

**Rob Robertson**

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Ofc Ph: 704-451-7051

Property Type: Residential

**One Line - CMA**

Status is one of 'Coming Soon-No Show', 'Active', 'Under Contract-Show' Status is 'Closed' Status Contractual Search Date is after 01/01/2019 Property Type is 'Single Family' Subdivision Name is 'Birkdale Village' City is 'Huntersville'

**Single Family**

**Active Properties**

#	MLS #	Address	Subdivision	Type	Bds	Bths H/F	Yr Blt	Ttl HLA	Acres	\$/SqFt	CDOM	List Price	List Dt
1	3564357	16515 Knox Run RD	Birkdale Village	1.5 Story	3	2/0	2001	1,403	0.100	\$213.11	36	\$299,000	11/05/19
2	3532984	8106 Evanston Falls RD	Birkdale Village	2 Story	4	2/1	2001	2,261	0.100	\$150.33	108	\$339,900	07/25/19
3	3537029	16518 Knox Run RD	Birkdale Village	2 Story	3	2/1	2002	1,710	0.090	\$213.45	124	\$365,000	08/09/19
4	3569055	17538 Invermere AVE	Birkdale Village	1.5 Story	4	3/0	2002	2,226	0.120	\$168.46	123	\$375,000	11/14/19

**Active Totals**

Listing Count :	4	<b>Minimums:</b>	3		2001	1,403	0.090	\$150.33	36	\$299,000			
		<b>Maximums:</b>	4		2002	2,261	0.120	\$213.45	124	\$375,000			
		<b>Averages:</b>	4		2002	1,900	0.103	\$186.34	98	\$344,725			
		<b>Price :</b>					<b>High</b>	\$375,000	<b>Low</b>	\$299,000	<b>Median</b>	\$352,450	

**Closed Properties**

#	MLS #	Address	Subdivision	Type	Bds	Bths H/F	Yr Blt	Ttl HLA	Acres	\$/SqFt	SP%LP	CDOM	List Price	List Dt	Sold Price	Sold Dt
1	3445271	8240 Townley RD	Birkdale Village	2 Story	3	2/1	2001	1,330	0.070	\$184.21	94.23	22	\$260,000	10/22/18	\$245,000	01/30/19
2	3523101	8304 Townley RD	Birkdale Village	2 Story	3	2/1	2001	1,346	0.080	\$184.25	95.42	19	\$259,900	06/27/19	\$248,000	08/30/19
3	3488130	8113 Strandhill RD	Birkdale Village	2 Story	3	2/1	1999	1,336	0.250	\$194.61	98.11	16	\$265,000	03/27/19	\$260,000	05/23/19
4	3517312	8111 Parkton Gate DR	Birkdale Village	2 Story	3	2/1	2000	1,344	0.151	\$203.50	94.64	131	\$289,000	06/12/19	\$273,500	11/14/19
5	3529945	17529 Calverton RD	Birkdale Village	2 Story	3	2/0	2002	1,550	0.090	\$193.55	100.00	13	\$300,000	07/18/19	\$300,000	09/10/19
6	3476276	17513 Calverton RD	Birkdale Village	1.5 Story	3	2/0	2001	1,534	0.090	\$205.35	98.75	4	\$319,000	02/20/19	\$315,000	03/29/19
7	3444229	15738 Trenton Place RD #76	Birkdale Village	2 Story	3	2/1	2001	2,053	0.200	\$163.18	97.10	73	\$345,000	11/15/18	\$335,000	04/04/19
8	3454162	15831 Trenton Place RD	Birkdale Village	2 Story	3	2/1	2003	2,048	0.110	\$163.57	90.79	14	\$369,000	11/21/18	\$335,000	01/31/19
9	3488253	17525 Calverton RD	Birkdale Village	2 Story	3	2/1	2002	1,709	0.090	\$204.21	100.00	16	\$349,000	03/26/19	\$349,000	05/21/19
10	3522374	17012 Bridgeton LN	Birkdale Village	2 Story	3	2/1	2000	1,877	0.180	\$187.53	100.57	40	\$350,000	06/26/19	\$352,000	09/24/19
11	3449334	15750 Trenton Place RD	Birkdale Village	2 Story	3	2/1	2001	2,045	0.190	\$173.81	97.68	100	\$363,900	01/07/19	\$355,450	05/13/19
12	3547003	8122 Strandhill RD	Birkdale Village	2 Story	3	2/1	1999	2,065	0.160	\$177.72	97.87	3	\$375,000	09/19/19	\$367,000	10/22/19
13	3522832	8012 Woods Run LN	Birkdale Village	2 Story	4	2/1	2003	2,442	0.349	\$151.52	96.10	57	\$385,000	06/25/19	\$370,000	11/15/19
14	3524506	17007 Bridgeton LN	Birkdale Village	1.5 Story	3	3/0	2000	2,160	0.179	\$176.85	97.95	45	\$390,000	07/10/19	\$382,000	10/16/19
15	3498203	17506 Invermere AVE	Birkdale Village	2 Story	4	2/1	2003	2,328	0.120	\$164.73	96.12	20	\$399,000	04/19/19	\$383,500	06/14/19
16	3481453	17711 Invermere AVE	Birkdale Village	2 Story	3	2/1	2002	2,425	0.290	\$159.59	96.75	151	\$399,999	03/08/19	\$387,000	08/30/19
17	3454954	8016 Woods Run LN	Birkdale Village	1.5 Story	3	2/0	2003	2,292	0.190	\$170.16	101.33	3	\$384,900	11/27/18	\$390,000	01/03/19
18	3458805	15839 Trenton Place RD	Birkdale Village	2 Story	3	2/1	2003	2,465	0.120	\$164.30	96.66	21	\$419,000	12/14/18	\$405,000	02/06/19

Presented By: Rob Robertson

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**Single Family**

**Closed Properties**

#	MLS #	Address	Subdivision	Type	Bds	Bths H/F	Yr Blt	Ttl HLA	Acres	S\$/SqFt	SP%LP	CDOM	List Price	List Dt	Sold Price	Sold Dt
19	3525532	15715 Trenton Place RD	Birkdale Village	1.5 Story	3	2/0	2000	2,170	0.234	\$190.55	99.16	40	\$417,000	07/08/19	\$413,500	09/11/19
20	3501496	8641 Camberly RD	Birkdale Village	2 Story	4	2/1	2002	2,702	0.199	\$153.22	98.57	40	\$420,000	05/02/19	\$414,000	07/09/19
21	3531225	17426 Calverton RD	Birkdale Village	2 Story	3	2/1	2002	2,461	0.193	\$174.69	100.00	4	\$429,900	07/23/19	\$429,900	09/05/19
22	3472363	17028 Pennington DR #28	Birkdale Village	2 Story	3	2/1	2000	3,121	0.320	\$138.58	95.08	82	\$454,900	02/11/19	\$432,500	05/29/19
23	3515753	8726 Camberly RD	Birkdale Village	2 Story	5	2/1	2002	2,826	0.260	\$153.93	99.09	39	\$439,000	06/14/19	\$435,000	08/23/19
24	3522087	17310 Inglewood LN	Birkdale Village	2 Story	3	2/1	2002	2,653	0.240	\$165.02	98.38	12	\$445,000	06/28/19	\$437,800	08/15/19
25	3455903	8709 Camberly RD	Birkdale Village	2 Story	4	2/1	2003	2,803	0.240	\$156.97	97.80	33	\$449,900	12/06/18	\$440,000	02/21/19
26	3540294	15745 Trenton Place RD	Birkdale Village	1.5 Story	3	2/1	2001	2,665	0.170	\$173.55	101.65	1	\$455,000	08/19/19	\$462,500	09/25/19
27	3468123	15826 Trenton Place RD	Birkdale Village	2 Story	4	2/1	2002	2,880	0.212	\$161.63	95.02	157	\$489,880	01/25/19	\$465,500	08/14/19
28	3540924	17247 Pennington DR	Birkdale Village	2 Story	3	2/1	2001	3,173	0.340	\$165.46	100.00	3	\$525,000	08/25/19	\$525,000	10/15/19

**Closed Totals**

<b>Listing Count :</b>	28	<b>Minimums:</b>	3	1999	1,330	0.070	\$138.58	90.79	1	\$259,900	\$245,000
		<b>Maximums:</b>	5	2003	3,173	0.349	\$205.35	101.65	157	\$525,000	\$525,000
		<b>Averages:</b>	3	2001	2,207	0.190	\$173.44	97.67	41	\$383,867	\$375,291
		<b>Price :</b>				<b>High</b>	\$525,000	<b>Low</b>	\$245,000	<b>Median</b>	\$382,750

**Grand Totals**

<b>Count :</b>	32	<b>Averages:</b>	<b>\$/SqFt:</b> \$175.05	<b>CDOM:</b> 48	<b>LP:</b> \$378,974	<b>SP:</b> \$375,291
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