

# Comparative Market Analysis

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Researched and prepared by  
**Eric Smith**

Prepared exclusively for

Subject Property  
75 Seminary  
Dayton, OH  
45403

Prepared on  
June 06, 2017



## Eric Smith

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# Comparative Market Analysis

75 Seminary  
Dayton, 45403

Tuesday, June 6, 2017

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



### Subject Property

75 Seminary

MLS#

Area

Bedrooms 2

Bathrooms 1

CDOM 240

DOM 240

Listing Price \$35,000

Lot Sz - Acres

Lot Sz - SqFt

Orig List Pr 52000

Pending Date

Price/SqFt

Property Type Residential

Prop SubType Single Family

Style

School Dist Dayton City SD

Sell Date

Sell Price

SqFt

Status

Subdivision

Year Built 1925

### Details

699 Greenlawn Avenue

727608

2

2

119

119

\$54,999

0.10

4,500

\$65,000

04/15/2017

\$57.08

Residential

Single Family

Dayton City SD

04/27/2017

\$50,000

876

Sold

City/Dayton Rev

1924

### Adjust

### Details

418 Santa Cruz Avenue

722467

2

2

153

153

\$69,900

0.08

3,598

\$74,500

01/05/2017

\$63.89

Residential

Single Family

Dayton City SD

03/03/2017

\$69,000

1,080

Sold

City/Dayton Rev

1926

### Adjust

Price  
Total Adjustments  
Adjusted Price

\$50,000  
\$0  
\$50,000

\$69,000  
\$0  
\$69,000





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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>
75 Seminary	679 Greenlawn Avenue	
MLS#	733600	
Area		
Bedrooms	2	2
Bathrooms	1	2
CDOM	240	53
DOM	240	53
Listing Price	\$35,000	\$75,000
Lot Sz - Acres		0.13
Lot Sz - SqFt		5,576
Orig List Pr	52000	\$75,000
Pending Date		04/21/2017
Price/SqFt		\$77.49
Property Type	Residential	Residential
Prop SubType	Single Family	Single Family
Style		
School Dist	Dayton City SD	Dayton City SD
Sell Date		05/26/2017
Sell Price		\$73,000
SqFt		942
Status		Sold
Subdivision		City/Dayton Rev
Year Built	1925	1925

Price	\$73,000
Total Adjustments	\$0
Adjusted Price	\$73,000





## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 699 Greenlawn AVE



<b>MLS #:</b>	727608	<b>Status:</b>	S	<b>Beds:</b>	2	<b>L Price:</b>	\$54,999
<b>County:</b>	Montgomery	<b>Baths:</b>	2/0	<b>S Price:</b>	\$50,000	<b>S Date:</b>	4/27/2017
<b>Prop Type:</b>	Residential	<b>Ttl SF:</b>	876				
<b>Sub Type:</b>	Single Family						

**Rmks:** This beautifully maintained 2 bedroom, 2 bath house has everything you want and more in your next home. As you walk in you will notice the sprawling hardwood floors which flow from the living room into the formal dining room. Then there is a large eat in kitchen with custom cabinetry and a view of the no rear neighbors back yard. The upstairs has two huge bedrooms with loads of closet space. The basement is ready to be completely finished as it just needs a ceiling to be completely finished. The backyard is fenced with a large storage shed. The roof, gutters and down spouts brand new (12/16); termite bait system in place(2016); ac unit (2013); furnace (2011); water heater (2012); microwave/range (2016); carpet (2013); and laminate flooring (2013). All you have to do is make your drinks and find a spot of this beautiful covered front porch and call it home. Assessor information is incorrect the home is over 1000 square feet.

#### 418 Santa Cruz AVE



<b>MLS #:</b>	722467	<b>Status:</b>	S	<b>Beds:</b>	2	<b>L Price:</b>	\$69,900
<b>County:</b>	Montgomery	<b>Baths:</b>	1/1	<b>S Price:</b>	\$69,000	<b>S Date:</b>	3/3/2017
<b>Prop Type:</b>	Residential	<b>Ttl SF:</b>	1,080				
<b>Sub Type:</b>	Single Family						

**Rmks:** CHARACTER ABOUNDS IN THIS CHARMING 2BD 1BA HOME. LARGE, INVITING FRONT PORCH IS RELAXING. SPACIOUS LIVING ROOM OPENS TO THE DINING AREA WHICH IS JUST OFF THE KITCHEN PROVIDING AN EASY FLOW FOR GATHERINGS AND ENTERTAINING. ORIGINAL WOODWORK GIVES A VINTAGE FEEL. BEDROOMS ARE LOCATED UPSTAIRS FOR EXTRA PRIVACY. YOU WILL APPRECIATE THE CLOSET AND STORAGE SPACE THIS HOME OFFERS. BASEMENT IS CLEAN AND OPEN WITH UNLIMITED POSSIBILITIES FOR USE AS OFFICE, CRAFT ROOM, GAME ROOM OR AS EXTRA STORAGE SPACE. THE BACK DOOR IN THE KITCHEN TAKES YOU TO THE COVERED PATIO IN THE FENCED BACKYARD WITH PLENTY OF ROOM FOR PLAY AND ENTERTAINING. CONVENIENTLY LOCATED NEAR RESTAURANTS, SHOPPING, RECREATION AND ENTERTAINMENT. JUST MINUTES FROM US35, I-75 AND I-675.





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### Sold Properties

#### 679 Greenlawn AVE

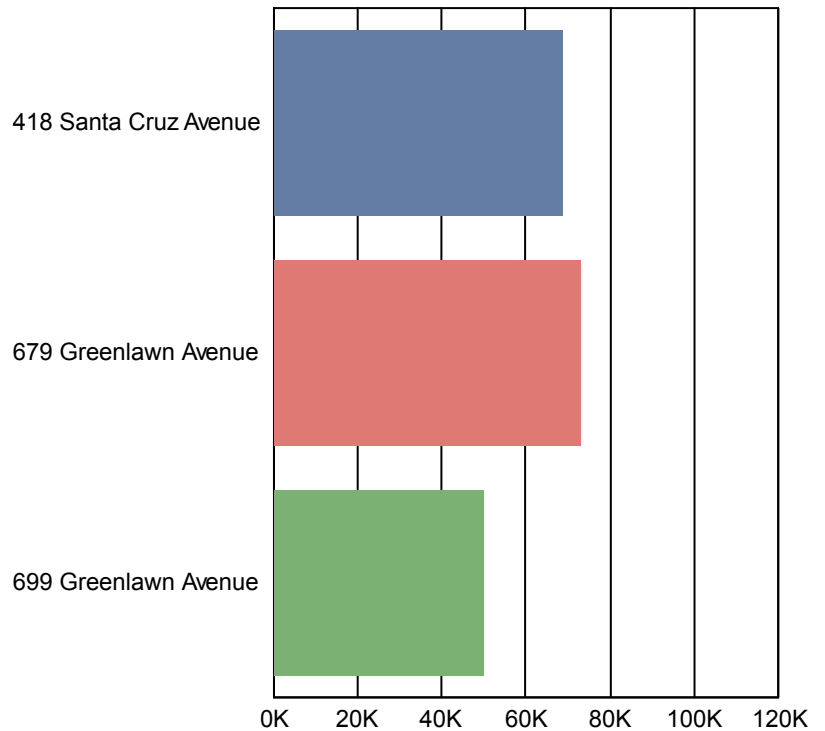


<b>MLS #:</b>	733600	<b>Status:</b>	S	<b>Beds:</b>	2	<b>L Price:</b>	\$75,000
<b>County:</b>	Montgomery	<b>Baths:</b>	1/1	<b>S Price:</b>	\$73,000	<b>S Date:</b>	5/26/2017
<b>Prop Type:</b>	Residential	<b>Ttl SF:</b>	942				
<b>Sub Type:</b>	Single Family						

**Rmks:** Much TLC has been provided over the years by the long time residents of this charming home. The property has been well maintained and includes many updates; including, HVAC system, water heater, gas fireplace, carpet, ceramic tile in kitchen, and replacement windows that come with a transferable life-time warranty. The owner is also providing a 1 year Home Warranty with the home. Extra off street parking is provided on this spacious corner lot with a fenced back yard and large deck.

### Sold Properties

Total # of Listings	<b>3</b>
Lowest Price	<b>\$50,000</b>
Highest Price	<b>\$73,000</b>
Average Price	<b>\$64,000</b>
Avg. Price/SqFt	<b>\$66.15</b>
Avg DOM	<b>108</b>





# Comparative Market Analysis

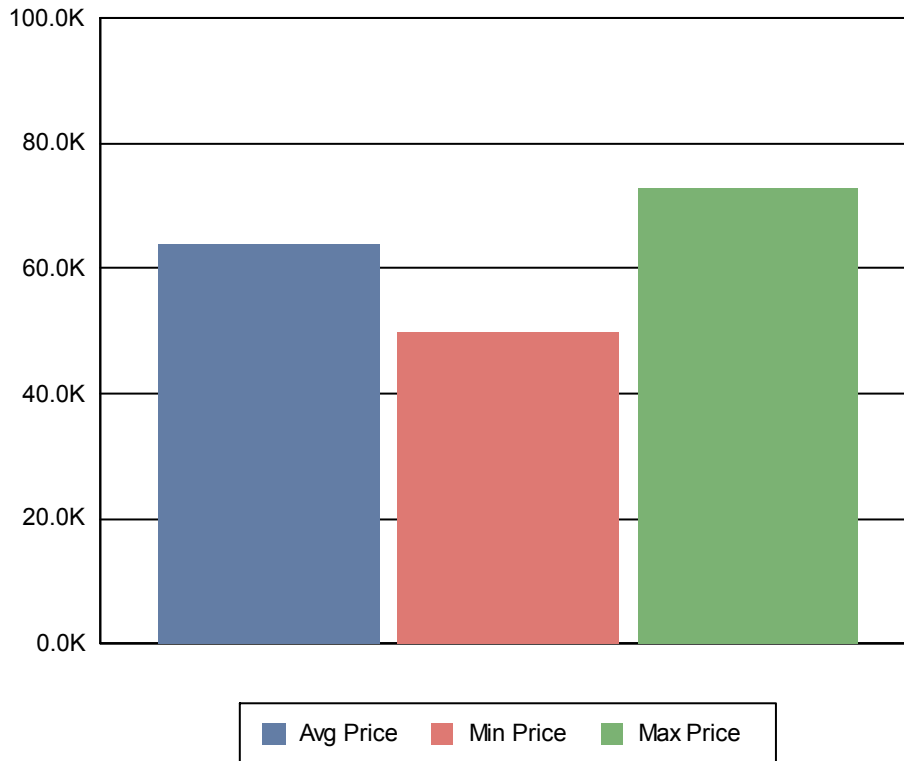
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## CMA Pro Report

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
Sold	\$50,000	\$73,000	\$64,000	\$66.15
<b>Totals / Averages</b>	<b>\$50,000</b>	<b>\$73,000</b>	<b>\$64,000</b>	<b>\$66.15</b>

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
699 Greenlawn Avenue	\$54,999	\$50,000	119	%90.91	\$57.08
418 Santa Cruz Avenue	\$69,900	\$69,000	153	%98.71	\$63.89
679 Greenlawn Avenue	\$75,000	\$73,000	53	%97.33	\$77.49
<b>Total Averages</b>	<b>\$66,633</b>	<b>\$64,000</b>	<b>108</b>	<b>%95.65</b>	<b>\$66.15</b>

### Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
<b>Sold</b>								
S	699 Greenlawn Avenue	2	2/0	876	\$54,999	\$50,000	04/27/2017	119
S	418 Santa Cruz Avenue	2	1/1	1,080	\$69,900	\$69,000	03/03/2017	153





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## CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
S	679 Greenlawn Avenue	2	1/1	942	\$75,000	\$73,000	05/26/2017	53





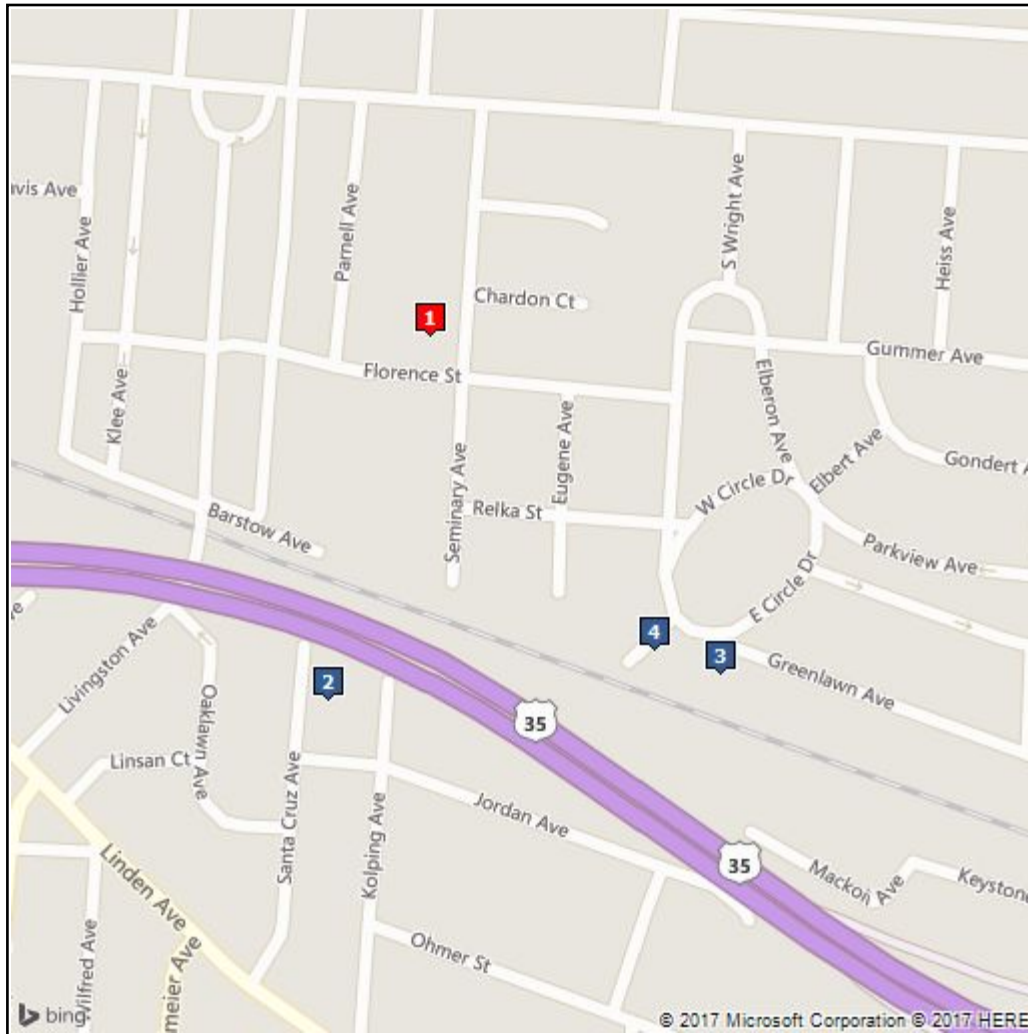
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## CMA Map Layout

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



- 1 75 Seminary
- 2 418 Santa Cruz AVE
- 3 699 Greenlawn AVE
- 4 679 Greenlawn AVE

