

# Comparable Market Analysis

Wednesday, July 19, 2017



**Brenda Cross-Woodrome**

**PS Properties**

740 San Mateo Blvd NE 1A

Albuquerque, NM 87108

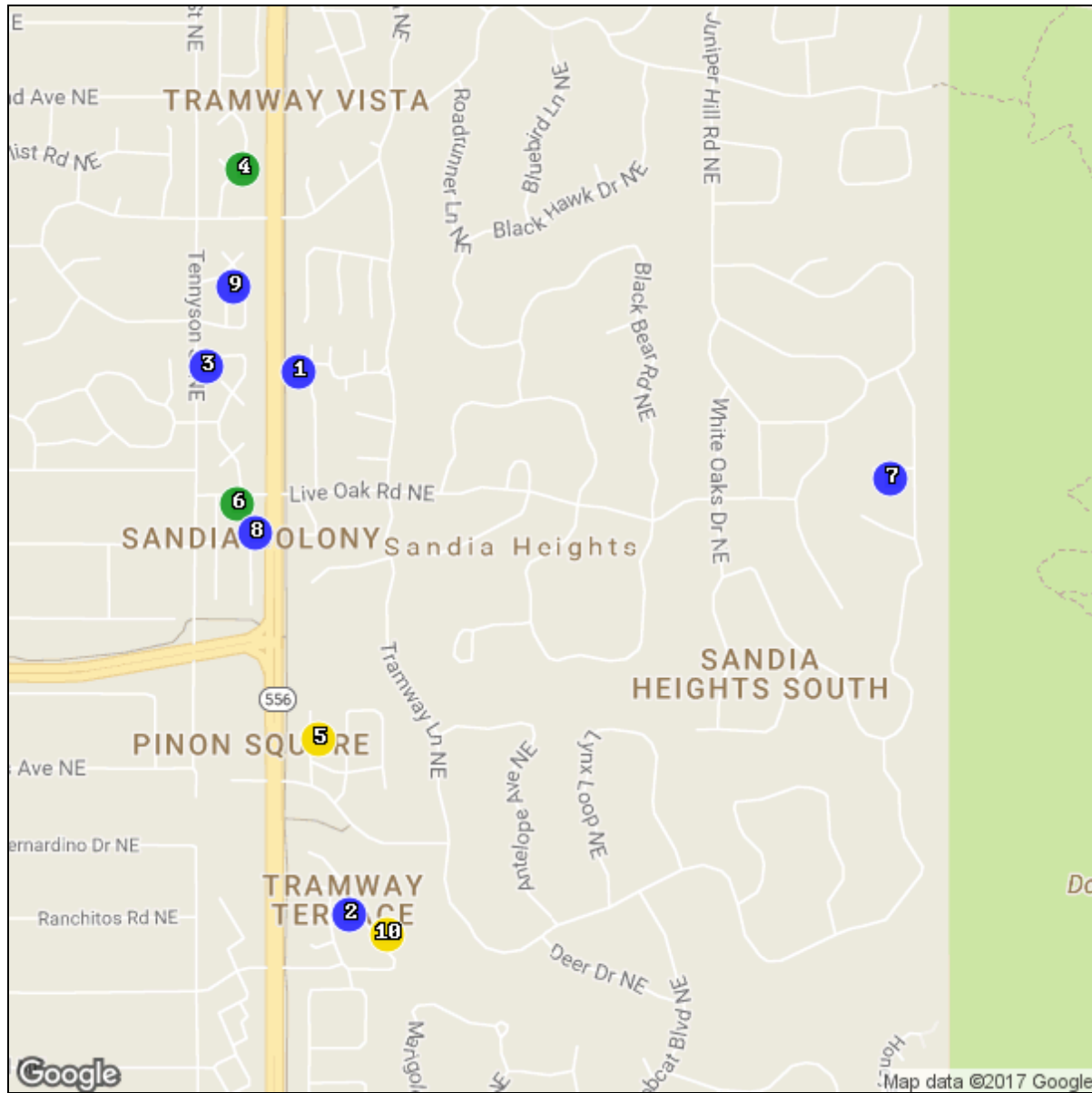
505-385-1307

[brendasnmhomes@gmail.com](mailto:brendasnmhomes@gmail.com)

<http://www.thecrossgrouparealtycompany.com>

*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



● Active   
 ● Sold   
 ● Pending   
 ● Withdrawn   
 ● Cancelled   
 ● Expired

	Address	MLS #	Status	Distance from Subject
1	711-30 Tramway Place NE # 30, Albuquerque NM 87122	887971	Closed	
2	1860 Tramway Terrace Loop NE , Albuquerque NM 87122	885477	Closed	
3	2727 Tramway Circle NE , Albuquerque NM 87122	880665	Closed	
4	2819 Tramway Circle NE , Albuquerque NM 87122	891080	Active	
5	8216 Indigo Court NE , Albuquerque NM 87122	896533	Pending	
6	12713 Carmel Court NE , Albuquerque NM 87122	883687	Active	
7	131 Big Horn Ridge Court NE , Albuquerque NM 87122	888144	Closed	
8	12700 Carmel Court NE , Albuquerque NM 87122	884541	Closed	
9	2755 Cliffrose Drive NE , Albuquerque NM 87122	888148	Closed	
10	1849 Tramway Terrace Loop NE , Albuquerque NM 87122	895329	Pending	

# Comparable Properties

883687



12713 Carmel Court NE  
Albuquerque NM

891080



2819 Tramway Circle NE  
Albuquerque NM

880665



2727 Tramway Circle NE  
Albuquerque NM

List Price	\$347,900	\$300,000	\$349,900
Original List Price	\$450,000	\$320,000	\$362,000
Sold Price			\$340,000
Status	Active	Active	Closed
Status Date	04/14/2017	05/05/2017	05/04/2017
Days on Market	164	75	93
Cumulative Days on Market	164	75	93
Bedrooms	3	3	3
Baths - Full	2	2	1
Garage Spaces	2	2	2
Lot Acres	0.17	0.16	0.18
Year Built	1995	1991	1988
Apx Structured SqFt	2,096	2,043	1,988
Baths - 3/4	0	0	1
<b>Price</b>	<b>\$347,900</b>	<b>\$300,000</b>	<b>\$340,000</b>

884541



12700 Carmel Court NE  
Albuquerque NM

885477



1860 Tramway Terrace Loop NE  
Albuquerque NM

887971



711-30 Tramway # 30 Place NE  
Albuquerque NM

List Price	\$374,000	\$360,000	\$345,000
Original List Price	\$374,000	\$369,000	\$345,000
Sold Price	\$374,000	\$355,000	\$345,000
Status	Closed	Closed	Closed
Status Date	04/24/2017	05/01/2017	04/20/2017
Days on Market	8	28	4
Cumulative Days on Market	8	28	4
Bedrooms	3	3	3
Baths - Full	2	1	2
Garage Spaces	2	2	2
Lot Acres	0.14	0.12	0.11
Year Built	2002	1986	1996
Apx Structured SqFt	2,150	1,950	2,190
Baths - 3/4	0	1	0
<b>Price</b>	<b>\$374,000</b>	<b>\$355,000</b>	<b>\$345,000</b>

888148



2755 Cliffrose Drive NE  
Albuquerque NM

888144



131 Big Horn Ridge Court NE  
Albuquerque NM

895329



1849 Tramway Terrace Loop NE  
Albuquerque NM

List Price	\$415,000	\$425,000	\$394,500
Original List Price	\$415,000	\$425,000	\$394,500
Sold Price	\$407,000	\$422,500	
Status	Closed	Closed	Pending
Status Date	05/19/2017	05/19/2017	07/09/2017
Days on Market	2	2	15
Cumulative Days on Market	2	2	15
Bedrooms	3	3	4
Baths - Full	2	1	1
Garage Spaces	3	4	2
Lot Acres	0.18	1.33	0.17
Year Built	1992	1972	1984
Apx Structured SqFt	2,184	2,127	2,116
Baths - 3/4	0	1	2
<b>Price</b>	<b>\$407,000</b>	<b>\$422,500</b>	<b>\$394,500</b>

896533



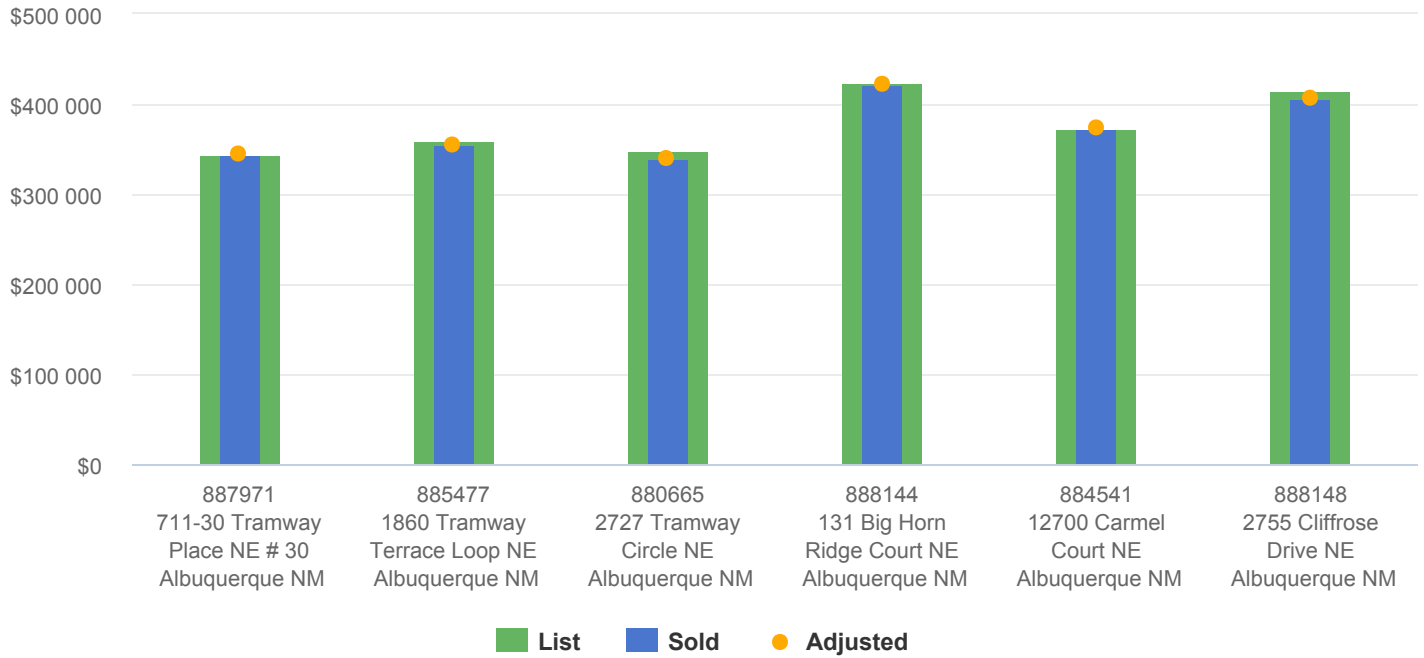
8216 Indigo Court NE  
Albuquerque NM

List Price	\$385,000		
Original List Price	\$385,000		
Sold Price			
Status	Pending		
Status Date	07/10/2017		
Days on Market	3		
Cumulative Days on Market	3		
Bedrooms	3		
Baths - Full	2		
Garage Spaces	2		
Lot Acres	0.16		
Year Built	1999		
Apx Structured SqFt	2,050		
Baths - 3/4	0		
<b>Price</b>	<b>\$385,000</b>		

# Price Analysis

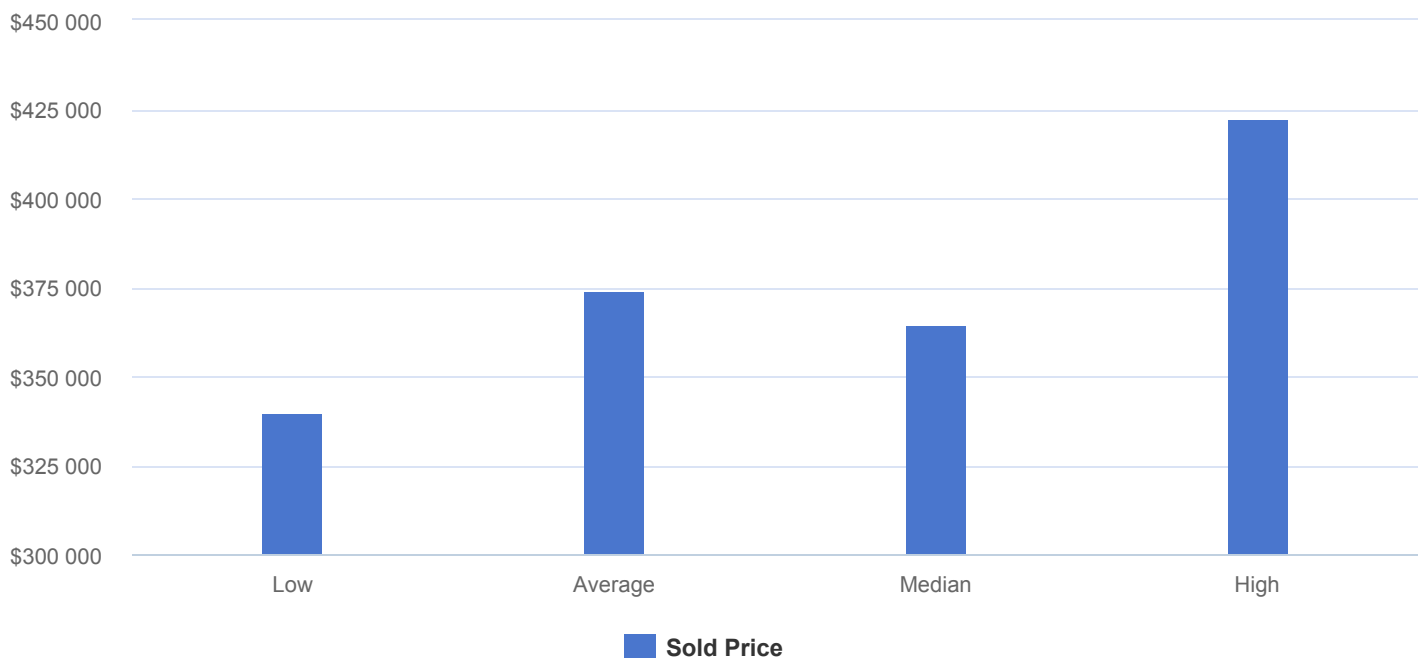
## List, Sold and Adjusted Prices

Closed Listings



## Low, Average, Median, and High Sold Prices

Closed Listings



## Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
887971	711-30 Tramway Place NE # 30, Albuquerque NM	\$345,000	4	4	04/20/2017	\$345,000	-	\$345,000
885477	1860 Tramway Terrace Loop NE, Albuquerque NM	\$360,000	28	28	04/28/2017	\$355,000	-	\$355,000
880665	2727 Tramway Circle NE, Albuquerque NM	\$349,900	93	93	05/02/2017	\$340,000	-	\$340,000
888144	131 Big Horn Ridge Court NE, Albuquerque NM	\$425,000	2	2	05/18/2017	\$422,500	-	\$422,500
884541	12700 Carmel Court NE, Albuquerque NM	\$374,000	8	8	04/24/2017	\$374,000	-	\$374,000
888148	2755 Cliffrose Drive NE, Albuquerque NM	\$415,000	2	2	05/17/2017	\$407,000	-	\$407,000

## Summary of Pending Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
896533	8216 Indigo Court NE, Albuquerque NM	\$385,000	3	3	\$385,000	-	\$385,000
895329	1849 Tramway Terrace Loop NE, Albuquerque NM	\$394,500	15	15	\$394,500	-	\$394,500

## Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
891080	2819 Tramway Circle NE, Albuquerque NM	\$320,000	75	75	\$300,000	-	\$300,000
883687	12713 Carmel Court NE, Albuquerque NM	\$450,000	164	164	\$347,900	-	\$347,900

## Low, Average, Median, and High Comparisons

	Closed	Pending	Active	Overall
Low	\$340,000	\$385,000	\$300,000	\$300,000
Average	\$373,917	\$389,750	\$323,950	\$367,090
Median	\$364,500	\$389,750	\$323,950	\$364,500
High	\$422,500	\$394,500	\$347,900	\$422,500

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/ List Price	Avg. Apx Structured SqFt	Avg. List \$/Apx Structured SqFt	Avg. Sold \$/Apx Structured SqFt	Avg. Dom	Avg. CDOM
Closed	6	2,268,900	378,150	2,243,500	373,917	0.99	2,098	180.32	178.26	23	23
Pending	2	779,500	389,750	0	0	0.00	2,083	187.12	0.00	9	9
Active	2	647,900	323,950	0	0	0.00	2,070	156.41	0.00	120	120
Overall	10	3,696,300	369,630	2,243,500	373,917	0.99	2,089	176.90	178.26	39	39

### SELECTION CRITERIA FOR COMPARABLE PROPERTIES

**Specified listings from the following search:** Property type Residential; Inside 1.00 mi. radius search; Status of 'Active', 'Cancelled', 'Closed', 'Expired', 'Pending', 'Withdrawn'; Apx Structured SqFt between 1900 and 2200; Bank Owned of 'No'; Short Sale of 'No'; Pending Date relative 3 months back; Closing Date relative 3 months back; Expiration Date relative 3 months back; Withdrawn Date relative 3 months back; Cancel Date relative 3 months back.