

Market Analysis



Subject		Comparable #1		Comparable #2		Comparable #3	
		10415 Windsor Park Dr		6355 Murets Rd.		225 Brookhollow Trace	
Square footage	2347	Square footage	2235	Square footage	2379	Square footage	2661
Proximity to subject		Proximity to subject	1 mile	Proximity to subject	1 mile	Proximity to subject	1.5 miles
Value Range	\$359,795.10	Sales Price	\$369,000.00	Sales Price	\$367,500.00	Sales Price	\$370,000.00
Price per sq ft	\$153.30	Price per sq ft	\$165.10	Price per sq ft	\$154.48	Price per sq ft	\$139.05
Subject Property Description	Description	Adjustment	Description	Adjustment	Description	Adjustment	
Financing	con		con		FHA		
Closing cost	\$0.00	\$0.00	\$4,350.00	-\$4,350.00	\$5,000.00	-\$5,000.00	
Days on market	14		34		4		
Date of sale	4/27/2018		3/29/2018		10/26/2017		
Lot description	level	same	un-usable		same		
Lot size	0.4419	0.85	0.2334		0.78		
Lot value	\$61,000.00	same	same		same		
Exterior const.	3 sides brick/concrete	brk frt/concrete	\$5,000.00	brk frt/concrete	\$5,000.00	brk frt/LP siding	\$5,000.00
Quality of const.	good	same		same		same	
Bedrooms	3	4		4		4	
Baths	2	2.5	-\$2,500.00	2.5	-\$2,500.00	2.5	-\$2,500.00
Age	30	26		25		28	
Condition	good	same		same		same	
Basement	crawl	slab		slab		same	
Finished	na	same		same		same	
Utility	na	same		same		same	
HVAC	replaced	uk		uk		uk	
Garage/carport	2 car side entry	2 car frt entry		2 car frt entry		2 car frt entry	
Porch/patio/deck	deck	patio		deck/patio	-\$2,000.00	same	
Fireplaces	2	1	\$2,000.00	1	\$2,000.00	2	
Fence, pool	short fence	fence		fence		none	\$1,000.00
Additional features		112sf @ \$30psf	\$3,360.00	32sf @ \$30psf	-\$960.00	314sf @ \$30psf	-\$9,420.00
Value Range	3.40%	Total aAdjustments	\$7,860.00	Total adjustments	-\$2,810.00	Total adjustments	-\$10,920.00
Purchase Price	\$143,000.00	Adjusted value	\$376,860.00	Adjusted value	\$364,690.00	Adjusted value	\$359,080.00
1	(\$147,862.00)	Adjusted PSF	\$168.62	Adjusted PSF	\$153.30	Adjusted PSF	\$134.94
2	(\$152,889.31)	Purchase Price	\$132,000.00	Purchase Price	\$145,000.00	Purchase Price	\$161,300.00
3	(\$158,087.54)	Appreciation Rate	4.03%	Appreciation Rate	3.86%	Appreciation Rate	3.14%
4	(\$163,462.52)	Yrs since last sale	26	Yrs since last sale	24.583	Yrs since last sale	27.33
28	(\$364,679.31)	Appreciated value	(\$368,997.24)	Appreciated value	(\$367,454.04)	Appreciated value	(\$375,688.50)

Map Of Comps

