

Comparable Market Analysis

607 NW 7th St, Boynton Beach, FL, 33426

Prepared for 607 NW 7th St—Friday, August 3, 2018



Cynthia Davin

Landmark Investments & Real E.

772-333-0382

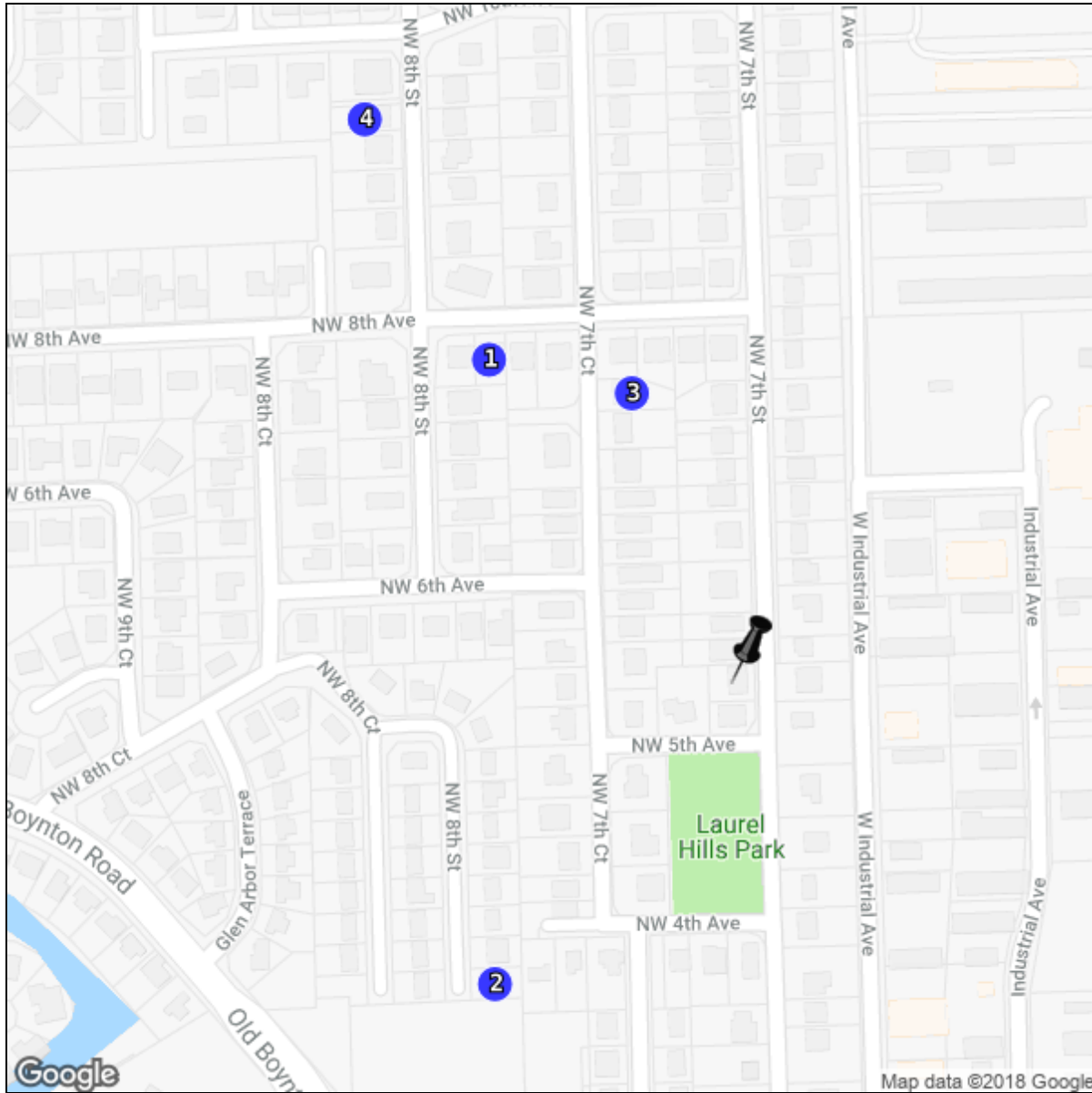
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License #: 3304286

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



● Active
 ● Sold
 ● Pending
 ● Temp Off Market
 ● Cancelled
 ● Expired

	Address	MLS #	Status	Distance from Subject
Subject	607 NW 7th St Boynton Beach FL 33426			
1	842 NW 8th Avenue , Boynton Beach FL 33426	RX-10414824	Closed	0.15m
2	500 NW 8th Street , Boynton Beach FL 33426	RX-10394475	Closed	0.14m
3	802 NW 7th Court 802, Boynton Beach FL 33426	RX-10358852	Closed	0.11m
4	1009 NW 8th Street , Boynton Beach FL 33426	RX-10344834	Closed	0.25m

Subject

Address	607 NW 7th St Boynton Beach, FL 33426
Total Bedrooms	3
Baths - Total	2
SqFt - Living	1633
Lot Dimensions	.15 acre
Short Sale Addendum	no
Year Built	1960
Hardship Package	no
Short Sale	no

Comparable Properties

Subject

RX-10414824

RX-10394475

RX-10358852



607 NW 7th St
Boynton Beach FL 33426

842 NW 8th Avenue
Boynton Beach FL

500 NW 8th Street
Boynton Beach FL

802 NW 7th 802 Court
Boynton Beach FL

Distance From Subject		0.15	0.14	0.11
List Price		\$240,000	\$250,000	\$250,000
Original List Price		\$240,000	\$275,000	\$250,000
Sold Price		\$225,000	\$250,000	\$243,000
Status		Closed	Closed	Closed
Status Date		04/30/2018	04/17/2018	01/03/2018
Days on Market		7	49	33
Cumulative Days on Market		7	49	33
Adjustment			+/-	+/-
Total Bedrooms	3	3	3	3
Baths - Total	2	2	2	2
SqFt - Living	1,633	1,080	1,451	1,377
Lot Dimensions	.15 acre	60.0 ft x 0.0 ft	60.0 ft x 0.0 ft	60.0 ft x 0.0 ft
Short Sale Addendum	no	No	No	No
Year Built	1960	1975	1971	1978
Hardship Package	no			
Short Sale	no	No	No	No
Adjusted Price	\$235,675	\$225,000	\$250,000	\$243,000

Subject

RX-10344834



**607 NW 7th St
Boynton Beach FL 33426**

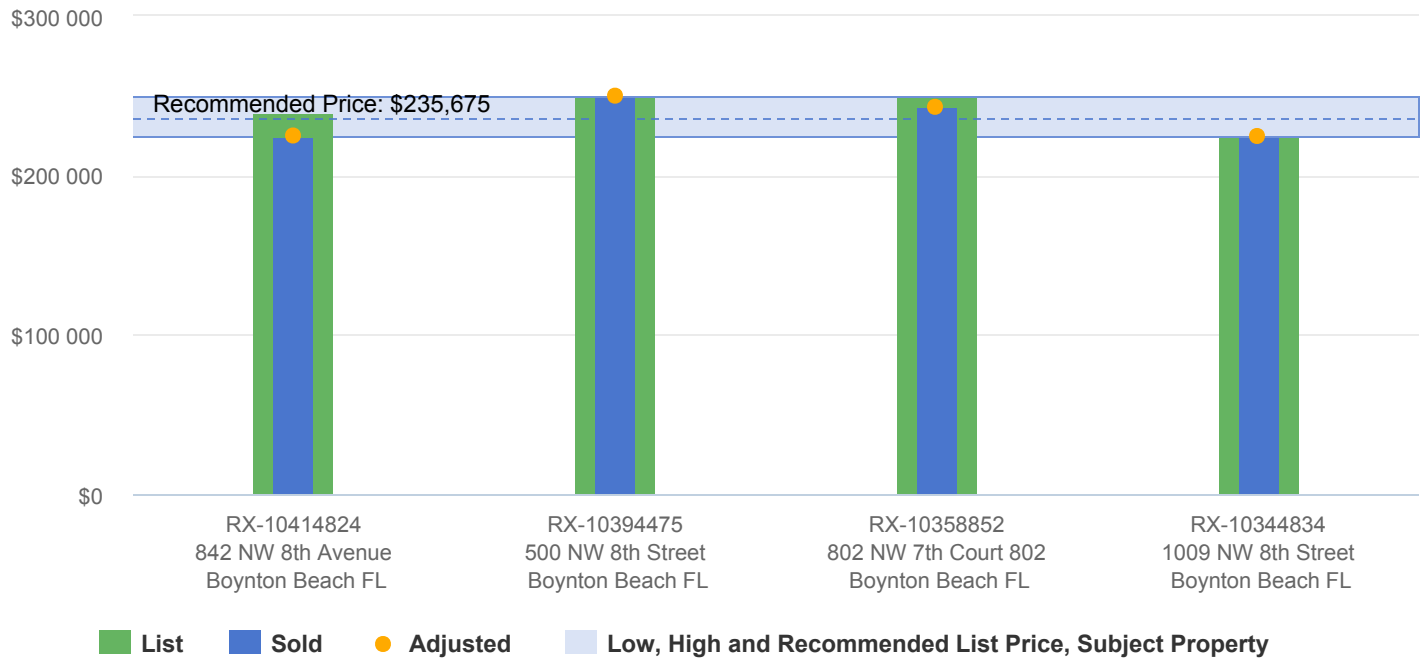
**1009 NW 8th Street
Boynton Beach FL**

Distance From Subject		0.25			
List Price		\$224,700			
Original List Price		\$232,505			
Sold Price		\$224,700			
Status		Closed			
Status Date		02/23/2018			
Days on Market		184			
Cumulative Days on Market		184			
Adjustment			+/-		+/-
Total Bedrooms	3	3			
Baths - Total	2	2			
SqFt - Living	1,633	1,309			
Lot Dimensions	.15 acre	61 x 138			
Short Sale Addendum	no	No			
Year Built	1960	1957			
Hardship Package	no				
Short Sale	no	No			
Adjusted Price	\$235,675	\$224,700			

Price Analysis

List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices

Closed Listings



Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
RX-10414824	842 NW 8th Avenue, Boynton Beach FL	\$240,000	7	7	04/24/2018	\$225,000	-	\$225,000
RX-10394475	500 NW 8th Street, Boynton Beach FL	\$250,000	49	49	04/11/2018	\$250,000	-	\$250,000
RX-10358852	802 NW 7th Court 802, Boynton Beach FL	\$250,000	33	33	12/29/2017	\$243,000	-	\$243,000
RX-10344834	1009 NW 8th Street, Boynton Beach FL	\$224,700	184	184	02/23/2018	\$224,700	-	\$224,700

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$224,700	\$224,700
Average	\$235,675	\$235,675
Median	\$234,000	\$234,000
High	\$250,000	\$250,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt - Living	Avg. List \$/SqFt - Living	Avg. Sold \$/SqFt - Living	Avg. Dom	Avg. CDOM
Closed	4	964,700	241,175	942,700	235,675	0.98	1,304	186.93	182.19	68	68
Overall	4	964,700	241,175	942,700	235,675	0.98	1,304	186.93	182.19	68	68

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

Listing Price Recommendation

Low	\$224,700
High	\$250,000
Recommended	\$235,675

Residential Customer Report

842 NW 8th Avenue, Boynton Beach, FL 33426

List Price: \$240,000

MLS#: RX-10414824

St: Closed

Type: Single Family Detached

List Price/SqFt: 222.22



Area: 4420

Geo Area: PB13

County: Palm Beach

Legal Desc: LAUREL HILLS 5TH ADD N 33.28 FT OF LT 234 (LESS W 79.5 FT) & LT 235 (LESS W 79.5 FT)

Subdivision: LAUREL HILLS 5TH ADD

Development Name:

Model Name:	Parcel ID:	08434520110002342	Front Exp:	E
Waterfront:	Waterfrontage:	0	Garage Spaces:	1
Lot Dimensions:	Multiple Ofrs Acptd:	Yes	Carport Spaces:	
Lot SqFt:	Taxes:	3,228.95	Private Pool:	No
	Tax Year:	2017	REO:	No
HOPA:	Special Assessment:	No	Short Sale Addendum:	No
Zoning:	Dock:		Short Sale:	No
	Membership Fee Required:	No		

Virtual Tour:

Living Room	15 X 12	Porch	20 X 10	Master Bedroom	12 X 11	LivSqFt:	1,080	Bedrooms:	3
Kitchen	12 X 10			Bedroom 2	11 X 10	SqFt - Total:	1,628	Baths - Full:	2
Dining Area	12 X 8			Bedroom 3	11 X 10	SqFt Source:	Tax Rolls	Baths - Half:	0
Utility Room	12 X 5					Guest Hse:		Baths - Total:	2
						Yr Built:	1975	Pets Allowed:	Yes
						Built Desc:	Resale		

HOA/POA/COA (Monthly):	0	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	None	Total Floors/Stories:	1	Recreation Lease:		Decal #:	
Homeowners Assoc:	None	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:		Ttl Units in Complex:				Brand Name:	
Application Fee:		Unit Floor #:				Total Assessed Value:	
		Membership Fee Amount:					

Auction: No

Directions: I95 TO BOYNTON BEACH BLVD, WEST TO 7TH AVE, NORTH TO 8TH AVE, TO PROPERTY.

Design: < 4 Floors; Ranch

Construction: CBS

Unit Desc:

Flooring: Carpet; Ceramic Tile

Furnished: Unfurnished

Dining Area: Dining-Living

Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower

Window Treatments: Single Hung Metal

Lot Description: < 1/4 Acre; Interior Lot; Paved Road; Public Road; Sidewalks

Storm Protection:

Restrict: None

Rooms: Great

Equip/App: Water Heater - Elec

SubdivInfo: None

Interior: Entry Lvl Lvng Area; W/D Hookup

Exterior: Covered Patio; Fence

Maintenance Fee Incl: None

Days On Market: 7

Sold Price: 225,000

Sold Price Sqft: 208.33

Terms of Sale: FHA

View: Other

Waterfront Details: None

Cooling: Central

Heating: Central

Security:

Utilities: Public Sewer; Public Water

Boat Services: Dock Available: 0

Special Info: Sold As-Is

Terms Considered: Cash; Conventional; FHA

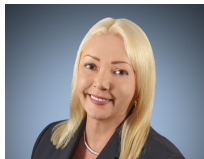
Parking: Driveway; Garage - Attached

Roof: Comp Shingle

Taxes: County Only

Equestrian Features:

Public Remarks:



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Residential Customer Report

500 NW 8th Street, Boynton Beach, FL 33426

List Price: \$250,000

MLS#: RX-10394475

St: Closed

Type: Single Family Detached

List Price/SqFt: 172.29

County: Palm Beach

Area: 4420

Geo Area: PB13

Legal Desc: GORDON PARK LT 18

Subdivision: GORDON PARK

Development Name:



Model Name:	Parcel ID:	08434520150000180	Front Exp:	W
Waterfront:	No	Waterfrontage:	Garage Spaces:	0
Lot Dimensions:	60.0 ft x 0.0 ft	Multiple Ofrs Acptd:	Carport Spaces:	
Lot SqFt:	5,993	Taxes:	1,609.64	Private Pool:
HOPA:	No	Tax Year:	2017	Yes
Zoning:	R-1-A(Special Assessment:	No	REO:
		Dock:	No	No
		Membership Fee Required:	No	Short Sale:
				No

Elementary School: Galaxy Elementary School
Middle School: Congress Community Middle School
High School: Boynton Beach Community High

Virtual Tour:

Living Room	22 X 11	Family Room	20 X 11	Master Bedroom	17 X 10	LivSqFt:	1,451	Bedrooms:	3
Kitchen	13 X 10	Porch	12 X 10	Bedroom 2	12 X 10	SqFt - Total:	1,451	Baths - Full:	2
Dining Room	10 X 10			Bedroom 3	12 X 10	SqFt Source:	Tax Rolls	Baths - Half:	0
						Guest Hse:		Baths - Total:	2
						Yr Built:	1971	Pets Allowed:	Yes
						Built Desc:	Resale		

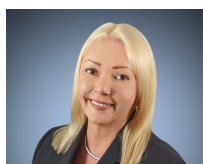
HOA/POA/COA (Monthly):	0	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	None	Total Floors/Stories:	1	Recreation Lease:		Decal #:	
Homeowners Assoc:	None	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:		Ttl Units in Complex:				Brand Name:	
Application Fee:		Unit Floor #:				Total Assessed Value:	
		Membership Fee Amount:					

Auction: No

Directions: OLD BOYNTON RD EAST OF CONGRESS LEFT ON NW8TH RIGHT ON NW8TH DEAD END

Design:		View:	
Construction:	CBS	Waterfront Details:	None
Unit Desc:		Cooling:	Central; Electric
Flooring:	Ceramic Tile	Heating:	Central; Electric
Furnished:	Unfurnished	Security:	
Dining Area:		Utilities:	Electric Service Available; Water Available
Master Bedroom/Bath:	None	Special Info:	
Lot Description:	< 1/4 Acre	Terms Considered:	Cash; Conventional; FHA; FHA203K; VA
Private Pool:	Inground	Parking:	Driveway
Storm Protection:		Taxes:	County Only
Restrict:	None	Equestrian Features:	
Rooms:	Family		
Equip/App:	Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer		
SubdivInfo:	Basketball; Picnic Area; Tennis		
Interior:	Cook Island; Ctdrl/Vault Ceilings; French Door; Pantry; Split Bedroom		
Maintenance Fee Incl:			
Days On Market:	49		
Sold Price:	250,000	Sold Price Sqft:	172.29
		Terms of Sale:	FHA
		Sold Date:	04/11/2018

Public Remarks: Feel like you are tucked away from everything. Wonderful renovated 3 bedroom, 2 bath home with a pool located in Boynton Beach. Kitchen features granite counters, maple cabinets, center island cook area and a convection oven. Ceramic tile throughout, natural light from french doors fills this open living area. Take Old Boynton East of Congress Ave to 8th St, go East, follow past Glen Arbor. The street will curve South, when it does, there's another street that goes East, follow it to the right, it's 8th Ct (there's a dead end sign), the road curves to the right, then there's another street on the left, that's 8th St, it's a dead end also, follow that road all of the way to the end. The house is on the left



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Residential Customer Report

802 NW 7th Court 802, Boynton Beach, FL 33426
MLS#: RX-10358852 St: Closed

List Price: \$250,000

Type: Single Family Detached
List Price/SqFt: 181.55
County: Palm Beach



Area: 4420 Geo Area: PB13
Legal Desc: LAUREL HILLS 2ND ADD LT 47 (LESS TRGLR PT OF LT 47 IN OR3000P375) & S 10 FT OF WLY 106.39 FT OF LT 48

Subdivision: LAUREL HILLS
Development Name:

Model Name:	Parcel ID:	08434520080000471	Front Exp:	W
Waterfront: No	Waterfrontage:	0	Garage Spaces:	1
Lot Dimensions: 60.0 ft x 0.0 ft	Multiple Ofrs Acptd:		Carport Spaces:	
Lot SqFt: 8,150	Taxes:	1,779.49	Private Pool:	No
HOPA: No Hopa	Tax Year:	2016	REO:	No
Zoning: Residential	Special Assessment:	No	Short Sale Addendum:	No
	Dock:		Short Sale:	No
	Membership Fee Required:	No		

Virtual Tour:

Living Room	16 X 14	Family Room	12 X 13	Master Bedroom	12 X 13	LivSqFt: 1,377	Bedrooms: 3
Kitchen	10 X 10	Porch	24 X 15	Bedroom 2	11 X 12	SqFt - Total: 1,889	Baths - Full: 2
Dining Area	10 X 11			Bedroom 3	12 X 11	SqFt Source: Owner	Baths - Half: 0
						Guest Hse:	Baths - Total: 2
						Yr Built: 1978	Pets Allowed: Yes
						Built Desc: Resale	

HOA/POA/COA (Monthly): 0	Bldg #: 802	Land Lease: 0	Mobile Home Size:
Governing Bodies: None	Total Floors/Stories: 1	Recreation Lease: 0	Decal #:
Homeowners Assoc: None	Total Units in Bldg:	Min Days to Lease: 0	Serial #:
Lease Times p/Year: 0	Ttl Units in Complex:		Brand Name:
Application Fee:	Unit Floor #: 1		Total Assessed Value:
	Membership Fee Amount:		

Auction: No

Directions: Boynton Beach Blvd to Laurel Hills to 7th Ct

Design: Ranch	View: Garden
Construction: CBS	Waterfront Details: None
Unit Desc:	Cooling: Central; Electric
Flooring: Ceramic Tile; Laminate	Heating: Central; Electric
Furnished: Unfurnished	Security: Fence
Dining Area: Formal	Utilities: Cable; Electric; Public Sewer; Public Water
Master Bedroom/Bath: Separate Shower	Boat Services: Ramp
Window Treatments: Bay Window; Blinds; Single Hung Metal; Sliding	Special Info: Sold As-Is
Lot Description: < 1/4 Acre	Terms Considered: Cash; Conventional; FHA; VA
Storm Protection:	Parking: Driveway; Garage - Attached
Restrict: Lease OK; None	Lease Info: Land Lease: 0; Recreation Lease: 0; Min Days to Lease: 0; Lease Times p/Year: 0
Rooms: Family	Roof: Aluminum; Comp Shingle
	Taxes: City/County
	Equestrian Features:

Equip/Apppl: Dishwasher; Dryer; Range - Electric; Refrigerator; Washer; Water Heater - Elec

SubdivInfo: Basketball; Boating; Tennis

Interior: Split Bedroom; Walk-in Closet

Exterior: Covered Patio; Fence; Fruit Tree(s); Screened Patio

Maintenance Fee Incl:

Days On Market: 33

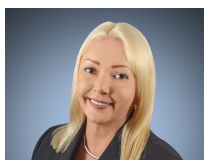
Sold Price: 243,000

Sold Price Sqft: 176.47

Terms of Sale: FHA

Sold Date: 12/29/2017

Public Remarks: Wonderful 3 bedroom 2 bath 1 car Garage Kitchen with Stainless Appliances. Family room with Sliders Lead out to a Huge Screened Patio Very large back Yard with fruit trees and plenty of room for a Pool. The back of the community Has a park with tennis & More also a boat ramp & No HOA! Come take a look !!



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Residential Customer Report

1009 NW 8th Street, Boynton Beach, FL 33426

List Price: \$224,700

MLS#: RX-10344834

St: Closed

Type: Single Family Detached

List Price/SqFt: 171.65

County: Palm Beach



Area: 4420

Geo Area: PB13

Legal Desc: LAUREL HILLS 5TH ADD LT 262 & S 10 FT OF LT 263

Subdivision: LAUREL HILLS 5TH ADD

Development Name:

Model Name:	Parcel ID:	08434520110002620	Front Exp:	E
Waterfront:	No	Waterfrontage:	Garage Spaces:	0
Lot Dimensions:	61 x 138	Multiple Ofrs Acptd:	Carport Spaces:	0
Lot SqFt:	8,240	Taxes:	Private Pool:	No
HOPA:	No Hopa	Tax Year:	REO:	No
Zoning:	R-1-AA	Special Assessment:	Short Sale Addendum:	No
		Dock:	Short Sale:	No
		Membership Fee Required:		No

Virtual Tour:

Living Room	12 X 14	Family Room	11 X 9	Master Bedroom	10 X 14	LivSqFt:	1,309	Bedrooms:	3
Kitchen	11 X 15			Bedroom 2	10 X 12	SqFt - Total:	1,379	Baths - Full:	2
				Bedroom 3	10 X 16	SqFt Source:	Owner	Baths - Half:	0
						Guest Hse:		Baths - Total:	2
						Yr Built:	1957	Pets Allowed:	Yes
						Built Desc:	Resale		

HOA/POA/COA (Monthly):	0	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	None	Total Floors/Stories:	1	Recreation Lease:		Decal #:	
Homeowners Assoc:	None	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:		Ttl Units in Complex:				Brand Name:	
Application Fee:		Unit Floor #:				Total Assessed Value:	
		Membership Fee Amount:					

Auction: No

Directions: I 95 to Boynton Beach Blvd. Exit West. Turn right at Old Boynton. First right into neighborhood.

Design: Traditional

Construction: CBS

Unit Desc:

Flooring: Tile

Furnished: Unfurnished

Dining Area: Breakfast Area; Dining-Living; Eat-In Kitchen

Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower

Window Treatments: Single Hung Metal

Lot Description: < 1/4 Acre

Storm Protection:

Restrict: None

Rooms: Family; Laundry-Util/Closet

View: Garden

Waterfront Details: None

Cooling: Ceiling Fan; Central

Heating: Central

Security:

Utilities: Cable; Public Sewer; Public Water

Boat Services: Ramp

Special Info:

Terms Considered: Cash; Conventional; FHA

Parking: Driveway

Roof: Comp Shingle

Taxes: County Only

Equestrian Features:

Equip/App: Microwave; Range - Electric; Refrigerator; Smoke Detector; Storm Shutters; Water Heater - Elec

SubdivInfo: Basketball; Boating; Picnic Area; Street Lights; Tennis

Interior: Entry Lvl Lvng Area; W/D Hookup

Exterior: Covered Patio; Fence; Open Porch; Room for Pool

Maintenance Fee Incl:

Days On Market: 184

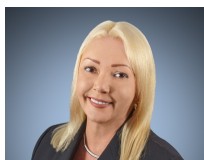
Sold Price: 224,700

Sold Price Sqft: 171.66

Terms of Sale: FHA

Sold Date: 02/23/2018

Public Remarks:***NEW ROOF (completion end of Oct), Sturdy, well-built 3/2 home. Large fenced yard in fun family-friendly neighborhood! Walk to the park, boat ramp, tennis, basketball, or volleyball courts, or bike to the dog park. 10 minutes to beach, easy commute, close to I-95, shopping, restaurants, bars. NO HOA, new interior paint job, move in ready! Hurricane clips & shutters recently installed. Will consider leaving 2 large almost NEW rubbermaid sheds from Lowes in back yard. Relocating to be close to family. Wonderful house! Come and see!



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