



5901 HOLSTON HILLS RD
 KNOXVILLE, TN 37914
 Predicted Price: \$199,832

Report Date: Friday, August 9, 2013
 Analysis Date: Friday, August 9, 2013
 Your Reference: demo

MODIFIED RELAR ANALYSIS*

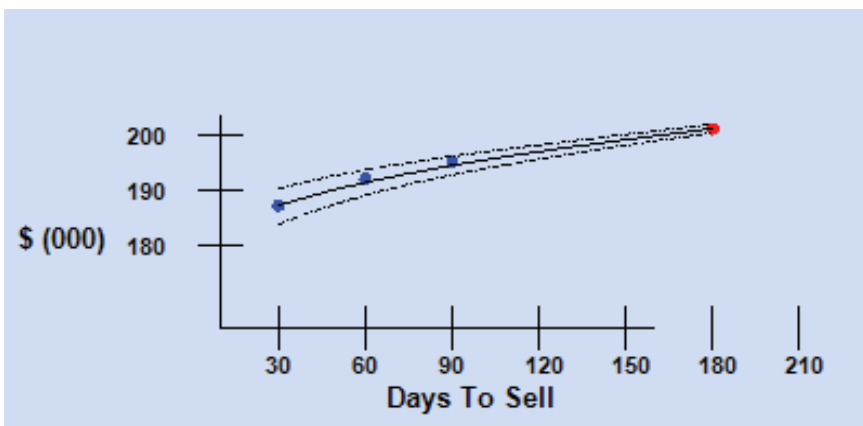
RELAR Price and Liquidity Predictions

Price Prediction	\$199,832
Price Range (+/-)	\$13,871
Confidence Score	91
Forecast Standard Confidence	95.2
List To Sale Ratio (%)	100
Daily List to Sale Ratio Change (%)	0
Predicted Market Time (Days)	180
Predicted Market Time Range (Days)	24



RELAR Price vs. Time Prediction

	Price	Range
Sell in 30 days:	\$186,454	\$3,122
Sell in 60 days:	\$191,109	\$1,957
Sell in 90 days:	\$194,185	\$1,409



Property Information

	Title Value	Value Used		Title Value	Value Used
APN	071MD010		County	KNOX	
House Size (sf)	2231	2643	Lot Size (sf)	0	0
Bedrooms	3	4	Bathrooms	2	3
Total Rooms	8	9	Year Built	1955	1955
Garage Spaces	4	4	Fireplaces	1	1
Pool	N	N			



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Summary of Price Regression Components

Past Time Components	Price	Range (+/-)	Predictive Components	Price	Range (+/-)
Six Month Component	\$188,361	\$15,331	Pending Listings Component	\$199,832	\$13,871
Three Month Component	\$180,190	\$19,002	Active Listings Component	\$199,832	\$13,871
Current Month Component	\$199,832	\$13,871	Expired Listings Component	\$199,832	\$13,871

Summary List of Comparable Sales

- 5901 HOLSTON HILLS RD
\$199,832

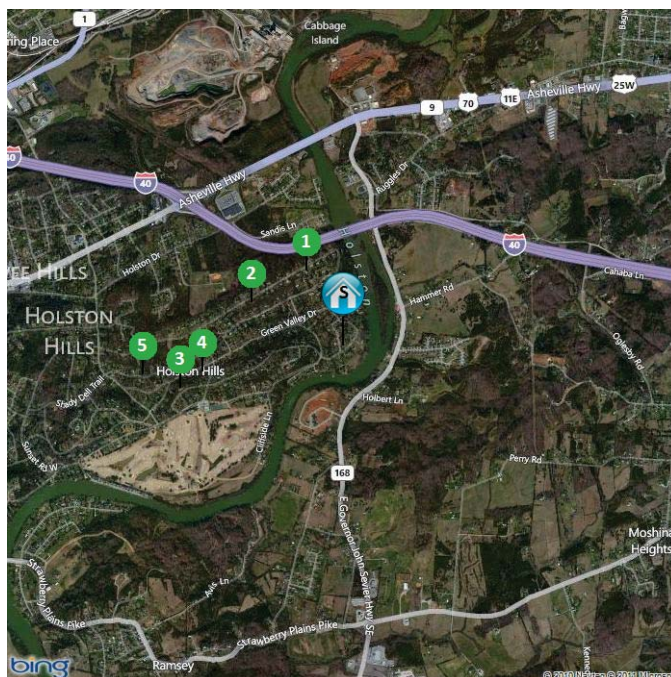
- 5810 SUNSET RD
\$195,000

- 5502 SUNSET RD
\$160,000

- 5213 CRESTWOOD DR
\$119,900

- 5308 GREEN VALLEY DR
\$191,400

- 5205 SHADY DELL TRL
\$155,000



Summary of Items Affecting Confidence Score

Items Common to All Property Lists

- 4006: No Lot Size Reported for Subject Property
- 4205: Land Value Used as Proxy for Lot Size in Similarity Function

Items Affecting Current Price Regression

- 4416: Garage Count Regression Not Used in Pricing

Items Affecting Three Month Price Regression

- 4203: Negative Similarity Function Price Correlation to Room Count
- 4203: Negative Similarity Function Price Correlation to Room Count
- 4416: Garage Count Regression Not Used in Pricing

Items Affecting Six Month Price Regression

- 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
- 4416: Garage Count Regression Not Used in Pricing



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Initial List of Properties Searched

APN	Street Address	City	State	Zip	Price	Beds	Baths	Date	Size	Dist(mi)
71N-B011	5314 PINNACLE DR	KNOXVILLE	TN	37914	\$12,750	3	1	4/28/2011	1184	0.91
71N-E008	5304 SUNSET RD	KNOXVILLE	TN	37914	\$51,000	3	2	7/28/2011	2122	0.77
72H-B013	416 LUPINE DR	KNOXVILLE	TN	37924	\$94,000	3	2	2/11/2011	1537	0.94
71N-G003	5408 GREEN VALLEY DR	KNOXVILLE	TN	37914	\$95,000	2	1	5/4/2011	1570	0.59
72H-B015	408 LUPINE DR	KNOXVILLE	TN	37924	\$110,000	3	2	4/26/2011	1701	0.91
83C-B016	5213 CRESTWOOD DR	KNOXVILLE	TN	37914	\$119,900	2	2	9/16/2011	1626	0.84
71L-A009	5811 SUNSET RD	KNOXVILLE	TN	37914	\$120,000	2	2	10/4/2011	1552	0.48
83C-A006	5107 GREEN VALLEY DR	KNOXVILLE	TN	37914	\$124,000	3	2	5/12/2011	1332	1.05
71E-A033	5801 HOLSTON DR	KNOXVILLE	TN	37924	\$125,000	3	2	6/10/2011	1508	0.84
71E-D010	318 ISLAND VIEW LN	KNOXVILLE	TN	37924	\$126,900	3	2	2/11/2011	1619	0.9
71O-C017	5115 SUNSET RD	KNOXVILLE	TN	37914	\$128,250	2	2	3/31/2011	1215	1.06
71E-D011	316 ISLAND VIEW LN	KNOXVILLE	TN	37924	\$139,900	3	2	4/8/2011	1493	0.88
71N-D008	5311 SUNSET RD	KNOXVILLE	TN	37914	\$145,000	3	3	9/2/2011	2333	0.71
71N-E034	5205 SHADY DELL TRL	KNOXVILLE	TN	37914	\$155,000	3	4	2/25/2011	1360	1.01
71M-A004	5502 SUNSET RD	KNOXVILLE	TN	37914	\$160,000	3	2	4/22/2011	1896	0.51
71O-B001	5211 PINNACLE DR	KNOXVILLE	TN	37914	\$169,900	4	3	9/22/2011	2326	1.09
83C-B011	5308 GREEN VALLEY DR	KNOXVILLE	TN	37914	\$191,400	3	4	10/26/2011	1752	0.71
71M-A014	5810 SUNSET RD	KNOXVILLE	TN	37914	\$195,000	2	4	7/13/2011	2335	0.42
72P-A015	6205 RIVERS RUN DR	KNOXVILLE	TN	37914	\$199,900	3	3	10/28/2011	1404	0.44

Comparable Sales Selected by RELAR

Price Regression Component Calculated From Properties in this List:

Regression Price: \$199,832

Regression Range: \$13,871

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
83C-B016	5213 CRESTWOOD DR	KNOXVILLE	TN	37914	\$119,900	2	2	9/16/2011	1626	0.84
71N-E034	5205 SHADY DELL TRL	KNOXVILLE	TN	37914	\$155,000	3	4	2/25/2011	1360	1.01
71M-A004	5502 SUNSET RD	KNOXVILLE	TN	37914	\$160,000	3	2	4/22/2011	1896	0.51
83C-B011	5308 GREEN VALLEY DR	KNOXVILLE	TN	37914	\$191,400	3	4	10/26/2011	1752	0.71
71M-A014	5810 SUNSET RD	KNOXVILLE	TN	37914	\$195,000	2	4	7/13/2011	2335	0.42

Sales Used In Price Trend Three Months Previous

Price Regression Component Calculated From Properties in this List:

Regression Price: \$180,190

Regression Range: \$19,002

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
83C-B016	5213 CRESTWOOD DR	KNOXVILLE	TN	37914	\$119,900	2	2	9/16/2011	1626	0.84
71N-E034	5205 SHADY DELL TRL	KNOXVILLE	TN	37914	\$155,000	3	4	2/25/2011	1360	1.01
71M-A004	5502 SUNSET RD	KNOXVILLE	TN	37914	\$160,000	3	2	4/22/2011	1896	0.51
71M-A014	5810 SUNSET RD	KNOXVILLE	TN	37914	\$195,000	2	4	7/13/2011	2335	0.42



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Sales Used in Price Trend Six Month Previous

Price Regression Component Calculated From Properties in this List:

Regression Price: \$188,361
Regression Range: \$15,331

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
71E-D010	318 ISLAND VIEW LN	KNOXVILLE	TN	37924	\$126,900	3	2	2/11/2011	1619	0.9
71N-E034	5205 SHADY DELL TRL	KNOXVILLE	TN	37914	\$155,000	3	4	2/25/2011	1360	1.01
71M-A004	5502 SUNSET RD	KNOXVILLE	TN	37914	\$160,000	3	2	4/22/2011	1896	0.51
71M-A014	5810 SUNSET RD	KNOXVILLE	TN	37914	\$195,000	2	4	7/13/2011	2335	0.42

Sales from MLS Used in Pricing

Price Regression Component Calculated From Properties in this List:

Regression Price: \$199,832
Regression Range: \$13,871

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
1315 SYLVAN ST	Knoxville	TN	37914	9/16/2011	26	1344	4	2	\$30,200	2.45	N	N	N
4819 RIVER PLACE DR	KNOXVILLE	TN	37914	9/18/2011	131	2700	3	3	\$275,000	1.33	N	N	N

Properties Under Contract

Price Regression Component Calculated From Properties in this List:

Regression Price: \$199,832
Regression Range: \$13,871

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
203 IROQUOIS DR	Knoxville	TN	37917	10/24/2011	8	1336	3	1	\$37,000	1.38	N	N	N
225 CARTA RD	Knoxville	TN	37914	8/6/2011	80	1732	2	2	\$57,900	1.78	N	N	N
3415 BOYDS BRIDGE PARK	Knoxville	TN	37914	10/21/2011	71	1985	3	3	\$94,900	1.59	N	N	N
5311 SUNSET RD	KNOXVILLE	TN	37914	8/18/2011	169	2736	4	3	\$199,900	0.71	N	N	N
1125 MONTVIEW RD	Knoxville	TN	37914	8/3/2011	63	2842	4	4	\$249,900	1.42	N	N	N
4708 HOLSTON HILLS DR	knoxville	TN	37914	7/26/2011	110	2230	3	3	\$279,000	1.62	N	N	N

Properties Available in Inventory

Price Regression Component Calculated From Properties in this List:

Regression Price: \$199,832
Regression Range: \$13,871

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
5501 DANDYLINE	Knoxville	TN	37914	6/29/2011	196	2230	3	3	\$129,000	1.06	N	N	N
5304 SUNSET RD	KNOXVILLE	TN	37914	10/28/2011	75	2122	3	2	\$140,000	0.77	N	N	N
6221 MOUNTAIN LAUREL RD	Knoxville	TN	37924	2/5/2011	340	2500	3	2	\$145,000	0.88	N	N	N
304 PLAYGROUND RD	Knoxville	TN	37924	10/10/2011	93	2100	3	3	\$149,900	0.86	N	N	N
6311 RUGGLES FERRY PIKE	Knoxville	TN	37924	9/24/2011	109	2092	3	2	\$151,000	1.15	N	N	N
6124 RIVERS RUN	KNOXVILLE	TN	37914	5/2/2011	254	1874	3	2	\$169,900	0.35	N	N	N
1308 AVONMOUTH	KNOXVILLE	TN	37914	9/30/2011	103	2612	3	2	\$170,000	1.7	N	N	N
5916 HOLSTON VIEW LN	KNOXVILLE	TN	37914	10/2/2011	101	2200	3	2	\$247,000	0.16	N	N	N



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Properties Available in Inventory Cont'd

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
6013 PERRY RD	Knoxville	TN	37914	7/21/2011	174	2326	3	3	\$249,900	1.13	N	N	N
5201 SUNSET	Knoxville	TN	37914	9/25/2011	108	3038	4	3	\$259,900	1.02	N	N	N
5714 HOLSTON HILLS RD	Knoxville	TN	37914	8/21/2011	143	3415	3	3	\$289,900	0.2	N	N	N

Expired Properties

Price Regression Component Calculated From Properties in this List:

Regression Price: \$199,832

Regression Range: \$13,871

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
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