

Broker's Price Opinion

Date / /

Client Name _____

Phone _____

Address _____

Indicated value today (with adjustments)

Low _____ Suggested Starting _____

High _____ Probable Final _____

Comments

THIS IS AN OPINION OF VALUE OR A COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies on my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform of Professional Appraisal Practice of the Appraisal Foundation.

Property data

| Address | Price/Sq. Ft. | Sq. Ft. | Bed | Bath | Liv. | Din. | Garage | Age | Lot Size | Special Features and Terms | Condition |
|---------|---------------|---------|-----|------|------|------|--------|-----|----------|----------------------------|-----------|
| _____ | | | | | | | | | | | |

Currently competing comparable homes

| Address | Starting Price | Current Price | Price/Sq. Ft. | Sq. Ft. | Bed | Bath | Liv. | Din. | Garage | Age | Lot Size | Special Features and Terms | Condition |
|------------------------------|----------------|---------------|---------------|---------|-----|------|------|------|--------|-----|----------|----------------------------|-----------|
| 1 _____ | | | | | | | | | | | | | |
| 2 _____ | | | | | | | | | | | | | |
| 3 _____ | | | | | | | | | | | | | |
| 4 _____ | | | | | | | | | | | | | |
| Average (current) list price | | | Avg. | | | | | | | | | | |

Recently sold comparable homes

| Address | List Price | Sales Price | Price/Sq. Ft. | Sq. Ft. | Bed | Bath | Liv. | Din. | Garage | Age | Lot Size | Special Features and Terms | Days on Market | Date Sold | Condition |
|---|------------|-------------|---------------|---------|-----|------|------|------|--------|-----|----------|----------------------------|----------------|-----------|-----------|
| a _____ | | | | | | | | | | | | | | | |
| b _____ | | | | | | | | | | | | | | | |
| c _____ | | | | | | | | | | | | | | | |
| d _____ | | | | | | | | | | | | | | | |
| Average sales price (without adjustments) | | | Avg. | | | | | | | | | | | | |

Features Adjustment

| Features of competing (1-4) and recently sold (a-d) homes, not found in subject property | Adj. (-) | Features of subject home, not found in competing (1-4) and recently sold (a-d) homes | Adj. + | Net (-) or + | Asking Price | Adj. Price per Sq. Ft. | Comments |
|--|----------|--|--------|--------------|--------------|------------------------|----------|
| 1 _____ | | | | | | | |
| 2 _____ | | | | | | | |
| 3 _____ | | | | | | | |
| 4 _____ | | | | | | | |
| a _____ | | | | | | | |
| b _____ | | | | | | | |
| c _____ | | | | | | | |
| d _____ | | | | | | | |
| Averages | | | | | | | |