

## CMA Summary Report

## Residential Single

## Sold - Residential Single

| #  | MLS #   | Address               | Status | SqFt | CDOM | DOM | LP        | \$/SqFt  | SP        | \$/SqFt Sld | Sell Conc | LP:SP   | OLP:SP  | Close Date |
|----|---------|-----------------------|--------|------|------|-----|-----------|----------|-----------|-------------|-----------|---------|---------|------------|
| 1  | 1189300 | 123 W White Ave       | Sold   | 810  | 28   | 28  | \$117,500 | \$145.06 | \$110,000 | \$135.80    | \$7500    | 93.62%  | 93.62%  | 09/22/2016 |
| 2  | 1179497 | 2903 Linn Rd          | Sold   | 1023 | 13   | 13  | \$98,000  | \$95.79  | \$98,000  | \$95.79     | \$3,500   | 100.0%  | 100.0%  | 07/21/2016 |
| 3  | 1195495 | 4919 Clark Ave        | Sold   | 1348 | 71   | 71  | \$102,900 | \$76.33  | \$98,000  | \$72.70     | \$3500    | 95.24%  | 90.74%  | 10/31/2016 |
| 4  | 1211915 | 3242 Lassus Blvd      | Sold   | 1008 | 41   | 41  | \$95,000  | \$94.24  | \$96,000  | \$95.23     | \$5000    | 101.05% | 101.05% | 01/09/2017 |
| 5  | 1182728 | 127 E Hermitage Ct    | Sold   | 1246 | 60   | 60  | \$99,900  | \$80.17  | \$95,000  | \$76.24     | \$3000    | 95.1%   | 95.1%   | 09/02/2016 |
| 6  | 1172196 | 631 W Vestal Pl       | Sold   | 1100 | 32   | 32  | \$90,000  | \$81.81  | \$93,000  | \$84.54     | \$3200    | 103.33% | 97.89%  | 06/07/2016 |
| 7  | 1200152 | 318 Chicago Blvd      | Sold   | 1006 | 17   | 17  | \$100,000 | \$99.40  | \$89,000  | \$88.46     | \$2500    | 89.0%   | 89.0%   | 10/24/2016 |
| 8  | 1166003 | 143 Koepke Ave        | Sold   | 960  | 108  | 108 | \$85,000  | \$88.54  | \$89,000  | \$92.70     | \$3000    | 104.71% | 93.68%  | 07/29/2016 |
| 9  | 1180126 | 222 Avondale Ave      | Sold   | 966  | 1    | 1   | \$85,000  | \$87.99  | \$85,000  | \$87.99     |           | 100.0%  | 100.0%  | 05/20/2016 |
| 10 | 1185450 | 431 W Southcross Blvd | Sold   | 825  | 16   | 16  | \$79,000  | \$95.75  | \$81,000  | \$98.18     | \$2500    | 102.53% | 102.53% | 07/27/2016 |
| 11 | 1190379 | 3324 Linn Rd          | Sold   | 772  | 45   | 45  | \$79,900  | \$103.49 | \$79,900  | \$103.49    | \$3642    | 100.0%  | 100.0%  | 08/30/2016 |
| 12 | 1074675 | 144 E Dullnig Ct      | Sold   | 741  | 575  | 575 | \$79,000  | \$106.61 | \$75,000  | \$101.21    |           | 94.94%  | 93.87%  | 09/02/2016 |
| 13 | 1192522 | 3914 S Presa St       | Sold   | 1066 | 124  | 124 | \$80,000  | \$75.04  | \$71,000  | \$66.60     |           | 88.75%  | 88.75%  | 11/30/2016 |
| 14 | 1206065 | 1039 W Harding Blvd   | Sold   | 866  | 57   | 57  | \$76,000  | \$87.75  | \$70,000  | \$80.83     |           | 92.11%  | 53.85%  | 12/27/2016 |
| 15 | 1169137 | 1118 Clovis Pl        | Sold   | 990  | 14   | 14  | \$69,900  | \$70.60  | \$69,900  | \$70.60     | \$500.00  | 100.0%  | 100.0%  | 06/02/2016 |

## 15 Sold - Residential Single Statistics

|                           | High      | Low      | Average    | Median   |
|---------------------------|-----------|----------|------------|----------|
| List Price                | \$117,500 | \$69,900 | \$89,140   | \$85,000 |
| Sold Price                | \$110,000 | \$69,900 | \$86,653   | \$89,000 |
| Square Feet               | 1348      | 741      | 982        | 990      |
| Price/Square Foot         | \$135.80  | \$66.60  | \$88.26    | \$88.46  |
| Cumulative Days On Market | 575       | 1        | 80         | 41       |
| Days On Market            | 575       | 1        | 80         | 41       |
| LP:SP Ratio               | 104.71%   | 88.75%   | 97.36%     | 100.0%   |
| OLP:SP Ratio              | 102.53%   | 53.85%   | 93.34%     | 95.1%    |
| Seller's Concessions      | \$7,500   | \$500    | \$3,440.18 | \$3,200  |

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies

upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.\*\*\*Copyright 2017 by SAN ANTONIO BOARD OF REALTORS\*\*\*

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Prepared By: John D Majalca | 01/24/2017 07:55 PM