

Comparative Market Analysis



Prepared Especially for:

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Courtesy of:



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Comparative Market Analysis

Active Comparables



	Your Property	#1	Adj #2	Adj
Beds	4	4	3	
Baths	3.5	2.5	4.5	
SqFt	3,300	3,300	3,266	
Year	1989	1979	1989	
Lot Size	4,000	7,000	5,000	
Map Code	1329E2	1329E1	1329E2	
View	Bay, Evening Lights	Bay	Bay	
Parking	2 Car Attached Garage	2 Car Garage	2 Car Garage	
Pool	No	N/K	N/K	
DOM	0	212	61	
List Price		2,595,000	1,950,000	
Sold Price				
Net Adjustments			0	0
Adjusted Price			2,595,000	1,950,000

Notes

Comparative Market Analysis

Active Comparables



	Your Property	#3	Adj #4	Adj
Beds	4	4	2	
Baths	3.5	4	3.5	
SqFt	3,300	2,800	3,800	
Year	1989	1975	1973	
Lot Size	4,000	4,000	4,000	
Map Code	1329E2	1329E1	1329E1	
View	Bay, Evening Lights	Bay	Bay	
Parking	2 Car Attached Garage	2 Car Garage	2 Car Garage	
Pool	No	N/K	N/K	
DOM	0	8	41	
List Price		2,799,876	3,359,000	
Sold Price				
Net Adjustments			0	0
Adjusted Price			2,799,876	3,359,000

Notes

Comparative Market Analysis

Pending Comparables



	Your Property	#5	Adj #6	Adj
Beds	4	3	4	
Baths	3.5	3.5	3.5	
SqFt	3,300	4,000	3,493	
Year	1989	1982	1989	
Lot Size	4,000	5,662	7,625	
Map Code	1329E2	1329E1	1329E2	
View	Bay, Evening Lights	Bay	Panoramic	
Parking	2 Car Attached Garage	2 Car Garage	2 Car Garage	
Pool	No	N/K	N/K	
DOM	0	159	55	
List Price		2,650,000	2,199,876	
Sold Price				
Net Adjustments			0	0
Adjusted Price			2,650,000	2,199,876

Notes

Comparative Market Analysis

Pending Comparables



	Your Property	#7	Adj
Beds	4	3	
Baths	3.5	3.5	
SqFt	3,300	3,281	
Year	1989	1989	
Lot Size	4,000	4,760	
Map Code	1329E2	1329E2	
View	Bay, Evening Lights	Bay	
Parking	2 Car Attached Garage	N/K	
Pool	No	N/K	
DOM	0	333	
List Price		2,380,000	
Sold Price			
Net Adjustments			0
Adjusted Price			2,380,000

Notes

Comparative Market Analysis

Sold Comparables



	Your Property	#8	Adj #9	Adj
Beds	4	4	4	
Baths	3.5	5	4.5	
SqFt	3,300	3,350	4,500	
Year	1989	1981	2003	
Lot Size	4,000		7,840	
Map Code	1329E2	1329E1	1329E1	
View	Bay, Evening Lights	Bay	Bay	
Parking	2 Car Attached Garage	3 Car Garage	2 Car Garage	
Pool	No	N/K	N/K	
DOM	0	45	146	
List Price		2,875,000	3,250,000	
Sold Price		2,600,000	2,900,000	
Net Adjustments			0	0
Adjusted Price			2,600,000	2,900,000

Notes

Comparative Market Analysis

Sold Comparables



	Your Property	#10	Adj #11	Adj
Beds	4	5	4	
Baths	3.5	4	5.5	
SqFt	3,300	3,784	4,600	
Year	1989	1990	1990	
Lot Size	4,000			
Map Code	1329E2	1329E1	1329E1	
View	Bay, Evening Lights	Bay	Bay	
Parking	2 Car Attached Garage	2 Car Garage	2 Car Garage	
Pool	No	Community	N/K	
DOM	0	20	204	
List Price		2,899,000	2,995,000	
Sold Price		2,720,000	2,675,000	
Net Adjustments			0	0
Adjusted Price			2,720,000	2,675,000

Notes

Comparative Market Analysis

Comparable Price Analysis

Comparable Price Analysis	<i>Sales Price</i>	<i>SqFt</i>	<i>Price/SqFt</i>
Low Price	1,950,000	3,266	597
Average Price	2,621,000	3,652	717
High Price	3,359,000	3,800	883
Adjusted Price Analysis	<i>Adjusted Sales Price</i>	<i>SqFt</i>	<i>Price/SqFt</i>
Low Price	1,950,000	3,266	597
Average Price	2,621,000	3,652	717
High Price	3,359,000	3,800	883
Suggested List Price	2,600,000	3,300	787