

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
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Prepared exclusively for
Cory & Sarah Weber

Prepared on
March 04, 2022

Subject Property

7418 Peachleaf Dr
Colorado Springs, CO
80925

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Comparative Market Analysis

7418 Peachleaf Dr
Colorado Springs, 80925

Friday, March 4, 2022

Brief Summary of Compared Listings

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

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
4521773	12/13/2021	7526 DUTCH LP	Single Family	3,308	5	3	\$500,000	23
8837285	02/11/2022	8031 Dutch LP	Single Family	3,120	5	3	\$520,000	1
6421018	01/10/2022	7663 Dutch LP	Single Family	3,120	5	3	\$555,000	4
Averages:				3,183	5	3.00	\$525,000	9

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract							
PENDING							
SOLD	3	\$525,000	\$165.23	\$520,000	\$500,000	\$555,000	9
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	3	\$525,000	\$165.23	\$520,000	\$500,000	\$555,000	9





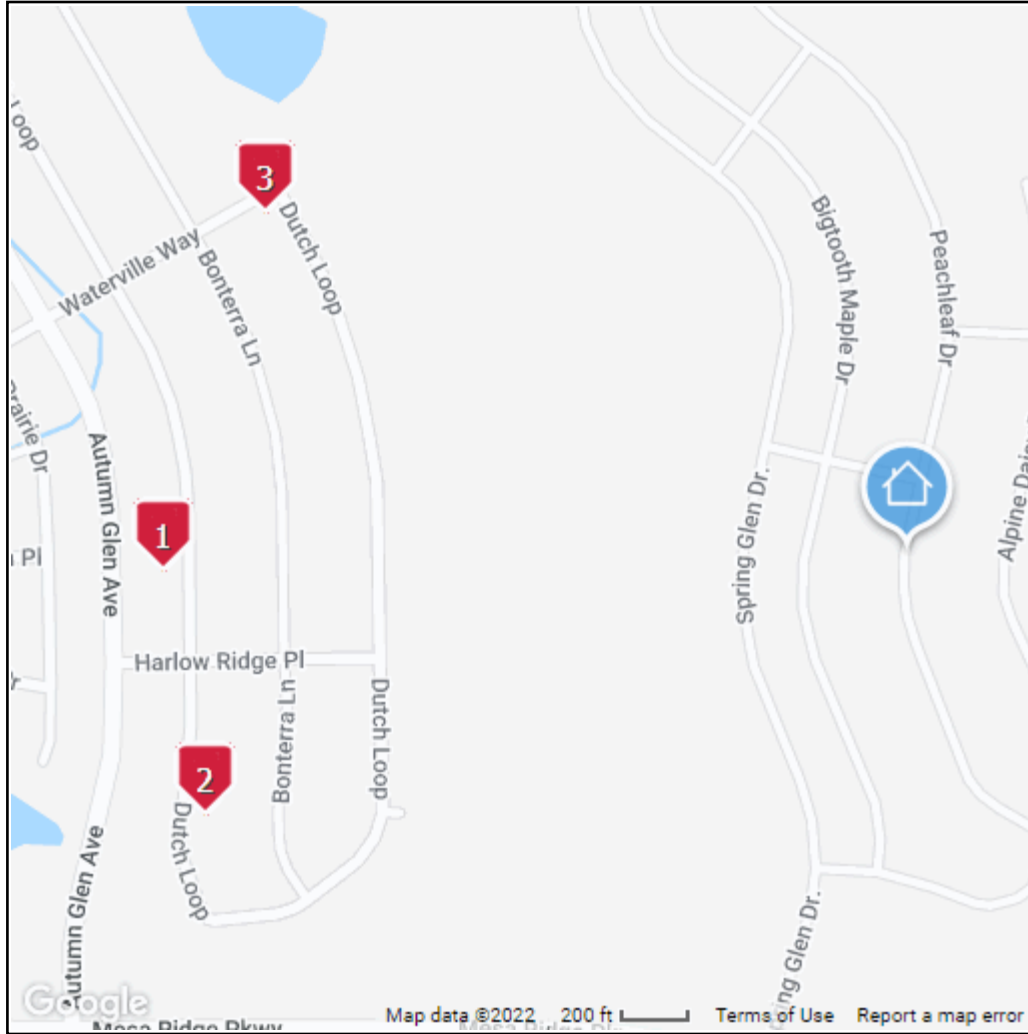
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7418 Peachleaf Dr
Colorado Springs, 80925

Friday, March 4, 2022

CMA Map Layout

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



- 7418 Peachleaf Dr
- 1 7526 Dutch Lp
- 2 7663 Dutch Lp
- 3 8031 Dutch Lp



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

7526 DUTCH LP



MLS #: 4521773	Status: Sold	Beds: 5	L Price: \$499,595
County: El Paso		Baths: 3	S Price: \$500,000
SubArea: The Glen At Widefield		Yr Blt: 2015	S Date: 12/13/2021
Style: Wood Frame		Grg #: 2	CDOM: 23
		Ttl Sqft: 3,308	Fin Sqft: 3,210

Rmks:

Direct: RIGHT ON HARLOW RIDGE PLACE , LEFT ON DUTCH LOOP

8031 Dutch LP



MLS #: 8837285	Status: Sold	Beds: 5	L Price: \$500,000
County: El Paso		Baths: 3	S Price: \$520,000
SubArea: The Glen At Widefield		Yr Blt: 2015	S Date: 2/11/2022
Style: Wood Frame		Grg #: 3	CDOM: 1
		Ttl Sqft: 3,120	Fin Sqft: 3,010

Rmks: Amazing 5 bedroom, 3 bath, 3 car garage in The Glen at Widefield. Huge family room with 2 large bedrooms in the basement, Gorgeous wood floors on the main level, custom cabinetry, and granite countertops. Close to shopping and amenities with short commutes to Fort Carson, Peterson AFB, and Schriever AFB. Don't miss out!

Direct: From South Powers Blvd, head East on Mesa Ridge Pkwy, then North on Autumn Glen Ave, then East on Waterville way. Right on Dutch Loop, first home on the right.

7663 Dutch LP



MLS #: 6421018	Status: Sold	Beds: 5	L Price: \$545,000
County: El Paso		Baths: 3	S Price: \$555,000
SubArea: The Glen At Widefield		Yr Blt: 2014	S Date: 1/10/2022
Style: Framed on Lot		Grg #: 3	CDOM: 4
		Ttl Sqft: 3,120	Fin Sqft: 3,042

Rmks: Gorgeous Rancher Home in the Glen at Widefield. 3,012 Total Square Feet! 5 Bedrooms, 3 Bathrooms, and an Attached 3 Car Garage. Beautiful Open Concept, Main Living with 10 Feet tall Ceilings. Spacious Kitchen comes with Granite Countertops, New backsplash, Pantry, and all Appliances. Spacious Master Bedroom has its own 5 piece Bathroom and Large Walk in Closet. Finished Basement includes a Family Room with wet bar, 2 large bedrooms, 1 Full bathroom, and a walk out. Comfort equipped with a Gas Fireplace, Central A/C, Ceiling Fans, and a Radon Mitigation System. Backyard is perfectly landscaped and is fully fenced with plenty of space to enjoy. School District 3! Conveniently close to Fort Carson, Peterson AFB, Schriever AFB, shopping, parks and schools.

Direct: At the Intersection of South Powers Blvd and Mesa Ridge Pkwy E, travel East on Mesa Ridge Pkwy E, turn left onto Autumn Glen Ave, turn right onto Harlow Ridge Place, turn right onto Dutch Loop, Home is on the left hand side.

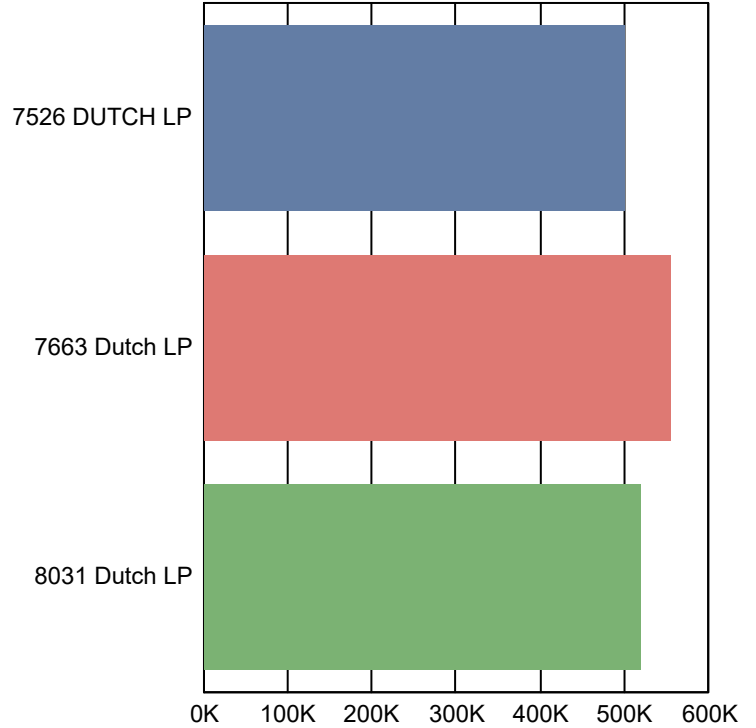


CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	3
Lowest Price	\$500,000
Highest Price	\$555,000
Average Price	\$525,000
Avg. Price/SqFt	\$165.23
Avg CDOM	9

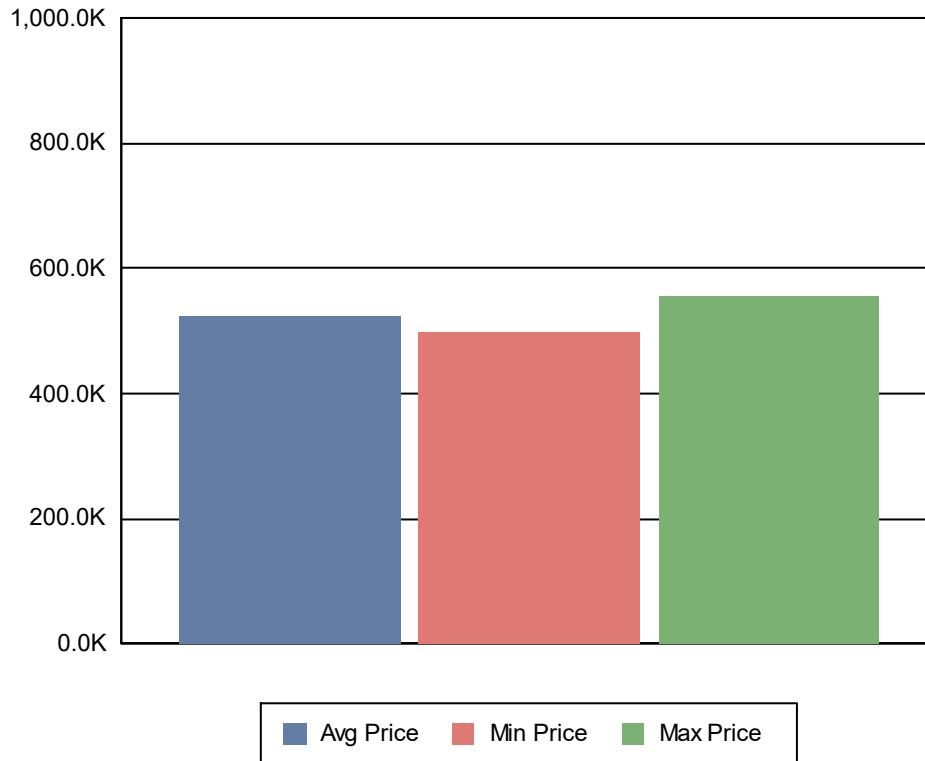




CMA Pro Report

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
Sold	\$500,000	\$555,000	\$525,000	\$165.23
Totals / Averages	\$500,000	\$555,000	\$525,000	\$165.23

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
7526 DUTCH LP	\$499,595	\$500,000	23	%100.08	\$151.15
8031 Dutch LP	\$500,000	\$520,000	1	%104.00	\$166.67
7663 Dutch LP	\$545,000	\$555,000	4	%101.83	\$177.88
Total Averages	\$514,865	\$525,000	9	%101.97	\$165.23

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Sold								
CLS	7526 DUTCH LP	5	3 (0,3,0,0)	3,308	\$499,595	\$500,000	12/13/2021	23





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
CLS	8031 Dutch LP	5	3 (0,3,0,0)	3,120	\$500,000	\$520,000	02/11/2022	1
CLS	7663 Dutch LP	5	3 (0,3,0,0)	3,120	\$545,000	\$555,000	01/10/2022	4

