

VALUATION WORKBOOK

7110 Suntide Pl, Colorado Springs, CO 80919



Presented by

Mark J Main | Realtor

Colorado Real Estate License: 100067113

Colorado Appraisal License: 100067113

File ID: 7110 Suntide Pl, Colorado Springs, CO 80919



Excellence in Customer Service

Mobile: (719) 460-6145 | Fax: (719) 623-5878

Main: mark@markjmain.com

Agent: www.markjmain.com

HomeSmart
7222 Commerce Center Dr.
Suite 120
Colorado Springs, CO 80919

7110 Suntide Pl, Colorado Springs, CO 80919

Listing Date: –
MLS Name: –
MLS Listing ID: –



Legend: 🏠 Subject Property

OFF MARKET • Sold Date: 1/30/2018, Public Record

Result of Sales Comparison Analysis

\$533,823 (or \$163 / sq ft)

Last Analysis Update: 2/14/2019

\$462,840 – \$566,100
(or \$141 – \$173 / sq ft)

Number of Comps Chosen

3

Comps Range

\$465,000 – \$580,000

Current Estimated Value

\$508,980

Last RVM® Update: 1/22/2019

RVM® Est. Range: \$468,262 – \$549,698

RVM® Confidence: ★★★★★

📈 RVM® Change - Last 1 Month: \$1,350

📈 RVM® Change - Last 12 Months: 1.91%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

7110 Suntide Pl, Colorado Springs, CO 80919

 Listing Date: –
 MLS Name: –
 MLS Listing ID: –

Home Facts	Public Facts	Listing Facts	Refinements
Sale/Finance Concession	–	–	–
Property Type	Single Family Residence	–	–
Property Subtype	Single Family	–	–
Total Rooms	10	–	–
Total Rooms Above Grade	–	–	–
Bedrooms	4	–	–
Bedrooms Above Grade	–	–	–
Living Area sq ft range (low)	–	–	–
Living Area sq ft range (high)	–	–	–
Total Baths	3.1	–	–
Total Baths Above Grade	–	–	–
Full Baths	3	–	–
Full Baths Above Grade	–	–	–
Partial Baths	1	–	–
Partial Baths Above Grade	–	–	–
Living Area (sq ft)	3,275	–	–
Living Area Above Grade (sq ft)	–	–	2,336
Basement (sq ft)	–	–	1,219
Finished Rooms Below Grade	–	–	1,207
Lot Size	0.4 acres	–	–
Lot Dimensions	17390 SF	–	–
Garage	Yes	–	–
Garage (sq ft)	–	–	2
Pool	–	–	–
Location	–	–	–
Tenure	–	–	–
View	–	–	Neutral
View Factors	–	–	–
Style	–	–	–
Quality of Construction	–	–	Q2
Year Built	1984	–	–
Age	35	–	–
Condition	–	–	C2
Functional Utility	–	–	–
Heating Features	Forced air unit	–	–
Cooling Features	–	–	AC
Energy Efficient Items	–	–	–
Porch/Patio/Deck	–	–	composite
Roofing Features	Composition Shingle	–	Stone Coated Metal
Fireplaces	1	–	–
Basement Features	Improved Basement (Finished)	–	–
Foundation Features	Concrete	–	–
Construction Features	Frame	–	–
Exterior Wall Features	Stucco	–	–
Number of Buildings	–	–	–
Number of Units	–	–	–
Number of Stories	2 story with basement	–	–

Property History

Legal Description

APN:	73111-02-048
Tax ID:	—
Zoning:	PUD
Abbreviated Description:	LOT 3 MOUNT WOODMEN ESTATES FIL NO 5 COLO SPGS MAP REF:MP: 3111
Census Tract:	080410037.022008
City/Municipality/Township:	—

Tax and Assessed Values

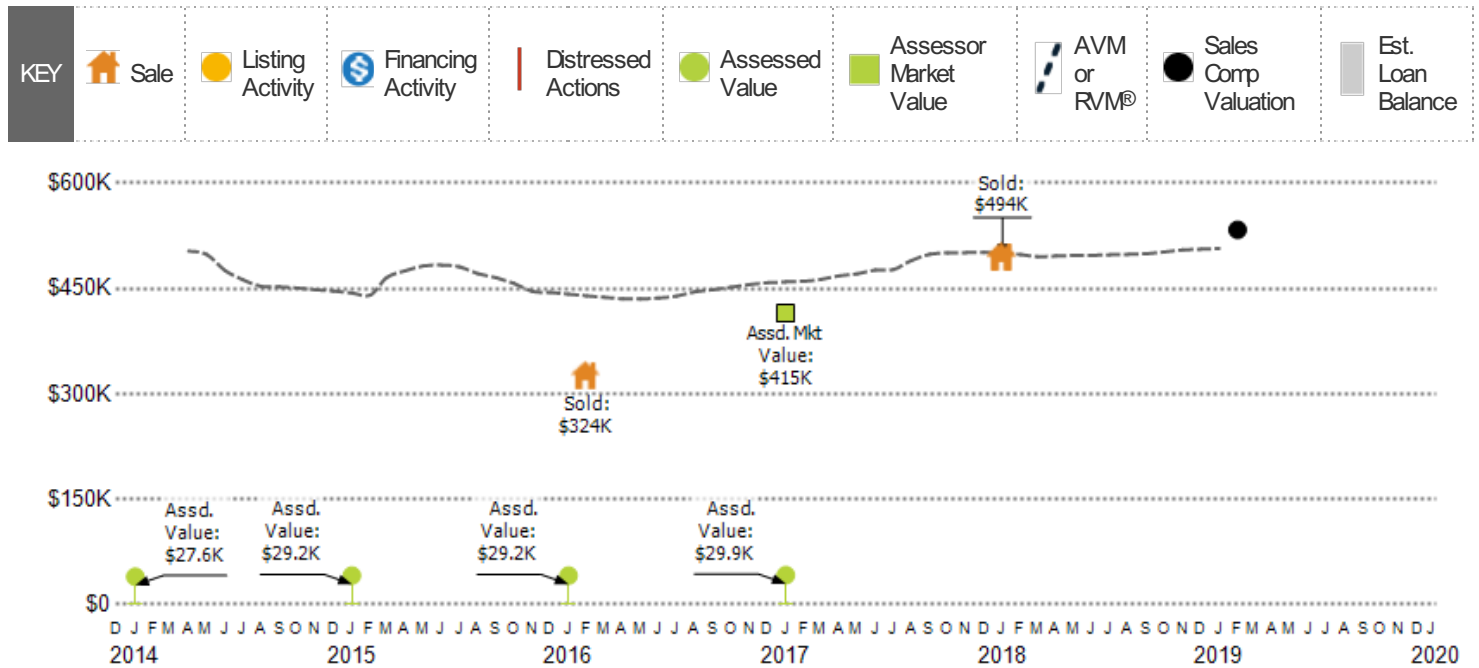
Date	Improvements	Land	Total	Tax
2018	—	—	—	\$2,314
2017	\$24,160	\$5,690	\$29,850	\$2,305
2016	\$23,260	\$5,970	\$29,230	\$2,260
2015	\$23,260	\$5,970	\$29,230	\$2,255
2014	\$22,560	\$5,010	\$27,570	\$2,129
2013	—	—	—	\$2,127
2012	\$22,560	\$5,010	\$27,570	\$2,126
2011	\$22,560	\$5,010	\$27,570	\$2,124
2010	\$24,540	\$5,690	\$30,230	—
2009	\$24,540	\$5,690	\$30,230	—
2008	\$22,270	\$5,470	\$27,740	—
2006	\$22,270	\$5,470	\$27,740	—
2005	\$20,550	\$4,380	\$24,930	—

Listing and Sales History

MLS Name	List Date	Sold Date	Days in RPR	Amount	Status	Change Date
REcolorado	11/16/2017	1/29/2018	74	\$494,000	Sold	1/29/2018
				\$515,000	Active	11/16/2017
Pikes Peak REALTOR® Services Corporation	10/6/2017	1/29/2018	115	\$494,000	Sold	1/29/2018
				\$500,000	Price Change	12/1/2017
				\$515,000	Active	10/6/2017

Sales and Financing Activity

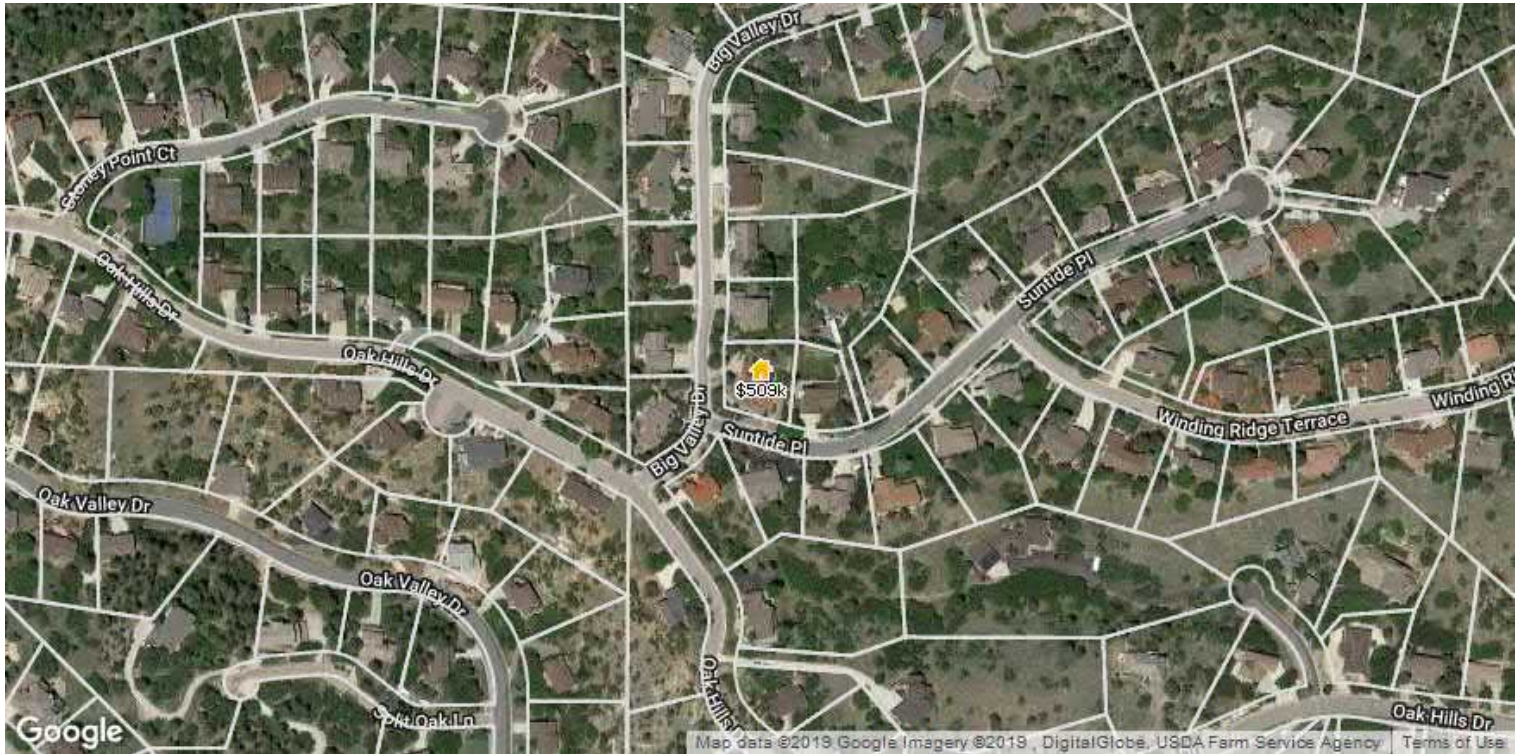
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Aerial Map



Legend: 🏠 Subject Property

Birdseye Map



Legend: 🏠 Subject Property

Sales Comparables Analysis Summary

Result of Sales Comparison Analysis

\$533,823 (or \$163 / sq ft)

Last Analysis Update: 2/14/2019

\$462,840 – \$566,100

(or \$141 – \$173 / sq ft)

Number of Comps Chosen

3

Comps Range

\$465,000 – \$580,000

Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.

Comps:

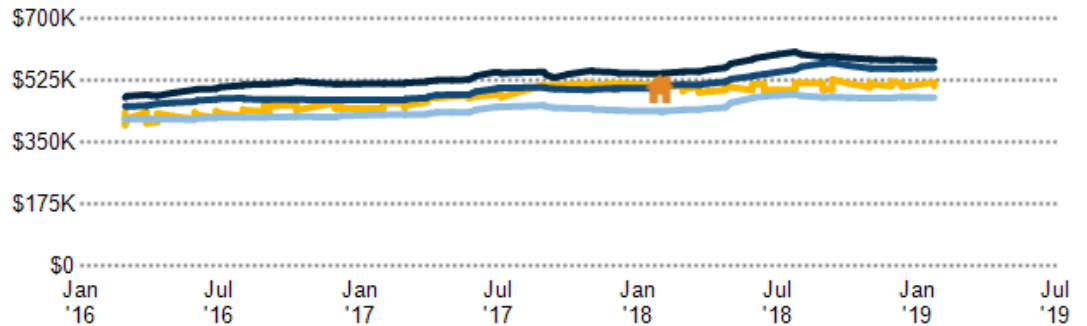
- Subject Property (Appraisal Price)
- For Sale (List Price)
- Pending (List Price)
- Recently Sold (Sold Price)
- Distressed (List Price)
- Pending Distressed (List Price)
- Off Market (Estimate)



Historical Range of Comparable Homes

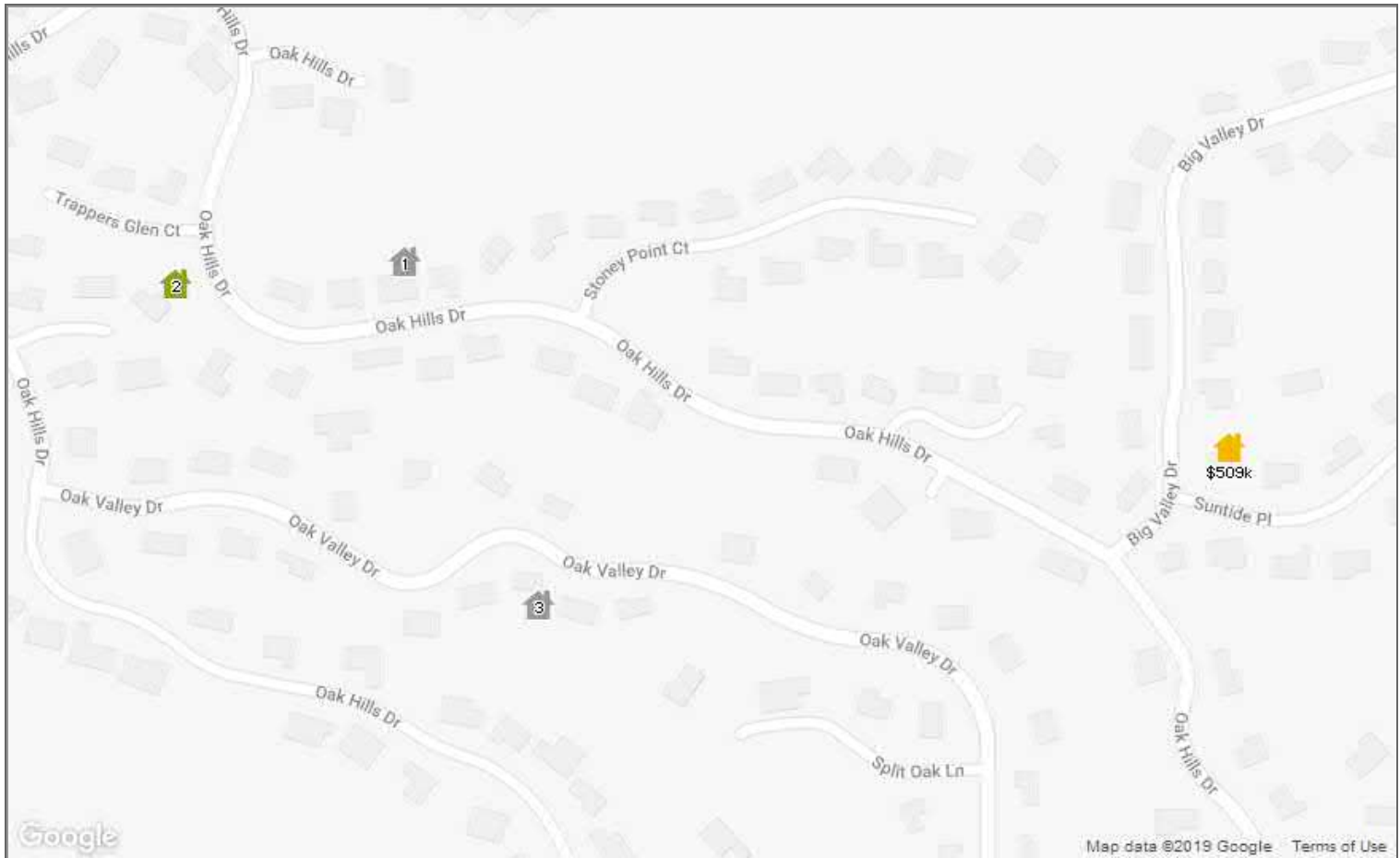
Compares the estimated value of the subject property with the highest, median and lowest comps selected in the Sales Comparison Analysis.

- Subject Property Estimated Value
- Subject Property Sold
- Highest
- Median
- Lowest









Comps and Adjustments Map

<p>7110 Suntide Pl, Colorado Springs, CO 80919</p> <p> OFF MARKET</p> <p>• Sold Date: 1/30/2018 • Public Record</p>  <p>Price: \$508,980</p> <p>4 bed 3.1 bath 3,275 sq ft</p>	<p>1740 Oak Hills Dr, Colorado Springs, CO 80919</p> <p> SOLD</p> <p>• Sold Date: 10/16/2018 • MLS Listing 8540023: 8/3/201</p>  <p>Price: \$550,000</p> <p>Adjusted: \$566,100</p> <p>4 bed 2.1 bath 3,350 sq ft</p>	<p>1840 Squire Ridge Ct, Colorado Springs, CO 80</p> <p> RECENTLY SOLD</p> <p>• Sold Date: 12/20/2018 • MLS Listing 7552891: 10/26/2</p>  <p>Price: \$580,000</p> <p>Adjusted: \$541,000</p> <p>4 bed 2.2 bath 3,680 sq ft</p>
--	---	--









<p>7158 Oak Valley Dr, Colorado Springs, CO 809</p> <p> SOLD</p> <p>• Sold Date: 9/20/2018 • MLS Listing 9432033: 8/10/201</p>  <p>Price: \$465,000</p> <p>Adjusted: \$462,840</p> <p>5 bed 4.0 bath 3,838 sq ft</p>		
--	--	--

Comps Selected In Analysis


			
Address	7110 Suntide Pl Colorado Springs, CO 80919	1740 Oak Hills Dr Colorado Springs, CO 80919	1840 Squire Ridge Ct Colorado Springs, CO 80919
Status	 Subject Property	 Sold	 Recently Sold
MLS Name	—	Pikes Peak REALTOR® Services Corporation	Pikes Peak REALTOR® Services Corporation
MLS Listing ID	—	8540023	7552891
Proximity	—	.31 Mi. W	.39 Mi. W
Value	\$533,823	\$550,000	\$580,000
Price Per Sq. Ft.	\$163	\$164	\$158
Sale/Finance Concession	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family
Total Rooms	10	9	10
Total Rooms Above Grade	—	—	—
Bedrooms	4	4	4
Bedrooms Above Grade	—	—	—
Living Area sq ft range (low)	—	—	—
Living Area sq ft range (high)	—	—	—
Total Baths	3.1	2.1	2.2
Total Baths Above Grade	—	—	—
Full Baths	3	2 +\$4,200	2 +\$4,200
Full Baths Above Grade	—	—	—
Partial Baths	1	1 -\$1,000	2 -\$1,500
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	3,275	3,350	3,680
Living Area Above Grade (sq ft)	2,336	1,910 +\$17,040	2,424 -\$3,520
Basement (sq ft)	1,219	1,440 -\$3,315	1,396 -\$2,655
Finished Rooms Below Grade	1,207	1,440 -\$5,825	1,256 -\$1,225
Lot Size	0.4 acres	0.47 acres	0.48 acres
Lot Dimensions	17390 SF	20333.00	20691.00
Garage	Yes	Yes	Yes
Garage (sq ft)	2	3 -\$10,000	3 -\$10,000
Pool	—	—	—
Location	—	—	—
Tenure	—	—	—
View	Neutral	Neutral	Beneficial -\$5,800
View Factors	—	—	—
Style	—	—	—
Quality of Construction	Q2	—	—

Comps Selected In Analysis

			
Address	7110 Suntide Pl Colorado Springs, CO 80919	1740 Oak Hills Dr Colorado Springs, CO 80919	1840 Squire Ridge Ct Colorado Springs, CO 80919
Status	 Subject Property	 Sold	 Recently Sold
Year Built	1984	1987	1988
Age	35	32	31
Condition	C2	C2	C2
Functional Utility	—	—	—
Heating Features	Forced air unit	Ceiling Fan, Central Air, Forced Air, Natural Gas	Attic Fan, Ceiling Fan, Central Air, Forced Air, Natural Gas
Cooling Features	AC	AC	AC
Energy Efficient Items	—	—	—
Porch/Patio/Deck	composite	—	—
Roofing Features	Stone Coated Metal	Composite Shingles +\$10,000	Tile -\$15,000
Fireplaces	1	3 -\$1,500	2 -\$1,500
Basement Features	Improved Basement (Finished)	Partial Basement	Improved Basement (Finished)
Foundation Features	Concrete	Walk-Out	Walk-Out
Construction Features	Frame	Wood Frames	Wood Frames
Exterior Wall Features	Stucco	Wood +\$8,000	Stone, Stucco
Number of Buildings	—	—	—
Number of Units	—	—	—
Number of Stories	2 story with basement	B/L+B	2 story with basement
Net Adjustments (%)		+2.93%	-6.72%
Gross Adjustments (%)		11.34%	8.17%
Net Adjustments		+\$16,100	-\$39,000
Net Adjustments Per Sq. Ft.		+\$5	-\$11
Net Adjusted Value		\$566,100	\$541,000
Net Adjusted Value Per Sq. Ft.		\$169	\$147
Comp Weighting		15%	71%
Notes from Mark J Main		\$2500 Concessions 47 DOM	\$0 Concessions 23 DOM


Comps Selected In Analysis



Address	7158 Oak Valley Dr Colorado Springs, CO 80919	
Status	 Sold	
MLS Name	Pikes Peak REALTOR® Services Corporation	
MLS Listing ID	9432033	
Proximity	.26 Mi. W	
Value	\$465,000	
Price Per Sq. Ft.	\$121	
Sale/Finance Concession	—	
Property Type	Single Family Residence	
Property Subtype	Single Family	
Total Rooms	11	
Total Rooms Above Grade	—	
Bedrooms	5	
Bedrooms Above Grade	—	
Living Area sq ft range (low)	—	
Living Area sq ft range (high)	—	
Total Baths	4.0	
Total Baths Above Grade	—	
Full Baths	4	-\$4,200
Full Baths Above Grade	—	
Partial Baths	—	+\$1,500
Partial Baths Above Grade	—	
Living Area (sq ft)	3,838	
Living Area Above Grade (sq ft)	2,585	-\$9,960
Basement (sq ft)	1,439	-\$3,300
Finished Rooms Below Grade	1,223	-\$400
Lot Size	0.44 acres	
Lot Dimensions	19097.00	
Garage	Yes	
Garage (sq ft)	3	-\$10,000
Pool	—	
Location	—	
Tenure	—	
View	Neutral	
View Factors	—	
Style	—	
Quality of Construction	—	

Comps Selected In Analysis



Address	7158 Oak Valley Dr Colorado Springs, CO 80919	
Status	 Sold	
Year Built	1984	
Age	35	
Condition	C2	
Functional Utility	-	
Heating Features	Attic Fan, Ceiling Fan, Forced Air, Natural Gas	
Cooling Features	-	+\$5,000
Energy Efficient Items	-	
Porch/Patio/Deck	Composite	
Roofing Features	Composite Shingles	+\$10,000
Fireplaces	1	
Basement Features	Improved Basement (Finished)	
Foundation Features	Full Basement	+\$5,000
Construction Features	Wood Frames	
Exterior Wall Features	Masonite, Stucco	+\$4,200
Number of Buildings	-	
Number of Units	-	
Number of Stories	2 story with basement	
Net Adjustments (%)		-0.46%
Gross Adjustments (%)		11.52%
Net Adjustments		-\$2,160
Net Adjustments Per Sq. Ft.		-
Net Adjusted Value		\$462,840
Net Adjusted Value Per Sq. Ft.		\$121
Comp Weighting		14%
Notes from Mark J Main	\$0 Concessions 8 DOM	

 1740 Oak Hills Dr, Colorado Springs, CO 80919

 MLS Name: Pikes Peak REALTOR® Services Corporation
 MLS Listing ID: 8540023

	Listing Facts	Adjustments	
Status	Sold		
Proximity	.31 Mi. W		
Value	\$550,000		
Price Per Sq. Ft.	\$164		
Sale/Finance Concession	—		
Property Type	Single Family Residence		
Property Subtype	Single Family		
Total Rooms	—		
Total Rooms Above Grade	—		
Bedrooms	4		
Bedrooms Above Grade	—		
Living Area sq ft range (low)	—		
Living Area sq ft range (high)	—		
Total Baths	2.1		
Total Baths Above Grade	—		
Full Baths	2		+\$4,200
Full Baths Above Grade	—		
Partial Baths	1		-\$1,000
Partial Baths Above Grade	—		
Living Area (sq ft)	3,350		
Living Area Above Grade (sq ft)	3,350	1,910	+\$17,040
Basement (sq ft)	1,440		-\$3,315
Finished Rooms Below Grade	—	1,440	-\$5,825
Lot Size	0.47 acres		
Lot Dimensions	20333.00		
Garage	Yes		
Garage (sq ft)	—	3	-\$10,000
Pool	—		
Location	—		
Tenure	—		
View	—	Neutral	
View Factors	—		
Style	—		
Quality of Construction	—		
Year Built	1987		-\$1,500
Age	32		
Condition	—	C2	
Functional Utility	—		
Heating Features	Ceiling Fan, Central Air, Forced Air, Natural Gas		
Cooling Features	—	AC	
Energy Efficient Items	—		
Porch/Patio/Deck	—		
Roofing Features	Composite Shingles		+\$10,000
Fireplaces	Gas, Lower, Two, Upper		-\$1,500
Basement Features	Yes		
Foundation Features	Walk-Out		
Construction Features	Wood Frames		


 Google Earth, USDA Farm Service Agency
 LEGEND:  Subject Property  This Property

SOLD
 • Sold Date: 10/16/2018
 • MLS Listing 8540023: 8/3/2018

Sold Price

\$550,000

Adjusted Price

\$566,100

Net Adjustments (\$ / %)

+\$16,100 / +2.93%

Gross Adjustments (\$ / %)

\$62,380 / 11.34%

Notes from Mark J Main

 \$2500 Concessions
 47 DOM

Exterior Wall Features	Market Facts	Adjustments	+\$8,000
Number of Buildings	—		
Number of Units	—		
Number of Stories	—		

Property Photos: 1740 Oak Hills Dr, Colorado Springs, CO 80919



Upper level living room w/ gas fireplace.



The open living room has vaulted ceilings.



The dining area features magnificent views & hardwood floors.



The kitchen walks out to amazing outdoor living!




View of Blodgett Peak off of the upper level deck



The trees have been perfectly trimmed to showcase the view of the city lights off of the upper level deck



 1840 Squire Ridge Ct, Colorado Springs, CO 80919

MLS Name: Pikes Peak REALTOR® Services Corporation
 MLS Listing ID: 7552891

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.39 Mi. W	
Value	\$580,000	
Price Per Sq. Ft.	\$158	
Sale/Finance Concession	—	
Property Type	Single Family Residence	
Property Subtype	Single Family	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	4	
Bedrooms Above Grade	—	
Living Area sq ft range (low)	—	
Living Area sq ft range (high)	—	
Total Baths	2.2	
Total Baths Above Grade	—	
Full Baths	2	+\$4,200
Full Baths Above Grade	—	
Partial Baths	2	-\$1,500
Partial Baths Above Grade	—	
Living Area (sq ft)	3,680	
Living Area Above Grade (sq ft)	—	2,424 -\$3,520
Basement (sq ft)	—	1,396 -\$2,655
Finished Rooms Below Grade	—	1,256 -\$1,225
Lot Size	0.48 acres	
Lot Dimensions	20691.00	
Garage	Yes	
Garage (sq ft)	—	3 -\$10,000
Pool	—	
Location	—	
Tenure	—	
View	—	Beneficial -\$5,800
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1988	-\$2,000
Age	31	
Condition	—	C2
Functional Utility	—	
Heating Features	Attic Fan, Ceiling Fan, Central Air, Forced Air, Natural Gas	
Cooling Features	—	AC
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	—	-\$15,000
Fireplaces	Basement, Gas Main, Two	-\$1,500
Basement Features	Yes	
Foundation Features	Walk-Out	
Construction Features	Wood Frames	



LEGEND:  Subject Property  This Property

RECENTLY SOLD

- Sold Date: 12/20/2018
- MLS Listing 7552891: 10/26/2018

Sold Price

\$580,000

Adjusted Price

\$541,000

Net Adjustments (\$ / %)

-\$39,000 / -6.72%

Gross Adjustments (\$ / %)

\$47,400 / 8.17%

Notes from Mark J Main

\$0 Concessions
 23 DOM

Exterior Wall Features	Staircase	Adjustments
Number of Buildings	-	
Number of Units	-	
Number of Stories	-	

2 Property Photos: 1840 Squire Ridge Ct, Colorado Springs, CO 80919





 7158 Oak Valley Dr, Colorado Springs, CO 80919

 MLS Name: Pikes Peak REALTOR® Services Corporation
 MLS Listing ID: 9432033

	Listing Facts	Adjustments
Status	Sold	
Proximity	.26 Mi. W	
Value	\$465,000	
Price Per Sq. Ft.	\$121	
Sale/Finance Concession	—	
Property Type	Single Family Residence	
Property Subtype	Single Family	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	5	
Bedrooms Above Grade	—	
Living Area sq ft range (low)	—	
Living Area sq ft range (high)	—	
Total Baths	4.0	
Total Baths Above Grade	—	
Full Baths	4	-\$4,200
Full Baths Above Grade	—	
Partial Baths	—	+\$1,500
Partial Baths Above Grade	—	
Living Area (sq ft)	3,838	
Living Area Above Grade (sq ft)	2,585	-\$9,960
Basement (sq ft)	—	1,439 -\$3,300
Finished Rooms Below Grade	—	1,223 -\$400
Lot Size	0.44 acres	
Lot Dimensions	19097.00	
Garage	Yes	
Garage (sq ft)	—	3 -\$10,000
Pool	—	
Location	—	
Tenure	—	
View	—	Neutral
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1984	
Age	35	
Condition	—	C2
Functional Utility	—	
Heating Features	Attic Fan, Ceiling Fan, Forced Air, Natural Gas	
Cooling Features	—	+\$5,000
Energy Efficient Items	—	
Porch/Patio/Deck	—	Composite
Roofing Features	Composite Shingles	+\$10,000
Fireplaces	Main, Pellet	
Basement Features	Yes	
Foundation Features	Full Basement	+\$5,000
Construction Features	Double Wide, Wood Frames	Wood Frames


 Google Maps, USDA Farm Service Agency
 LEGEND: 🏡 Subject Property 🏠 This Property

SOLD
 • Sold Date: 9/20/2018
 • MLS Listing 9432033: 8/10/2018

Sold Price

\$465,000

Adjusted Price

\$462,840

Net Adjustments (\$ / %)

-\$2,160 / -0.46%

Gross Adjustments (\$ / %)

\$53,560 / 11.52%

Notes from Mark J Main

 \$0 Concessions
 8 DOM

Exterior Wall Features	Using Facts Masonite, Stucco	Adjustments	+\$4,200
Number of Buildings	—		
Number of Units	—		
Number of Stories	—		

Property Photos: 7158 Oak Valley Dr, Colorado Springs, CO 80919





Local Market Conditions: Summary

The Local Market Conditions tables summarize trends and statistics in the local market: properties similar in size in the area around the subject property in the Sales Comparison Analysis.

Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 3 to 5 bathroom, 2,456 to 4,094 sq. ft., single family residence listings located within 0.4 miles of the subject property.

Inventory Analysis	Trend (span)			Trend (span)			Trend (Total)
	Last 7-12 Months (6-month period)			Last 4-6 Months (3-month period)			
Sales	9	89%	↓	4	75%	↓	67% ↓
Absorption Rate (sales/month)	1.5	89%	↓	1.33	75%	↓	67% ↓
Total # of Active Listings (on last day)	5	120%	↑	6	17%	↓	20% ↓
Months of Housing Supply	3.3	135%	↑	4.5	22%	↓	30% ↓
Median Comp Sales Price	\$549,500	102%	→	\$507,500	114%	↑	77% ↓
Median Comp Sales Days in RPR	89	125%	↑	111	105%	→	131% ↑
Median Comp Listing Price	\$565,000	99%	→	\$562,000	76%	↓	75% ↓
Median Comp Listing Days in RPR	—	—		—	—		—
Median Sales Price as % of List Price	1%	99%	→	0.99%	99%	→	98% →

Comparable Properties in Local Market

	Currently for Sale	Sales Within the Last 12 Months
Count	1	3
Range	\$425,000 – \$425,000	\$425,000 – \$580,000
Average	\$425,000	\$528,333
Median	\$425,000	\$580,000

Property Attributes

Property Attributes	Minimum	Maximum	Average
Year Built	1978	2005	1985
Living Area (sq ft)	2,258	4,949	3,853
Lot Size	8,908	96,267	27,659
# Samples	19	—	—

Local Market Conditions: Sales of Similar-Size Properties

These tables show the sales trends for properties similar in size in the area around the subject property in the Sales Comparison Analysis, calculated in variations that include and exclude distressed listings.

Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 3 to 5 bathroom, 2,456 to 4,094 sq. ft., single family residence listings located within 0.4 miles of the subject property.

INCLUDING Distressed Listings	Trend (span)			Trend (span)			Trend (Total)
	Last 7-12 Months (6-month period)			Last 4-6 Months (3-month period)			
Sales	9	89%	↓	4	75%	↓	67% ↓
Absorption Rate (sales/month)	1.5	89%	↓	1.33	75%	↓	67% ↓
Total # of Active Listings (on last day)	5	120%	↑	6	17%	↓	20% ↓
Months of Housing Supply	3.3	135%	↑	4.5	22%	↓	30% ↓
Median Comp Sales Price	\$549,500	102%	→	\$507,500	114%	↑	77% ↓
Median Comp Sales Days in RPR	89	125%	↑	111	105%	→	131% ↑
Median Comp Listing Price	\$565,000	99%	→	\$562,000	76%	↓	75% ↓
Median Comp Listing Days in RPR	—	—		—	—		—
Median Sales Price as % of List Price	1%	99%	→	0.99%	99%	→	98% →

WITHOUT Distressed Listings

Sales	9	89%	↓	4	75%	↓	67% ↓
Absorption Rate (sales/month)	1.5	89%	↓	1.33	75%	↓	67% ↓
Total # of Active Listings (on last day)	5	120%	↑	6	17%	↓	20% ↓
Months of Housing Supply	3.3	135%	↑	4.5	22%	↓	30% ↓
Median Comp Sales Price	\$549,500	102%	→	\$507,500	114%	↑	77% ↓
Median Comp Sales Days in RPR	89	125%	↑	111	105%	→	131% ↑
Median Comp Listing Price	\$565,000	99%	→	\$562,000	76%	↓	75% ↓
Median Comp Listing Days in RPR	—	—		—	—		—
Median Sales Price as % of List Price	1%	99%	→	0.99%	99%	→	98% →

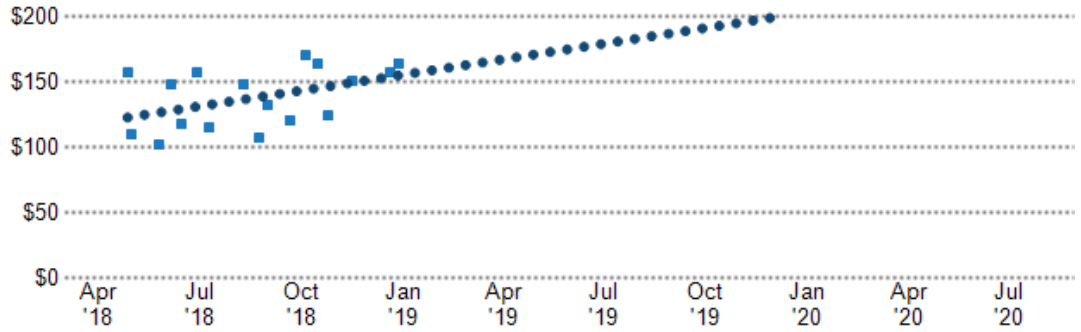
ONLY Distressed Listings

Sales	—	—		—	—		—
Absorption Rate (sales/month)	—	—		—	—		—
Total # of Active Listings (on last day)	—	—		—	—		—
Months of Housing Supply	—	—		—	—		—
Median Comp Sales Price	—	—		—	—		—
Median Comp Sales Days in RPR	—	—		—	—		—
Median Comp Listing Price	—	—		—	—		—
Median Comp Listing Days in RPR	—	—		—	—		—
Median Sales Price as % of List Price	—	—		—	—		—

Price per Square Foot

This graph compares the local market's median estimated home value per square foot with sample properties in the market.

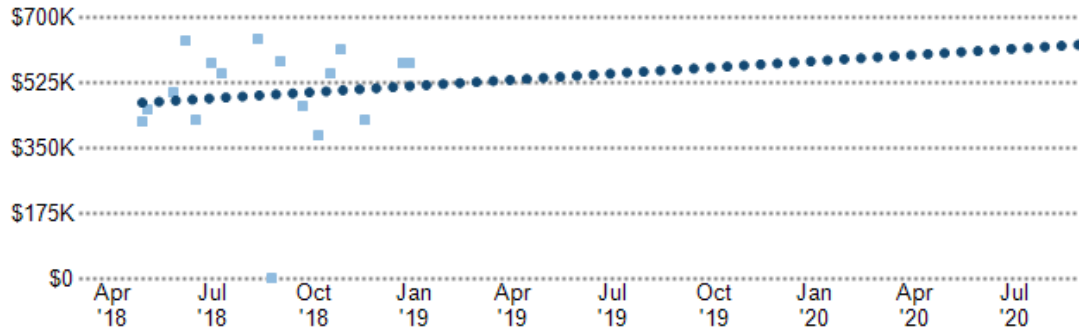
Price / sq ft
Trend



Median Sales Price

This graph compares the local market's median sales price with the sales price for the sample properties in the market.

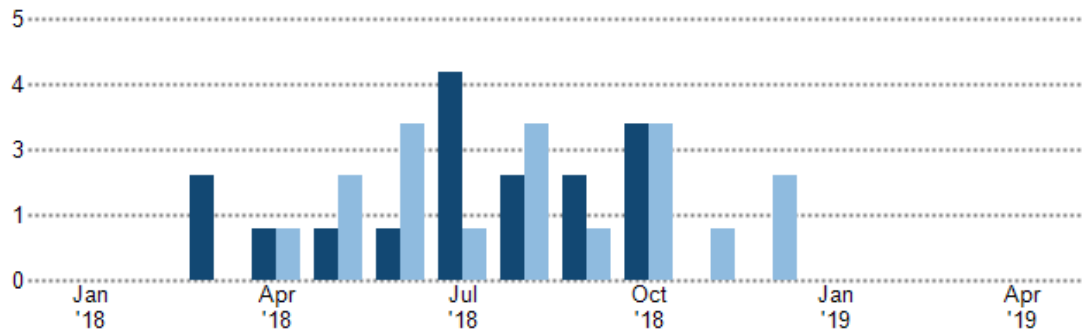
Sale Price
Trend



Total Sales and Listings

This graph compares the number of sales with the number of listings in the local market.

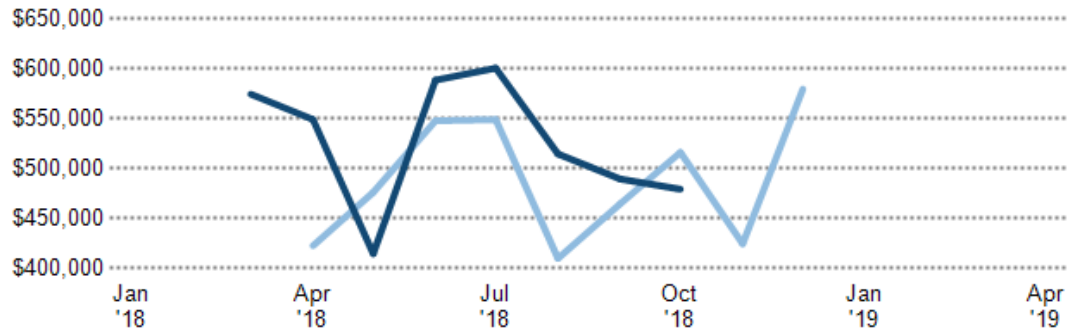
Listings
Sales



List Price vs. Sales Price

This graph compares the median listing price with the sales price in the local market.

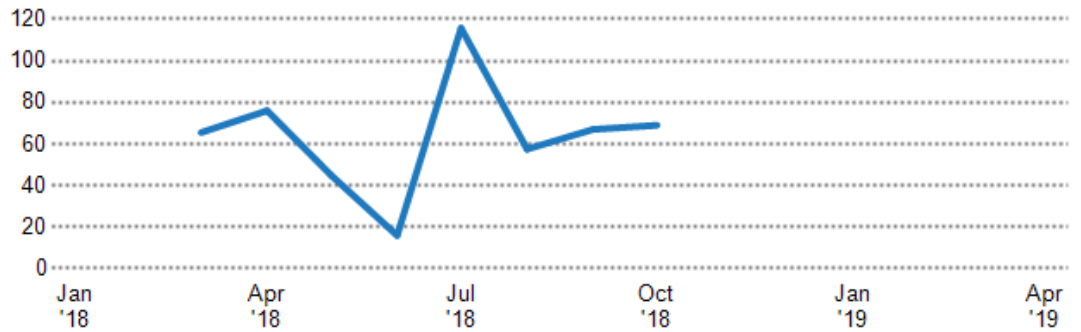
Listing Price
Sales Price



Median Days in RPR

This graph displays the median days in RPR in the local market.

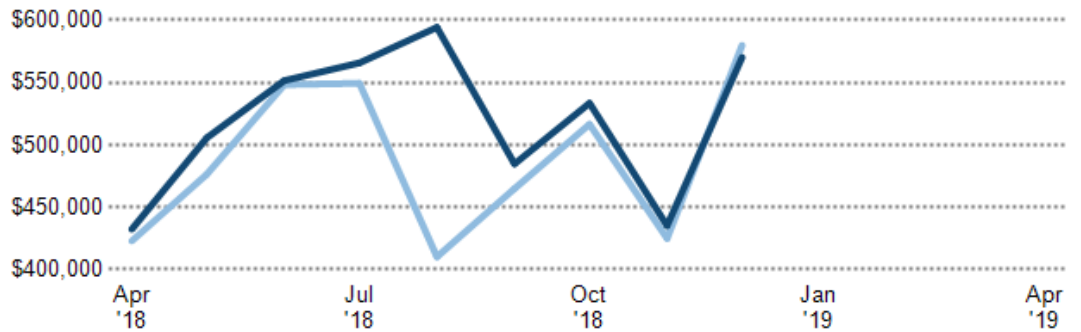
Days in RPR



Sales Price vs. RVM

This graph compares the sales price with the RVM in the local market.

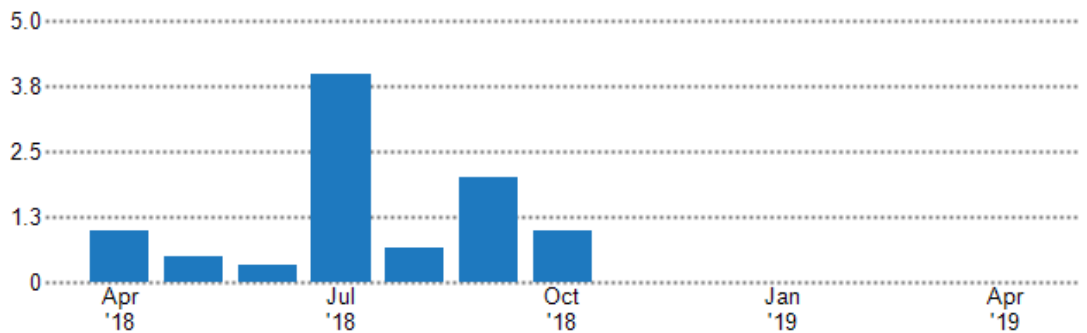
RVM
 Sales Price



Months Supply of Housing Inventory

This chart shows the trend in housing inventory in the local market.

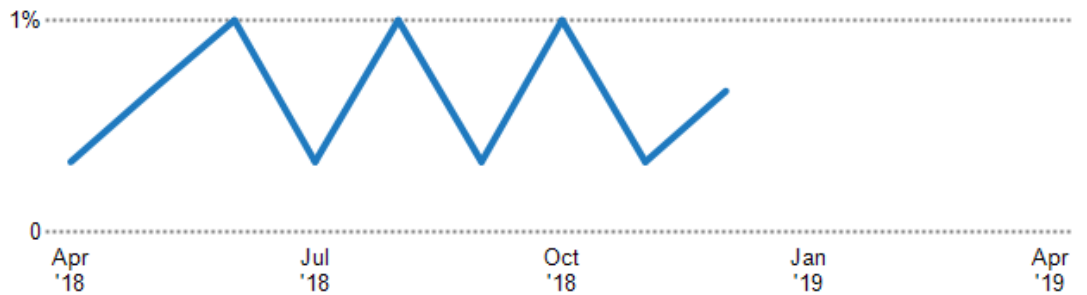
Inventory



Absorption Rate

This chart shows the trend in absorption rate in the local market.

Absorption Rate





General Market Health Charts

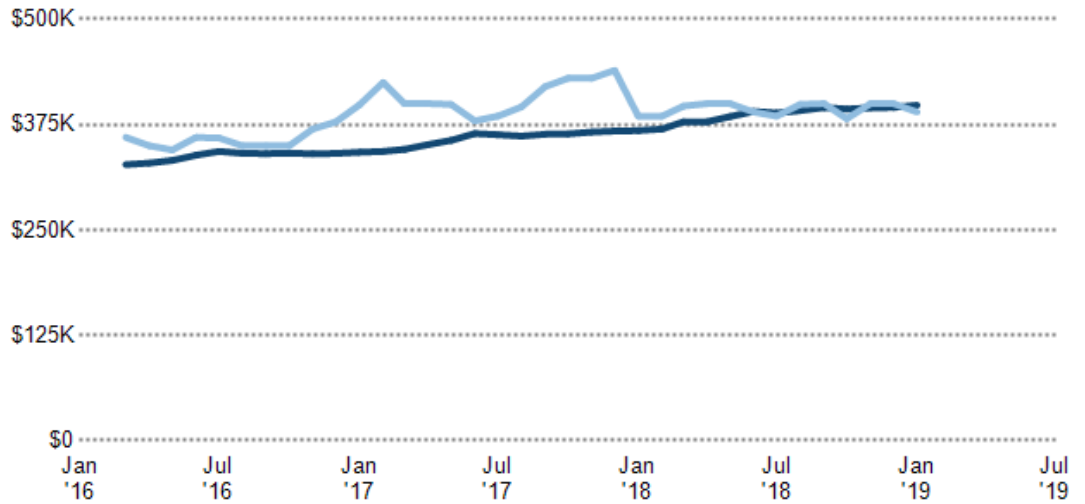
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

 Median Estimated Value
 Median List Price



Median Sales Price vs. Sales Volume

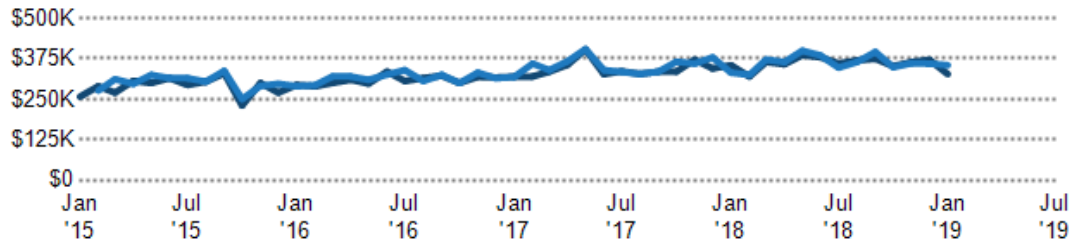
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

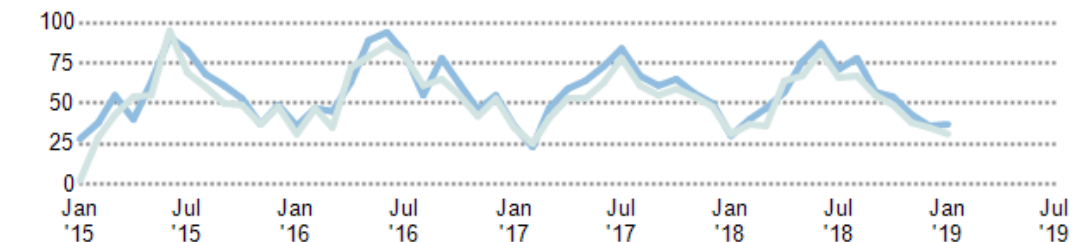
Update Frequency: Monthly

 Median Sales Price Public Records
 Median Sales Price Listings
 Sales Volume Public Records
 Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

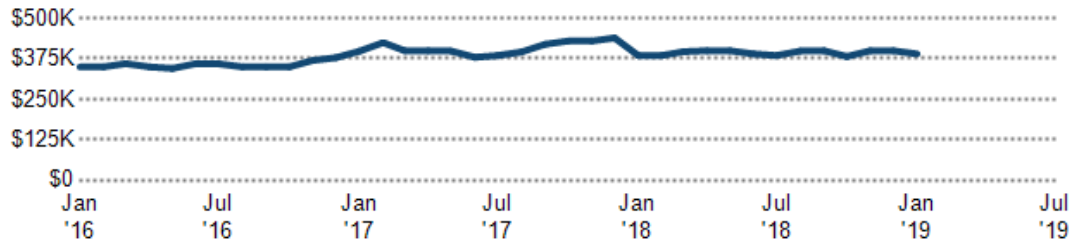
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

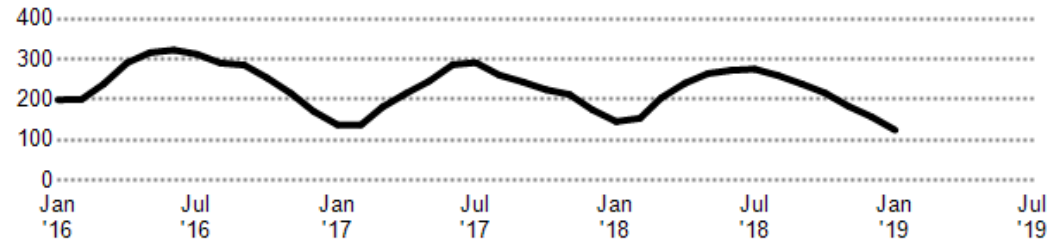
Update Frequency: Monthly

■ Median List Price
 ■ Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type



Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
 ■ Comps

This House

\$127K 1

Comps





Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House
 Comps

This House

3,275 sq. ft. **\$508,980**

Comps



> 2,400 sq. ft. **\$443,444**
 2,200 - 2,400 sq. ft. **\$452,475**
 2,000 - 2,200 sq. ft. **\$580,000**
 1,600 - 1,800 sq. ft. **\$303,500**

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House
 Comps

This House

\$509K **1**

Comps



\$540K - \$600K **2**
 \$480K - \$540K **2**
 \$420K - \$480K **8**
 \$360K - \$420K **1**
 \$300K - \$360K **2**

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House
 Comps

This House

\$155 **1**

Comps



> \$250 **1**
 \$225 - \$250 **1**
 \$200 - \$225 **1**
 \$175 - \$200 **3**
 \$150 - \$175 **5**
 \$125 - \$150 **1**
 \$100 - \$125 **3**

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House
 Comps

This House

35 yrs **1**

Comps

40 - 45 yrs **3**

35 - 40 yrs **8**

30 - 35 yrs **3**

25 - 30 yrs **1**

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

 Sales Count by Bedroom

8 **1**

7 **1**

6 **3**

5 **45**

4 **73**

3 **104**

2 **49**

1 **12**

Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

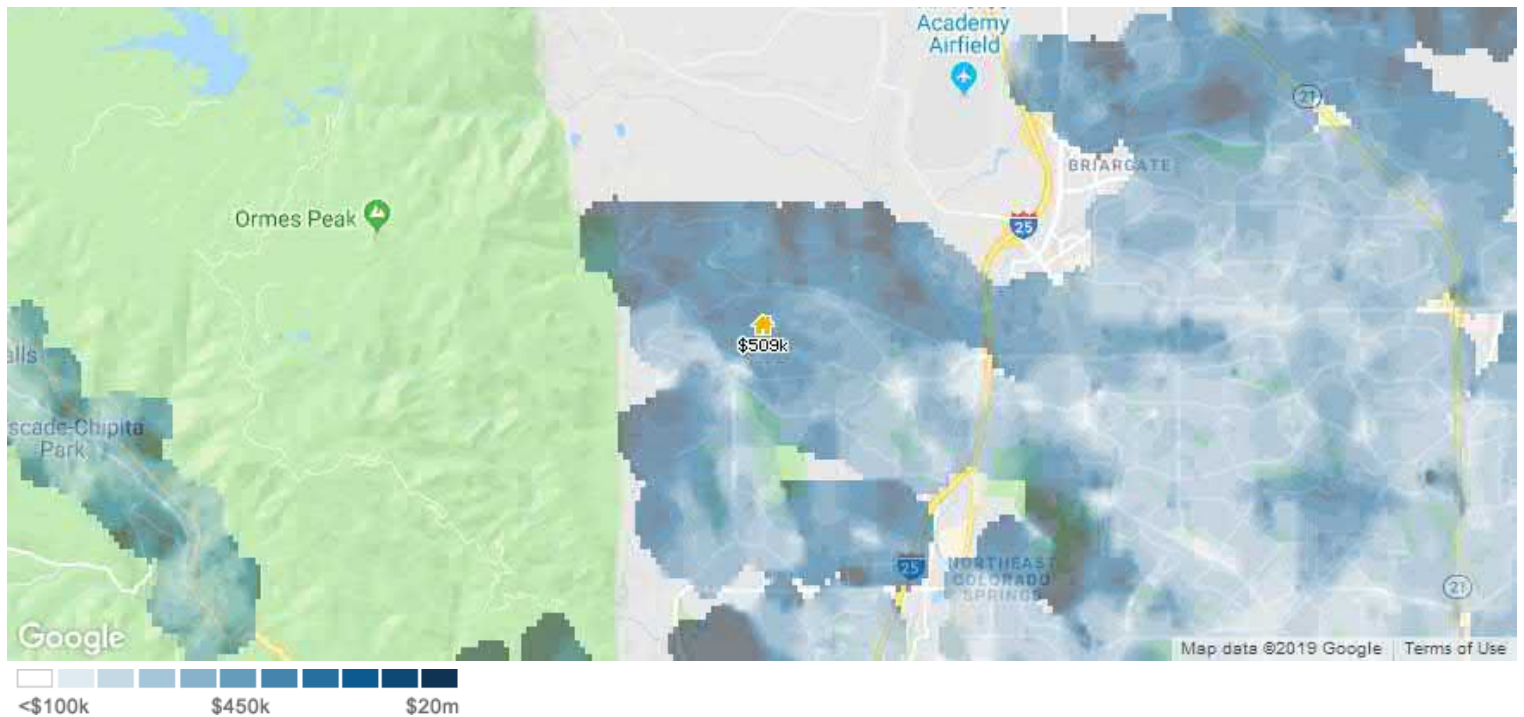
Data Source: Public records and MLS data where licensed

Update Frequency: Daily

 Inventory of Distressed Listings

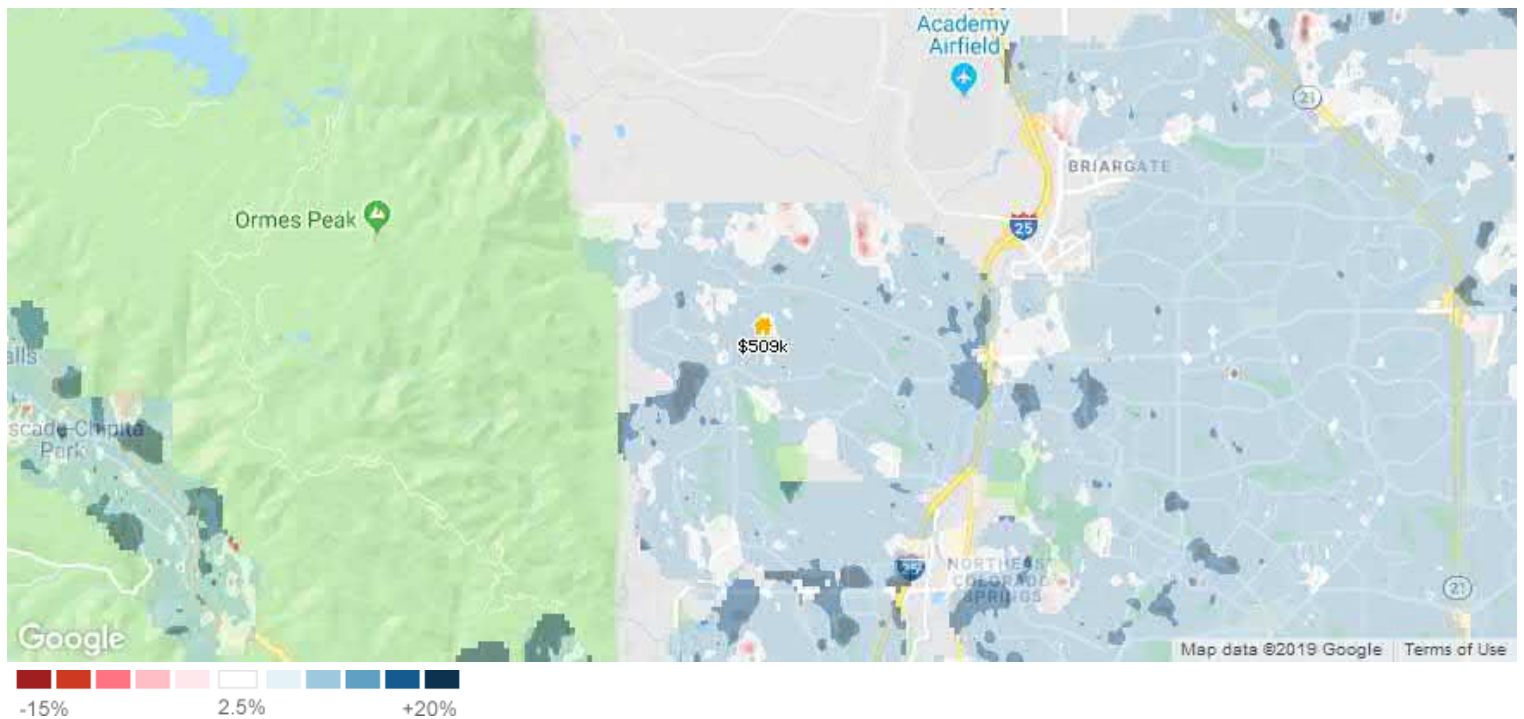
Pre-Foreclosure **1**

Estimated Home Values



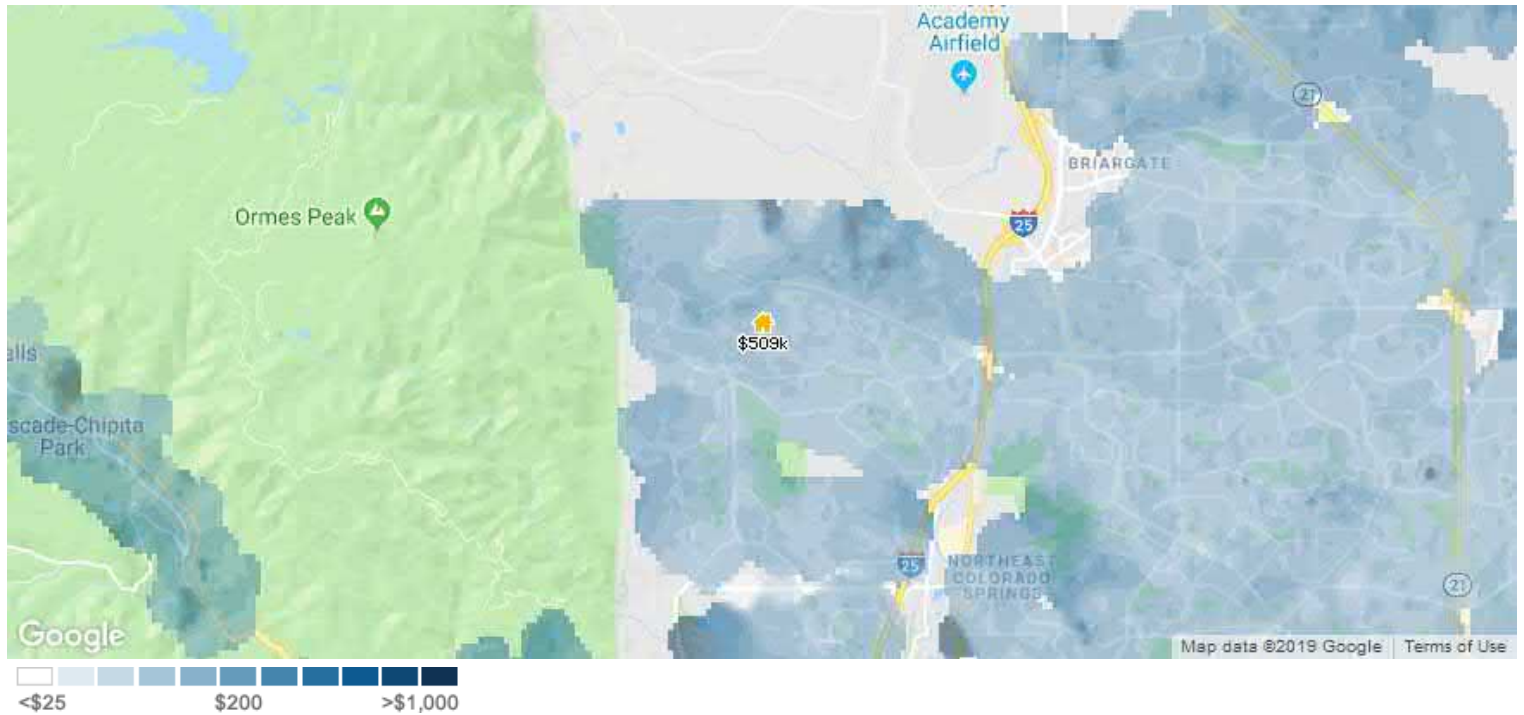
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.


Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.


Active Listings: 1



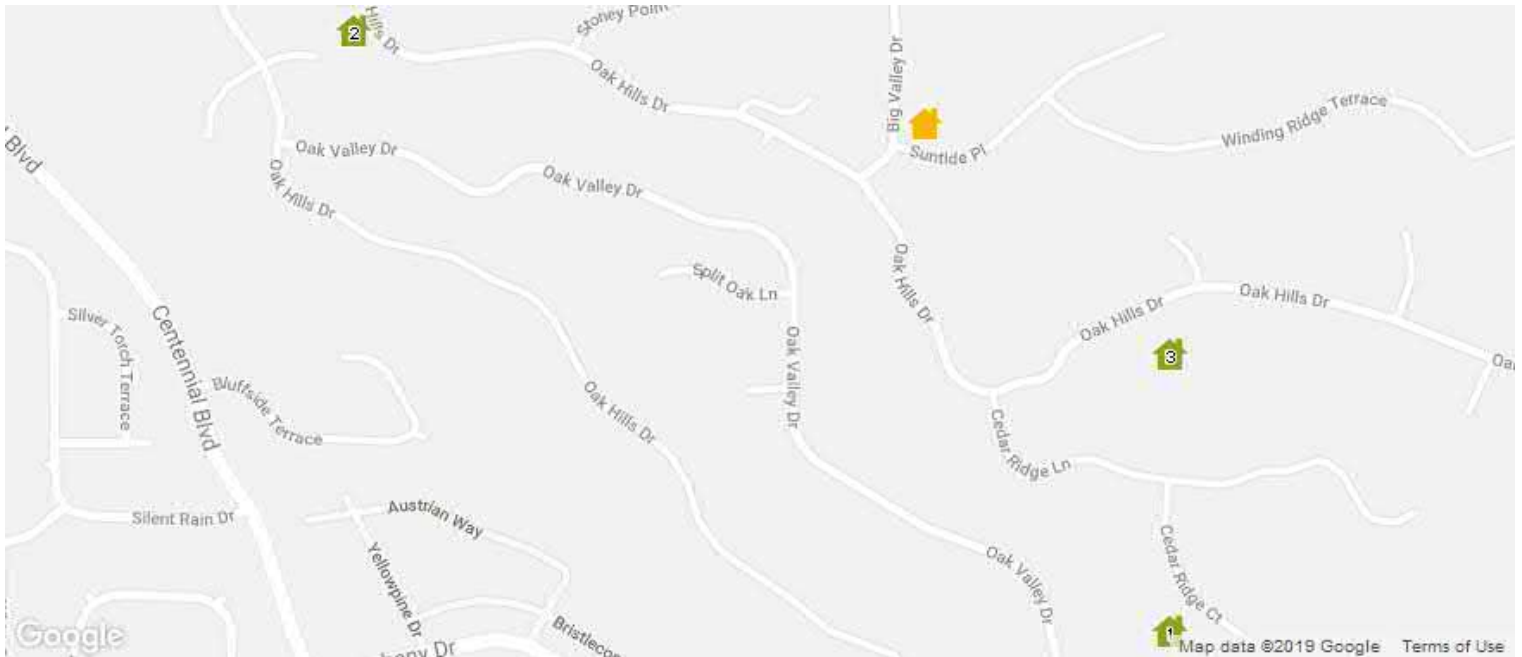
Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
  Listing Courtesy of Pikes Peak REALTOR® Services Corporation											
1330 Oak Hills Dr	* Active: 10/20/2018	10/20/2018	3842022	Single Family Residence	4/3	3,262	19,532	1978	10/20/2018	\$425,000	\$130




Expired Listings: 1



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
 EXPIRED	Listing Courtesy of Pikes Peak REALTOR® Services Corporation										
1854 Oak Hills Dr	• MLS Listing 9829487: 7/28/2018	1/17/2019	9829487	Single Family Residence	5/4	4,191	18,979	1987	7/28/2018	\$535,000	\$128

Recent Sales: 3



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Sold Price	Price Per Sq Ft
 RECENTLY SOLD	Listing Courtesy of Pikes Peak REALTOR® Services Corporation										
6840 Cedar Ridge Ct	<ul style="list-style-type: none"> Sold Date: 12/27/2018 MLS Listing 2697177: 9/13/2018 	12/27/2018	2697177	Single Family Residence	4/4	3,519	41,164	1980	9/13/2018	\$580,000	\$165
 RECENTLY SOLD	Listing Courtesy of Pikes Peak REALTOR® Services Corporation										
1840 Squire Ridge Ct	<ul style="list-style-type: none"> Sold Date: 12/20/2018 MLS Listing 7552891: 10/26/2018 	12/20/2018	7552891	Single Family Residence	4/4	3,680	20,691	1988	10/26/2018	\$580,000	\$158
 RECENTLY SOLD	Listing Courtesy of Pikes Peak REALTOR® Services Corporation										
1415 Oak Hills Dr	<ul style="list-style-type: none"> Sold Date: 11/16/2018 MLS Listing 9272469: 10/12/2018 	11/16/2018	9272469	Single Family Residence	3/3	2,810	44,866	1981	10/12/2018	\$425,000	\$151