

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	207 Gardenia Cv Memphis, TN 38117	4175 Minden Rd Memphis, TN 38117	4215 Minden Rd Memphis, TN 38117	4260 Waymar Dr Memphis, TN 38117
Distance to Subject	-	0.19 mi	0.12 mi	0.11 mi
MAAR Subdivision	Pidgeon Estates	Pidgeon Estates	Pidgeon Estates	Pidgeon Estates
Map	755E	755E	755E	755E
Sale Date	12/03/2024	10/02/2025	09/17/2025	05/05/2025
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$320,000	\$415,000	\$400,000	\$465,000
Seller Concessions	-	(\$12,500.00)	-	(\$4,500.00)
Adjusted Sale Price	\$320,000	\$402,500	\$400,000	\$460,500
Mortgage % & Type	113PO	88CV	95CV	80CV
Source	MLS	Apr	Apr	Apr
Effective Date	09/21	10/21	06/20	10/13
SqFt	2094	2186	2053	2236
\$/SF	\$153.00	\$184.00	\$195.00	\$206.00
Stories	1	1	1	1
Total Rooms	7	7	7	7
Bedrooms	3	3	3	3
Baths (full.half)	2.0	2.1	2.0	2.0
Parking	C2A	G2A	G2A	G2A
Construction	Brick/Other	Brick/Wood Composition	Brick/Wood Composition	Brick
Condition		C3 - Good Condition	C3 - Good Condition	C3 - Good Condition
Year Built	1955	1955	1956	1955
Acres	0.28	0.26	0.29	0.3
Central Air	Yes	Yes	Yes	Yes
Pool	No	No	No	No
Heat	Gas	Forced	Gas	Forced
Fireplace	2	2	1	2

Min Sale Price: \$400,000  
 Max Sale Price: \$465,000  
 Median Sale Price: \$415,000

Min Sqft: 2,053  
 Max Sqft: 2,236  
 Avg Sqft: 2,158

3 Comparables  
 Avg Sale Price: \$426,667  
 Avg \$/SF: \$198

