

Comparable Market Analysis

Saturday, November 28, 2009



For

Mr. and Mrs. Smith
2034 N Piedra ST
Mesa, AZ 85207

By

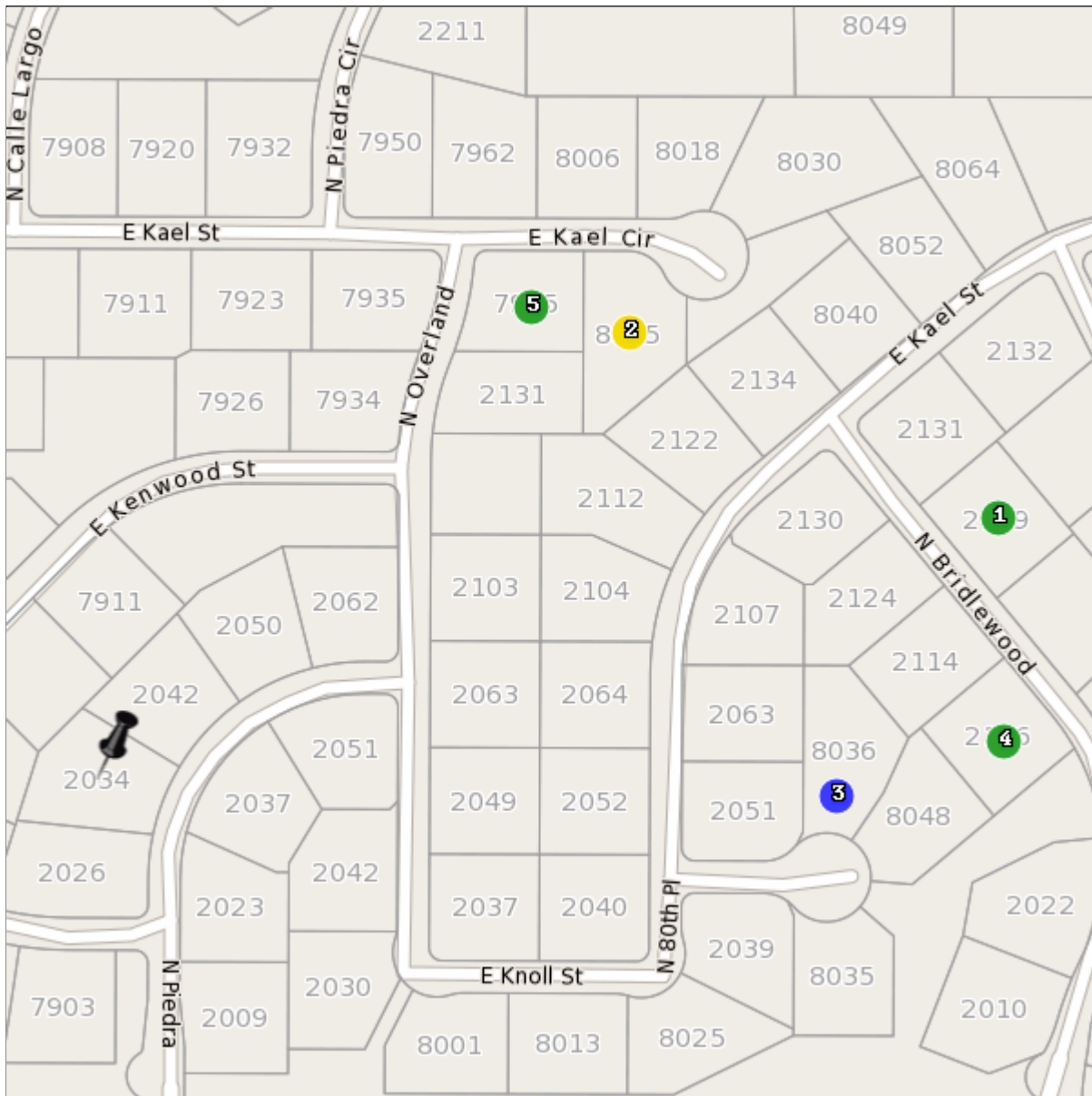


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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



Legend

● Active
 ● Sold
 ● Pending
 ● Temporary Off Market
 ● Cancelled
 ● Expired

📌 Subject: 2034 N Piedra ST Mesa AZ 85207
 1. 2119 N BRIDLEWOOD -- , Mesa AZ 85207
 2. 8015 E Kael Cir , Mesa AZ 85207
 3. 8036 E Kramer Cir , Mesa AZ 85207
 4. 2106 N BRIDLEWOOD -- , Mesa AZ 85207
 5. 7965 E Kael Cir , Mesa AZ 85207

CMA: Subject Property

prepared for Mr. and Mrs. Smith





Subject Property Description



Address	2034 N Piedra ST Mesa, AZ 85207
# Bedrooms	5
# Bathrooms	3.50
Approx SQFT	4057.00
Lot Size	18,001 - 24,000
Year Built	2005



CMA: Subject and Comparable Properties

prepared for Mr. and Mrs. Smith

	Subject	4297554	4276912	4294828
				
	2034 N Piedra ST Mesa AZ 85207	2106 N BRIDLEWOOD -- Mesa AZ	7965 E Kael CIR Mesa AZ	2119 N BRIDLEWOOD -- Mesa AZ
List Price		\$389,900	\$475,000	\$399,900
Original List Price		\$389,900	\$599,000	\$445,000
Sold Price				
Status		Active	Active	Active
Status Date		11/30/2009	10/21/2009	11/21/2009
Agent Days on Market		22	62	32
Cumulative Days on Market		231	62	31
Adjustment			+/-	+/-
# Bedrooms	5	5	5	5
# Bathrooms	3.50	3.50	3.50	4.00
Approx SQFT	4057.00	4,057	4,639	4,057
Lot Size	18,001 - 24,000	18,001 - 24,000	18,001 - 24,000	18,001 - 24,000
Year Built	2005	2002	2002	2003
Adjusted Price	\$383,500	\$389,900	\$475,000	\$399,900

CMA: Subject and Comparable Properties

prepared for Mr. and Mrs. Smith

	Subject	4149961	4258011	
				
	2034 N Piedra ST Mesa AZ 85207	8036 E Kramer CIR Mesa AZ	8015 E KAEL CIR Mesa AZ	
List Price		\$425,000	\$350,000	
Original List Price		\$500,000	\$350,000	
Sold Price		\$383,500		
Status		Sold	Pending	
Status Date		07/24/2009	09/22/2009	
Agent Days on Market		74	153	
Cumulative Days on Market		74	153	
Adjustment			+/-	+/-
# Bedrooms	5	6	5	
# Bathrooms	3.50	3.00	3.50	
Approx SQFT	4057.00	4,071	4,057	
Lot Size	18,001 - 24,000	18,001 - 24,000	24,001 - 35,000	
Year Built	2005	2002	2002	
Adjusted Price	\$383,500	\$383,500	\$350,000	

CMA: Statistical Summary

prepared for Mr. and Mrs. Smith

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	Sold Date	Sold Price	Total Adjusts	Adjusted Price
4149961	8036 E Kramer CIR, Mesa AZ	\$425,000	74	74	63FRO3GS	4,071	\$94.20	07/23/2009	\$383,500	-	\$383,500

Summary of Pending Listings

MLS #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	List Price	Total Adjusts	Adjusted Price
4258011	8015 E KAEL CIR, Mesa AZ	\$350,000	153	153	53.5RP4G	4,057	\$86.27	\$350,000	-	\$350,000

Summary of Active Listings

MLS #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	List Price	Total Adjusts	Adjusted Price
4294828	2119 N BRIDLEWOOD --, Mesa AZ	\$445,000	32	31	54FRDXPO4G	4,057	\$98.57	\$399,900	-	\$399,900
4297554	2106 N BRIDLEWOOD --, Mesa AZ	\$389,900	22	231	53.5FRDXPSO4G	4,057	\$96.11	\$389,900	-	\$389,900
4276912	7965 E KAEL CIR, Mesa AZ	\$599,000	62	62	53.5FRDXPO4G	4,639	\$102.39	\$475,000	-	\$475,000

Low, Average, Median, and High Comparisons

	Closed	Pending	Active	Overall
Low	\$383,500	\$350,000	\$389,900	\$350,000
Average	\$383,500	\$350,000	\$421,600	\$399,660
Median	\$383,500	\$350,000	\$399,900	\$389,900
High	\$383,500	\$350,000	\$475,000	\$475,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Sale/List Price	Avg. Approx SQFT	Avg. List \$/Approx SQFT	Avg. Sold \$/Approx SQFT	Avg. ADOM	Avg. CDOM
Closed	1	425,000	425,000	383,500	383,500	0.90	4,071	104.40	94.20	74	74
Pending	1	350,000	350,000	0	0	0.00	4,057	86.27	0.00	153	153
Active	3	1,264,800	421,600	0	0	0.00	4,251	99.02	0.00	39	108
Overall	5	2,039,800	407,960	383,500	383,500	0.90	4,176	97.55	94.20	69	110

Listing Price Recommendation



Low	\$383,500
High	\$383,500
Recommended	\$383,500

Calculation Method: Recommended Price is generated using the average price of the comparables. High/Low Prices are generated using the High/Low Price of the comparables