



angela@porterhouserealtypros.com
 Realtor
 Porter House International Realty Group
 Office Ph: (775) 237-8463
 Cell: (240) 417-5033



Tuesday, July 19, 2022

Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Active Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	List Date
11370 Cherry Hill Rd Unit #1P201				1	1		759	759	\$0.00	
11370 Cherry Hill Rd #1P304	\$129,900			1	1		759		\$171.15	06/09/2022
11370 Cherry Hill Rd #1P202	\$139,900			1	1	0	759		\$184.32	07/05/2022
Averages:	\$134,900			1	1	0	759		\$177.74	

Active Under Contract Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	List Date
11370 Cherry Hill Rd Unit #1P201				1	1		759	759	\$0.00	
11362 Cherry Hill Rd #1T103	\$139,995			1	1		759		\$184.45	06/18/2022
Averages:	\$139,995			1	1		759		\$184.45	

Closed Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
11370 Cherry Hill Rd Unit #1P201				1	1		759	759	\$0.00	
11314 Cherry Hill Rd ##304	\$165,000	\$150,000		1	1		759		\$197.63	06/08/2022
Averages:	\$165,000	\$150,000		1	1		759		\$197.63	

Coming Soon Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Contract Dt
11370 Cherry Hill Rd Unit #1P201				1	1		759	759	\$0.00	
11312 Cherry Hill Rd #2YOU	\$125,000			1	1		759		\$164.69	07/21/2022
Averages:	\$125,000			1	1		759		\$164.69	

Median of Comparable Listings: **\$139,900**
 Average of Comparable Listings: **\$136,959**

	Low	Median	Average	High	Count
Comparable Price	\$125,000	\$139,900	\$136,959	\$150,000	5
Adjusted Comparable Price	\$125,000	\$139,900	\$136,959	\$150,000	5
DOM	0	15	19	41	5





angela@porterhourealitypros.com
 Realtor
 Porter House International Realty Group
 Office Ph: (775) 237-8463
 Cell: (240) 417-5033



Subject Property

11370 Cherry Hill Rd Unit #1P201
 Beltsville, MD 20705



Location Lot

County: Prince Georges, MD	Acres: 0.04	Waterfront: No
MLS Area: Unincorporated	Lot SqFt: 1781	
School District: Prince George's County Public Schools		
Subdivision: Maryland Farms		

Building

Property Type: RES	Cooling Type: Central A/C	Year Built: 1965
Structure Type: Unit/Flat/Apartment	Garage Spaces: 0	Above Grade Fin SQFT: 759
Style: Unit/Flat	Parking Features: Assigned (+Visitor spaces)	Below Grade Fin SQFT: 0
Levels: 1/ 2nd Floor		Building SQFT: 759
Bedrooms: 1		Total SQFT: 759
Full/Half Baths: 1 /		Price per SQFT: \$0.00
Property Condition: Good		

Listing and Selling Information Days on Market / Taxes

MLS #: 17010074377	Zoning: R18	Tax Annual Amount: \$1,276
Tax ID #: 17010074377	Land Use Code: U	Tax Assessed Value: \$91,000
Ownership Interest: Condominium		



angela@porterhouserealtypros.com

Realtor

Porter House International Realty Group

Office Ph: (775) 237-8463

Cell: (240) 417-5033



Tuesday, July 19, 2022

Comparables Overview

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$125,000 and \$165,000

1 Bedroom

1 Full Bathroom

759 Square Feet

\$164.69 to \$217.39 per Square Foot

\$197.63 per Sold Square Foot





angela@porterhousearealtypros.com
 Realtor
 Porter House International Realty Group
 Office Ph: (775) 237-8463
 Cell: (240) 417-5033



Tuesday, July 19, 2022

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	List Dt
MDPG204175 4	11370 Cherry Hill Rd #1P304	1	1	759		41	\$129,900			06/09/2022
MDPG204875 4	11370 Cherry Hill Rd #1P202	1	1	759		15	\$139,900			07/05/2022
Averages:		1	1/0	759		28	\$134,900			

Status: Active Under Contract

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	List Dt
MDPG204676 8	11362 Cherry Hill Rd #1T103	1	1	759		24	\$139,995			06/18/2022
Averages:		1	1/0	759		24	\$139,995			

Status: Closed

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Closed Dt
MDPG204077 8	11314 Cherry Hill Rd ##304	1	1	759		14	\$165,000	\$150,000		06/08/2022
Averages:		1	1/0	759		14	\$165,000	\$150,000		

Status: Coming Soon

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Contract
MDPG205008 0	11312 Cherry Hill Rd #2YOU	1	1	759		0	\$125,000			07/21/2022
Averages:		1	1/0	759		0	\$125,000			

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Active	2	\$134,900	\$177.74	\$134,900	\$129,900	\$139,900	28
Active Under Contract	1	\$139,995	\$184.45	\$139,995	\$139,995	\$139,995	24
Closed	1	\$150,000	\$197.63	\$150,000	\$150,000	\$150,000	14
Coming Soon	1	\$125,000	\$164.69	\$125,000	\$125,000	\$125,000	0
Total	5	\$136,959	\$180.45	\$139,900	\$125,000	\$150,000	19





angela@porterhouserealtypros.com
 Realtor
 Porter House International Realty Group
 Office Ph: (775) 237-8463
 Cell: (240) 417-5033

Results Statistics

Prepared By: Angela M. Skipper

Listings as of 07/19/22 at 3:58 pm

Residential Sale

Active Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
MDPG204175	11370 Cherry Hill Rd #1P304	Beltsville	1	1	1965		759	\$171.15	\$129,900	41
4										
MDPG204875	11370 Cherry Hill Rd #1P202	Beltsville	1	1	1965		759	\$184.32	\$139,900	15
4										

# LISTINGS:	2	Medians:	1	1.0	1965		759	\$177.74	\$134,900	28
		Minimums:	1	1.0	1965		759	\$171.15	\$129,900	15
		Maximums:	1	1.0	1965		759	\$184.32	\$139,900	41
		Averages:	1	1.0	1965		759	\$177.74	\$134,900	28

Active Under Contract Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
MDPG204676	11362 Cherry Hill Rd #1T103	Beltsville	1	1	1965		759	\$184.45	\$139,995	24
8										

# LISTINGS:	1	Medians:	1	1.0	1965		759	\$184.45	\$139,995	24
		Minimums:	1	1.0	1965		759	\$184.45	\$139,995	24
		Maximums:	1	1.0	1965		759	\$184.45	\$139,995	24
		Averages:	1	1.0	1965		759	\$184.45	\$139,995	24

Closed Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
MDPG204077	11314 Cherry Hill Rd ##304	Beltsville	1	1	1965		759	\$197.63	\$165,000	\$150,000		06/08/2022	90.91	14
8														

# LISTINGS:	1	Medians:	1	1.0	1965		759	\$197.63	\$165,000	\$150,000			90.91	14
		Minimums:	1	1.0	1965		759	\$197.63	\$165,000	\$150,000			90.91	14
		Maximums:	1	1.0	1965		759	\$197.63	\$165,000	\$150,000			90.91	14
		Averages:	1	1.0	1965		759	\$197.63	\$165,000	\$150,000			90.91	14

Coming Soon Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
MDPG205008	11312 Cherry Hill Rd #2YOU	Beltsville	1	1	1965		759	\$164.69	\$125,000	0
0										

© BRIGHT - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes.



angela@porterhouserealtypros.com
 Realtor
 Porter House International Realty Group
 Office Ph: (775) 237-8463
 Cell: (240) 417-5033

Results Statistics

Prepared By: Angela M. Skipper

Listings as of 07/19/22 at 3:58 pm

Residential Sale

# LISTINGS:	1	Medians:	1	1.0	1965	759	\$164.69	\$125,000	0
		Minimums:	1	1.0	1965	759	\$164.69	\$125,000	0
		Maximums:	1	1.0	1965	759	\$164.69	\$125,000	0
		Averages:	1	1.0	1965	759	\$164.69	\$125,000	0

Quick Statistics (5 Listings Total)				
	Min	Max	Average	Median
List Price	\$125,000	\$165,000	\$139,959	\$139,900
Closed Price	\$150,000	\$150,000	\$150,000	\$150,000
DOM	0	41	19	15



angela@porterhousearealtypros.com
 Realtor
 Porter House International Realty Group
 Office Ph: (775) 237-8463
 Cell: (240) 417-5033



Tuesday, July 19, 2022

CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	11370 Cherry Hill Rd Unit #1P201	11312 Cherry Hill Rd #2YOU	11370 Cherry Hill Rd #1P304	11370 Cherry Hill Rd #1P202
County	Prince Georges, MD	Prince Georges, MD	Prince Georges, MD	Prince Georges, MD
Municipality	Unincorporated			
Neighborhood	Maryland Farms	MARYLAND FARMS COND	MARYLAND FARMS	MARYLAND FARMS
Status	Public Record Comparable	Coming Soon	Active	Active
Closed Date				
List Price		\$125,000	\$129,900	\$139,900
Closed Price	\$0			
Concessions				
Financing				
Property Class	RES	Residential	Residential	Residential
Structure Type	Unit/Flat/Apartment	Unit/Flat/Apartment	Unit/Flat/Apartment	Unit/Flat/Apartment
Ownership	Condominium	Condominium	Condominium	Condominium
Sale Type	Standard (Auction)	Standard	Standard	Standard
Style	Unit/Flat	Unit/Flat	Colonial	Unit/Flat
Levels/Stories	1/ 2nd Floor	1	3	1
Year Built	1965	1965	1965	1965
Condition	Good	Excellent	Good	
Annual Tax	\$1,276	\$1,276	\$1,276	\$1,276
Tax Total Asmt	\$91,000	\$91,000	\$91,000	\$91,000
Lot Acres/SqFt	0.04a / 1781sf	0a / 0.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	759	759	759	759
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	759	759	759	759
Total Units	1	0	0	0
Bedrooms	1	1	1	1
Baths	1 /	1	1	1
Garage Spaces	0	0	0	0
Parking Feat	Assigned (+Visitor spaces)	Assigned		Assigned
Basement				
Cooling	Central A/C	Central A/C	Central A/C	Central A/C
Heat	Forced Air	Forced Air	Hot Water	Central
Pool	Yes - Community	Yes - Community	Yes - Community	Yes - Community
DOM		0	41	15
MLS#	17010074377	MDPG2050080	MDPG2041754	MDPG2048754





angela@porterhourealtypros.com
 Realtor
 Porter House International Realty Group
 Office Ph: (775) 237-8463
 Cell: (240) 417-5033



Tuesday, July 19, 2022

CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	11370 Cherry Hill Rd Unit #1P201	11362 Cherry Hill Rd #1T103	11314 Cherry Hill Rd ##304
County	Prince Georges, MD	Prince Georges, MD	Prince Georges, MD
Municipality	Unincorporated		
Neighborhood	Maryland Farms	MARYLAND FARMS COND	MARYLAND FARMS COND
Status	Public Record Comparable	Active Under Contract	Closed
Closed Date			06/08/2022
List Price		\$139,995	\$165,000
Closed Price	\$0		\$150,000
Concessions			No, \$0
Financing			Conventional
Property Class	RES	Residential	Residential
Structure Type	Unit/Flat/Apartment	Unit/Flat/Apartment	Penthouse Unit/Flat/Apartme
Ownership	Condominium	Condominium	Condominium
Sale Type	Standard (Auction)	Standard	Standard
Style	Unit/Flat	Traditional, Unit/Flat	Contemporary
Levels/Stories	1/ 2nd Floor	3	1
Year Built	1965	1965	1965
Condition	Good	Excellent	
Annual Tax	\$1,276	\$1,276	\$1,276
Tax Total Asmt	\$91,000	\$91,000	\$91,000
Lot Acres/SqFt	0.04a / 1781sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension			
Waterfront	No	No	No
Abv Grd Fin SF	759	759	759
Blw Grd Fin SF	0	0	0
Total Bldg SF	759	759	759
Total Units	1	0	0
Bedrooms	1	1	1
Baths	1 /	1	1
Garage Spaces	0	0	0
Parking Feat	Assigned (+Visitor spaces)	Assigned	Assigned
Basement			Poured Concrete
Cooling	Central A/C	Central A/C	Central A/C
Heat	Forced Air	Forced Air	Forced Air
Pool	Yes - Community	Yes - Community	Yes - Community
DOM		24	14
MLS#	17010074377	MDPG2046768	MDPG2040778

