



# Comparative Market Analysis

Presentation prepared for

7113 CHERRY BEAM PATH

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# Pricing Recommendation

Setting the right price is critical to a successful sale.

## General Facts About Pricing

There are many things we can do to help ensure the successful sale of your home--such as sprucing up its appearance and marketing it aggressively--but the single most important thing is choosing the right price.

The best, most reliable way of choosing the right list price for your home is by comparing it to similar properties in the neighborhood. How much are comparable properties currently listed for? How much did comparable properties recently sell for? How re hes properties different than yours? Are prices rising or falling? Thes questiones will guide us to the best possible list price for your home a price that is as high as possible bot low enough to generate interest and lead to a quick sale.

## Market Statistics

Sell Price	Avg. Price	High Price	Median Price	Low Price
	\$584,833	\$610,000	\$585,000	\$560,000
Sell Price per Sqft.	Avg. Price / Sqft	High Price / Sqft	Median Price / Sqft	Low Price / Sqft
	\$235	\$268	\$232	\$223

Prices are adjusted for property differences, rounded to the neares \$100.

## My Suggestion

590000

\$585,000 - \$600,000



# Summary List

A summary of comparable listings in this market analysis.

Active Listings

Address	Price	List Date	\$/SqFt	Beds Total	Baths Full	DOM
7905 CATBIRD LN	589,000	04/17/2025 12:00:00 AM	\$235	4	3	70
7706 DOUVAIN DR	560,000	06/10/2025 12:00:00 AM	\$234	4	2	16
Average	\$574,500	05/14/2025 12:00:00 AM	\$235	4.0	2.5	43.0

Active Under Contract Listings

Address	Price	List Date	\$/SqFt	Beds Total	Baths Full	DOM
8200 BESTRIDE BND	585,000	03/07/2025 12:00:00 AM	\$228	4	3	85
8112 SILHOUETTE ST	595,000	05/21/2025 12:00:00 AM	\$231	4	3	33
Average	\$590,000	04/13/2025 12:00:00 PM	\$230	4.0	3.0	59.0

Closed Listings

Address	Price	Sold Date	\$/SqFt	Beds Total	Baths Full	DOM
7104 SENTRY PATH	585,000	05/29/2025 12:00:00 AM	\$238	4	3	10
7113 AUBURN BLAZE LN	610,000	05/01/2025 12:00:00 AM	\$232	4	3	62
7100 BRICK SLOPE PATH	565,000	03/20/2025 12:00:00 AM	\$268	4	3	44
7816 BESTRIDE BND	599,500	01/13/2025 12:00:00 AM	\$223	4	2	67
Average	\$589,875	03/31/2025 12:00:00 PM	\$240	4.0	2.8	45.8

Hold Listings

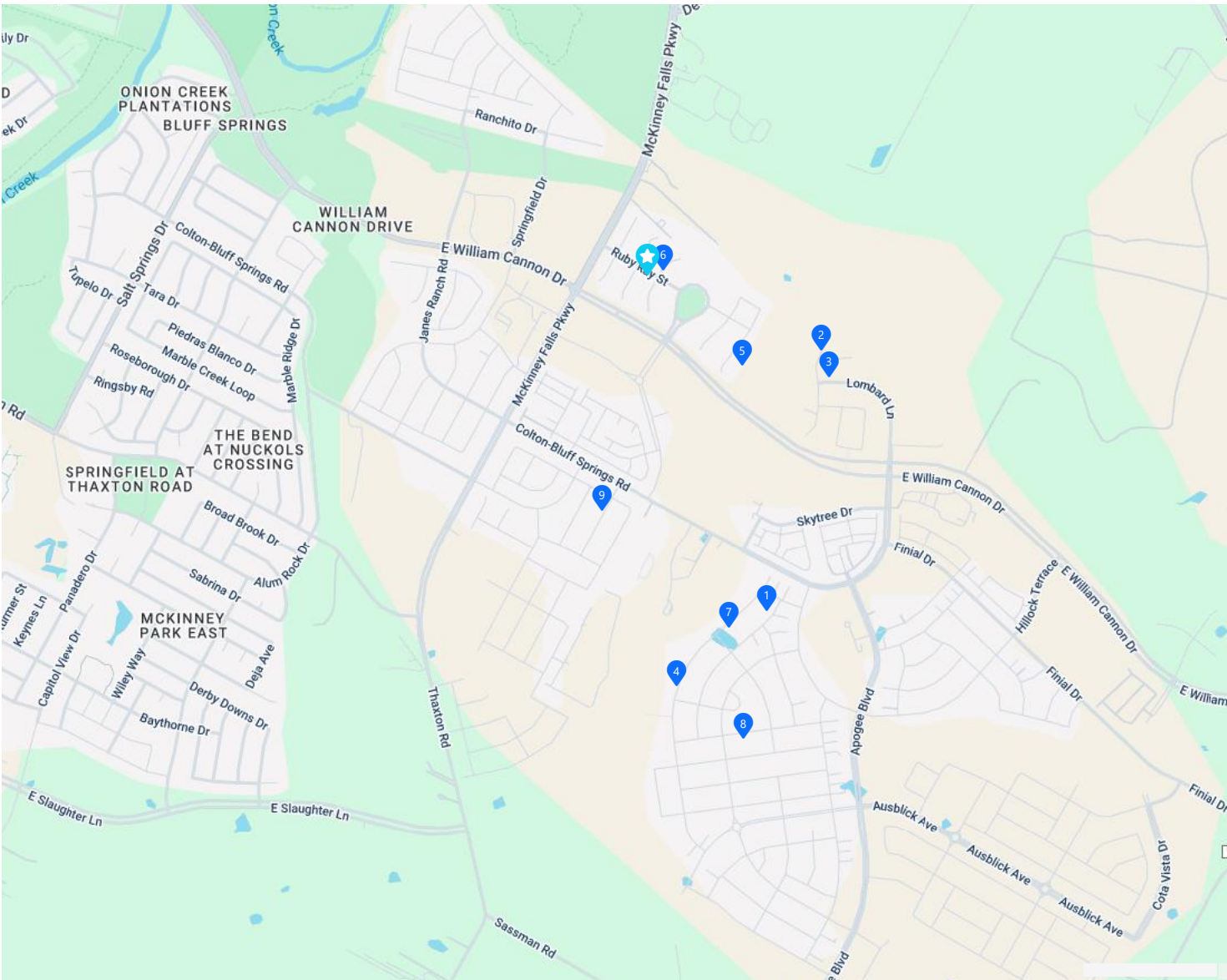
Address	Price	List Date	\$/SqFt	Beds Total	Baths Full	DOM
7709 BARBARY CT	575,000	04/03/2025 12:00:00 AM	\$229	4	3	83

	Low	Median	Average	High	Count
Comparable Price	\$560,000	\$585,000	\$584,833	\$610,000	9
Adjusted Comparable Price	\$570,000	\$583,000	\$587,654	\$603,000	9



# CMA Map

A map showing the subject and comparable properties



 <div>★ Subject Property</div>		2289 Sqft / 4 Bds / 2 FB					
7113 CHERRY BEAM PATH							
Address	Price	Sold Date	Sqft	Beds Total	Baths Full	Distance	
1 7905 CATBIRD LN	\$589,000	-	2504	4	3	0.82 mi	
2 7104 SENTRY PATH	\$585,000	05/29/2025	2457	4	3	0.44 mi	
3 7709 BARBARY CT	\$575,000	-	2515	4	3	0.48 mi	
4 8200 BESTRIDE BND	\$585,000	-	2563	4	3	0.95 mi	
5 7113 AUBURN BLAZE LN	\$610,000	05/01/2025	2629	4	3	0.30 mi	
6 7100 BRICK SLOPE PATH	\$565,000	03/20/2025	2111	4	3	0.04 mi	
7 7816 BESTRIDE BND	\$599,500	01/13/2025	2686	4	2	0.84 mi	
8 8112 SILHOUETTE ST	\$595,000	-	2573	4	3	1.09 mi	
9 7706 DOUVAIN DR	\$560,000	-	2394	4	2	0.56 mi	
Average	\$584,833	03/31/2025	2492	4	3	0.61 mi	