

**357 GARFIELD AVE  
TRENTON, NJ 08629  
Predicted Price: \$66,159**

**Report Date: Wednesday, November 30, 2016  
Analysis Date: Wednesday, November 30, 2016**

## RealtyPilot Valuation Report ANALYSIS

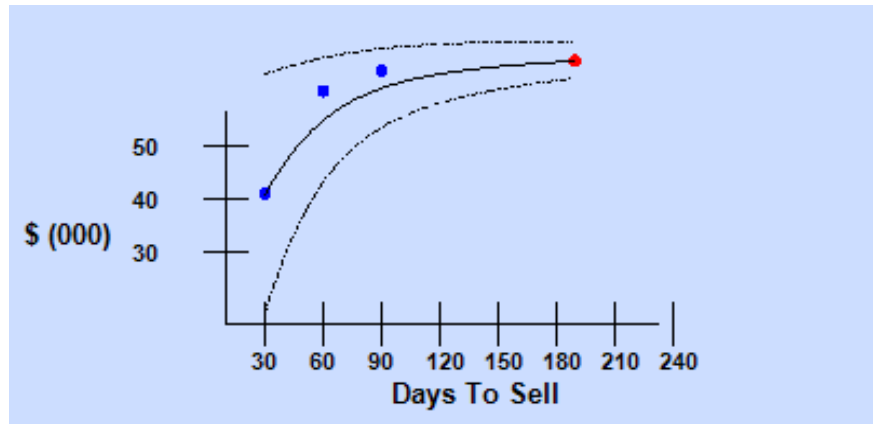
### RealtyPilot Valuation Report Price and Liquidity Predictions

Price Prediction	\$66,159
Price Range (+/-)	\$24,204
Confidence Score	57
Forecast Standard Confidence	55.9
List To Sale Ratio (%)	91.82
Daily List to Sale Ratio Change (%)	0
Predicted Market Time (Days)	189.5
Predicted Market Time Range (Days)	113.7



### RealtyPilot Valuation Report Price vs. Time Prediction

	Price	Range
Sell in 30 days:	\$40,991	\$22,585
Sell in 60 days:	\$60,397	\$6,803
Sell in 90 days:	\$64,186	\$5,968



### Property Information

	Title Value	Value Used		Title Value	Value Used
APN	11-28701-0000-00005		County	MERCER	
House Size (sf)	1264	1264	Lot Size (sf)	1398	1398
Bedrooms		0	Bathrooms	0	0
Total Rooms		0	Year Built	1910	1910
Garage Spaces		0	Fireplaces		0
Pool	N	N			

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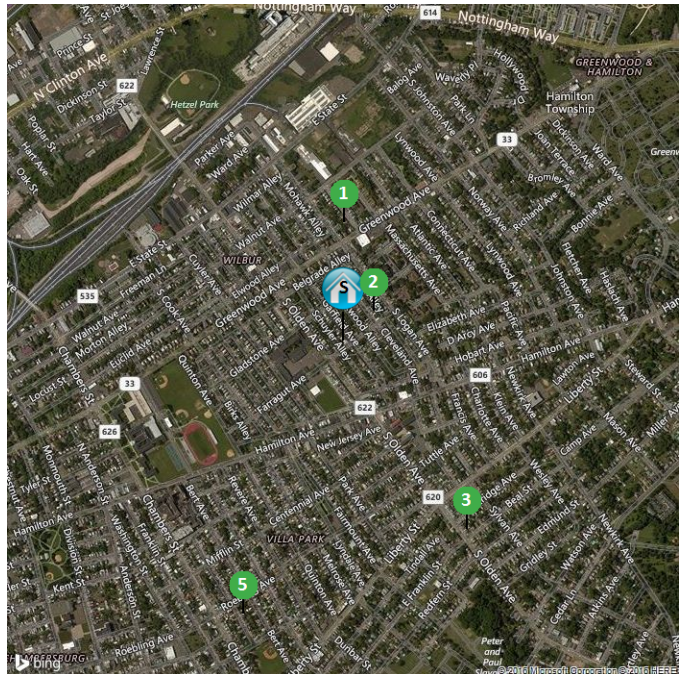
## RealtyPilot Valuation Report ANALYSIS

### Summary of Price Regression Components

Past Time Components	Price	Range (+/-)	Predictive Components	Price	Range (+/-)
Six Month Component	\$48,341	\$8,976	Pending Listings Component	\$57,128	\$7,417
Three Month Component	\$58,540	\$8,611	Active Listings Component	\$74,018	\$31,465
Current Month Component	\$58,460	\$10,770	Expired Listings Component	\$73,384	\$33,797

### Summary List of Comparable Sales

	357 GARFIELD AVE
	\$66,159
1	247 WOODLAWN AVE
	\$43,000
2	350 CLEVELAND AVE
	\$22,000
3	854 OLDEN AVE
	\$62,000
4	39 MECHANICS AVE
	\$28,000
5	414 COMMONWEALTH AVE
	\$77,500



### Summary of Items Affecting Confidence Score

#### Items Common to All Property Lists

- 4002: No Bedroom Count Reported for Subject Property
- 4003: No Bathroom Count Reported for Subject Property
- 4004: No Room Count Reported for Subject Property
- 4007: No Garage Count Reported for Subject Property
- 4005: Bed/Bath Ratio for Subject Property Out of Range

#### Items Affecting Current Price Regression

- 4200: Negative Similarity Function Price Correlation to Square Footage
- 4200: Negative Similarity Function Price Correlation to Square Footage
- 4201: Negative Similarity Function Price Correlation to Bedroom Count
- 4203: Negative Similarity Function Price Correlation to Room Count
- 4201: Negative Similarity Function Price Correlation to Bedroom Count
- 4203: Negative Similarity Function Price Correlation to Room Count

#### Items Affecting Three Month Price Regression

- 4200: Negative Similarity Function Price Correlation to Square Footage
- 4201: Negative Similarity Function Price Correlation to Bedroom Count
- 4200: Negative Similarity Function Price Correlation to Square Footage
- 4202: Negative Similarity Function Price Correlation to Bathroom Count
- 4201: Negative Similarity Function Price Correlation to Bedroom Count



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Initial List of Properties Searched										
APN	Street Address	City	State	Zip	Price	Beds	Baths	Date	Size	Dist(mi)
601291312	343 CUMMINGS AVE	Trenton	NJ	08611	\$16,500	3	1	12/31/2015	1648	1.01
601310420	324 COOK AVE	Trenton	NJ	08629	\$19,000	3	1	12/10/2015	1292	0.27
601263420	350 CLEVELAND AVE	Trenton	NJ	08629	\$22,000	3	1	9/26/2016	1156	0.1
601320838	24 GARFIELD AVE	Trenton	NJ	08609	\$25,000	3	2	4/22/2016	1474	0.4
601182220	229 GARFIELD AVE	Trenton	NJ	08629	\$27,500	3	1	3/4/2016	1292	0.14
601156102	39 MECHANICS AVE	Trenton	NJ	08638	\$28,000	3	1	6/24/2016	1074	0.91
601319154	42 WASHINGTON ST	Trenton	NJ	08611	\$33,000	3	2	3/23/2016	1566	0.68
434501704	128 ANDERSON ST	Trenton	NJ	08611	\$38,000	3	1	12/15/2015	2108	0.78
601340557	909 HAMILTON AVE	Trenton	NJ	08629	\$39,000	4	1	3/30/2016	1776	0.31
11-22501-00002	121 GIRARD AVE	TRENTON CITY	NJ	08638	\$39,000	4	2	7/18/2016	1824	0.97
601318775	254 HOWELL ST	Trenton	NJ	08610	\$40,000	3	1	4/1/2016	1124	1.14
601326397	24 ASHMORE AVE	TRENTON CITY	NJ	08611	\$41,000	4	1	12/30/2015	1508	1.07
601330363	727 ROEBLING AVE	Trenton	NJ	08611	\$42,000	3	2	2/18/2016	1240	0.92
601248668	247 WOODLAWN AVE	Hamilton	NJ	08609	\$43,000	7	2	1/12/2016	1296	0.28
601212058	132 TINDALL AVE	Hamilton	NJ	08610	\$44,000	3	1	5/20/2016	1128	0.83
601264932	110 NORWAY AVE	Trenton	NJ	08609	\$49,424	4	1	2/5/2016	2384	0.6
601307494	249 ASHMORE AVE	HAMILTON TWP	NJ	08611	\$51,000	5	2	3/2/2016	1535	0.94
600984570	413 CHAMBERS ST	Trenton	NJ	08609	\$52,000	5	1	1/6/2016	2141	0.6
428671203	721 HAMILTON AVE	Trenton	NJ	08629	\$53,000	6	1	12/22/2015	2514	0.46
601329067	102 BEAL ST	Hamilton	NJ	08610	\$55,000	2	1	4/18/2016	889	0.54
536659108	241 WILLIAM ST	Trenton	NJ	08610	\$59,000	3	1	10/10/2016	1100	1.21
601275314	565 CENTENNIAL AVE	Trenton	NJ	08629	\$60,000	3	1	1/6/2016	1216	0.3
601279944	124 CLOVER AVE	Hamilton	NJ	08610	\$60,000	3	1	7/27/2016	944	1.32
601292573	114 TINDALL AVE	Hamilton	NJ	08610	\$60,000	2	1	1/26/2016	792	0.85
601001486	854 OLDEN AVE	Hamilton	NJ	08610	\$62,000	3	1	6/24/2016	1288	0.53
11-30403-00009	932 MELROSE AVE	Trenton	NJ	08629	\$62,000	2	1	11/17/2016	1160	0.45
601080260	921-923 LYNDALE AVE	Trenton	NJ	08629	\$63,000	2	1	7/28/2016	1190	0.28
601294097	937 REVERE AVE	Trenton	NJ	08629	\$63,500	4	2	12/23/2015	1774	0.56
600824324	1059 MELROSE AVE	Trenton	NJ	08629	\$65,000	3	1	9/2/2016	1400	0.59
601204626	15 HOVEY AVE	Hamilton Township	NJ	08610	\$66,150	1	1	4/1/2016	781	1.31
03-02072-00019	252 BERNADINE AVE	Hamilton	NJ	08610	\$67,000	2	1	7/20/2016	649	0.72
601291536	902 OLDEN AVE	Hamilton	NJ	08610	\$68,000	3	1	10/26/2016	1192	0.61
601302891	838 PARK AVE	Trenton	NJ	08629	\$69,000	3	1	12/9/2015	1348	0.26
03-01913-00258	50 KUSER RD	Hamilton	NJ	08619	\$70,000	3	1	9/15/2016	816	0.79
03-01889-00002	212 BONNIE AVE	Hamilton	NJ	08629	\$70,000	2	1	8/30/2016	720	0.72
03-01913-00235	68 COOLIDGE AVE	Hamilton	NJ	08619	\$76,500	3	1	10/31/2016	832	0.86
601175913	414 COMMONWEALTH AVE	Trenton	NJ	08629	\$77,500	4	1	7/14/2016	1477	0.68
601116770	1540 ELIZABETH AVE	HAMILTON TWP	NJ	08629	\$80,900	3	1	4/29/2016	1206	0.37
601235818	935 REVERE AVE	Trenton	NJ	08629	\$85,000	3	2	9/6/2016	1280	0.55
601073351	434 LYNWOOD AVE	Trenton	NJ	08629	\$90,000	3	1	9/9/2016	1170	0.42
601164173	369 ATLANTIC AVE	Trenton	NJ	08629	\$93,500	3	1	1/28/2016	1095	0.28
600938855	107 WAVERLY PL	Hamilton	NJ	08609	\$100,000	3	1	4/22/2016	1332	0.69
601318620	855 HAMILTON AVE	Trenton	NJ	08629	\$100,000	5	2	6/25/2016	2693	0.35
601270795	546 BERT AVE	Trenton	NJ	08629	\$102,000	2	1	2/19/2016	816	0.78
601241882	122 BEAL ST	Hamilton	NJ	08610	\$116,000	3	2	4/15/2016	1512	0.54
601259615	410 FRANKLIN ST	Hamilton Township	NJ	08610	\$116,000	2	1	4/22/2016	1200	0.67
601253075	216 BERGEN ST	Trenton	NJ	08610	\$120,000	2	1	11/23/2016	780	0.94
601317576	22 RICHLAND AVE	Hamilton	NJ	08629	\$121,145	2	1	4/12/2016	1004	0.49
601320908	137 EMANUEL ST	Hamilton	NJ	08610	\$122,200	2	1	4/5/2016	992	1.04
601275242	27 REDFERN ST	Hamilton	NJ	08610	\$129,000	4	1	2/28/2016	1364	0.98
11-31306-00020	22 KEARNEY AVE	Trenton	NJ	08629	\$130,000	3	1	8/29/2016	960	0.44



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### Initial List of Properties Searched Cont'd

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
03-02053-00004	123 TINDALL AVE	Hamilton	NJ	08610	\$133,000	3	1	5/24/2016	1141	0.85
600282633	69 COOLIDGE AVE	Hamilton	NJ	08619	\$135,000	3	1	8/23/2016	1800	0.84
03-02018-00032	6 PERRY AVE	Hamilton	NJ	08629	\$137,000	4	1	7/26/2016	772	0.26
601271281	349 REDFERN ST	Hamilton	NJ	08610	\$140,000	4	2	12/23/2015	1224	0.75
03-02329-00008	436 RIDGE AVE	Hamilton	NJ	08610	\$142,500	3	3	9/15/2016	1164	1.35
601272266	2645 LIBERTY ST	Hamilton	NJ	08629	\$143,000	4	1	7/27/2016	1364	0.69
601315729	125 WATSON AVE	Hamilton	NJ	08610	\$145,000	3	1	3/7/2016	900	0.77
601180167	241 FRANKLIN ST	Hamilton	NJ	08610	\$148,000	3	2	6/20/2016	1200	0.79
601256022	505 HOWELL ST	Hamilton Township	NJ	08610	\$150,000	4	2	6/30/2016	1260	1.1
03-01892-00008	619 ATLANTIC AVE	Hamilton	NJ	08629	\$151,000	3	2	8/23/2016	1386	0.31
03-02024-00006	2538 LIBERTY ST	Hamilton	NJ	08629	\$153,000	2	2	8/24/2016	1008	0.57
601105020	551 WOOLSEY ST	Hamilton	NJ	08610	\$155,000	3	2	1/8/2016	952	1.11
03-01888-00017	225 RICHLAND AVE	Hamilton	NJ	08629	\$155,000	4	1	7/14/2016	836	0.68
03-01890-00005	113 BONNIE AVE	Hamilton	NJ	08629	\$164,000	3	2	8/30/2016	1200	0.63
03-01869-00007	551 ATLANTIC AVE	Hamilton Township	NJ	08629	\$170,000	4	2	7/7/2016	2084	0.29
601288650	10 MOFFATT AVE	Hamilton	NJ	08629	\$175,000	3	1	10/25/2016	1314	0.29
601127378	409 TINDALL AVE	Hamilton	NJ	08610	\$178,800	4	2	7/8/2016	1344	0.65
03-02116-00014	285 WATSON AVE	Hamilton	NJ	08610	\$179,000	4	1	7/14/2016	1779	0.73
601160067	1681 HAMILTON AVE	Hamilton	NJ	08629	\$180,000	4	1	3/18/2016	560	0.73
03-02047-00023	150 CAMP AVE	Hamilton	NJ	08610	\$185,000	4	1	11/19/2016	1050	0.68
601112561	640 MILLER AVE	Hamilton	NJ	08619	\$222,000	3	2	5/6/2016	1632	0.9
03-02239-00024	25 GOLDEY AVE	Hamilton	NJ	08610	\$230,000	4	2	8/26/2016	1044	1.21

### Comparable Sales Selected by RealtyPilot Valuation Report

Price Regression Component Calculated From Properties in this List:

Regression Price: \$58,460

Regression Range: \$10,770

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
601263420	350 CLEVELAND AVE	Trenton	NJ	08629	\$22,000	3	1	9/26/2016	1156	0.1
601156102	39 MECHANICS AVE	Trenton	NJ	08638	\$28,000	3	1	6/24/2016	1074	0.91
601248668	247 WOODLAWN AVE	Hamilton	NJ	08609	\$43,000	7	2	1/12/2016	1296	0.28
601001486	854 OLDEN AVE	Hamilton	NJ	08610	\$62,000	3	1	6/24/2016	1288	0.53
600824324	1059 MELROSE AVE	Trenton	NJ	08629	\$65,000	3	1	9/2/2016	1400	0.59
601291536	902 OLDEN AVE	Hamilton	NJ	08610	\$68,000	3	1	10/26/2016	1192	0.61
601175913	414 COMMONWEALTH AVE	Trenton	NJ	08629	\$77,500	4	1	7/14/2016	1477	0.68
601235818	935 REVERE AVE	Trenton	NJ	08629	\$85,000	3	2	9/6/2016	1280	0.55
601073351	434 LYNWOOD AVE	Trenton	NJ	08629	\$90,000	3	1	9/9/2016	1170	0.42

### Sales Used In Price Trend Three Months Previous

Price Regression Component Calculated From Properties in this List:

Regression Price: \$58,540

Regression Range: \$8,611

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
601320838	24 GARFIELD AVE	Trenton	NJ	08609	\$25,000	3	2	4/22/2016	1474	0.4
601156102	39 MECHANICS AVE	Trenton	NJ	08638	\$28,000	3	1	6/24/2016	1074	0.91





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### Sales Used In Price Trend Three Months Previous Cont'd

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
601319154	42 WASHINGTON ST	Trenton	NJ	08611	\$33,000	3	2	3/23/2016	1566	0.68
601318775	254 HOWELL ST	Trenton	NJ	08610	\$40,000	3	1	4/1/2016	1124	1.14
601248668	247 WOODLAWN AVE	Hamilton	NJ	08609	\$43,000	7	2	1/12/2016	1296	0.28
601329067	102 BEAL ST	Hamilton	NJ	08610	\$55,000	2	1	4/18/2016	889	0.54
601275314	565 CENTENNIAL AVE	Trenton	NJ	08629	\$60,000	3	1	1/6/2016	1216	0.3
601001486	854 OLDEN AVE	Hamilton	NJ	08610	\$62,000	3	1	6/24/2016	1288	0.53
601080260	921-923 LYNDALE AVE	Trenton	NJ	08629	\$63,000	2	1	7/28/2016	1190	0.28
601175913	414 COMMONWEALTH AVE	Trenton	NJ	08629	\$77,500	4	1	7/14/2016	1477	0.68
601259615	410 FRANKLIN ST	Hamilton Township	NJ	08610	\$116,000	2	1	4/22/2016	1200	0.67

### Sales Used in Price Trend Six Month Previous

Price Regression Component Calculated From Properties in this List:

Regression Price: \$48,341

Regression Range: \$8,976

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
601310420	324 COOK AVE	Trenton	NJ	08629	\$19,000	3	1	12/10/2015	1292	0.27
601320838	24 GARFIELD AVE	Trenton	NJ	08609	\$25,000	3	2	4/22/2016	1474	0.4
601319154	42 WASHINGTON ST	Trenton	NJ	08611	\$33,000	3	2	3/23/2016	1566	0.68
601318775	254 HOWELL ST	Trenton	NJ	08610	\$40,000	3	1	4/1/2016	1124	1.14
601326397	24 ASHMORE AVE	TRENTON CITY	NJ	08611	\$41,000	4	1	12/30/2015	1508	1.07
601330363	727 ROEBLING AVE	Trenton	NJ	08611	\$42,000	3	2	2/18/2016	1240	0.92
601248668	247 WOODLAWN AVE	Hamilton	NJ	08609	\$43,000	7	2	1/12/2016	1296	0.28
601307494	249 ASHMORE AVE	HAMILTON TWP	NJ	08611	\$51,000	5	2	3/2/2016	1535	0.94
601329067	102 BEAL ST	Hamilton	NJ	08610	\$55,000	2	1	4/18/2016	889	0.54
601275314	565 CENTENNIAL AVE	Trenton	NJ	08629	\$60,000	3	1	1/6/2016	1216	0.3
601302891	838 PARK AVE	Trenton	NJ	08629	\$69,000	3	1	12/9/2015	1348	0.26
601116770	1540 ELIZABETH AVE	HAMILTON TWP	NJ	08629	\$80,900	3	1	4/29/2016	1206	0.37
601259615	410 FRANKLIN ST	Hamilton Township	NJ	08610	\$116,000	2	1	4/22/2016	1200	0.67
601275242	27 REDFERN ST	Hamilton	NJ	08610	\$129,000	4	1	2/28/2016	1364	0.98

### Sales from MLS Used in Pricing

Price Regression Component Calculated From Properties in this List:

Regression Price: \$58,460

Regression Range: \$10,770

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
350 CLEVELAND AVE	Trenton	NJ	08629	9/26/2016	88	1156	3	1	\$22,000	0.1	N	N	N
39 MECHANICS AVE	Trenton	NJ	08638	6/24/2016	67	1074	3	1	\$28,000	0.91	N	N	N
247 WOODLAWN AVE	Hamilton	NJ	08609	1/12/2016	187	1296	7	2	\$43,000	0.28	N	N	N
854 OLDEN AVE	Hamilton	NJ	08610	6/24/2016	270	1288	3	1	\$62,000	0.53	N	N	N
1059 MELROSE AVE	Trenton	NJ	08629	9/2/2016	450	1400	3	1	\$65,000	0.59	N	N	N
414 COMMONWEALTH AVE	Trenton	NJ	08629	7/14/2016	99	1477	4	1	\$77,500	0.68	N	N	N
935 REVERE AVE	Trenton	NJ	08629	9/6/2016	104	1280	3	2	\$85,000	0.55	N	N	N
434 LYNWOOD AVE	Trenton	NJ	08629	9/9/2016	130	1170	3	1	\$90,000	0.42	N	N	N



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### Properties Under Contract

Price Regression Component Calculated From Properties in this List:

Regression Price: \$57,128

Regression Range: \$7,417

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
128 RUSLING ST	Trenton City	NJ	08611	9/3/2016	15	1210	3	1	\$55,000	1.15	N	N	Y
138 WALTER AVE	Trenton	NJ	08609	10/19/2016	366	1564	3	1	\$68,000	0.27	N	N	N
846 FRANKLIN ST	Trenton	NJ	08610	11/13/2016	4	1270	3	1	\$69,000	1.05	N	N	N
304 ASHMORE AVE	Trenton	NJ	08611	9/24/2016	5	1584	3	2	\$89,500	0.87	N	N	N
2465 LIBERTY ST	Hamilton	NJ	08629	11/7/2016	26	1552	3	3	\$106,000	0.57	N	N	N

### Properties Available in Inventory

Price Regression Component Calculated From Properties in this List:

Regression Price: \$74,018

Regression Range: \$31,465

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
1007 STATE ST	Trenton	NJ	08609	1/4/2016	331	1632	3	1	\$25,000	0.49	N	N	N
44 HOUGHTON AVE	TRENTON CITY	NJ	08638	12/2/2015	364	920	3	1	\$35,000	0.92	N	N	N
247 TIOGA ST	TRENTON CITY	NJ	08609	6/1/2016	182	1054	3	2	\$49,500	0.54	N	N	N
224 COOK AVE	Trenton	NJ	08629	6/25/2016	158	1564	3	1	\$54,745	0.31	N	N	N
156 WASHINGTON ST	Trenton	NJ	08611	6/20/2016	163	987	2	1	\$60,000	0.74	N	N	N
113 CULBERTSON AVE	Trenton	NJ	08609	3/31/2016	244	1344	3	1	\$65,000	0.65	N	N	N
23 HOWELL ST	Trenton	NJ	08610	11/21/2016	9	1012	3	2	\$79,900	1.11	N	N	N
1643 STATE ST	Hamilton	NJ	08609	6/20/2016	163	1020	3	1	\$84,999	0.74	N	N	N
936 OLDEN AVE	Hamilton	NJ	08610	8/4/2016	118	1148	3	1	\$115,000	0.66	N	N	N
319 COLUMBUS AVE	Trenton	NJ	08629	7/16/2016	137	1280	4	1	\$129,900	0.57	N	N	N

### Expired Properties

Price Regression Component Calculated From Properties in this List:

Regression Price: \$73,384

Regression Range: \$33,797

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
564 EMMETT AVE	Trenton	NJ	08629	6/30/2016	373	1148	2	1	\$42,000	0.37	N	N	N
1742 STATE ST	Hamilton	NJ	08609	4/4/2016	374	1160	3	2	\$45,000	0.85	N	N	N
824 QUINTON AVE	Trenton	NJ	08629	10/8/2016	450	1420	3	1	\$55,000	0.38	N	N	N
435 COMMONWEALTH AVE	Trenton	NJ	08629	7/15/2016	182	1222	3	1	\$89,900	0.73	N	N	N
319 COLUMBUS AVE	Trenton	NJ	08629	7/16/2016	450	1280	4	1	\$119,000	0.57	N	N	N