




CMA Prepared for 4973 Majestic Drive North November 2024 by Thomas J Fortin

4973 Majestic Drive North , Columbus Ohio

43232

Comparable Properties

Subject	224020110	224004381	224020264
			
4973 Majestic Drive North Columbus Ohio 43232	4318 Sibley Avenue Columbus OH	1606 Duffield Drive Columbus OH	1632 Duffield Drive Columbus OH
Distance From Subject	0.16	0.28	0.28
List Price	\$217,000	\$217,000	\$214,900
Original List Price	\$230,000	\$219,000	\$214,900
Sold Price		\$207,500	\$214,000
Status	Active	Closed	Closed
Status Date	08/15/2024	04/19/2024	07/19/2024
Days on Market	136	16	17
Cumulative Days on Market	136	16	17
Adjustment		+/-	+/-
Subdiv/Cmplx/Comm		Lea Wood Gardens	Lea-Wood Gardens
School District	COLUMBUS CSD 2503 FRA CO.	COLUMBUS CSD 2503 FRA CO.	COLUMBUS CSD 2503 FRA CO.
Year Built	1959	1957	1958
Bedrooms	4	3	3
Total Baths	2	2	2
SqFt ATFLS	1,392	1,518	1,020
SqFt Tax Record	1,392	0	1,020
Sub-Type	Single Family Freestanding	Single Family Freestanding	Single Family Freestanding
Style	1 Story	1 Story	1 Story
Acreage	0.16	0	0.19
Taxes (Yrly)	2,483	0	2,142
Tax Year	2023	0	2023
Adjusted Price	\$217,000	\$207,500	\$214,000

Subject

224001452

224005831

223039172



**4973 Majestic Drive
North
Columbus Ohio 43232**

**1596 Duffield Drive
Columbus OH**

**1593 Duffield Drive
Columbus OH**

**1353 Westphal Avenue
Columbus OH**

Distance From Subject		0.28	0.25	0.31
List Price		\$256,888	\$245,000	\$269,900
Original List Price		\$256,888	\$245,000	\$269,900
Sold Price		\$249,000	\$250,000	\$260,000
Status		Closed	Closed	Closed
Status Date		02/16/2024	04/25/2024	02/22/2024
Days on Market		6	9	50
Cumulative Days on Market		6	9	50
Adjustment			+/-	+/-
Subdiv/Cmplx/Comm		Leawood Gardens	LEA-WOOD GARDENS 2	Pinecrest
School District		COLUMBUS CSD 2503 FRA CO.	COLUMBUS CSD 2503 FRA CO.	COLUMBUS CSD 2503 FRA CO.
Year Built		1957	1957	1960
Bedrooms		3	4	3
Total Baths		2	2	2
SqFt ATFLS		2,014	1,580	1,300
SqFt Tax Record		2,014	1,580	1,300
Sub-Type		Single Family Freestanding	Single Family Freestanding	Single Family Freestanding
Style		Cape Cod/1.5 Story	Split - 3 Level	1 Story
Acreage		0.17	0.17	0.17
Taxes (Yrly)		1,961	1,615	1,539
Tax Year		2022	2022	2022
Adjusted Price		\$249,000	\$250,000	\$260,000

Subject

224020564

224026140

224006603



**4973 Majestic Drive
North
Columbus Ohio 43232**

**1668 Clyde Place
Columbus OH**

**1555 Duffield Drive
Columbus OH**

**4159 Ellery Drive
Columbus OH**

Distance From Subject		0.15		0.26		0.29
List Price		\$174,900		\$179,000		\$210,000
Original List Price		\$174,900		\$197,000		\$210,000
Sold Price		\$173,000		\$175,000		\$217,000
Status		Closed		Closed		Closed
Status Date		07/30/2024		11/03/2024		07/10/2024
Days on Market		9		47		14
Cumulative Days on Market		9		47		14
Adjustment			+/-		+/-	
Subdiv/Cmplx/Comm						
School District		COLUMBUS CSD 2503 FRA CO.		COLUMBUS CSD 2503 FRA CO.		COLUMBUS CSD 2503 FRA CO.
Year Built		1959		1957		1959
Bedrooms		3		4		3
Total Baths		1		2		2
SqFt ATFLS		840		1,167		1,120
SqFt Tax Record		840		1,167		1,120
Sub-Type		Single Family Freestanding		Single Family Freestanding		Single Family Freestanding
Style		1 Story		Cape Cod/1.5 Story		1 Story
Acreage		0.15		0.17		2
Taxes (Yrly)		1,687		2,641		1,423
Tax Year		2023		2023		2022
Adjusted Price		\$173,000		\$175,000		\$217,000

Subject

224004048

224038820



**4973 Majestic Drive
North
Columbus Ohio 43232**

**1636 Burlington Avenue
Columbus OH**

**1580 Burlington Avenue
Columbus OH**

Distance From Subject		0.13	0.07	
List Price		\$225,000	\$200,000	
Original List Price		\$230,000	\$200,000	
Sold Price		\$230,000		
Status		Closed	Pending	
Status Date		03/18/2024	11/08/2024	
Days on Market		11	8	
Cumulative Days on Market		11	8	
Adjustment		+/-	+/-	+/-
Subdiv/Cmplx/Comm				
School District		COLUMBUS CSD 2503 FRA CO.	COLUMBUS CSD 2503 FRA CO.	
Year Built		1959	1959	
Bedrooms		3	3	
Total Baths		2	1	
SqFt ATFLS		1,258	912	
SqFt Tax Record		1,258	912	
Sub-Type		Single Family Freestanding	Single Family Freestanding	
Style		1 Story	1 Story	
Acreage		0.21	0.17	
Taxes (Yrly)		1,465	1,844	
Tax Year		2022	2023	
Adjusted Price		\$230,000	\$200,000	

CMA Prepared for 4973 Majestic Drive North November 2024 by Thomas J Fortin

4973 Majestic Drive North , Columbus Ohio

43232

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
224004381	1606 Duffield Drive, Columbus OH	\$217,000	16	16	04/19/2024	\$207,500	-	\$207,500
224020264	1632 Duffield Drive, Columbus OH	\$214,900	17	17	07/19/2024	\$214,000	-	\$214,000
224001452	1596 Duffield Drive, Columbus OH	\$256,888	6	6	02/16/2024	\$249,000	-	\$249,000
224005831	1593 Duffield Drive, Columbus OH	\$245,000	9	9	04/25/2024	\$250,000	-	\$250,000
223039172	1353 Westphal Avenue, Columbus OH	\$269,900	50	50	02/22/2024	\$260,000	-	\$260,000
224020564	1668 Clyde Place, Columbus OH	\$174,900	9	9	07/22/2024	\$173,000	-	\$173,000
224026140	1555 Duffield Drive, Columbus OH	\$179,000	47	47	11/01/2024	\$175,000	-	\$175,000
224006603	4159 Ellery Drive, Columbus OH	\$210,000	14	14	07/09/2024	\$217,000	-	\$217,000
224004048	1636 Burlington Avenue, Columbus OH	\$225,000	11	11	03/18/2024	\$230,000	-	\$230,000

Summary of Pending Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
224038820	1580 Burlington Avenue, Columbus OH	\$200,000	8	8	\$200,000	-	\$200,000

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
224020110	4318 Sibley Avenue, Columbus OH	\$230,000	136	136	\$217,000	-	\$217,000

Low, Average, Median, and High Comparisons

	Closed	Pending	Active	Overall
Low	\$173,000	\$200,000	\$217,000	\$173,000
Average	\$219,500	\$200,000	\$217,000	\$217,500
Median	\$217,000	\$200,000	\$217,000	\$217,000
High	\$260,000	\$200,000	\$217,000	\$260,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/ List Price	Avg. SqFt Documented	Avg. List \$/SqFt Documented	Avg. Sold \$/SqFt Documented	Avg. DOM	Avg. CDOM
Closed	9	1,992,588	221,399	1,975,500	219,500	0.99	1,287	178.61	178.02	20	20
Pending	1	200,000	200,000	0	0	0.00	912	219.30	0.00	8	8
Active	1	217,000	217,000	0	0	0.00	1,392	155.89	0.00	136	136
Overall	11	2,409,588	219,053	1,975,500	219,500	0.99	1,260	180.41	178.02	29	29