



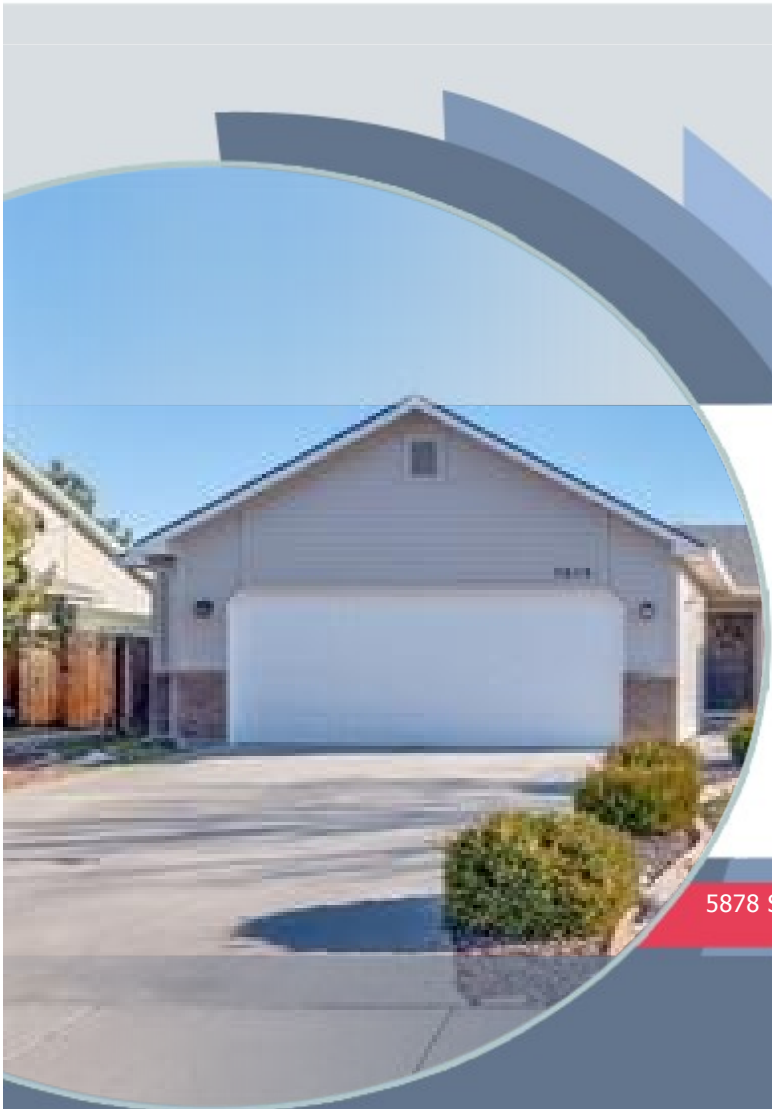
Prepared By:
Vince Hordemann
Amherst Madison
4615 Emerald St
Boise, ID 83706

Main: 208-830-7115
vince@amherstlegacy.com



An Example CMA

COMPARATIVE MARKET ANALYSIS



Comments

This CMA was prepared as an example and is not to be used for any other purpose. All adjustments made are approximations for the purpose of teaching and not as true reference points.

5878 S Orchid Way

Prepared for:
An Amazing Client

Wednesday, March 13,
2019

SUBJECT PROPERTY DETAIL



Address 5878 S Orchid Way
City Boise
State ID
Zip 83716
Area Boise SE - 0300
Baths 2.0
Beds 3
Apx SqFt 1304
Subdivision Columbia Villag
Level Single

Type Single Family
Acres 0.190
Age 11 - 20 Years
Year Built 1997

COMPARABLE REPORT



Area	Boise SE - 0300	Price Per SQFT	\$198.48
Type	Single Family	Listing Date	11/23/2018
Status	Sold	Closing Date	12/28/2018
Days On Market	4		

Adjustments: New shingles +\$3,500, Updated Kitchen +\$5,000, Apx SqFt -\$450

MLS # 98713189
 Address 4210 E Carnation
 Price \$262,000
 Adj Price \$270,050



Area	Boise SE - 0300	Price Per SQFT	\$183.69
Type	Single Family	Listing Date	11/13/2018
Status	Sold	Closing Date	12/19/2018
Days On Market	17		

Adjustments: New shingles +\$3,500, Updated Kitchen +\$5,000, Apx SqFt +\$2,700, Seller Compensation -\$3,000

MLS # 98712395
 Address 5887 S Orchid Way
 Price \$223,000
 Adj Price \$231,200



Area	Boise SE - 0300	Price Per SQFT	\$208.94
Type	Single Family	Listing Date	11/30/2018
Status	Sold	Closing Date	12/20/2018
Days On Market	2		

Adjustments: New shingles \$0, Apx SqFt -\$1,800, Seller Compensation -\$1,500, # Acres +\$1,700

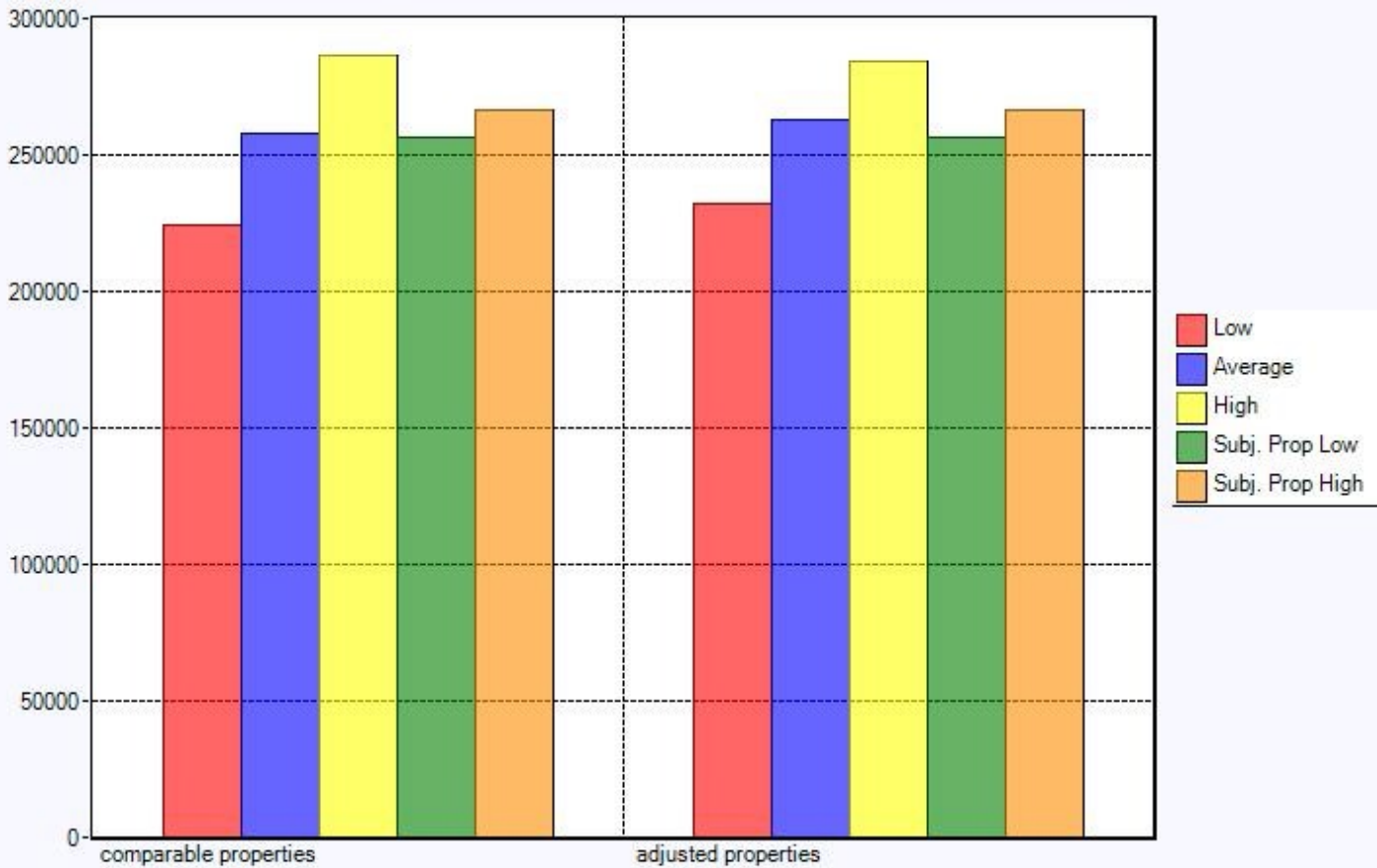
MLS # 98713786
 Address 5950 S Tallowtree Way
 Price \$285,000
 Adj Price \$283,400

COMPARABLE REPORT

Residential Summary Statistics

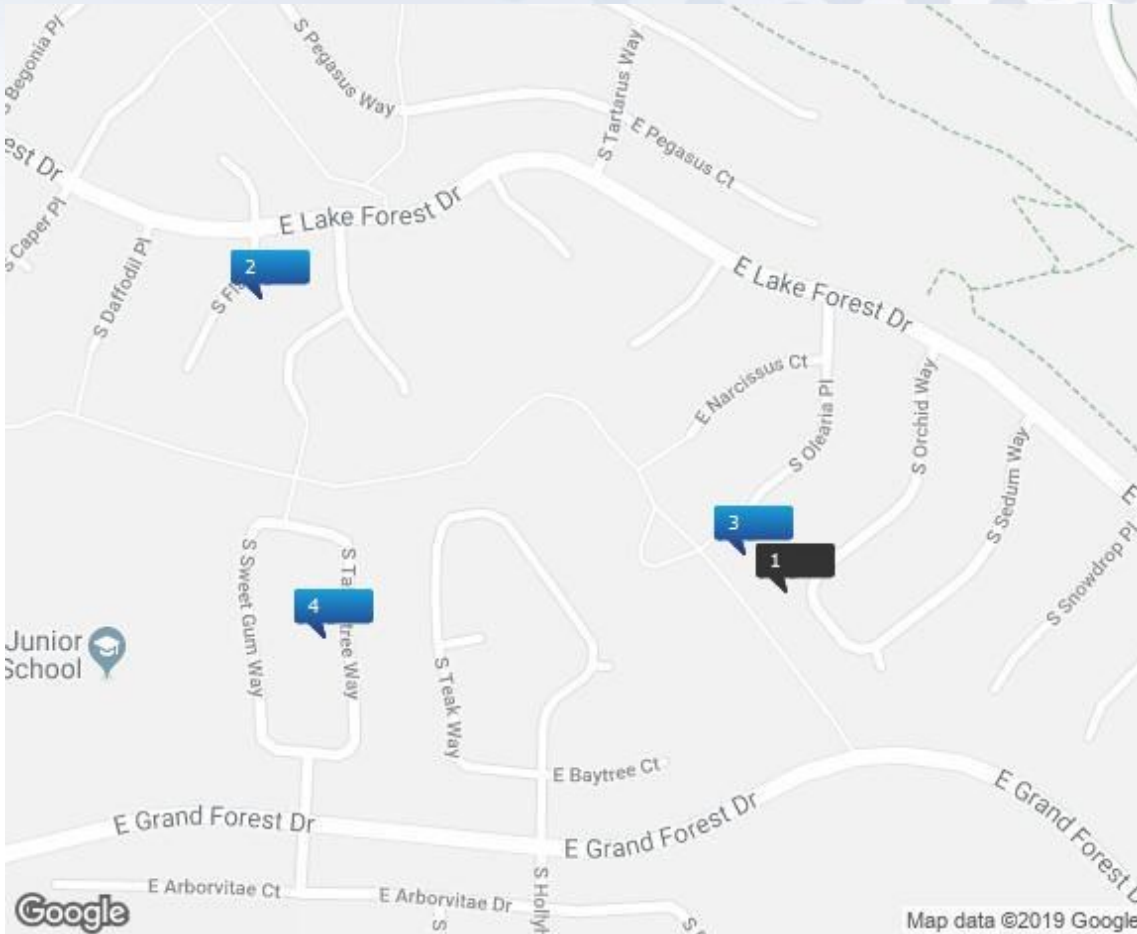
	HIGH	LOW	AVERAGE	MEDIAN
Price:	\$268,000	\$230,000	\$252,666	\$260,000
Selling Price:	\$285,000	\$223,000	\$256,666	\$262,000
Adj Price:	\$283,400	\$231,200	\$261,550	\$270,050

COMPARABLE PRICE ANALYSIS



Comparable Price Analysis	Price	Price Per SQFT
Low	\$223,000	\$183.69
Average	\$256,666	\$197.04
High	\$285,000	\$208.94
Adjusted Price Analysis	Adjusted Price	Price Per SQFT
Low	\$231,200	\$190.44
Average	\$261,550	\$200.93
High	\$283,400	\$207.77
Suggested List Price		
Low	\$255,000	
High	\$265,000	

MAP OF PROPERTIES



Subject Property
 Active
 Sold
 Pending
 Withdrawn
 Rented/Leased
 Expired

Map No.	MLS#	Address	City/State/Zip	Price
1	Sub. Property	5878 S Orchid Way	Boise ID 83716	\$255,000
2	98713189	4210 E Carnation	Boise ID 83716	\$262,000
3	98712395	5887 S Orchid Way	Boise ID 83716	\$223,000
4	98713786	5950 S Tallotree Way	Boise ID 83716	\$285,000

FINAL COMMENTS

Current Market: In Boise there are currently 24 single family homes available under \$275,000 with a minimum of 3 bed rooms and 2 bathrooms. There are no other active homes in Columbia Village and none in east Boise.

We are currently in a seller's market. Over the last 3 months, we have averaged 78 homes going under contract per month. That means there is about 0.3 months of inventory. A seller's market is when there is 4 months or less of inventory.

Comparable homes: The three homes that have been chosen are the homes that most closely match the characteristics of the subject property in age, amenities, style, size and builder. While several other homes were also sold in the last three months, these were the closest matches. Adjustments were then made based on the information I could find on the MLS, title records, and other searches.

Given the lack of inventory and reviewing the adjusted comparable homes, I'm suggesting a sales price in the range of \$255,000-265,000

(Please note, this is just an example CMA. I have not actually viewed the subject property or any of the homes listed here.)