



Suggested Market Price

Subject Property: <Subject Property Address>

Price per square foot approach summary:

Looking at the cost per sq/ft for homes with 4 bedrooms & 2 to 4 baths, a 2 car garage built between 1955 to 1989, the range in price is from \$158.00 to \$262.00 per sq/ft with an average of approximately \$222.00 per sq/ft.

Applying this value to your home's living area we get
 $2173 \times \$222.00 = 482,000$

Price per sq/ft suggested price: \$482,000

Ratio of assessed value to sold price approach summary:

Using this approach we found that comparable homes SOLD in a range from 86% to 115% of assessed value with an average of 101% .

Your assessed value is \$469,000
 $\$469,000 \times 101\% = \$474,000$

Ratio of assessed value to sold price suggested price: \$474,000

Straight comparable approach:

When searching for a home that appears to be most similar to your home currently on the market we focused on the home at 755 Winter St. This is a Colonial style home with 8 rooms, 4 bedrooms and 2.5 baths built in 1979 on a 1.1 acre lot having 2177 sq/ft of living space. The homes are very similar in most categories other than your home's in-ground pool. This home does have a full walkout basement and a 3-season sunroom not included in the living space. This home is listed at \$459,900

This home price per sq/ft is \$219.00 Applied to your home = $2173 \times \$219.00 = \$476,000$

Ratio of assessed value to sold price = 100% therefore we use 100% of your assessed value or \$469,000

Straight comparable suggested price: \$474,000

Weighted Average Suggested Market Price: \$477,000

**Our suggested (List) price for your home would be between
\$469,000 to \$479,000**

