

# Comparable Market Analysis

Monday, October 6, 2008



**For**

[www.AirForceHomeSeller.com](http://www.AirForceHomeSeller.com)

6621 S 57th AVE  
Laveen, AZ 85339

**By**

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[www.AirForceHomeBuyer.com](http://www.AirForceHomeBuyer.com)

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

**CMA: Subject Property**

prepared for Lori Klindera

## Subject Property Description



<b>Address</b>	6621 S 57th AVE Laveen, AZ 85339
<b># Bedrooms</b>	4
<b># Bathrooms</b>	3.00
<b>Approx SQFT</b>	2503.00
<b>Dwelling Type</b>	SF
<b>Level</b>	Two Levels
<b>Subdivision</b>	COTTONFIELDS COMMUNITY REPLAT

CMA: Listing Price Recommendation

prepared for Lori Klindera

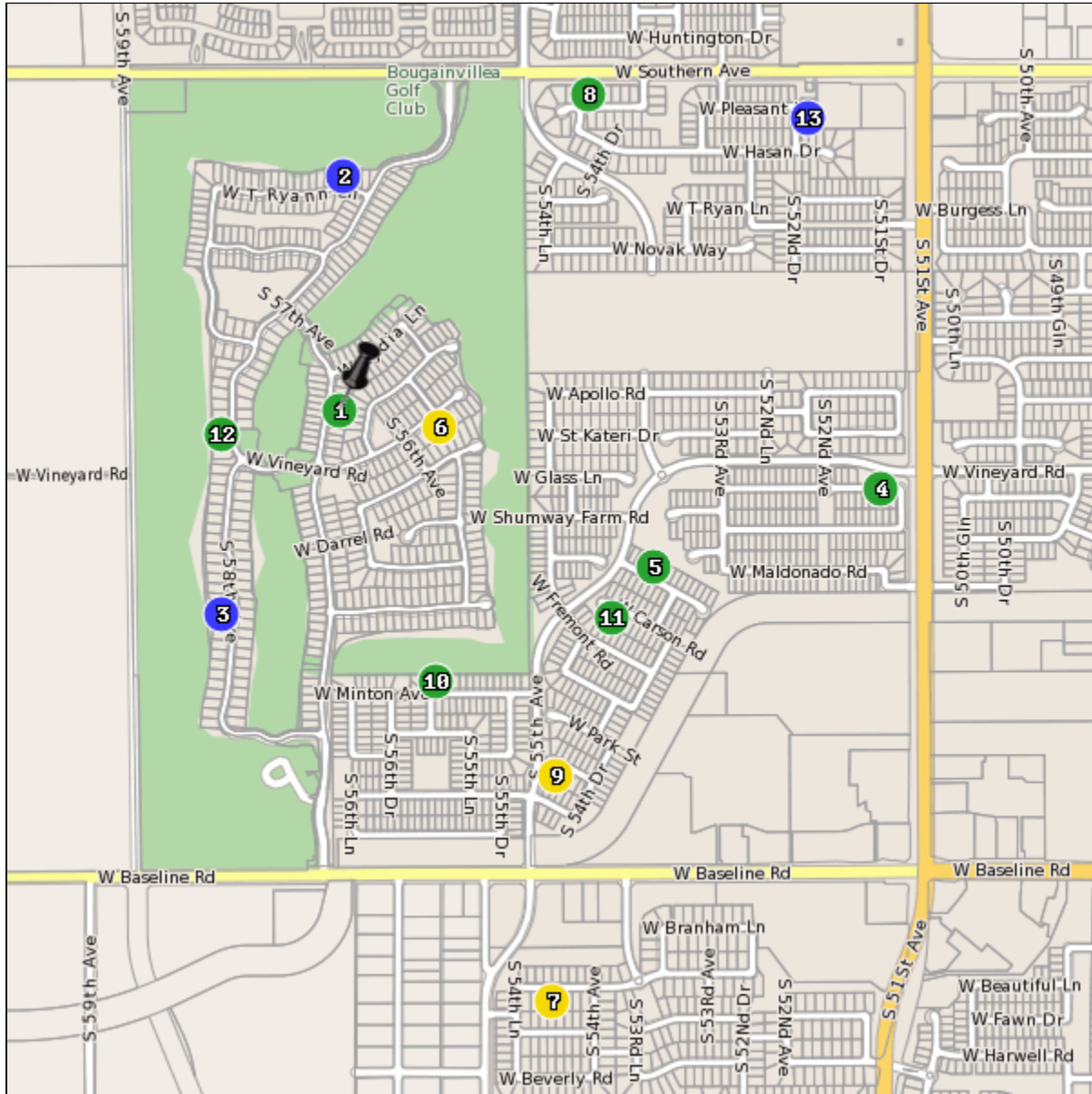
## Listing Price Recommendation



<b>Low</b>	<b>\$190,000</b>
<b>High</b>	<b>\$275,000</b>
<b>Recommended</b>	<b>\$229,832</b>

***Calculation Method: Recommended Price is generated using the average price of the comparables. High/Low Prices are generated using the High/Low Price of the comparables***

### Map of Subject And Comparable Properties



Legend	
<span style="color: green;">●</span> Active	<span style="color: blue;">●</span> Sold
<span style="color: yellow;">●</span> Pending	<span style="color: orange;">●</span> Temporary Off Market
<span style="color: purple;">●</span> Cancelled	<span style="color: red;">●</span> Expired
<p> Subject: 6621 S 57th AVE Laveen AZ 85339</p>	
1. 6621 S 57th , Laveen AZ 85339	2. 5714 W T RYAN , Laveen AZ 85339
3. 7020 S 58 th , Laveen AZ 85339	4. 5128 W GLASS , Laveen AZ 85339
5. 5350 W MALDONADO , Laveen AZ 85339	6. 5601 W Vineyard , Laveen AZ 85339
7. 5421 W BEAUTIFUL , Laveen AZ 85339	8. 5414 W Pleasant , Laveen AZ 85339
9. 5427 W POLLACK , Laveen AZ 85339	10. 5556 W Minton , Laveen AZ 85339
11. 5419 W Carson , Laveen AZ 85339	12. 6642 S COTTONFIELDS , Laveen AZ 85339
13. 6111 S 52nd , Laveen AZ 85339	