






Comparative Market Analysis Form

Comparative Market Analysis

This report utilizes the market data approach to determine value. The following properties have been selected based on recent real estate transactions for properties comparable and in close proximity to your home.

Subject Property	21604-6173	21602-2089	215128953	21604-6722
				
Street Address	524 ATLANTIC Street	410 EAST	606 S MAIN ST	314 S MAIN ST
Status	Sold	Sold	Sold	Sold
List Price	\$185,000	\$225,000	\$249,000	\$259,000
Sold Price	\$192,000	\$225,000	\$240,000	\$265,000
Days on Market	5	4	57	10
Sold Date	06/10/2016	05/29/2016	05/04/2016	06/28/2016
Original Price	\$185,000	\$225,000	\$249,000	\$259,000
Bedrooms	2	3	4	4
Full Bath	1	1	2	2
Half Bath	0	0	0	1
Year Built	1959	1954	1925	1909
Square Feet	940	1210	2019	2463
Lower SqFt	0	0	0	500
Lot Size	66X176.7	66 x 90	128X132	66X132
Style	Bungalow	Colonial	Ranch	Historic
Township	Millard	Millard	Millard	Millard
Taxes	\$2,646	\$2,658	\$3,836	\$4,574
SP/SqFt	\$204	\$186	\$119	\$108
Garage	2+ Attached Space (s), Attached	Detached	Attached, Basement Access, Direct	
Acres/Acreage	0.27	0.0	0.36	0.2
Water	Municipal Water	Municipal Water	Municipal Water	Municipal Water
Basement	Unfinished, Basement	Basement	Walkout Access	Partially Finished
Cooling	Central Air	Grilling Fans 2+, Central Air	Central Air	Grilling Fans 2+, Central Air
Sewer	Sewer sanitary	Sewer sanitary	Sewer sanitary	Sewer sanitary
Assoc. Fee				
Subdivision	Aur'S Plat - Village Of Millard	Phelps Add	Aur'S Replat Of Bellevue Add	Mead'S Add
School District	Huron Valley	Huron Valley	Huron Valley	Huron Valley
Water Access	N	N	N	N
Body of Water				

Prepared For
by Conne Terova on August 31, 2016

Comparative Market Analysis Form is a crucial tool used in the real estate industry to assess the value of a property in relation to similar properties in the given market. This form serves as a foundation for real estate professionals to provide informed appraisals, guide property buyers and sellers, and make strategic decisions. A well-executed comparative market analysis (CMA) can significantly impact pricing strategies, market positioning, and even negotiation tactics. In this article, we will delve into the components of a comparative market analysis form, its significance, the process of creating one, and best practices for its effective use.

Understanding Comparative Market Analysis (CMA)

A Comparative Market Analysis is a method used by real estate agents and appraisers to determine the fair market value of a property. The CMA compares a subject property to similar properties that have recently sold, are currently on the market, or were on the market but did not sell. The goal is to establish a price range that reflects the current market conditions and the unique characteristics of the property in question.

Importance of Comparative Market Analysis

The importance of a CMA cannot be overstated for several reasons:

1. **Accurate Pricing:** A CMA helps sellers set a competitive price for their property, which can lead to quicker sales and less negotiation.
2. **Informed Decisions:** Buyers can make informed offers based on a comprehensive understanding of the market value of properties they are interested in.
3. **Market Trends:** A CMA provides insights into local market trends, helping both buyers and sellers understand the dynamics of supply and demand.
4. **Negotiation Leverage:** Armed with data from a CMA, agents can negotiate more effectively on behalf of their clients.
5. **Investment Decisions:** For investors, a CMA can indicate the potential return on investment for a property, guiding purchasing decisions.

Components of a Comparative Market Analysis Form

A well-structured CMA form includes several key components to ensure that the analysis is thorough and comprehensive. Below are the essential elements typically found in a CMA form:

1. Property Information

- **Subject Property Details:** Address, type of property (single-family home, condo, etc.), square footage, number of bedrooms and bathrooms, and unique features (pool, garage, etc.).
- **Seller's Information:** Contact details, motivation for selling, and any specific selling conditions.

2. Comparative Properties

- **Active Listings:** Properties currently on the market that are similar to the subject property.
- **Pending Sales:** Properties that are under contract but not yet closed, giving insight into the current market activity.

- Sold Properties: Recently sold properties within a similar timeframe that share characteristics with the subject property.

3. Market Conditions

- Timeframe: The time period considered for the analysis (e.g., sales in the last 3, 6, or 12 months).
- Market Trends: Analysis of whether the market is in a buyer's or seller's market, including average days on market and price per square foot trends.

4. Adjustments and Analysis

- Adjustments for Comparisons: Noting differences between the subject property and comparative properties, such as size, age, condition, and location.
- Price Adjustments: Calculating adjustments to arrive at a more accurate value for the subject property.

5. Final Value Estimate

- Recommended Listing Price: A suggested price range based on the analysis.
- Rationale: Explanation of how the final value estimate was derived.

Steps to Create a Comparative Market Analysis

Creating a comprehensive CMA involves several steps that real estate professionals should follow:

Step 1: Gather Property Data

Collect detailed information about the subject property and its unique features. Utilize public records, MLS data, and property websites to ensure the information is accurate.

Step 2: Identify Comparable Properties

Select at least three to five comparable properties. These should share similarities with the subject property in terms of location, size, age, and features. Aim to include:

- Recently sold properties (preferably within the last six months).
- Active listings to understand current competition.
- Pending sales for a view of market momentum.

Step 3: Analyze Market Conditions

Review local market trends, including average days on market and pricing patterns. This information can help you understand the broader context in which the subject property will be listed.

Step 4: Make Adjustments

Adjust the prices of the comparable properties based on differences. For instance, if the subject property has a larger square footage than a comparable property, increase its value accordingly. Consider factors such as:

- Location
- Condition
- Features (e.g., upgrades, outdoor space)

Step 5: Prepare the CMA Report

Compile the information into a clear, organized format. Include graphs, charts, or visuals if necessary to illustrate trends. Ensure the report is easy to understand for your clients.

Best Practices for Using a Comparative Market Analysis Form

To maximize the effectiveness of a CMA, real estate professionals should adhere to best practices:

1. Stay Up-to-Date

Regularly update your knowledge of the local market conditions, as real estate trends can shift rapidly. Frequent analysis ensures the use of the most relevant data.

2. Use Technology

Leverage available real estate software and tools that can assist in gathering data and generating CMA reports. Many platforms offer automated CMA features that save time and enhance accuracy.

3. Communicate Clearly

When presenting a CMA to clients, communicate findings clearly and effectively. Use layman's terms and ensure clients understand the rationale behind your pricing recommendations.

4. Be Objective

Maintain objectivity in your analysis. Avoid letting personal biases or emotional attachments to the property influence the CMA.

5. Follow Up

After presenting the CMA, follow up with clients to address any questions or concerns. This will help build trust and establish a positive working relationship.

Conclusion

The Comparative Market Analysis form is an indispensable tool in the real estate industry, providing valuable insights into property values and market dynamics. By understanding its components, following the appropriate steps to create one, and implementing best practices, real estate professionals can enhance their service offerings, aiding clients in making informed decisions. Ultimately, a thorough and accurate CMA can lead to successful transactions and satisfied clients, thereby reinforcing the agent's reputation and business growth in a competitive marketplace.

Frequently Asked Questions

What is a comparative market analysis (CMA) form?

A comparative market analysis (CMA) form is a tool used by real estate agents to evaluate the value of a property by comparing it to similar properties that have recently sold, are currently on the market, or were withdrawn.

Why is a CMA form important for home sellers?

A CMA form helps home sellers set a competitive listing price based on the current market conditions, ensuring they attract potential buyers while maximizing their sale price.

What factors are typically included in a CMA form?

A CMA form typically includes details such as property location, size, number of bedrooms and bathrooms, amenities, condition, and recent sales data of comparable properties.

How can buyers benefit from a CMA form?

Buyers can use a CMA form to understand the market value of a property they are interested in, helping them make informed offers and negotiate better deals.

How often should a CMA be updated?

A CMA should be updated regularly, especially in volatile markets, to reflect the most current data on comparable sales and market trends.

Is a CMA the same as an appraisal?

No, a CMA is a market-driven analysis typically performed by real estate agents, while an appraisal is conducted by a licensed appraiser and is often required by lenders for financing.

Can a CMA help in determining rental prices?

Yes, a CMA can assist landlords in setting competitive rental prices by analyzing similar properties in the area and their rental rates.

Who typically prepares a CMA form?

A CMA form is usually prepared by real estate agents or brokers who have access to multiple listing services (MLS) and market data to conduct thorough analyses.

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