

# COMPETITIVE MARKET ANALYSIS

	Subject Property			Comparable #1			Comparable #2			Comparable #3					
Address of Property															
Distance of subject Prop.															
Sale Price				\$			\$			\$					
Price Per Square Foot	\$			\$			\$			\$					
Data Source															
Items Compared															
							ADJUST				ADJUST				
Date of Sale															
Location															
Site/View															
Design & Appeal															
Quality of Construction															
Age															
Condition															
Room Count	TOTAL	BED	BA	TOTAL	BED	BA		TOTAL	BED	BA		TOTAL	BED	BA	
Gross Area				Sq. Ft.				Sq. Ft.				Sq. Ft.			
Functional Utility															
Heating/Cooling															
Garage/Carport/Parking															
Exterior Features															
Kitchen															
Porches/Patios															
Fireplace															
Pool/Spa/Jacuzzi															
Fencing															
Other (List):															
Other (List):															
Other (List):															
Total Adjustments				<input type="checkbox"/> + or <input type="checkbox"/> -						<input type="checkbox"/> + or <input type="checkbox"/> -					
Indicated Value of Subject Property				1	\$			2	\$			3	\$		
Estimated Fair Market Value Based on Comparable Sales Is: \$ _____															
Comparable - Address				List Price (LP)				Sake Price (SP)				SP/LP (%)		Avg. DOM*	
1.				\$				\$							
2.				\$				\$							
3.				\$				\$							
AVERAGE OF ALL COMPAREABLES															

The Value Range of this property is \$\_\_\_\_\_ to \$\_\_\_\_\_.

A list price of \$\_\_\_\_\_ is recommended.

Date: \_\_\_\_\_

Listing Agent: \_\_\_\_\_