

WILLIAM RAVEIS

— REAL ESTATE • MORTGAGE • INSURANCE —

New England's Largest Family-Owned Real Estate Company

Comparative Market Analysis

Prepared especially for:

Mr. John Doe

101 Any Street

My Towns, CT 00000

For marketing the property located at:

101 Any Street

Prepared by:

Daniel Cummings

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William Raveis Real Estate

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Guilford, CT 06437

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Date: July 16, 2007

Comparable Properties

Currently On The Market 28 Lisa Court



List Price: \$412,000
List\$ SqFt: \$190.74
Apx SqFt: 2160
Bedrooms: 4
Bathrooms: 2.5
Total Rms: 8.0
Attic: Pulldn
Deck: Wrap
Heat: Base

Sell\$ SqFt:
Year Built: 1972
Acres: 0.58
Lot: Cul
Basement: Crawl
Basement:
Floors: Wood
Cool: Indv

DOM: 46
Assessment: 211040
MLS #: M9104484
Style: Col
Levels: 2.0
Cars: 2
Garage: Attch
Int Feat:
Fireplaces: 1

Remarks: Fantastic Location / Neighborhood, Cul-De-Sac, Very Spacious, 3 New Baths, New Windows, City Water, Association Beach And Lake, Level Lot, Fireplace. Kitchen And Deck Need Updating

Currently On The Market 187 Valley Shores Driv



List Price: \$424,900
List\$ SqFt: \$196.71
Apx SqFt: 2160
Bedrooms: 4
Bathrooms: 2.1
Total Rms: 8.0
Attic: Pulldn
Deck:
Heat: Base

Sell\$ SqFt:
Year Built: 1972
Acres: 0.46
Lot: Nbrhd
Basement: Full
Basement:
Floors: Wood
Cool: Indv

DOM: 57
Assessment: 226270
MLS #: M9104282
Style: Col
Levels: 2.0
Cars: 2
Garage: Under
Int Feat: Foyer
Fireplaces: 1

Remarks: Four Bedroom Colonial In Great Lake Association Neighborhood With City Water, Newer Appliances, Hardwood Floors, First Floor Laundry And Walk In Pantry, Original Owners, New Windows, New Driveway, New Walkway, Maintenance Free Exterior

Currently On The Market 58 Middle Road



List Price: \$429,000
List\$ SqFt: \$211.96
Apx SqFt: 2024
Bedrooms: 5
Bathrooms: 2.1
Total Rms: 10.0
Attic: Unfin
Deck:
Heat: Base

Sell\$ SqFt:
Year Built: 1962
Acres: 0.6
Lot: Cornr
Basement: Fwalk
Basement: Ufin
Floors: Wood
Cool: Indv

DOM: 148
Assessment: 182120
MLS #: M9102368
Style: Col
Levels: 2.0
Cars: 2
Garage: Under
Int Feat: Ceilfn
Fireplaces: 1

Remarks: Guilford Lakes. 5 Bdr Colonial On The Corner Picturesque, Park Like Grounds With Roaring Stream. Remodeled Kitchen, Bth. New High Efficiency Boiler & Hot Water Heater. Roof Replaced. In-Law Suite.
[Http://www.Visuالتour.Com/Show.Asp?Sk=1](http://www.Visuالتour.Com/Show.Asp?Sk=1)

Comparable Properties

Recently Sold



2841 Boston Post Rd

List Price: \$399,900	Sold Price: \$397,000	DOM: 63
List\$ SqFt: \$184.12	Sell\$ SqFt: \$182.78	Assessment: 220290
Apx SqFt: 2172	Year Built: 1980	MLS #: N259622
Bedrooms: 3	Acres: 2.93	Style: Col
Bathrooms: 2.1	Lot: Wood	Levels: 2.0
Total Rms: 8.0	Basement: Full	Cars: 2
Attic: Pulldn	Basement: Pfin	Garage: Attach
Deck:	Floors: Carp	Int Feat:
Heat: Wair	Cool: Cair	Fireplaces: 1

Remarks: Private, Peaceful & Serene Describes This 8 Rm Col W/ Beautiful 2.93 Acre Lot. Bright Eatin Kit W/Breakfast Bar, 1st Flr Famrm W/Fp, Din Rm Or Library, Sprawling Livrm, Master Br W/Full Bath & Walkin Closet. Spacious Bedrms. Low Lev Famrm, C-Air, New Well & Pump

Recently Sold



11 Schoolside Lane

List Price: \$429,900	Sold Price: \$420,000	DOM: 21
List\$ SqFt: \$201.26	Sell\$ SqFt: \$196.63	Assessment: 231170
Apx SqFt: 2136	Year Built: 1984	MLS #: M9101160
Bedrooms: 4	Acres: 0.93	Style: Col
Bathrooms: 3.5	Lot: Cornr	Levels: 2.0
Total Rms: 8.0	Basement: Full	Cars: 2
Attic: Walkup	Basement: Pfin	Garage: Attach
Deck: Grnd	Floors: Tile	Int Feat: Granite
Heat: Base	Cool: Cair	Fireplaces: 1

Remarks: Outstanding, Spacious & Immaculate Colonial With Many Upgrades & Improvements In beautiful Area Of Guilford. Very Attractive Home With Views Of The Farm & A Quaint Stone Wall. Subject To Sellers Obtaining A Specific Property In Essex.

Recently Sold



5 Spinning Mill Ct

List Price: \$449,900	Sold Price: \$435,000	DOM: 114
List\$ SqFt: \$213.83	Sell\$ SqFt: \$206.75	Assessment: 249120
Apx SqFt: 2104	Year Built: 1974	MLS #: M9098984
Bedrooms: 4	Acres: 1.02	Style: Col
Bathrooms: 2.1	Lot: Nbrhd	Levels: 2.0
Total Rms: 9.0	Basement: Full	Cars: 2
Attic: Pulldn	Basement: Ufin	Garage: Under
Deck: Grnd	Floors: Wood	Int Feat: Foyer
Heat: Wair	Cool: Indv	Fireplaces: 1

Remarks: Lovely Col On Cul De Sac In Wonderful Established Neighborhood Of Comparable Homes. 4brs, Sunfilled Ei Kit Open To Fr W/Fpl, Spacious Lr And Dr, 1st Fl Office/Den. Newer Roof, Hw Flrs, Outbuilding, Pvt Setting W/ Beautiful Plantings



Pricing Estimate

101 Any Street

Let's review some important considerations. Certain factors are outside of our control such as location, land topography and the floor plan layout. Other factors such as the appearance of the property, marketing and pricing are within our control. When you are ready I will be happy to sit down and discuss these factors with you in depth.

The estimate below is based on the information you have emailed me. A more thorough analysis can be completed with a physical inspection of your home. Once again, when you are ready I will welcome the opportunity to see your home and fine tune the pricing.

Estimated Price Strategy...

My analysis of the comparable properties suggests a list price range of \$419,900 to \$429,900.