

Residential Comparative Market Analysis

Prepared for For Sale By Owner

1234 E. Here

Property Type: Residential Property Status: Active									
Subject Property		1234 E. Here	1994		1638	\$169,900	\$104		
ML#	Status	Address	Built	Fe Code	SqFt	List Price	LP/ SF	DOM	
1801236	act	2515 E Taro Ln Phoenix	1995	32FRS2G	1492	\$149,900	\$100	1	
1737439	ACT	2811 E VILLA THERESA DR Phoenix	1995	32FRD2G	1409	\$157,900	\$112	56	
1800594	act	2309 N Ross Av Phoenix	1994	32FRD2G	1626	\$159,900	\$98	1	
1750363	ACT	2827 E VILLA THERESA DR Phoenix	1995	32FR2G	1553	\$162,950	\$105	29	
1738993	ACT	3019 E WESCOTT DR Phoenix	1996	32FRD2G	1793	\$169,500	\$95	53	
1800355	act	3035 N Wescott Dr Phoenix	1995	32frd2g	1793	\$171,000	\$95	1	
1801283	act	3529 E KERRY LN Phoenix	1995	32FRD2G	1423	\$179,000	\$126	1	
Average					1,584	\$164,307	\$104	20	

Property Type: Residential Property Status: UCB									
Subject Property		1234 E. Here	1994		1638	\$169,900	\$104		
ML#	Status	Address	Built	Fe Code	SqFt	List Price	LP/ SF	DOM	
1758256	UCB	19008 N 25TH PL Phoenix	1995	42FR2G FR-DR-GR	1691	\$159,000	\$94	11	
1756623	UCB	3224 E TONTO LN Phoenix	1995	32FRDX2G	1554	\$169,900	\$109	12	
Average					1,622	\$164,450	\$102	12	

Property Type: Residential Property Status: Pending									
Subject Property		1234 E. Here	1994		1638	\$169,900	\$104		
ML#	Status	Address	Built	Fe Code	SqFt	List Price	LP/ SF	DOM	
1735146	PEND	3330 E BEHREND DR Phoenix	1993	32FRDX2G-EX MODL	1655	\$184,900	\$112	23	
Average					1,655	\$184,900	\$112	23	

Property Type: Residential Property Status: Sold										
Subject Property		1234 E. Here	1994		1638	\$169,900	\$104			
ML#	Closed	Address	Built	Fe Code	SqFt	List Price	LP/ SF	Sale Price	SP/ SF	DOM
1665251	10/08/2001	2311 E WESCOTT DR Phoenix	1995	32R2G	1545	\$159,000	\$103	\$154,000	\$100	42
1721378	1/29/2002	2122 E ROCKWOOD DR Phoenix	1996	32DR2G + DEN	1521	\$160,000	\$105	\$157,000	\$103	6
1685898	10/25/2001	2134 E WAHALLA LN Phoenix	1995	42FRD2GRV	1754	\$162,900	\$93	\$162,900	\$93	38
1707735	12/20/2001	2145 E MENADOTA DR Phoenix	1995	42FRD2G	1754	\$163,900	\$93	\$165,500	\$94	40
1735913	3/27/2002	20219 N 32ND PL Phoenix	1996	32RDX2G	1564	\$164,900	\$105	\$159,200	\$102	58
1682493	10/12/2001	3227 E BEHREND DR Phoenix	1994	32FRDX2G	1554	\$165,000	\$106	\$159,000	\$102	5
1720418	2/07/2002	20058 N 21ST PL Phoenix	1995	42FRD2G	1754	\$169,000	\$96	\$165,000	\$94	51
1731714	3/04/2002	20052 N 21ST PL Phoenix	1995	32R2G	1754	\$169,900	\$97	\$165,000	\$94	8
1697284	11/30/2001	20401 N 29TH PL Phoenix	1993	32FRX2G	1660	\$169,900	\$102	\$163,000	\$98	4
Average					1,651	\$164,944	\$100	\$161,177	\$98	28

This is a sample comparative market analysis (CMA) for a home built in 1994 with approx 1638 square feet. At the time of printing this CMA, the comparables were no more than 6 months old.

Prepared by

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