

Home Sweet Home What's it worth?



Countless Canadians diligently check the stock market every day—on TV, online and in print—but fail to take stock of an even weightier investment: their own home. Are you among the ninety-five percent of Canadian homeowners who are unaware of the market value of their homes?

A Comparative Market Analysis (CMA) provided by a real estate professional can bring you up to speed. As the name suggests, a CMA compares your house with similar ones on the market in your neighbourhood during a specified time period. This data, combined with the value of upgrades, will give you an accurate picture of your homes worth. Remember, however, that your personalized CMA is a “snapshot” captured in time, while the real estate market constantly fluctuates; therefore, it’s a good idea to obtain a new one each year.

The CMA is the only market-based means of measuring value. When buying, selling or refinancing, a CMA is essential in setting price and in choosing advantageous timing. Still, there are numerous other reasons to run a CMA—to obtain a realistic picture of your net worth, to provide adequate replacement insurance, or to leverage your equity.

This sample CMA lets you know what to expect.

Comparative Market Analysis

Prepared For: _____

Property Type: Single Family Detached Status: Active

Subject Property	1234 Your Address	A1B 2C3	4	2.5	2272	\$67		
MLS#	Address	Postal Code	OMD	BR	Baths	ESF	LP/SF	List Price
000011220	123 Hill Street	K1X XXX	(none)	4	2.5	1883	\$86	
000011221	123 Rock Street	K1X XXX	(none)	3	2.5	1951	\$76	
000011230	123 Lemon Street	K1X XXX	(none)	4	2.5	2100	\$71	

Property Type: Single Family Detached Status: Pending

Subject Property	1234 Your Address	A1B 2C3	4	2.5	2272	\$67	\$156,000	
MLS#	Address	Postal Code	OMD	BR	Baths	ESF	LP/SF	List Price
000011123	123 Megan Ave	K1X XXX	1/27/02	3	2.5	1863	\$95	\$178,000
000011321	123 Polly Street	K1X XXX	2/30/02	3	2.5	1951	\$78	\$152,000
000011677	123 Denim Street	K1X XXX	3/11/02	4	2.5	2100	\$62	\$130,000

Property Type: Single Family Detached Status: Expired

Subject Property	1234 Your Address	A1B 2C3	4	2.5	2272	\$67	\$156,000	
MLS#	Address	Postal Code	OMD	BR	Baths	ESF	LP/SF	List Price
000011725	123 Amber Blvd	K1X XXX	3/12/02	3	2.5	1700	\$97	\$165,000
000011325	123 Arch Street	K1X XXX	2/22/02	3	2.5	2370	\$63	\$149,000
000011750	123 Mulberry Drive	K1X XXX	3/11/02	4	2.5	2000	\$85	\$170,000

Property Type: Single Family Detached Status: Sold

Subject Property	1234 Your Address	A1B 2C3	4	2.5	2272	\$67	\$156,000	
MLS#	Address	Postal Code	COE	BR	Baths	ESF	LP/SF	Sold Price
000011221	123 Del Lago Street	K1X XXX	(none)	3	2.5	2122	\$75	\$159,000
000011230	123 Bunny Street	K1X XXX	(none)	3	2.5	2076	\$68	\$142,000
000011220	123 Mann Ave	K1X XXX	(none)	4	2	1763	\$107	\$188,000

Off Market Date

Number of Bedrooms

Multiple Listing Number

List Price Per Square Foot

Close of Escrow

SAMPLE CMA

