

# Comparative Market Analysis

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



Researched and prepared by  
**Jerrod Butler**

Prepared exclusively for  
**Michael Wilson**

Prepared on  
December 10, 2021

Subject Property

2183 Shady Aspen Dr

Colorado Springs, Colorado

80921

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# Comparative Market Analysis

2183 Shady Aspen Dr  
Colorado Springs, 80921

Friday, December 10, 2021

## Brief Summary of Compared Listings

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

### Status: Pending

| MLS#             | Stat Date  | Address                 | Prop Sub Type | Ttl Sqft     | Bds      | Bth         | L/S Price        | CDOM      |
|------------------|------------|-------------------------|---------------|--------------|----------|-------------|------------------|-----------|
| 5140169          | 11/28/2021 | 11875 Wildwood Ridge DR | Single Family | 1,671        | 3        | 3           | \$430,000        | 11        |
| <b>Averages:</b> |            |                         |               | <b>1,671</b> | <b>3</b> | <b>3.00</b> | <b>\$430,000</b> | <b>11</b> |

### Status: Sold

| MLS#             | Stat Date  | Address               | Prop Sub Type | Ttl Sqft     | Bds      | Bth         | L/S Price        | CDOM      |
|------------------|------------|-----------------------|---------------|--------------|----------|-------------|------------------|-----------|
| 9064044          | 07/21/2021 | 11535 Black Maple LN  | Single Family | 1,286        | 3        | 2           | \$370,000        | 17        |
| 2412548          | 09/20/2021 | 1830 Wildwood Pass DR | Single Family | 1,547        | 3        | 3           | \$399,000        | 10        |
| 1475557          | 07/29/2021 | 2203 Shady Aspen DR   | Single Family | 1,547        | 3        | 3           | \$403,000        | 3         |
| 7151573          | 09/29/2021 | 11553 Hibiscus LN     | Single Family | 1,475        | 3        | 3           | \$409,000        | 25        |
| 9482441          | 06/24/2021 | 11486 White Lotus LN  | Single Family | 1,566        | 3        | 3           | \$410,000        | 3         |
| 3501750          | 07/13/2021 | 1794 Wildwood Pass DR | Single Family | 1,547        | 3        | 3           | \$415,000        | 4         |
| 6950529          | 08/26/2021 | 11549 Black Maple LN  | Single Family | 1,527        | 3        | 3           | \$420,000        | 41        |
| 3863743          | 10/15/2021 | 11816 Black Maple LN  | Single Family | 1,527        | 3        | 3           | \$425,000        | 5         |
| <b>Averages:</b> |            |                       |               | <b>1,503</b> | <b>3</b> | <b>2.88</b> | <b>\$406,375</b> | <b>14</b> |

## Summary

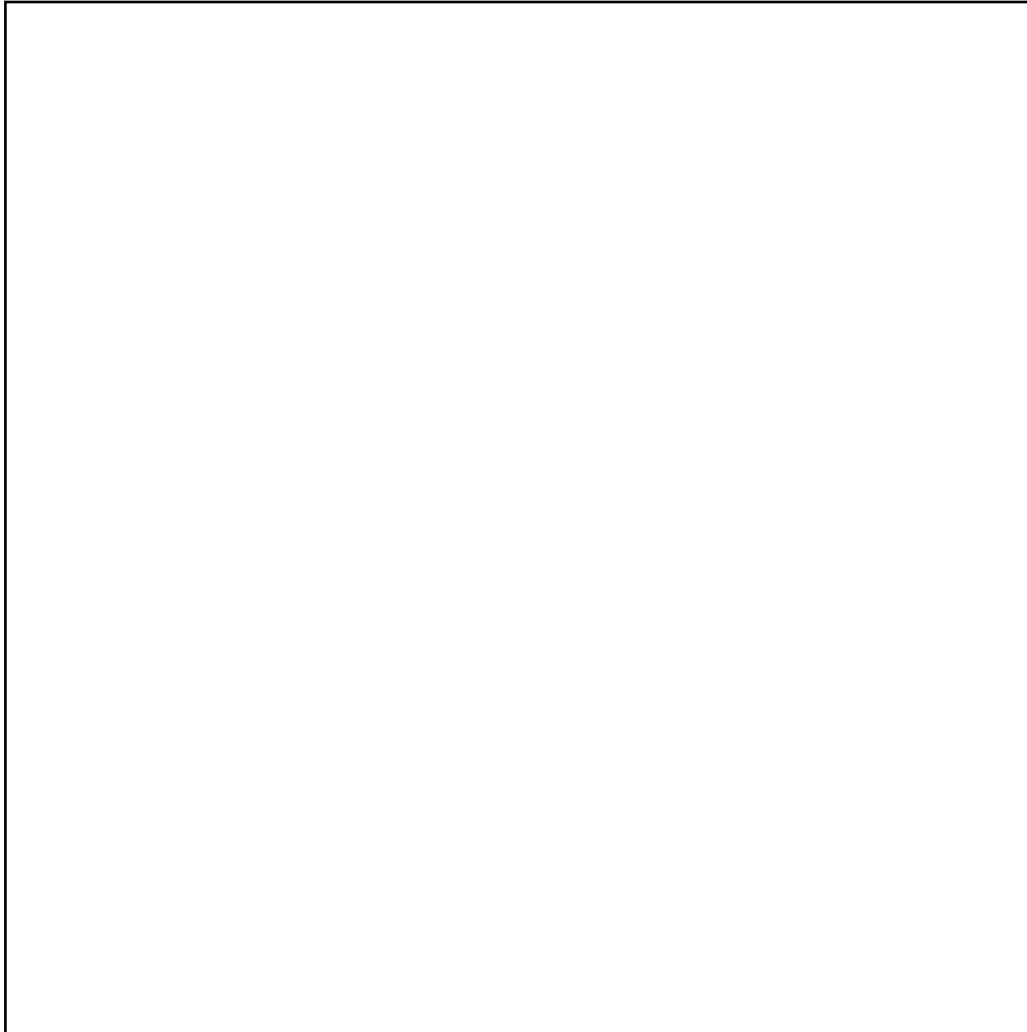
| Status         | Total    | Avg Price        | Avg \$ Per SqFt | Median           | Low              | High             | Avg CDOM  |
|----------------|----------|------------------|-----------------|------------------|------------------|------------------|-----------|
| ACTIVE         |          |                  |                 |                  |                  |                  |           |
| ACT 1ST RGT    |          |                  |                 |                  |                  |                  |           |
| UC Short Sale  |          |                  |                 |                  |                  |                  |           |
| Under Contract |          |                  |                 |                  |                  |                  |           |
| PENDING        | 1        | \$430,000        | \$257.33        | \$430,000        | \$430,000        | \$430,000        | 11        |
| SOLD           | 8        | \$406,375        | \$270.86        | \$409,500        | \$370,000        | \$425,000        | 14        |
| LEASED         |          |                  |                 |                  |                  |                  |           |
| EXPIRED        |          |                  |                 |                  |                  |                  |           |
| WITHDRAWN      |          |                  |                 |                  |                  |                  |           |
| CANCELLED      |          |                  |                 |                  |                  |                  |           |
| <b>Total</b>   | <b>9</b> | <b>\$409,000</b> | <b>\$269.35</b> | <b>\$410,000</b> | <b>\$370,000</b> | <b>\$430,000</b> | <b>13</b> |





## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 2183 Shady Aspen Dr
- 1 11535 Black Maple Ln
- 2 11549 Black Maple Ln
- 3 11816 Black Maple Ln
- 4 11553 Hibiscus Ln
- 5 2203 Shady Aspen Dr
- 6 11486 White Lotus Ln
- 7 1794 Wildwood Pass Dr
- 8 1830 Wildwood Pass Dr
- 9 11875 Wildwood Ridge Dr



## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 11875 Wildwood Ridge DR



**MLS #:** 5140169      **Status:** Pending      **Beds:** 3      **L Price:** \$430,000  
**County:** El Paso      **Baths:** 3  
**SubArea:** Wildwood at Northgate      **Yr Blt:** 2009  
**Style:** Framed on Lot      **Grg #:** 2      **CDOM:** 11  
**Ttl Sqft:** 1,671      **Fin Sqft:** 1,671

**Rmks:** Well maintained, move in ready home in the heart of North Colorado Springs. The main level has an open concept with the living room, dining room and kitchen flowing together. You can step out the back door to a patio and the open space, playground and walking path. The upper level has 3 generously sized bedrooms, 2 of which have a mountain view. Master has an adjoining bath and large walk in closet, and 2 more well sized bedrooms with a hall bath and upper level laundry room!!! The location is near restaurants, retail, entertainment in desirable Academy 20 School District too. The location is close to the USAFA with easy access to I25 and Powers Blvd via Interquest Blvd or Voyager Pkwy. Also, bus line runs near by.

**Direct:** North on Voyager from Interquest. Right on Cypress Semi Dr. Right on Ironsides Dr, Right on Wildwood Ridge Dr.

### Sold Properties

#### 11535 Black Maple LN



**MLS #:** 9064044      **Status:** Sold      **Beds:** 3      **L Price:** \$370,000  
**County:** El Paso      **Baths:** 2      **S Price:** \$370,000  
**SubArea:** Wildwood at Northgate      **Yr Blt:** 2006      **S Date:** 7/21/2021  
**Style:** Wood Frame      **Grg #:** 2      **CDOM:** 17  
**Ttl Sqft:** 1,286      **Fin Sqft:** 1,286

**Rmks:** Nestled in the enviable Wildwood at Northgate neighborhood, this enchanting 3 bed, 2 bath home is brimming w/ luminous elegance. The front door opens into a jaw-dropping living space set beneath soaring 20-foot ceilings. A swath of radiant windows infuses the space w/ sunlight, highlighting immaculate wood floors + flawless finishes. The living space connects seamlessly to a grand kitchen complete w/ handsome cabinetry w/ ample storage space. Vast windows illuminate sweeping countertops + chic fixtures. A graceful glass door offers access to the home's back stoop + a charming nature path. The home's 3 bedrooms mirror the soaring sophistication of the living space, w/ lofty ceilings + fresh finishes. Oversized windows frame stunning mountain vistas + imbue each room w/ fresh air + abundant natural light. The home's 2 bathrooms exude spacious serenity, each boasting handsome furniture, contemporary fixtures + pristine tile work. A 2-car attached garage offers ample functional space. Growing area in District 20 schools, In & Out Burger half mile away, easy access to i-25 just 3 minutes, and Air Force Academy 5 minutes away for home games!

**Direct:** From Voyager and Interquest, head north, turn right onto Jet Stream Drive, turn left onto Black Maple Lane.



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 1830 Wildwood Pass DR



|                 |                           |                  |       |                  |           |                  |           |
|-----------------|---------------------------|------------------|-------|------------------|-----------|------------------|-----------|
| <b>MLS #:</b>   | 2412548                   | <b>Status:</b>   | Sold  | <b>Beds:</b>     | 3         | <b>L Price:</b>  | \$399,000 |
| <b>County:</b>  | El Paso                   | <b>Baths:</b>    | 3     | <b>S Price:</b>  | \$399,000 | <b>S Date:</b>   | 9/20/2021 |
| <b>SubArea:</b> | Wildwood at Northgate     | <b>Yr Blt:</b>   | 2006  | <b>S Date:</b>   | 9/20/2021 | <b>CDOM:</b>     | 10        |
| <b>Style:</b>   | Framed on Lot, Wood Frame | <b>Grg #:</b>    | 2     | <b>CDOM:</b>     | 10        | <b>Fin Sqft:</b> | 1,547     |
|                 |                           | <b>Ttl Sqft:</b> | 1,547 | <b>Fin Sqft:</b> | 1,547     |                  |           |

**Rmks:** Must see beautiful Interquest home located in the D-20 School District! Come inside and you'll see a spacious kitchen that adjoins to the dining area and living room. Enjoy the fresh Colorado breeze while sitting on your covered concrete patio! The master suit on the upper level offers a 5 piece master bath, bonus room, and 3-sided gas fireplace! Two additional rooms and a full bathroom are located on the upper main level as well. A powder bathroom and laundry area are located on the main level of the home. Hiking/Running trails can be seen throughout the neighborhood as well as pet friendly waste stations. This home is close to shopping, schools, and quick access to I-25!

**Direct:** Heading north on Voyager, make a right and head east on Jet Stream, make a left onto Wildwood Pass, Follow around the bend, the property will be on the left side.

#### 2203 Shady Aspen DR



|                 |                       |                  |       |                  |           |                  |           |
|-----------------|-----------------------|------------------|-------|------------------|-----------|------------------|-----------|
| <b>MLS #:</b>   | 1475557               | <b>Status:</b>   | Sold  | <b>Beds:</b>     | 3         | <b>L Price:</b>  | \$385,000 |
| <b>County:</b>  | El Paso               | <b>Baths:</b>    | 3     | <b>S Price:</b>  | \$403,000 | <b>S Date:</b>   | 7/29/2021 |
| <b>SubArea:</b> | Wildwood at Northgate | <b>Yr Blt:</b>   | 2006  | <b>S Date:</b>   | 7/29/2021 | <b>CDOM:</b>     | 3         |
| <b>Style:</b>   | Wood Frame            | <b>Grg #:</b>    | 2     | <b>CDOM:</b>     | 3         | <b>Fin Sqft:</b> | 1,547     |
|                 |                       | <b>Ttl Sqft:</b> | 1,547 | <b>Fin Sqft:</b> | 1,547     |                  |           |

**Rmks:** Don't miss this charming and immaculate 3 bedroom, 3 bath two-story home tucked away in the desirable Wildwood at Northgate community. The beautiful arched front entry welcomes you into the home. Inside you'll immediately be drawn to the stylish laminate flooring on the main level (installed Nov 2020). The pristine main level features a spacious and open kitchen with granite countertops, tiled accent backsplash, and stainless steel appliances. The dining area flows into the cozy living room with double doors that walk out to the backyard. The exterior is fully landscaped; maintained and watered through the homeowner's association. Powder room and laundry also on the main level. Upstairs features three spacious bedrooms and a loft flex space. The primary bedroom is very spacious with a large closet and spa-worthy 5 piece bath showcasing a roomy stand-up tiled shower, soaking tub, and double vanity with granite countertops. All bathrooms have upgraded finishes. Super convenient location near the popular Interquest/Voyager intersection, with tons of new restaurants, shopping, and entertainment venues. Easy, quick access to Interstate 25, 83, and Powers Blvd.

**Direct:** From Interquest Pkwy and Voyager Pkwy, head north on Voyager, Turn right onto Jet Stream Dr, Turn left onto Black Maple Ln, Turn right onto Shady Aspen Dr. Home will be on your right.



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 11553 Hibiscus LN



|                 |                       |                  |       |                 |           |                  |           |
|-----------------|-----------------------|------------------|-------|-----------------|-----------|------------------|-----------|
| <b>MLS #:</b>   | 7151573               | <b>Status:</b>   | Sold  | <b>Beds:</b>    | 3         | <b>L Price:</b>  | \$409,900 |
| <b>County:</b>  | El Paso               | <b>Baths:</b>    | 3     | <b>S Price:</b> | \$409,000 | <b>S Date:</b>   | 9/29/2021 |
| <b>SubArea:</b> | Wildwood at Northgate | <b>Yr Blt:</b>   | 2011  | <b>S Date:</b>  | 9/29/2021 | <b>CDOM:</b>     | 25        |
| <b>Style:</b>   | Wood Frame            | <b>Grg #:</b>    | 2     | <b>CDOM:</b>    | 25        | <b>Ttl Sqft:</b> | 1,475     |
|                 |                       | <b>Fin Sqft:</b> | 1,475 |                 |           |                  |           |

**Rmks:** Enjoy this beautiful three bed and two and a half bath home in the popular community of Wildwood. The open and bright floor plan creates an inviting atmosphere. Freshly painted, new granite in the kitchen, newly installed flooring on the main level and laundry area. Enjoy peaceful evenings in the large family room that opens to the fully functional kitchen. Upstairs features three large bedrooms and two bathrooms. The Master Bathroom includes a 5-piece with a shower, soaking bub, and duel sink vanity. Enjoy easy access to the second floor laundry room. Amazing green spaces surround the community and conveniently located minutes from the Air Force Academy, shopping, movies, and freeway access at Interquest Parkway. Don't miss out on this amazing home!

**Direct:** From Voyager Pkwy and Interquest Pkwy, take Voyager Pkwy North, right on Jet Stream, Left on Black Maple, right on Shady Aspen, Left on Hibiscus to home on the right.

#### 11486 White Lotus LN



|                 |                           |                  |       |                 |           |                  |           |
|-----------------|---------------------------|------------------|-------|-----------------|-----------|------------------|-----------|
| <b>MLS #:</b>   | 9482441                   | <b>Status:</b>   | Sold  | <b>Beds:</b>    | 3         | <b>L Price:</b>  | \$376,000 |
| <b>County:</b>  | El Paso                   | <b>Baths:</b>    | 3     | <b>S Price:</b> | \$410,000 | <b>S Date:</b>   | 6/24/2021 |
| <b>SubArea:</b> | Wildwood at Northgate     | <b>Yr Blt:</b>   | 2007  | <b>S Date:</b>  | 6/24/2021 | <b>CDOM:</b>     | 3         |
| <b>Style:</b>   | Framed on Lot, Wood Frame | <b>Grg #:</b>    | 2     | <b>CDOM:</b>    | 3         | <b>Ttl Sqft:</b> | 1,566     |
|                 |                           | <b>Fin Sqft:</b> | 1,566 |                 |           |                  |           |

**Rmks:** Immaculate Low Maintenance Home in family friendly School District 20 neighborhood. The Upper Level has a Master suite with large walk-in Closet and private full Bath; second and third Bedrooms plus Open Loft that is very spacious, and another full Bath. The Main level is a sunny open Great Room with Half bath, Living Room-Dining Room- Kitchen with granite counters, tile floor, and walk-out to nice covered patio off Dining Area. The HOA maintains the landscaping beautifully. Two Car Garage with automatic Garage Door Opener comes right into the great room area. large crawl space provides generous storage.

**Direct:** From Interquest Pkwy and Voyager Pkwy, go North on Voyager, turn Right on Jet Stream Dr., turn Left at the first city street and follow around to first Right which is White Lotus Ln. House will be on the right.



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 1794 Wildwood Pass DR



|                 |                           |                  |       |                  |           |                  |           |
|-----------------|---------------------------|------------------|-------|------------------|-----------|------------------|-----------|
| <b>MLS #:</b>   | 3501750                   | <b>Status:</b>   | Sold  | <b>Beds:</b>     | 3         | <b>L Price:</b>  | \$380,000 |
| <b>County:</b>  | El Paso                   | <b>Baths:</b>    | 3     | <b>S Price:</b>  | \$415,000 | <b>S Date:</b>   | 7/13/2021 |
| <b>SubArea:</b> | Wildwood at Northgate     | <b>Yr Blt:</b>   | 2005  | <b>S Date:</b>   | 7/13/2021 | <b>CDOM:</b>     | 4         |
| <b>Style:</b>   | Framed on Lot, Wood Frame | <b>Grg #:</b>    | 2     | <b>CDOM:</b>     | 4         | <b>Fin Sqft:</b> | 1,547     |
|                 |                           | <b>Ttl Sqft:</b> | 1,547 | <b>Fin Sqft:</b> | 1,547     |                  |           |

**Rmks:** Set alongside a picture-perfect natural preserve featuring a pond to observe natural wildlife while indulging the magnificent mountain range views in the backdrop, this home is perfectly placed on a corner lot in a private cul-de-sac in the highly desired Northgate area and is sure to impress upon arrival. An abundance of natural light filters through the entry with soaring ceilings to the upper level while gleaming hardwood floors lead you to the open-concept main level living. Mountain range and natural preserve views embellish the living room for you and your guests to admire. A gorgeous kitchen services the home, complete with new quartz countertops, stainless steel appliances, modern hexagon-tile backsplash, new composite single basin undermount sink, new garbage disposal, newly painted cabinets with updated hardware and an attached dining area with a walkout to the rear patio. Also gracing the main level is a 1/2 bathroom for guests and a laundry area. Brand new plush carpet flows through the three upper-level bedrooms, including the grand owner's retreat offering a seating area with mountain range and natural preserve views, dual closets and a 5-piece ensuite with dual sinks and soaking tub. A full bath is situated between the bedrooms for ultimate convenience. Other features of this home include a new furnace, central air conditioning, an Ecobee smart thermostat and Ring doorbell with security system. Outside, a covered rear patio is the perfect place to grill and indulge in the breathtaking views. Enjoy easy access to I-25 and Highway 21 for a quick commute to Denver or anywhere in Colorado Springs, close proximity to USAFA and walkability to shopping, dining, and entertainment. Plus you'll be in the award-winning district 20 with the InterQuest Marketplace, Victory Ridge and Polaris Pointe Center nearby offering family fun centers, concerts, entertainment and movie theaters with a plethora of more shopping and dining. Come take a tour before it's gone!

**Direct:** From I-25 and Interquest Pkwy., Head E on Interquest Pkwy., L on Voyager Pkwy., R on Jet Stream Dr., L on Wildwood Pass Dr., take 2nd L, house will be at the end of cul-de-sac on your L



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 11549 Black Maple LN



|                                       |                     |                        |                           |
|---------------------------------------|---------------------|------------------------|---------------------------|
| <b>MLS #:</b> 6950529                 | <b>Status:</b> Sold | <b>Beds:</b> 3         | <b>L Price:</b> \$406,900 |
| <b>County:</b> El Paso                |                     | <b>Baths:</b> 3        | <b>S Price:</b> \$420,000 |
| <b>SubArea:</b> Wildwood at Northgate |                     | <b>Yr Blt:</b> 2006    | <b>S Date:</b> 8/26/2021  |
| <b>Style:</b> Wood Frame              |                     | <b>Grg #:</b> 2        | <b>CDOM:</b> 41           |
|                                       |                     | <b>Ttl Sqft:</b> 1,527 | <b>Fin Sqft:</b> 1,527    |

**Rmks:** Prepared to be impressed with this 3 bedroom, 2.5 bathroom home nestled on a quiet street in the Northgate community. Step inside to a spacious open concept living space with high ceilings and tons of natural light. The living room flows effortlessly into the gorgeous dine-in kitchen that features stainless steel appliances, a gas range, and ample cabinet space. After a long day, retreat to the primary bedroom outfitted with an en suite bathroom complete with double vanity sinks, a soaking tub, separate shower, and a walk-in closet. Additional highlights include an attached 2 car garage and a laundry room with overhead storage. Located near John Venezia Community Park, the Air Force Academy, and easy access to I-25.

**Direct:** From Interquest Pkwy. and Voyager Pkwy., head NORTH on Voyager Pkwy., turn RIGHT onto Jet Stream Dr., turn LEFT onto Black Maple Ln. the house will be up and on the right.

#### 11816 Black Maple LN



|                                       |                     |                        |                           |
|---------------------------------------|---------------------|------------------------|---------------------------|
| <b>MLS #:</b> 3863743                 | <b>Status:</b> Sold | <b>Beds:</b> 3         | <b>L Price:</b> \$404,900 |
| <b>County:</b> El Paso                |                     | <b>Baths:</b> 3        | <b>S Price:</b> \$425,000 |
| <b>SubArea:</b> Wildwood at Northgate |                     | <b>Yr Blt:</b> 2005    | <b>S Date:</b> 10/15/2021 |
| <b>Style:</b> Wood Frame              |                     | <b>Grg #:</b> 2        | <b>CDOM:</b> 5            |
|                                       |                     | <b>Ttl Sqft:</b> 1,527 | <b>Fin Sqft:</b> 1,527    |

**Rmks:** Beautiful 2-Story Home In Desirable Northgate Area!! This Home Features: A Stucco Exterior With Stone Ascents, Newer A/C, A Spacious Kitchen With Black Appliances & Pantry Storage, A Cozy Living Room Layout & Walk-Out To The Backyard...The Upper Level Showcases A True Master Retreat With An Additional Sitting Area/Office, A 5-Piece Master Bath With Double Vanities, A Free Standing Shower & Soaking Tub, Along With Double Master Closets, Two Additional Bedrooms Are Located On The Upper Level With A Full Bath...Covered Front Entry & Back Patio, Crawl Space For Extra Storage, Spacious Green Backyard & Side Yard, Walking Paths & Amazing Pikes Peak & Mountain Views!!! Don't Miss Out On This Forever Home!!

**Direct:** From I-25 Head East on Interquest Pkwy, Left On Voyager Pkwy, Right On Jet Stream Dr, Left Wildwood Pass, Right On Black Maple Ln





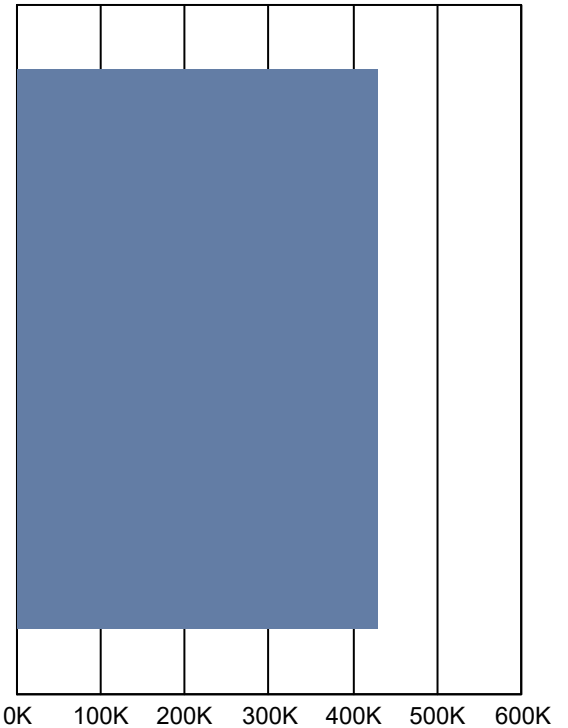
## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

|                     |                  |
|---------------------|------------------|
| Total # of Listings | <b>1</b>         |
| Lowest Price        | <b>\$430,000</b> |
| Highest Price       | <b>\$430,000</b> |
| Average Price       | <b>\$430,000</b> |
| Avg. Price/SqFt     | <b>\$257.33</b>  |
| Avg CDOM            | <b>11</b>        |

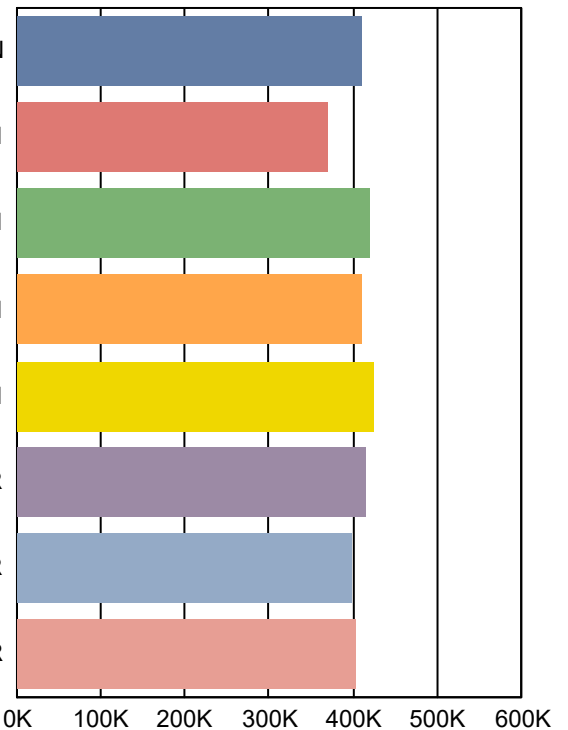
11875 Wildwood Ridge DR



### Sold Properties

|                     |                  |
|---------------------|------------------|
| Total # of Listings | <b>8</b>         |
| Lowest Price        | <b>\$370,000</b> |
| Highest Price       | <b>\$425,000</b> |
| Average Price       | <b>\$406,375</b> |
| Avg. Price/SqFt     | <b>\$270.86</b>  |
| Avg CDOM            | <b>14</b>        |

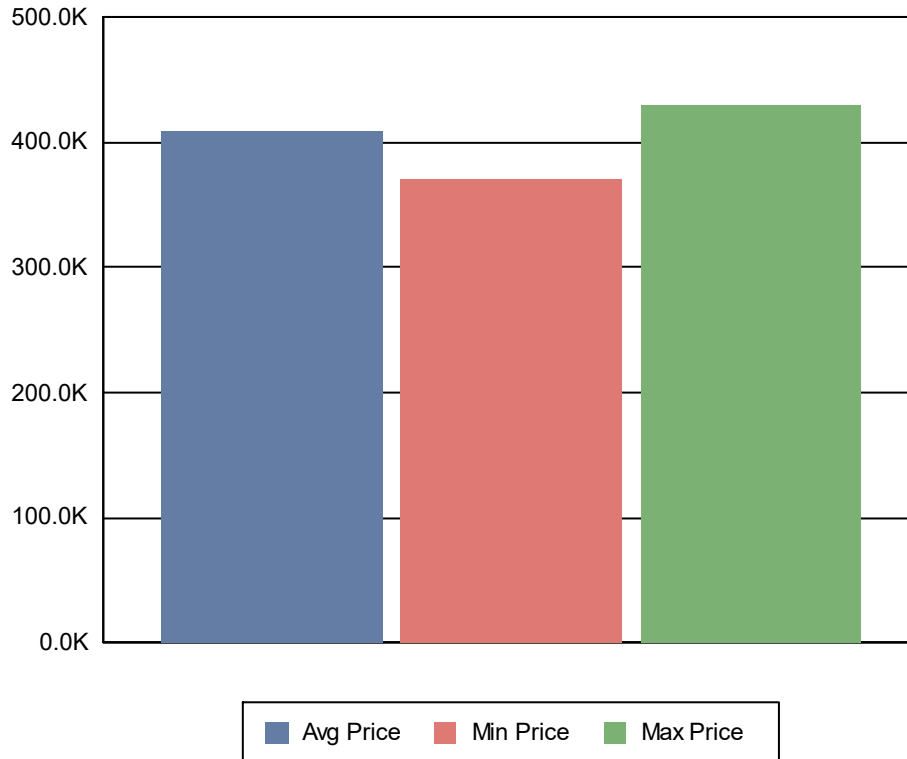
- 11486 White Lotus LN
- 11535 Black Maple LN
- 11549 Black Maple LN
- 11553 Hibiscus LN
- 11816 Black Maple LN
- 1794 Wildwood Pass DR
- 1830 Wildwood Pass DR
- 2203 Shady Aspen DR



## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

| Listing Category         | Lowest Price     | Highest Price    | Average Price    | Avg \$ Per SF   |
|--------------------------|------------------|------------------|------------------|-----------------|
| Pending                  | \$430,000        | \$430,000        | \$430,000        | \$257.33        |
| Sold                     | \$370,000        | \$425,000        | \$406,375        | \$270.86        |
| <b>Totals / Averages</b> | <b>\$370,000</b> | <b>\$430,000</b> | <b>\$409,000</b> | <b>\$269.35</b> |

### Sold Property Analysis

| Address               | List Price       | Sold Price       | CDOM      | %SP/LP         | SP/Sqft         |
|-----------------------|------------------|------------------|-----------|----------------|-----------------|
| 11535 Black Maple LN  | \$370,000        | \$370,000        | 17        | %94.87         | \$287.71        |
| 1830 Wildwood Pass DR | \$399,000        | \$399,000        | 10        | %100.00        | \$257.92        |
| 2203 Shady Aspen DR   | \$385,000        | \$403,000        | 3         | %104.68        | \$260.50        |
| 11553 Hibiscus LN     | \$409,900        | \$409,000        | 25        | %97.38         | \$277.29        |
| 11486 White Lotus LN  | \$376,000        | \$410,000        | 3         | %109.04        | \$261.81        |
| 1794 Wildwood Pass DR | \$380,000        | \$415,000        | 4         | %109.21        | \$268.26        |
| 11549 Black Maple LN  | \$406,900        | \$420,000        | 41        | %94.17         | \$275.05        |
| 11816 Black Maple LN  | \$404,900        | \$425,000        | 5         | %104.96        | \$278.32        |
| <b>Total Averages</b> | <b>\$391,463</b> | <b>\$406,375</b> | <b>14</b> | <b>%101.79</b> | <b>\$270.86</b> |



## CMA Pro Report

These pages give a general overview of the selected properties.

### Property Summary

| S              | Street Address          | Bds | Bth         | Sqft  | L Price   | S Price   | Sold Date  | CDOM |
|----------------|-------------------------|-----|-------------|-------|-----------|-----------|------------|------|
| <b>Pending</b> |                         |     |             |       |           |           |            |      |
| PEND           | 11875 Wildwood Ridge DR | 3   | 3 (0,2,0,1) | 1,671 | \$430,000 |           |            | 11   |
| <b>Sold</b>    |                         |     |             |       |           |           |            |      |
| CLS            | 11535 Black Maple LN    | 3   | 2 (0,2,0,0) | 1,286 | \$370,000 | \$370,000 | 07/21/2021 | 17   |
| CLS            | 1830 Wildwood Pass DR   | 3   | 3 (0,2,0,1) | 1,547 | \$399,000 | \$399,000 | 09/20/2021 | 10   |
| CLS            | 2203 Shady Aspen DR     | 3   | 3 (0,2,0,1) | 1,547 | \$385,000 | \$403,000 | 07/29/2021 | 3    |
| CLS            | 11553 Hibiscus LN       | 3   | 3 (0,2,0,1) | 1,475 | \$409,900 | \$409,000 | 09/29/2021 | 25   |
| CLS            | 11486 White Lotus LN    | 3   | 3 (0,2,0,1) | 1,566 | \$376,000 | \$410,000 | 06/24/2021 | 3    |
| CLS            | 1794 Wildwood Pass DR   | 3   | 3 (0,2,0,1) | 1,547 | \$380,000 | \$415,000 | 07/13/2021 | 4    |
| CLS            | 11549 Black Maple LN    | 3   | 3 (0,2,0,1) | 1,527 | \$406,900 | \$420,000 | 08/26/2021 | 41   |
| CLS            | 11816 Black Maple LN    | 3   | 3 (0,2,0,1) | 1,527 | \$404,900 | \$425,000 | 10/15/2021 | 5    |

