

Comparative Market Analysis

Prepared for
Aaron & Michelle Dekker

For property at
1008 NE 41ST ST

Amy McClintock
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1802 SE DELAWARE #103
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Subject Property

Prepared for Aaron & Michelle Dekker

1008 NE 41ST ST

No Photo Available

RESIDENT

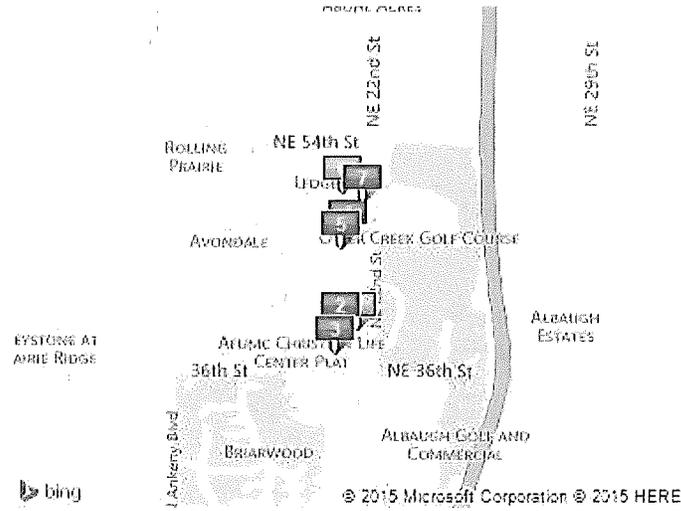
Style: 2STY	Basement SF: 782
Living Area SqFt: 1482	Bsmt Fin Sq Ft: 782
Year Built:	FB Total: 2
Beds: 3	PB Total:
Lot SF: 7708	HB Total: 1
Garage: 2ATT,	
Bsmt Description: FINISHED	School District: ANKENY
# Fireplace: 1	Exterior: VINYLSID
Gross Taxes:	Air Conditioning: CENTRAL
County: POLK	Foundation: POURED
Dining Room: FORMAL	Heat: GASFORCE
Included Items:	Other Rooms: PANTRY

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Comparable Property Location

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Comparable Address	# Beds	SqFt	DOM	List Price	Sale Price
1008 NE 41ST ST	3	1482			
912 NE 41ST ST	3	1433	7	\$199,900	\$196,000
917 NE 53RD CT	3	1494	6	\$194,900	\$192,000
4811 NE HAYES DR	3	1470	164	\$187,900	\$184,000
4712 NE HAYES DR	4	1456	74	\$179,900	\$180,000
5107 NE BRIARWOOD DR	3	1464		\$177,500	
1006 NE 51ST ST	3	1396	44	\$175,000	\$174,000

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Residential Comparative Homes Side-by-Side

No Photo Available



Property Address	1008 NE 41ST ST	912 NE 41ST ST	917 NE 53RD CT
ID#		447471	447165
Status		Sold	Sold
City/Zip Code	ANKENY	ANKENY /50021	ANKENY /50021
Area		ANKENY	ANKENY
County	Polk	Polk	Polk
Acres		0.184	0.344
Zoning		res	PUD
Exterior	Vinyl Siding	Vinyl Siding	Vinyl Siding
Parcel		18100553070767	18100495905044
List Price		\$199,900	\$194,900
List\$/SqFt		\$139.00	\$130.00
Living Area SF	1482	1433	1494
Lot SF	7708.00	8012.00	14992.00
Year Built		2007	2006
School District	ANKENY	ANKENY	ANKENY
Basement SF	782.00	711.00	740.00
Fin. Basement SF	782		650
Bedrooms	3	3	3
Bathrooms	2 ,1	1 ,1 ,1	2 ,1 ,1
Property Class	Residential	Residential	Residential
Basement	Finished	Walkout	Finished
Style	Two Story	Two Story	Two Story
Interior		Drapes/Curtains (Part) , Carpet	Drapes/Curtains (Part) , Shade
Included Items		Stove , Microwave	Stove , Microwave
Dining	Formal Dining Rm	Dining Areas	Eat In Kitchen
Other Rooms	Pantry		
Garage	2ATT	2ATT	2ATT
Water	City	City	City
Sewer	City	City	City
Roof	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle
List Date		01/17/15	01/12/15
List Price		\$199,900	\$194,900
ADOM		9	8
AVG ADOM	9	9	9
Sale Price		\$196,000	\$192,000
\$SP/Sqft		\$137.00	\$129.00
\$SP/\$LP Ratio	--	98 %	99 %
Sold Date		03/20/15	02/26/15
DOM		7 days	6 days

Residential Comparative Homes Side-by-Side



Property Address	4811 NE HAYES DR	4712 NE HAYES DR	5107 NE BRIARWOOD DR
ID#	443662	444863	456300
Status	Sold	Sold	Pending
City/Zip Code	ANKENY /50021	ANKENY /50021	ANKENY /50021
Area	ANKENY	ANKENY	ANKENY
County	Polk	Polk	Polk
Acres	0.172	0.172	0.214
Zoning	PUD	PUD	Res
Exterior		Vinyl Siding	Vinyl Siding
Parcel	18100229055107	18100229055136	18100495905033
List Price	\$187,900	\$179,900	\$177,500
List\$/SqFt	\$128.00	\$124.00	\$121.00
Living Area SF	1470	1456	1464
Lot SF	7500.00	7500.00	9307.00
Year Built	2005	2004	2006
School District	ANKENY	ANKENY	ANKENY
Basement SF	735.00	728.00	704.00
Fin. Basement SF	500	500	525
Bedrooms	3	4	3
Bathrooms	2 ,0 ,1	2 ,0 ,1	2 ,0 ,1
Property Class	Residential	Residential	Residential
Basement	Finished	Finished	Finished
Style	Two Story	Two Story	Two Story
Interior			Shades/Curtains/Shutters , Car
Included Items	Stove , Microwave		Stove , Microwave
Dining	Eat In Kitchen	Eat In Kitchen	No Dining
Other Rooms		Study	
Garage	2ATT	2ATT	2ATT
Water	City	City	City
Sewer	City	City	City
Roof	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle
List Date	10/03/14	11/03/14	
List Price	\$187,900	\$179,900	\$177,500
ADOM	164	75	
AVG ADOM	120	120	120
Sale Price	\$184,000	\$180,000	
\$SP/Sqft	\$125.00	\$124.00	
\$SP/\$LP Ratio	98 %	100 %	0 %
Sold Date	05/01/15	03/06/15	
DOM	164 days	74 days	

Residential Comparative Homes Side-by-Side



Property Address	1006 NE 51ST ST
ID#	445702
Status	Sold
City/Zip Code	ANKENY /50021
Area	ANKENY
County	Polk
Acres	0.208
Zoning	RES
Exterior	Vinyl Siding
Parcel	18100495905120
List Price	\$175,000
List\$/SqFt	\$125.00
Living Area SF	1396
Lot SF	9061.00
Year Built	2006
School District	ANKENY
Basement SF	646.00
Fin. Basement SF	400
Bedrooms	3
Bathrooms	2 ,1 ,0
Property Class	Residential
Basement	Finished
Style	Two Story
Interior	Drapes/Curtains (Part) , Shade:
Included Items	Stove , Microwave
Dining	Eat In Kitchen
Other Rooms	
Garage	2ATT
Water	City
Sewer	City
Roof	Asphalt Shingle
List Date	11/21/14
List Price	\$175,000
ADOM	48
AVG ADOM	48
Sale Price	\$174,000
\$SP/Sqft	\$125.00
\$SP/\$LP Ratio	99 %
Sold Date	02/20/15
DOM	44 days



Price Adjustments

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	<u>1008 NE 41ST ST</u>	<u>912 NE 41ST ST</u>	<u>917 NE 53RD CT</u>
Address:	<u>1008 NE 41ST ST</u>	<u>912 NE 41ST ST</u>	<u>917 NE 53RD CT</u>
Status:		SLD	SLD
List Price:		\$199,900	\$194,900
Sale Price:		\$196,000	\$192,000
Year Built:		2007	2006
Style:	2STY	2STY	2STY
Exterior:	VINYLSID	VINYLSID	VINYLSID
Bedrooms:	3	3	3
Full Baths:	2	1	2
P. Baths:			\$1,500
Half Baths:	1	1	\$-1,500
Square Ft:	1482	1433	1494
Basement SF:	782	711	740
B/Fin SF:	782		650
		\$1,225	\$-300
		\$1,980	\$1,980
Basement Descripti	Finished,Walkout	Walkout	Finished,Egress Wir
# Fireplace:	1	1	\$2,000
Partial Covered Dec			\$1,500
Total:	\$0	\$3,205	\$3,680
Adjusted List Pr:		\$203,105	\$198,580
Adjusted Sale Pr:		\$199,205	\$195,680
Notes:			

Information provided is reliable but not guaranteed.



Price Adjustments

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	<u>Address:4811 NE HAYES DR</u>	<u>4712 NE HAYES DR</u>	<u>5107 NE BRIARWOOD I</u>
Status:	SLD	SLD	PND
List Price:	\$187,900	\$179,900	\$177,500
Sale Price:	\$184,000	\$180,000	
Year Built:	2005	2004	2006
Style:	2STY	2STY	2STY
Exterior:		VINYLSID	VINYLSID
Bedrooms:	3	4	3
Full Baths:	2	2	2
P. Baths:	0	0	0
Half Baths:	1	1	1
Square Ft:	1470	1456	1464
Basement SF:	735	728	704
B/Fin SF:	500	500	525
	\$300	\$650	\$450
	\$4,230	\$4,230	\$3,855
Basement Descripti	Finished	Finished,Egress Wir	Finished
	\$2,000	\$2,000	\$2,000
# Fireplace:	1	1	1
	\$1,500		\$1,500
Partial Covered Dec	1		
	\$-2,000		
Total:	<u>\$6,030</u>	<u>\$6,880</u>	<u>\$7,805</u>
Adjusted List Pr:	<u>\$193,930</u>	<u>\$186,780</u>	<u>\$185,305</u>
Adjusted Sale Pr:	<u>\$190,030</u>	<u>\$186,880</u>	
Notes:			

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Price Adjustments

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Address: 1006 NE 51ST ST	
Status: SLD	
List Price: \$175,000	
Sale Price: \$174,000	
Year Built: 2006	
Style: 2STY	
Exterior: VINYLSID	
Bedrooms: 3	
Full Baths: 2	
P. Baths: 1	\$-1,500
Half Baths: 0	\$1,500
Square Ft: 1396	\$2,150
Basement SF: 646	
B/Fin SF: 400	\$5,730
<hr/>	
Basement Descripti	Finished,Egress Wir \$2,000
# Fireplace: 1	
Partial Covered Dec	
Total:	<u>\$9,880</u>
Adjusted List Pr:	<u>\$184,880</u>
Adjusted Sale Pr:	<u>\$183,880</u>
Notes:	

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Pricing Your Property

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General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

<u>Sell Price Statistics</u>	<u>Sell Price Per Sq. Ft. Statistics</u>	
Average Price: \$191,100	Average Price/Sq Ft: \$131.87 x 1,482	\$195,400
High Price: \$199,200	High Price/Sq Ft: \$139.01 x 1,482	\$206,000
Median Price: \$190,000	Median Price/Sq Ft: \$130.98 x 1,482	\$194,100
Low Price: \$183,900	Low Price/Sq Ft: \$128.35 x 1,482	\$190,200

Figures are based on selling price after adjustments, and rounded to the nearest \$100.

Summary...

Analysis of the selected comparable properties suggest similar properties are selling in the price range of: **\$183,900 to \$199,200**

Recommend Price: \$191,100

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