

Comparative Market Analysis Worksheet

Use this form with your realtor's Comparative Market Analysis (CMA) to develop an objective price perspective. Or if you're buying, use this as a reference to make a realistic offer. Remember, value is in the eye of the beholder. Prospective buyers and sellers may over or under value a home and its attributes. "Enhancements" and "Deficiencies" take improvements or damage, and extraordinary features such as architecture, land, location and market conditions into consideration. Consult experts to determine these values.

	Home 1	Home 2	Home 3	Home 4	Your Home
Address of Property					
# of Bedrooms					
# of Baths					
Approximate Sq. Ft. (where applicable)					
Lot Size					
Date Sold					
Sale Price(A)					
Enhancements and their estimated appreciation value					
Enhancement Total(B) =					
Deficiencies and their estimated depreciation value					
Depreciation Total(C) =					
Enhancements(B)					
Deficiencies(C) - (minus)					
Net Improvement Total(D) =					
Sale Price(A)					
Net Improvement Value(D) -					
Estimated Base Value =					