

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

123 MAIN ST, ANYTOWN USA 12345-0000

5 Comparable(s) Selected.

Report Date: 07/09/2009

Search Criteria:

Maximum Number of Comparables on Report	5
Sort Method	Distance From Subject (ascending)
Distance From Subject (miles)	0.5
Months Back	9
Living Area Difference (%)	15
Land Use	SFR

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$635,000	\$417,000	\$575,000	\$494,400
Bldg/Living Area	1,900	1,636	1,685	1,655
Price/Sqft	\$334.21	\$250.60	\$348.91	\$299.04
Year Built	1961	1959	1972	1963
Lot Area	6,200	5,000	8,360	6,152
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	2	2	2
Stories	1.00	1.00	3.00	1.60
Total Value	\$530,000	\$226,666	\$416,736	\$329,319
Distance From Subject	0.00	0.15	0.32	0.26

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.15 (miles)
Address:	24 SAMPLE ST, ANYTOWN USA 12345-0000		
Owner Name:	WHITE KIM		
Seller Name:	SAMPLE BANK		
APN:	000-000-00	Map Reference:	00-X0 / 000-X0
County:	ANYCO, USA	Census Tract:	1,000.00
Subdivision:	0001	Zoning:	
Rec Date:	11/10/2008	Prior Rec Date:	08/02/1999
Sale Date:	09/25/2008	Prior Sale Date:	06/23/1999
Sale Price:	\$575,000	Prior Sale Price:	\$247,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	000000	Acres:	0.14
1st Mtg Amt:	\$567,510	Lot Area:	6,200
Total Value:	\$289,019	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,648
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1960 /
		Air Cond:	CENTRAL
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	HEATED
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	GARAGE/CARPORT

Comp #:	2	Distance From Subject:	0.22 (miles)
Address:	45678 DOREEN BLVD, ANYTOWN USA 12345-0000		
Owner Name:	ESPINOZA LISA		
Seller Name:	GATES PHOEBE & ROBERTS BEN		
APN:	000-000-00	Map Reference:	00-X0 / 000-X0
County:	ANYCO, USA	Census Tract:	1,100.00
Subdivision:	0000	Zoning:	
		Living Area:	1,636
		Total Rooms:	7
		Bedrooms:	4

Rec Date:	03/31/2009	Prior Rec Date:	01/17/2002	Bath(F/H):	2 /
Sale Date:	03/03/2009	Prior Sale Date:	12/12/2001	Yr Built/Eff:	1972 /
Sale Price:	\$505,000	Prior Sale Price:	\$320,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	BUNGALOW
Document #:	000000	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$404,000	Lot Area:	5,000	Pool:	
Total Value:	\$359,898	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	GARAGE/CARPORT

Comp #:	3	Distance From Subject:	0.3 (miles)
Address:	333 MORSE AVE, ANYTOWN USA 12345-0000		
Owner Name:	LEE ALLEN & RACHEL		
Seller Name:	SAMPLE JOHN Q		
APN:	000-000-00	Map Reference:	00-X0 / 000-X0
County:	ANYCO, USA	Census Tract:	1,000.00
Subdivision:	0000	Zoning:	
Living Area:	1,640	Total Rooms:	7
Bedrooms:	4	Bath(F/H):	2 /
Rec Date:	06/09/2009	Prior Rec Date:	07/27/2001
Sale Date:	04/13/2009	Prior Sale Date:	06/21/2001
Sale Price:	\$515,000	Prior Sale Price:	\$315,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	000000	Acres:	0.12
1st Mtg Amt:	\$471,611	Lot Area:	5,000
Total Value:	\$354,275	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Parking:	GARAGE/CARPORT		

Comp #:	4	Distance From Subject:	0.3 (miles)
Address:	89 PARK PL, ANYTOWN USA 12345-0000		
Owner Name:	LOWE OLIVIA		
Seller Name:	ABC BANK		
APN:	000-000-00	Map Reference:	00-X0 / 000-X0
County:	ANYCO, USA	Census Tract:	1,000.00
Subdivision:	0000	Zoning:	
Living Area:	1,664	Total Rooms:	6
Bedrooms:	3	Bath(F/H):	2 /
Rec Date:	04/01/2009	Prior Rec Date:	12/23/1986
Sale Date:	02/04/2009	Prior Sale Date:	11/1986
Sale Price:	\$417,000	Prior Sale Price:	\$152,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	000000	Acres:	0.19
1st Mtg Amt:	\$333,600	Lot Area:	8,360
Total Value:	\$226,666	# of Stories:	3.00
Land Use:	SFR	Park Area/Cap#:	/
Parking:	GARAGE/CARPORT		

Comp #:	5	Distance From Subject:	0.32 (miles)
Address:	301 FIRST ST, ANYTOWN USA 12345-0000		
Owner Name:	SCHWARTZ ORI/BONNER SANDRA		
Seller Name:	BIG TRUST 0000		
APN:	000-000-00	Map Reference:	00-X0 / 000-X0
County:	ANYCO, USA	Census Tract:	1,000.03
Subdivision:		Zoning:	
Living Area:	1,685	Total Rooms:	7
Bedrooms:	4	Bath(F/H):	2 /
Rec Date:	06/10/2009	Prior Rec Date:	08/07/2003
Sale Date:	06/04/2009	Prior Sale Date:	07/16/2003
Sale Price:	\$460,000	Prior Sale Price:	\$385,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	000000	Acres:	0.14
1st Mtg Amt:	\$360,000	Lot Area:	6,200
Total Value:	\$416,736	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Parking:	GARAGE/CARPORT		