

Please have your realtor provide you with a market analysis. A market analysis consists of a cover letter and market comparables (“comps”). Your realtor should use the language listed below or something similar. In addition, the realtor needs to take a picture of your house and compare your house to the attached market comparables. The market comparables should be similar to your home and they must be within a reasonable distance to your home. Your realtor should explain any significant differences between your home and the market comparables.

SAMPLE MARKET ANALYSIS



(a picture of your home goes here)

To whom it may concern,

After reviewing the property located at _____ and all of the properties currently on the market and properties which have been sold recently, it is my professional opinion that the subject property is worth \$_____.

In support of my opinion, I have attached market comparables that have sold in the last 120 days. I have compared the subject property with the attached homes based upon the year built, taxable living area, lot acreage, garage space, and number of bedrooms and bathrooms.

I am a licensed realtor in Maryland with _____ years of experience.

Sincerely,

Residential Gallery - Customer

No Photo Available

LEXINGTON PARK, MD 20653-2878
 List Price: \$265,000 Own: Fee Simple, Sale Total Taxes: \$3,075
 Cont Date: 10-Mar-2010 Close Date: 30-Apr-2010 Close Price: \$269,000
 Adv. Sub: WESTBURY ADC Map: 18 D-11
 Type: Detached Style: Colonial Acre: 0.18 HOA: \$400 C/C:
 Model: #Lvls: 3 #Fpls: 1 Yr Blt: 2006 Tax Living Area: 2,724
 BR: 4 FB: 2 HB: 1 Basement: Yes, Unfinished
 Heat/Cool/Wtr/Swr: Heat Pump(s)/Natural Gas/Central A/C/Electric/Public/Public Sewer
 Park: Garage, Faces Front, Concrete Driveway # Gar/Cpt/Assgn: 2/1
 Const: Brick Front, Vinyl Siding
 Water Front/View/Access: // Dock Conveys: Vacation: No
 Listing Co: Long & Foster Real Estate, Inc. List. Date: 24-Feb-2010 DOMM/DOMP: 15/15

Internet Remarks: LOTS of room in this spacious house located in Westbury. New carpet, new paint and in great condition. This home features 4 bedrooms, 2 1/2 baths, LARGE kitchen to entertain, family room with fireplace, roomy 2 car garage, and so much more. Call the office for an appointment today!

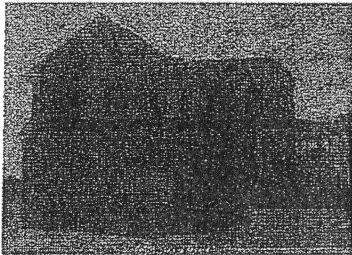
Directions: From route 235, turn onto Chancellors Run Road. Turn LEFT onto Pegg Road, turn LEFT onto Westbury BLVD to Compass Court. Look for the Long & Foster sign.



LEXINGTON PARK, MD 20653-4429
 List Price: \$325,000 Own: Fee Simple, Sale Total Taxes: \$3,332
 Cont Date: 04-Jun-2010 Close Date: 29-Jul-2010 Close Price: \$307,500
 Adv. Sub: GREENBRIER ADC Map: NA
 Type: Detached Style: Colonial Acre: 0.19 HOA: \$10 C/C:
 Model: #Lvls: 3 #Fpls: 1 Yr Blt: 2006 Tax Living Area: 2,700
 BR: 4 FB: 2 HB: 1 Basement: Yes, Full, Unfinished
 Heat/Cool/Wtr/Swr: Forced Air, Zoned/Natural Gas/Ceiling Fan(s), Central A/C, Heat Pump(s)
 Park: Garage, Concrete Driveway # Gar/Cpt/Assgn: 2/1
 Const: Vinyl Siding
 Water Front/View/Access: // Dock Conveys: Vacation: No
 Listing Co: Re/Max 100 List. Date: 05-May-2010 DOMM/DOMP: 30/34

Internet Remarks: ABSOLUTELY BEAUTIFUL FORMER MODEL HOME. HOME FEATURES 4 LARGE BEDROOMS, 2.5 BATHS, BEAUTIFUL HW FLOOR, SEP DINING ROOM, SUNROOM, FAMILY ROOM, 9' CEILING, CORIAN COUNTERTOPS, CROWN MOLDING, 2 CAR GARAGE, MICROWAVE, JENN AIRE, KITCHEN ISLAND, LARGE WALK-IN CLOSET, WALL OVEN TREX DECK, AND MANY MORE BELLS AND WHISTLES. 2700 SQFT PLUS BSMNT. CALL SHOWING SERVICE

Directions: ROUTE 235 SOUTH TO RIGHT ON HERMANVILLE ROAD TO RIGHT ON GREENLEAF ROAD TO LEFT ON SCHWARTZKOPF TO FIRST HOME ON RIGHT



LEXINGTON PARK, MD 20653-2885
 List Price: \$259,900 Own: Fee Simple, Sale Total Taxes: \$3,369
 Cont Date: 20-Mar-2010 Close Date: 05-May-2010 Close Price: \$259,900
 Adv. Sub: WESTBURY ADC Map: 000
 Type: Detached Style: Colonial Acre: 0.19 HOA: \$395 C/C:
 Model: #Lvls: 3 #Fpls: 1 Yr Blt: 2006 Tax Living Area: 3,228
 BR: 5 FB: 3 HB: 0 Basement: Yes, Unfinished
 Heat/Cool/Wtr/Swr: Heat Pump(s)/Natural Gas/Heat Pump(s)/Electric/Public/Public Sewer
 Park: Paved Driveway # Gar/Cpt/Assgn: 1/1
 Const: Vinyl Siding
 Water Front/View/Access: // Dock Conveys: Vacation: No
 Listing Co: Coldwell Banker Jay Lilly Real Estate List. Date: 09-Mar-2010 DOMM/DOMP: 13/13

Internet Remarks: Settle before the Tax Credit expires. Seller will credit buyer up to a maximum 3% of sales price towards closing costs if negotiated in the final signed counter offer.

Directions: South on 235, right on Pegg Rd, right on Westbury West Blvd, 2nd home on left.



PARK, MD 20653-5206
 List Price: \$319,000 Own: Fee Simple, Sale Total Taxes: \$3,659
 Cont Date: 02-Apr-2010 Close Date: 30-Apr-2010 Close Price: \$319,000
 Adv. Sub: PEMBROOKE ADC Map: A
 Type: Detached Style: Colonial Acre: 0.24 HOA: \$15 C/C:
 Model: #Lvls: 3 #Fpls: 1 Yr Blt: 2005 Tax Living Area: 3,326
 BR: 5 FB: 3 HB: 1 Basement: Yes, Full, Fully Finished
 Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
 Park: Garage # Gar/Cpt/Assgn: 2/1
 Const: Vinyl Siding
 Water Front/View/Access: // Dock Conveys: Vacation: No
 Listing Co: RE/MAX Country Properties List. Date: 26-Jan-2010 DOMM/DOMP: 66/66

Internet Remarks: Close to PAX navy base. The house has separate dining room and living room. The kitchen is spacious and it has an island. You can walk out to the screened in porch from the kitchen and family room area great for entertaining in the spring! The family room has a fireplace and hardwood floors. Large master bedroom and bath.

Directions: Willows Road to Pembroke, right on Tenby.



Residential Gallery - Customer



LXINGTON PARK, MD 20653		MLS#: SM7063210
List Price: \$210,000	Own: Fee Simple, Sale	Status: SOLD
Cont Date: 10-Jun-2010	Close Date: 29-Jul-2010	Subsidy \$1,700
Adv. Sub: NONE	Total Taxes:	Gr Rent:
Type: Detached	Close Price: \$301,700	HOA: \$0
Model:	ADC Map: 25F6	Tax Living Area: 3700
BR: 4 FB: 2 HB: 1	Acre: 0.34	C/C:
Style: Victorian	Yr Blt: 1989	
#Lvs: 2 #Fpls: 1	Basement: No	
Heat/Cool/Wtr/Swr: Other/Central, Oil, Other, Wood/Ceiling Fan(s), Central A/C, Other/Electric		
Park: Drwy/Off Str, Garage	# Gar/Cpt/Assgn: 1/1/1	
Const: Vinyl Siding		
Water Front/View/Access: //	Dock Conveys:	Vacation: No
Listing Co: Re/Max 100	List. Date: 20-May-2009	DOMM/DOMP: 387/387

Internet Remarks: Magnificent home in #1 condition,super beautiful,approx 4000 sq ft,huge rooms, tray ceilings all over,huge country kit+ large family rm w/fire place,covered front country porch,beautiful landscaped yard with fish pond ,and is so clean! super clean !!!!! you must see it,fabulous !!!will be back in april 1 2010

Directions: from re/max south on 235 to just before the spring ridge ms.on right at sign.

