Median Sales Price as % of List Price	1%	100%	→	1%	100%	→	100%

WITHOUT Distressed Listings

Sales	32	50%	↓	8	100%	→	50%
Absorption Rate (sales/month)	5.33	50%	↓	2.67	100%	→	50%
Total # of Active Listings (on last day)	10	110%	↑	11	91%	→	100%
Months of Housing Supply	1.9	220%	↑	4.1	91%	→	200%
Median Comp Sales Price	\$103,000	119%	↑	\$96,750	131%	↑	123%
Median Comp Sales Days in RPR	116	97%	→	112	51%	↓	49%
Median Comp Listing Price	\$104,950	117%	↑	\$123,000	103%	→	120%
Median Comp Listing Days in RPR	-	-		-	-		-
Median Sales Price as % of List Price	1%	100%	→	1%	100%	→	100%

ONLY Distressed Listings

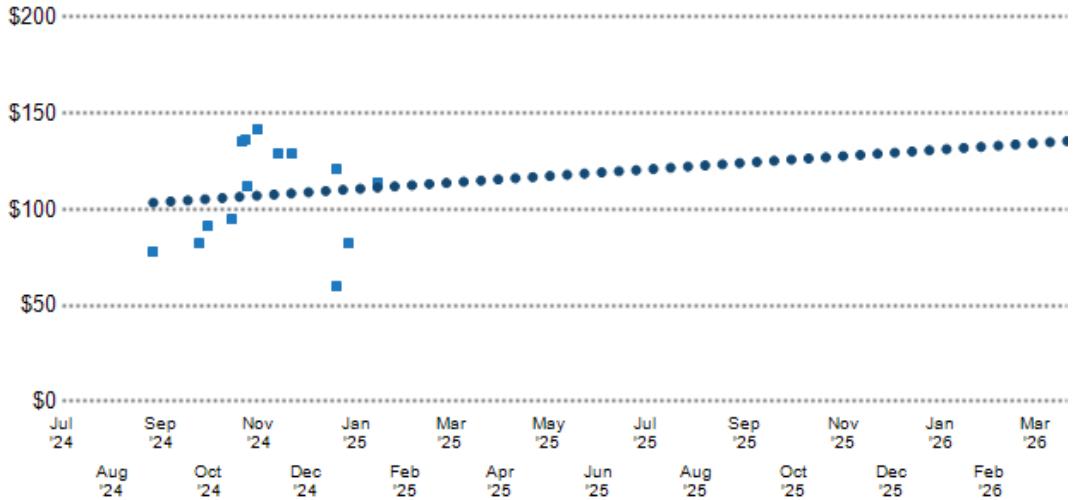
Sales	-	-		-	-		-
Absorption Rate (sales/month)	-	-		-	-		-
Total # of Active Listings (on last day)	-	-		-	-		-
Months of Housing Supply	-	-		-	-		-
Median Comp Sales Price	-	-		-	-		-
Median Comp Sales Days in RPR	-	-		-	-		-

Median Comp Listing Price	-	-	-	-	-	-
Median Comp Listing Days in RPR	-	-	-	-	-	-
Median Sales Price as % of List Price	-	-	-	-	-	-

Price per Square Foot

This graph compares the local market's median estimated home value per square foot with sample properties in the market.

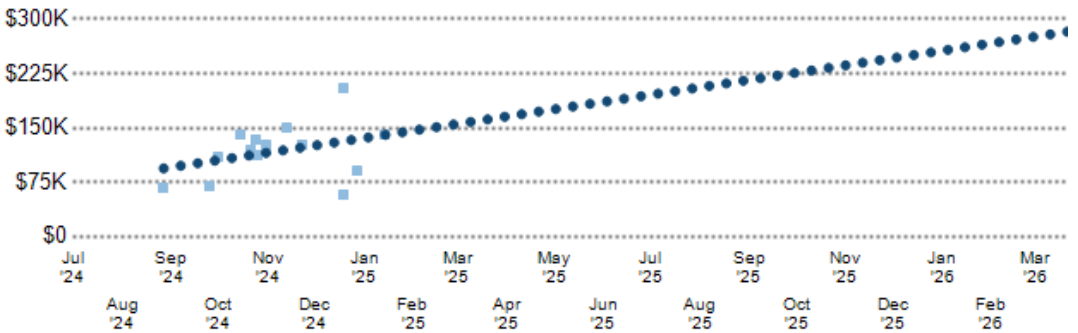
Price / sq ft
Trend



Median Sales Price

This graph compares the local market's median sales price with the sales price for the sample properties in the market.

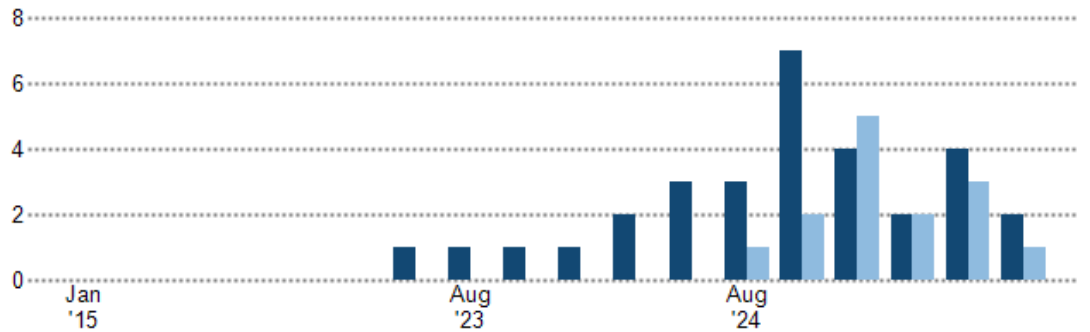
Sale Price
Trend



Total Sales and Listings

This graph compares the number of sales with the number of listings in the local market.

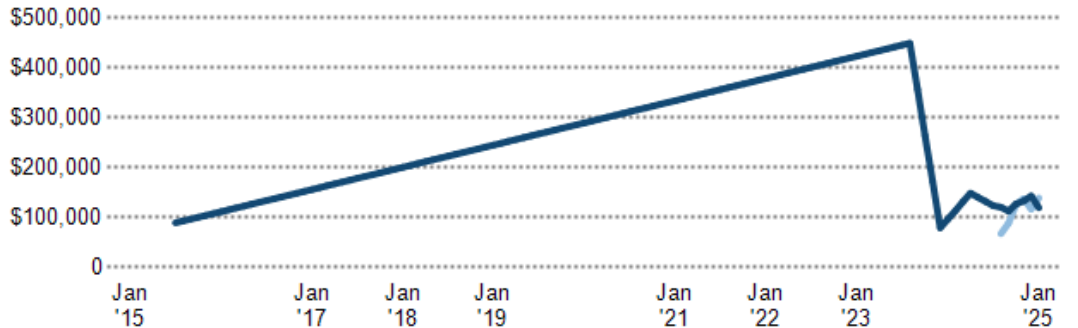
Listings
Sales



List Price vs. Sales Price

This graph compares the median listing price with the sales price in the local market.

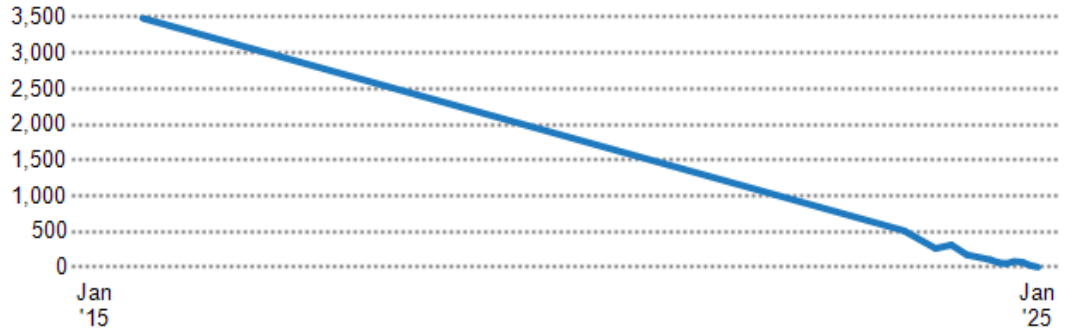
Listing Price
Sales Price



Median Days in RPR

This graph displays the median days in RPR in the local market.

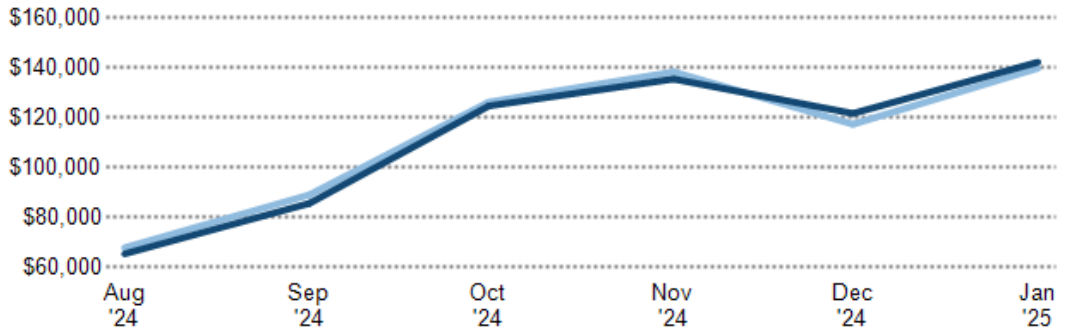
Days in RPR



Sales Price vs. RVM

This graph compares the sales price with the RVM in the local market.

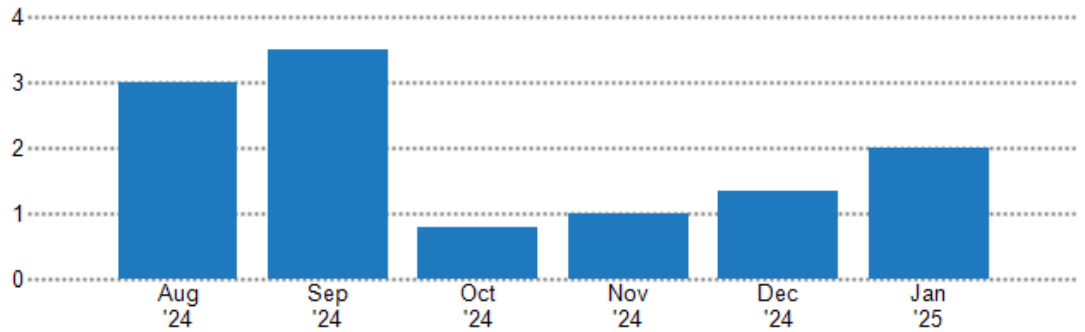
RVM
Sales Price



Months Supply of Housing Inventory

This chart shows the trend in housing inventory in the local market.

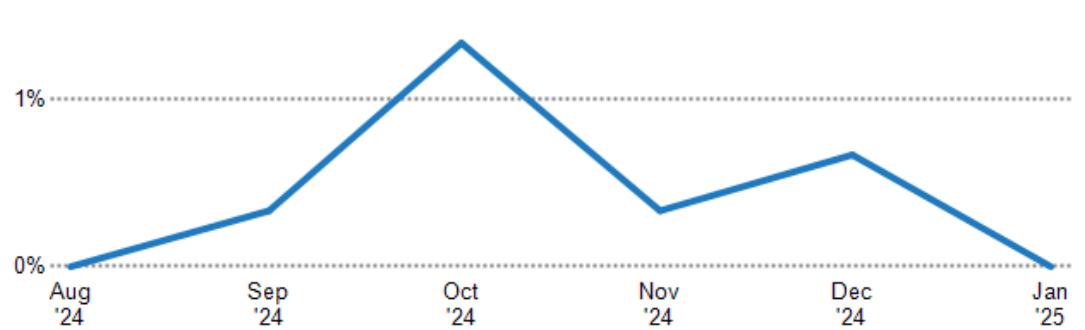
Inventory



Absorption Rate

This chart shows the trend in absorption rate in the local market.

Absorption Rate



General Market Health Charts

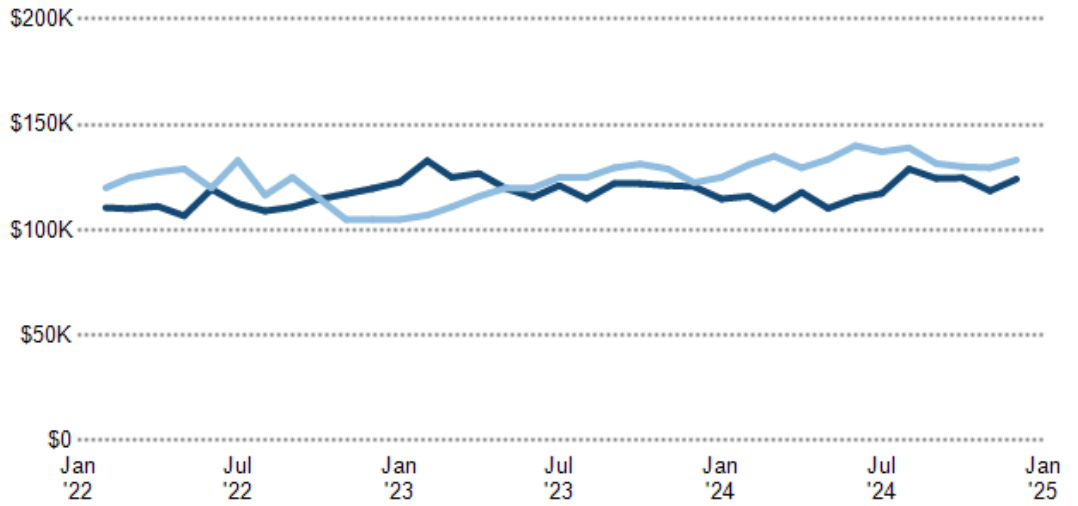
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

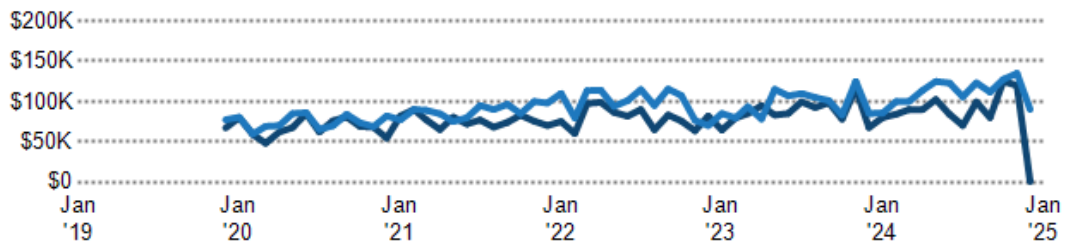
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

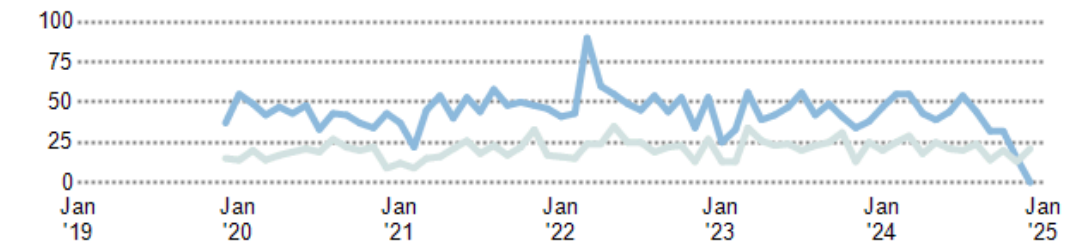
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

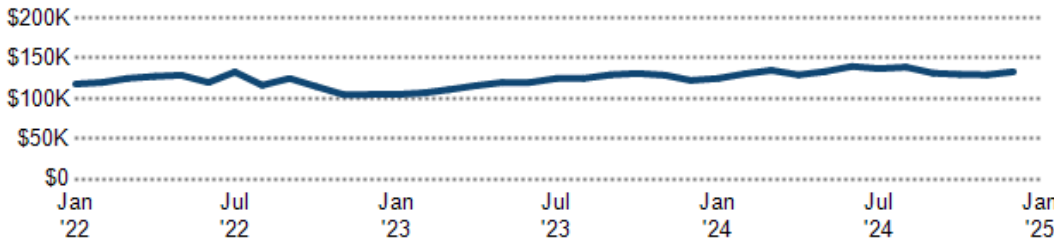
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

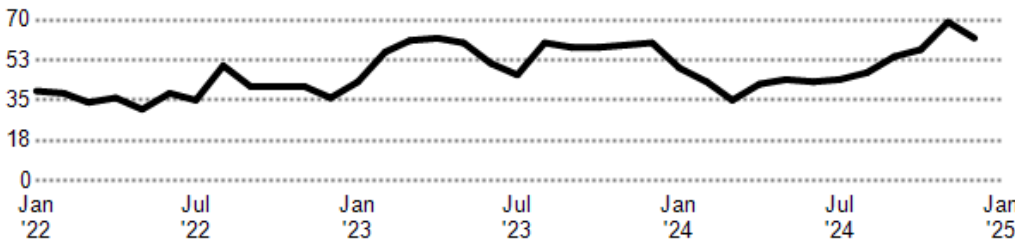
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This Property



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



This Property

1,073 sq. ft. **\$111,000**

Comps

1,000 - 1,200 sq. ft. **\$95,000**

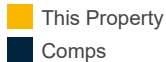
< 1,000 sq. ft. **\$127,000**

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily



This Property

\$111K **1**

Comps

\$125K - \$150K **1**

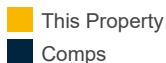
\$75K - \$100K **1**

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily



This Property

\$103 **1**

Comps

\$120 - \$135 **1**

\$75 - \$90 **1**

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Daily

This Property



Comps



■ This Property
■ Comps

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

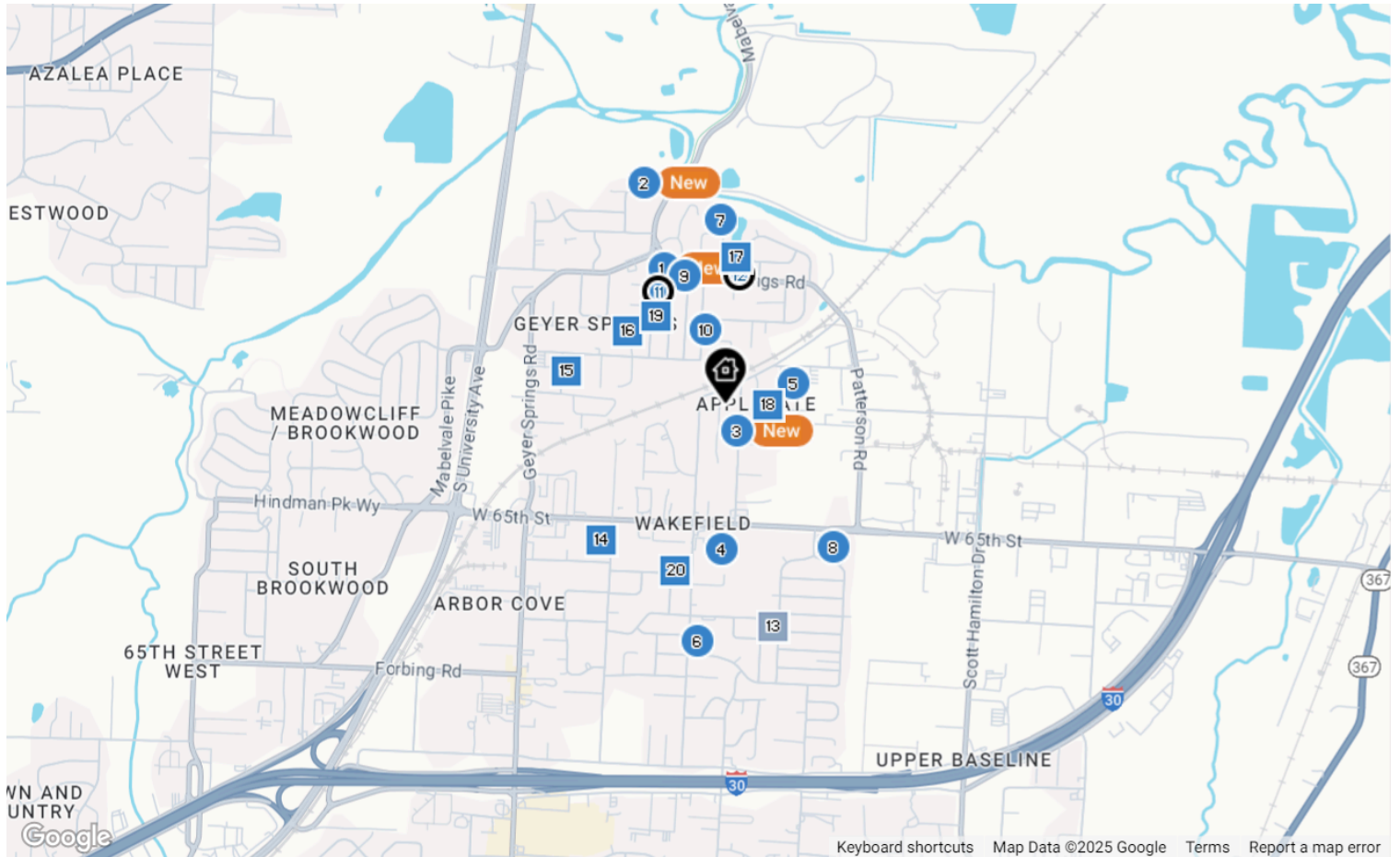
Data Source: Public records data
Update Frequency: Daily



■ Sales Count by Bedroom

Market Snapshot: All Single Detached Homes Within 0.8 miles

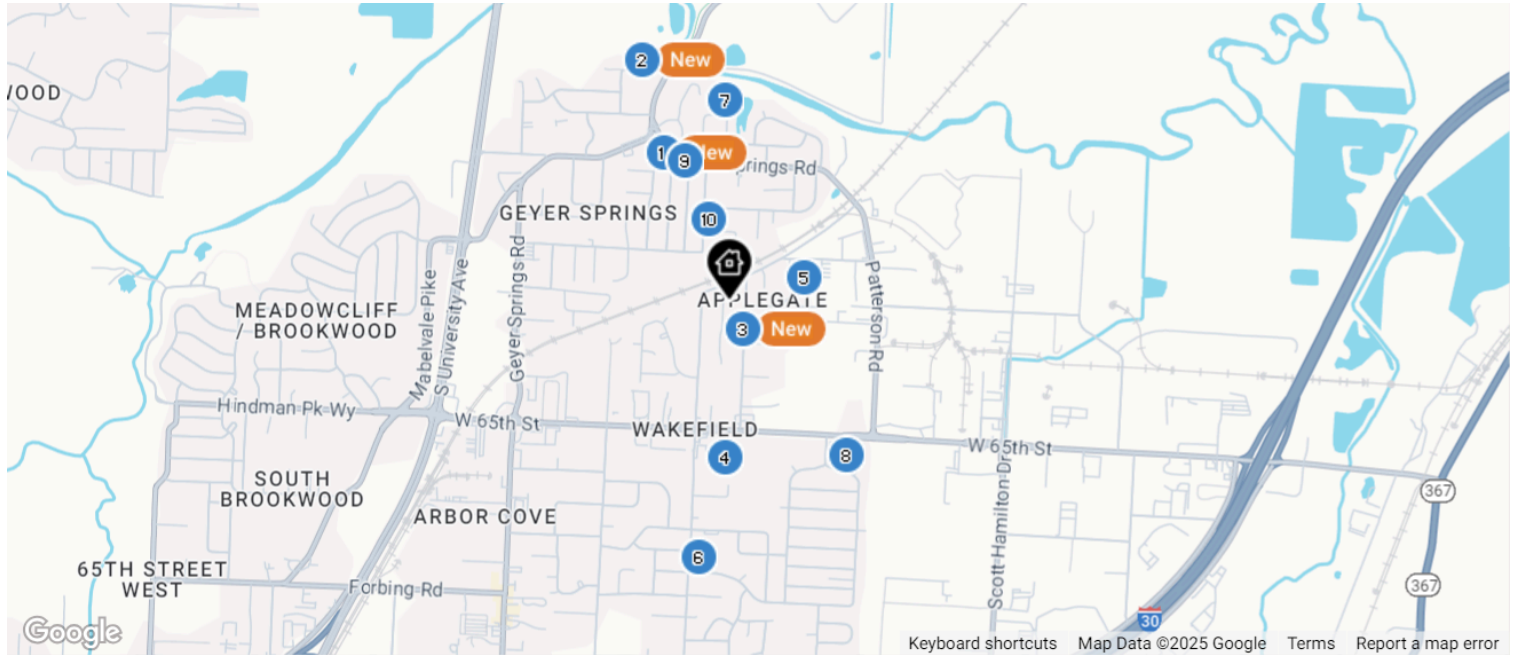
Results shown in this report are derived from a search of MLS records for 2 to 4 bedroom, 1 to 3 bathroom, 804 to 1,342 sq. ft., single family listings located within 0.8 miles of the subject property.



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale

	Last 7-12 Months (6-month period)	Last 4-6 Months (3-month period)	Last 3 Months (3-month period)
Active Listings	12	13	12
Pending Sales	2	2	2
Expired Listings	1	—	—
Recent Sales	14	8	8
Distressed Properties	—	—	—




Active Listings: 10



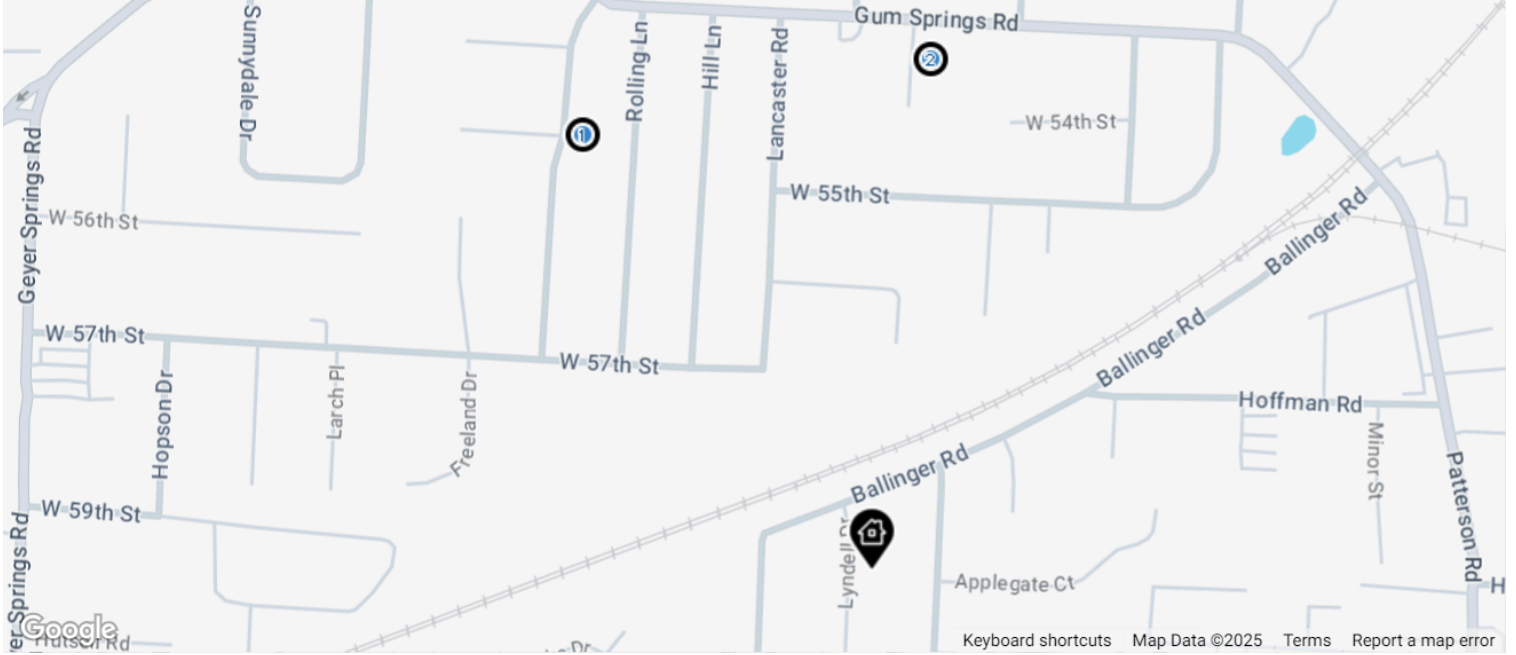
Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
1 New Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.) 56 Hill Ln	Active	1/22/2025	25002724	Single Family	3/1	1,075	7,405	1955	1/22/2025	\$129,900	\$121
2 New Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.) 4905 Mabelvale Pike	Active	1/17/2025	25002173	Single Family	4/2	1,352	10,454	1961	1/17/2025	\$110,000	\$81
3 New Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.) 31 Allyson Cir	Active	12/28/2024	24045725	Single Family	3/2	1,547	6,969	1965	12/28/2024	\$155,000	\$100
4 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.) 22 Daven Ct	Active	12/19/2024	24045128	Single Family	4/2	1,435	12,632	1964	12/19/2024	\$175,000	\$122
5 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.) 23 Applegate Ct	Active	12/10/2024	24044115	Single Family	4/3	1,800	17,424	1976	12/10/2024	\$150,000	\$83
6 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.) 69 S Wakefield Dr	Active	11/15/2024	24041622	Single Family	3/2	1,864	9,583	1963	11/15/2024	\$145,000	\$78
7 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.) 27 Meldia Dr	Active	11/6/2024	24040757	Single Family	3/2	1,092	10,018	1961	11/6/2024	\$122,450	\$112
8 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.) 6610 E Wakefield Dr	Active	10/2/2024	24036270	Single Family	3/1	1,036	7,840	1958	10/2/2024	\$104,000	\$100

Active Listings: 10 (continued)

Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
9 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)											

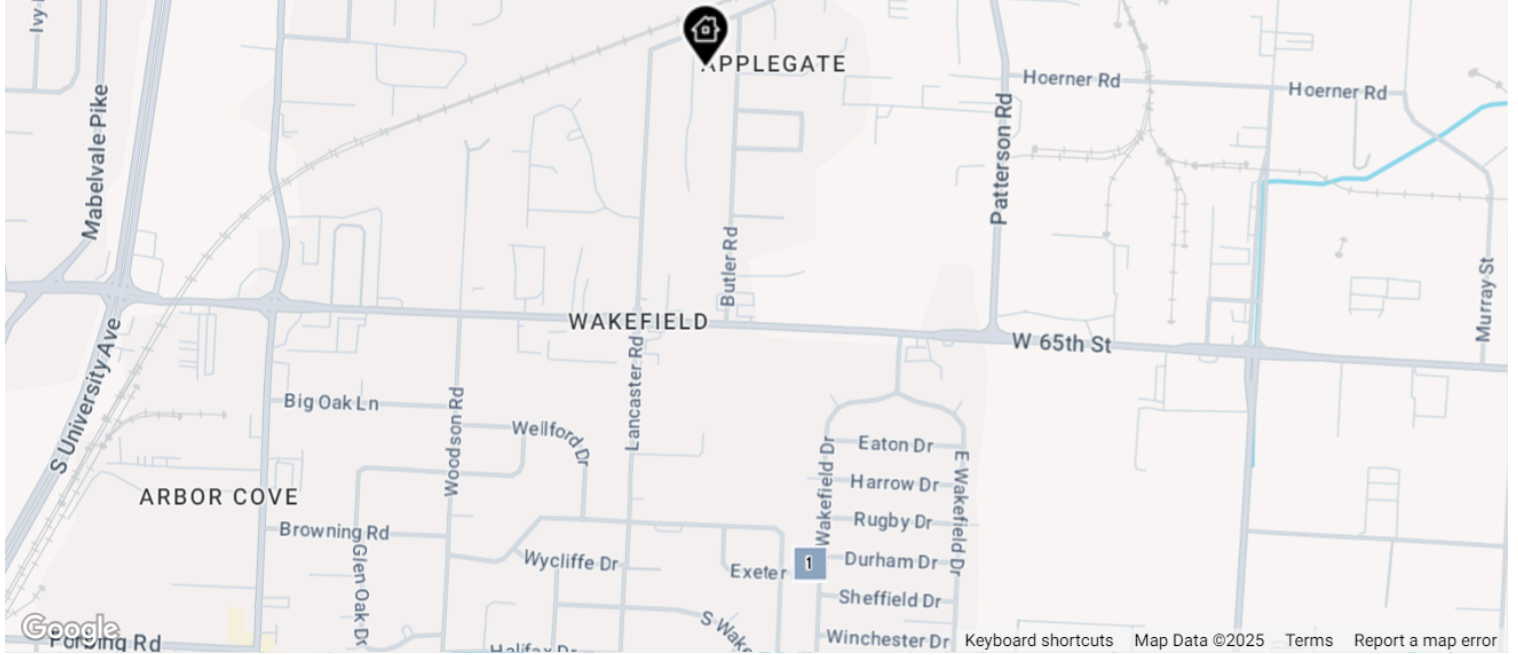
51 Hill Ln	 Active	9/9/2024	24033082	Single Family	2/1	824	7,405	1965	9/9/2024	\$85,000	\$103
<hr/>											
 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)											
105 Lancaster Rd	 Active	7/19/2024	24025719	Single Family	3/1	912	10,454	1961	7/19/2024	\$123,000	\$135
<hr/>											

Pending Sales: 2



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
<i>Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)</i>											
5419 Western Ln	Pending	8/29/2023	23027097	Single Family	3/2	1,377	8,276	1973	8/29/2023	\$450,000	\$327
<i>Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)</i>											
5 Continental Cir	Pending	7/8/2015	15019936	Single Family	3/2	1,269	8,276	1963	7/8/2015	\$90,000	\$71

Expired Listings: 1



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
1 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)											
7102 W Wakefield Dr	Expired	9/11/2024	23040361	Single Family	3/2	1,622	8,276	1959	12/20/2023	\$80,000	\$49

Recent Sales: 7



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Closed Price	Price Per Sq Ft
<i>1 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)</i>											
5614 Big Oak Ln	Closed	1/14/2025	24034179	Single Family	3/2	1,226	10,890	1972	9/16/2024	\$140,000	\$114
<i>2 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)</i>											
5815 Hopson Dr	Closed	12/27/2024	24044170	Single Family	3/2	1,099	8,712	1962	12/10/2024	\$90,000	\$82
<i>3 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)</i>											
4 Mystery Cv	Closed	12/19/2024	24036981	Single Family	3/2	1,696	10,454	2004	10/8/2024	\$205,000	\$121
<i>4 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)</i>											
5012 Gum Springs Rd	Closed	12/19/2024	24039188	Single Family	3/2	962	–	1964	10/25/2024	\$57,510	\$60
<i>5 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)</i>											
12 Allyson Cir	Closed	11/22/2024	24027874	Single Family	3/1	988	–	1969	8/2/2024	\$127,000	\$129
<i>6 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)</i>											
5513 Western Ln	Closed	11/13/2024	24031962	Single Family	4/2	1,164	10,454	1963	8/30/2024	\$150,000	\$129
<i>7 Listing Courtesy of CARMLS, Inc. (Cooperative Arkansas REALTORS® MLS, Inc.)</i>											
12 Wellford Dr	Closed	10/31/2024	24040279	Single Family	3/1	888	7,840	1966	9/27/2024	\$126,000	\$142

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

