

# Comparative Market Analysis



**Researched and prepared by**

Michael T Mays

**Subject Property**

1073 PLEASING PLATEAU

**Prepared exclusively for**

VIRTUAL ONE REAL ESTATE

**Prepared on**

November 21, 2023



**Michael T Mays**

License #:B.0037388

Virtual One Real Estate

5940 S Rainbow Blvd

Las Vegas, NV 89118

7257778845

Virtualone3311@gmail.com

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## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1073 PLEASING PLATEAU		174 TIDEWATER RANGE Court		833 Entrada Ridge Avenue	
MLS#		2539245		2542428	
List Price		\$2,475		\$2,500	
List Date		11/06/2023		11/17/2023	
Status		Active		Active	
Bldg Desc		2 Stories		2 Stories	
Tot Liv Area		3043		3,089	
Appx Liv Area		3043		3,089	
Beds		5		5	
Baths Total		3/0/0		3/0/0	
Flooring		Carpet, Manmade wood or Laminate, T		Carpet, Manmade wood or Laminate, T	
PV Pool		No		No	
#Garage		3		3	
#Fireplaces		1		1	
Lot SqFt		6970		7,841	
Lot Desc		Under 1/4 Acre		Under 1/4 Acre	
Prop Desc					
Assoc/Comm		CC&RS		None	
Features					
House Views		None			
Year Built		2005		2001	
Sold Price		\$294,500			
\$LP/SqFt		\$0.90		\$0.81	
\$SP/SqFt					
Sold Date		3/20/2009			
CDOM		15		4	
		2736 sq. ft. of spacious living, kitchen w/ stainless steel appliances, corian counters, family room w/ fireplace, new carpet, tile, paint, blinds, ceiling fans, upstairs loft, master bed w/ walk in closet, balcony access, master bath w/ garden tub, separate shower, private yard w/ built in BBQ, custom spa, landscaping & spa service included, gated community, located near top ranked schools, shopping, dining & entertainment.		Spacious five bedroom, three bath home located in the beautiful Henderson area. Featuring wood laminate flooring, neutral tones, and vaulted ceilings. Kitchen includes great cabinet space and island. Huge master bedroom with dual closets and private balcony. Enjoy washer and dryer in unit, fully fenced backyard, and three car attached garage. Great location with proximity shopping, schools and easy access to freeway.	
Price			\$2,475		\$2,500
Total Adjustments			\$0		\$0
Adjusted Price			\$2,475		\$2,500

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1073 PLEASING PLATEAU		92 Pettswood Drive		278 GRAND OLYMPIA Drive #0	
MLS#		2539849		2536811	
List Price		\$2,800		\$3,200	
List Date		11/06/2023		10/23/2023	
Status		Active		Active	
Bldg Desc		2 Stories		2 Stories	
Tot Liv Area		3,746		3,597	
Appx Liv Area		3,746		3,597	
Beds		5		5	
Baths Total		3/0/0		4/0/1	
Flooring		Carpet, Manmade wood or Laminate, T		Carpet	
PV Pool		No		No	
#Garage		3		3	
#Fireplaces		0		1	
Lot SqFt		6,534		8,276	
Lot Desc					
Prop Desc					
Assoc/Comm		CC&RS		CC&RS	
Features					
House Views					
Year Built		2005		2000	
Sold Price		\$294,500			
\$LP/SqFt		\$0.75		\$0.89	
\$SP/SqFt					
Sold Date		3/20/2009			
CDOM		15		21	
		Fantastic 5 Bedroom home in Henderson. This open floor plan includes 3 full bathrooms a loft and 3 car garage. Upgraded island kitchen with custom cabinets, granite counters, pantry. Spacious family room with surround sound and wood flooring. Master bedroom features a retreat and balcony in addition to the large large walk-in closet, separate tub and shower. Bed and bath downstairs. Landscaped backyard w/patio. Ready		You can't go wrong with this Gorgeous home! Inviting entry with high ceilings, beautiful staircase and open floor plan. The beautiful tile throughout the first floor will make clean up simple! Large open kitchen with breakfast bar, granite counter tops and plenty of cabinet space. Great sized bedrooms and large master suit with walk in closet separate shower/tub and beautiful tile! ask about no or low deposit and 18 month	
Price			\$2,800		\$3,200
Total Adjustments			\$0		\$0
Adjusted Price			\$2,800		\$3,200

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



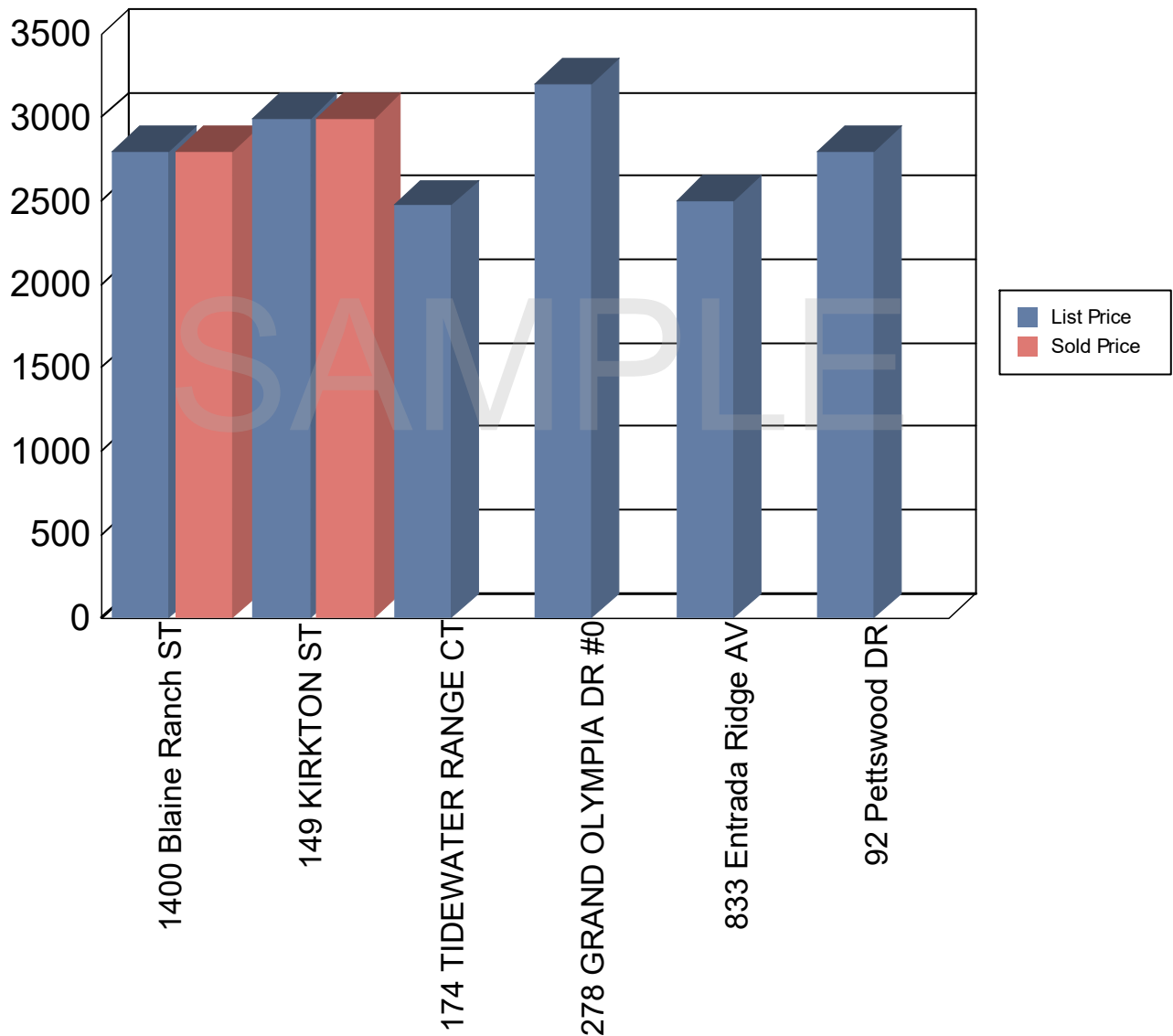
<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1073 PLEASING PLATEAU		1400 Blaine Ranch Street		149 KIRKTON Street	
MLS#		2496424		2506633	
List Price		\$2,800		\$2,995	
List Date		05/15/2023		06/27/2023	
Status		Leased		Leased	
Bldg Desc		2 Stories		2 Stories	
Tot Liv Area	3043	2,927		2,980	
Appx Liv Area	3043	2,927		2,980	
Beds	5	5		5	
Baths Total		3/0/0		2/1/0	
Flooring		Carpet, Ceramic		Carpet, Ceramic, Linoleum/Vinyl	
PV Pool		No		No	
#Garage		3		3	
#Fireplaces		2		1	
Lot SqFt	6970	6,098		5,663	
Lot Desc		Under 1/4 Acre		Under 1/4 Acre	
Prop Desc					
Assoc/Comm		CC&RS		CC&RS, Playground	
Features					
House Views				Strip View	
Year Built	2005	1998		2014	
Sold Price	\$294,500	\$2,800		\$2,995	
\$LP/SqFt		\$0.96		\$1.01	
\$SP/SqFt		\$0.96		\$1.01	
Sold Date	3/20/2009	07/17/2023		08/04/2023	
CDOM		58		37	
		Beautiful 5 bedroom, 3 bath home located in a quiet cul-de-sac between Green Valley Ranch and McCulloch Hills. Spacious floor plan with 1 full bath and a bedroom downstairs. The 5th bedroom is a large bonus room. Fireplaces located in both the family room and the primary bedroom. Primary bedroom has a private balcony to enjoy your mornings and evenings. Conveniently located to schools, shopping and more.		"WELCOME HOME" is what this home says to you. This lovely 5 bedroom home with a Bedroom & Bath DOWNSTAIRS. Highly upgraded kitchen overlooking HUGE great room and fireplace. Granite Counter Tops with Stainless Steel Appliances. Breakfast on your own private covered patio. WOW what an amazing master bathroom... 2 walk in closets!!! All appliances included*All freshly painted inside*New Carpet	
Price		\$2,800		\$2,995	
Total Adjustments		\$0		\$0	
Adjusted Price		\$2,800		\$2,995	



## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.

### Price Graph



## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Active

MLS#	Stat Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
2539245	11/06/2023	174 TIDEWATER RANGE Court		2,736	5	3/0/0	\$2,475	15
2542428	11/17/2023	833 Entrada Ridge Avenue		3,089	5	3/0/0	\$2,500	4
2539849	11/06/2023	92 Pettswood Drive		3,746	5	3/0/0	\$2,800	15
2536811	10/23/2023	278 GRAND OLYMPIA Drive #0		3,597	5	4/0/1	\$3,200	21
<b>Averages:</b>				<b>3,292</b>	<b>5</b>	<b>3/0/0</b>	<b>\$2,744</b>	<b>14</b>

### Status: Leased

MLS#	Stat Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
2496424	07/17/2023	1400 Blaine Ranch Street		2,927	5	3/0/0	\$2,800	58
2506633	08/04/2023	149 KIRKTON Street		2,980	5	2/1/0	\$2,995	37
<b>Averages:</b>				<b>2,954</b>	<b>5</b>	<b>3/0/0</b>	<b>\$2,898</b>	<b>48</b>

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
Active	4	\$2,744	\$0.84	\$2,650	\$2,475	\$3,200	14
Leased	2	\$2,898	\$0.99	\$2,898	\$2,800	\$2,995	48
<b>Total</b>	<b>6</b>	<b>\$2,795</b>	<b>\$0.89</b>	<b>\$2,800</b>	<b>\$2,475</b>	<b>\$3,200</b>	<b>25</b>

Michael T Mays

Virtual One Real Estate

Virtualone3311@gmail.com

Office Ph: 725-777-8845

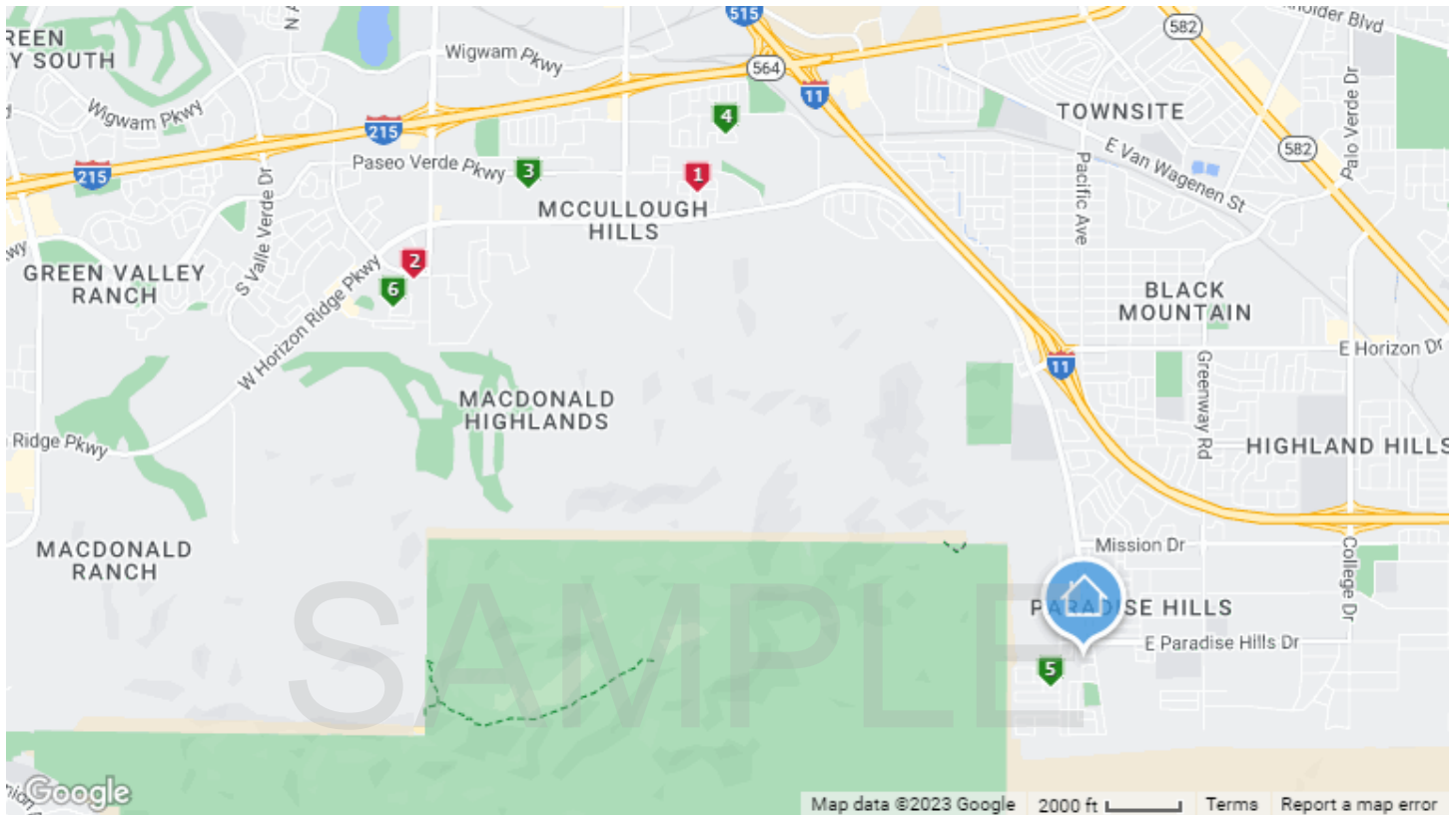
Website: www.virtualonerealestate.com

Subject Property: 1073 PLEASING PLATEAU

November 21, 2023

## CMA Map Layout

Map for the CMA Subject with Comparables



1073 PLEASING PLATEAU





Beds

5

Baths

Sq.Ft.

3043

	 Address	 Price	 Date	 Beds	 Baths	 Sq.Ft.
1	149 KIRKTON ST	\$2,995	8/4/23	5	2	2,980
2	1400 Blaine Ranch ST	\$2,800	7/17/23	5	3	2,927
3	174 TIDEWATER RANGE	\$2,475	11/6/23	5	3	2,736
4	833 Entrada Ridge AV	\$2,500	11/17/23	5	3	3,089
5	92 Pettswood DR	\$2,800	11/6/23	5	3	3,746
6	278 GRAND OLYMPIA DR	\$3,200	10/23/23	5	4	3,597

## Pricing Recommendation

### 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...

**Sell Price Statistics**

<b>Average Price:</b>	<b>\$2,800</b>
<b>High Price:</b>	<b>\$3,200</b>
<b>Median Price:</b>	<b>\$2,800</b>
<b>Low Price:</b>	<b>\$2,500</b>

**Sell Price Per Sq. Ft. Statistics**

<b>Average Price/Sq Ft:</b>	<b>\$1</b>
<b>High Price/Sq Ft:</b>	<b>\$1</b>
<b>Median Price/Sq Ft:</b>	<b>\$1</b>
<b>Low Price/Sq Ft:</b>	<b>\$1</b>

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

### Summary...

**\$2,500.00**

THE CMA MARKET ANALYSIS CANNOT ACCOUNT FOR THE CURRENT CONDITION OF THE PROPERTY WHICH WILL INCREASE OR DECREASE THE RENTAL RATE.

**Recommended Price: \$2,500.00**