

# Comparative Market Analysis

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Researched and prepared by  
**Eric Smith**

Prepared exclusively for

Prepared on  
February 16, 2017

Subject Property

57 E Beechwood Avenue

Dayton, OH

45405-3032



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# Comparative Market Analysis

57 E Beechwood Avenue  
Dayton, 45405

Thursday, February 16, 2017

## 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>
57 E Beechwood Avenue	37 E Shadyside Drive		165 Basswood Avenue	
<b>MLS#</b>	714510		725830	
<b>Area</b>	520 - Upper Riverdale			
<b>Bedrooms</b>	3		3	
<b>Bathrooms</b>	1		1	
<b>CDOM</b>	115		76	
<b>DOM</b>	115		76	
<b>Listing Price</b>	\$22,500		\$19,900	
<b>Lot Sz - Acres</b>	0.11		0.23	
<b>Lot Sz - SqFt</b>	4800		10,080	
<b>Orig List Pr</b>	27500		\$19,900	
<b>Pending Date</b>	02/13/2017		02/08/2017	
<b>Price/SqFt</b>	17.94		\$15.88	
<b>Property Type</b>	Residential		Residential	
<b>Prop SubType</b>	Single Family		Single Family	
<b>Style</b>	Traditional			
<b>School Dist</b>	Dayton City SD		Dayton City SD	
<b>Sell Date</b>				
<b>Sell Price</b>				
<b>SqFt</b>	1254		1,253	
<b>Status</b>	Active/Pending		Pending	
<b>Subdivision</b>	Up Riverdale		City/Dayton Rev	
<b>Year Built</b>	1928		1949	

<b>Price</b>	<b>\$22,000</b>	<b>\$19,900</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$22,000</b>	<b>\$19,900</b>

Researched and prepared by Eric Smith

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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
57 E Beechwood Avenue	22 Pinehurst Avenue		217 Fernwood Avenue	
<b>MLS#</b>	727279		725810	
<b>Area</b>				
<b>Bedrooms</b>	3	3	3	
<b>Bathrooms</b>	1	1	1	
<b>CDOM</b>	115	41	77	
<b>DOM</b>	115	41	77	
<b>Listing Price</b>	\$22,500	\$77,400	\$79,400	
<b>Lot Sz - Acres</b>	0.11	0.12	0.11	
<b>Lot Sz - SqFt</b>	4800	5,332	4,691	
<b>Orig List Pr</b>	27500	\$77,400	\$79,400	
<b>Pending Date</b>	02/13/2017	01/06/2017	12/01/2016	
<b>Price/SqFt</b>	17.94	\$56.25	\$61.50	
<b>Property Type</b>	Residential	Residential	Residential	
<b>Prop SubType</b>	Single Family	Single Family	Single Family	
<b>Style</b>	Traditional	Ranch		
<b>School Dist</b>	Dayton City SD	Dayton City SD	Dayton City SD	
<b>Sell Date</b>				
<b>Sell Price</b>				
<b>SqFt</b>	1254	1,376	1,291	
<b>Status</b>		Pending	Pending	
<b>Subdivision</b>	Up Riverdale	City/Dayton Rev	Fairmont Acres Sec 04	
<b>Year Built</b>	1928	1922	1928	

<b>Price</b>	<b>\$77,400</b>	<b>\$79,400</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$77,400</b>	<b>\$79,400</b>







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<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
57 E Beechwood Avenue		300 Knecht Drive		217 Fernwood Avenue	
MLS#		729299		720827	
Area				520 - Upper Riverdale	
Bedrooms	3	3		3	
Bathrooms	1	1		1	
CDOM	115	8		42	
DOM	115	8		42	
Listing Price	\$22,500	\$79,400		\$23,900	
Lot Sz - Acres	0.11	0.13		0.11	
Lot Sz - SqFt	4800	5,519		4,691	
Orig List Pr	27500	\$79,400		\$23,900	
Pending Date	02/13/2017	02/08/2017		10/21/2016	
Price/SqFt	17.94	\$75.19		\$17.04	
Property Type	Residential	Residential		Residential	
Prop SubType	Single Family	Single Family		Single Family	
Style	Traditional				
School Dist	Dayton City SD	Dayton City SD		Dayton City SD	
Sell Date				10/21/2016	
Sell Price				\$22,000	
SqFt	1254	1,056		1,291	
Status		Pending		Sold	
Subdivision	Up Riverdale	City/Dayton Rev		Fairmont Acres Sec 04	
Year Built	1928	1922		1928	

Price	\$79,400	\$22,000
Total Adjustments	\$0	\$0
Adjusted Price	\$79,400	\$22,000





# Comparative Market Analysis

57 E Beechwood Avenue  
Dayton, 45405

Thursday, February 16, 2017

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active/Pending Properties

#### 37 E Shadyside DR



<b>MLS #:</b>	714510	<b>Status:</b>	D	<b>Beds:</b>	3	<b>L Price:</b>	\$22,000
<b>County:</b>	Montgomery	<b>Baths:</b>	1/	<b>Ttl SF:</b>	1,386		
<b>Prop Type:</b>	Residential						
<b>Sub Type:</b>	Single Family						

**Rmks:** Property is being sold as a Short Sale with no repairs.Needs Third Party Approval Home needs some TLC, and updates. 3 Bedrooms and 1 Bath with a 2 car detached garage. There are wood flooring through out the home. It has a full basement. The appliances do stay with the property. In the beginning process of short sale.Rely on your own inspections. PLEASE CALL --Co-Agent with any questions

### Pending Properties

#### 165 Basswood AVE



<b>MLS #:</b>	725830	<b>Status:</b>	P	<b>Beds:</b>	3	<b>L Price:</b>	\$19,900
<b>County:</b>	Montgomery	<b>Baths:</b>	1/	<b>Ttl SF:</b>	1,253		
<b>Prop Type:</b>	Residential						
<b>Sub Type:</b>	Single Family						

**Rmks:** 1 story cape cod with 3 beds and 1 bath. Property in need of TLC. Perfect for an investor. Property being sold as-is. Buyer verify all information. Buyer verify taxes. Seller is motivated. Verify bedroom sizes.

#### 22 Pinehurst AVE



<b>MLS #:</b>	727279	<b>Status:</b>	P	<b>Beds:</b>	3	<b>L Price:</b>	\$77,400
<b>County:</b>	Montgomery	<b>Baths:</b>	1/	<b>Ttl SF:</b>	1,376		
<b>Prop Type:</b>	Residential						
<b>Sub Type:</b>	Single Family						

**Rmks:** Great ranch home with 3 bedrooms, updated electric, updated plumbing, all new roof, new flooring and freshly painted. Home also has updated kitchen and bath, new dishwasher and garbage disposal system.

#### 217 Fernwood AVE



<b>MLS #:</b>	725810	<b>Status:</b>	P	<b>Beds:</b>	3	<b>L Price:</b>	\$79,400
<b>County:</b>	Montgomery	<b>Baths:</b>	1/	<b>Ttl SF:</b>	1,291		
<b>Prop Type:</b>	Residential						
<b>Sub Type:</b>	Single Family						

**Rmks:** Nice 2 story home with updated electric, updated plumbing, all new flooring and freshly painted. Home also has updated kitchen and bath, new dishwasher and garbage disposal.





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Dayton, 45405

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

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#### 300 Knecht DR



**MLS #:** 729299      **Status:** P      **Beds:** 3      **L Price:** \$79,400  
**County:** Montgomery      **Baths:** 1/  
**Prop Type:** Residential      **Ttl SF:** 1,056  
**Sub Type:** Single Family

**Rmks:** Updated electrical, HVAC, plumbing; new windows, flooring, paint; updated kitchen and bath; new DW, disposal, range hood

### Sold Properties

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#### 217 Fernwood AVE



**MLS #:** 720827      **Status:** S      **Beds:** 3      **L Price:** \$23,900  
**County:** Montgomery      **Baths:** 1/      **S Price:** \$22,000  
**Prop Type:** Residential      **Ttl SF:** 1,291      **S Date:** 10/21/2016  
**Sub Type:** Single Family

**Rmks:** Nice updates with a large Kitchen. Sliding glass doors to a covered patio. Fenced yard. 3 bedrooms and 1 bathroom on the second floor.





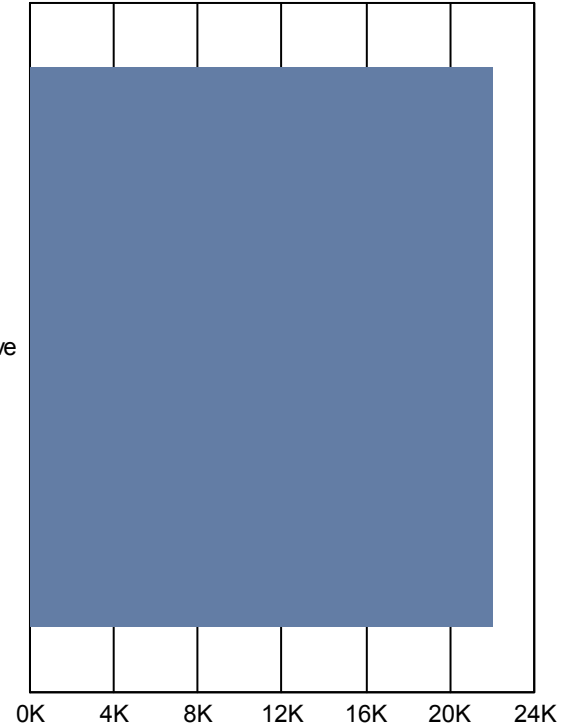
## CMA Pro Report

These pages give a general overview of the selected properties.

### Active/Pending Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$22,000</b>
Highest Price	<b>\$22,000</b>
Average Price	<b>\$22,000</b>
Avg. Price/SqFt	<b>\$15.87</b>
Avg DOM	<b>239</b>

37 E Shadyside Drive



### Pending Properties

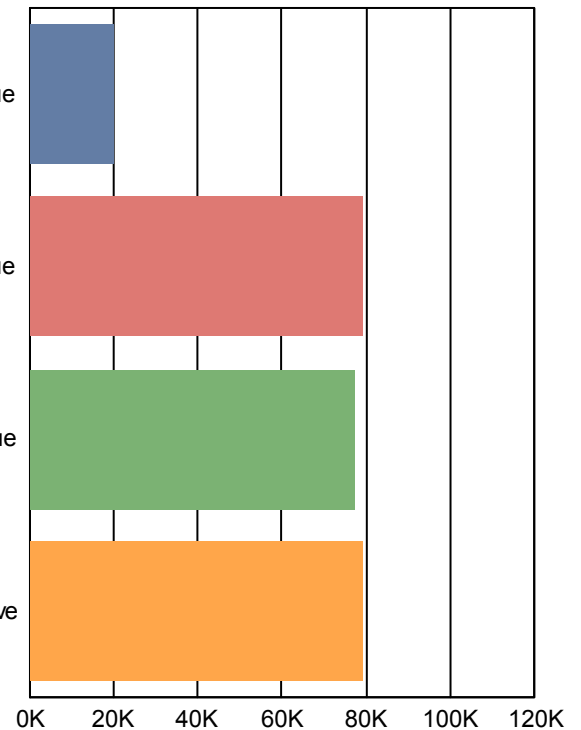
Total # of Listings	<b>4</b>
Lowest Price	<b>\$19,900</b>
Highest Price	<b>\$79,400</b>
Average Price	<b>\$64,025</b>
Avg. Price/SqFt	<b>\$52.21</b>
Avg DOM	<b>51</b>

165 Basswood Avenue

217 Fernwood Avenue

22 Pinehurst Avenue

300 Knecht Drive





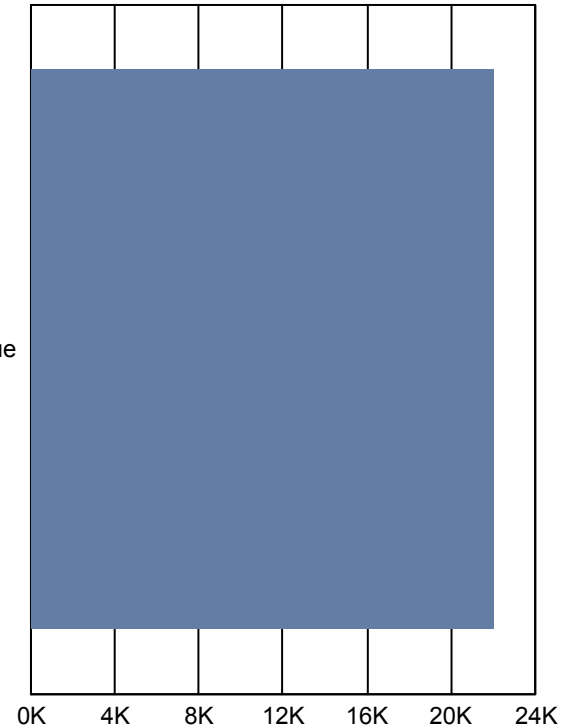
## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$22,000</b>
Highest Price	<b>\$22,000</b>
Average Price	<b>\$22,000</b>
Avg. Price/SqFt	<b>\$17.04</b>
Avg DOM	<b>42</b>

217 Fernwood Avenue







# Comparative Market Analysis

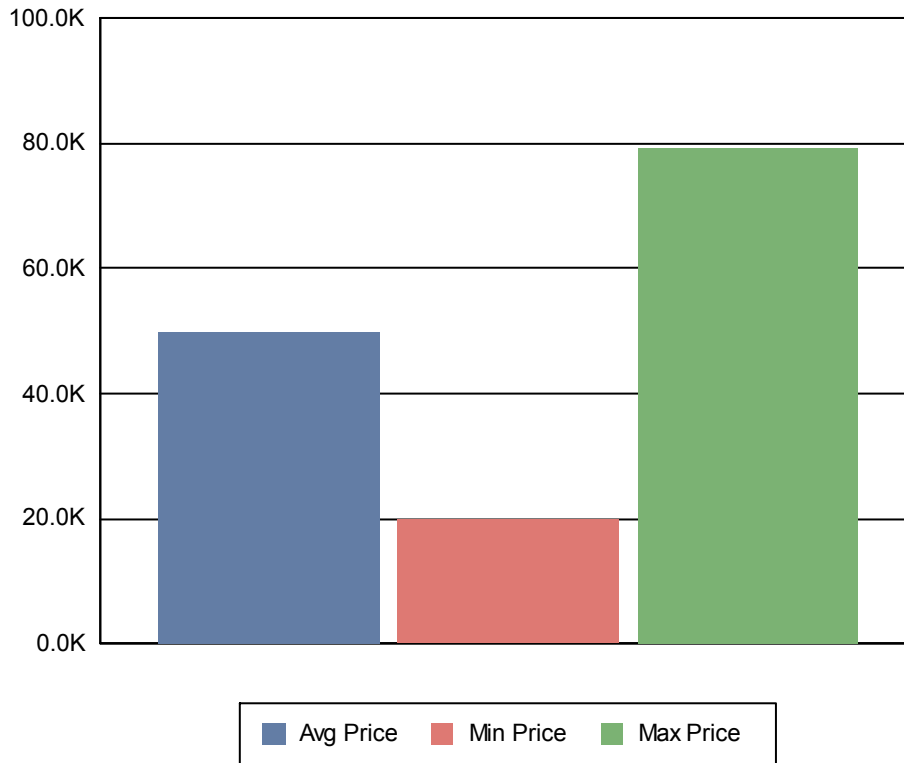
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## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active/Pending	\$22,000	\$22,000	\$22,000	\$15.87
Pending	\$19,900	\$79,400	\$64,025	\$52.21
Sold	\$22,000	\$22,000	\$22,000	\$17.04
<b>Totals / Averages</b>	<b>\$19,900</b>	<b>\$79,400</b>	<b>\$50,017</b>	<b>\$40.29</b>

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
217 Fernwood Avenue	\$23,900	\$22,000	42	%92.05	\$17.04
<b>Total Averages</b>	<b>\$23,900</b>	<b>\$22,000</b>	<b>42</b>	<b>%92.05</b>	<b>\$17.04</b>

### Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Active/Pending								
AP	37 E Shadyside Drive	3	1/	1,386	\$22,000			239





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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
<b>Pending</b>								
P	165 Basswood Avenue	3	1/	1,253	\$19,900			76
P	22 Pinehurst Avenue	3	1/	1,376	\$77,400			41
P	217 Fernwood Avenue	3	1/	1,291	\$79,400			77
P	300 Knecht Drive	3	1/	1,056	\$79,400			8
<b>Sold</b>								
S	217 Fernwood Avenue	3	1/	1,291	\$23,900	\$22,000	10/21/2016	42





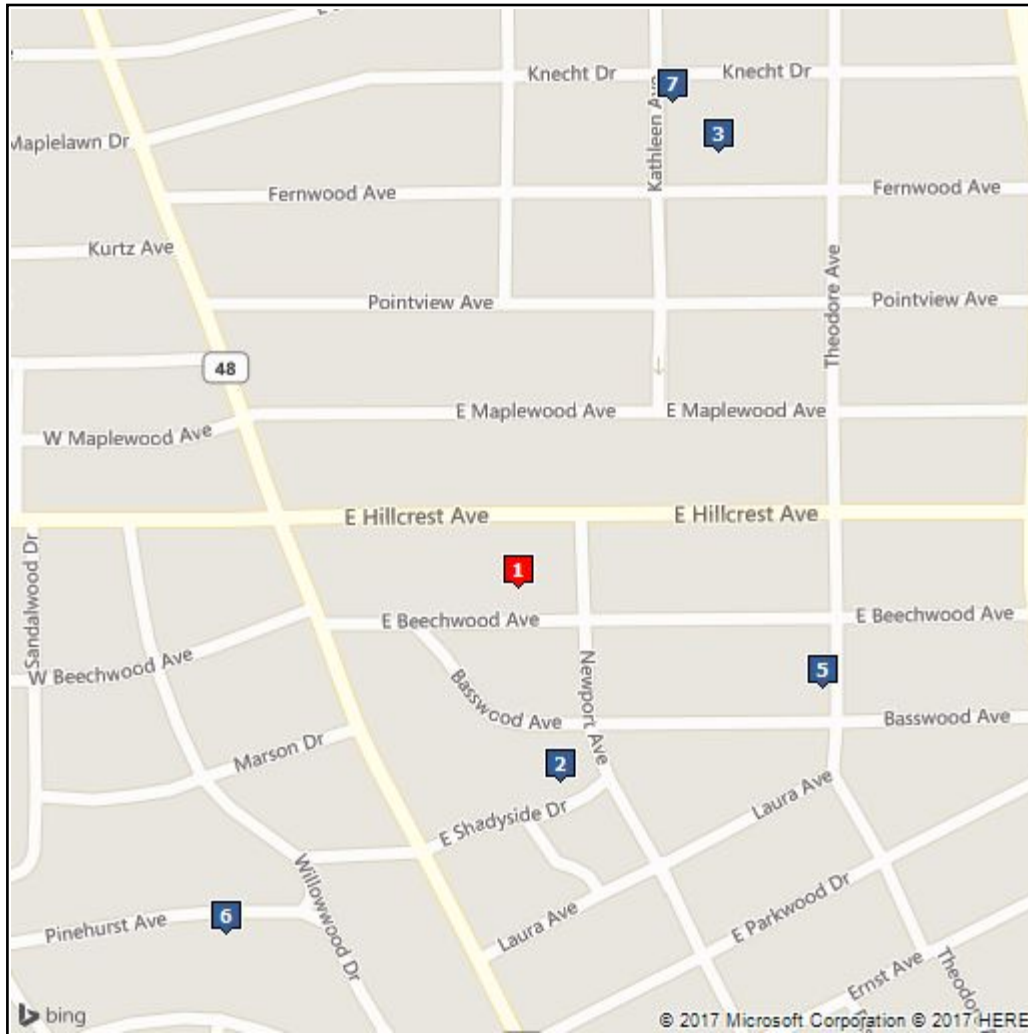
# Comparative Market Analysis

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## CMA Map Layout

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



- 1 57 E Beechwood Avenue
- 2 37 E Shadyside DR
- 3 217 Fernwood AVE
- 4 217 Fernwood AVE
- 5 165 Basswood AVE
- 6 22 Pinehurst AVE
- 7 300 Knecht DR

