

COMPARATIVE MARKET ANALYSIS

Case No. _____

File No. _____

	SUBJECT		COMPARABLE #1		COMPARABLE #2		COMPARABLE #3	
Address								
Days on Market(DOM)								
Date of Sale								
Age & Condition								
Design Construction								
No. Bedrooms & Baths	Bdrms	Baths	Bdrms	Baths	Bdrms	Baths	Bdrms	Baths
Living Area (Sq.Ft.)								
Air Conditioning								
Heating								
Built-in Appliance								
Fireplace								
Car Storage								
Landscaping								
Lot Size								
Misc. Amenities								
Type Financing								
Sale Price								
Net Adjustments								
Indicated Value								

COMPARATIVE MARKET ANALYSIS

Statements and figures presented herein are not guaranteed, but are secured from sources we believe authoritative. Net results may vary depending upon amounts, discount prices, liens or other variable figures.

Contributing Factors:

1. High demand area? _____
2. Owner Financing? _____
3. Assumption? _____
4. Property Condition _____
5. Urgency for Sale _____
6. Special Features _____
7. Area Market Conditions _____
8. Average DOM in Area _____

COMMENTS: (e.g.- repairs needed, overall condition, etc.): _____

COST APPROACH

_____ S.F. (_____) @ \$ _____ per S.F. = \$ _____
 _____ S.F. (_____) @ \$ _____ per S.F. = \$ _____
 _____ S.F. (_____) @ \$ _____ per S.F. = \$ _____
 TOTAL: \$ _____
 Less Estimate of Accumulated Depreciation: - \$ _____

 Plus Site Improvements: + \$ _____
 Plus Land Value (\$ _____ per _____) + \$ _____
TOTAL VALUE BY COST APPROACH: \$ _____

CONCLUSION

Estimated Selling Range: \$ _____ to \$ _____
 Probable Final Selling Price: \$ _____
 Suggested List Price: \$ _____
 Prepared by: _____ Date _____
 Title: _____