

Comparative Market Analysis

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



Researched and prepared by
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Prepared exclusively for
Ni Babjani

Prepared on
February 27, 2017

Subject Property
266 East 323rd St
Willowick, OH
44095

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Comparative Market Analysis

266 East 323rd St
Willowick, OH 44095

Monday, February 27, 2017

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Beds	Baths	SqFt	\$/SqFt	Sold Date
266 East 323rd St		3	2	1040	74.52	
32634 Willowick Dr	\$1,000	3	2	952	\$1.05	10/01/2016
3946 East 364th St	\$1,195	3	2	1,440	\$0.83	12/21/2016
Averages:		3.0	2.00	1,196	\$0.94	

	Low	Median	Average	High	Count
Comparable Price	\$1,000	\$1,098	\$1,098	\$1,195	2
Adjusted Comparable Price	\$1,000	\$1,098	\$1,098	\$1,195	2

On Average, the 'Sold' status comparable listings sold in 84 days for \$1,098





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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
266 East 323rd St		32634 Willowick Dr		3946 East 364th St	
MLS#		3818177		3852450	
Prop Type	Residential	Rental		Rental	
Prop Sub Typ	Single Family	Single Family		Single Family	
Status		Sold		Sold	
Area	Willowick	Willowick		Willoughby	
Subdiv/Cmpx	Vinewood Beach	Permanent Homes		Barto 02	
List Price	\$86,900	\$1,000		\$1,250	
Sold Price	\$77,500	\$1,000		\$1,195	
Sold Date	2/13/2017	10/01/2016		12/21/2016	
Style	Bungalow				
Sq Ft	1040	952		1,440	
\$/Sq Ft	74.52	\$1.05		\$0.83	
Lot Size SqFt					
Year Built	1950	1951		1974	
Bedrooms	3	3		3	
Bathrooms	2 (2 0)	2 (2 0)		2 (2 0)	
Full Baths	2	2		2	
Half Baths	0	0		0	
Basement	Yes	Yes		Yes	
Stories	1.5	2		2	
Sch District	Willoughby-Eastlake	Willoughby-Eastlake		Willoughby-Eastlake	
Garage #	2	1		2	
Garage Feat	Detached, Door Opener				
Heat Type	Forced Air	Gas		Gas	
Heat Fuel	Gas				
Cooling Type	Central Air	None		None	
Water	Public Sewer, Public Wat	Public Sewer, Public Water		Public Sewer, Public Water	
Sewer					
Exterior	Brick				
Exterior Feat		Deck		Deck	
Ttl Fireplaces	0				
Driveway	Paved				
View					

	Price	\$1,000	\$1,195
Total Adjustments		\$0	\$0
Adjusted Price		\$1,000	\$1,195

Researched and prepared by **Heather Martinez**
Shoreway Realty Group

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Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .





List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$1,000 and \$1,250

Selling Price between \$1,000 and \$1,195

3 Bedrooms

2 Total Bathrooms

952 to 1,440 Square Feet

\$0.87 to \$1.05 per Square Foot

\$0.83 to \$1.05 per Sold Square Foot

Year Built between 1951 and 1974 years





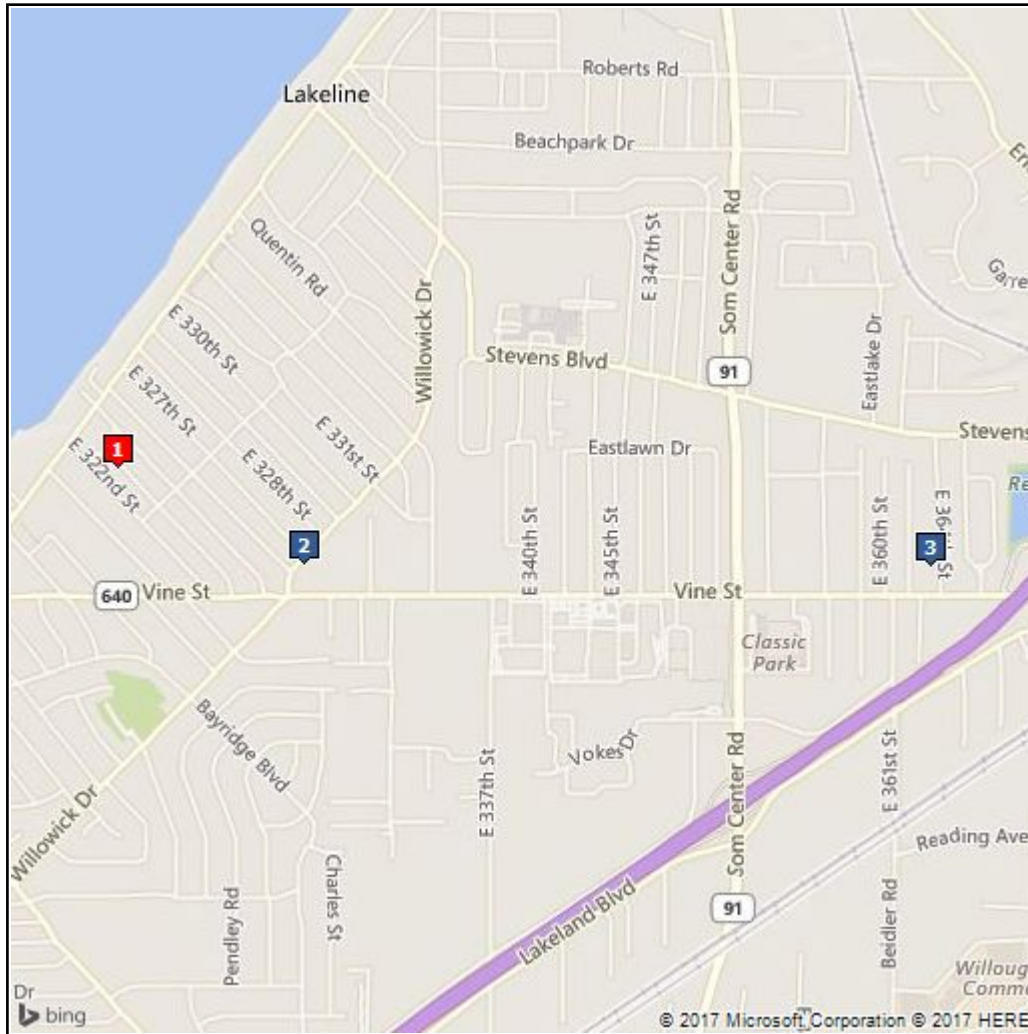
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CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 266 East 323rd St
- 2 32634 Willowick Dr
- 3 3946 East 364th St

