

Date: _____ **Competitive Market Analysis (CMA)**

Client Name: _____



Phone: _____

Property Address	# BD	# BA	FR y/n	DR y/n	A/C y/n	Age yrs	Sq. Ft.	Lot Size	Taxes	Comments	List \$	Days On Mkt	Date Sold	Sale \$
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Client's Property

Subject Property	4	2 1/2	Y	Y		18	2162			Interior Painted like new				
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SOLD (past 12 months)

 How do these compare?


3722 Hardcastle	4	2 1/2	Y	Y		15	2146			House Excellent Cond.	\$96,000	150		\$93,400
3816 Hardcastle	4	2	Y	N		15	2056			Modern Kitchen	\$90,000	30		\$88,200
3222 Pineview	4	2 1/2	Y	Y		15	2162			Needs \$4000 of work	\$91,000	89		\$90,100
3322 Oakmont	4	2 1/2	Y	Y		10	2371			Very good condition	\$103,750	125		\$103,000

FOR SALE NOW

3114 Hardcastle	4	2 1/2	Y	Y		18	2148			Excellent Condition	\$94,500	112		
3344 Hardcastle	4	2	Y	N		15	2070			Average Condition	\$91,000	71		
3336 West Point	4	2 1/2	Y	Y		18	2312			Good Condition	\$96,750	25		
3530 Hardcastle	4	2 1/2	Y	Y		15	2312			Average Condition	\$100,000	50		

EXPIRED LISTING (past 12 months)

3333 West Point	4	2 1/2	Y	Y		15	2196			Very Good condition	\$104,000	180		
3209 Pineview	4	2 1/2	Y	Y		18	2155			New Kitchen	\$103,000	180		
3432 Hardcastle	4	2	Y	Y		13	2075			New Painting	\$105,000	150		
3321 West Point	4	2 1/2	Y	Y		18	2322			Poor Condidion	\$99,000	150		

Comments:

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Comments: