

Market Analysis



Subject		Comparable #1		Comparable #2		Comparable #3		Comparable #4	
14445 Wyndham Farms Drive		2585 Hopewell Plantation Drive		210 Springfield Creek Way		455 Wyndham Farms Way		14430 Wyndham Farms Drive	
Square footage	3272	Square footage	3335	Square footage	3297	Square footage	3902	Square footage	2837
Proximity to subject		Proximity to subject	1 mile radius	Proximity to subject	same community	Proximity to subject	same community	Proximity to subject	same community
Value Range	\$422,088.00	Sales Price	\$459,000.00	Sales Price	\$427,500.00	Sales Price	\$440,000.00	Sales Price	\$425,000.00
Price per sq ft	\$129.00	Price per sq ft	\$137.63	Price per sq ft	\$129.66	Price per sq ft	\$112.76	Price per sq ft	\$149.81
Subject Property Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustment
Financing	con	con		cash		con		con	
Closing cost	\$0.00	\$0.00		\$0.00		\$8,000.00	-\$8,000.00	\$5,000.00	-\$5,000.00
Days on market	28	28		81		61		1	
Date of sale	5/20/2015	5/20/2015		9/30/2014		8/22/2014		8/18/2014	
Lot description	culdesac	main drive		level		level		level	
Lot size	1	same		same		same		same	
Lot value	\$70,000.00	same		same		same		same	
Exterior const.	LP & HC stucco	HC stucco		same		3 sides brick	-\$10,000.00	HC stucco	
Quality of const.	average	same		same		same		same	
Bedrooms	4	same		same		same		3	
Baths	2.5	4	-\$4,500.00	3.5	-\$3,000.00	3.5	-\$3,000.00	same	
Age	20	20		same		25		24	
Condition	good	similar		similar		similar		superior	-\$20,000.00
Basement	1534	1836	-\$3,000.00	1755	-\$2,000.00	1714	-\$1,800.00	slab	\$15,000.00
Finished	521	1266	-\$14,900.00	1491	-\$19,400.00	0	\$10,500.00	0	\$10,500.00
Utility	average	same		same		same		na	
HVAC	uk	uk		uk		replaced		uk	
Garage/carport	2 car side entry garage	3 car side entry garage	\$6,000.00	same		same		same	
Porch/patio/deck	deck	deck		two decks	-\$2,000.00	same/screen porch	-\$7,000.00	same/screen porch	-\$10,000.00
Fireplaces	2	same		same		same		same	
Fence, pool	none	fence	-\$1,000.00	fence	-\$1,000.00	same		same	
Additional features	none	none		none		630sf @ \$30psf	-\$18,900.00	435sf @ \$30psf	\$13,000.00
Value range	3.46%	Total adjustments	-\$17,400.00	Total adjustments	-\$27,400.00	Total adjustments	-\$38,200.00	Total adjustments	\$3,500.00
Purchase Price	\$200,000.00	Adjusted value	\$441,600.00	Adjusted value	\$400,100.00	Adjusted value	\$401,800.00	Adjusted value	\$428,500.00
1	(\$206,920.00)	Adjusted PSF	\$132.41	Adjusted PSF	\$121.35	Adjusted PSF	\$102.97	Adjusted PSF	\$151.04
2	(\$214,079.43)	Purchase Price	\$332,500.00	Purchase Price	\$208,000.00	Purchase Price	\$266,950.00	Purchase Price	\$170,400.00
3	(\$221,486.58)	Appreciation Rate	1.65%	Appreciation Rate	3.30%	Appreciation Rate	3.03%	Appreciation Rate	4.05%
4	(\$229,150.02)	Yrs since last sale	19.66	Yrs since last sale	22.5	Yrs since last sale	17.5	Yrs since last sale	23.75
22.25	(\$426,302.17)	Appreciated value	(\$458,959.94)	Appreciated value	(\$432,119.98)	Appreciated value	(\$449,932.27)	Appreciated value	(\$437,890.59)

Comps Used For Analysis

Subd/Complex	Address	Status	Closing Date	List Price	Sales Price	Seller Paid CC	Bed	FB	HB	Yr Built	# FP
WYNDHAM FARMS	14445 WYNDHAM FARMS DR	Withdrawn		\$428,000			4	2	1	1992	2
Wyndham Farms	14415 Wyndham Farms DR	Pending Sale		\$449,000			6	4	1	1992	2
Rhodes Plantation	2585 Hopewell Plantation DR	Sold	05/20/2015	\$475,000	\$459,000	\$70	5	4	0	1995	2
Wyndham Farms	14430 Wyndham Farms DR	Sold	08/18/2014	\$425,000	\$425,000	\$5,000	3	2	1	1991	2
Wyndham Farms	210 Springfield Creek Way	Sold	09/30/2014	\$450,000	\$427,500	\$0	5	3	1	1992	2
Wyndham Farms	455 Wyndham Farms Way	Sold	09/22/2014	\$440,000	\$440,000	\$8,000	4	3	1	1990	2