

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
Russ & Valerie Keglovits

Prepared on
March 04, 2022

Subject Property

4102 Happy Jack Dr
Colorado Springs, CO
80922

Jerrod Butler

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Comparative Market Analysis

4102 Happy Jack Dr
Colorado Springs, 80922

Friday, March 4, 2022

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	Ttl Sqft	Bds	Bth	L/S Price	CDOM
6997193	03/03/2022	6031 Grand Mesa DR	Single Family	1,248	3	3	\$400,000	1
Averages:				1,248	3	3.00	\$400,000	1

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
3162510	02/26/2022	2230 Jeanette WY	Single Family	1,354	3	3	\$400,000	2
Averages:				1,354	3	3.00	\$400,000	2

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
6714220	01/10/2022	6244 Scottsbluff DR	Single Family	1,100	3	2	\$365,000	5
3614622	01/12/2022	6426 Rockville DR	Single Family	1,202	3	2	\$392,000	2
8396172	01/27/2022	7628 Firehawk LN	Single Family	1,377	3	3	\$415,000	5
Averages:				1,226	3	2.33	\$390,667	4

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE	1	\$400,000	\$320.51	\$400,000	\$400,000	\$400,000	1
ACT 1ST RGT							
UC Short Sale							
Under Contract							
PENDING	1	\$400,000	\$295.42	\$400,000	\$400,000	\$400,000	2
SOLD	3	\$390,667	\$319.77	\$392,000	\$365,000	\$415,000	4
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	5	\$394,400	\$315.05	\$400,000	\$365,000	\$415,000	3





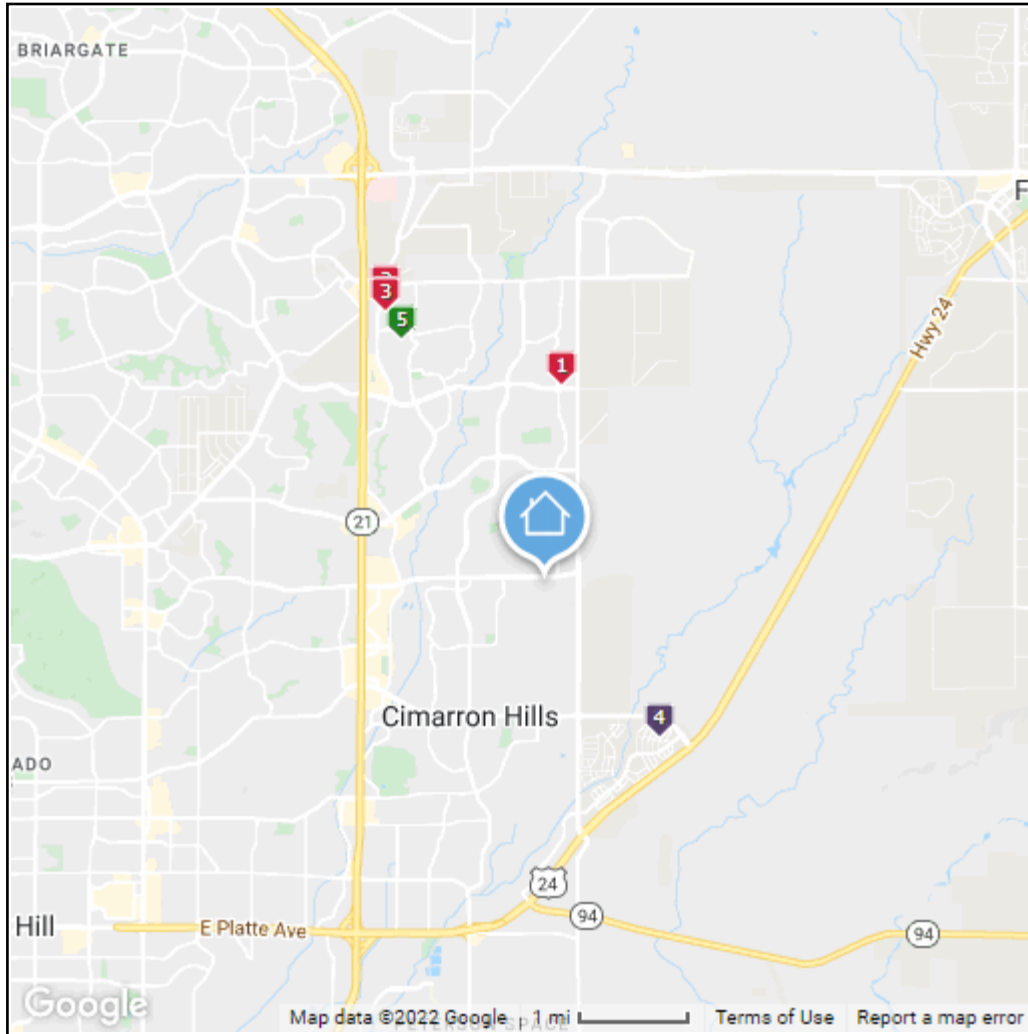
Comparative Market Analysis

4102 Happy Jack Dr
Colorado Springs, 80922

Friday, March 4, 2022

CMA Map Layout

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



- 4102 Happy Jack Dr
- 1 7628 Firehawk Ln
- 2 6426 Rockville Dr
- 3 6244 Scottsbluff Dr
- 4 2230 Jeanette Wy
- 5 6031 Grand Mesa Dr



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

6031 Grand Mesa DR



MLS #: 6997193	Status: Active	Beds: 3	L Price: \$400,000
County: El Paso		Baths: 3	
SubArea: Ridgeview At Stetson Hills		Yr Blt: 2001	
Style: Wood Frame		Grg #: 2	CDOM: 1
		Ttl Sqft: 1,248	Fin Sqft: 1,248

Rmks: Make yourself home in this lovely 3 bedroom, 2.5 bath, inviting, two-story in desirable Stetson Hills. Warm, wood-look floors invite you in and flow into the dining area making this space feel open and welcoming to any guests you may invite over for your backyard barbeques this spring. There's plenty of counter space to prep your meals and cabinets to store all of your supplies. The stainless steel appliances sparkle and along with the newer hardware throughout the home, make this home feel truly updated. Things you may not notice are the new central air and hot water tank (2021), but they are true money savers! Along with the mountain views from the family room, two bedrooms as well as the convenience of walk to parks, shopping and more, this is really a great house. Come see this home and make it yours!

Direct: Powers to Stetson Hills to Tutt to Snowy Hill to Grand Mesa Dr.

Pending Properties



CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

2230 Jeanette WY



MLS #: 3162510	Status: Pending	Beds: 3	L Price: \$400,000
County: El Paso		Baths: 3	
SubArea: Claremont Ranch		Yr Blt: 2002	
Style: Wood Frame		Grg #: 2	CDOM: 2
		Ttl Sqft: 1,354	Fin Sqft: 1,354

Rmks: Don't miss Viewing this Adorable 2-Story Home that Comes Complete with 3 Bedrooms, 3 Baths, and a 2 Car Garage! Welcoming You Home with a Flag Stone Patio and an Enticing Front Porch Swing to Enjoy the Morning Sunrises. Entering the Main Level, this Well Kept Home Offers You a Bright and Open Floor Plan, that's Very Cozy! The Kitchen Invites You to Gather at the Breakfast Bar or enjoy the Loads of Cabinets and Counter Space. The Kitchen also comes with All Appliances which Includes a Brand New Microwave, plus it is in Close Proximity to the Laundry Room with a Washer/Dryer that is Included as well! The Living Room Opens to the Kitchen/Dining area with a Walk-out to a Low-maintenance Fenced in Backyard complete with a Dog Run. The Backyard also includes a Flag Stone Walkway to the Lower 36 x 10 Concrete Patio with a Rough-in Electrical Hook Up for a Hot Tub. Upstairs offers a Spacious Master Bedroom with an adjoining Bright Master Full Bath plus 2 other Bedrooms, and a Full Hall Bath! You can also enjoy Beautiful Mountain Views from 2 of the Bedrooms Upstairs! Comforts of Home Include; Clean & Move-in Ready ~ Low-maintenance Front & Back Yard ~ Main-level Washer/Dryer that are Included ~ Central Air Conditioner and Ceiling Fans Throughout the Home, all for Your Comfort! This Beautifully Well-maintained 2-Story Home is Conveniently Located with Easy Access to Military Bases, Restaurants, Schools, Shopping, and Parks! Set Your Showing Today to see what this Move-in Ready Home Has To Offer!

Direct: From Powers go East on Constitution, Right on Springside Dr, Left on Headgate Ln, Left on Jeanette Way to Property on the Left.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

6244 Scottsbluff DR



MLS #:	6714220	Status:	Sold	Beds:	3	L Price:	\$360,000
County:	El Paso	Baths:	2	S Price:	\$365,000	S Date:	1/10/2022
SubArea:	Ridgeview At Stetson Hills	Yr Blt:	2003	S Date:	1/10/2022	CDOM:	5
Style:	Wood Frame	Grg #:	1	CDOM:	5	Fin Sqft:	1,100
		Ttl Sqft:	1,100				

Rmks: This conveniently located home is just off of the Powers Corridor and close to shopping, restaurants, entertainment and more. This charming 3 bed, 1.5 bath home is on a spacious corner lot that is fully landscaped. Alley access gets you to the one car attached garage. On the main floor you have your Living Room and an eat-in Kitchen (island is negotiable). Upstairs you'll find your Primary Bedroom, a full size Bath and 2 additional Bedrooms. Come and see your NEW-HOME Today!

Direct: From Powers exit Dublin, Go East on Dublin. South on Tutt Blvd, E on Article Drive. S on Riverdale Dr, W on Rockville Dr, S on Scottsbluff Dr. House is on the corner of Scottsbluff drive and Wilcox Way.

6426 Rockville DR



MLS #:	3614622	Status:	Sold	Beds:	3	L Price:	\$365,000
County:	El Paso	Baths:	2	S Price:	\$392,000	S Date:	1/12/2022
SubArea:	Ridgeview At Stetson Hills	Yr Blt:	2003	S Date:	1/12/2022	CDOM:	2
Style:	Concrete Block	Grg #:	1	CDOM:	2	Fin Sqft:	1,202
		Ttl Sqft:	1,202				

Rmks: This house is Broker-Owned. This cute three-bedroom home is move-in ready. The kitchen and laundry room have all new appliances. The entire interior has fresh paint! The spacious floorplan with the large master bedroom gives Front Range views. The location provides easy access to dining, fun, and shopping. Quick access to Powers and Marksheffel. An extended one-car garage allows for a gym, storage, or workshop. New front-load and stacked washer and dryer included! Open kitchen walks out to the spacious fenced-in back yard with freshly seeded grass. Good home in a great location!

Direct: South of Dublin on Tutt / Left on to Article Dr, Right onto Riverdale / Quick Right onto Rockville. Coming North on Tutt, make right onto Morse Bluff / Quick Left onto Rockville.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

7628 Firehawk LN



MLS #:	8396172	Status:	Sold	Beds:	3	L Price:	\$398,000
County:	El Paso	Baths:	3	S Price:	\$415,000	S Date:	1/27/2022
SubArea:	Chaparral Point At Indigo Ranch	Yr Blt:	2004	Grg #:	1	CDOM:	5
Style:	Framed on Lot	Ttl Sqft:	1,377	Fin Sqft:	1,377		

Rmks: Spacious Two Story * Living Room W/ Gas Fireplace * Open Kitchen W/ All Appliances To Include Refrigerator, Dishwasher, Microwave & Cook Top Stove & Island * Separate Dining Area * Master Bedroom W/ 4 Piece Bath & Walk In Closet * Two Bedrooms & Full Bath On Upper Level * Main Level Laundry Room * Over Sized Garage * Covered Front Porch * Fenced Backyard * Air Conditioning Unit * Ceiling Fans * Large Park In Community * Mountain Views * A Must See Home!!!

Direct: East on Stetson Hills Blvd, North on Antelope Ridge , East on Calypso, South on Cassina to Firehawk





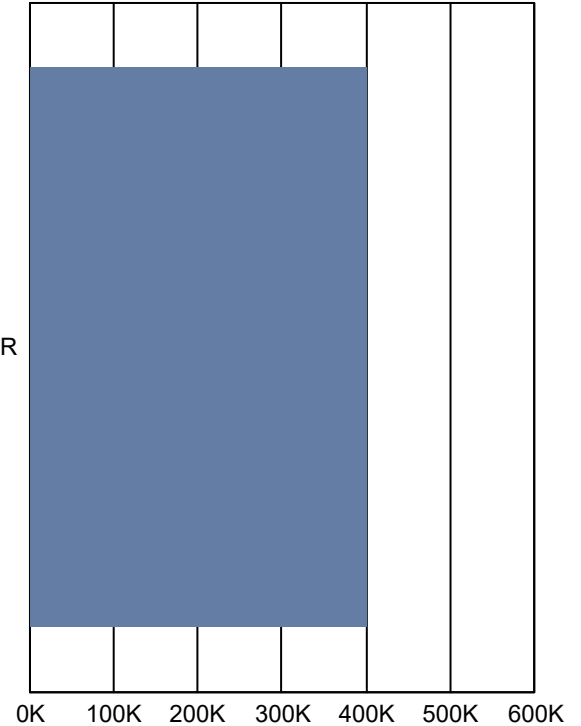
CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	1
Lowest Price	\$400,000
Highest Price	\$400,000
Average Price	\$400,000
Avg. Price/SqFt	\$320.51
Avg CDOM	1

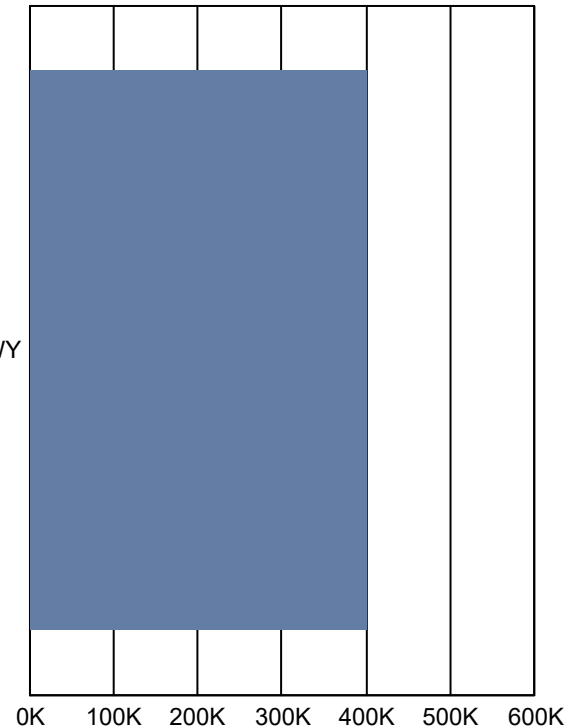
6031 Grand Mesa DR



Pending Properties

Total # of Listings	1
Lowest Price	\$400,000
Highest Price	\$400,000
Average Price	\$400,000
Avg. Price/SqFt	\$295.42
Avg CDOM	2

2230 Jeanette WY



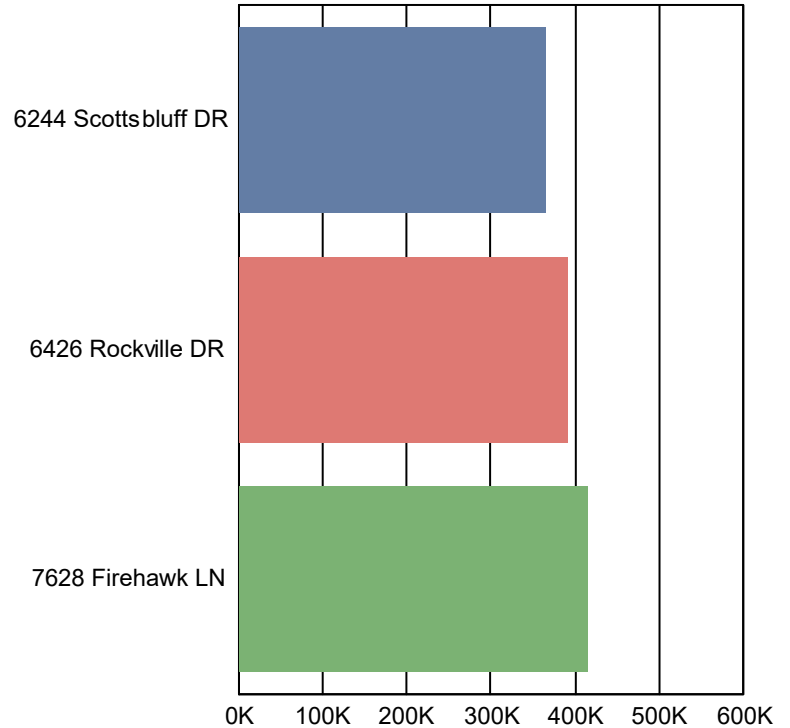


CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	3
Lowest Price	\$365,000
Highest Price	\$415,000
Average Price	\$390,667
Avg. Price/SqFt	\$319.77
Avg CDOM	4

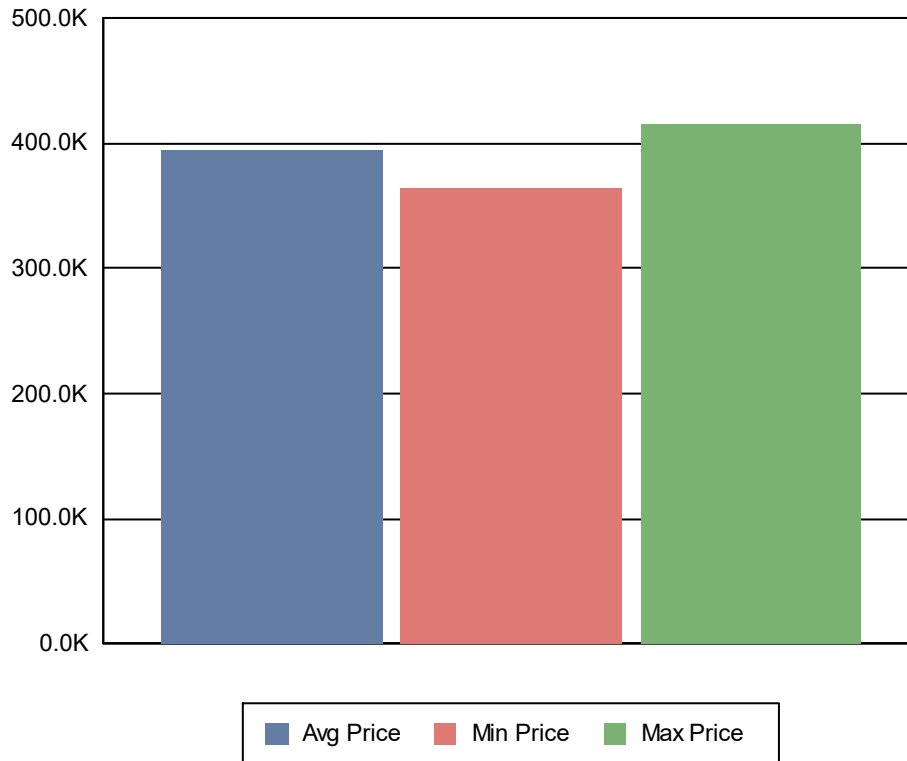




CMA Pro Report

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
Active	\$400,000	\$400,000	\$400,000	\$320.51
Pending	\$400,000	\$400,000	\$400,000	\$295.42
Sold	\$365,000	\$415,000	\$390,667	\$319.77
Totals / Averages	\$365,000	\$415,000	\$394,400	\$315.05

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
6244 Scottsbluff DR	\$360,000	\$365,000	5	%101.39	\$331.82
6426 Rockville DR	\$365,000	\$392,000	2	%107.40	\$326.12
7628 Firehawk LN	\$398,000	\$415,000	5	%104.27	\$301.38
Total Averages	\$374,333	\$390,667	4	%104.35	\$319.77

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
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Active





CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
ACT	6031 Grand Mesa DR	3	3 (0,2,0,1)	1,248	\$400,000			1
Pending								
PEND	2230 Jeanette WY	3	3 (0,2,0,1)	1,354	\$400,000			2
Sold								
CLS	6244 Scottsbluff DR	3	2 (0,1,0,1)	1,100	\$360,000	\$365,000	01/10/2022	5
CLS	6426 Rockville DR	3	2 (0,1,0,1)	1,202	\$365,000	\$392,000	01/12/2022	2
CLS	7628 Firehawk LN	3	3 (0,2,0,1)	1,377	\$398,000	\$415,000	01/27/2022	5

