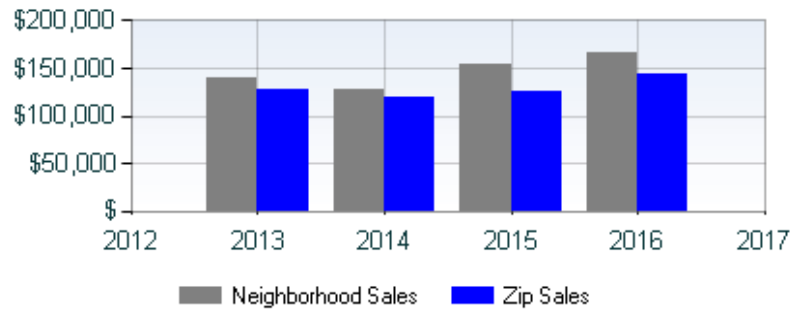


CHANDLER REPORTS NEIGHBORHOOD PROFILE

Address: 502 HOLMES S
 Neighborhood: COUNTRY CLUB
 Zip Code: 38111

Neighborhood Summary

Neighborhood: COUNTRY CLUB
 Number of Residential Properties: 491
 Average Year Built: 1936
 Average Square Foot: 1519
 Average Lot Size: 0.27
 Average Total Tax Appraisal Value: \$142,996
 Average Land Appraisal Value: \$33,303



Market Condition Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Past 12 Months
Number of Comparable Sales	27	14	21	62
Absorption Rate (Sales/Months)	4.50	4.67	7.00	5.17
Median Comparable Sale Price	\$143,000	\$135,000	\$168,000	\$148,750
Average Comparable Sale Price	\$152,674	\$132,536	\$192,896	\$161,750
Average Comparable \$/SqFt	\$99.61	\$90.78	\$123.75	\$106.54
Average Comparable SqFt	1,390	1,459	1,558	1,465

Neighborhood Sales by Year	2013	2014	2015	2016 (YTD)
Total Number of All Sales:	34	35	50	41
Average Sale Price:	\$139,672	\$127,380	\$154,399	\$165,959
Average Price Per Square Foot:	\$88.84	\$92.24	\$101.40	\$108.04
Average Square Foot:	1,572	1,381	1,451	1,536
Total Number of Non-Bank Sales:	30	32	48	40
Average Sale Price:	\$145,312	\$132,850	\$156,360	\$166,858
Average Price Per Square Foot:	\$93.34	\$95.90	\$102.58	\$108.92
Average Square Foot:	1,557	1,385	1,451	1,532
Total Number of Bank Sales:	4	3	2	1
Average Sale Price:	\$97,375	\$69,033	\$107,331	\$130,017
Average Price Per Square Foot:	\$57.71	\$51.74	\$74.15	\$76.39
Average Square Foot:	1,687	1,334	1,448	1,702
Total Number of Foreclosures:	4	3	1	0
Average Foreclosure Amount:	\$111,294	\$104,349	\$112,500	\$0

Zip Code 38111 - Sales by Year	2013	2014	2015	2016 (YTD)
Total Number of All Sales:	857	807	863	508
Average Sale Price:	\$127,235	\$119,309	\$125,004	\$143,966
Average Price Per Square Foot:	\$78.50	\$75.31	\$79.02	\$88.93