

# Comparative Market Analysis

"This is a value opinion or comparative market analysis and should not be considered an evaluation. When making any decision that depends on my work, you should know that I have not followed the guidelines for the development of an evaluation or analysis contained in the uniform Standards of practice of professional evaluation of the Evaluation Foundation."



Researched and prepared by  
**Maygan Johnson**

Subject Property  
**365 E Example St**

Prepared exclusively for  
**365 E Example**

Prepared on  
February 29, 2020






**Maygan Johnson**  
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## Side By Side Comparison

This report summarizes the comparable listings contained in this market analysis w/ additional sold detail

February 29, 2020

			
MLS#		D6111148	C7424307
Address	365 E Example St	4045 CONWAY BOULEVARD	1066 BIRCHCREST BOULEVARD
Property Style		Single Family Residence	Single Family Residence
Subdiv		PORT CHARLOTTE SEC 004	PORT CHARLOTTE SEC 051
Status		Active	Leased
Sold Price			\$1,275
Sold Date			02/13/2020
Original Price		\$1,400	\$1,275
List Price		\$1,400	\$1,275
LP/SqFt		\$0.81	\$0.80
SP/LP Ratio			1.00
Taxes			
Tax Year			
Special Sale			
Year Built		1958	2007
SqFt Heated	1,676	1,726	1,590
Beds	3	3	3
Baths F/H	2	2 (2/0)	2 (2/0)
Additional Rooms		Bonus Room, Den/Library/Office, Family Room	
Interior Features		Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room	
Flooring Covering		Carpet, Ceramic Tile	
Fireplace			
Air Condition		Central Air	Central Air
Appliances Included		Dishwasher, Range, Range Hood, Refrigerator	Dishwasher, Microwave, Range, Refrigerator
Pool			
Water Frontage		Canal - Saltwater	
Water Access		Canal - Saltwater	
Water Name(s)			
Water Extras		Bridges - Fixed, Dock - Concrete, Seawall - Concrete	
Total Acreage			
Exterior Features			
Garage/Carpt		Covered Parking, Open Parking	
Location		Street Paved	
Community Features			
HOA Fee Requirem			
ADOM		11	31
CDOM		11	31

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MLS#		O5832921	C7423629
Address	365 E Example St	21515 BEAVERTON AVENUE	21051 MALDEN AVENUE
Property Style		Single Family Residence	Single Family Residence
Subdiv		PORT CHARLOTTE SEC 027	PORT CHARLOTTE SEC 028
Status		Leased	Leased
Sold Price		\$1,415	\$1,300
Sold Date		02/15/2020	01/10/2020
Original Price		\$1,495	\$1,300
List Price		\$1,415	\$1,300
LP/SqFt		\$0.87	\$0.98
SP/LP Ratio		1.00	1.00
Taxes			
Tax Year			
Special Sale			
Year Built		1983	1970
SqFt Heated	1,676	1,621	1,326
Beds	3	3	3
Baths F/H	2	2 (2/0)	2 (2/0)
Additional Rooms			
Interior Features			
Flooring Covering			Ceramic Tile
Fireplace			
Air Condition		Central Air	Central Air
Appliances Included		Dishwasher, Microwave, Range, Refrigerator	Dishwasher, Range, Refrigerator
Pool			
Water Frontage			
Water Access			
Water Name(s)			
Water Extras			
Total Acreage			
Exterior Features			Fenced, Hurricane Shutters
Garage/Carpt			
Location			
Community Features			
HOA Fee Requirem			
ADOM		55	23
CDOM		55	23

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MLS#		O5830314	D6109515
Address	365 E Example St	3293 PORT CHARLOTTE BOULEVARD	814 ELLICOTT CIRCLE NW
Property Style		Single Family Residence	Single Family Residence
Subdiv		PORT CHARLOTTE SEC 005	PORT CHARLOTTE SEC 018
Status		Leased	Leased
Sold Price		\$1,345	\$1,350
Sold Date		01/26/2020	02/01/2020
Original Price		\$1,415	\$1,350
List Price		\$1,345	\$1,350
LP/SqFt		\$0.82	\$0.88
SP/LP Ratio		1.00	1.00
Taxes			
Tax Year			
Special Sale			
Year Built		1964	1978
SqFt Heated	1,676	1,637	1,541
Beds	3	3	3
Baths F/H	2	2 (2/0)	2 (2/0)
Additional Rooms			
Interior Features			
Flooring Covering			
Fireplace			
Air Condition		Central Air	Central Air
Appliances Included		Dishwasher, Microwave, Range, Refrigerator	Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer
Pool			
Water Frontage			Canal - Saltwater
Water Access			Canal - Saltwater
Water Name(s)			
Water Extras			Seawall - Concrete
Total Acreage			
Exterior Features		Fenced	
Garage/Carpt			
Location			
Community Features			
HOA Fee Requirem			
ADOM		50	78
CDOM		50	78

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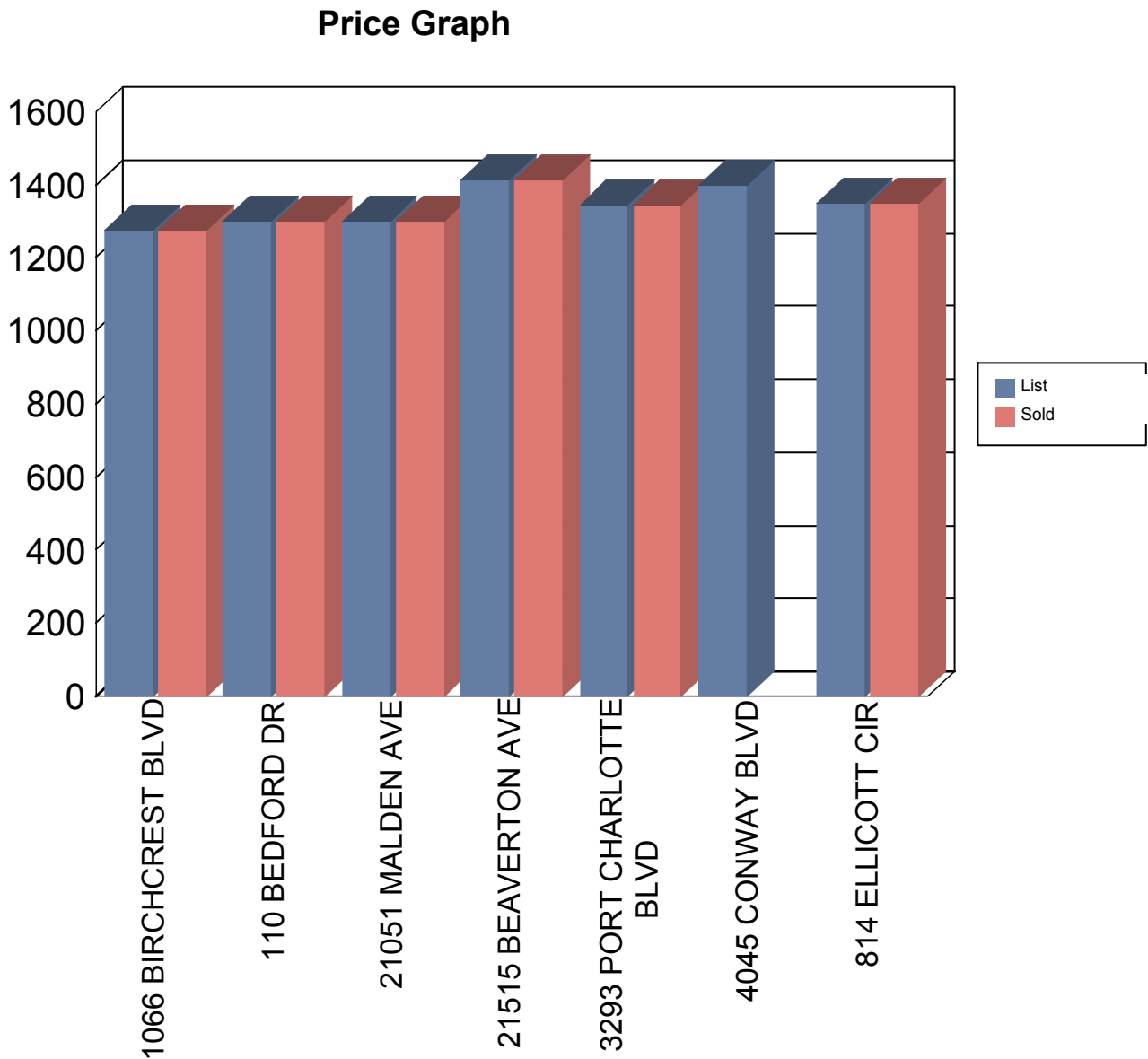
		
MLS#		C7422256
Address	365 E Example St	110 BEDFORD DRIVE NE
Property Style		Single Family Residence
Subdiv		PORT CHARLOTTE SEC 002
Status		Leased
Sold Price		\$1,300
Sold Date		01/09/2020
Original Price		\$1,300
List Price		\$1,300
LP/SqFt		\$0.66
SP/LP Ratio		1.00
Taxes		
Tax Year		
Special Sale		
Year Built		1976
SqFt Heated	1,676	1,969
Beds	3	3
Baths F/H	2	2 (2/0)
Additional Rooms		Family Room
Interior Features		
Flooring Covering		Ceramic Tile
Fireplace		
Air Condition		Central Air
Appliances Included		Dishwasher, Microwave, Range, Refrigerator
Pool		
Water Frontage		
Water Access		
Water Name(s)		
Water Extras		
Total Acreage		
Exterior Features		Fenced
Garage/Carpt		
Location		
Community Features		
HOA Fee Requirem		None
ADOM		57
CDOM		57

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## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



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Subject Property: 365 E Example St

February 29, 2020

**Status: Active**

MLS#	Stat Date	Address	City	SqFt Ht	Bds	Bth	L/S Price
D6111148	02/18/2020	4045 CONWAY BOULEVARD	PORT CHARLOTTE	1,726	3	2.0	\$1,400
<b>Averages:</b>				<b>1,726</b>	<b>3</b>	<b>2.0</b>	<b>\$1,400</b>

**Status: Leased**

MLS#	Stat Date	Address	City	SqFt Ht	Bds	Bth	L/S Price
C7424307	02/13/2020	1066 BIRCHCREST BOULEVARD	PORT CHARLOTTE	1,590	3	2.0	\$1,275
C7423629	01/10/2020	21051 MALDEN AVENUE	PORT CHARLOTTE	1,326	3	2.0	\$1,300
C7422256	01/09/2020	110 BEDFORD DRIVE NE	PORT CHARLOTTE	1,969	3	2.0	\$1,300
O5830314	01/26/2020	3293 PORT CHARLOTTE BOULEVARD	PORT CHARLOTTE	1,637	3	2.0	\$1,345
D6109515	02/01/2020	814 ELLICOTT CIRCLE NW	PORT CHARLOTTE	1,541	3	2.0	\$1,350
O5832921	02/15/2020	21515 BEAVERTON AVENUE	PORT CHARLOTTE	1,621	3	2.0	\$1,415
<b>Averages:</b>				<b>1,614</b>	<b>3</b>	<b>2.0</b>	<b>\$1,331</b>

**Summary**

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High
Active	1	\$1,400	\$0.81	\$1,400	\$1,400	\$1,400
Leased	6	\$1,331	\$0.84	\$1,323	\$1,275	\$1,415
<b>Total</b>	<b>7</b>	<b>\$1,341</b>	<b>\$0.83</b>	<b>\$1,345</b>	<b>\$1,275</b>	<b>\$1,415</b>

## **Pricing Recommendation**

### **General Facts About Pricing...**

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### **Market Statistics...**

#### **Sell Price Statistics**

<b>Average Price:</b>	<b>\$1,300</b>
<b>High Price:</b>	<b>\$1,400</b>
<b>Median Price:</b>	<b>\$1,300</b>
<b>Low Price:</b>	<b>\$1,300</b>

#### **Sell Price Per Sq. Ft Statistics**

<b>Average Price/Sq Ft:</b>	<b>\$1</b>
<b>High Price/Sq Ft:</b>	<b>\$1</b>
<b>Median Price/Sq Ft:</b>	<b>\$1</b>
<b>Low Price/Sq Ft:</b>	<b>\$1</b>

Figures are based on selling price after adjustments and rounded to the nearest \$100.

**Our recommended listing price is: \$1400-\$1300**