

What's Your Home Worth?

A **Comparative Market Analysis (CMA)** is a report created by a real estate professional that estimates a home's current value compared to similar properties currently for sale (or recently sold) in the same area. It's a great tool for buyers, sellers or just those who are curious how their home stacks up to others in the area.

For Buyers

- Helps make an informed offer
- Offers guidance on price
- Provides market clarity

For Sellers

- Determines what home is likely to sell for
- Ensures home is competitively priced
- Provides negotiation leverage

For Homeowners That Aren't Selling

- Provides a baseline for a future decision to stay or sell
- Tracks home equity and value
- Helps plan for renovations and improvements

What's In a CMA?

Data

Size, rooms, age, condition, etc.

Comparable Sales (Comps)

3-5 homes sold recently

Current Listings

Other similar homes for sale

Pending

Nearby homes under contract

Market Analysis

Days on market, other local trends

Adjustments

Price changes made to account for differences (e.g., pool, garage, etc.) between home and other homes for sale

Valuation Range

Suggested price range

Interested in a free, no-obligation CMA? Let me know and I'll be happy to run one for you! And oh, by the way...I'm never too busy for any of your referrals!