



MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA



MLSSAZ: Comparative Market Analysis (CMA) in Flexmls

Class Objectives

Using the search feature, create specific criteria for comparison of properties

Use the closed sale option to determine actual properties in a specific are and the selling price based on specific criteria.

Use the mapping feature to select properties to compare in a specific geographic area.

Ideas on when to use the Full CMA and when to use the Quick CMA

Three Styles of Comparative Market Analysis Reports

One-Line CMA: This can be printed or emailed. It is designed for a “quick” look at the selected properties.

Quick CMA—it is generated with the properties you selected. Your property will not be included unless already listed in MLSSAZ or you enter a previous MLS number from it being listed previously.

Full CMA—it is generated by using a previous MLS number for your property or by entering all the features of the property. It will become the subject on the right hand side as properties are compared.

If you selected only some of the properties from your search you will use the Use Selected.

If you want to use all the properties you will select Use All Results.

Residential CMA

Listings as of 11/05/18 at 10:28 AM

Subdivision of Del Webb At Dove Mountain SQ20131930189; Heritage Highlands II at Dove Mountain (393-541); Heritage Highlands III at Dove Mountain (542-719); Heritage Highlands IV at Dove Mountain (720-844); Heritage Highlands V at Dove Mountain (845-976); Heritage Highlands VI at Dove Mountain (977-1146); Heritage Highlands VII at Dove Mountain (1147-1298); Preserve at Dove Mountain (1-182); Saguro Forest At Dove Mountain (235-373); undefined of Gas Range; Status of 'Active', 'Closed', 'Bedrooms between 3 and 99; Total Baths between 2 and 9999; Sold Date relative 184 days back. (Selected Listings Only)

ACTIVE Properties

MLS #	Type	Address	DOM/COM	BR	Bath	STO	Conv PI	GR	CP	Acres	YRBT	GH	Cool	Subdivision
2182487	SFR	1428 N Sugar Maple Trail	10/11/01	3	2(2.0)	Single	Na	2.5	0	0.18	2015	None	AC-C	Del Webb At Dove Mountain SQ20131930189
21814653	SFR	13025 N Harbor Country Drive	18/01/08	3	2(2.0)	Single	Na	3	0	0.18	2008	None	AC-C	Heritage Highlands VII at Dove Mountain (1147-1298)
21814159	SFR	12652 N Fallen Shadow Drive	15/01/12	3	2(2.0)	Single	Conv	2	0	0.21	2011	None	AC-C	Preserve at Dove Mountain (1-182)
21809606	SFR	6549 W Grandview Trail	21/02/13	3	3(2.1)	Single	Conv	2	0	0.19	2015	Quarters	AC-C	Del Webb At Dove Mountain SQ20131930189
21824081	SFR	12355 N Fallen Shadow Drive	6/6/01	3	3(3.0)	Single	Na	3	0	0.25	2008	None	AC-C	Preserve at Dove Mountain (1-182)
21828910	SFR	12317 N Fallen Shadow Drive	3/1/01	5	3(3.0)	Single	Na	3	0	0.21	2008	None	AC-Z	Preserve at Dove Mountain (1-182)
2181894	SFR	5237 N New Shadow Way	19/01/05	5	3(3.0)	Single	Na	3	0	0.24	2005	None	AC-Z	Preserve at Dove Mountain (1-182)

Total Listings 7

Med \$/sqft: 178.76
Avg \$/sqft: 180.65
Avg DOM: 132

CLOSED Properties

MLS #	Type	Address	HWSID	Cls-Dat	DOM/COM	BR	Bath	STO	Conv PI	GR	CP	Acres	YRBT	GH	Cool	Subdivision
21812146	SFR	5573 W Crimson Bull Drive	Cash	06/04/2018	13/13	3	2(2.0)	Single	Na	2	0	0.15	2003	None	AC-C	The Villages III At Dove Mountain (235-373)
21817769	SFR	5773 W Dove Lake Drive	Conventional	10/09/2018	7/6/76	3	2(2.0)	Single	Na	2	0	0.14	2003	None	AC-C	The Villages III At Dove Mountain (235-373)
21810017	SFR	12529 N Crimson Vista Drive	Cash	05/18/2018	V1	4	2(2.0)	Single	Na	2	0	0.22	2004	None	AC-C	The Villages III At Dove Mountain (235-373)
21809418	SFR	12455 N Primsade Vista Court	FHA	06/15/2018	17/17	3	2(2.0)	Single	Conv	2	0	0.14	2005	None	AC-C	The Villages III At Dove Mountain (235-373)
21809658	SFR	12811 N Gentle Rain Drive	VA	06/21/2018	3/3/05	3	2(2.0)	Single	Na	3	0	0.14	2005	None	AC-C	Preserve at Dove Mountain (1-182)
21800312	SFR	12329 N Lost Shadow Court	Cash	05/21/2018	B/8	3	2(2.0)	Single	Na	2.5	0	0.17	2005	None	AC-C	Preserve at Dove Mountain (1-182)
21815217	SFR	12864 N New Reflection Drive	Cash	08/29/2018	3/3/03	3	2(2.0)	Single	Na	3	0	0.14	2008	None	AC-C	Preserve at Dove Mountain (1-182)
21825375	SFR	5324 N New Shadow Way	FHA	10/19/2018	10/10	3	2(2.0)	Single	Conv	3	0	0.2	2005	None	AC-C	Preserve at Dove Mountain (1-182)
21809652	SFR	5326 N Lost Shadow Court	VA	06/15/2018	16/16	3	2(2.0)	Single	Conv	3	0	0.18	2005	None	AC-C	Heritage Highlands V At Dove Mountain (720-844)
21818612	SFR	5282 N Slight Angel Trail	Conventional	06/15/2018	9/6/06	3	2(2.1)	Single	Conv	3	0	0.18	2004	None	AC-C	Heritage Highlands V At Dove Mountain (720-844)
21816278	SFR	14168 N Slight Angel Trail	Conventional	08/02/2018	8/8	3	3(2.1)	Single	Na	2	0	0.18	2014	None	AC-C	Del Webb At Dove Mountain SQ20131930189

Total Listings 11

Med \$/sqft: 152.46
Avg \$/sqft: 182.00
Avg DOM: 28

Report Count 18

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	7	\$481,214	\$409,000	\$575,000	\$484,000	132
Closed*	11	\$290,582	\$210,000	\$414,000	\$292,500	28
Total	18	\$364,878	\$215,000	\$575,000	\$366,200	66
Price Differential	99.89					

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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Quick—No Subject Property Shown

CMA Prepared by BethAnn Neynaber

Comparable Properties

21619297



4060 S Evergreen Avenue
Tucson AZ

21631232



6635 E Golf Links 3 Road
Tucson AZ

21702805

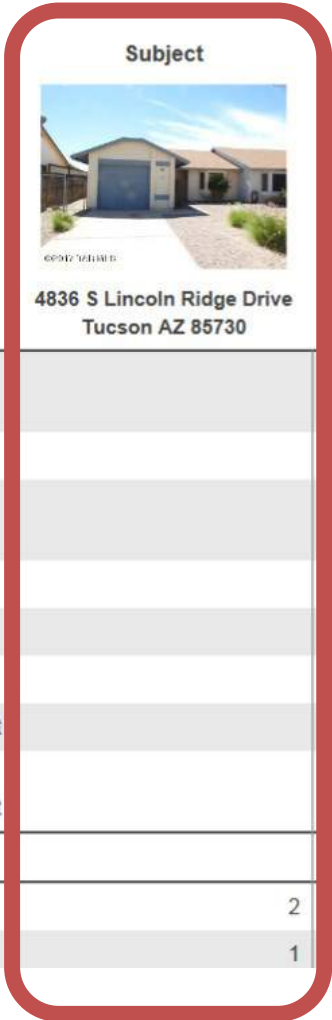


7553 E Golf Links Road
Tucson AZ

List Price	\$35,100	\$59,900	\$75,000
Original List Price	\$35,000	\$62,000	\$75,000
Sold Price			
Status	Active	Active	Active
Status Date	05/31/2017	11/26/2016	01/30/2017
Days on Market	10	186	121
Cumulative Days on Market	10	186	121
Bedrooms	3	2	2
Total Baths	2	2	2
Combined SqFt	1,076	849	1,496
Lot Dimensions	38' X 78'	Condo	42' x 33.50'
Lot Acres	0.07	0.01	0.03
Year Built	1972	1980	1963
Construction Status	Existing	Existing	Existing

Full CMA

Subject Property Information will appear on the far left on each comparison table



USE THE ONE STEP BAR TO SEE IF THE HOUSE HAS BEEN IN MLSSAZ:

Use the box below with address or MLS: Use the New Tab con to create a tab of the Detail information

flexmls


Enter an Address, City, ZIP, MLS #, or Contact...



This icon will open a new tab

AGENT DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21614009 Dwelling Type: Rental/Single Family Residence Status: Closed Monthly Rent Price: 1,200 Rented Price: 1,200

	Combined SqFt	1,301	Area	Northwest
	Main House SqFt		Subdivision	Rams Pass (1-86)
	Guest House SqFt		Community	
	Source of SqFt	Assessor	Tax Code	220-04-2660
	Bedrooms	3	Rental Tax	
	Total Baths (Full-1/2)	2	Security Deposit	1,200
	Lot Acres	0	Other Deposit/Fee	
Year Built	2007	Date Available	05/20/2016	
Stories	Single	Pets Considered		
		Furnishings	Unfurnished	

Address: 2234 E Skipping Rock Way, Tucson, AZ 85737
 County: Pima Country: USA [Pima County GIS](#)
 Directions: From Oracle and 1st, N on Oracle, E on Rams Pass, right on Skipping Rock Way.

# Garage	2	Construction	Frame - Stucco	Municipality/Zoning	
# Carport	0	Style	Contemporary	School District	Amphitheater
# of Covered Parking	2	Basement	No	Elementary School	Copper Creek
T/R/S	//	Horse Property		Middle School	Cross
Lot Dimensions		Horse Facilities	No	High School	Canyon Del Oro
Lot Acres	0	List \$/SqFt	0.92	Fire Protection	
Lot Sq Ft	0.12	Lot Size \$/SqFt	10,000	FEMA Flood Ins Req	
Lot Size Source	Assessor	Road Type	Paved	Municipal Flood Req	
		Road Maintenance			

Note: If the property has never been listed within MLSSAZ you will use the CRS Tax Suite
 Use the address for the property not the owner's name

PROPERTY CHARACTERISTICS: BUILDING (Click Sq. Ft., BR, BA to edit)

Building # 1

Type	Single Family Home	Condition	Sound	Units	
Year Built		Effective Year Built	1975	Stories	1
BRs		Baths		Rooms	7
Total Sq. Ft.	1,914				
Building Square Feet (Living Space)			Building Square Feet (Other)		

- CONSTRUCTION

Quality	Average	Roof Framing	
---------	---------	--------------	--

THE SEARCH

By zip code with the Map Choice

85749 is the zip.

The pin was used for the location of the home you want to sell

Active and closed for 90 days back

Between 1600 and 1900 Combined Square Feet

The circle selected the homes within one mile

View Results: 14

Off Market Dates

Pending Date = 365 days back

Sold Date = 90 days back

Expiration Date = 181 days back

Temp Off Market Date = 365 days back

Cancel Date = 181 days back

[Hide Date Ranges](#)

Current Price X

Bedrooms X

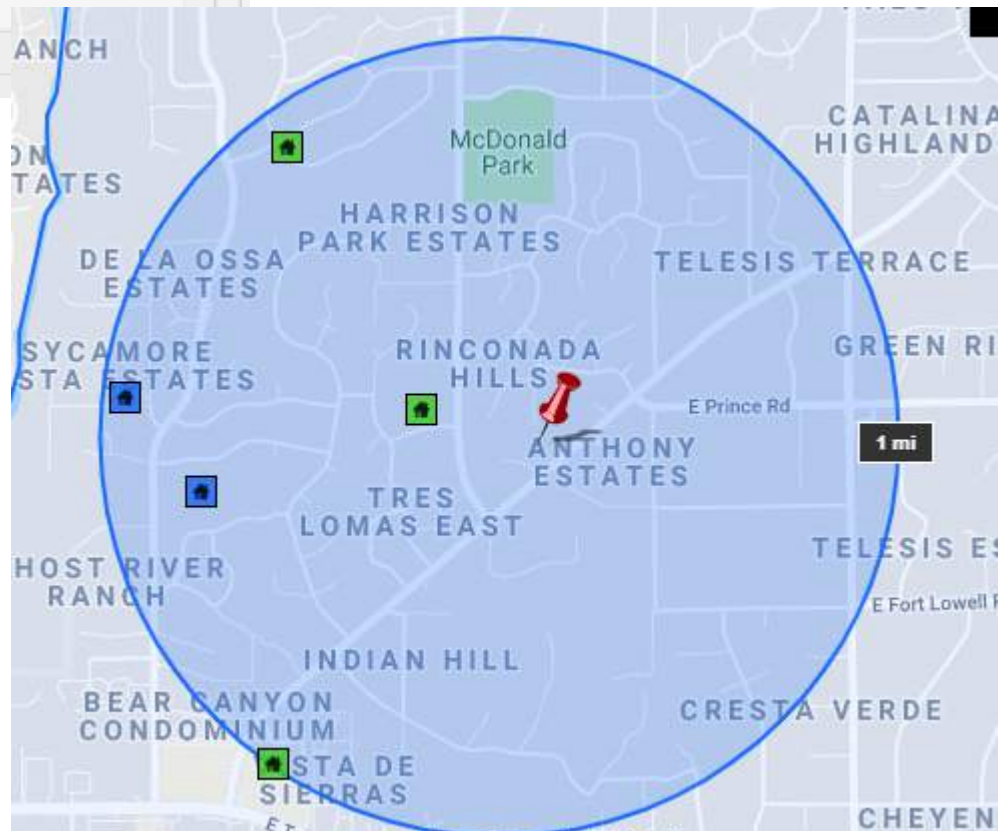
Total Baths X

Combined SqFt between 1600 and 1900 X

1600 to 1900

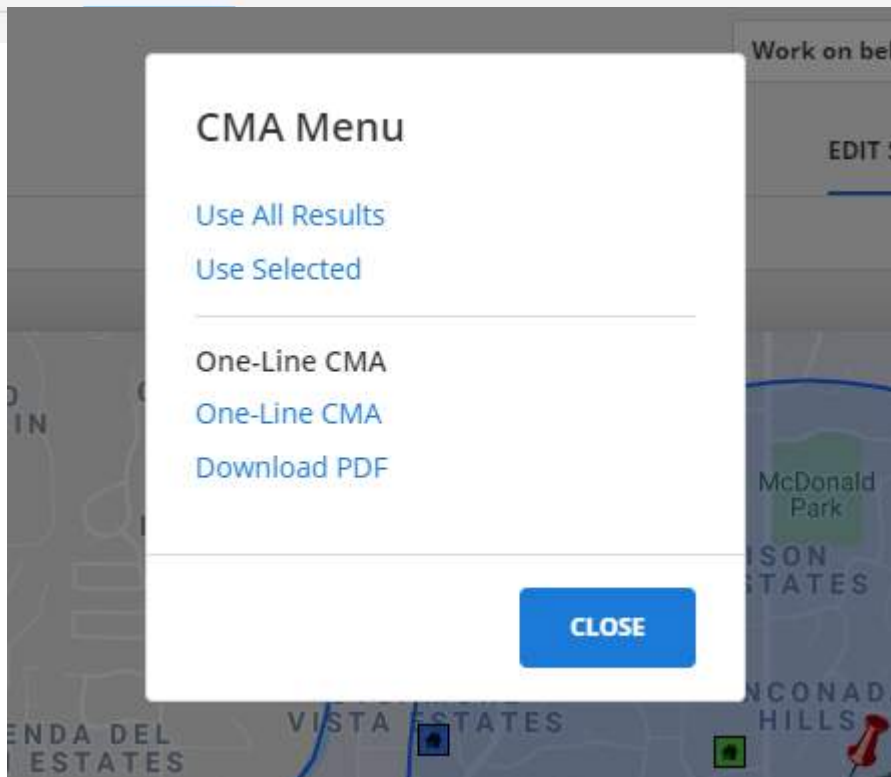
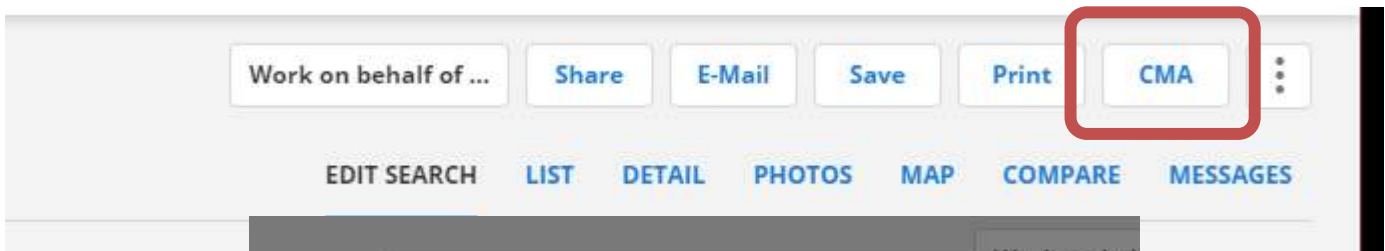
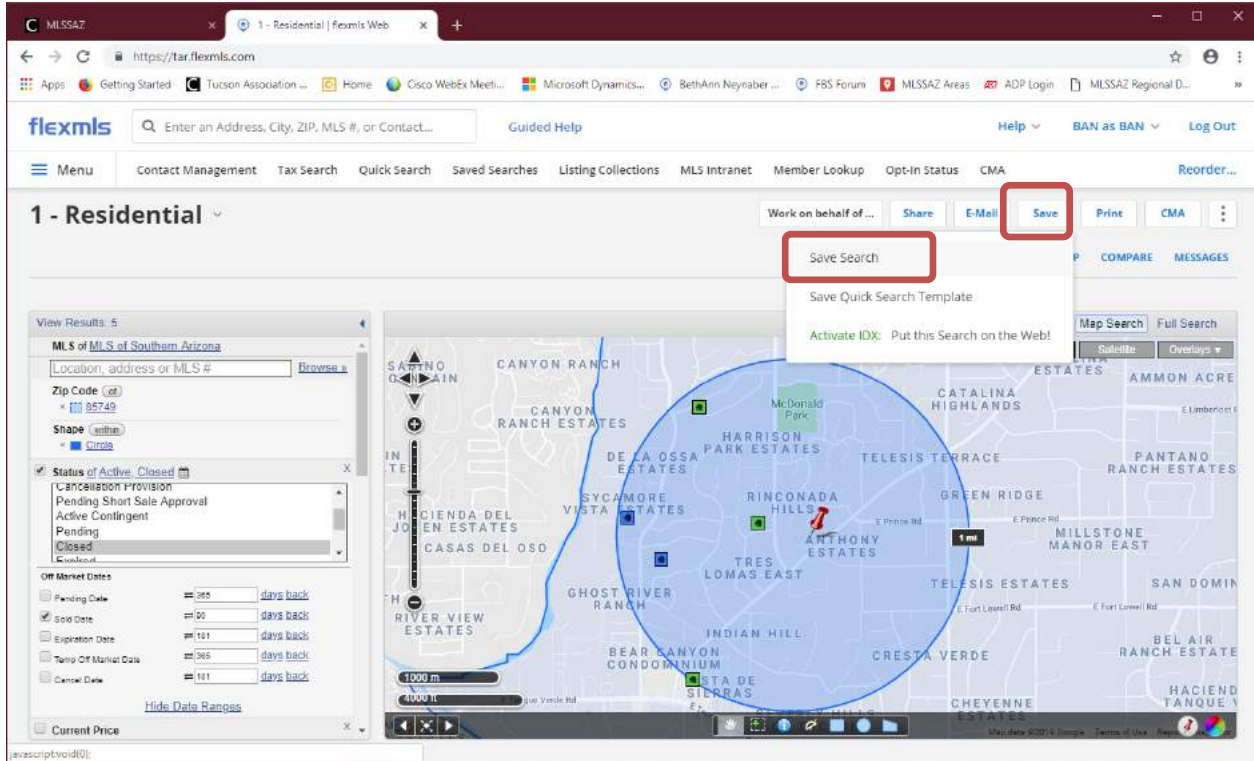
Main House SqFt

Area

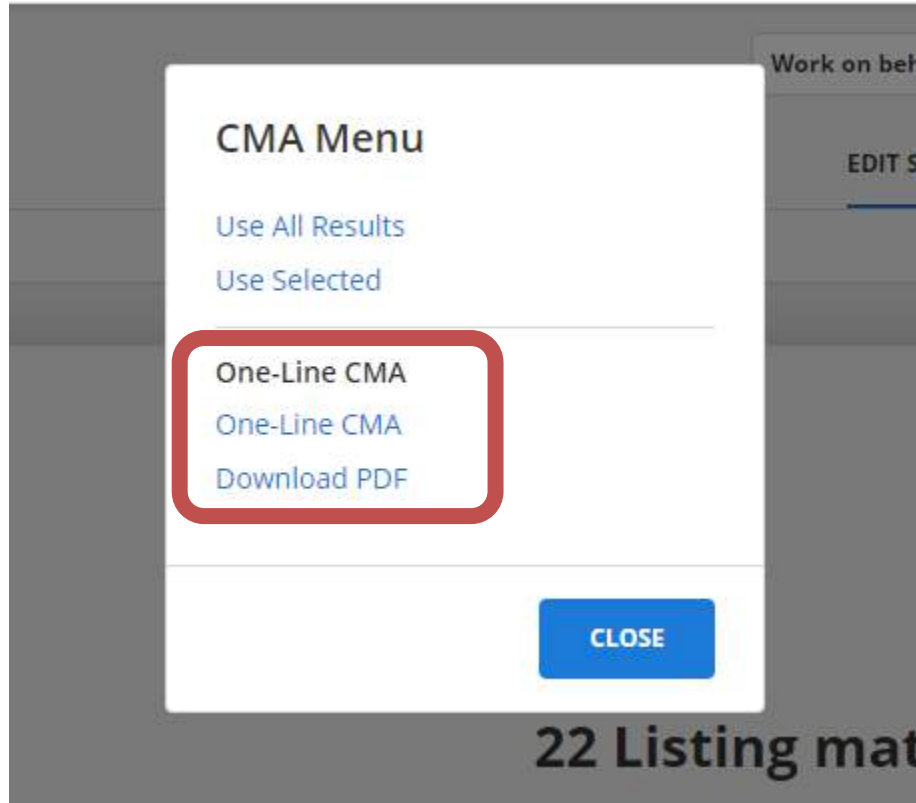


SAVE AS A SEARCH

Save search for future reference



One-Line CMA: This can be printed or emailed. It is a designed for a “quick” look at the selected properties.



Listings as of 02/16/17 at 1:37 PM

Property type Residential; Current Price of 500000 and 999999999; Bedrooms between 6 and 99; Status of 'Active','Active Contingent'; Zip Code of 85749.

ACTIVE Properties

MLS#	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	FENC	ACRES	YRBT	OCC	K	Subdivision	L-PRICE	QH	SQFT	\$/SQFT
21020587	SFR	3261 N Plaza De Coronado	5	4.2 (1.0)	1	Yes	0	3	Call	2	MSTC	0.05	1992	V	Y	San Domingo (38-129)	\$340,000 N	3.258	158.51	158.51
21030707	SFR	9001 E Basie Circle Drive	5	5 (1.1 0)	2	Yes	0	3	Call	1	CMBO	1.02	1984	C	Y	Basie Circle Estates (1-5)	\$800,000 N	4.912	102.87	102.87
21021548	SFR	5275 N Calle Estrella	0	5 (2.3 0 0)	2	Yes	0	3	Zone	1	CMBO	3.38	1995	O	Y	Estrella Vista Estates (1-23)	\$998,000 Y	0.902	144.00	144.00
21794051	SFR	2830 N Camino Casabel	6	5 (2.2 1 0)	1	Yes	0	6	Zone	6	MSTC	36.10	1990	O	Y	Unsubdivided	\$1,885,000 Y	5.250	356.90	356.90
21612069	SFR	11780 E Rancho Las Rias Drive	6	8 (4.2 2 0)	1	Yes	2	2	Zone	6	CMBO	6.15	1999	O	N	Unsubdivided	\$1,900,000 Y	8.450	386.12	386.12

Total Listings: 5
 Med \$/Sqt: 168.51
 Avg \$/Sqt: 240.20
 Avg DOM: 138

ACTIVE CONTINGENT Properties

MLS#	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	FENC	ACRES	YRBT	OCC	K	Subdivision	L-PRICE	QH	SQFT	\$/SQFT
21620789	SFR	13105 E Saddlebrook Road	5	5 (2.1 1 0)	1	Yes	0	3	Zone	3	MSTC	3.20	1985	O	Y	Redington Ranch (1-47)	\$1,150,000 Y	4.709	244.21	244.21

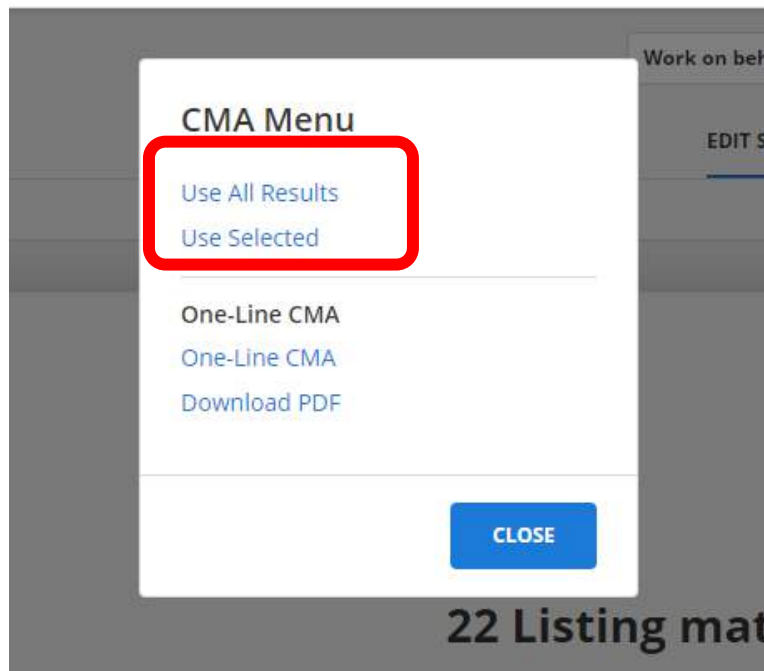
Total Listings: 1
 Med \$/Sqt: 244.21
 Avg \$/Sqt: 244.21
 Avg DOM: 93

Report Count: 6

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	5	\$1,248,200	\$549,000	\$1,999,000	\$998,000	136
Active Contingent	1	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	93
Total	6	\$1,231,833	\$549,000	\$1,999,000	\$1,074,000	129
Price Differential	0.00					

Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by BethAnn Naynaber on Thursday, February 16, 2017 1:37 PM.




Create CMA Step

CMA Type


Select CMA Type

There are 2 selected listings.




Full CMA

The Full CMA is useful for sellers and includes options for a cover page, subject property information, comparable properties, value adjustments, a summary and a recommendation.



Quick CMA

The Quick CMA is useful when comparing a set of listings without a subject property. This option creates a side-by-side comparison, a price analysis summary, and other statistics.



Statistical CMA

The Statistical CMA is useful for buyers and provides a table of information broken down by listing status or another field of your choice.

Select Statistical Type

Statistical Average Field: ▼

Used to calculate "price per this field" in the Overall Statistical Analysis section of the CMA

[Next Step >>](#)

Full CMA

Includes options for a cover page, subject property information, comparable properties, value adjustments, a summary and recommendation.

Quick CMA

It provides quick access to a side-by-side comparison of listings, a price analysis summary and statistics.

Compare results from a search in an easy to read PDF format, comparing either

Edit CMA: agent CMA for Garcias

Step 8

CMA Type

Cover Page

Subject

Comps

Adjustments

Summary

Recommendation

Finish

Comparable Market Analysis Display Options

- Cover page
- Map of subject and comparable properties
 - Street map
 - Satellite map
- Subject property description
- Side-by-side comparison of all listings
- Sort side-by-side comparison by Status
- Search parameters
- Statistical summary
 - Display Charts
 - Display Listing Price Recommendation

CMA Color Scheme:

Default White ▾

Listing Detail Options

- Individual adjustment summary for each listing
- Individual Price Per calculation summary for each listing
- Include listing detail using this report:
 - Data Detail Report ▾
- Print all listings
- Print only listings marked as comparable

Private Report (not available for email) ▾



E-mail



Save



View



Download

flexmls.com/cgi-bin/mainmenu.cgi?cmd=url+contacts/manager/index

You may wish to uncheck the Display Charts and the Listing Price Recommendation when the choice is offered

You will choose if you want a Detail Report for each property and if you want the Private (agent remarks) or the Public version.

QUICK CMA

CMA Prepared by BethAnn Neynaber

9292 E Morrill Way Tucson AZ 85749

Comparable Properties

21710278



11121 E Tanque Verde Road
Tucson AZ

21712811



2600 N Conestoga Avenue
Tucson AZ

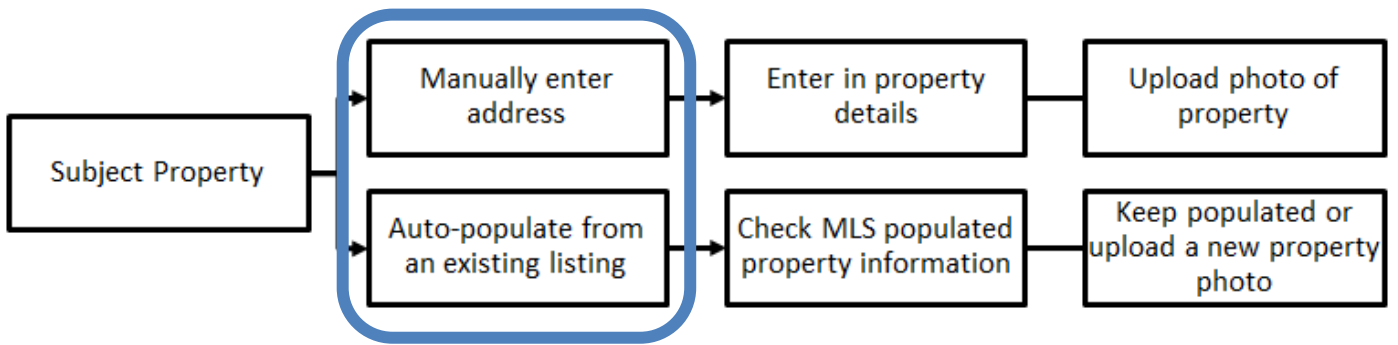
21713620



3641 N Bear Canyon Road
Tucson AZ

List Price	\$265,000	\$339,000	\$275,000
Original List Price	\$265,000	\$339,000	\$275,000
Sold Price			
Status	Active	Active	Active
Status Date	04/13/2017	05/10/2017	05/19/2017
Days on Market	48	21	12
Cumulative Days on Market	48	21	12
Bedrooms	3	4	4
Total Baths	2	2	3
Combined SqFt	1,734	2,482	2,434
Lot Dimensions	IRREGULAR	Unknown	0
Lot Acres	1	1.01	1.11
Year Built	1965	1972	1973
Construction Status	Existing	Existing	Existing
# of Covered Prkng	3	2	2

The Full CMA




Create CMA Step

CMA Type


Select CMA Type

There are 2 selected listings.




Full CMA

The Full CMA is useful for sellers and includes options for a cover page, subject property information, comparable properties, value adjustments, a summary and a recommendation.



Quick CMA

The Quick CMA is useful when comparing a set of listings without a subject property. This option creates a side-by-side comparison, a price analysis summary, and other statistics.



Statistical CMA

The Statistical CMA is useful for buyers and provides a table of information broken down by listing status or another field of your choice.

Select Statistical Type

Statistical Average Field: Used to calculate "price per this field" in the Overall Statistical Analysis section of the CMA

[Next Step >>](#)

Create CMA

[CMA Type](#) | **[Cover Page](#)** | [Subject](#) | [Comps](#) | [Adjustments](#) | [Summary](#) | [Recommendation](#)

Cover Page Information

Title:

For:

As of: Wednesday, September 21, 2016 Always Use Current Date

By: BethAnn Neynaber of TUCSON ASSOCIATION OF REALTORS Generic Card

Comments:

The cover page will include your branded information—anything you type here will display on the report.

Subject

Create CMA ST

CMA Type | Cover Page | **Subject** | Comps | Adjustments | Summary | Recommendation | Finish

Subject Property Address Information **Subject Photo**

Address 1: 11951 E Summer Trail
Address 2:
City: Tucson
State: AZ

Subject Property Additional Information

flexmls field name	Field name	Description	\$/x	Action
Bedrooms	Bedrooms		<input type="checkbox"/>	X
Total Baths	Total Baths		<input type="checkbox"/>	X
Combined SqFt	Combined SqFt		<input type="checkbox"/>	X
Lot Dimensions	Lot Dimensions		<input type="checkbox"/>	X
Lot Acres	Lot Acres		<input type="checkbox"/>	X
Year Built	Year Built		<input type="checkbox"/>	X
Construction Status	Construction Status		<input type="checkbox"/>	X
# of Covered Prkng	# of Covered Prkng		<input type="checkbox"/>	X
# of Fireplaces	# of Fireplaces		<input type="checkbox"/>	X
[None - custom field]			<input type="checkbox"/>	X
[None - custom field]			<input type="checkbox"/>	X

Manually enter in the Subject property or choose the Auto-Populate Fields from existing listing (This requires an MLS#).

Enter the Listing Number and select the MLS of the Subject Property:

Listing Number:

Tucson Association of Realtors
 Green Valley/Sahuarita Association of REALTORS®
 Santa Cruz County MLS

The MLS number was input into Listing Number and all fields populated

Create CMA Step 3

CMA Type | Cover Page | **Subject** | Comps | Adjustments | Summary | Recommendation | Finish

Subject Property Address Information **Subject Photo**

Address 1: 11951 E Summer Trail
Address 2:
City: Tucson
State: AZ
Zip: 85749

Subject Property Additional Information

flexmls field name	Field name	Description	\$/x	Action
Bedrooms	Bedrooms	4	<input type="checkbox"/>	X
Total Baths	Total Baths	3.00	<input type="checkbox"/>	X
Combined SqFt	Combined SqFt	2658.00	<input type="checkbox"/>	X
Lot Dimensions	Lot Dimensions	0reg	<input type="checkbox"/>	X
Lot Acres	Lot Acres	0.96	<input type="checkbox"/>	X
Year Built	Year Built	2016	<input type="checkbox"/>	X
Construction Status	Construction Status	New	<input type="checkbox"/>	X
# of Covered Prkng	# of Covered Prkng	3.00	<input type="checkbox"/>	X
# of Fireplaces	# of Fireplaces	0.00	<input type="checkbox"/>	X

The standard comparable fields populate, follow the steps below to add, remove or reorganize these fields.

Subject Property Additional Information					
Template: Default Template		Delete/Rename Template			
flexmls field name	Field name	i.e. Lot Acres	Description	i.e. 3 acres	\$/x Action
Bedrooms	<input type="text" value="Bedrooms"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>
Total Baths	<input type="text" value="Total Baths"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>
Combined SqFt	<input type="text" value="Combined SqFt"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>
Lot Dimensions	<input type="text" value="Lot Dimensions"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>
Lot Acres	<input type="text" value="Lot Acres"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>
Year Built	<input type="text" value="Year Built"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>
Construction Status	<input type="text" value="Construction Status"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>
# of Covered Prkng	<input type="text" value="# of Covered Prkng"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>
# of Fireplaces	<input type="text" value="# of Fireplaces"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>
[None - custom field]	<input type="text" value="[None - custom field]"/>				<input type="checkbox"/> <input type="text" value="X"/> <input type="text" value="↕"/>

- Select --
- [Cancel]
- [None - custom field]
-
- Address
- City
- State
- Days on Market
- Cumulative Days on Market
- # of Carport Spaces
- # of Covered Prkng
- # of Fireplaces
- # of Garage Spaces
- # of Stories
- 1/2 Baths
- 1/4 Baths
- 3/4 Baths
- Agent Only Remarks
- Approved Overlay
- Apt/Unit #
- Select --

New Item

Click on the New Item button to add an additional criteria field, then click on the magnifying glass to obtain the list of comparable fields, choose the field then complete the Description section with the subject property information.

Remove

Click on the red 'X' to remove the



Reorganize

Click on the double arrow to move up or down a field.



Adjustments

The adjustments section will give you the opportunity to add value based on features of the subject property against those of the comparables. Please note the following:

1. This material only covers the manual adjustment process, the auto-adjusting feature does not automatically create price adjustments for each field. Please contact MLSSAZ technical support for more information about auto-adjustments.
2. Please refer to your broker for more information about how to obtain the adjustment prices for each property feature.

Summary

View the price analysis on each property broken down by status, price comparisons and an overall market analysis.

Create CMA Step 6 Save

CMA Type Cover Page Subject Comps Adjustments **Summary** Recommendation Finish

Price Analysis

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
21609442	11950 E Horsehead Road, Tucson AZ	\$550,000	173	363	\$550,000	\$0	\$550,000
21623600	4702 N Avenida De Franelah, Tucson AZ	\$550,000	21	199	\$550,000	-	\$550,000

Low, Average, Median, and High Comparisons

	Active	Overall
Low	\$550,000	\$550,000
Average	\$550,000	\$550,000
Median	\$550,000	\$550,000
High	\$550,000	\$550,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg.	Avg. List \$/	Avg. Sold \$/	Avg. Dom	Avg. CDOM
Active	2	1,100,000	550,000	0	0	0.00	3,762	151.98	0.00	97	281
Overall	2	1,100,000	550,000	0	0	0.00	3,762	151.98	0.00	97	281

<< Previous Step Next Step >>

Recommendations

Flexmls will generate listing price recommendations for your subject property, choose from the recommendation options to update the price. This page does not have to display for printing, emailing or saving to **remove this page uncheck the Recommendation page within the Finish tab.**

Create CMA Step 7 Save

CMA Type Cover Page Subject Comps Adjustments Summary **Recommendation** Finish

Subject Property Listing Price Recommendation

Low: \$ 536,250
High: \$ 563,750
Recommended: \$ 550,000

Listing Price Recommendation Options

Calculate High/Low Price using High/Low Price from comparables

2.5 %

Recalculate

< Previous Step Next Step >>

Finish

The Full CMA will populate most of the CMA pages to print, make additional selections or remove pages you don't need. After making a change click on the View button to view the pages that you can Email, Print, Save or create a PDF. Take time to discover the options for what to include.

key Rita Ranch 3 closest

Page	Subject	Comps	Adjustments	Summary	Rec
------	---------	-------	-------------	---------	-----

Comparable Market Analysis Display Options

- Cover page
- Map of subject and comparable properties
 - Street map
 - Satellite map
- Subject property description
- Side-by-side comparison of all listings
- Sort side-by-side comparison by Status
- Search parameters
- Statistical summary
 - Display Charts
 - Display Listing Price Recommendation

CMA Color Scheme:
Default White

Listing Detail Options

- Individual adjustment summary for each listing
- Individual Price Per calculation summary for each listing
- Include listing detail using this report:
Data Detail Report ▼ Public Report
- Print all listings
- Print only listings marked as comparable

E-mail Save View Download

Decide if you want the charts and the display recommendation to display

View the CMA before printing, the Subject Property picture will populate (if it has been entered into Flexmls previously) on the coversheet along with your clients information and your signature card. You must add the details of the property for a full with no past MLSSAZ number.

Comparable Market Analysis

3727 S Bellingham Place, Tucson, AZ, 85730

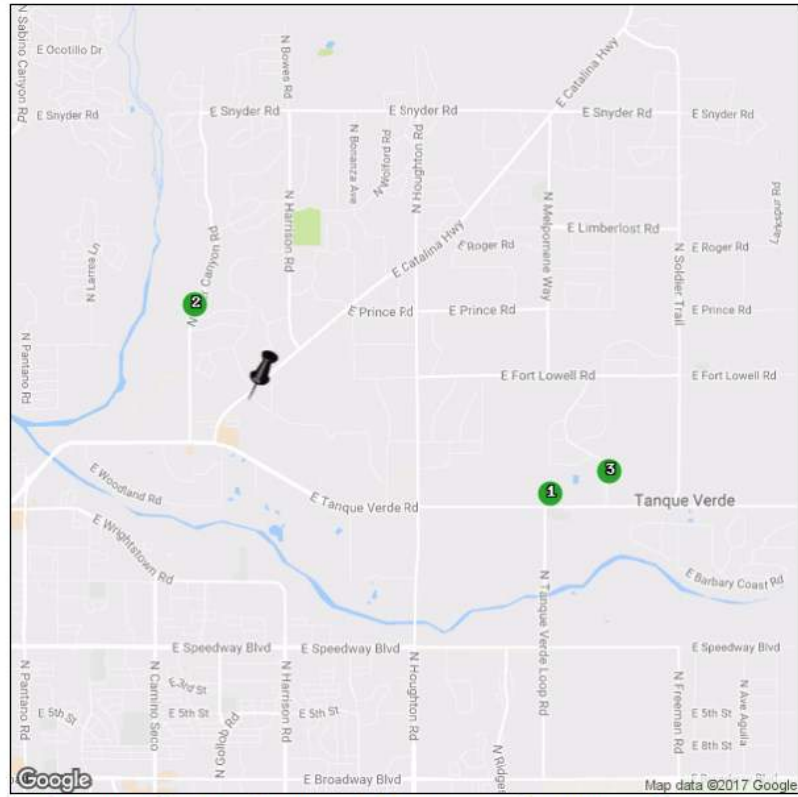
Prepared for The Buyer Family—Wednesday, May 31, 2017



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ort is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed or should be obtained

The Full CMA



	Address	MLS #	Status	Distance from Subject
Subject	9292 E Morrill Way Tucson AZ 85749			
1	11121 E Tanque Verde Road , Tucson AZ 85749	21710278	Active	2.42m

CMA Prepared by BethAnn Neynaber

9292 E Morrill Way Tucson AZ 85749

Subject



Address	9292 E Morrill Way Tucson, AZ 85749
Bedrooms	3
Total Baths	3.00
Combined SqFt	2346.00
Lot Dimensions	Irregular
Lot Acres	5.31
Year Built	1995
Construction Status	Exists
# of Covered Prkng	3.00

The Full CMA

Comparable Properties



	Subject	21710278	21713620	21712811
Distance From Subject		2.42	0.84	2.82
List Price		\$265,000	\$275,000	\$339,000
Original List Price		\$265,000	\$275,000	\$339,000
Sold Price				
Status		Active	Active	Active
Status Date		04/13/2017	05/19/2017	05/10/2017
Days on Market		48	12	21
Cumulative Days on Market		48	12	21
Adjustment				
		+/-	+/-	+/-
Bedrooms	3	3	4	4
Total Baths	3	2	3	2
Combined SqFt	2,346	1,734	2,434	2,482
Lot Dimensions	Irregular	IRREGULAR	0	Unknown
Lot Acres	5.31	1	1.11	1.01
Year Built	1995	1965	1973	1972
Construction	Exists	Existing	Existing	Existing

CMA Prepared by BethAnn Neynaber

9292 E Morrill Way Tucson AZ 85749

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
21710278	11121 E Tanque Verde Road, Tucson AZ	\$265,000	48	48	\$265,000	-	\$265,000
21713620	3641 N Bear Canyon Road, Tucson AZ	\$275,000	12	12	\$275,000	-	\$275,000
21712811	2600 N Conestoga Avenue, Tucson AZ	\$339,000	21	21	\$339,000	-	\$339,000

Low, Average, Median, and High Comparisons

	Active	Overall
Low	\$265,000	\$265,000
Average	\$293,000	\$293,000
Median	\$275,000	\$275,000
High	\$339,000	\$339,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/ List Price	Avg. Combined SqFt	Avg. List \$/Combined SqFt	Avg. Sold \$/Combined SqFt	Avg. Dom	Avg. CDOM
Active	3	879,000	293,000	0	0	0.00	2,217	134.13	0.00	27	27
Overall	3	879,000	293,000	0	0	0.00	2,217	134.13	0.00	27	27

Selection Criteria for Comparable Properties


Specified listings from the following search: Property type Residential; Current Price of 250000 and 400000; Combined SqFt between 1600 and 999999; Pers Conv Swim Pool of 'No'; Status of 'Active'; Zip Code of '85749'; Miscellaneous of Horses Allowed of ('Yes').

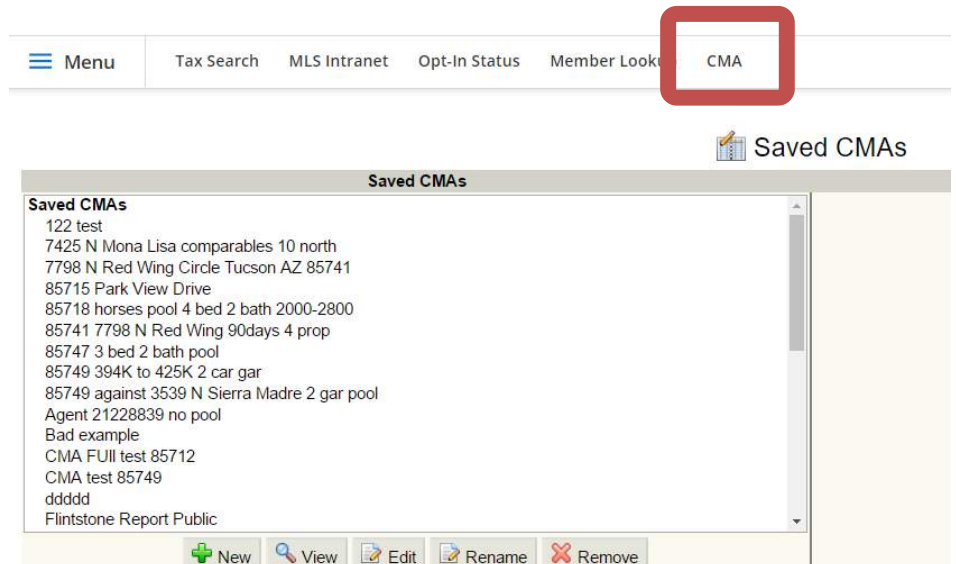
For the Full or Quick CMA



You will then want to Save the CMA. Next you can E-mail or Download load it. Remember not to E-mail a report with Private (Agent Remarks) Details.

If you Save the report you will want to add the CMA icon from the Menu to your quick access bar.

- Search
- Quick Search
- Full Search
- Map Search
-  CMA
- MLS #
- Address
- Multiple Address
- My Listings
- Office Listings
- Office/Member
- Listing Collections
- Saved Searches



HELP:

Contact MLSSAZ Technical Support Hours Beginning
April 1, 2019

Monday, Tuesday, Thursday and Friday from 8am to 5pm

Wednesdays from 9 am to 5 pm

(520) 382-8800

We are happy to help you!