

**3325 Georgetown Pl  
Marietta, GA 30066**

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**Matthew Share**

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Off Market / Public Record • Sold Date: 9/24/2014, Public Record

Closed Price

**\$442,000**

Off Market Date 9/24/2014

CMA Recommended Price

**\$985,000**

CMA Range

**\$596.5K**

**\$1.09M**

Last Edited 11/10/2025

Price per Sq Ft \$304

RVM®

**\$940,550**

RVM® Updated 2/28/2026

RVM® Estimated Range

\$846.5K

\$1.04M

RVM® Confidence



RVM® Month Change

↓ \$3,330

RVM® Year Change

↓ 4.17%

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# Property Information

## Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	–
Property Subtype	Single Family Residential	–
Bedrooms	4	5
Total Baths	4	4
Full Baths	3	–
Partial Baths	1	–
Living Area (sq ft)	2,960	3,242
Building Area (sq ft)	2,960	–
Lot Size	–	0.5 acres
Basement (sq ft)	–	1,228
Garage	Yes	Yes
Garage (spaces)	2	3
Year Built	1997	–
Total Rooms	8	–
Heating	Heat Pump	–
Fireplaces	1	–
Basement	Improved Basement (Finished)	–
Construction	Frame	–
Exterior Walls	Masonry	–
Number of Units	0	–
Number of Stories	2 story with Basement	–

## Interior Features

PUBLIC			
Base Area	1212 sq ft	Basement Finished	855 sq ft

### Interior Features

PUBLIC			
Garage	616 sq ft	Heating Fuel Type	Gas
Number of Plumbing Fixtures	15	Porch - Open	27 sq ft
Porch Enclosed	226 sq ft	Porch/Stoop	27 sq ft

### Exterior Features

PUBLIC			
Neighborhood Code	16103183	Building Condition	Good
Building Quality	A	Wood Deck	245

### Legal Description

Parcel Number	16040800130	County	Cobb County
City/Municipality/Township	UNINCORPORATED	Census Tract	130670303.671010
Carrier Route	R036	Abbreviated Description	BLK:B DIST:9 UNIT:31 CITY/MUNI/TWP:UNINCORPORATED SUBD:NORTHAMPTON
Current Use	Single Family Residential		

### Owner Facts

Owner Name (Public)	MATTHEW SHARE	Owner Name 2 (Public)	ILONA SHARE
Time Owned	10-15 Yrs	Mailing Address	3325 Georgetown Pl Marietta GA 30066-4781
Owner Occupied	Yes		

### Location Details

Flood Zone	X (unshaded)
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# Photos

## Historical Photos



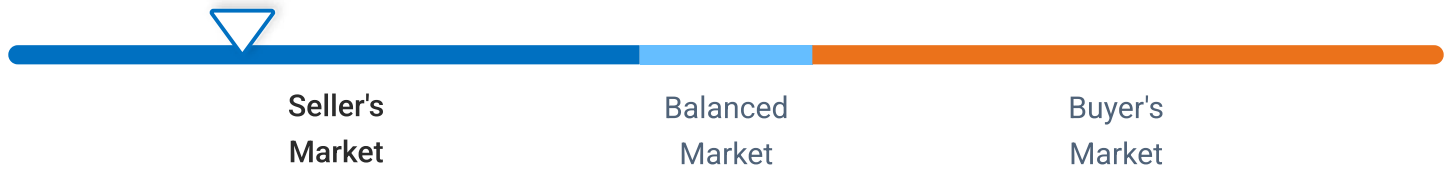
# Market Trends

## Market Trends for Marietta, GA 30066

Single Family Residence

February 2026

### Market Type



### Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
<b>1.95</b>	<b>99.2%</b>	<b>35</b>	<b>\$447,375</b>
↓ 8.45% MoM	↑ 0.1% MoM	↓ 18.6% MoM	↓ 0.56% MoM

## February 2026 Median Estimated Property Value

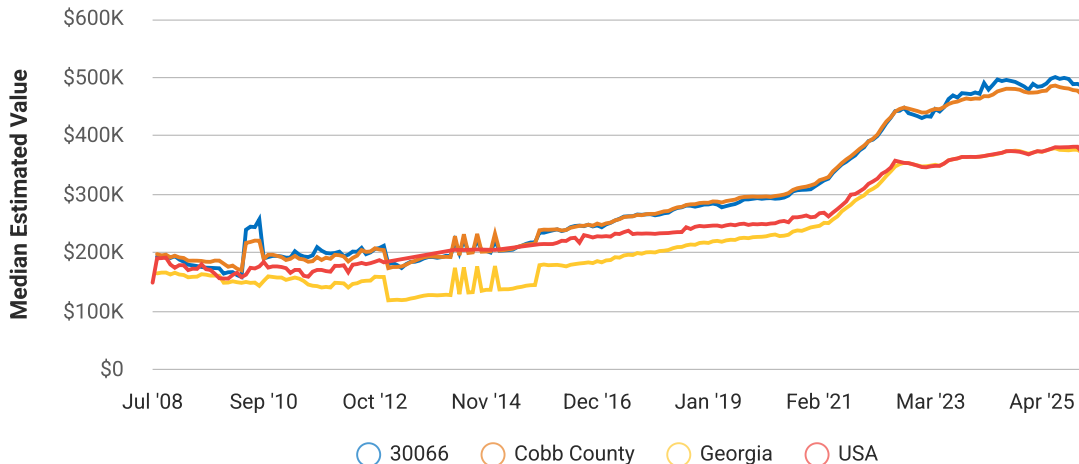
Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

<b>Median Estimated Value</b> <b>\$488,360</b>	<b>Last Month Change</b> <b>+0.5%</b>	<b>12 Month Change</b> <b>-0.2%</b>
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## February 2026 Active Listings

Marietta, GA 30066

Single Family Residence

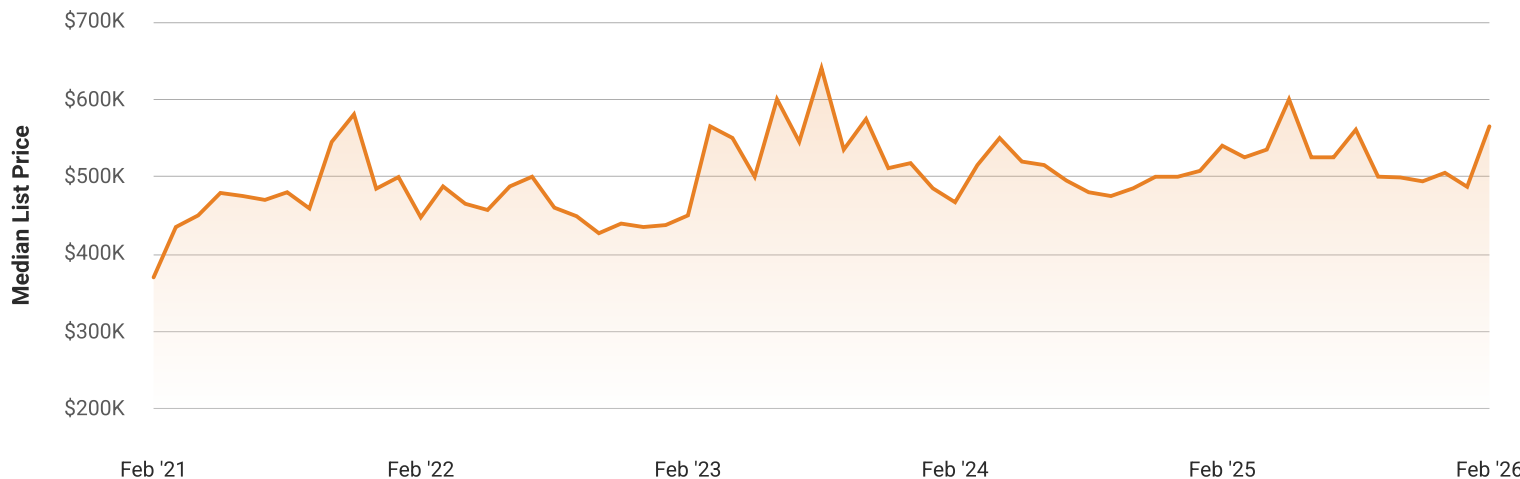
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$565,000**

↑ 16% Month over Month



## February 2026 Sold Listings

Marietta, GA 30066

Single Family Residence

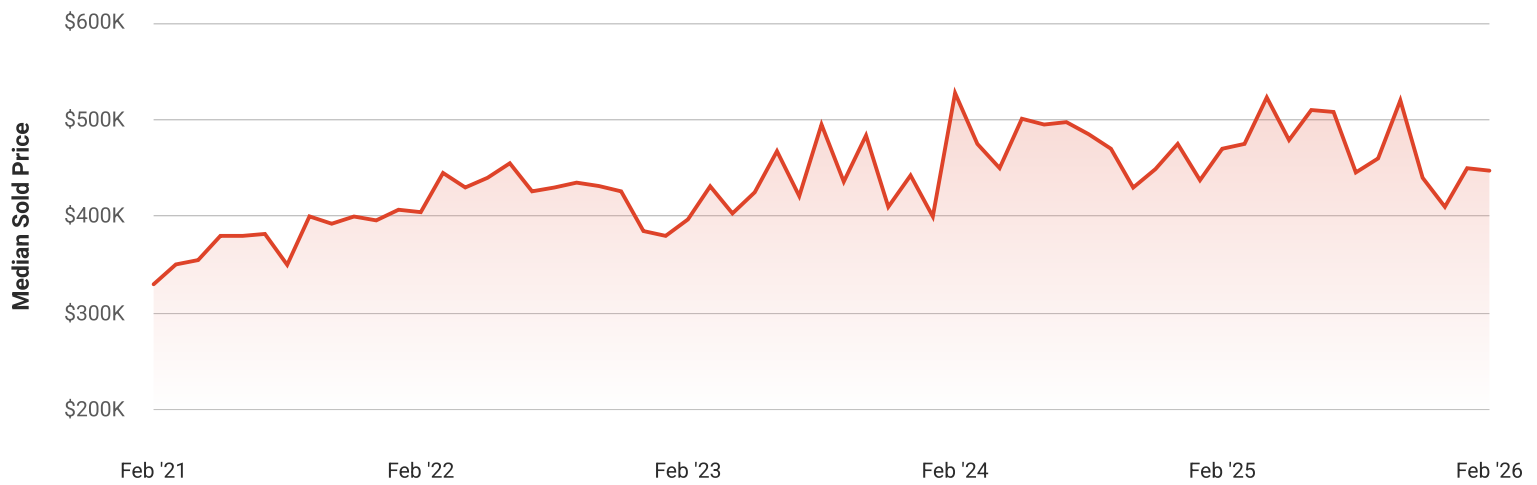
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$447,375**

↓ 0.6% Month over Month



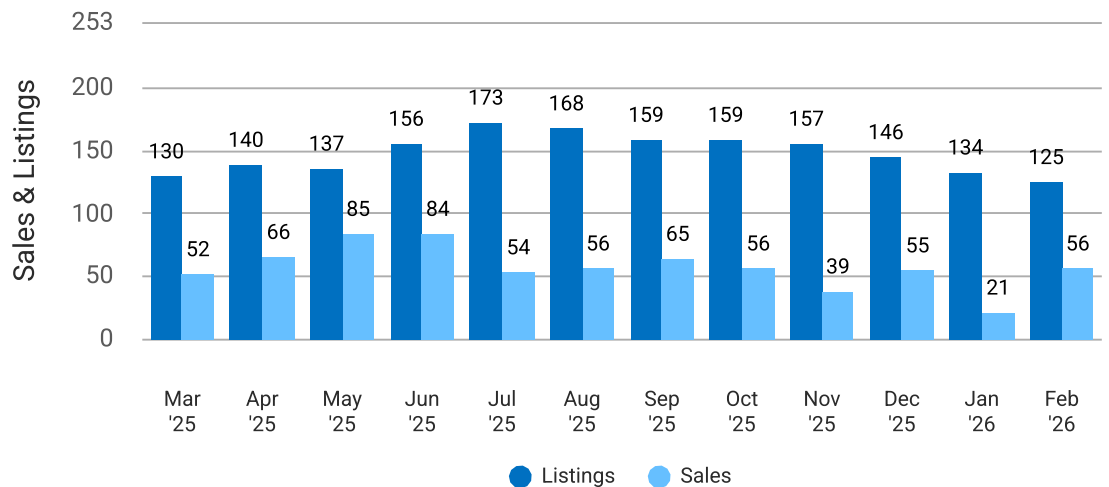
## Total Sales and Active Listings in Marietta, GA 30066

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



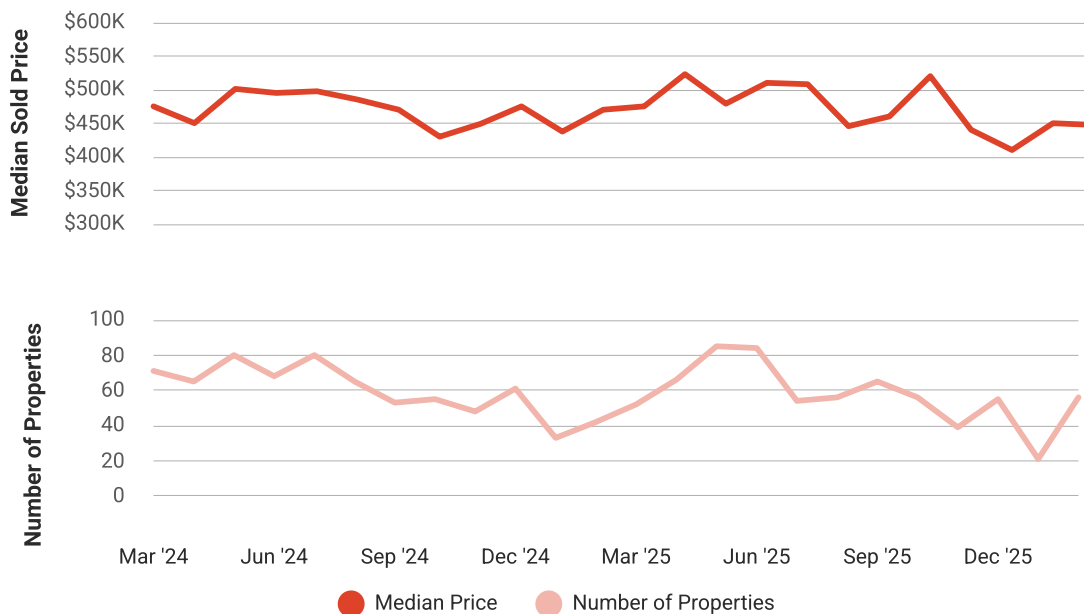
## Median Sold Price vs Sold Listings in Marietta, GA 30066

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



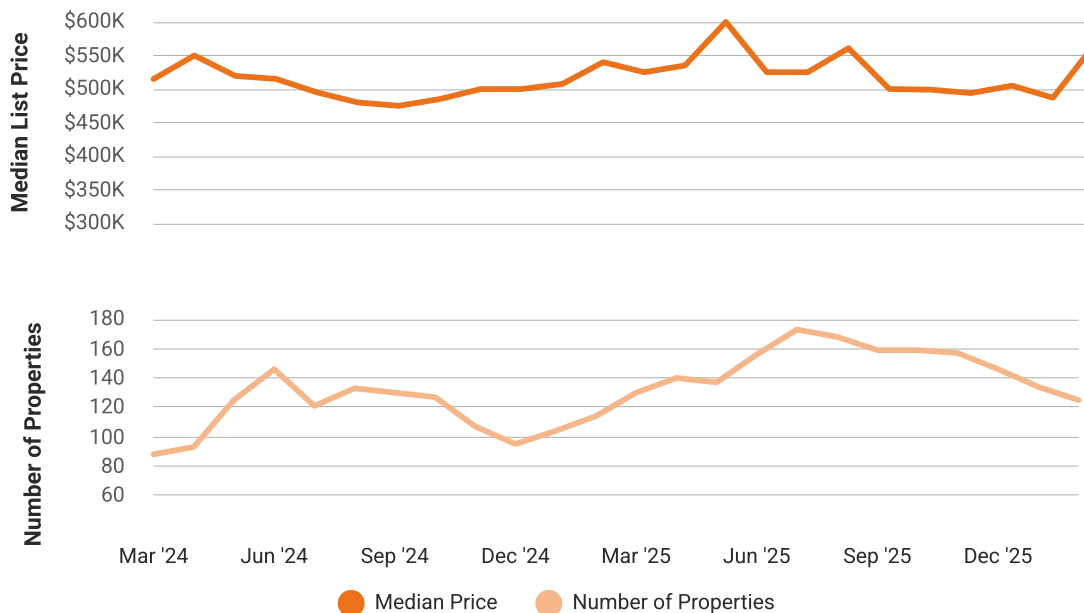
## Median List Price vs Active Listings in Marietta, GA 30066

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Neighborhood

## Housing Facts & Stats

	30066	Cobb County	Georgia	USA
Median Estimated Home Value	\$475K	\$448K	\$366K	\$366K
Est. Home Value 12-Mo. Change	+0.8%	-1.1%	+0.3%	+0.1%
Median List Price	\$500K	\$450K	\$385K	-
List Price 1-Month Change	+9.9%	+2.2%	+1.6%	-
List Price 12-Month Change	+0%	+2.5%	+2.7%	-
Median Home Age	38	36	38	44
Own	81%	67%	65%	65%
Rent	19%	33%	35%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	\$467.21M	\$16.2B	\$384.62B
% Change in permits <small>(for all buildings)</small>	-	-6%	+10%	+6%
% Change in \$ value <small>(for all buildings)</small>	-	-33%	+10%	+5%

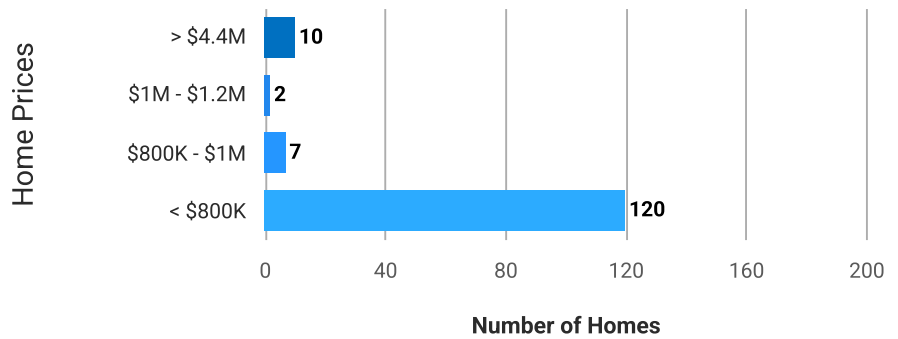
## Sold Home Stats

### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

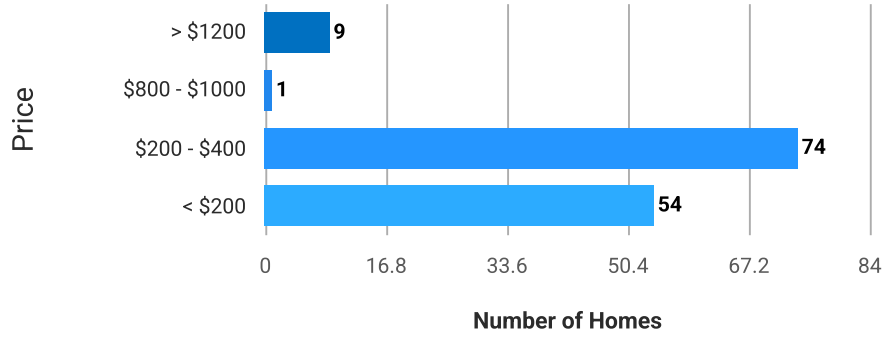


### Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

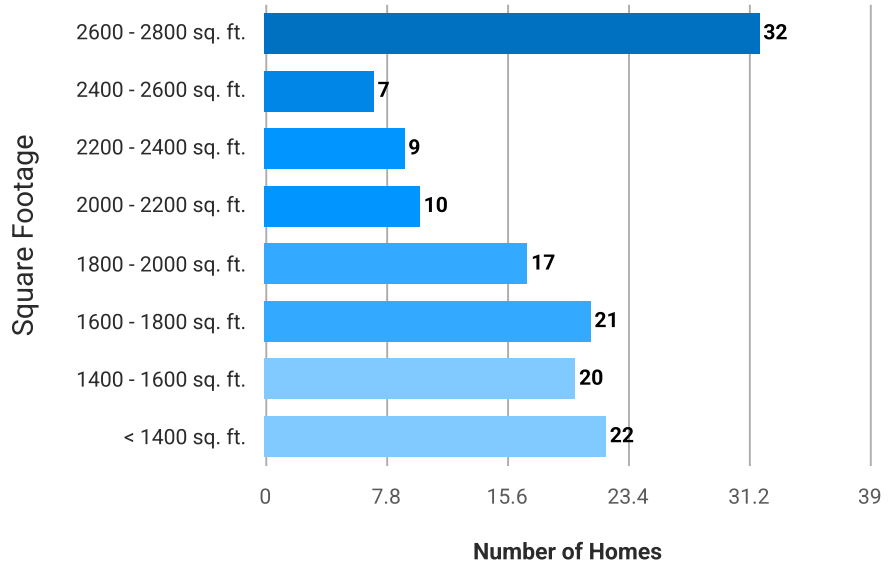


### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

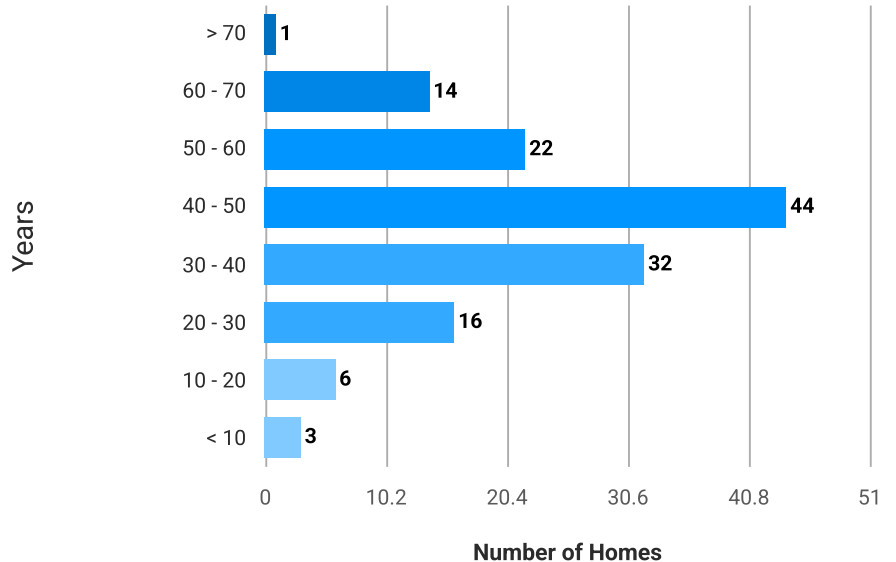


### Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

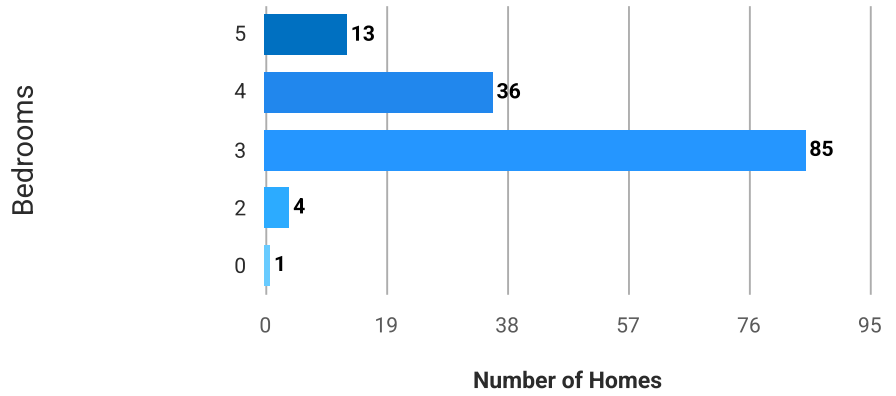


## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



## People Facts & Stats

	30066	Cobb County	Georgia	USA
Population	57K	769K	10.82M	332.39M
Population Density per Sq Mi	2.17K	2.26K	188	94
Pop Change since 2020	+1%	+0%	+3.9%	+2.1%
Median Age	39	37	37	39
Male / Female Ratio	48%	49%	49%	50%

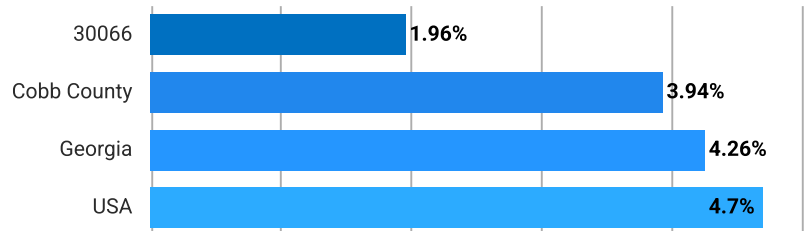
## Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

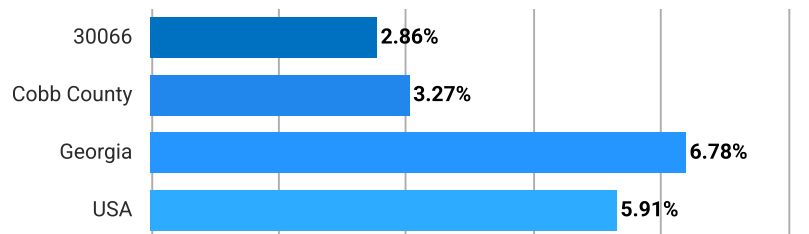
### Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



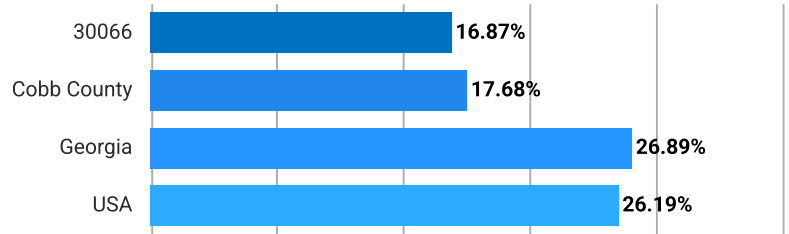
### Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



### High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



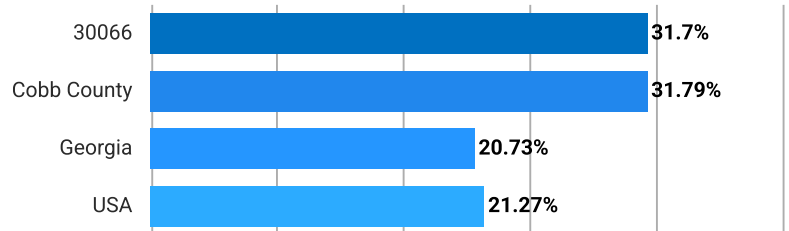
### Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



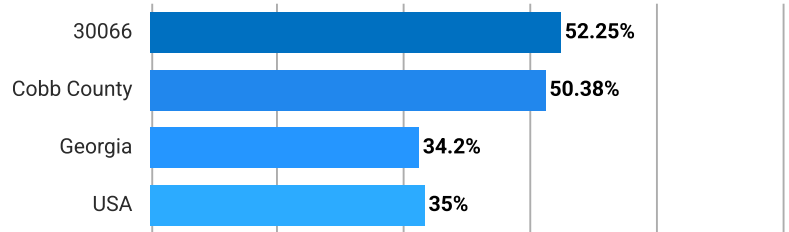
### Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



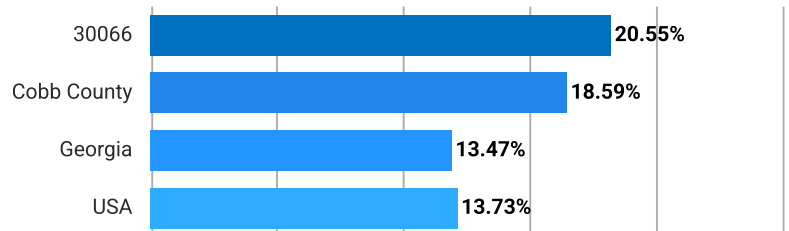
### Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



### Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

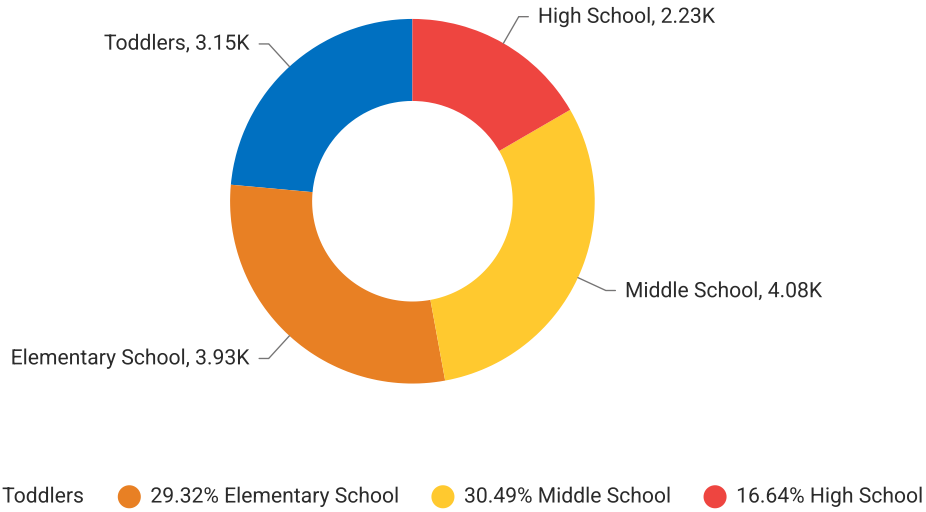


## Population of Children by Age Group in 30066

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually

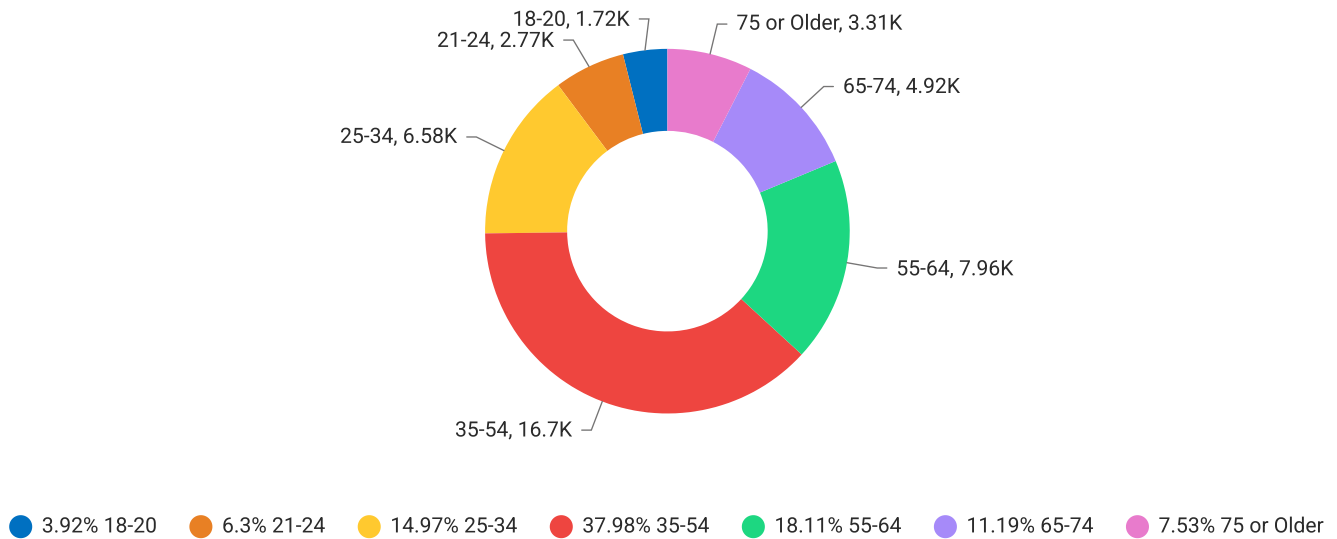


## Population of Adults by Age Group in 30066

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually

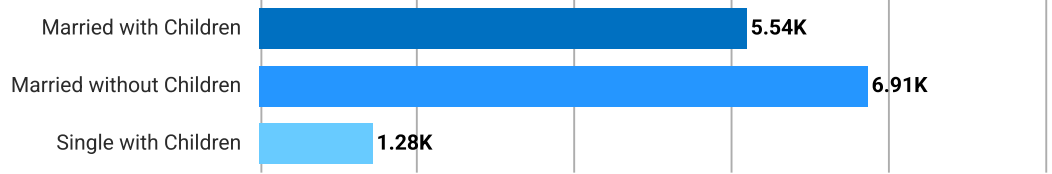


## Households With Children in 30066

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

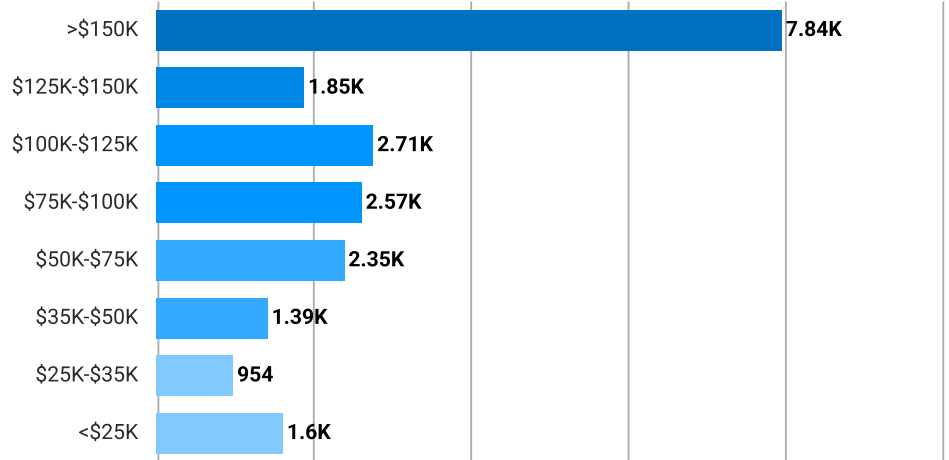


## Household Income Brackets in 30066

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually

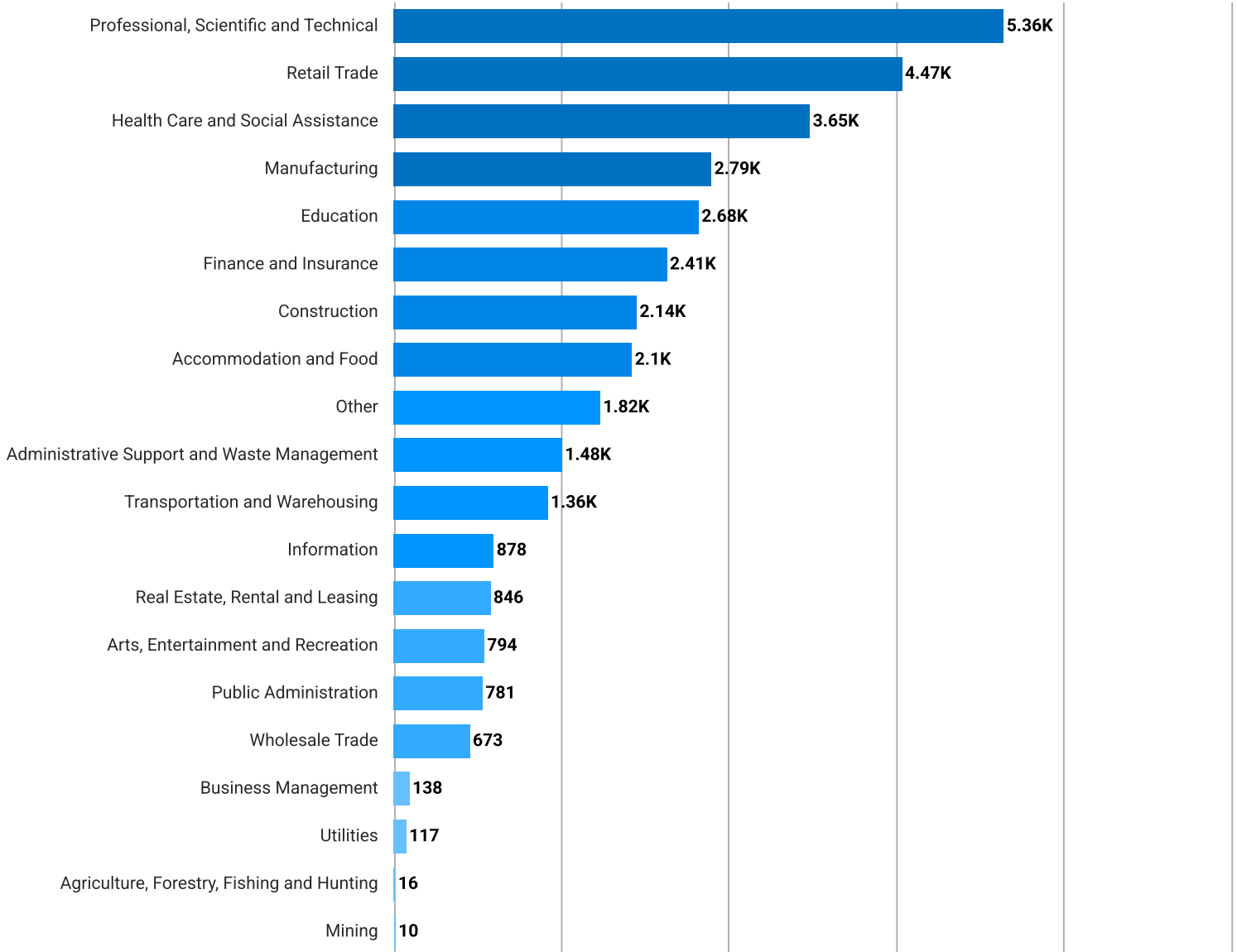


### Occupational Categories in 30066

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

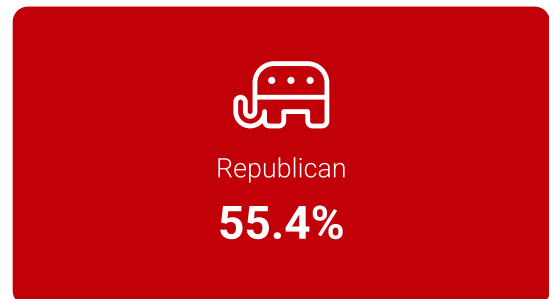
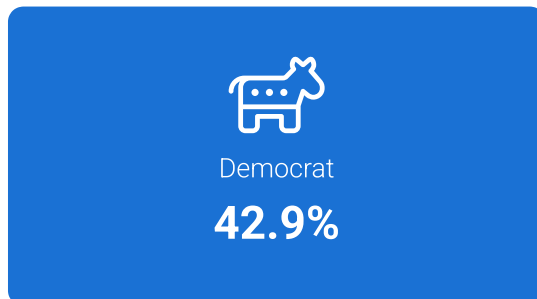


### Presidential Voting Pattern in 30066

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Schools

School data is showing the schools assigned to this property location.

## Mountain View Elementary School

- Elementary
- Public School
- Grades PK, K-5
- Cobb County School District

School Details	School Facts	Mountain View Elementary School	Cobb County School District
<b>Address</b> 3151 Sandy Plains Rd, Marietta, GA 30066			
<b>Phone</b> (770) 578-7265			
Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.			
<b>Source:</b> Niche			
<b>Update Frequency:</b> Quarterly			
	<b>Overall Grade</b>	A	A
	Total Enrollment	835	106,358
	Students per Teacher	13:1	17:1
	Students in Free Lunch Program	20%	51%
	<b>Academic Grade</b>	A	A-
	Average GPA	-	3.49 (out of 27,506 responses)
	Math Proficiency	83%	47%
	Reading Proficiency	82%	50%
	Gifted Students	25%	-
	AP Enrollment	-	-
	Graduation Rate	-	88%
	Average ACT Score	-	27 (out of 3,711 responses)
	Average SAT Score	-	1200 (out of 9,017 responses)
	<b>Teacher Grade</b>	A	A-
	Average Teacher Salary	\$73,233	\$73,233
	Teachers in 1st or 2nd Year	-	9%

## Simpson Middle School

Middle
Public School
Grades 6-8
Cobb County School District

School Details	School Facts	Simpson Middle School	Cobb County School District
<b>Address</b> 3340 Trickum Rd Ne, Marietta, GA 30066			
<b>Phone</b> (770) 971-4711			
Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.			
<b>Source:</b> Niche			
<b>Update Frequency:</b> Quarterly			
	<b>Overall Grade</b>	<b>A</b>	<b>A</b>
	Total Enrollment	884	106,358
	Students per Teacher	16:1	17:1
	Students in Free Lunch Program	23%	51%
	<b>Academic Grade</b>	<b>A</b>	<b>A-</b>
	Average GPA	-	3.49 (out of 27,506 responses)
	Math Proficiency	69%	47%
	Reading Proficiency	69%	50%
	Gifted Students	37%	-
	AP Enrollment	-	-
	Graduation Rate	-	88%
	Average ACT Score	-	27 (out of 3,711 responses)
	Average SAT Score	-	1200 (out of 9,017 responses)
	<b>Teacher Grade</b>	<b>A+</b>	<b>A-</b>
	Average Teacher Salary	\$73,233	\$73,233
	Teachers in 1st or 2nd Year	9%	9%

## Lassiter High School

High Public School Grades 9-12 Cobb County School District

School Details	School Facts	Lassiter High School	Cobb County School District
<b>Address</b> 2601 Shallowford Rd, Marietta, GA 30066  <b>Phone</b> (678) 494-7863	<b>Overall Grade</b>	<b>A+</b>	<b>A</b>
Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  Source: Niche  Update Frequency: Quarterly	Total Enrollment	1,949	106,358
	Students per Teacher	18:1	17:1
	Students in Free Lunch Program	14%	51%
	<b>Academic Grade</b>	<b>A</b>	<b>A-</b>
	Average GPA	3.57 (out of 1,512 responses)	3.49 (out of 27,506 responses)
	Math Proficiency	76%	47%
	Reading Proficiency	78%	50%
	Gifted Students	37%	-
	AP Enrollment	-	-
	Graduation Rate	98%	88%
	Average ACT Score	29 (out of 324 responses)	27 (out of 3,711 responses)
	Average SAT Score	1270 (out of 714 responses)	1200 (out of 9,017 responses)
<b>Teacher Grade</b>	<b>A-</b>	<b>A-</b>	
Average Teacher Salary	\$73,233	\$73,233	
Teachers in 1st or 2nd Year	6%	9%	

## Market Activity

### Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 8

Change Types: New Listings, Pending, Expired, Closed, Distressed

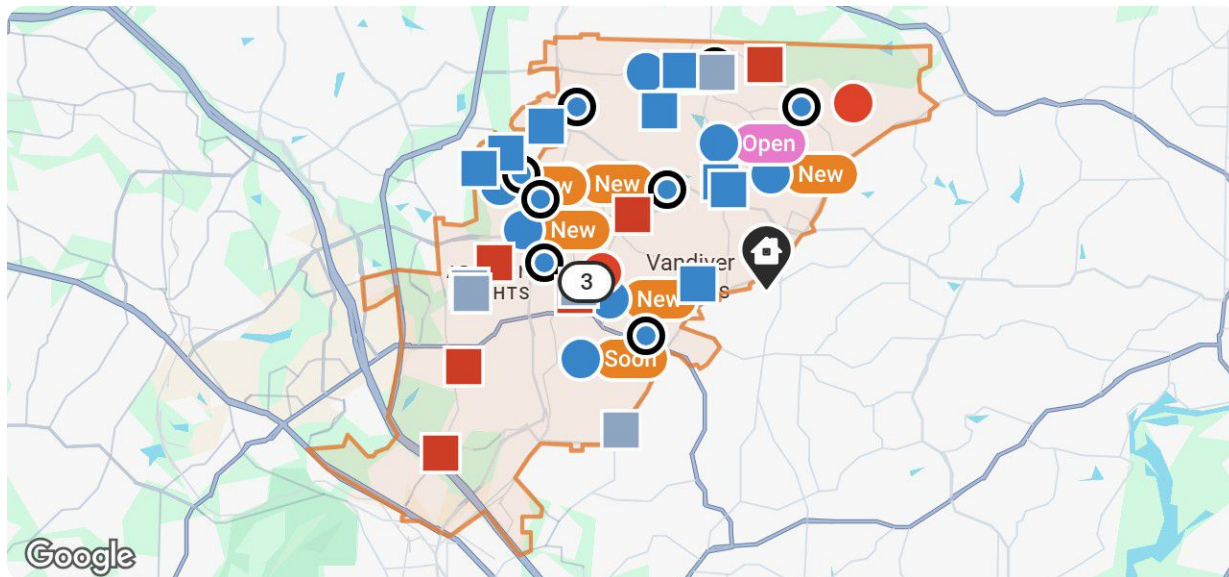
Property Types: Single Family

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any



## Summary

For Sale Activity in the Last 12 Months



### Legend

- Subject Property
- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- Recently Closed
- Distressed
- Closed, Hold, Withdrawn, Expired, or Canceled

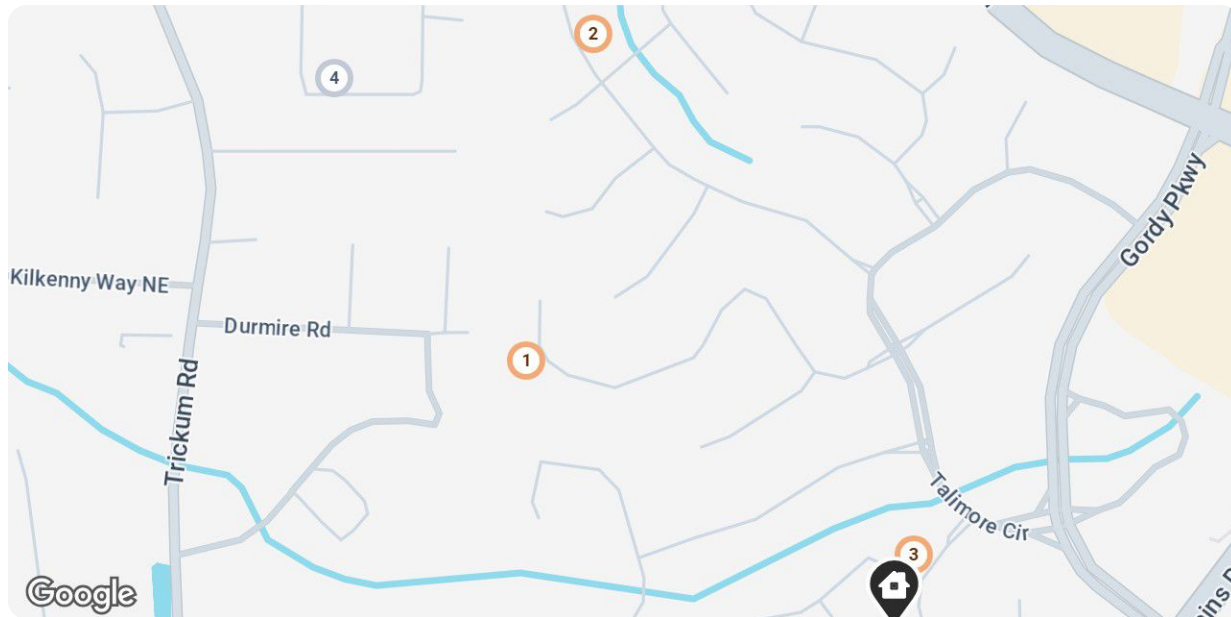
	New	Pending	Closed	Distressed	Expired
Number of Properties	8	8	8	8	8
Lowest Listing Price / Est.Value	\$165,000	\$335,000	\$234,000	\$586,300	\$339,900
Median Listing Price / Est.Value	\$534,000	\$477,000	\$435,000	\$617,548	\$587,995
Highest Listing Price / Est.Value	\$1,000,000	\$875,000	\$810,000	\$835,000	\$841,860
Median Living Area (sqft)	2,878	3,006	2,258	1,800	1,701
Median Price / sqft	\$188	\$203	\$184	\$343	\$259
Average Days in RPR	-4	33	50	62	64
Median Days in RPR	1	9	19	62	41
Median Age	39	36	41	41	20
Source	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

## Pricing Summary

Closed Price  
**\$442,000**

# CMA

## Comp Property Summary







## Comp Property Adjustments

<b>Address</b>	<b>3325 Georgetown Pl Marietta, GA 30066</b>	<b>3341 Cranmore Chase Marietta, GA 30066</b>	<b>3348 Perrington Pointe Marietta, GA 30066</b>	<b>2759 Thomashire Trce Marietta, GA 30066</b>
<b>Status</b>	Subject Property	1  Closed	2  Closed	3  Closed
<b>MLS ID</b>	–	10512342	10525246	–
<b>Similarity Score</b>		<b>Score: 87</b>	<b>Score: 86</b>	<b>Score: 93</b>
<b>Similarities</b>		Close proximity (0.34 miles), similar year built (1999 vs 1997), same number of bedrooms (5), similar lot size (0.54 acres vs 0.5 acres).	Similar year built (2001 vs 1997), same number of bedrooms (5), similar number of bathrooms (5 vs 4).	Very close proximity (0.03 miles), same number of bedrooms (5), similar living area (3,406 sqft vs 3,242 sqft), same number of total bathrooms (5), built in the same year (1997).
<b>Differences</b>		More bathrooms (5 vs 4), slightly larger living area (not provided but likely similar range given bedrooms).	Further in proximity (0.49 miles), significantly larger living area (5,673 sqft vs 3,242 sqft), smaller lot size.	Slightly larger lot size (0.82 acres vs 0.5 acres).
<b>Score Notes</b>		A very good comp due to close proximity and matching number of bedrooms, with a similar build year and lot size.	While having the same number of bedrooms and bathrooms, the extremely large living area makes it less comparable. Proximity is also a factor.	Excellent comp due to extremely close proximity and very similar features across the board. The living area is slightly larger, but this is a very strong match.
<b>Proximity</b>		0.34 Mi. NW	0.49 Mi. NW	0.03 Mi. NE
<b>Value</b>	–	\$1,100,000	\$1,042,500	\$979,860
<b>Date</b>	–	6/23/2025 Closed Date	7/8/2025 Closed Date	9/2/2025 Closed Date
<b>Days in RPR</b>	–	4	30	–
<b>Price per Sq Ft</b>	–	–	\$184	\$288
<b>Bedrooms</b>	5	5	5	5
<b>Total Baths</b>	4	5	5	5
<b>Partial Baths</b>	1	1	1	1
<b>Total Rooms</b>	8	8	8	9
<b>Living Area</b>	3,242	3,276	5,673	3,406
<b>Building Area</b>	2,960	3,276	3,507	3,406
<b>Lot Size</b>	0.5 acres	0.54 acres	0.35 acres	–
<b>Year Built</b>	1997	1999	2001	1997
<b>Property Type</b>	Single Family	Single Family	Single Family	Single Family

Highlighted fields were changed by agent to reflect knowledge of this property.

## Comp Property Adjustments

				
<b>Address</b>	<b>3325 Georgetown Pl Marietta, GA 30066</b>	<b>3341 Cranmore Chase Marietta, GA 30066</b>	<b>3348 Perrington Pointe Marietta, GA 30066</b>	<b>2759 Thomashire Trce Marietta, GA 30066</b>
<b>Status</b>	Subject Property	1  Closed	2  Closed	3  Closed
<b>Property Subtype</b>	Single Family Residential	Single Family Residence	Single Family Residence	Single Family Residential
<b>Listing Broker</b>	-	<i>Courtesy of Atlanta Homes Real Estate LLC</i>	<i>Courtesy of Drake Realty of Greater Atlanta</i>	-
<b>Description</b>	-	Welcome to your dream home in the highly sought-after northhampton community in east cobb! this beautifully updated residence offers 5 spacious bedrooms and 4.5 bathrooms, with a...	Nestled in the highly sought-after northhampton neighborhood in the heart of east cobb, this stunning residence offers exceptional living with timeless elegance and modern updates. With hig...	-

## Comp Property Adjustments



<b>Address</b>	<b>3325 Georgetown Pl Marietta, GA 30066</b>	<b>2477 Bobbie Dr Marietta, GA 30066</b>
<b>Status</b>	Subject Property	4  Expired
<b>MLS ID</b>	–	10533088
<b>Similarity Score</b>		<b>Score: 85</b>
<b>Similarities</b>		Same number of bedrooms (5), similar living area (3,382 sqft vs 3,242 sqft), similar number of bathrooms (5 vs 4), similar lot size (0.66 acres vs 0.5 acres).
<b>Differences</b>		Further in proximity (0.59 miles), newer year built (2025 - likely a typo and meant to be later construction).
<b>Score Notes</b>		Very strong comp in terms of size, bedrooms, and bathrooms. The main drawback is the distance and the unusual 'year built'.
<b>Proximity</b>		0.59 Mi. NW
<b>Value</b>	–	\$999,500
<b>Date</b>	–	1/18/2026 Expired Date
<b>Days in RPR</b>	–	233
<b>Price per Sq Ft</b>	–	\$296
<b>Bedrooms</b>	5	5
<b>Total Baths</b>	4	5
<b>Partial Baths</b>	1	–
<b>Total Rooms</b>	8	–
<b>Living Area</b>	3,242	3,382
<b>Building Area</b>	2,960	–
<b>Lot Size</b>	0.5 acres	0.66 acres
<b>Year Built</b>	1997	2025
<b>Property Type</b>	Single Family	Single Family

Highlighted fields were changed by agent to reflect knowledge of this property.

## Comp Property Adjustments



<b>Address</b>	<b>3325 Georgetown Pl Marietta, GA 30066</b>	<b>2477 Bobbie Dr Marietta, GA 30066</b>
<b>Status</b>	Subject Property	4  Expired
<b>Property Subtype</b>	Single Family Residential	Single Family Residence
<b>Listing Broker</b>	-	<i>Listing Courtesy of RE/MAX Town &amp; Country</i>
<b>Description</b>	-	New construction - modern farmhouse plan that has 5 bedrooms & 5 full bathrooms. Property features an open kitchen, quartz counter tops, tile back splash, ss appliances, double oven, gas cook-top...

## Pricing Strategy

CMA Value

**\$985,000**

CMA Range

**\$596.5K**

**\$1.09M**



Last Edited 11/10/2025 Price per Sq Ft \$304

## Refined Value

### Basic Facts Adjustments

Name	Public Facts	Agent Refinements	Value Change
Property Type	Single Family	-	
Bedrooms	4	5	+\$24,346
Full Baths	3	-	
Partial Baths	1	-	
Living Area (sq ft)	2,960	3,242	+\$62,727
Lot Size	-	0.5 acres	
Year Built	1997	-	

**Value change from basic facts**

**+\$87,073**

## Pricing Strategy

Refined Value

**\$1,093,093**

Price per Sq Ft \$337

## Refined Value Summary

Original Estimated Value	\$940,550
Basic Facts Adjustments	+\$87,073
Home Improvements	+\$6,472
Needed Improvements	-
Market and Home Conditions	+\$58,998
<b>Refined Estimate</b>	<b>↑ \$1,093,093</b>

# Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$979,860	\$165,000	\$250,000	\$314,540	\$330,000	\$190,000
Median Price	\$1,020,250	\$664,975	\$445,000	\$462,615	\$737,250	\$407,500
Highest Price	\$1,100,000	\$1,250,000	\$1,399,999	\$1,371,780	\$1,399,900	\$1,050,000
Median Price per sq.ft.	\$288	\$215	\$186	\$236	\$259	\$193
Median Days in RPR	53	14	35	52	42	49

## Sold Price Comparison

This section compares prices for 7 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$370,000	\$121
Median Price	\$607,500	\$196
Highest Price	\$918,000	\$338

## CMA Summary

This section compares the prices of 4 agent-selected properties near the subject property.

Average of Comps	<b>\$894,792</b>
Adjustments	—
Result of CMA Analysis	<b>\$985,000</b> (or \$304 per sq ft)

## Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	<b>\$940,550</b>
Changes Based on Home Facts	<b>+\$87,073</b>
Home Improvement Adjustments	<b>+\$6,472</b>
Needed Improvement Adjustments	—
Market Condition Adjustments	<b>+\$58,998</b>
Estimate + Adjustments	<b>\$1,093,093</b> (or \$337 per sq ft)

## About RPR

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
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