

Competitive Market Analysis

Property Description/Condition

Property Address, City, State, Zip:	Property Type	Vacant/Occupied	Condition
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A MINIMUM OF 50 WORDS REQUIRED BELOW

Is the property listed?	What is the list price?	Current DOM?
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Listing agent's name?	Agents Phone Number:
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Subject Property	Style	Ext Walls	Sq. Ft.	# Units	#Rms	# Bed	# Bath	Bsmt (% fin)	Garage	Lot Size	Yr. Built

USE REO COMPS LESS THAN 6 MONTHS OLD AND WITHIN A 1 MILE RADIUS (IF IMPRACTICAL, LESS THAN 12 MONTHS)

Comparable Sales	Style	Ext Walls	Sq. Ft.	# Units	#Rms	# Bed	# Bath	Bsmt (% fin)	Garage	Lot Size	Yr. Built
1											
2											
3											

	Prox. to Subject (blk/mi)	Owner	Finance Type	Agt/ Broker Inspected?	Condition	Sale Date	DOM	Orig. LP	LP @ Sale	Sale Price
1										
2										
3										

Comparable Listings	Style	Ext Walls	Sq. Ft.	# Units	#Rms	# Bed	# Bath	Bsmt (% fin)	Garage	Lot Size	Yr. Built
1											
2											
3											

	Prox. to Subject (blk/mi)	Owner	Finance Type	Agt/ Broker Inspected?	Condition	List Date	DOM	Orig. LP	Current LP
1									
2									
3									

Neighborhood Data

Sales Price In This Subdivision:		Low: \$	High: \$	Average: \$
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	
Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Decreasing	
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	
Growth Rate	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow	
Economy	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Decreasing	
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	
New Construction	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes: <input type="checkbox"/> Res. <input type="checkbox"/> Comm.	Price Range :	Low \$ High \$

Market Values Should Be Based On a 30 Day Marketing Time

AS IS VALUE:	\$	Suggest AS IS List Price	\$
Interior/Exterior Repaired Value	\$	Suggest REPAIRED List Price	\$
30 Day Quick sale value	\$		

Agent/Broker Information

Name:	Date Completed:
Phone:	Email:
Realtor Comments on Property\Area (Challenges, market vs. sold homes, number of REO's, short sales, or anything that might devalue the property)	
Distance from Agents location to subject property: Blocks:	Miles: