

Sample CMA - Comparative Market Analysis

This is a sample market analysis we prepare for our clients. The actual market analysis includes many more properties and shows you the entire price range for the type of home you're interested in.

It's important that you be an informed consumer, and don't overpay for the home you're buying. If you're a seller, it's just as critical to price your home properly so you obtain the best price.

This file is hyperlinked. Simply click on the underlined words and you'll jump to the appropriate page! Whenever you see a yellow "post-it", on the page just click on it for more information.

Graphs

Graphs give you a quick overview of the market. You'll receive graphs of homes which have sold (showing asking and selling prices), those which are on the market, and those which have pending sales.

Summary

The summary page provides a quick overview of home sales

Detailed Information

You'll want to pay careful attention to the details of each property - what makes the home unique, the home style, whether or not there's a laundry...etc.

Carol & I look forward to helping you buy or sell the perfect home!

Ira Serkes, CRS, GRI & Carol Serkes, GRI

CRS - Certified Residential Specialist

GRI - Graduate, Realtors' Institute

RE/MAX Bay Area

1758 Solano Avenue

Berkeley, CA 94707

510/526-6668 Direct

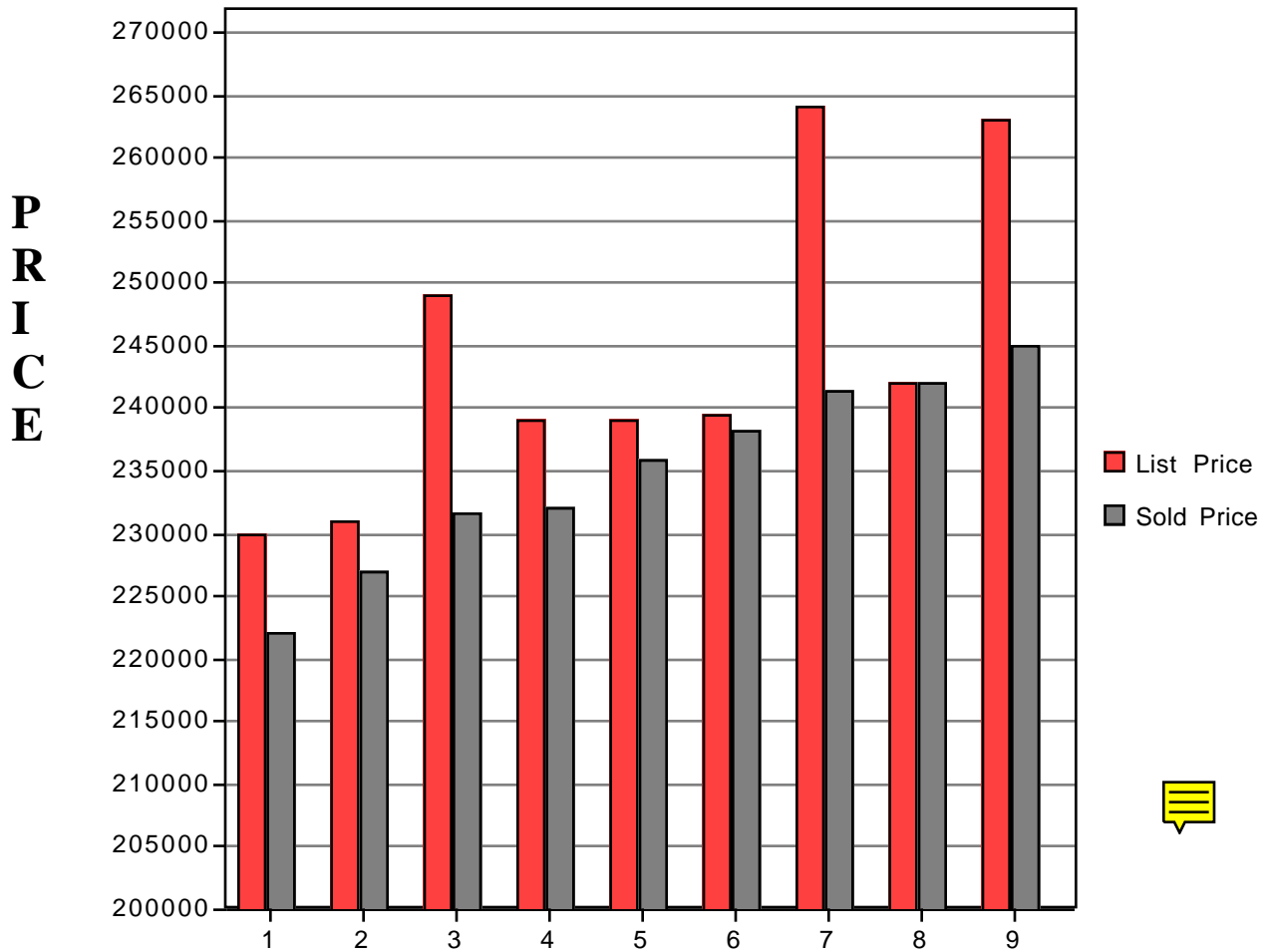
800/887-6668 Toll Free

510/524-6869 Fax

Web Site: <http://www.home-buy-sell.com/Realtor>

Email: Realtor@home-buy-sell.com

Properties Sold



- 01) 1021 SANTA FE AV
- 02) 1055 POMONA AVENUE
- 03) 918 RAMONA AV
- 04) 533 KEY ROUTE BL
- 05) 1019 POMONA AV
- 06) 1036 CURTIS ST
- 07) 841 SANTA FE AV
- 08) 832 POLK ST
- 09) 841 RAMONA AV

Summary

Prepared by IRA & CAROL SERKES with RE/MAX Bay Area 510/526-6668

Properties Sold									
Address	Beds	Bath	Age	Sqft	DOM	Listed	COE	OLP	Sold
1021 SANTA FE AV	2	1/0	69	1,063/	30	5/9/95	6/30/95	\$230,000	\$222,000
1055 POMONA AVENUE	2	1/0	99	935/A	22	11/28/94	2/17/95	\$231,000	\$227,000
918 RAMONA AV	2	1/0	99	1,069/	28	4/7/95	6/21/95	\$249,000	\$231,627
533 KEY ROUTE BL	2	1/0	37	1,204/	17	1/30/95	3/29/95	\$239,000	\$232,000
1019 POMONA AV	2	1/0	72	862/A	79	3/7/95	6/9/95	\$239,000	\$235,900
1036 CURTIS ST	2	1/0	71	0/	-9	9/19/95	10/27/95	\$239,500	\$238,200
841 SANTA FE AV	2	1/0	70	1,066/	38	2/13/95	4/14/95	\$264,000	\$241,445
832 POLK ST	2	1/0	48	1,466/	16	10/17/94	1/6/95	\$242,000	\$242,000
841 RAMONA AV	2	2/0	99	1,220/	120	2/1/95	7/11/95	\$262,990	\$245,000
Total Properties:	9				Averages:	37		\$244,054	\$235,019



Comparative Market Analysis

Prepared by

Ira & Carol Serkes

CRS, GRI, Real Estate Broker

RE/MAX Bay Area

1758 Solano Avenue

Berkeley, CA 94707

Prepared Especially for

Albany 1995 2 BR Sales

Subject Property

Date Prepared

Sunday, October 29, 1995




Properties Sold

Address	Beds	Baths	Age	Sqft	Orig LP
1021 SANTA FE AV	2	1/0	69	1,063/	\$230,000
Days on Market: 30		COE date: 6/30/95		Sold	\$222,000
Area:ALBANY	Dinrm KIT-EAT IN	Floors HARDWOOD	Report PEST		
Firep BRICK/STON	LIVING RM	Lot < 5K SF	Misc TOOL SHED		
LNDRY RM	LNDRY-INSD	220 VOLT	Poss COE		
Equip R&O BLT IN	ELE RNG/CT	MICROWAVE	DISPOSAL		
REFRIG	WASHER	DRYER	WINDOW COV		
Terms CASH	CONVENTL	"AS IS"	Style:BUNGALOW		
Sto/Tp:1STORY	View:OTHE	Family Room:N	Garage:2 DE		
Roof:OTHER	Exterior:STUCCO	Heat:FA 1ZN GASHT	Floor:W/WCPT VINLIN		
Lot size:A.09/4000					

ABUNDANT AMENITIES! ESCROW W/OLD REPU LR W/FP & PICTURE WINDOW,FDR,EIK
W/KN PINE CABINETS,UTILITY RM,DBL GARAGE W WORKSHOP & ATTACHED SUNROOM
FORCED AI BOLTED FOUNDATION,CIRCUIT BREAKERS-MO

Properties Sold

Address	Beds	Baths	Age	Sqft	Orig LP
<u>1055 POMONA AVENUE</u>	2	1/0	99	935/A	\$231,000
Days on Market: 22	COE date: 2/17/95			Sold	\$227,000
Area:ALBANY 	Pt Bat OTHER	Dinrm BRKFST RM	Report PEST		
Firep LIVING RM	Lot < 5K SF	Misc WHLCHR-Ltd	DECK(S)		
Poss NEGOT	Equip GAS RNG/CT	OVEN-DBL	REFRIG		
WSH/DRY HU	WINDOW COV	Terms CASH	Style:TRADITIONL		
Sto/Tp:1STORY	View:HILL	Family Room:N	Garage:1 DE 2+PK		
Roof:COMP S	Exterior:STUCCO	Heat:WALFUR	Floor:VINLIN HARDWD		
Lot size:LEVEL					

TRADITIONAL CHARMER. FRENCH DOORS FRO TO LEVEL GARDEN. DETACHED GARAGE "AS TWO SPECIAL CATS - DO NOT LET OUT!! NO FURTHER SHOWINGS UNTIL DEC. 29TH. LOCKBOX OFF.

<u>918 RAMONA AV</u>	2	1/0	99	1,069/	\$249,000
Days on Market: 28	COE date: 6/21/95			Sold	\$231,627

Area:ALBANY	Report PEST	Firep LIVING RM	Lot < 5K SF
Misc DECK(S)	LNDRY-INSD	Poss NEGOT	Equip R&O BLT IN
DISHWASHER	DISPOSAL	Terms CASH	CONVENTL
"AS IS"	Style:BUNGALOW	Sto/Tp:1STORY	View:BAY
Family Room:N	Garage:1 DE	Roof:OTHER	Exterior:STUCCO
Heat:CENT G	Floor:ALL-HW	Lot size:A.11/4800	

WONDERFUL KITCKEN W/ ATTACHED DEN. DE VIEW OF SF. GREAT YARD. SPACIOUS DINI UPDATED BATH. NEWER ROOF. BASEMENT HA LAUNDRY. CALL 1ST, THEN LB. IF FRIEND "DUKE" IS INSIDE, TRY AGAIN LATER.

<u>533 KEY ROUTE BL</u>	2	1/0	37	1,204/	\$239,000
Days on Market: 17	COE date: 3/29/95			Sold	\$232,000

Area:ALBANY	Dinrm ELL	KIT-EAT IN	Report PEST
Firep SCREEN/GLS	LIVING RM	Lot < 5K SF	LEVEL
Misc PATIO	PATIO C/E	DECK(S)	Poss COE
Equip R&O BLT IN	ELE RNG/CT	DISHWASHER	DISPOSAL
WSH/DRY HU	WINDOW COV	Terms CASH	CONVENTL
Style:CONTEMP	Sto/Tp:1STORY	Family Room:N	Garage:1 AT
Roof:T&G	Exterior:STUCCO	Heat:FA 1ZN GASHT	Floor:W/WCPT VINLIN
Lot size:A.09/3850			

CLEAN,MODERN,MOVE-IN CONDITION!LARGE OFF SPACIOUS COVERED DECK & LANDSCAPE YARD.NEWER SEWER & ROOF 6 MO. OLD.DRI GATION SYSTEM.LOTS OF ROOM FOR THIS C ALBANY LOC CLOSE TO SCHOOLS,SHOPS,& T