

Property Comparative Market Analysis

Prepared for:

Property address:

Prepared by:
Paul Teasdale

October 5, 2011

Properties Sold

MLS# 976117

List Price: \$229,900
Address: 478 E PARADISE DR
NS/EW: 200/478

Status: Sold

Sold Price: \$229,900
City: Orem, UT 84097
Project:

Property Information

Type: Single Family
Tot Sq Ft: 3360
Tot Beds: 5
Tot Baths: 4.00
Family Rms: 2
Fireplace: 1
Gar|Port: 2/0

Style: 2-Story
Yr Built: 1989
Taxes: 1355
Acres: 0.27
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 100

Exterior: Aluminum/Vinyl; Brick

Lot Facts: Fenced: Part; Sprinkler: Auto-Full; Terrain, Flat

Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range; Range Hood; Window Coverings

Features & Info: Bath: Master; Dishwasher, Built-In; Disposal; Gas Log; Range/Oven: Free Stdng.



Remarks

Sale failed March 31st. NOW OPEN TO OFFERS!! Easy to show, please contact agent first. Prime location close to schools and shopping. Gorgeous mountain views. Kitchen features Silestone counter tops, tile back splash. Marble shower in master bath. Downstairs family room can double as office or large bedroom. Water heater, furnace, a/c new in 2008. Large storage area under front porch. Exclude master bedroom drapes; also refrigerator in kitchen and cupboards in the office which could be negotiated separately. Seller is motivated, will consider all offers.

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MLS# 1024827

List Price: \$245,000
Address: 43 S 860 E
NS/EW: 43/860

Status: Sold

Sold Price: \$236,000
City: Orem, UT 84097
Project:

Property Information

Type: Single Family
Tot Sq Ft: 3312
Tot Beds: 5
Tot Baths: 4.00
Family Rms: 2
Fireplace: 1
Gar|Port: 2/0

Style: 2-Story
Yr Built: 1990
Taxes: 1642
Acres: 0.18
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 100

Exterior: Aluminum/Vinyl; Brick

Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Inclusions: Ceiling Fan; Humidifier; Microwave; Range; Range Hood; Water Softener: Own; Window Coverings

Features & Info: Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Jetted Tub; Range: Gas; Range/Oven: Free Stdng.



Remarks

NOT A SHORT SALE. You will love this well cared for home in a great neighborhood with 5 bedrooms, 3.5 bathrooms and the large master bedroom. This home won't last long. Sq/Ft from county records.

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MLS# 1028457

List Price: \$249,000
Address: 1843 N 240 W
NS/EW: 1843/240

Status: Sold

Sold Price: \$238,000
City: Orem, UT 84057
Project:

Property Information

Type: Single Family
Tot Sq Ft: 3415
Tot Beds: 5
Tot Baths: 3.00
Family Rms: 1
Fireplace: 1
Gar|Port: 2/0
Exterior: Stucco
Lot Facts: Cul-de-Sac
Inclusions: Ceiling Fan

Style: 2-Story
Yr Built: 1991
Taxes: 1420
Acres: 0.18
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 50



Features & Info:

Remarks

Wonderful N Orem Cul-de-sac Home. great school area. 5 1/2 bedrooms with room to grow in the basement. 2 50 gallon water heater. Well maintain with original owners. Must see

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MLS# 1030732

List Price: \$260,000
Address: 161 N 1040 E
NS/EW: 161/1040

Status: Sold

Sold Price: \$260,000
City: Orem, UT 84097
Project:

Property Information

Type: Single Family
Tot Sq Ft: 3349
Tot Beds: 6
Tot Baths: 4.00
Family Rms: 2
Fireplace: 0
Gar|Port: 2/0
Exterior: Aluminum/Vinyl; Asphalt Shingles
Lot Facts:
Inclusions:

Style: 2-Story
Yr Built: 1984
Taxes: 1449
Acres: 0.18
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 100



Features & Info:

Remarks

Come and check out this Orem Home. Open rooms with completed landscape. Mostly remodeled. Close to schools and shopping. Come and see today. THIS IS A FANNIE MAE HOME PATH PROPERTY. PURCHASE THIS PROPERTY FOR AS LITTLE AS 3% DOWN! THIS PROPERTY IS APPROVED FOR HOME PATH FINANCING. THIS PROPERTY IS APPROVED FOR HOME PATH RENOVATION MORTGAGE FINANCING. HOME SOLD AS IS

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MLS# 998769

List Price: \$269,000
Address: 353 E 1950 N
NS/EW: 1950/353

Status: Sold

Sold Price: \$254,500
City: Orem, UT 84057
Project: HEATHERIDGE

Property Information

Type: Single Family
Tot Sq Ft: 3960
Tot Beds: 7
Tot Baths: 4.00
Family Rms: 1
Fireplace: 0
Gar|Port: 2/0
Exterior: Aluminum/Vinyl; Brick; Stone
Lot Facts: Cul-de-Sac; Fenced: Full; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope;
View: Lake; View: Mountain; View: Valley; Wooded; Private
Inclusions: Ceiling Fan; Microwave; Range; Window Coverings

Style: 2-Story
Yr Built: 1989
Taxes: 1762
Acres: 0.23
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 40



Features & Info: Bath: Master; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Laundry Chute; Range: Gas; Vaulted Ceilings; Granite Countertops

Remarks

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MLS# 973861

List Price: \$269,900
Address: 1404 N 800 W
NS/EW: 1404/800

Status: Sold

Sold Price: \$265,000
City: Orem, UT 84057
Project: BONNEVILLE

Property Information

Type: Single Family
Tot Sq Ft: 3200
Tot Beds: 6
Tot Baths: 3.00
Family Rms: 1
Fireplace: 1
Gar|Port: 2/0
Exterior: Stucco
Lot Facts: Fenced: Full; Secluded Yard; Sidewalks
Inclusions: Ceiling Fan; Microwave; Refrigerator; Storage Sheds

Style: 2-Story
Yr Built: 1992
Taxes: 1414
Acres: 0.18
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 95



Features & Info: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Gas Log

Remarks

Former Parade of Homes. Fully fenced private backyard with storage shed on side. Fun layout with private Master Suite, large bedrooms, huge family room, and great neighborhood. This is a must see home! Call to schedule a showing - can show on short notice.

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MLS# 975273

List Price: \$274,900
Address: 912 W 1720 N
NS/EW: 1720/912

Status: Sold

Sold Price: \$260,000
City: Orem, UT 84058
Project: KIRK'S FRUIT RANCH

Property Information

Type: Single Family
Tot Sq Ft: 3544
Tot Beds: 5
Tot Baths: 3.00
Family Rms: 1
Fireplace: 1
Gar|Port: 2/0
Exterior: Asphalt Shingles
Lot Facts: Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat
Inclusions: Dryer; Range; Range Hood; Refrigerator; Washer

Style: 2-Story
Yr Built: 2004
Taxes: 1776
Acres: 0.20
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 0



Features & Info: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Jetted Tub; Range/Oven: Free Stdng.

Remarks

Reduced again! Seller says sell! This home is a great home at a great price! No work needed! Move-in condition. Not a short sale or foreclosure. Immediate occupancy possible. Buyers looking at property have said they love the backyard, open kitchen, and nice attention to detail. Travertine baths, quartzite counters in kitchen, main floor laundry and master, and bonus loft area make this a charmer!

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MLS# 1003694

List Price: \$275,000
Address: 1634 N 210 E
NS/EW: 1634/210

Status: Sold

Sold Price: \$258,900
City: Orem, UT 84057
Project: STEEPLE CHASE

Property Information

Type: Single Family
Tot Sq Ft: 3578
Tot Beds: 6
Tot Baths: 4.00
Family Rms: 2
Fireplace: 1
Gar|Port: 3/0
Exterior: Brick; Stucco
Lot Facts: Fenced: Part; Road: Paved; Sidewalks; Terrain, Flat; View: Mountain
Inclusions:

Style: 2-Story
Yr Built: 1989
Taxes: 1826
Acres: 0.23
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 100



Features & Info: Dishwasher, Built-In; Range/Oven: Free Stdng.

Remarks

View AGENT REMARKS for KEYBOX CODE. This property is part of the First Look program. Only OWNER OCCUPIED OFFERS will be submitted in the first 15 days of the listing. Investor offers will be submitted after. New carpet and new paint! This house is beautiful inside and out!!! Spacious home with fully finished basement, informal dining area next to kitchen and a formal dining room!!! Family and living rooms on main floor and in basement!!!! HOMEPATH FINANCING AVAILABLE for as little as 3% down and no appraisal fee.

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MLS# 1026724

List Price: \$349,900
Address: 1953 N 690 E
NS/EW: 1953/690

Status: Sold

Sold Price: \$349,900
City: Orem, UT 84097
Project: SKYLINE MEADOWS

Property Information

Type: Single Family
Tot Sq Ft: 3768
Tot Beds: 5
Tot Baths: 5.00
Family Rms: 2
Fireplace: 2
Gar|Port: 2/0
Exterior: Aluminum/Vinyl; Brick
Lot Facts: Fenced: Full; Sidewalks; Sprinkler: Auto-Full
Inclusions:

Style: 2-Story
Yr Built: 1989
Taxes: 1788
Acres: 0.23
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 100



Features & Info: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Jetted Tub; Kitchen: Updated; Oven: Double; Oven: Gas; Oven: Wall; Granite Countertops





Remarks

Over \$70 K remodel-NEW kitchen, appliances, mantel, master bath, stair rails...GORGEOUS! This house just FEELS like HOME...it will be a pleasure to show your client! Truly...you'll thank me, it's a great showing!





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Wasatch Front Regional MLS - Comparison Report





Properties Sold

								
Address:			478 E PARADISE DR		43 S 860 E		1843 N 240 W	
	SUBJECT		COMP 1		COMP 2		COMP 3	
MLS #:			976117		1024827		1028457	
Status:			Sold		Sold		Sold	
List Price:	N/A		\$229,900		\$245,000		\$249,000	
Sold Price:	N/A		\$229,900		\$236,000		\$238,000	
CDOM:			300 days		14 days		33 days	
Sale Date:			06/03/2011		05/26/2011		07/01/2011	
Bedrooms:	6	1000	5	1000	5	1000	5	1000
Full Baths:	4	5000	2	10000	3	5000	2	10000
¾ Baths:		3500	1	-3500	0		0	
½ Baths:	1	2500	1		1		1	
L4 SqFt:		25	0		0		0	
L3 SqFt:		25	0		0		0	
L2 SqFt:	920	25	890	750	1374	-11350	1301	-9525
L1 SqFt:	1368	25	1170	4950	1174	4850	1065	7575
Bsmt SqFt:	1368	10	1300	680	764	6040	1049	3190
Bsmt %Fin:	100	15	100	1020	100	9060	50	12652.5
Total SqFt:	3656		3360		3312		3415	
\$/Sold SqFt:	\$75/sqf		\$71		\$76		\$78	
Year Blt:	1980	500	1989	-4500	1990	-5000	1991	-5500
Garage Cap:	3	5000	2	5000	2	5000	2	5000
Carport Cap:		1000	0		0		0	
Acres:	.29	43560	0.27	871.2	0.18	4791.6	0.18	4791.6
Concessions:			6443		4780		2000	
Adj. Total:	\$275,420		\$239,728		\$250,612		\$265,184	

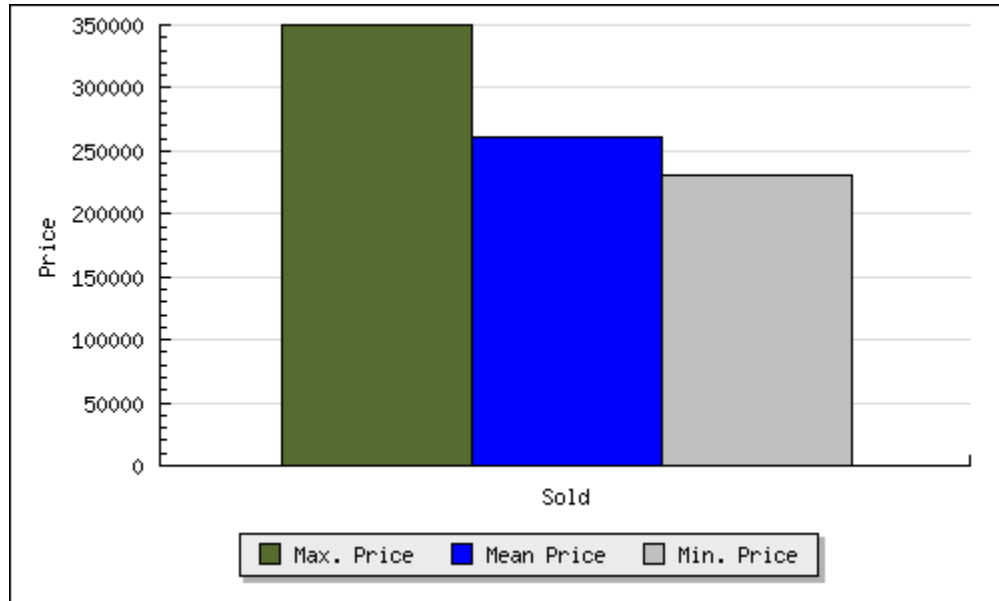
Wasatch Front Regional MLS - Comparison Report

				
Address:		161 N 1040 E	353 E 1950 N	1404 N 800 W
	SUBJECT	COMP 4	COMP 5	COMP 6
MLS #:		1030732	998769	973861
Status:		Sold	Sold	Sold
List Price:	N/A	\$260,000	\$269,000	\$269,900
Sold Price:	N/A	\$260,000	\$254,500	\$265,000
CDOM:		24 days	294 days	237 days
Sale Date:		07/01/2011	09/16/2011	01/12/2011
Bedrooms:	6 1000	6	7 -1000	6
Full Baths:	4 5000	3 5000	2 10000	3 5000
¾ Baths:		0	1 -3500	0
½ Baths:	1 2500	1	1	0 2500
L4 SqFt:		0	0	0
L3 SqFt:		0	0	0
L2 SqFt:	920 25	912 200	1379 -11475	1200 -7000
L1 SqFt:	1368 25	1275 2325	1281 2175	1500 -3300
Bsmt SqFt:	1368 10	1162 2060	1300 680	500 8680
Bsmt %Fin:	100 15	100 3090	70 6870	95 13395
Total SqFt:	3656	3349	3960	3200
\$/Sold SqFt:	\$75/sqf	\$82	\$66	\$90
Year Blt:	1980 500	1984 -2000	1989 -4500	1992 -6000
Garage Cap:	3 5000	2 5000	2 5000	2 5000
Carport Cap:		0	0	0
Acres:	.29 43560	0.18 4791.6	0.23 2613.6	0.18 4791.6
Concessions:		5400	0	0
Adj. Total:	\$275,420	\$275,067	\$261,364	\$288,067

Wasatch Front Regional MLS - Comparison Report

								
Address:			912 W 1720 N		1634 N 210 E		1953 N 690 E	
	SUBJECT		COMP 7		COMP 8		COMP 9	
MLS #:			975273		1003694		1026724	
Status:			Sold		Sold		Sold	
List Price:	N/A		\$274,900		\$275,000		\$349,900	
Sold Price:	N/A		\$260,000		\$258,900		\$349,900	
CDOM:			158 days		25 days		197 days	
Sale Date:			12/21/2010		02/28/2011		05/24/2011	
Bedrooms:	6	1000	5	1000	6		5	1000
Full Baths:	4	5000	3	5000	3	5000	3	5000
¾ Baths:		3500	0		0		0	
½ Baths:	1	2500	0	2500	1		2	-2500
L4 SqFt:		25	0		0		0	
L3 SqFt:		25	0		0		0	
L2 SqFt:	920	25	962	-1050	978	-1450	1080	-4000
L1 SqFt:	1368	25	1291	1925	1308	1500	1350	450
Bsmt SqFt:	1368	10	1291	770	1292	760	1338	300
Bsmt %Fin:	100	15	0	20520	100	1140	100	450
Total SqFt:	3656		3544		3578		3768	
\$/Sold SqFt:	\$75/sqf		\$81		\$74		\$92	
Year Blt:	1980	500	2004	-12000	1989	-4500	1989	-4500
Garage Cap:	3	5000	2	5000	3		2	5000
Carport Cap:		1000	0		0		0	
Acres:	.29	43560	0.20	3920.4	0.23	2613.6	0.23	2613.6
Concessions:			0		0		6500	
Adj. Total:	\$275,420		\$287,585		\$263,964		\$347,214	

Wasatch Front Regional MLS - Summary Analysis



Cumulative Analysis

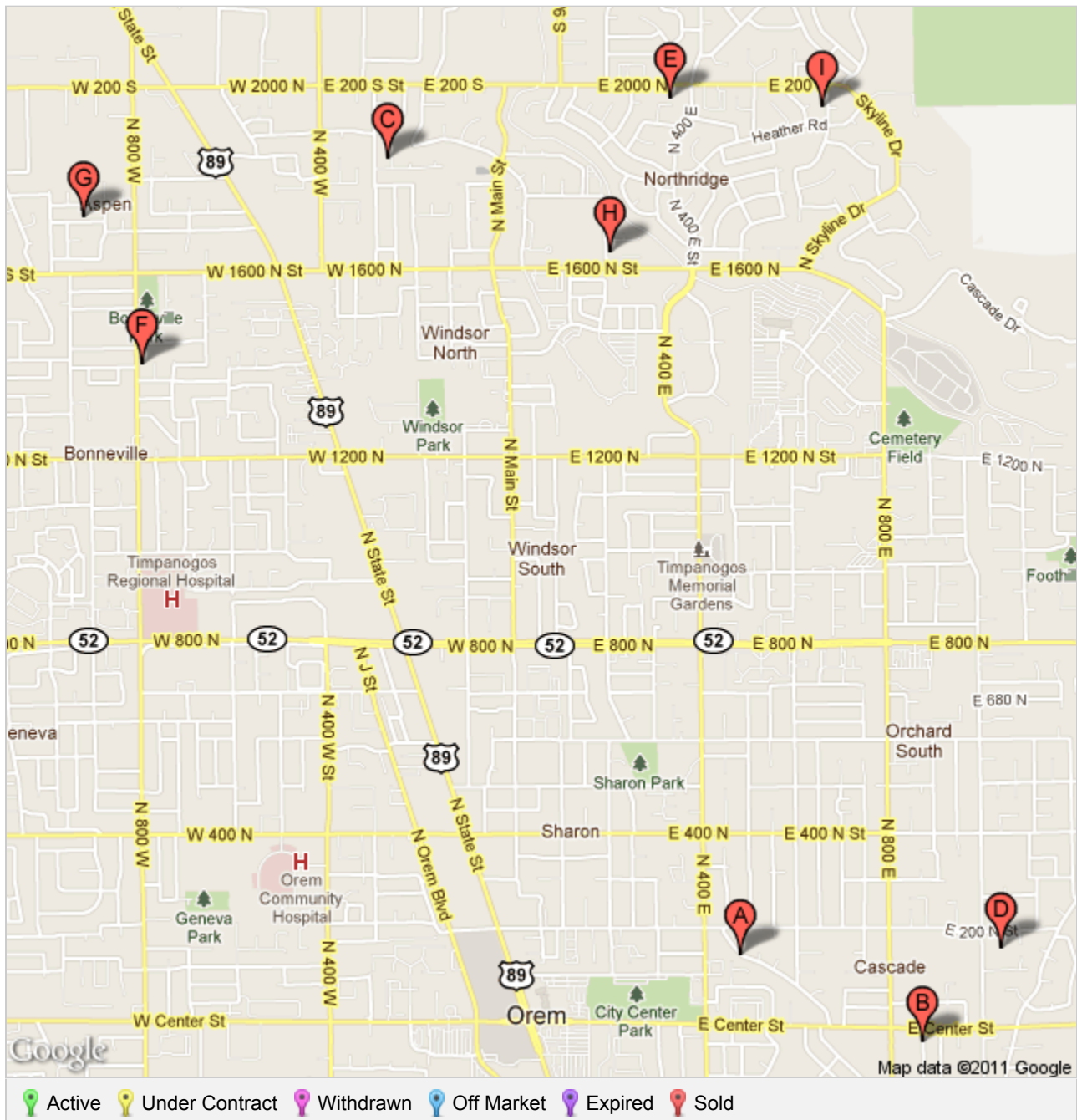
Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/SqFt
Sold Listings	\$229,900	\$349,900	\$261,356	\$75
Total Averages	\$229,900	\$349,900	\$261,356	\$75

Sold Property Analysis

Address	Original List Price	List Price	Sold Price	CDOM	% Chg	Price/SqFt	Concessions
478 E PARADISE DR	\$268,900	\$229,900	\$229,900	300	0.00%	\$68	\$6443
43 S 860 E	\$245,000	\$245,000	\$236,000	14	-3.67%	\$71	\$4780
1843 N 240 W	\$249,000	\$249,000	\$238,000	33	-4.42%	\$70	\$2000
161 N 1040 E	\$260,000	\$260,000	\$260,000	24	0.00%	\$78	\$5400
353 E 1950 N	\$315,000	\$269,000	\$254,500	294	-5.39%	\$64	\$0
1404 N 800 W	\$289,900	\$269,900	\$265,000	237	-1.82%	\$83	\$0
912 W 1720 N	\$309,900	\$274,900	\$260,000	158	-5.42%	\$73	\$0
1634 N 210 E	\$275,000	\$275,000	\$258,900	25	-5.85%	\$72	\$0
1953 N 690 E	\$369,000	\$349,900	\$349,900	197	0.00%	\$93	\$6500
Sold Averages	\$286,856	\$269,178	\$261,356	143	-2.95	\$75	\$2,791


Note: Sold Price is the actual Contract Sales Price - not adjusted for concessions or CMA factors.


Wasatch Front Regional MLS - Map Report





Property Listings


A:  **MLS #: 976117 Status: Sold**
 Sold Price: \$229,900
 Total Sq Ft: 3360
 478 E PARADISE DR
 Orem, UT 84097

B:  **MLS #: 1024827 Status: Sold**
 Sold Price: \$236,000
 Total Sq Ft: 3312
 43 S 860 E
 Orem, UT 84097

C:  **MLS #: 1028457 Status: Sold**
 Sold Price: \$238,000
 Total Sq Ft: 3415
 1843 N 240 W
 Orem, UT 84057

D:  **MLS #: 1030732 Status: Sold**
 Sold Price: \$260,000
 Total Sq Ft: 3349
 161 N 1040 E
 Orem, UT 84097

E:  **MLS #: 998769 Status: Sold**
 Sold Price: \$254,500
 Total Sq Ft: 3960
 353 E 1950 N
 Orem, UT 84057

F:  **MLS #: 973861 Status: Sold**
 Sold Price: \$265,000
 Total Sq Ft: 3200
 See Directions
 Orem, UT 84057

Wasatch Front Regional MLS - Map Report

G:



MLS #: 975273 Status: Sold
Sold Price: \$260,000
Total Sq Ft: 3544

912 W 1720 N
Orem, UT 84058

H:



MLS #: 1003694 Status: Sold
Sold Price: \$258,900
Total Sq Ft: 3578

1634 N 210 E
Orem, UT 84057

I:



MLS #: 1026724 Status: Sold
Sold Price: \$349,900
Total Sq Ft: 3768

1953 N 690 E
Orem, UT 84097