Comparative Market Analysis (CMA)

A CMA is an estimate, not an appraisal.

Subject plus up to six comps. Status: Sold, Pending, Active, Expired or Withdrawn. Only Sold comps feed the value math; the others show direction and competition.

Prepared for (seller) _____ **Subject property address** _____ **Date prepared** _____

Prepared by (agent) _____ **Brokerage** _____ **License #** _____ **MLS and data pulled on** _____

Property details	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Address							
Status	Subject						
Sale or list price							
Sale or list date							
Days on market							
Distance from subject							
Bedrooms							
Bathrooms							
Living area (sq ft)							
Lot size							
Year built							
Garage							
Condition							
Interior seen?							
Price per sq ft							
Adjustments ($, + or -)	**Adjust the comp toward the subject: comp better = minus, comp worse = plus. Physical features and timing only, never who lives nearby.**						
Size (living area)							
Bedrooms							
Bathrooms							
Garage							
Lot							
Condition							
Age and updates							
Location (view, traffic, flood zone)							
Seller concessions (0 or minus)							
Market change (time)							
Other							
Total adjustments							
Adjusted price							

Summary (Sold comps only)

Lowest adjusted sold price $	Highest adjusted sold price $	Median adjusted sold price $
Suggested range: middle half of adjusted sold prices $ to $	**Price per sq ft check: sold $/sq ft x subject sq ft** $ to $	**Your list price range** $ to $

Your state's required statement (type or attach it in the size your state requires): _____

Notes: _____

A CMA is an estimate, not an appraisal. Add your state's required statement. Use MLS data as your MLS rules allow.