



Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$207,000 and \$1,500,000

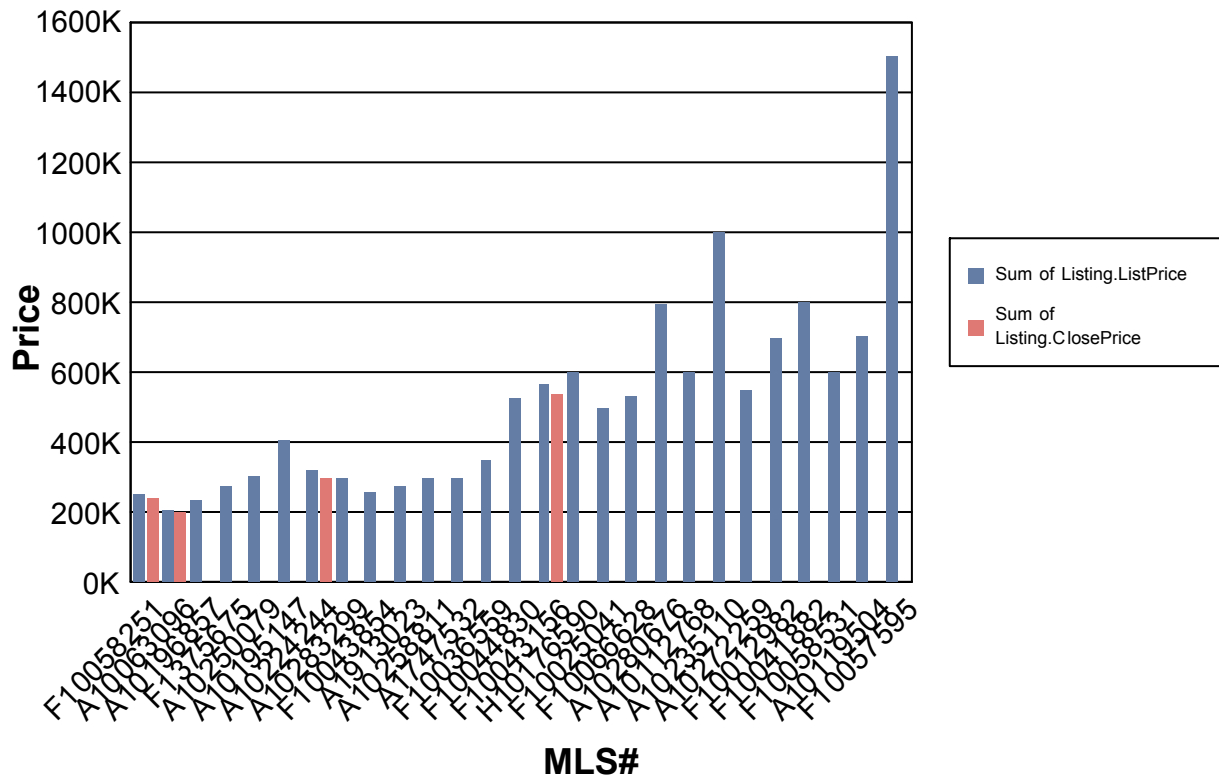




List Price and Sale Price

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

Price Graph



Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price
A10196857		Griffin	Southwest Ranches			0.0	\$235,000
F1375675		14251 SW 24 ST	Davie			0.0	\$275,000
A1913023		SW 154 AV	Davie				\$275,000
A10283299		12011 SW 106th Ter	Davie			0.0	\$299,500
A1747532		SW 26TH ST	Davie				\$300,000
A10250079		11971 SW 14th Pl	Davie			0.0	\$305,000
F10036559		13600 Pine Meadow Ct	Davie			0.0	\$349,000
A10195147		13505 SW 37th Pl	Davie			0.0	\$405,000
F10025041		12801 Old Sheridan Street	Southwest Ranches			0.0	\$499,500
F10044830		SW 48th	Southwest Ranches			0.0	\$525,000
F10066628		18100 SW 52nd Ct	Fort Lauderdale			0.0	\$530,000
A10272259		19101 SW 60 st	Southwest Ranches			0.0	\$550,000
F10058531		SW 48th	Southwest Ranches			0.0	\$598,000
H10176590		SW 192nd Ter	Southwest Ranches			0.0	\$600,000
A10112768		19101 SW 57th Ct	Southwest Ranches			0.0	\$600,000
F10012982		5973 SW 128th Avenue	Fort Lauderdale			0.0	\$695,000
A10119504		SW 192 Terrace	Fort Lauderdale			0.0	\$699,999
A10280676		2400 SW 112th Ave	Davie			0.0	\$795,000
F10041882		6500 SW 189th Way	Southwest Ranches			0.0	\$799,999
A10235110		16740 STRATFORD CT	Southwest Ranches			0.0	\$999,998
F10057595		5800 HOLATEE TRL	Southwest Ranches			0.0	\$1,500,000
Averages:						0.0	\$563,619

Status: Closed Sale

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price
A10063096	02/02/2017	SW 136th Ave	Davie			0.0	\$200,000
F10058251	04/26/2017	2801 SW 155TH LANE	Davie			0.0	\$240,000
A10224244	03/15/2017	13261 SW 32nd Ct	Davie			0.0	\$300,000
F10043156	04/18/2017	13605 Bella Ranch Ln	Southwest Ranches			0.0	\$535,000
Averages:						0.0	\$318,750

Status: Pending Sale

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price
F10043854	05/19/2017	5621 SW 195th Ter	Fort Lauderdale			0.0	\$260,000
A10258811	05/15/2017	10550 N Camelot Cir	Davie			0.0	\$299,933
Averages:						0.0	\$279,967





Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High
ACTIVE	21	\$563,619	\$13.89	\$530,000	\$235,000	\$1,500,000
BKUP CL LA						
CANCELLED						
CLOSED SALE	4	\$318,750	\$6.34	\$270,000	\$200,000	\$535,000
PENDING SALE	2	\$299,933	\$7.00	\$279,967	\$260,000	\$299,933
TERMINATED						
RENTED						
TEMP OFF MRKT						
WITHDRWN						
EXPIRED						
Total	27	\$506,331	\$11.97	\$499,500	\$200,000	\$1,500,000



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Griffin



MLS #: **A10196857** Status: **A** Beds: L Price: **\$235,000**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: **BUILD OR INVEST IN 0.84 ACRE LOT ON GRIFFIN ROAD IN THE FAMOUS CITY OF SOUTHWEST RANCHES., VERY RARE. PROPERTY IS CLOSE TO MILLIONAIRE HOMES, GREAT SCHOOLS, SHOPPING CENTERS, 5 MINUTES AWAY FROM SAWGRASS, I-75 and 595 HIGHWAYS. PERFECT LOCATION FOR A FAMILY LOOKING FOR AN RELAXING ENVIRONMENT.**

Direct: **FROM I-75 S - TAKE EXIT 13B FOR GRIFFIN RD W 0.4 MI, USE ANY LANE TO TURN RIGHT ONTO GRIFFIN RD. AFTER 2 MI, LOT WILL BE TOWARDS LEFT SIDE.**

14251 SW 24 ST



MLS #: **F1375675** Status: **A** Beds: L Price: **\$275,000**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: **Great builder lot ready for perfect home. Location!!! Location!!! Location!!! on this dead end street with very little traffic and extremely quiet neighborhood.**

SW 154 AV



MLS #: **A1913023** Status: **A** Beds: L Price: **\$275,000**
Cnt/City: **Broward County** Baths: **0**
Age:

Parking:

Rmks: **JUST REDUCED!! 1 AMAZINGLY BEAUTIFUL, FULLY FILLED, COMPLETELY CLEARED, READY TO BUILD LOT FOR YOU!!! COME CHECK OUT THIS PROPERTY WITH HOUSE PAD ON IT. THE LOT IS LOCATED ON THE CORNER OF SW 26 ST & SHOTGUN RD. ALL NATIVE TREES HAVE BEEN REMOVED. THIS IS A BUILDERS DREAM!! CALL LA TODAY FOR MORE INFO. THE OWNER WOULD LIKE TO SELL HIS 2 LOTS TOGETHER (A1747532). BRING OFFERS!!**

Direct: **LOCATED ON THE CORNER OF SHOTGUN RD AND 26TH ST**



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

12011 SW 106th Ter



MLS #: **A10283299** Status: **A** Beds: L Price: **\$299,500**
Cnt/City: **Broward County** Baths: Age:
Parking:
Rmks: **Prime lot for sale in beautiful and sought-after Davie West Subdivision!! City water. Property is lined by many mature oak trees . Build on the existing pad to face either north or east. HOA Dues are only \$200 for the entire year! Horses allowed. Development has a boat ramp. Owner financing available.**
Direct: **HIATUS ROAD TO SW 26 ST. GO EAST TO END. GO LEFT ON 106 TERRACE PROPERTY WILL BE ON YOUR LEFT, WESTSIDE.**

SW 26TH ST



MLS #: **A1747532** Status: **A** Beds: L Price: **\$300,000**
Cnt/City: **Broward County** Baths: **0** Age:
Parking:
Rmks: **1 AMAZINGLY BEAUTIFUL, FULLY FILLED, COMPLETELY CLEARED, READY TO BUILD LOT FOR YOU!!! COME CHECK OUT THIS PROPERTY WITH HOUSE PAD ON IT. THIS LOT IS THE INSIDE PROPERTY LOCATED ON THE CORNER OF SW 26 ST & SHOTGUN RD. ALL NATIVE TREES HAVE BEEN REMOVED. THIS IS A BUILDERS DREAM!! CALL LA TODAY FOR MORE INFO. THE OWNER WOULD LIKE TO SELL HIS 2 LOTS TOGETHER (A1913023). BRING OFFERS!!**
Direct: **LOCATED RIGHT ON THE CORNER OF SW 26TH ST AND SHOTGUN RD.**

11971 SW 14th Pl



MLS #: **A10250079** Status: **A** Beds: L Price: **\$305,000**
Cnt/City: **Broward County** Baths: Age:
Parking:
Rmks: **BUILDERS AND DEVELOPERS THIS PROPERTY HAS CITY WATER AND SEWER, PADS HAVE BEEN DEMUCKED AND FILLED TO ROAD LEVEL. THIS IS A GREAT AREA CLOSE TO HIGHWAYS AND A GREAT SCHOOL DISTRICT. OWNER HAS 10 LOTS AND IS WILLING TO HOLD OWNER FINANCING. THERE WILL BE DEED RESTRICTIONS TO THESE LOTS AND OWNERS WILL BE REQUIRED TO JOIN HOA. GREAT OPPORTUNITY FOR ALL INVESTORS AND DEVELOPERS**



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

13600 Pine Meadow Ct



MLS #: **F10036559** Status: **A** Beds: L Price: **\$349,000**
Cnt/City: **Broward County** Baths:
Age:
Parking:
Rmks: **GREAT CORNER HOMESITE ON A GREAT STREET. NEWER HOMES SURROUND THIS LAND. A MUST SEE IN DAVIE.**
Direct: **FROM I-595 GO SOUTH ON 136 AVE TO PROPERTY ON RIGHT.**

13505 SW 37th Pl



MLS #: **A10195147** Status: **A** Beds: L Price: **\$405,000**
Cnt/City: **Broward County** Baths:
Age:
Parking:
Rmks: **This vacant land is a 0.9286 acres, cleared corner lot, right at the entrance, and in the gated community of Oak Hallow, in Davie Florida. The community is still under development and plotted for thirteen homes. Each home must be built with a minimum of 4,000SF and this lot may be the only one left for sale without a builder contingency. You are free to select any general contractor and build the home of your dream.**

12801 Old Sheridan Street



MLS #: **F10025041** Status: **A** Beds: L Price: **\$499,500**
Cnt/City: **Broward County** Baths:
Age:
Parking:
Rmks: **Magnificent tropical oasis. This one of a kind lot is one of the last few available in this prestigious neighborhood of Sunshine Ranches. Surrounded by multi-million dollar homes and ranches. This 2.03 acre lot offers gorgeous palm trees and has a stunning pond in the back. Property is fenced and includes architectural plans for an 8,000 square foot home. Build the home of your dreams!**
Direct: **Take Stirling west past Flamingo to Appaloosa (SW127th Ave.). Left on Appaloosa to the end. Right on Old Sheridan Street. First fenced property on the right side.**



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

SW 48th



MLS #: **F10044830** Status: **A** Beds: L Price: **\$525,000**

Cnt/City: **Broward County** Baths:

Age:

Parking:

Rmks: **RARELY FOR SALE,IDEAL NORTH SOUTH EXPOSURE, ALMOST TWO ACRE BUILDING LOT WHICH HAS BEEN DEMUCKED AND FILLED. BUILD YOUR DREAM HOME IN PRESTIGEOUS ROLLING OAKS.A CANAL RUNS THROUGH THE PROPERTY, REAR OF LOT IS TREED THIS SUBDIVISION IS SOUTH OF GRIFFIN FOR EASY ACCESS TO 1-75, WESTON COMMONS,CLEVELAND CLINIC,PARKS AND EXCELLENT SCHOOLS**

Direct: **GRIFFIN ROAD WEST OF I-75 TO ROLLING OAKS ON 178TH AVENUE, GO SOUTH TO 48TH STREET AND MAKE A LEFT. SIGN ON PROPERTY**

18100 SW 52nd Ct



MLS #: **F10066628** Status: **A** Beds: L Price: **\$530,000**

Cnt/City: **Broward County** Baths:

Age:

Parking:

Rmks: **Partially wooded lot, level, clean and well maintained. Peaceful and serene setting.Excellent neighbors and surrounding properties.**

Drainage canal to the East. Great location with good access to Griffin Rd via 178th. This lot will make an excellent home for the right family.

Direct: **Head West on Griffin Rd to 178th. South to SW 52 Court. Turn right and proceed to lot on South side of street.**

19101 SW 60 st



MLS #: **A10272259** Status: **A** Beds: L Price: **\$550,000**

Cnt/City: **Broward County** Baths:

Age:

Parking:

Rmks: **2.5 acre working nursery, with an agricultural exemption in place (tax \$987.) ... huge inventory of mature Royal palms, and several other valuable species too... you can sell inventory right away... its a perfect quiet, private hide a way for constructing a large home...underground electric to the site...private access driveway from SW 190 ave... this community is called the 345 Plat, which recently obtained approval to gate the main entrance road from Griffin Road... comm. park at the corner... 30 min**

Direct: **Griffin Rd west to SW 190 ave, south to approx 60 st gate on right side of rd.. look for large sign with arrow**



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

SW 48th



MLS #: **F10058531** Status: **A** Beds: L Price: **\$598,000**
Cnt/City: **Broward County** Baths:
Age:
Parking:
Rmks: **SOUGHT AFTER ROLLING OAKS 2.69 ACRES, RECENT SURVEY AND SOIL TEST AVAILABLE, PRIVATE LOT IDEAL TO BUILD YOUR DREAM HOME ON,IDEALLY LOCATED IN EXCELLENT SCHOOL DISTRICT,CLEVELAND CLINIC, SHOPPING,I-75 , AIRPORT AND LIBRARY**
Direct: **GRIFFIN ROAD TO 178TH AVENUE, SOUTH TO 48TH STREET MAKE A LEFT**

SW 192nd Ter



MLS #: **H10176590** Status: **A** Beds: L Price: **\$600,000**
Cnt/City: **Broward County** Baths:
Age:
Parking:
Rmks: **BUILD YOUR DREAM HOME ON THIS 2 ACRE LOT,LOCATED IN A VERY DESIRABLE AREA OF SW RANCHES ,AND SURROUNDED BY BEAUTIFUL MILLION DOLLAR PROPERTIES.POSSIBLE OWNER FINANCING AVAILABLE,OR CONVENTIONAL FINANCING FOR AGRICULTURAL USE**
Direct: **FROM GRIFFIN RD.SOUTH ON 193RD LANE.TAKE A LEFT ONTO 51ST MANOR,AND ANOTHER LEFT ONTO 192ND TERR.YOU WILL SEE THE SIGN AT THE END OF 192ND TERR**

19101 SW 57th Ct



MLS #: **A10112768** Status: **A** Beds: L Price: **\$600,000**
Cnt/City: **Broward County** Baths:
Age:
Parking:
Rmks: **BUILD YOU DREAM HOME ON 2.31 Acres in Southwest Ranches, with 3/1 Guest House.
Garage built in 2015 extra large garage door.
Aprox. 20 ft. high ceiling & 2,400 sq. ft.
Filled, has pad, for 6,000. sq. ft. home.
Elevation & lake done for proper drainage.**
Direct: **Gmap address**



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

5973 SW 128th Avenue



MLS #: **F10012982** Status: **A** Beds: L Price: **\$695,000**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: **Within the superb equestrian Town of Southwest Ranches is the understated luxury subdivision of Sunshine Ranches. StoneCreek at Sunshine Ranches is a 7-homesite enclave where each residence boast privacy gates and a minimum of 2+ acres of land. Lot 1 is one of two lots that remain in the rapidly expanding development which is currently home to two massive custom estates, and in production to build two more. This is an incredible opportunity to build your dream estate. Please schedule a site visit today!**

Direct: **Google maps**

SW 192 Terrace



MLS #: **A10119504** Status: **A** Beds: L Price: **\$699,999**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: **RARE OPPORTUNITY TO BUILD YOUR DREAM HOME. SURROUNDED BY MULTIMILLION DOLLAR MANSIONS. 4 ACRE LOT CLEARED TO BUILD YOUR HOME ON A 13000 SQ PAD ALREADY IN PLACE**

Direct: **FROM GRIFFING ROAD WEST TO 193RD LANE, MAKE A LEFT ON SW 51ST MANOR AND ANOTHER LEFT ON 192ND TERRACE, DOWN TO THE VERY END OF THE STREET LAND WILL BE ON YOUR LEFT AS YOU ARE FACING GRIFFING RD.**

2400 SW 112th Ave



MLS #: **A10280676** Status: **A** Beds: L Price: **\$795,000**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: **VERY RARE TO FIND...2.23 ACRES VACANT LAND WITH LAKE ON A MAIN RD...BUILD YOUR DREAM HOME...VERY CLOSE TO 595 EXIT...PROPERTY ON HIATUS RD (SW 112TH AVE)...GOOD SCHOOLS IN THE AREA...CHILDREN PLAYGROUND PARK ACCROS THE STREET...APROX. 300 SQFT BUILDING/STUDIO ON THE PROPERTY.**

Direct: **FROM 595 TAKE HITUS RD. EXIT (SOUTH)...1/2 MILE THE PROPERTY WILL BE ON THE EAST SIDE OF THE STREET.**



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

6500 SW 189th Way



MLS #: **F10041882** Status: **A** Beds: L Price: **\$799,999**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: **CANAL FRONT PARCEL SURROUNDED BY MILLION DOLLAR HOMES. Over 2.5 acres! Perfect location for a custom built estate home! Horses, cows, sheep, goats and other animals permitted! Opportunity! Minutes to fine and casual dining. Awesome public and private schools nearby.**

16740 STRATFORD CT



MLS #: **A10235110** Status: **A** Beds: L Price: **\$999,998**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: **Build your custom dream home in prestigious exclusive gated Landmark Ranch Estates. 2.42 acres in private location in this one of a kind development that offers lots of room to roam. Rub elbows with high profile owners for neighbors. Horse friendly community allows equestrian lovers to keep their horses on their property. 24 hour gated security as well as individual privacy gates for each home makes this unique high end community one of the most sought after in all of Southwest Ranches!**

Direct: **GRIFFIN RD WEST TO SW 172 ST SOUTH TO LANDMARK RANCH ESTATE ON LEFT, THRU GATE, TAKE LEFT TO STRATFORD CT THEN TURN RIGHT AT STOP SIGN. IT IS THE FIRST EMPTY LOT ON THE RIGHT SIDE OF THE STREET NEXT TO THE CORNER PROPERTY.**

5800 HOLATEE TRL



MLS #: **F10057595** Status: **A** Beds: L Price: **\$1,500,000**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: *****FOR THOSE NEEDING SPACE...HERE YOU GO!!! ALMOST 5 ACRES OF PRIME REAL ESTATE IN SUNSHINE RANCHES!!! THIS HIGHLY SOUGHT-AFTER EQUESTRIAN RETREAT OFFERS PEACE&QUIET FROM TODAY'S HUSTLE, BUT STILL HAVING QUICK ACCESS TO ALL BROWARD AND DADE COUNTY'S ATTRACTIONS. 335 FEET OF FRONTAGE ALONG HOLATEE TRL THIS LOT IS PERFECT TO EITHER BUILD ONE SPECTACULAR HOME OR SUBDIVIDE INTO LOTS OF YOUR CHOICE (MIN. 2 ACRES NET). OWNER HAS ALREADY CLEARED THE LOT AND WILL SELL THE WHOLE 9.24 ACRES INSTEAD OF DIVIDING.**

Direct: **STIRLING ROAD WEST OF FLAMINGO RD TO HOLATEE TRL (SW 136 AVE), HEAD NORTH ON HOLATEE TR TO PROPERTY ON THE EAST SIDE OF THE STREET.**



CMA Pro Report

These pages give a general overview of the selected properties.

Closed Sale Properties

SW 136th Ave



MLS #: **A10063096** Status: **CS** Beds: L Price: **\$207,000**
Cnt/City: **Broward County** Baths: **\$200,000**
Age: **2/2/2017**

Parking:

Rmks: **Vacant lot in desirable neighborhood. Build your dream home.**

Direct: **FROM ORANGE DR. GO NORTH ON SW 142 AVE, GO EAST ON SW 26 ST THEN GO SOUTH ON SW 136 AVE TO LOT ON THE RIGHT. FROM 595 GO SOUTH ON SW 136 AVE FOR ABOUT 2 MILES & LOT ON THE RIGHT HAND SIDE.**

2801 SW 155TH LANE



MLS #: **F10058251** Status: **CS** Beds: L Price: **\$249,900**
Cnt/City: **Broward County** Baths: **\$240,000**
Age: **4/26/2017**

Parking:

Rmks: **BEAUTIFUL WATERFRONT LOT WITH A SPECTACULAR VIEW & LOCATION! GREAT PRICE! BUILD YOUR DREAM HOME TODAY! HUGE CORNER LOT ON QUIET, CUL-DE-SAC STREET in an exclusive enclave of custom, estate homes. HOMES IN THE AREA ARE IN THE \$400K - \$600K RANGE. NO HOA so NO RESTRICTIONS. HORSES WELCOME! Conveniently located near restaurants and shopping with an easy commute to major roads and highways. THIS ONE WILL NOT LAST LONG!!**

Direct: **GRIFFIN WEST TO WESTON RD AND GO NORTH. MAKE A RT ON SOUTHPOST RD. LEFT AT ROUNDABOUT AND GO NORTH. GO LEFT ON SW 28TH ST LOT IS ON CORNER OF 28TH ST AND 155TH LN**

13261 SW 32nd Ct



MLS #: **A10224244** Status: **CS** Beds: L Price: **\$319,900**
Cnt/City: **Broward County** Baths: **\$300,000**
Age: **3/15/2017**

Parking:

Rmks: **lakefront acre**



CMA Pro Report

These pages give a general overview of the selected properties.

Closed Sale Properties

13605 Bella Ranch Ln



MLS #: **F10043156** Status: **CS** Beds: L Price: **\$565,000**
Cnt/City: **Broward County** Baths: **\$535,000**
Age: **4/18/2017**

Parking:

Rmks: **AMAZING TWO ACRE LOT READY TO BUILD ON!! A TRULY DESIREABLE LOCATION FOR YOUR NEXT DREAM HOME, LOCATED NEXT DOOR TO ANOTHER NEWLY BUILT MULTI-MILLION DOLLAR HOME ON A PRIVATE CUL-DE-SAC STREET. THIS IS TRULY A RARE OPPORTUNITY AND WILL SELL QUICKLY. THE FOUNDATION HAS ALREADY BEEN POURED AND COMPLETED, GIVING YOU AN ADDITIONAL VALUE OF \$60K-\$80K, OR, THE OWNER CAN REMOVE IT IF PREFERRED. BUILDING PLANS ARE AVAILABLE AND INCLUDED IN THE SALE IF DESIRED. MOTIVATED SELLER.**

Direct: **STIRLING ROAD TO SW 136TH AVE. GO NORTH TO SIGN ON YOUR LEFT. TURN LEFT ONTO PRIVATE ROAD. PROPERTY WILL BE ON THE RIGHT.**

Pending Sale Properties

5621 SW 195th Ter



MLS #: **F10043854** Status: **PS** Beds: L Price: **\$260,000**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: **Residential one acre lot on Terrific street of mostly developed lots; Very desirable location of Southwest Ranches; Lot has been de-mucked, cleared and base fill; Currently has mostly oak trees; partially fenced (about half); about 60% cleared; this property would be on septic (no utilities/ septic currently on property as it is undeveloped); no access to property without appointment**

10550 N Camelot Cir



MLS #: **A10258811** Status: **PS** Beds: L Price: **\$299,933**
Cnt/City: **Broward County** Baths:
Age:

Parking:

Rmks: **GREAT LOCATION. PRIVATE TIGHT NIT COMMUNITY WITH A SINGLE STREET WHICH RUNS IN A CIRCLE. VERY EXCLUSIVE WITH CUSTOM BUILT ESTATES IN ALMOST EVERY LOT ALREADY COMPLETED. JUST A HANDFULL OF LOTS STILL AVAILABLE. DON'T MISS THIS OPPORTUNITY TO BUY ONE OF THE LAST LOTS IN THIS UP SCALE NEIGHBORHOOD. ALL REASONABLE OFFERS WILL BE CONSIDERED. BUILDERS, NO LOW BALL OFFERS PLEASE. LOT HAS ALREADY BEEN FILLED TO CODE HEIGHT.**

Direct: **MAP QUEST**

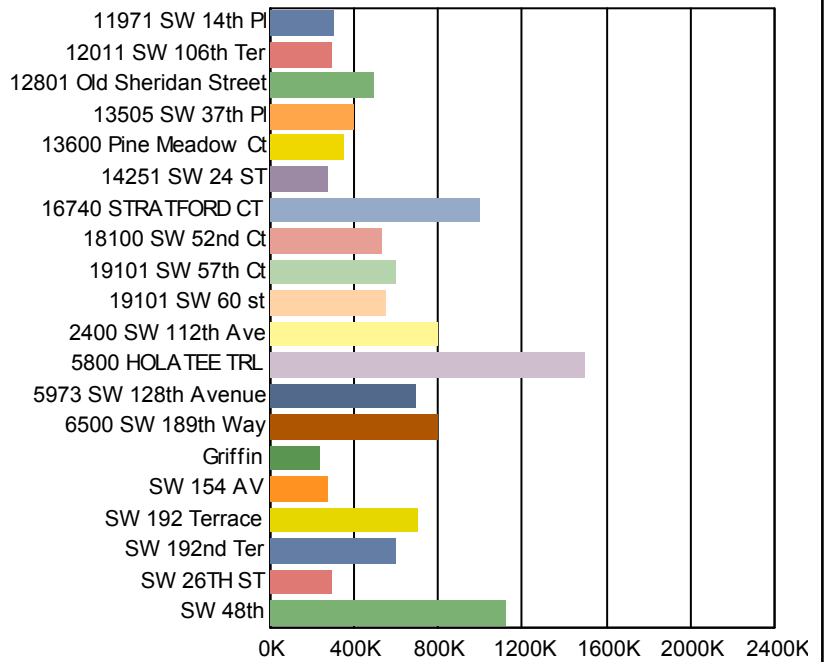


CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	21
Lowest Price	\$235,000
Highest Price	\$1,500,000
Average Price	\$563,619
Avg. Price/SqFt	\$6.71



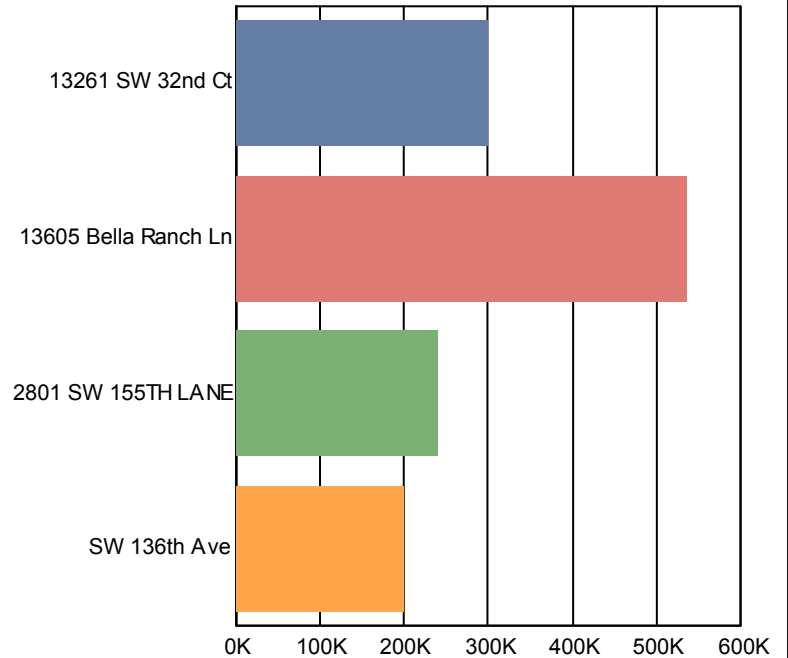


CMA Pro Report

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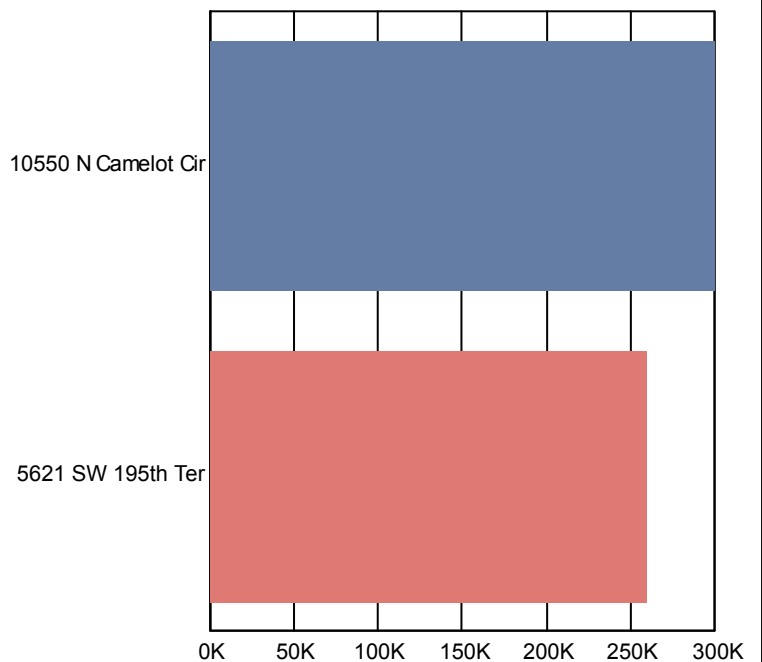
Closed Sale Properties

Total # of Listings	4
Lowest Price	\$200,000
Highest Price	\$535,000
Average Price	\$318,750
Avg. Price/SqFt	



Pending Sale Properties

Total # of Listings	2
Lowest Price	\$260,000
Highest Price	\$299,933
Average Price	\$279,967
Avg. Price/SqFt	



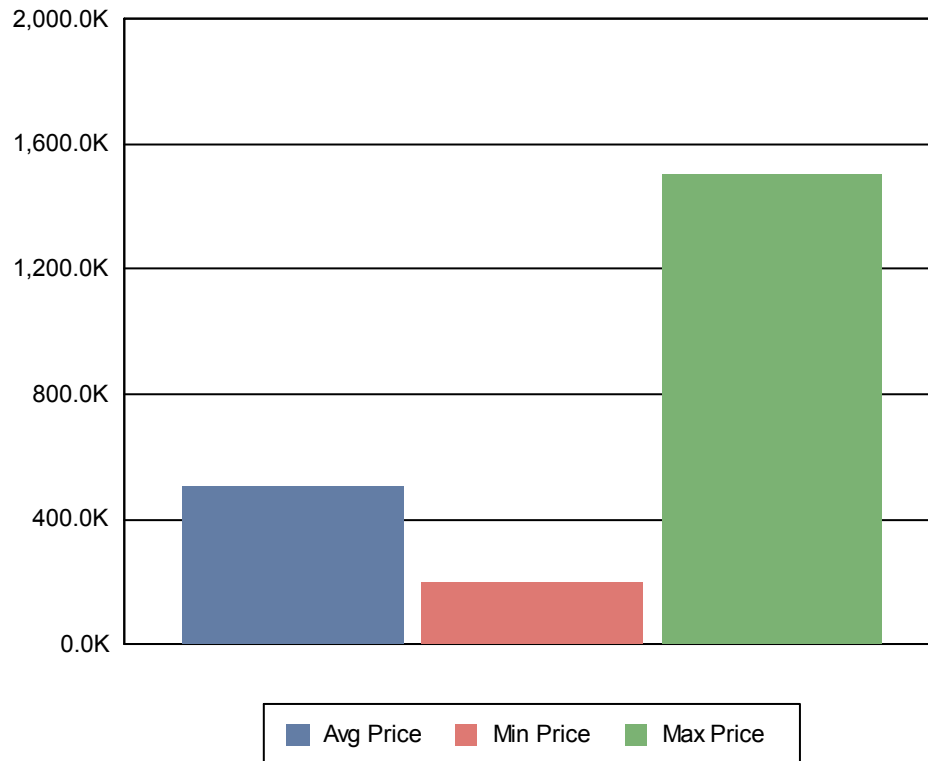


CMA Pro Report

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	\$235,000	\$1,500,000	\$563,619	\$13.89
Closed Sale	\$200,000	\$535,000	\$318,750	\$6.34
Pending Sale	\$260,000	\$299,933	\$279,967	\$7.00
Totals / Averages	\$200,000	\$1,500,000	\$506,331	\$11.97

Sold Property Analysis

Address	List Price	Sold Price	%SP/LP	SP/Sqft
Total Averages				

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date
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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
Active							
ACT	Griffin				\$235,000		
ACT	14251 SW 24 ST			37,462	\$275,000		
ACT	SW 154 AV		0	45,000	\$275,000		
ACT	12011 SW 106th Ter				\$299,500		
ACT	SW 26TH ST		0	45,000	\$300,000		
ACT	11971 SW 14th Pl				\$305,000		
ACT	13600 Pine Meadow Ct				\$349,000		
ACT	13505 SW 37th Pl				\$405,000		
ACT	12801 Old Sheridan Stree				\$499,500		
ACT	SW 48th				\$525,000		
ACT	18100 SW 52nd Ct				\$530,000		
ACT	19101 SW 60 st				\$550,000		
ACT	SW 48th				\$598,000		
ACT	SW 192nd Ter				\$600,000		
ACT	19101 SW 57th Ct				\$600,000		
ACT	5973 SW 128th Avenue				\$695,000		
ACT	SW 192 Terrace				\$699,999		
ACT	2400 SW 112th Ave				\$795,000		
ACT	6500 SW 189th Way				\$799,999		
ACT	16740 STRATFORD CT				\$999,998		
ACT	5800 HOLATEE TRL				\$1,500,000		
Closed Sale							
CSALE	SW 136th Ave				\$207,000	\$200,000	02/02/2017
CSALE	2801 SW 155TH LANE				\$249,900	\$240,000	04/26/2017
CSALE	13261 SW 32nd Ct				\$319,900	\$300,000	03/15/2017
CSALE	13605 Bella Ranch Ln				\$565,000	\$535,000	04/18/2017
Pending Sale							
PNDS	5621 SW 195th Ter				\$260,000		
PNDS	10550 N Camelot Cir				\$299,933		





Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .



Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Bds	FB	HB	Sqft Liv	Acres	List Date	DOM
Griffin	\$235,000					0.840		163
14251 SW 24 ST	\$275,000					0.860		332
SW 154 AV	\$275,000					1.000		1,193
12011 SW 106th Ter	\$299,500					0.950		9
SW 26TH ST	\$300,000					1.000		1,571
11971 SW 14th Pl	\$305,000					0.880		64
13600 Pine Meadow Ct	\$349,000					1.050		221
13505 SW 37th Pl	\$405,000					0.929		170
12801 Old Sheridan Street	\$499,500					2.030		301
SW 48th	\$525,000					1.920		165
18100 SW 52nd Ct	\$530,000					2.110		25
19101 SW 60 st	\$550,000					2.500		29
SW 48th	\$598,000					2.690		76
SW 192nd Ter	\$600,000					2.000		205
19101 SW 57th Ct	\$600,000					2.310		295
5973 SW 128th Avenue	\$695,000					2.510		359
SW 192 Terrace	\$699,999					4.000		316
2400 SW 112th Ave	\$795,000					2.230		12
6500 SW 189th Way	\$799,999					2.520		185
16740 STRATFORD CT	\$999,998					2.420		91
5800 HOLATEE TRL	\$1,500,000					4.620		82
Averages:	\$563,619					1.970		279

Closed Sale Listings

Address	Price	Bds	FB	HB	Sqft Liv	Acres	Sale Date	DOM
SW 136th Ave	\$200,000					0.820	02/02/2017	257
2801 SW 155TH LANE	\$240,000					0.803	04/26/2017	13
13261 SW 32nd Ct	\$300,000					0.940	03/15/2017	0
13605 Bella Ranch Ln	\$535,000					2.000	04/18/2017	115
Averages:	\$318,750					1.141		96

Pending Sale Listings

Address	Price	Bds	FB	HB	Sqft Liv	Acres	Pend Sale Date	DOM
5621 SW 195th Ter	\$260,000					1.000	05/19/2017	158
10550 N Camelot Cir	\$299,933					1.000	05/15/2017	28
Averages:	\$279,967					1.000		93

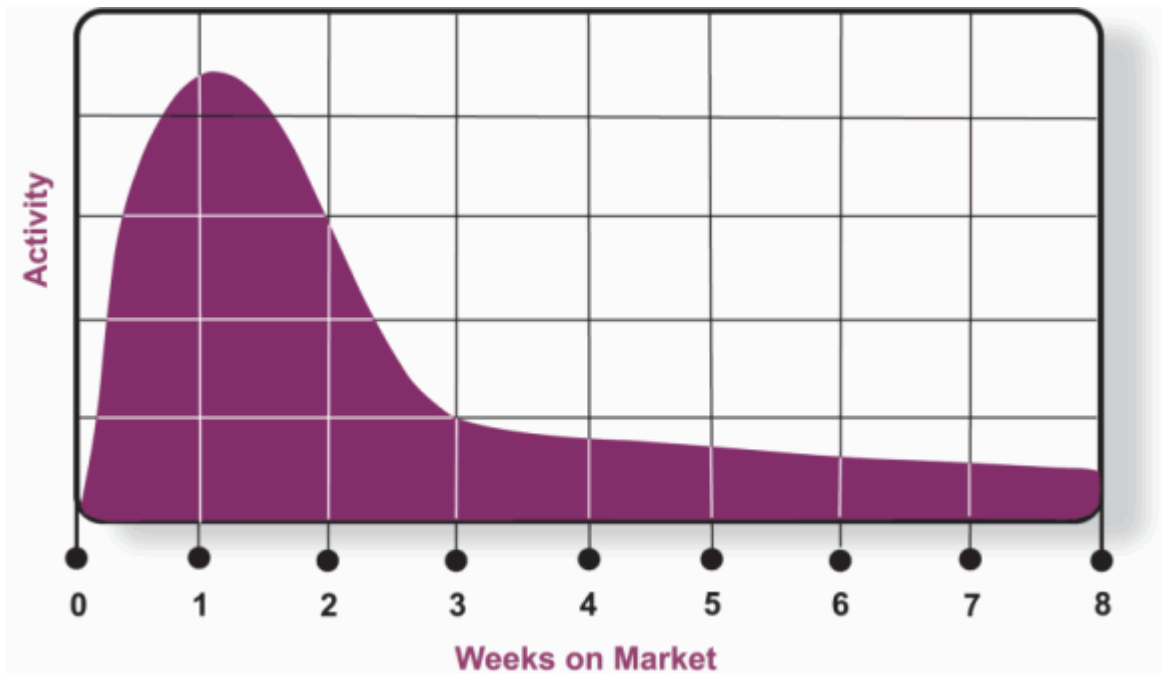
	Low	Median	Average	High	Count
Comparable Price	\$200,000	\$499,500	\$506,331	\$1,500,000	27
Adjusted Comparable Price	\$200,000	\$499,500	\$506,331	\$1,500,000	27





Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.



The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.

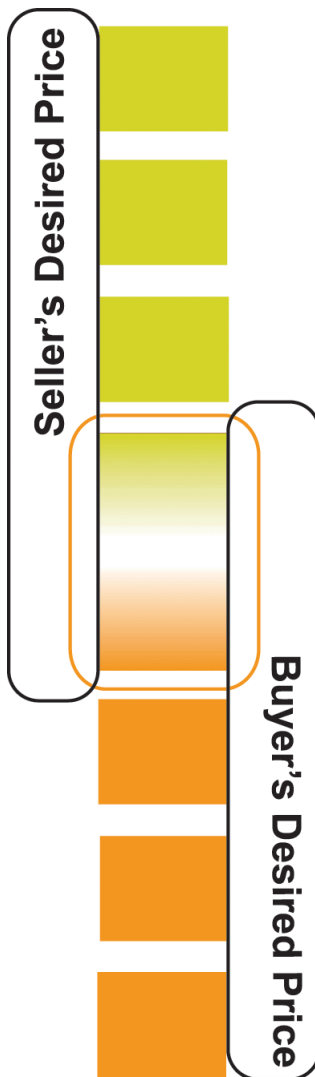


This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.



Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

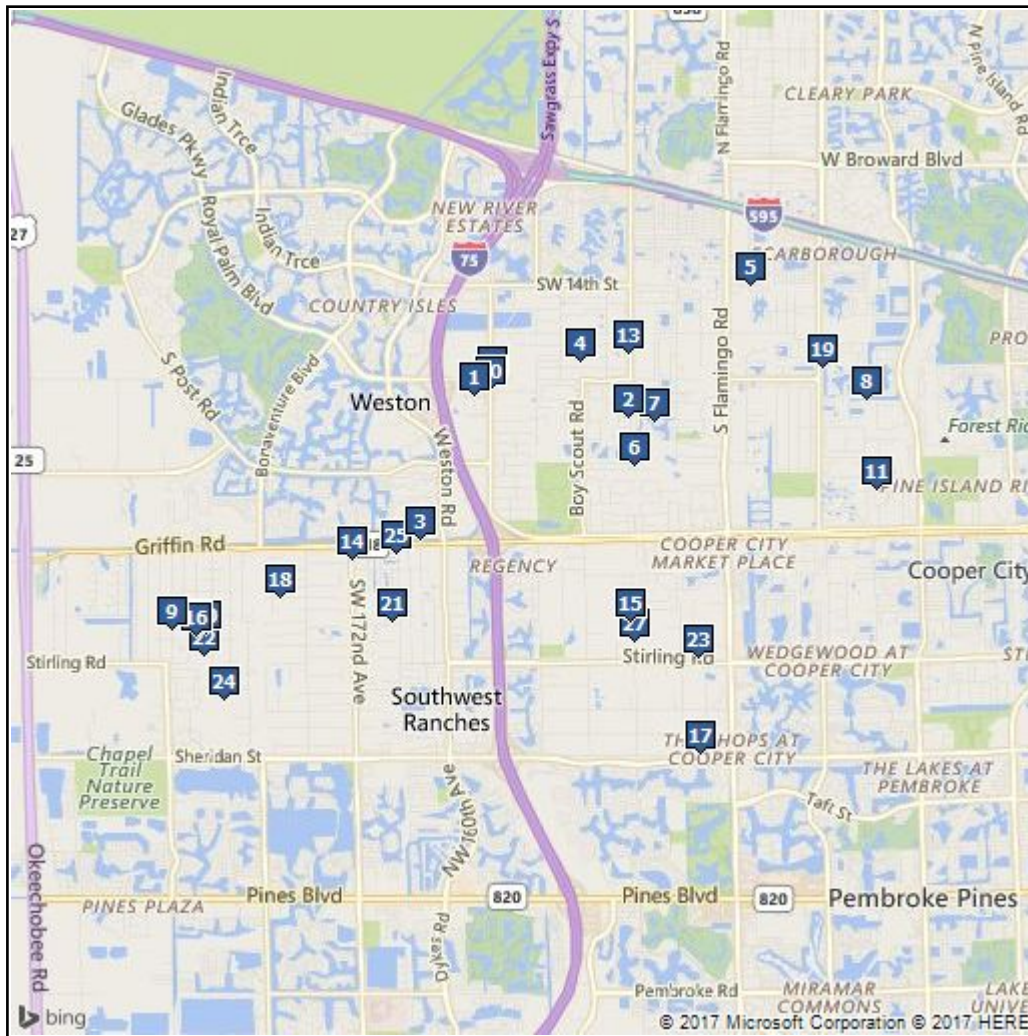
Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.



CMA Map Layout

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



- 1 2801 155Th Lane Sw
- 2 0 136Th Ave Sw
- 3 0 Griffin
- 4 14251 24 St Sw
- 5 11971 14Th Pl Sw
- 6 13505 37Th Pl Sw
- 7 13261 32Nd Ct Sw
- 8 12011 106Th Ter Sw
- 9 5621 195Th Ter Sw
- 10 0 154 Av Sw
- 11 10550 Camelot Cir N
- 12 0 26Th St Sw
- 13 13600 Pine Meadow Ct
- 14 0 48Th Sw
- 15 13605 Bella Ranch Ln
- 16 0 192Nd Ter Sw
- 17 12801 Old Sheridan Street
- 18 18100 52Nd Ct Sw
- 19 2400 112Th Ave Sw
- 20 19101 57Th Ct Sw
- 21 16740 Stratford Ct
- 22 19101 60 St Sw
- 23 5973 128Th Avenue Sw
- 24 6500 189Th Way Sw
- 25 0 48Th Sw
- 26 0 192 Terrace Sw
- 27 5800 Holatee Trl

