



# Comparative Market Analysis Summary

## Currently On The Market

| Address       | Beds | Bath | Sqft | Yr Built | Basement         | Acres | Garage | List Price | Sold Price | L\$Sqft  | \$\$Sqft | Dom | Settled |
|---------------|------|------|------|----------|------------------|-------|--------|------------|------------|----------|----------|-----|---------|
| 3139 Baypoint | 4    | 2.1  | 2638 | 1985     | Partial Finished | 0     | 2 Car  | \$194,000  |            | \$73.54  |          | 290 |         |
| 531 Pinehurst | 4    | 2.1  | 2562 | 1979     | Unfinished       | 0.26  | 2 Car  | \$205,000  |            | \$80.02  |          | 255 |         |
| 3299 Baypoint | 3    | 2.1  | 1917 | 1984     | Unfinished       | 0     | 2 Car  | \$240,000  |            | \$125.20 |          | 133 |         |

Average of 3 Properties: \$213,000

Min: \$194,000

Max: \$240,000

Median: \$205,000

## Under Contract

| Address           | Beds | Bath | Sqft | Yr Built | Basement | Acres | Garage | List Price | Sold Price | L\$Sqft | \$\$Sqft | Dom | Settled |
|-------------------|------|------|------|----------|----------|-------|--------|------------|------------|---------|----------|-----|---------|
| 572 Rolling Green | 4    | 3.1  | 2505 | 1985     | Finished | 0.22  | 2 Car  | \$229,900  |            | \$91.78 |          | 55  |         |

Average of 1 Properties: \$229,900

Min: \$229,900

Max: \$229,900

Median: \$229,900

## Recently Sold

| Address            | Beds | Bath | Sqft | Yr Built | Basement         | Acres | Garage | List Price | Sold Price | L\$Sqft  | \$\$Sqft | Dom | Settled  |
|--------------------|------|------|------|----------|------------------|-------|--------|------------|------------|----------|----------|-----|----------|
| 793 Adams          | 3    | 2    | 1581 | 1993     | Unfinished       | 0.34  | 2 Car  | \$139,000  | \$139,000  | \$87.92  | \$87.92  | 81  | 03/14/11 |
| 3176 Palm Aire     | 4    | 2.1  | 2838 | 1978     | Unfinished       | 0.22  | 2 Car  | \$164,900  | \$162,500  | \$58.10  | \$57.26  | 83  | 04/11/11 |
| 3136 Tamarron      | 4    | 2.1  | 2384 | 1978     | Partial Finished | 0.22  | 2 Car  | \$189,900  | \$178,000  | \$79.66  | \$74.66  | 380 | 03/10/11 |
| 3098 Rolling Green | 4    | 2.1  | 2400 | 1979     | Finished         | 0.25  | 2 Car  | \$199,900  | \$185,000  | \$83.29  | \$77.08  | 273 | 01/06/11 |
| 607 Rolling Green  | 4    | 2.1  | 2373 | 1979     | Unfinished       | 0     | 2 Car  | \$174,900  | \$188,000  | \$73.70  | \$79.22  | 23  | 05/02/11 |
| 3121 Sunbury       | 4    | 2.1  | 2488 | 1980     | Finished         | 0     | 2 Car  | \$250,000  | \$240,000  | \$100.48 | \$96.46  | 13  | 02/25/11 |
| 3181 Tamarron      | 4    | 2.1  | 2313 | 1977     | Finished         | 0.41  | 2 Car  | \$245,000  | \$243,000  | \$105.92 | \$105.06 | 107 | 05/10/11 |
| 935 Homestead      | 3    | 2.1  | 2203 | 1977     | Partial Finished | 0.26  | 2 Car  | \$268,000  | \$250,000  | \$121.65 | \$113.48 | 79  | 03/14/11 |
| 3120 Sunbury       | 4    | 2.1  | 2743 | 1985     | Finished         | 0     | 2 Car  | \$259,900  | \$259,900  | \$94.75  | \$94.75  | 3   | 03/11/11 |
| 769 Medinah        | 4    | 2.1  | 3051 | 1977     | Finished         | 0.3   | 2 Car  | \$292,000  | \$280,000  | \$95.71  | \$91.77  | 21  | 04/27/11 |

Average of 10 Properties: \$212,540

Min: \$139,000

Max: \$280,000

Median: \$214,000



**Cheryl Reid, SFR**

Office: 248.651.1120






Office Fax: 248.601.5557

Cell Phone: 248.212.7928

E-mail: Cheryl@ReidAboutHomes.com

# Comparative Market Analysis








|                    | 3139 Baypoint   | 531 Pinehurst   | 3299 Baypoint  | 572 Rolling Green   | 793 Adams   |
|--------------------|---|---|--|---|---|
|                    |  |  |  |  |  |
| <b>Status</b>      | A   | A   | A  | P   | S   |
| <b>List Price</b>  | \$194,000   | \$205,000   | \$240,000  | \$229,900   | \$139,000   |
| <b>List\$ SqFt</b> | \$73.54   | \$80.02   | \$125.20   | \$91.78   | \$87.92   |
| <b>Sold Price</b>  |   |   |  |   | \$139,000   |
| <b>Sold\$ SqFt</b> |   |   |  |   | \$87.92   |
| <b>Settled DOM</b> | 290   | 255   | 133  | 55  | 03/14/11<br>81  |
| <b>City</b>        | Rochester Hills   | Rochester Hills   | Rochester Hills  | Rochester Hills   | Rochester Hills   |
| <b>Year Built</b>  | 1985  | 1979  | 1984   | 1985  | 1993  |
| <b>SqFt</b>        | 2638  | 2562  | 1917   | 2505  | 1581  |
| <b>Archit</b>      | 2 Story   | 2 Story   | 1 Story  | 2 Story   | 1 Story   |
| <b>Exterior</b>    | Brick   | Brick   | Brick  | Brick   | Wood  |
| <b>Exterior</b>    | Wood  |   |  | Wood  | Vinyl   |
| <b>Bedrooms</b>    | 4   | 4   | 3  | 4   | 3   |
| <b>Bathrooms</b>   | 2.1   | 2.1   | 2.1  | 3.1   | 2   |
| <b>Heating</b>     | Forced Air  | Forced Air  | Forced Air   | Forced Air  | Forced Air  |
| <b>Fuel</b>        | Gas   | Gas   | Gas  | Gas   | Gas   |
| <b>Cooling</b>     | Central Air   | Central Air   | Central Air  | Central Air   | Central Air   |
| <b>Cooling</b>     |   |   | 2+ Ceiling Fans  | Ceiling Fan   |   |
| <b>Fireplace</b>   | Family Room   | Family Room   | Family Room  | Family Room   | Great Room  |
| <b>Fireplace</b>   | Gas   | Natural   | Natural  | Natural   | Gas   |
| <b>Garage</b>      | 2 Car   | 2 Car   | 2 Car  | 2 Car   | 2 Car   |
| <b>Garage</b>      | Attached  | Attached  | Attached   | Attached  | Attached  |
| <b>Foundation</b>  | Basement  | Basement  | Basement   | Basement  | Basement  |
| <b>Basement</b>    | Partial Finished  | Unfinished  | Unfinished   | Finished  | Unfinished  |
| <b>Other Room</b>  | Dining Room   | Dining Room   | 1st Flr Laundry  | Dining Room   | Dining Room   |
| <b>Other Room</b>  | 1st Flr Laundry   | 1st Flr Laundry   | 1st Flr Bedroom  | 1st Flr Laundry   | 1st Flr Laundry   |
| <b>Int Feat</b>    | Sump Pump   | Wet Bar   | Disabled Access  | Wet Bar   | Cable Tv Avail  |
| <b>Int Feat</b>    |   | Humidifier  | Cable Tv Avail   | Cable Tv Avail  | Air Cleaner   |
| <b>Int Feat</b>    |   |   | Sump Pump  | Humidifier  | Sump Pump   |
| <b>Ext Feat</b>    | Deck  |   | Disabled Facils  | Deck  | Deck  |
| <b>Ext Feat</b>    | Sprinklers  |   | Deck   | Porch   |   |
| <b>Ext Feat</b>    |   |   | Porch  | Sprinklers  |   |
| <b>Water/Sewer</b> | Municipal Water   | Municipal Water   | Municipal Water  | Municipal Water   | Municipal Water   |
| <b>Water/Sewer</b> | Sewer-Sanitary  |   | Sewer-Sanitary   | Sewer-Sanitary  | Sewer-Sanitary  |



**Cheryl Reid, SFR**  
 Office: 248.651.1120  
 Office Fax: 248.601.5557  
 Cell Phone: 248.212.7928  
 E-mail: Cheryl@ReidAboutHomes.com

# Comparative Market Analysis



|                    | 3176 Palm Aire  | 3136 Tamarron   | 3098 Rolling Green   | 607 Rolling Green   | 3121 Sunbury  |
|--------------------|---|---|--|---|---|
|                    |  |  |  |  |  |
| <b>Status</b>      | S   | S   | S  | S   | S   |
| <b>List Price</b>  | \$164,900   | \$189,900   | \$199,900  | \$174,900   | \$250,000   |
| <b>List\$ SqFt</b> | \$58.10   | \$79.66   | \$83.29  | \$73.70   | \$100.48  |
| <b>Sold Price</b>  | \$162,500   | \$178,000   | \$185,000  | \$188,000   | \$240,000   |
| <b>Sold\$ SqFt</b> | \$57.26   | \$74.66   | \$77.08  | \$79.22   | \$96.46   |
| <b>Settled</b>     | 04/11/11  | 03/10/11  | 01/06/11   | 05/02/11  | 02/25/11  |
| <b>DOM</b>         | 83  | 380   | 273  | 23  | 13  |
| <b>City</b>        | Rochester Hills   | Rochester Hills   | Rochester Hills  | Rochester Hills   | Rochester Hills   |
| <b>Year Built</b>  | 1978  | 1978  | 1979   | 1979  | 1980  |
| <b>SqFt</b>        | 2838  | 2384  | 2400   | 2373  | 2488  |
| <b>Archit</b>      | 2 Story   | 2 Story   | 2 Story  | 2 Story   | 2 Story   |
| <b>Exterior</b>    | Brick   | Brick   | Brick  | Brick   | Brick   |
| <b>Exterior</b>    |   | Vinyl   |  | Vinyl   | Aluminum  |
| <b>Bedrooms</b>    | 4   | 4   | 4  | 4   | 4   |
| <b>Bathrooms</b>   | 2.1   | 2.1   | 2.1  | 2.1   | 2.1   |
| <b>Heating</b>     | Forced Air  | Forced Air  | Forced Air   | Forced Air  | Forced Air  |
| <b>Fuel</b>        | Gas   | Gas   | Gas  | Gas   | Gas   |
| <b>Cooling</b>     | Central Air   | Central Air   | Central Air  |   | Central Air   |
| <b>Cooling</b>     |   |   | 2+ Ceiling Fans  |   |   |
| <b>Fireplace</b>   | Family Room   | Family Room   | Great Room   | Family Room   | Family Room   |
| <b>Fireplace</b>   |   | Natural   |  |   |   |
| <b>Garage</b>      | 2 Car   | 2 Car   | 2 Car  | 2 Car   | 2 Car   |
| <b>Garage</b>      | Attached  | Attached  | Attached   |   | Attached  |
| <b>Foundation</b>  | Basement  | Basement  | Basement   | Basement  | Basement  |
| <b>Basement</b>    | Unfinished  | Partial Finished  | Finished   | Unfinished  | Finished  |
| <b>Other Room</b>  | Dining Room   | Dining Room   | Dining Room  | Dining Room   | Dining Room   |
| <b>Other Room</b>  | 1st Flr Laundry   | 1st Flr Laundry   | 1st Flr Laundry  | 1st Flr Laundry   | 1st Flr Laundry   |
| <b>Int Feat</b>    | Sump Pump   | Humidifier  | Cable Tv Avail   |   | Wet Bar   |
| <b>Int Feat</b>    |   | Sump Pump   | Humidifier   |   | Cable Tv Avail  |
| <b>Int Feat</b>    |   |   | Sump Pump  |   | Humidifier  |
| <b>Ext Feat</b>    | Porch   | Deck  | Deck   | Deck  | Patio   |
| <b>Ext Feat</b>    |   | Porch   | Porch  |   | Deck  |
| <b>Ext Feat</b>    |   |   | Outside Lights   |   | Porch   |
| <b>Water/Sewer</b> | Municipal Water   | Municipal Water   | Municipal Water  | Municipal Water   | Municipal Water   |
| <b>Water/Sewer</b> | Sewer-Sanitary  | Sewer-Sanitary  | Sewer-Sanitary   | Sewer-Sanitary  | Sewer-Sanitary  |



**Cheryl Reid, SFR**  
 Office: 248.651.1120  
 Office Fax: 248.601.5557  
 Cell Phone: 248.212.7928  
 E-mail: Cheryl@ReidAboutHomes.com

# Comparative Market Analysis



3181 Tamarron



935 Homestead



3120 Sunbury



769 Medinah



|                    |                 |                  |                 |                 |  |
|--------------------|-----------------|------------------|-----------------|-----------------|--|
| <b>Status</b>      | S               | S                | S               | S               |  |
| <b>List Price</b>  | \$245,000       | \$268,000        | \$259,900       | \$292,000       |  |
| <b>List\$ SqFt</b> | \$105.92        | \$121.65         | \$94.75         | \$95.71         |  |
| <b>Sold Price</b>  | \$243,000       | \$250,000        | \$259,900       | \$280,000       |  |
| <b>Sold\$ SqFt</b> | \$105.06        | \$113.48         | \$94.75         | \$91.77         |  |
| <b>Settled</b>     | 05/10/11        | 03/14/11         | 03/11/11        | 04/27/11        |  |
| <b>DOM</b>         | 107             | 79               | 3               | 21              |  |
| <b>City</b>        | Rochester Hills | Rochester Hills  | Rochester Hills | Rochester Hills |  |
| <b>Year Built</b>  | 1977            | 1977             | 1985            | 1977            |  |
| <b>SqFt</b>        | 2313            | 2203             | 2743            | 3051            |  |
| <b>Archit</b>      | 2 Story         | 1 Story          | 2 Story         | 2 Story         |  |
| <b>Exterior</b>    | Brick           | Brick            | Brick           | Brick           |  |
| <b>Exterior</b>    | Aluminum        | Aluminum         | Other           | Wood            |  |
| <b>Bedrooms</b>    | 4               | 3                | 4               | 4               |  |
| <b>Bathrooms</b>   | 2.1             | 2.1              | 2.1             | 2.1             |  |
| <b>Heating</b>     | Forced Air      | Forced Air       | Forced Air      | Forced Air      |  |
| <b>Fuel</b>        | Gas             | Gas              | Gas             | Gas             |  |
| <b>Cooling</b>     | Central Air     | Central Air      | Central Air     | Central Air     |  |
| <b>Cooling</b>     | 2+ Ceiling Fans | 2+ Ceiling Fans  |                 | Attic Fan       |  |
| <b>Fireplace</b>   | Family Room     | Family Room      | Family Room     | Great Room      |  |
| <b>Fireplace</b>   | Gas             |                  |                 | Natural         |  |
| <b>Garage</b>      | 2 Car           | 2 Car            | 2 Car           | 2 Car           |  |
| <b>Garage</b>      | Attached        | Attached         | Attached        | Attached        |  |
| <b>Foundation</b>  | Basement        | Basement         | Basement        | Basement        |  |
| <b>Basement</b>    | Finished        | Partial Finished | Finished        | Finished        |  |
| <b>Other Room</b>  |                 | Dining Room      | Dining Room     | Dining Room     |  |
| <b>Other Room</b>  |                 | 1st Flr Laundry  | 1st Flr Laundry | 1st Flr Laundry |  |
| <b>Int Feat</b>    |                 | Wet Bar          | Wet Bar         | Wet Bar         |  |
| <b>Int Feat</b>    |                 | Cable Tv Avail   | Intercom        | Cable Tv Avail  |  |
| <b>Int Feat</b>    |                 | Air Cleaner      | Cable Tv Avail  | Humidifier      |  |
| <b>Ext Feat</b>    | Patio           | Patio            | Deck            | Patio           |  |
| <b>Ext Feat</b>    |                 | Sprinklers       | Sprinklers      |                 |  |
| <b>Ext Feat</b>    |                 | Outside Lights   |                 |                 |  |
| <b>Water/Sewer</b> | Municipal Water | Municipal Water  | Municipal Water | Municipal Water |  |
| <b>Water/Sewer</b> | Sewer-Sanitary  | Sewer-Sanitary   | Sewer-Sanitary  | Sewer-Sanitary  |  |



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