

Comparable Market Analysis

Wednesday, July 19, 2017



Brenda Cross-Woodrome

PS Properties

740 San Mateo Blvd NE 1A

Albuquerque, NM 87108

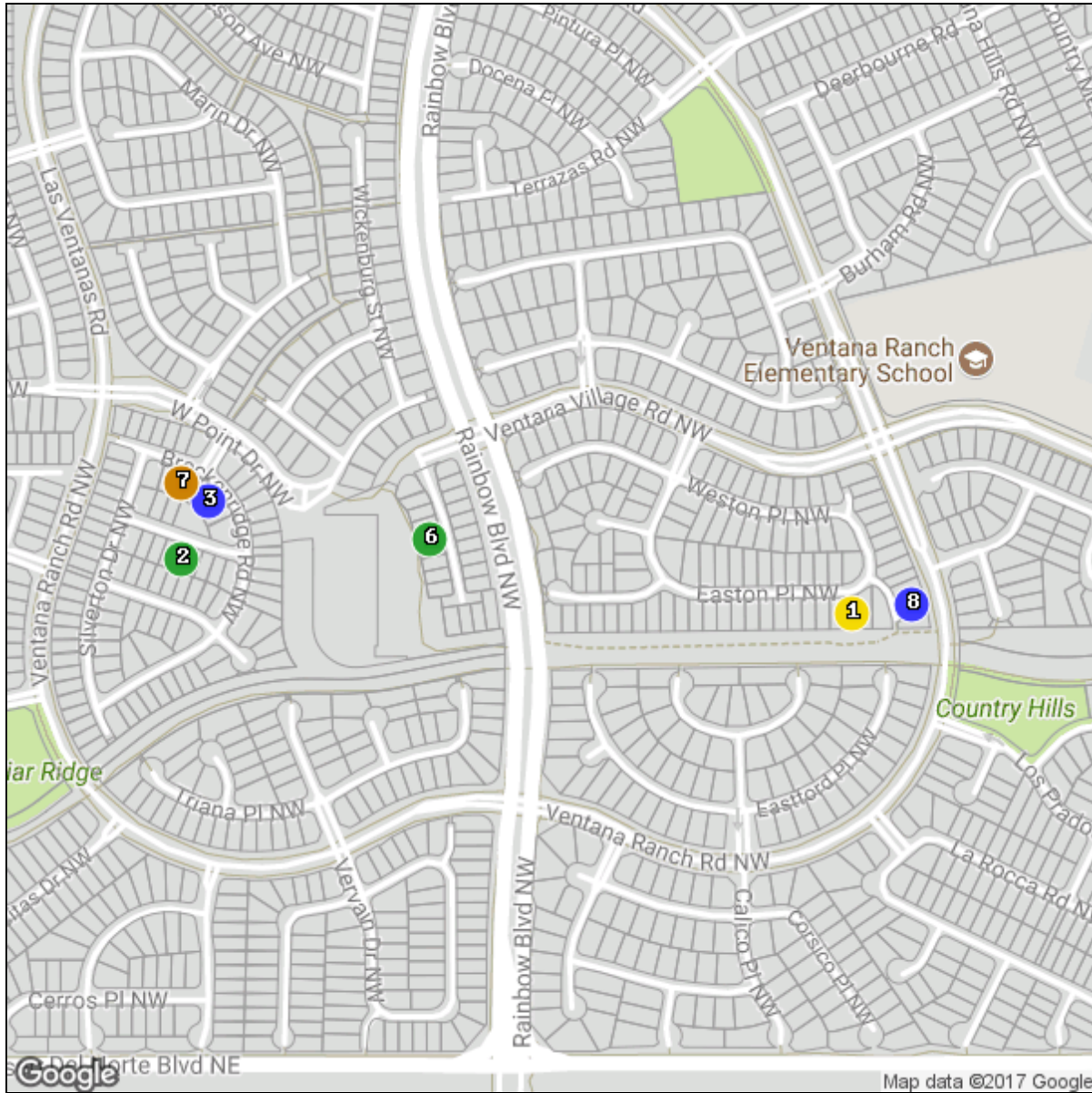
505-385-1307

brendasnmhomes@gmail.com

<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 ● Withdrawn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	6904 Easton Place NW , Albuquerque NM 87114	892622	Pending	
2	7416 Vancouver Avenue NW , Albuquerque NM 87114	894081	Active	
3	7508 Breckenridge Road NW , Albuquerque NM 87114	886413	Closed	
4	7516 Breckenridge Road NW , Albuquerque NM 87114	895438	Active	
5	7516 Breckenridge Road NW , Albuquerque NM 87114	892029	Cancelled	
6	10027 Vista Cantera Lane NW , Albuquerque NM 87114	896990	Active	
7	7516 Breckenridge Road NW , Albuquerque NM 87114	888033	Withdrawn	
8	9904 Stoughton Place NW , Albuquerque NM 87114	896374	Closed	

Comparable Properties

894081



7416 Vancouver Avenue NW
Albuquerque NM

895438



7516 Breckenridge Road NW
Albuquerque NM

896990



10027 Vista Cantera Lane NW
Albuquerque NM

List Price	\$189,900	\$186,400	\$200,000
Original List Price	\$195,000	\$187,500	\$200,000
Sold Price			
Status	Active	Active	Active
Status Date	06/08/2017	06/23/2017	07/13/2017
Days on Market	41	26	6
Cumulative Days on Market	41	95	6
Bedrooms	3	3	3
Baths - Full	2	2	2
Garage Spaces	2	2	2
Lot Acres	0.1	0.13	0.1
Year Built	2001	2000	2004
Apx Structured SqFt	1,580	1,633	1,676
Baths - 3/4	0	0	0
Price	\$189,900	\$186,400	\$200,000

886413



7508 Breckenridge Road NW
Albuquerque NM

896374



9904 Stoughton Place NW
Albuquerque NM

892029



7516 Breckenridge Road NW
Albuquerque NM

List Price	\$169,000	\$179,000	\$189,900
Original List Price	\$169,000	\$179,000	\$189,900
Sold Price	\$168,000	\$176,000	
Status	Closed	Closed	Cancelled
Status Date	06/27/2017	07/07/2017	06/09/2017
Days on Market	34	0	23
Cumulative Days on Market	34	0	69
Bedrooms	3	4	3
Baths - Full	2	2	2
Garage Spaces	2	2	2
Lot Acres	0.13	0.12	0.13
Year Built	2000	1999	2000
Apx Structured SqFt	1,609	1,750	1,640
Baths - 3/4	0	0	0
Price	\$168,000	\$176,000	\$189,900

892622



6904 Easton Place NW
Albuquerque NM

888033



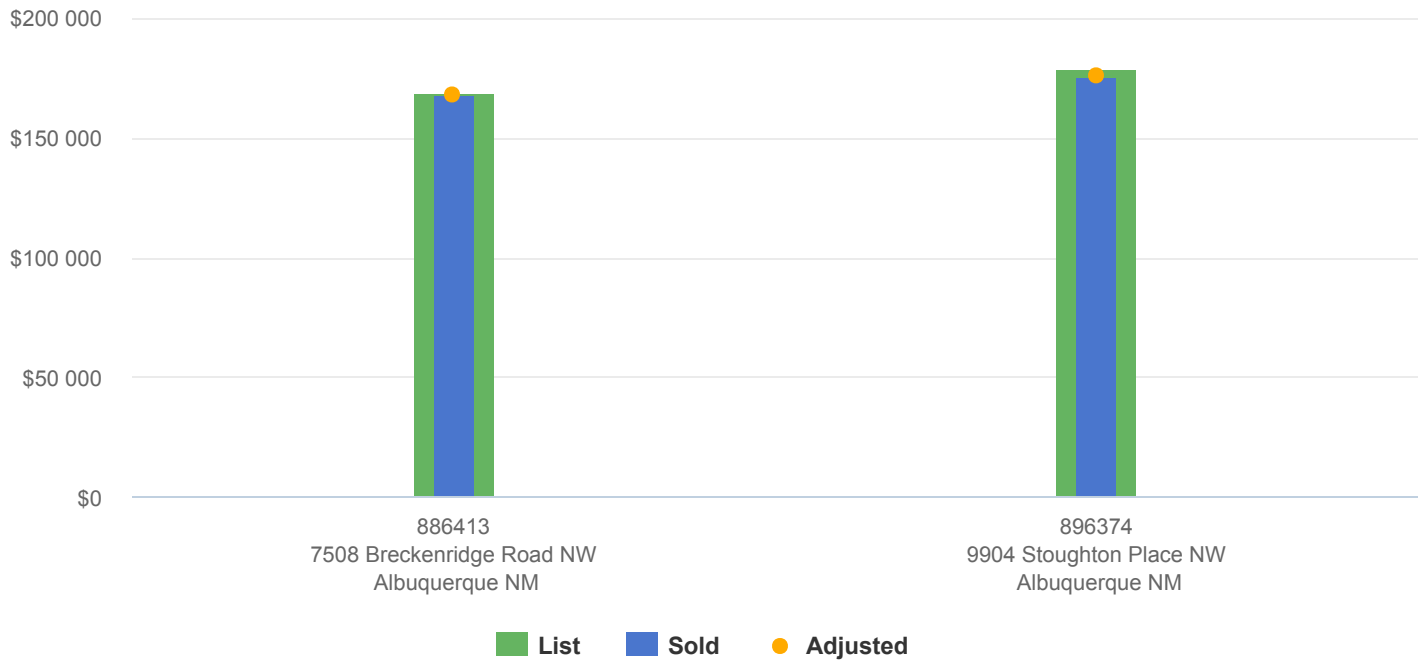
7516 Breckenridge Road NW
Albuquerque NM

List Price	\$175,000	\$204,900
Original List Price	\$179,900	\$209,900
Sold Price		
Status	Pending	Withdrawn
Status Date	06/30/2017	05/16/2017
Days on Market	38	46
Cumulative Days on Market	38	46
Bedrooms	3	3
Baths - Full	2	2
Garage Spaces	2	2
Lot Acres	0.13	0.13
Year Built	1999	2000
Apx Structured SqFt	1,427	1,730
Baths - 3/4	0	0
Price	\$175,000	\$204,900

Price Analysis

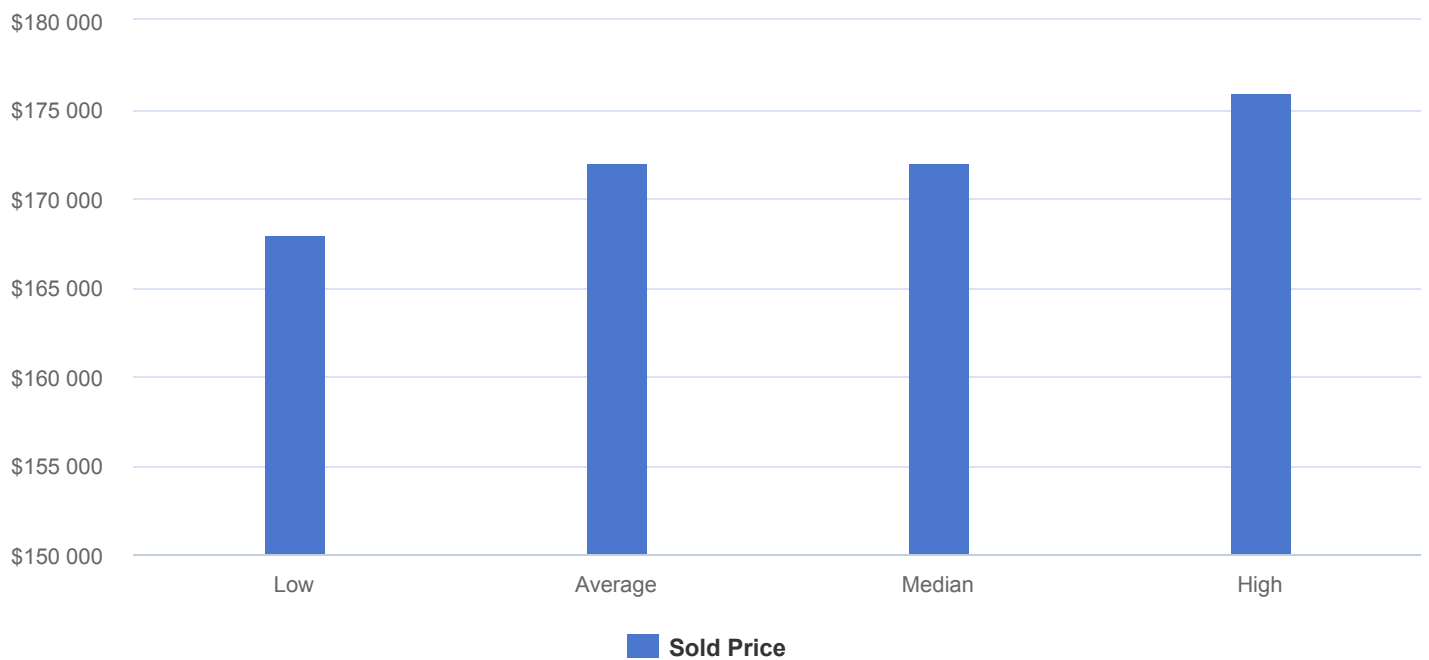
List, Sold and Adjusted Prices

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
886413	7508 Breckenridge Road NW, Albuquerque NM	\$169,000	34	34	06/26/2017	\$168,000	-	\$168,000
896374	9904 Stoughton Place NW, Albuquerque NM	\$179,000	0	0	07/07/2017	\$176,000	-	\$176,000

Summary of Pending Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
892622	6904 Easton Place NW, Albuquerque NM	\$179,900	38	38	\$175,000	-	\$175,000

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
894081	7416 Vancouver Avenue NW, Albuquerque NM	\$195,000	41	41	\$189,900	-	\$189,900
895438	7516 Breckenridge Road NW, Albuquerque NM	\$187,500	26	95	\$186,400	-	\$186,400
896990	10027 Vista Cantera Lane NW, Albuquerque NM	\$200,000	6	6	\$200,000	-	\$200,000

Summary of Cancelled Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
892029	7516 Breckenridge Road NW, Albuquerque NM	\$189,900	23	69	\$189,900	-	\$189,900

Summary of Withdrawn Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
888033	7516 Breckenridge Road NW, Albuquerque NM	\$209,900	46	46	\$204,900	-	\$204,900

Low, Average, Median, and High Comparisons

	Closed	Pending	Active	Cancelled	Withdrawn	Overall
Low	\$168,000	\$175,000	\$186,400	\$189,900	\$204,900	\$168,000
Average	\$172,000	\$175,000	\$192,100	\$189,900	\$204,900	\$186,262
Median	\$172,000	\$175,000	\$189,900	\$189,900	\$204,900	\$188,150
High	\$176,000	\$175,000	\$200,000	\$189,900	\$204,900	\$204,900

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	2	348,000	174,000	344,000	172,000	0.99	1,680	103.66	102.49	17	17
Pending	1	175,000	175,000	0	0	0.00	1,427	122.63	0.00	38	38
Active	3	576,300	192,100	0	0	0.00	1,630	117.89	0.00	24	47

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
Cancelled	1	189,900	189,900	0	0	0.00	1,640	115.79	0.00	23	69
Withdrawn	1	204,900	204,900	0	0	0.00	1,730	118.44	0.00	46	46
Overall	8	1,494,100	186,762	344,000	172,000	0.99	1,631	114.73	102.49	27	41

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Residential; Inside 0.50 mi. radius search; Status of 'Active', 'Cancelled', 'Closed', 'Expired', 'Pending', 'Withdrawn'; Property Sub-Type of 'Detached'; Apx Structured SqFt between 1400 and 1800; Stories of '2'; Age of ' 1 - 3', ' 4 - 6', ' 7 - 9', '10 - 15', '16 - 20', '21 - 30'; 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.