

# Comparative Market Analysis

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Researched and prepared by  
**Eric Smith**

Prepared exclusively for

Prepared on  
December 26, 2017

Subject Property  
37 E Shadyside Drive  
Dayton, OH  
45405-3038



## **Eric Smith**

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# Comparative Market Analysis

37 E Shadyside Drive

Dayton, 45405

Tuesday, December 26, 2017

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



### Subject Property

37 E Shadyside Drive

MLS#

Area

**Bedrooms** 3

**Bathrooms** 1

**CDOM** 20

**DOM** 20

**Listing Price** \$17,850

**Lot Sz - Acres** 0.11

**Lot Sz - SqFt** 4983

**Orig List Pr** 17850

**Pending Date**

**Price/SqFt** 12.88

**Property Type** Residential

**Prop SubType** Single Family

**Style**

**School Dist** Dayton City SD

**Sell Date**

**Sell Price**

**SqFt** 1386

**Status**

**Subdivision** City/Dayton

**Year Built** 1926

### Details

232 E Hillcrest Avenue

740474

3

1

75

75

\$28,000

0.12

5,118

\$28,000

07/14/2017

\$20.76

Residential

Single Family

Traditional

Dayton City SD

08/03/2017

\$25,000

1,204

Sold

City/Dayton Rev

1929

### Adjust

### Details

70 Pointview Avenue

736452

2

1

63

63

\$29,900

0.12

5,279

\$34,900

\$22.18

Residential

Single Family

Dayton City SD

07/11/2017

\$26,000

1,172

Sold

City/Dayton Rev

1926

### Adjust

Price  
Total Adjustments  
Adjusted Price

\$25,000  
\$0  
\$25,000

\$26,000  
\$0  
\$26,000





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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>	<u>Details</u>	<u>Adjust</u>
37 E Shadyside Drive	358 Cherry Drive		15 E Shadyside Drive	
<b>MLS#</b>	739608		747102	
<b>Area</b>				
<b>Bedrooms</b>	3	3	3	
<b>Bathrooms</b>	1	1	1	
<b>CDOM</b>	20	74	108	
<b>DOM</b>	20	74	108	
<b>Listing Price</b>	\$17,850	\$39,900	\$39,900	
<b>Lot Sz - Acres</b>	0.11	0.15	0.17	
<b>Lot Sz - SqFt</b>	4983	6,338	7,253	
<b>Orig List Pr</b>	17850	\$44,900	\$44,900	
<b>Pending Date</b>		08/04/2017	12/17/2017	
<b>Price/SqFt</b>	12.88	\$21.75	\$27.21	
<b>Property Type</b>	Residential	Residential	Residential	
<b>Prop SubType</b>	Single Family	Single Family	Single Family	
<b>Style</b>		Dutch Colonial		
<b>School Dist</b>	Dayton City SD	Dayton City SD	Dayton City SD	
<b>Sell Date</b>		08/17/2017	12/22/2017	
<b>Sell Price</b>		\$30,000	\$37,900	
<b>SqFt</b>	1386	1,379	1,393	
<b>Status</b>		Sold	Sold	
<b>Subdivision</b>	City/Dayton	City/Dayton Rev	City/Dayton Rev	
<b>Year Built</b>	1926	1925	1926	

<b>Price</b>	<b>\$30,000</b>	<b>\$37,900</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$30,000</b>	<b>\$37,900</b>





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## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 232 E Hillcrest AVE



**MLS #:** 740474      **Status:** S      **Beds:** 3      **L Price:** \$28,000  
**County:** Montgomery      **Baths:** 1/      **S Price:** \$25,000  
**Prop Type:** Residential      **Ttl SF:** 1,204      **S Date:** 8/3/2017  
**Sub Type:** Single Family

**Rmks:** Don't miss out on this great opportunity! 1,204 Sqft. sided home on E Hillcrest at Riverside Dr. Home offers. newer roof and c/a unit. Living room, dining room, kitchen on first floor; 3 bedrooms and a full bath on second floor. full unfinished basement, 1 car detached garage. Recently was tenant occupied and now vacant, ready to go. Priced below typical neighborhood values for homes this size in average condition. Owner live out of country and is motivated. Better hurry! Call NOW! Note. In overall good condition but sold as is. Inspections must be done PRIOR to making offer. No inspection contingency accepted. All information herein deemed reliable but not guaranteed. Make your own inspections.

#### 70 Pointview AVE



**MLS #:** 736452      **Status:** S      **Beds:** 2      **L Price:** \$29,900  
**County:** Montgomery      **Baths:** 1/      **S Price:** \$26,000  
**Prop Type:** Residential      **Ttl SF:** 1,172      **S Date:** 7/11/2017  
**Sub Type:** Single Family

**Rmks:** Two bedroom 1 bath home. Updated and very well taken care of. Currently section 8 approved and occupied by a long term Section 8 tenant who wishes to stay. Rent is \$750.00 per month. Instant income for the right investor. Motivated out of state owner.

#### 358 Cherry DR



**MLS #:** 739608      **Status:** S      **Beds:** 3      **L Price:** \$39,900  
**County:** Montgomery      **Baths:** 1/      **S Price:** \$30,000  
**Prop Type:** Residential      **Ttl SF:** 1,379      **S Date:** 8/17/2017  
**Sub Type:** Single Family

**Rmks:** Home is "AGENT OWNED"





# Comparative Market Analysis

37 E Shadyside Drive  
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## CMA Pro Report

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### Sold Properties

#### 15 E Shadyside DR

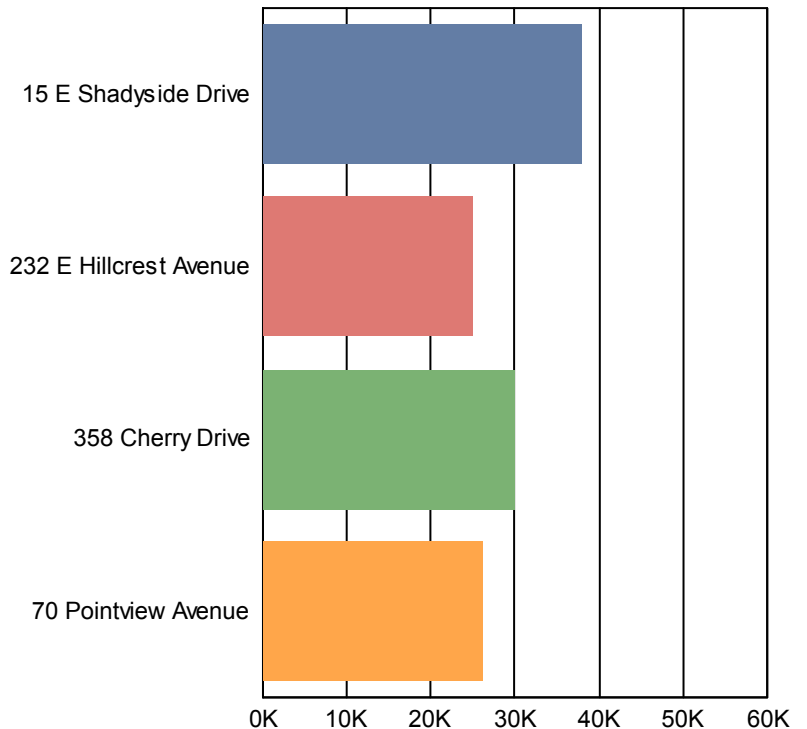


<b>MLS #:</b>	747102	<b>Status:</b>	S	<b>Beds:</b>	3	<b>L Price:</b>	\$39,900
<b>County:</b>	Montgomery	<b>Baths:</b>	1/	<b>S Price:</b>	\$37,900	<b>S Date:</b>	12/22/2017
<b>Prop Type:</b>	Residential	<b>Ttl SF:</b>	1,393				
<b>Sub Type:</b>	Single Family						

**Rmks:** Spotless 2-story home has so many updates there is nothing to do but move in. Living & dining rooms have natural trim & wood floors. Living room with decorative, mirrored, fireplace opens to the dining room through French doors. Kitchen has a butler's door & many cabinets as well as newer appliances. Complete tear off of roof approximately 2 years ago. Bath, windows, electric, plumbing, HVAC & more have been updated. Full, unfinished, and dry basement has glass block windows & newer sump pit/pump. Private, fenced yard, for relaxing or entertaining. Off street parking with room for garage. Fireplace is decorative and not operational. Appliances are not warranted.

### Sold Properties

Total # of Listings	<b>4</b>
Lowest Price	<b>\$25,000</b>
Highest Price	<b>\$37,900</b>
Average Price	<b>\$29,725</b>
Avg. Price/SqFt	<b>\$22.98</b>
Avg DOM	<b>80</b>





# Comparative Market Analysis

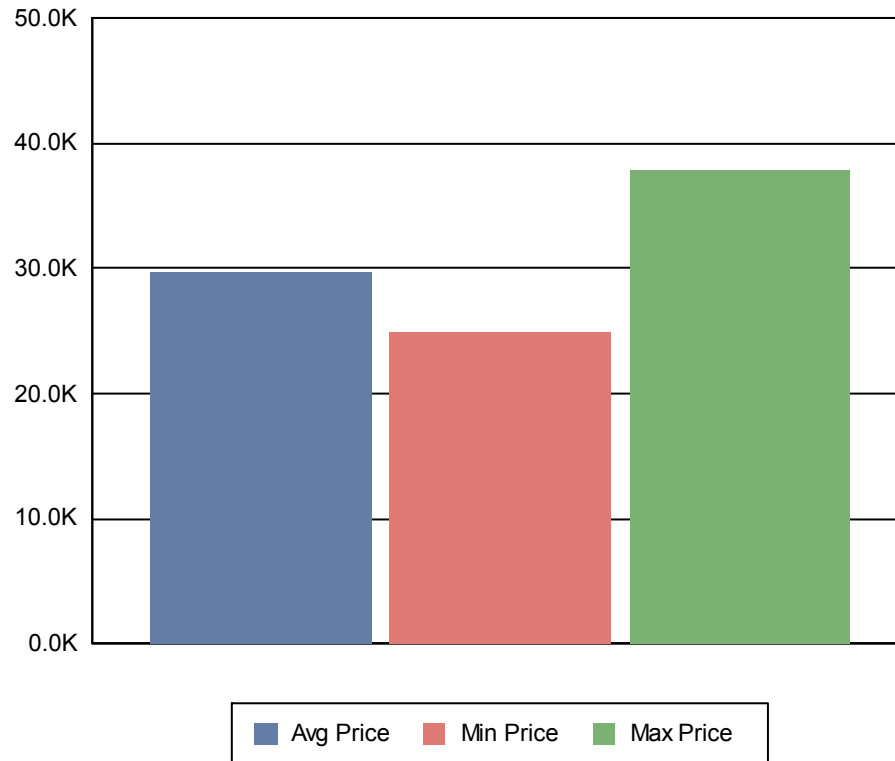
37 E Shadyside Drive  
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## CMA Pro Report

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	\$25,000	\$37,900	\$29,725	\$22.98
<b>Totals / Averages</b>	<b>\$25,000</b>	<b>\$37,900</b>	<b>\$29,725</b>	<b>\$22.98</b>

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
232 E Hillcrest Avenue	\$28,000	\$25,000	75	%89.29	\$20.76
70 Pointview Avenue	\$29,900	\$26,000	63	%86.96	\$22.18
358 Cherry Drive	\$39,900	\$30,000	74	%75.19	\$21.75
15 E Shadyside Drive	\$39,900	\$37,900	108	%94.99	\$27.21
<b>Total Averages</b>	<b>\$34,425</b>	<b>\$29,725</b>	<b>80</b>	<b>%86.60</b>	<b>\$22.98</b>

### Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Sold								
S	232 E Hillcrest Avenue	3	1/	1,204	\$28,000	\$25,000	08/03/2017	75





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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	70 Pointview Avenue	2	1/	1,172	\$29,900	\$26,000	07/11/2017	63
S	358 Cherry Drive	3	1/	1,379	\$39,900	\$30,000	08/17/2017	74
S	15 E Shadyside Drive	3	1/	1,393	\$39,900	\$37,900	12/22/2017	108





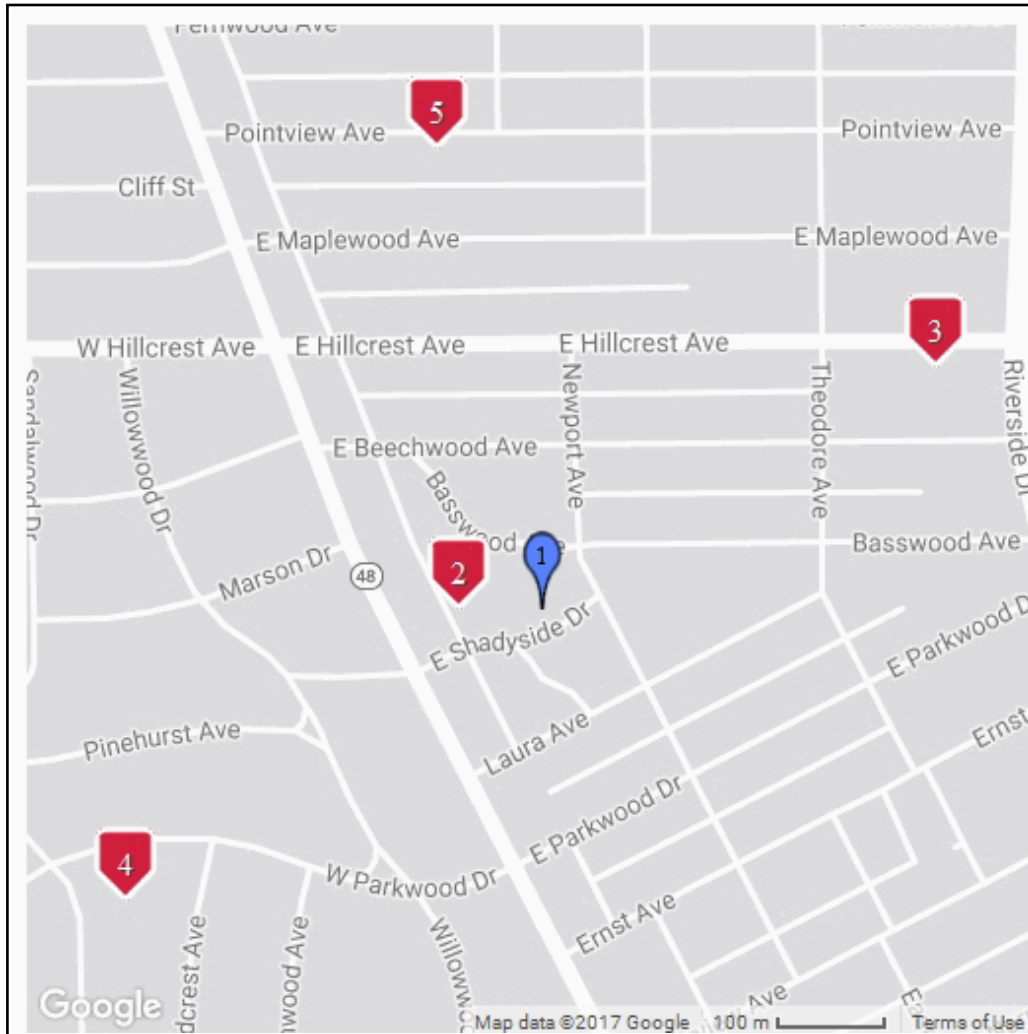
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## CMA Map Layout

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



- 1 37 E Shadyside Drive
- 2 15 E Shadyside DR
- 3 232 E Hillcrest AVE
- 4 358 Cherry DR
- 5 70 Pointview AVE

