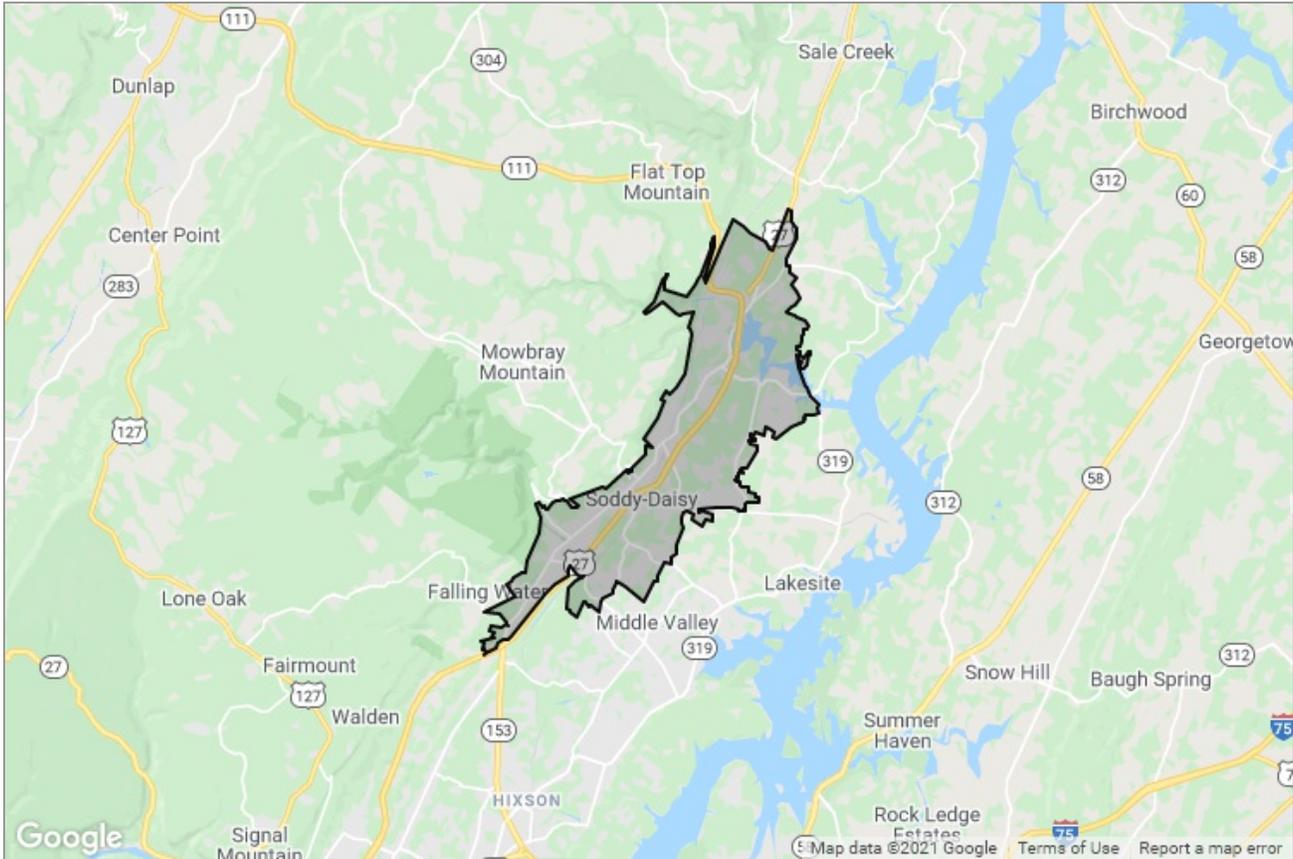




MARKET ACTIVITY REPORT

# Soddy Daisy, Tennessee



Presented by

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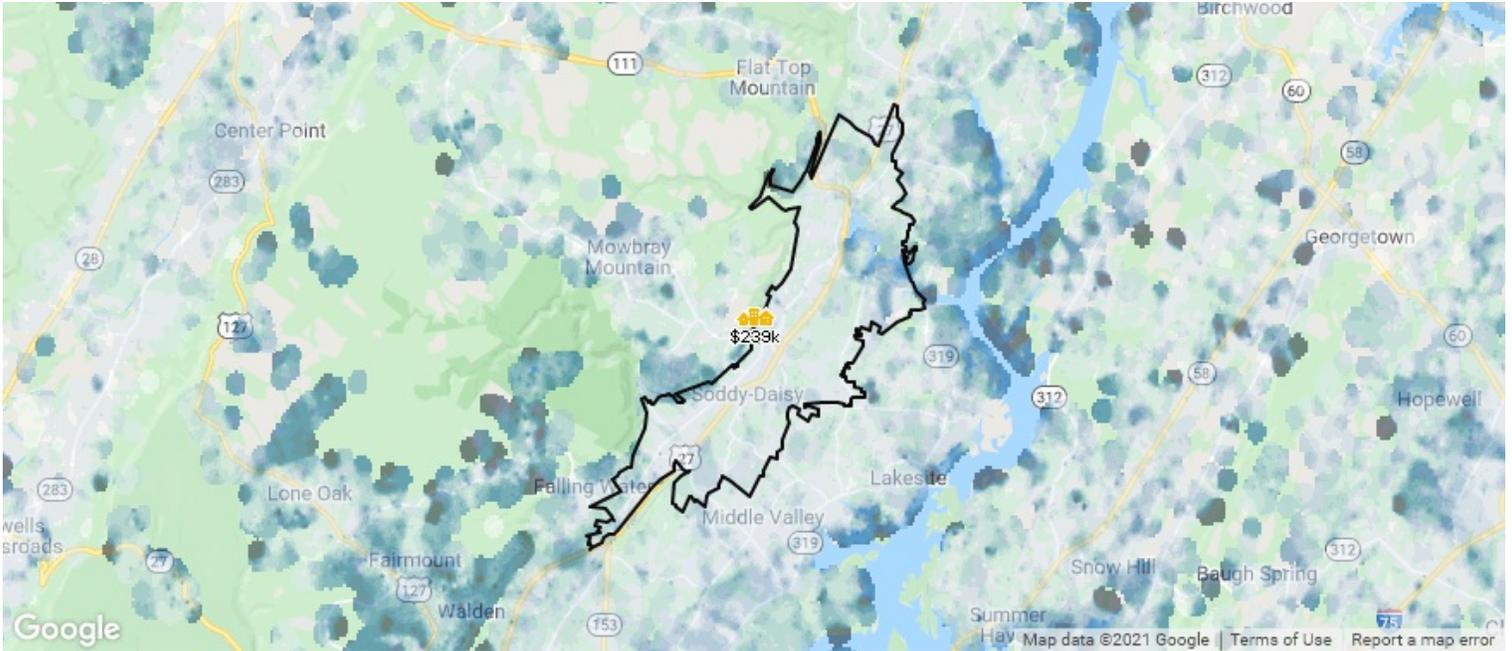
Agent: <http://www.coppagehomesales.com>

**Premier Property Group**

148 Lee Hwy. Suite 333  
Chattanooga, TN 37421

# Soddy Daisy, Tennessee

## Market Snapshot: Estimated Home Values



<\$100k
  \$450k
  \$20m

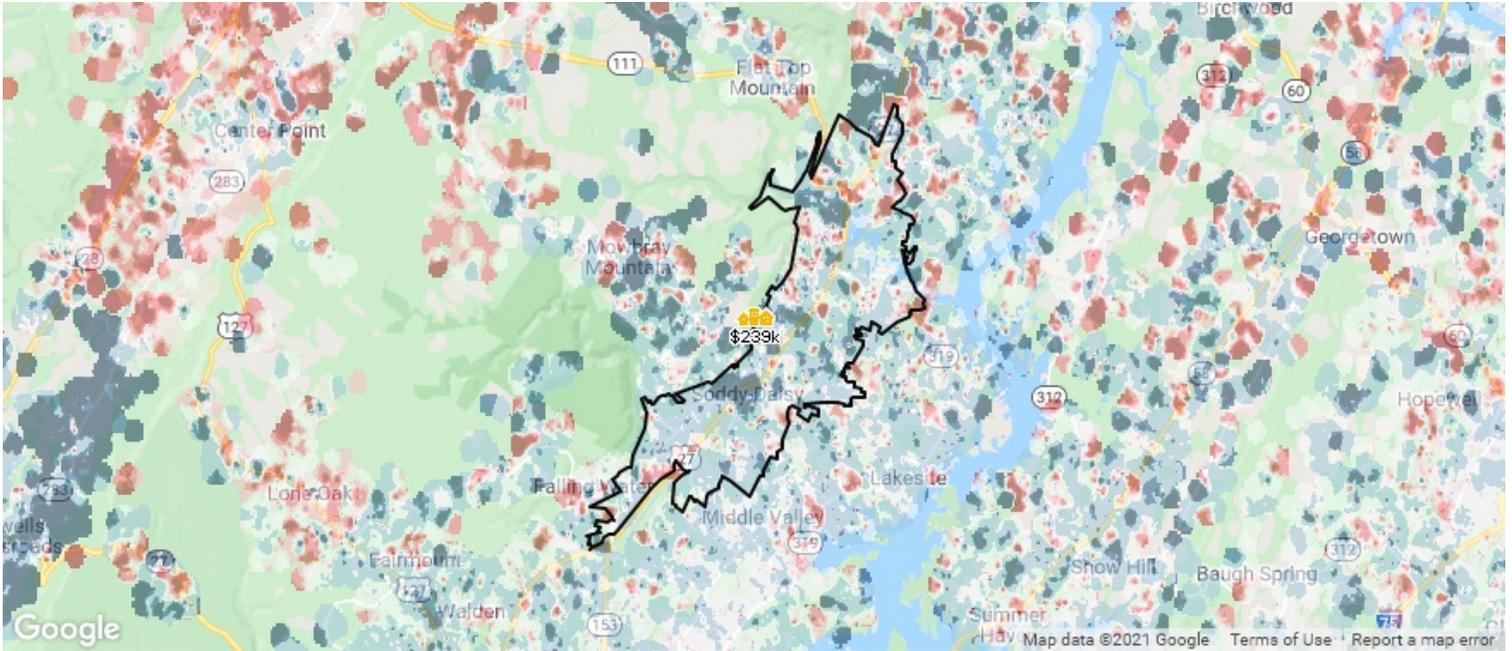
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$239K</b></p> <p>Updated: 1/31/2021</p>	<p>Change Over Last Month</p> <p>↑ <b>0.14%</b></p>	<p>Change Over Last Quarter</p> <p>↑ <b>0.14%</b></p>	<p>Change Over Last 12 Months</p> <p>↑ <b>11.58%</b></p>	<p>Change Over Last 24 Months</p> <p>↑ <b>18.55%</b></p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

# Soddy Daisy, Tennessee

## Market Snapshot: 12-Month Change in Estimated Value



-15%      2.5%      +20%

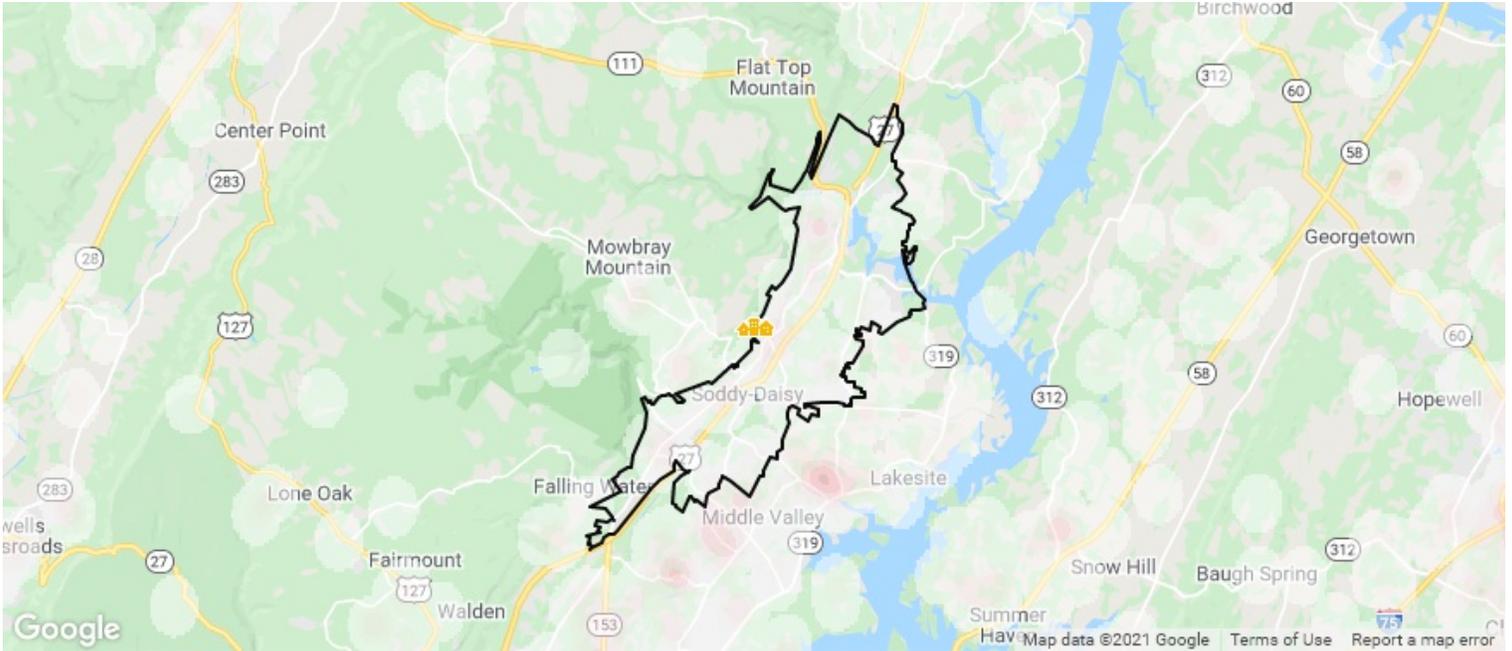
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$239K</b></p> <p>Updated: 1/31/2021</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 11.58%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 18.55%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 25.73%</b></p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

# Soddy Daisy, Tennessee

## Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

**Total # of Distressed Properties**

**2**

Updated: 2/10/2021

**# of Pre-Foreclosures**

**2**

**# of Foreclosures**

**0**

**# of Short Sales**

**0**

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/10/2021.

# Soddy Daisy, Tennessee

## Market Snapshot: Sales Price



Legend: < \$100k, \$500k, > \$5m

This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$280K</b></p> <p>Updated: 1/31/2021</p>	<p>Change Over Last Month</p> <p><b>↓ 5.72%</b></p>	<p>Change Over Last Quarter</p> <p><b>↓ 5.72%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 5.26%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 45.08%</b></p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

# Soddy Daisy, Tennessee

## Market Snapshot: List Price

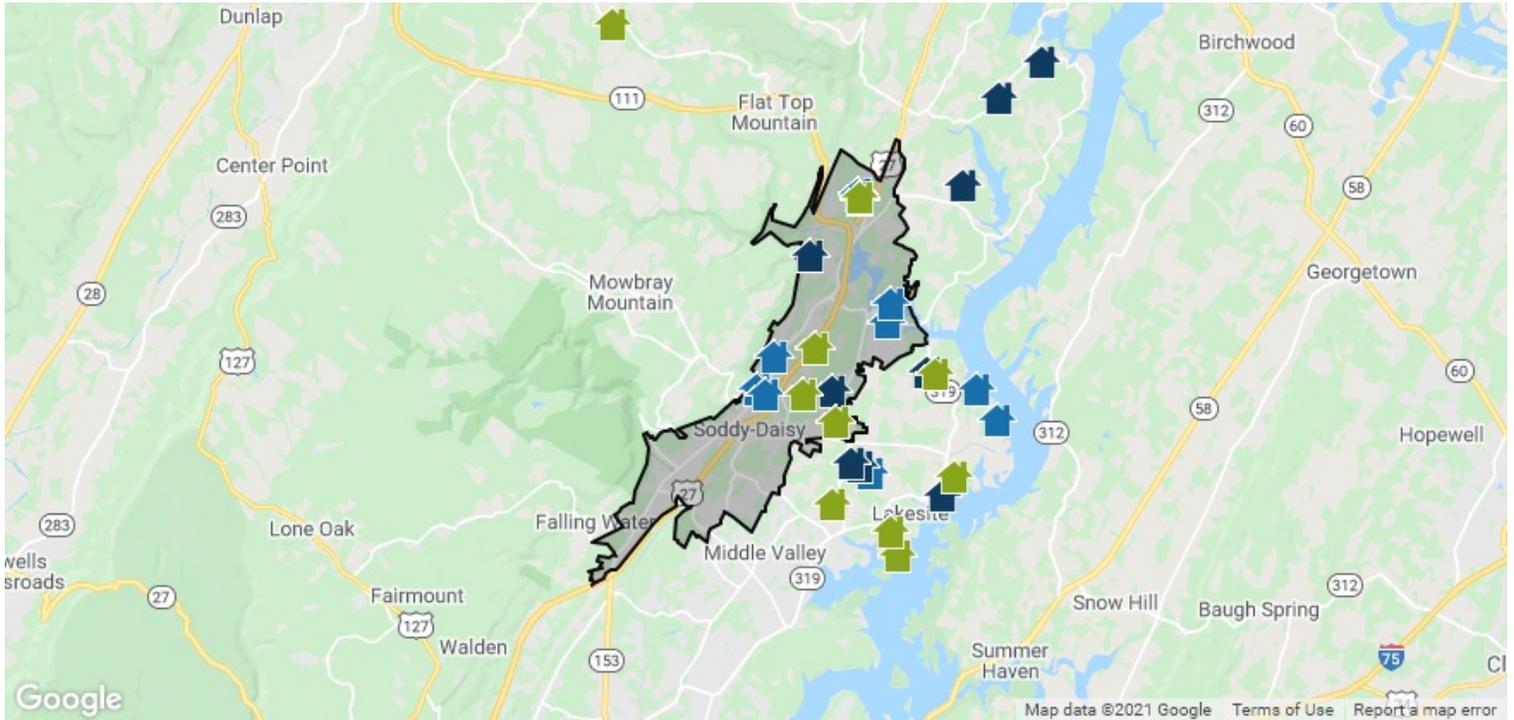


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median List Price</b></p> <p><b>\$205K</b></p> <p>Updated: 1/31/2021</p>	<p>Change Over Last Month</p> <p><b>↓ 6.82%</b></p>	<p>Change Over Last Quarter</p> <p><b>↓ 6.82%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 10.82%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 7.84%</b></p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

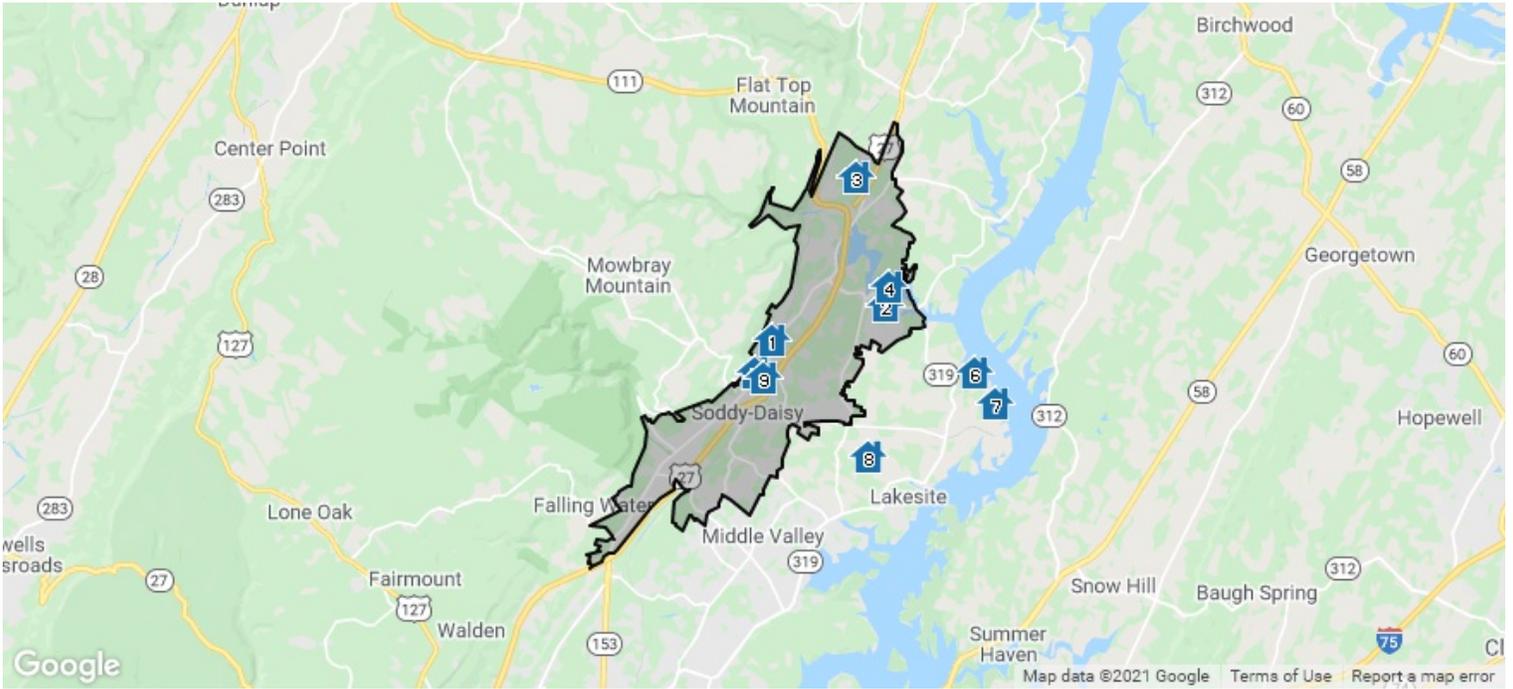
# Market Activity Summary Stats



**Search Criteria** | **Location:** Soddy Daisy, Tennessee; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	 <b>New Listings</b>	 <b>Pending Listings</b>	 <b>Recently Sold</b>
<b>Number of Properties</b>	9	10	10
<b>Low Price / Value</b>	\$149,900	\$54,900	\$192,000
<b>Median Price / Value</b>	\$365,000	\$264,700	\$328,950
<b>High Price / Value</b>	\$675,000	\$749,900	\$4,250,000
<b>Average Price / Sq. Ft.</b>	\$162	\$132	\$170
<b>Median Price / Sq. Ft.</b>	\$141	\$137	\$133
<b>Average Days in RPR</b>	32	54	95
<b>Median Days in RPR</b>	23	14	86
<b>Total Volume</b>	\$3,368,400	\$2,926,400	\$7,435,900

# Soddy Daisy, Tennessee



## New Listings: 9

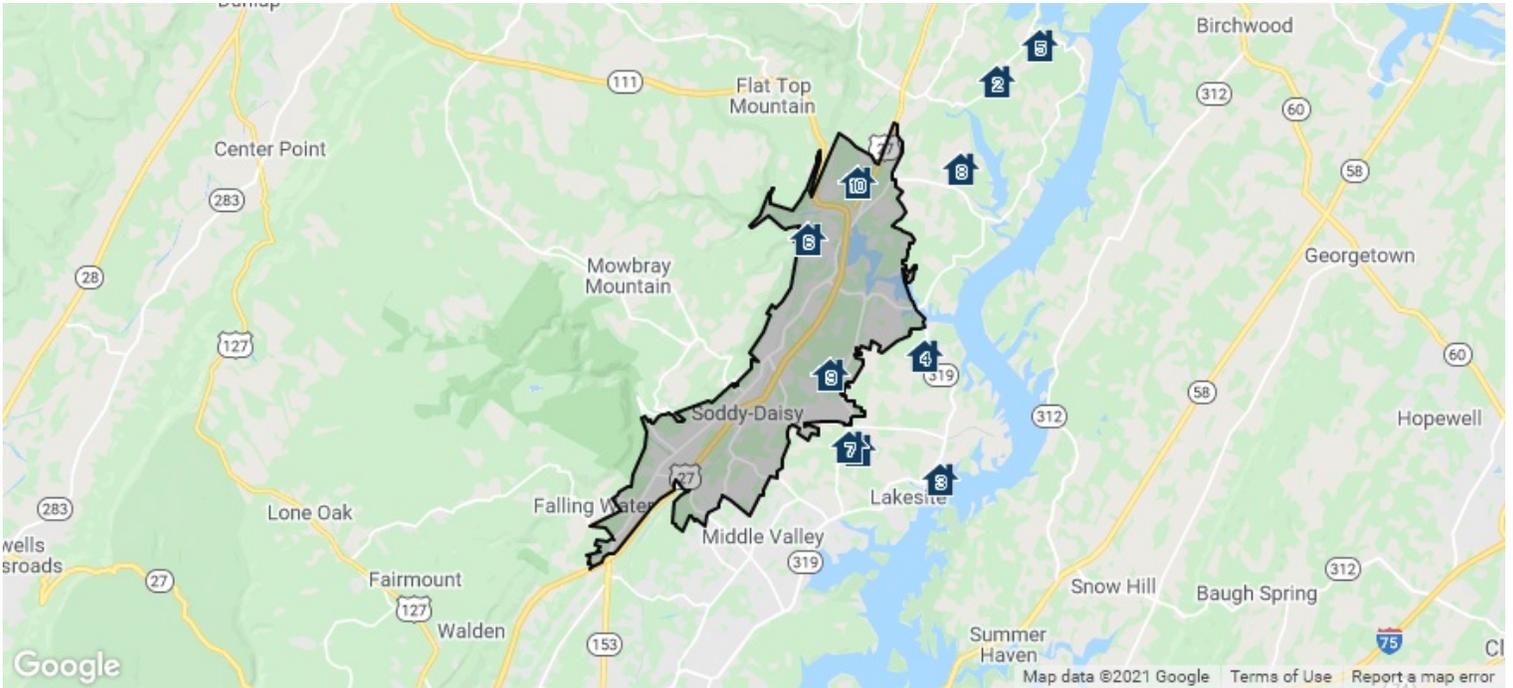
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
  <span>New, Active: 2/4/2021</span> <span>MLS ID: 1330552</span>	Residential	4/2	2,178 sq ft	12,196	2003	2/4/2021	\$280,000	\$129
 <p><b>195 M Kaddesh Way</b></p> <p>This beautiful home is ready for you! Nestled in a corner fenced-in lot in Cornerstone Estates, enjoy the perks of being away from the hustle and bustle, but the convenience of being only minutes from amenities. Once inside, you're greeted with hardwood floors, an airy open floor plan, and gas fireplace. The kitchen and dining room are spacious and ideal for hosting family and friends. Escape into the generous owner's suite with plenty of walk-in closet space and an en suite bath that boasts a soaking tub, double vanities, and separate shower. Another feature of the roomy interior is the benefit of having not only two guest rooms and full bath, but a bonus room as well! The screened porch is perfect for evenings outdoors and the large 2-car garage has ample room for storage. Schedule a</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
  <span>New, Active: 1/29/2021</span> <span>MLS ID: 1330283</span>	Residential	4/3	3,670 sq ft	—	2005	1/29/2021	\$489,900	\$133
 <p><b>11191 Captains Cove Dr</b></p> <p>Welcome home to 11191 Captains Cove, where you don't have to do anything but move right in! The owners have recently had the entire interior and exterior painted, and it looks beautiful! The foyer greets you with a two-story ceiling and leads you to a spacious dining room with a large window. The vaulted living room, with a gas log fireplace and hardwood flooring, is the perfect place to gather and flows easily into the large eat-in kitchen. The eat-in kitchen has granite countertops, a breakfast bar, stainless steel appliances, and a walk-in pantry. There is a cozy keeping room with a second gas log fireplace right beside the kitchen. The main-level master bedroom boasts a tray ceiling, a sitting area with a vaulted ceiling, his and her closets, and an en suite with his and her vanities.</p> <p><i>Listing Courtesy of Real Estate Partners Chatt LLC</i></p>								

**New Listings: 9 (cont.)**

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>FOR SALE</b> • New, Active: 2/5/2021 <i>MLS ID: 1330573</i></p> <p><b>12217 Plow Ln</b> Residential 4/2 2,590 sq ft 14,374 2007 2/5/2021 \$365,000 \$141</p> <p>Welcome home to this beautiful sought after subdivision! This home is on a level lot and offers plenty of room for entertaining. Featuring 4 bedrooms and 2 baths split floorplan with the master on the main as well as two of the bedrooms. Beautiful kitchen with an island and stainless steel appliances. Upstairs is where you will see the third bedroom as well as a large bonus room- perfect for an office, game room or an extra bedroom. Out back you will find a flat backyard with a private screened porch, a jacuzzi and an above ground pool surrounded by fencing for privacy and plenty of room for your kids or pets to play. All this with no HOA! Conveniently located to Hwy 27 and minutes from local stores. Schedule your showing today!</p> <p><i>Listing Courtesy of Crye-Leike, REALTORS</i></p>								
 <p><b>FOR SALE</b> • Active: 12/18/2020 <i>MLS ID: 1328734</i></p> <p><b>1124 Harbor Point Dr, #24</b> Residential 4/4 4,156 sq ft - 1997 12/18/2020 \$484,900 \$117</p> <p>Welcome to this Neo Classic home in the heart of Soddy Daisy. Attention to detail &amp; the highest quality craftsmanship gives you a jaw dropping first impression as soon as you walk through the front door. Large kitchen has quartz countertops, subway tile, work island &amp; white cabinetry w/ tons of space. Transom windows create a happy ambience with plenty of natural light glowing inside. LV flooring, marble foyer, master with ensuite produces a staycation layout. Bmnt is finished for teens or guest that will never want to leave. Views of Soddy Lake from deck overlooks manicured yard. So many fantastic qualities, a quiet neighborhood within walking distance to Steve's Landing at Pine Harbor Marina. Located near 27 only minutes to Chattanooga or Dayton, TN. Buyer to verify info.</p> <p><i>Listing Courtesy of Century 21 Prestige</i></p>								
 <p><b>FOR SALE</b> • New, Active: 1/18/2021 <i>MLS ID: 1329701</i></p> <p><b>122 Coke Oven Rd</b> Residential 4/2 2,145 sq ft 52,272 1955 1/18/2021 \$375,000 \$175</p> <p>A little bit of country located minutes from Hwy 27 is what this beautiful Soddy Daisy brick home has to offer. 4 bedroom 2 bath with a 2 bedroom 1 bath guest/mother in law suite sits on 1.2 acres. This home has been well taken care of and offers a spacious kitchen with double ovens, gas stove top and plenty of cabinets and counter space. Large dining room, cozy living room with fireplace makes this home perfect for entertaining. The outside living space is a must see with it's in ground gunite pool that just has been refinished, a time saving power cover and large patio area. The detached garage has doors on both sides which gives it drive through capabilities. Make an appointment today and come check out this little slice of paradise.</p> <p><i>Listing Courtesy of Premier Property Group Inc.</i></p>								
 <p><b>FOR SALE</b> • Active: 11/16/2020 <i>MLS ID: 1327473</i></p> <p><b>Stonegate Way, #5</b> Residential 3/2 1,500 sq ft 7,405 2020 11/16/2020 \$269,700 \$180</p> <p>***Early bird opportunity now available in Greentech's exciting new community, Stonegate! Act now and choose several of your own selections. This home is eligible for \$3,000 closing cost credit through our preferred lender and up to \$5,000 in designer finishes incentives. Completion: Spring 2021 ***So what gets you excited about buying a new home? Amazing natural light? A progressive open floor plan? An awesome kitchen? Gorgeous finishes and energy efficient quality construction? Well Greentech's exciting new "Grayson" floor plan gives you all of these things and MORE, and without breaking the bank! The demand is high for these competitively priced, quality homes. Don't delay and come by our onsite sales center to learn more about this exciting opportunity.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 <p><b>FOR SALE</b> • New, Active: 1/20/2021 <i>MLS ID: 1329842</i></p> <p><b>2892 Stonesage Rd</b> Residential 4/3 2,100 sq ft 57,063 2019 1/20/2021 \$675,000 \$321</p> <p>LAKE PROPERTY WITH NO HOA!!! Custom-built newer construction is the perfect setting for fun and sun on 1.31 AC with a stationary dock. The open floor plan allows family gatherings and entertaining with friends. Great room accents include a coffered ceiling, built-ins and gas logs. The split bedrooms allow privacy and easy access to additional bedrooms. Kitchen is sure to please the most discriminating chef complete with large island, stainless appliances including an icemaker. Control your home remotely with this Smart House. The BEST feature is the easily accessible stationary dock literally just across the street. The 1.31 AC is split with the home situated on .96 Acre and the dock sitting on the .35 Acre.</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Realty Center</i></p>								

**New Listings: 9 (cont.)**

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 <b>FOR SALE</b>	<i>New, Active: 1/14/2021</i>		<i>MLS ID: 1329544</i>				
<b>1852 Hazel Alder Ln</b>	Residential	3/3	1,802 sq ft	9,147	2021	1/14/2021	\$279,000	\$155
<p>Welcome to 1852 Hazel Alder Ln, a new construction home with estimated completion in spring 2021. This home is nestled in the country, close to lake access and an abundance of outdoor activities, yet still offers the convenience of shopping and dining being minutes away. The award-winning floor plan features 3 bedrooms, 2.5 bathrooms, and a spacious and open great room, dining room and kitchen. The master suite is situated on the main level, while the additional bedrooms, a full bathroom, and expansive bonus room are located on the second floor. Once completed, the home will boast rich luxury vinyl flooring, contemporary cabinetry, granite countertops, a large backyard, an attached-2 car garage, a full-unfinished basement, and much more.</p> <p><i>Listing Courtesy of Real Estate Partners Chattanooga, LLC</i></p>								
	 <b>FOR SALE</b>	<i>Active: 12/21/2020</i>		<i>MLS ID: 1328849</i>				
<b>9855 Gannaway St</b>	Residential	4/2	1,378 sq ft	21,780	1968	12/21/2020	\$149,900	\$109
<p>A property you will appreciate. Level lot, bam, detached garage/workshop. 4 bedroom home, hardwood floors, convenient location.</p> <p><i>Listing Courtesy of Oye-Leike, REALTORS</i></p>								



**Pending Listings: 10**

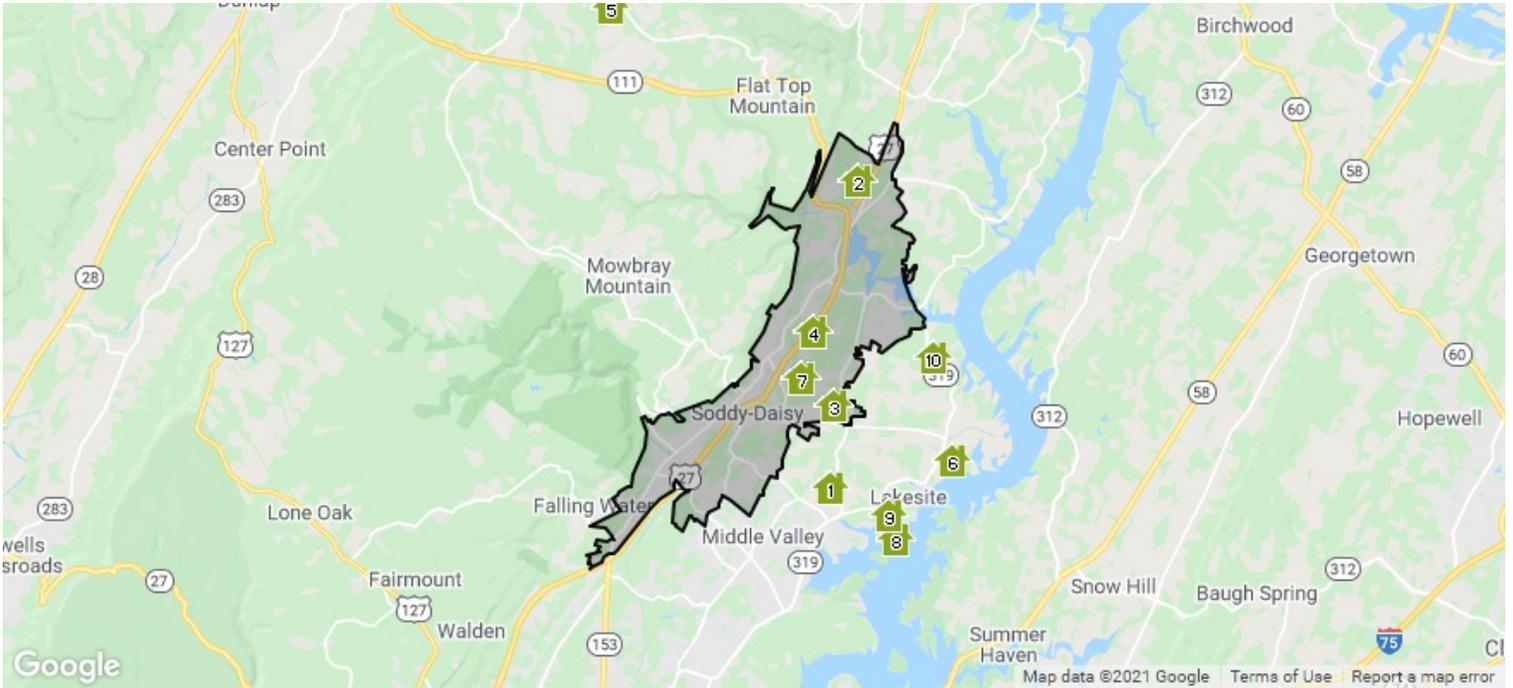
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p><b>1937 Short Leaf Ln</b></p> <p>WELCOME HOME to "Timber Ridge" in Soddy-Daisy! This CRAFTSMAN STYLE home is sure to check all your boxes. It features 3 bedrooms plus bonus room and 2.5 baths. The KITCHEN boasts of beautiful stainless-steel appliances. The GREAT ROOM features a soaring ceiling with an open design. The MASTER SUITE has a tray ceiling, walk-in closet, and spacious shower all on the main level. The two remaining bedrooms have a split design for privacy and functionality. Downstairs is a BONUS ROOM and half bath. The mountain views from this home are breath taking. The backyard is level and has a deck with an additional patio to sit by the fire pit and watch the sunset. Great family-oriented neighborhood and school system. Call for your private tour today!</p> <p><i>Listing Courtesy of EXP Realty LLC</i></p>	Residential	3/3	1,711 sq ft	10,018	2/5/2021	\$239,900	2/9/2021	\$140
 <p><b>1164 Dreamfield Dr</b></p> <p>If you're looking for quality new construction...consider this one. It's going to be really special and you'll be just in time to add your personal touches. This is the perfect home for people who want the convenience of the master bedroom and garage on the main level, an open floor plan for easy living, spacious rooms and plenty of space to spread out. Situated on 1.2 acres this home offers peaceful surroundings and a nice neighborhood that is just a short drive to HWY 27. You'll love working with a builder who cares about quality and details and puts in the extra work to make this a truly great home. So... please pardon our saw dust...and take a look and be first to see this great home. Don't wait...it will go fast! **PHOTOS ARE OF A PREVIOUSLY COMPLETED HOME WITH THE SAME FLOOR PLAN**</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Residential	3/3	2,500 sq ft	48,787	1/26/2021	\$375,000	2/7/2021	\$150
 <p><b>9856 Waterside Way</b></p> <p>Over 300 feet of River frontage! This is year round water with a dock! 4 Bedrooms and 3 full baths, this home is spacious with lots of updates throughout.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Residential	4/3	3,327 sq ft	-	1/26/2021	\$749,900	2/5/2021	\$225

**Pending Listings: 10 (cont.)**

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p><b>4</b> <b>PENDING</b> • Contingent as of 2/6/2021 <i>MLS ID: 1330568</i></p> <p><b>1834 Yaphank Rd</b></p> <p>Residential 3/2 1,350 sq ft 18,730 2/5/2021 \$139,900 2/6/2021 \$104</p> <p>Can you get better than having a house payment cheaper than most rent and living close to the lake? Check out this beautifully updated manufactured home with all the big ticket items, already completed, and even a brand new front porch to enjoy the view. Don't miss an opportunity to make an investment on this lovely home to call your own. For more information or to schedule a showing call or text Jodi today at 423-385-4049</p> <p><i>Listing Courtesy of Real Estate Partners Chattanooga, LLC</i></p>								
 <p><b>5</b> <b>PENDING</b> • Contingent as of 2/5/2021 <i>MLS ID: 1330507</i></p> <p><b>1709 Billingsley Rd</b></p> <p>Residential 3/2 2,085 sq ft 29,185 2/4/2021 \$289,500 2/5/2021 \$139</p> <p>Welcome home to 1709 Billingsley Road, a beautiful 3 bedroom, 2 bathroom home set within the tranquil Ella Way neighborhood. Step through the welcoming front door with sidelights and transom windows and you'll immediately notice the fresh paint, gorgeous wood flooring, vaulted ceiling and open floorplan in the living room space. The living room will quickly become a family favorite with its cozy gas fireplace as well as easy access to the gorgeous kitchen with stainless appliances, granite countertops, and custom cabinetry. Enjoy delicious dinners in your formal dining room, eat-in kitchen, or out on the back deck which has recently been updated with low maintenance composite decking.</p> <p><i>Listing Courtesy of Real Estate Partners Chattanooga, LLC</i></p>								
 <p><b>6</b> <b>PENDING</b> • Contingent as of 2/4/2021 <i>MLS ID: 1330290</i></p> <p><b>11375 Railroad St</b></p> <p>Residential 4/2 1,360 sq ft 19,166 1/29/2021 \$189,900 2/4/2021 \$140</p> <p>Wow! A one level, updated rancher in Soddy Daisy under \$200,000! Enjoy this great home located close to Hwy 27, Big Soddy Gulf and situated on a large level lot! Featuring 4 bedrooms, 2 full baths, updated kitchen, nice backyard with a detached garage/workshop plus a covered back deck. The laundry room is located right off the master suite! Move in ready! Won't last long!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 <p><b>7</b> <b>PENDING</b> • Contingent as of 2/3/2021 <i>MLS ID: 1330259</i></p> <p><b>1686 Short Leaf Ln</b></p> <p>Residential 3/3 1,404 sq ft - 1/29/2021 \$189,900 2/3/2021 \$135</p> <p>Adorable 3 bedroom, 2 and a half bath townhouse in a hot neighborhood in Soddy Daisy! This location is only approx 15 minutes Hixson with county taxes! This home offers a large master on the main level with walk in closet, and two bedrooms with a full bathroom on the second level. Owners also recently added backslash in the kitchen with a few newly added appliances to really set this kitchen off. Home also has a large fenced in yard. Do not wait, schedule your appointment now before it is gone!</p> <p><i>Listing Courtesy of ERA Blue Key Properties LLC</i></p>								
 <p><b>8</b> <b>PENDING</b> • Contingent as of 2/2/2021 <i>MLS ID: 1309917</i></p> <p><b>1462 Leighton Dr</b></p> <p>Residential 4/3 3,163 sq ft 21,780 12/6/2019 \$377,500 2/2/2021 \$119</p> <p>Welcome to the beautiful Brooke Stone subdivision, located in Soddy Daisy. The first thing you'll notice is the quiet cul-de-sac and landscaping. Inside you will find beautiful hardwood floors and master on main! This spacious kitchen located right off the garage door entrance, which makes bringing in the groceries a breeze. Comfortable eat-in kitchen as well as a formal separate dining area. This home is 3,163 SF with 4 bedrooms and 2.5 baths! The bonus room can be used as a 5th bedroom or can be used as a media, extra storage, or even office space. Enjoy the peaceful community and take advantage of the community pool and clubhouse amenities.</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices J Douglas Properties</i></p>								
 <p><b>9</b> <b>PENDING</b> • Contingent as of 2/1/2021 <i>MLS ID: 1330054</i></p> <p><b>10352 Lovell Rd</b></p> <p>Residential 3/2 1,539 sq ft 59,677 1/25/2021 \$54,900 2/1/2021 \$36</p> <p>This is a 3 bedroom 2 bathroom manufactured home that sits on a large 1.37 acre lot in Soddy Daisy TN. This home is within minutes to interstate, retail shopping centers, restaurants and public schools.</p> <p><i>Listing Courtesy of RE/MAX Properties</i></p>								

Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
  • Contingent as of 1/31/2021 <i>MLS ID: 1329864</i>								
 <b>12206 Plow Ln</b>	Residential	3/3	2,436 sq ft	19,166	1/20/2021	\$320,000	1/31/2021	\$131
<p>Welcome to The Plantation. Walk into the large welcoming Foyer to the Living Room with Cathedral ceilings and warming fireplace. The expansive kitchen and eat in breakfast area is open enough to the living room for fluid entertaining. Enjoy the separate dining room for holiday gatherings. There is a huge laundry room off of the kitchen for additional shelving or storage. Check out the roomy master suite on the main level with an amazing palatial en-suite bathroom and two walk in closets. The upstairs offers two additional bedrooms and a full bath. Much of the interior house has new paint. The living room and master has brand new carpet. The kitchen flooring is brand new. New lighting fixtures have been added. The upstairs HVAC is only 3 years new. Walk out the back to sizable deck and</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								



## Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>1</b> <b>RECENTLY SOLD</b> • Sold Date: 2/9/2021, MLS Listing 1326487: 10/26/2020 <b>MLS ID: 1326487</b></p> <p><b>1529 N Winer Dr</b></p> <p>Welcome to 1529 N Winer Dr, a MOVE-IN ready home in the heart of Soddy Daisy. Recent updates include NEW appliances, NEW carpet, fresh paint and landscaping. Main level offers 3 bedrooms, 1.5 baths, kitchen, dining area, and living room. Lower level features additional living spaces including a family room and office. Double tiered back deck overlooks the spacious, fenced yard. 7 minutes to US-27, 19 minutes to shopping and dining on Hwy 153 and 25 minutes to Downtown Chattanooga. Call TODAY for your private showing! (Buyer to verify square footage. Buyer is responsible to do their due diligence to verify that all information is correct, accurate and for obtaining any and all restrictions for the property.)</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Residential	3/2	1,728 sq ft	13,068	1980	2/9/2021	\$195,000	\$113
 <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 2/8/2021, MLS Listing 1327043: 11/5/2020 <b>MLS ID: 1327043</b></p> <p><b>12208 Plow Ln</b></p> <p>Welcome home to 12208 Plow Lane a wonderful 4 bedroom and 2 1/2 bath home .Enjoy morning coffee on your rocking chair front porch . This home has everything - a living room with beautiful fireplace with gas logs , main level master suite , new tile floors, jetted tub , new light fixtures , newly painted with modern light colors , separate dining room , and plenty of cabinet space in kitchen . There are three additional bedrooms upstairs with a full bath . This house has PLENTY of storage . Step outside onto to back covered deck to LARGE fully fenced in level back yard . Enjoy the upcoming holidays in this amazing home !!!</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Residential	4/3	2,742 sq ft	18,730	2001	2/8/2021	\$352,000	\$128

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>3</b> <b>RECENTLY SOLD</b> • Sold Date: 2/4/2021, MLS Listing 1328704: 12/16/2020 <b>MLS ID: 1328704</b></p> <p><b>1007 Falcon Run Dr</b></p> <p>Residential 3/3 1,864 sq ft 9,147 2012 2/4/2021 \$240,000 \$129</p> <p>Looking for a great home in a quiet cul-de-sac with easy access to shopping and the interstate? Look no further. 1007 Falcon run could be the perfect home for you. As you enter the front door you will want to head upstairs to the open concept living room/kitchen with a gorgeous vaulted ceiling. Lots of counter space and cabinets make it a great kitchen for cooking and entertaining. You will find the Master suite on this level with a large walk in closet and private bath. There are an additional 2 bedrooms and a full bath as well. As you go downstairs you will find a large bonus room with a 1/2 bath. Perfect for an office, movie room, den, or playroom. There is a huge 2 car garage with a work bench and additional refrigerator. The back deck and fenced in back porch are a perfect</p> <p><i>Courtesy of Fletcher Bright Realty</i></p>								
 <p><b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 2/2/2021, MLS Listing 1323958: 9/4/2020 <b>MLS ID: 1323958</b></p> <p><b>1781 River Breeze Dr, #3</b></p> <p>Residential 3/4 3,800 sq ft 57,934 2020 2/2/2021 \$915,000 \$241</p> <p>In passionately envisioned River Breeze, this Mediterranean style home has a commanding presence on the highly sought-after shores of the Tennessee River. A vision of design with pleasing modern taste and style that has been stunningly executed in this one of a kind waterfront home. From its huge, bright, open spaces and architectural character to the meticulously chosen finishes, it will take your breath away. Sunrise to sunset enjoy the changing hues on the dancing waters of the Tennessee River from the large casement windows and from the two-story covered deck with a fireplace on the main level deck, that adds to the ultimate in family and guest experience. This home comes with a covered slip at the private community boat dock with sun deck on year-round deep water.</p> <p><i>Courtesy of RE/MAX Properties</i></p>								
 <p><b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 2/2/2021, MLS Listing 1328947: 12/27/2020 <b>MLS ID: 1328947</b></p> <p><b>1595 Hendon Rd</b></p> <p>Residential 3/3 3,984 sq ft 217,800 2008 2/2/2021 \$380,000 \$95</p> <p>Country Living, spacious home with loads of amenities. Large Detached barn has electric power, concrete pad, loft storage. A workshop Dream! Stacked stone gas log fireplace. Large dining room, insulated windows. Well-chosen cabinets offer great functionality. Topped with black granite and accented with stainless appliances and tile backsplash the effect is warm and friendly. Built in desk unit and a breakfast nook with pantry. Just off the kitchen is a huge laundry room leading to the garage. The first floor is finished has two bedrooms and a full bath. Master Bedroom w/ spacious Master Bath on second floor, Basement is extra spacious with area for additional bedroom, Pellet heat stove for backup included.</p> <p><i>Courtesy of Heartland Realty &amp; Auction, Inc</i></p>								
 <p><b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 2/1/2021, MLS Listing 1327737: 11/21/2020 <b>MLS ID: 1327737</b></p> <p><b>10012 Bear Trail Dr</b></p> <p>Residential 3/2 1,849 sq ft 19,602 1996 2/1/2021 \$254,000 \$137</p> <p>Step inside this charming 3 bedroom, 2 bath home in Soddy Daisy and get a warm, welcoming feeling from the moment you enter the property. The front entry off of the covered porch greets you with a spacious living area including a fireplace and combined dining. A large opening to the kitchen off of dining area gives the cozy feel of an open floor plan and opens on the other side to a family/rec room. The master bedroom with tray ceilings, double vanity, tiled shower and jetted tub are on the other side of the home. If you love to entertain or just enjoy your backyard with your family, this is the home for you! Sitting on a half acre, you walk out the back door to a screened in porch, back deck with above ground pool, and a level backyard that includes wooded area for privacy! All of</p> <p><i>Courtesy of K W Cleveland</i></p>								
 <p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 2/1/2021, MLS Listing 1324940: 9/25/2020 <b>MLS ID: 1324940</b></p> <p><b>655 Sneed Rd</b></p> <p>Residential 3/2 1,174 sq ft 1,021,482 1996 2/1/2021 \$192,000 \$164</p> <p>Want a view with privacy? There are two pole barns on the property for horses and plenty of land to build a barn. Owner currently receives \$1,500 dollars per year to help cover taxes from cell tower on the property. Come on by and see what this home has to offer your family. SOLD AS IS.</p> <p><i>Courtesy of Century 21 Prestige</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 <b>RECENTLY SOLD</b>	<i>Sold Date: 1/29/2021, MLS Listing 1327391: 11/13/2020 MLS ID: 1327391</i>						
<b>2425 Buffalo Ln</b>	Residential	4/5	9,704 sq ft	1,082,030	2004	1/29/2021	\$4,250,000	\$438
<p>This is a once in a lifetime opportunity to own one of Chattanooga's premier luxury waterfront properties, Camp Dixie. Resting on 24.84+/- acres with unparalleled views of the Tennessee River and surrounded by 2,365+/- feet of water frontage making this a truly unique offering. The property offers a separate 4,435+/- Sq.Ft. lodge with an apartment that is used for weddings/events and it seats approx. 100 people. There are 3 covered pavilions, picnic tables, a floating boat dock, boat ramp, and a detached 10-car garage. This simply elegant, custom, 9,704+/- Sq.Ft. Estate home with exquisite bespoke finishes will take your breath from the moment you arrive. As you enter the oversized foyer, you will enter the great room with 26+/- foot vaulted ceiling framed by mahogany wood beams,</p> <p><i>Courtesy of Real Estate Partners Chatt LLC</i></p>								
	 <b>RECENTLY SOLD</b>	<i>Sold Date: 1/28/2021, MLS Listing 1329685: 1/15/2021 MLS ID: 1329685</i>						
<b>2113 College Park Ln</b>	Residential	4/3	2,950 sq ft	-	1998	1/28/2021	\$319,000	\$108
<p>Welcome home to 2113 College Park Ln. in the popular Chimney Hills subdivision of Lake site. This home features 4 bedrooms and 3 full baths with split bedroom floor plan. The open concept kitchen includes granite countertops and a breakfast room. You will love the beautiful bright family room with lovely brick gas log fireplace and open to large screened deck. The master suit with specialty ceilings, double vanity, walk in closet and jacuzzi tub. the basement has 1150 finished sq ft, large den, extra large bedroom, full bath. Perfect basement area for the perfect mother in law suite. Laundry area can be convert back to kitchenette. Buyer will offer #3,000.00 carpet allowance with acceptable offer.</p> <p><i>Courtesy of Oye-Leike, REALTORS</i></p>								
	 <b>RECENTLY SOLD</b>	<i>Sold Date: 1/28/2021, MLS Listing 1320059: 6/25/2020 MLS ID: 1320059</i>						
<b>10912 Short River Ct, #96</b>	Residential	3/3	2,293 sq ft	52,272	2020	1/28/2021	\$338,900	\$148
<p>NEW under construction home in the stunning River Watch community in Soddy Daisy, Tennessee! A quick commute to downtown and sweeping panoramic views! This 3 bedroom, 2.5 bath home is a customer favorite! Upstairs bedrooms and laundry rooms with a perfect distribution of square footage to all your favorite spaces. An upstairs bonus room can be a perfect playroom, media room, fitness room or whatever your heart desires. Downstairs you'll find a stylish dining room (or home office) plus an open concept kitchen and living room with a lovely gas fireplace as a focal point and doors opening out to the patio. Beautiful switchback staircase adds style yet keeps upstairs activities quietly tucked away in their own space. Style and function for a great price!</p> <p><i>Courtesy of Pratt Horres, LLC</i></p>								

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

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