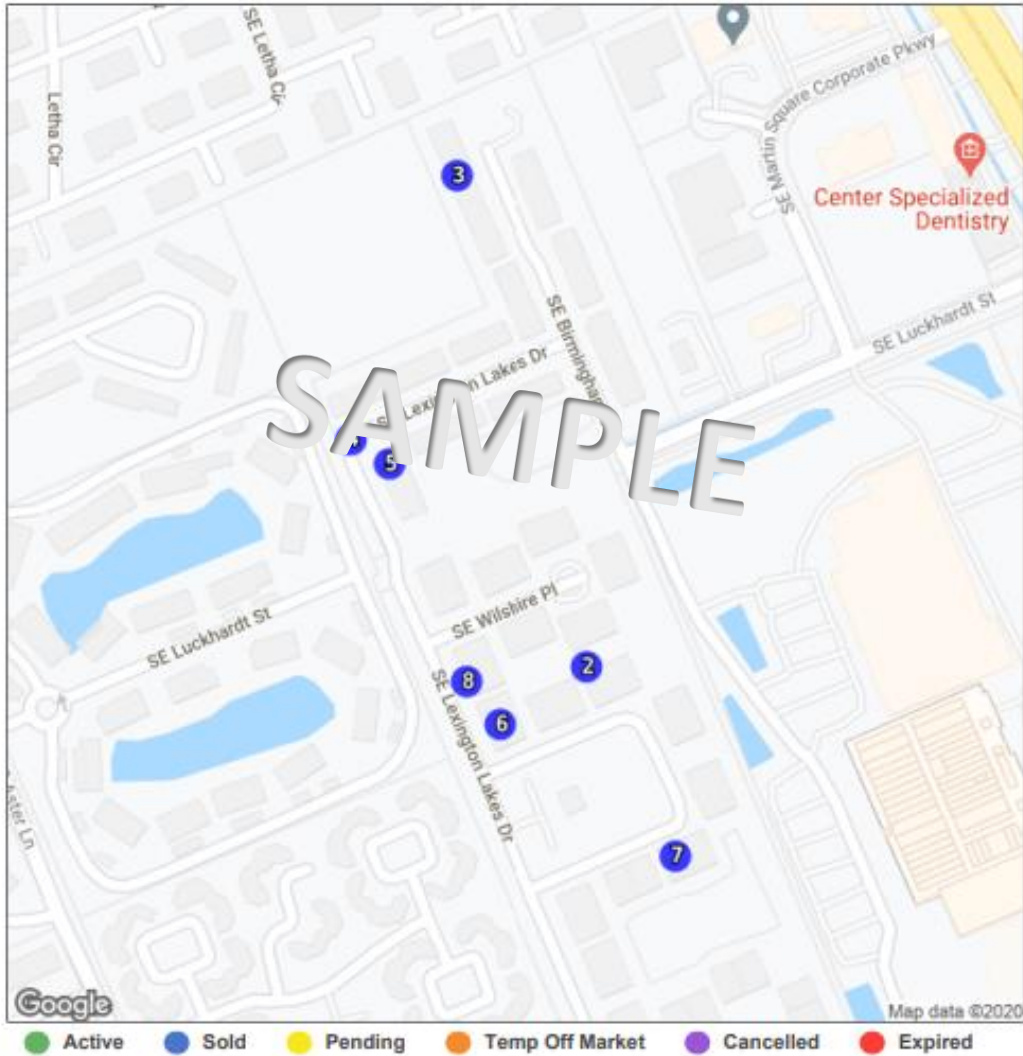


Comparable Market Analysis



SAMPLE

Map of Subject and Comparable Properties



	Address	MLS #	Status	Distance from Subject
1	1560 SE Sheffield Terrace 203, Stuart FL 34994	RX-10626074	Closed	
2	1560 SE Hampshire Way 104, Stuart FL 34994	RX-10623131	Closed	
3	2746 SE Birmingham Drive 1, Stuart FL 34994	TX-20022683	Closed	
4	2965 SE Lexington Lakes Drive 1, Stuart FL 34994	TX-20023860	Closed	
5	3001 SE Lexington Lakes Drive , Stuart FL 34994	TX-20023886	Closed	
6	3031 SE Lexington Lakes Drive 102, Stuart FL 34994	TX-20023610	Closed	
7	1560 SE Sheffield Terrace 103, Stuart FL 34994	RX-10622896	Closed	
8	3016 SE Lexington Lakes Drive , Stuart FL 34994	RX-10613758	Closed	

Subject



Address	1550 SE Hampshire Way 202 , Stuart, FL 34994
Total Bedrooms	2
Baths - Total	2.00
SqFt - Living	1036.00
Lot Dimensions	
Short Sale Addendum	No
Year Built	2005
Hardship Package	
Short Sale	No

Comparable Properties



Distance From Subject		0.16	0.18	
List Price		\$199,900	\$199,000	
Original List Price		\$199,900	\$202,500	
Sold Price				
Status		Active	Active	
Status Date		08/24/2020	03/31/2020	
Days on Market		8	153	
Cumulative Days on Market		8	153	
Adjustment		+/-	+/-	+/-
Total Bedrooms	2	3	3	
Baths - Total	2	2	2	
SqFt - Living	1,036	1,210	1,210	
Lot Dimensions				
Short Sale Addendum	No	No	No	
Year Built	2005	2005	2008	
Hardship Package				
Short Sale	No	No	No	
Adjusted Price	\$199,450	\$199,900	\$199,000	

Price Analysis



Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
RX-10649338	1560 SE Hampshire Way 101, Stuart FL	\$199,900	8	8	\$199,900	-	\$199,900
RX-10613566	1550 SE Wilshire Place 104, Stuart FL	\$202,500	153	153	\$199,000	-	\$199,000

Low, Average, Median, and High Comparisons

	Active	Overall
Low	\$199,000	\$199,000
Average	\$199,450	\$199,450
Median	\$199,450	\$199,450
High	\$199,900	\$199,900

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt Living	Avg. List \$/SqFt - Living	Avg. Sold \$/SqFt - Living	Avg. DOM	Avg. CDOM
Active	2	398,900	199,450	0	0	0.00	1,200	164.83	0.00	80	80
Overall	2	398,900	199,450	0	0	0.00	1,200	164.83	0.00	80	80

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Residential;

Listing of Price Recommendation

SAMPLE



High

Medium

Low

\$000,000

\$000,000

\$000,000

Sample Residential Customer Report



Area: 8 - Stuart - North of Indian St
Geo Area: MA08
County: Martin
Parcel ID: 383841018002010100
Subdivision: LEXINGTON LAKES
Development Name:
Model Name:
List Price Sqft: 165.21
Waterfront: Yes
Waterfrontage: pond
Legal Desc: UNIT 2101 PHASE/BLDG 2 LEXINGTON LAKES CONDO PER AMD TO DOC IN OR 2090/2795
Short Sale: No

Type: Condo/Coop
Original List Price: 199,900
Lot Dimensions:
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1
Membership Fee Required: Yes
Membership Fee Amount: 0

Short Sale Add: No
REO: No

Master Bedroom	13	X	12						
Bedroom 2	11	X	10	Living Room	15	X	20	Kitchen	8 X 10
Bedroom 3	11	X	10						
SqFt - Living: 1,210	SqFt - Total: 1,210	Guest Hse:	Yr Blt: 2005	Pool Size:					
BD: 3	FB: 2	Baths - Half: 0	Property Condition: Resale	Pets Allowed: Yes					
Baths - Total: 2	Age of Roof:	Front Exp: East							

Bldg #: Total Floors/Stories: 1 Total Units in Bldg: Ttl Units in Complex: Unit Floor #: 104	Governing Bodies: HOA Land Lease: Recreation Lease: Min Days to Lease: Application Fee: 125	HOA/POA/COA (Monthly): 325 Brand Name: Mobile Home Size: Brand #:	Membership Fee Required: Yes Membership Fee Amount: 0 Serial #: Tax Year: 2020 Taxes: 1,326.63 Special Assmnt: No
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Design: Contemporary Construction: CBS; Concrete Unit Desc: Corner Flooring: Laminate Furnished: Unfurnished Dining Area: Dining-Living Guest House: Roof: Comp Shingle Special Info:	Waterfront Desc: Pond View: Pond Private Pool Description: Security: Gate - Manned Membership: Cooling: Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: Buyer Approval; Commercial Vehicles Prohibited; Lease OK; Lease OK w/Restrict; No Lease 1st Year Pet Restrictions: HOPA: No Hopa Boat Services: Guest House: Taxes: City/County Terms Considered: Cash; Conventional; FHA; VA Mobile Features: Equestrian Features:
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Rooms: Great; Laundry-Util/Closet
Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower
Window Treatments:
Maintenance Fee Incl: Cable; Common Areas; Common R.E. Tax; Insurance-Bldg; Lawn Care; Security; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer
Private Pool Description:
Parking: 2+ Spaces; Assigned; Driveway; Garage - Attached
Lot Description: 10 to <25 Acres
Subdiv. Amenities: Bike - Jog; Clubhouse; Exercise Room; Pool; Sidewalks; Street Lights
Exterior Features: Auto Sprinkler; Open Porch
Interior Features: Entry Lvl Lvng Area; Split Bedroom; W/D Hookup; Walk-in Closet
Showing Instructions: Text Listing Agent
Auction: No

Directions: : From Florida Turnpike take exit 133 onto SR -714. Turn East on Martin Hwy. and follow over Veteran's Memorial Bridge to SE Aster Lane. Turn left at the Lexington Lakes Sign.

Public Remarks: Miss Clean lives here !!!Beautiful 1st floor condo with beautiful lake view and 1-car garage. Great layout on this 3 bedroom/2 bathroom split bedroom condo The view of the lake is just relaxing and can be seen from the bedroom, living room, kitchen and back porch. Lexington Lakes is so inviting with mature trees, walking paths, community room, BBQ, large pool for swimming laps and has a secured manned gated. Great location close to shops, restaurants, golf and just minutes to the beach.