

Comparative Market Analysis



**2060 Broadway Avenue, South Hazelton,
British Columbia V0J 2J1, Canada**

Nicholas Lai

SEPTEMBER 15, 2022

Eldon Whalen

Calderwood Realty

What is a CMA

No two homes are identical, which is why choosing a sales price or offer price for a home can be challenging. That's where the comparative market analysis, or CMA, is most useful.

What is a CMA?

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data such as type of home, number of bedrooms, number of baths, lot size, neighborhood, property condition and features, and many other factors. The purpose is to show estimated market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

How is the CMA created?

CMAs are generated by using property information from your real estate agent's multiple listing service (MLS). The MLS is available to licensed members only, including brokers, salespeople, and appraisers, who pay dues to gain access to the service's public and proprietary data, including tax roll information, sold transactions, and listings input by all cooperating MLS members. Listing agents generate CMAs for their sellers, and buyer's agents create them for their buyers so both sides know what current market conditions are for the homes they're interested in comparing.

How accurate are CMAs?

The CMA is a here-and-now snapshot of the market, based on the most recent data available, but it can instantly be rendered obsolete by a new listing, or a change of status in a home with the same criteria. Why? The market is constantly changing - new listings, pending sales, closed sales, price reductions, and expired listings.

CMAs can vary widely, depending on the knowledge and skill of the person creating the CMA as well as the number and type of data fields that are chosen. That means some features may not be included.

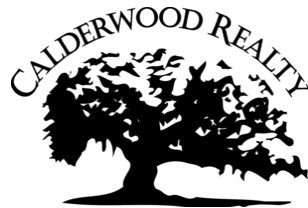
As informative as the CMA is, it should only be used as a tool and should not substitute for your real estate professional's knowledge and advice.

Eldon Whalen

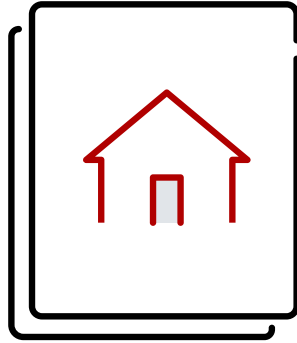
Calderwood Realty
Cell: 250-842-8225
eldonwhalen@gmail.com

Contact Me

Eldon Whalen
Calderwood Realty



1175 Main Street, Smithers BC
250-842-8225
eldonwhalen@gmail.com



Listings

Eldon Whalen

Calderwood Realty

2030 24 Th Avenue Hazelton, BC V0J 2R0

MLS #R2656897

\$335,000

SOLD 6/13/22

2 Beds 4.00 Baths

Year Built 1990

3,168 Sq. Ft. (\$106 / sqft)

Days on market: 103



Details

Prop Type: House/Single Family

Area: Hazelton & Hwy 37

Style: ["1 1/2 Storey"]

Full baths: 2.0

Half baths: 2.0

Acres: 0.55

Lot Size (sqft): 23,760

Garages: 4

List date: 3/1/22

Sold date: 6/13/22

Off-market date: 6/13/22

Updated: Jun 16, 2022 12:58 PM

List Price: \$359,999

Orig list price: \$359,999

Taxes: \$1,248

Features

Complex Features: Bike Room, Recreation Center, Storage, Workshop Attached

Basement Area: Full

Construction: Frame - Wood

Exterior: Wood

Interior Features: ClthWsh/ Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Jetted Bathtub, Pantry, Wet Bar

FrpIc Fld By: Pellet, Wood

Floor Finish: Laminate, Mixed

Heating: Baseboard, Wood, Pellet

Kitchen: Above

Master Bedroom: Above

Vacancy Factor: Owner

Exterior Features: Balcony(s)

Parking Access: Front

Parking: Add. Parking Avail., Carport; Multiple, RV Parking Avail.

Roof: Metal

Rooms Lvl Abv: Above: Master Bedroom, Above: Bedroom, Above: Kitchen, Above: Living Room, Above: Mud Room, Above: Nook, Above: Pantry

Rooms Lvl Mn: Main: Workshop

Utilities: Electricity, Water

Sit Inflncs: Cul-de-Sac, Recreation Nearby

Suite: None

Water Supply: City/Municipal

Zoning: R1

View: Roche de Boule

Frontage: 198.0

Frontage Metric: 60.35

Fireplaces: 2

Sewer: Septic

Depth: 120.00

Eldon Whalen

Calderwood Realty
Cell: 250-842-8225
eldonwhalen@gmail.com

Remarks

Looking for a big lot with lots of space, ample storage and an unbeatable view of Roche de Boule? Look no further, this unique property, shop and home could be the right fit for you. This 33 x 66 shop has a nicely finished lofted living space with an open concept living room and kitchen. Huge master bedroom with ensuite and a separate bedroom with bathroom and on the ground level you have a massive flex space with a 16 foot bay door. The flex space has all the storage space you need for your vehicles, toys, and tools. The building has two 16 x 66 lean to carports for extra covered storage and has a new septic system and village water line. This 198 x 120 lot and property is ready for the right buyer.



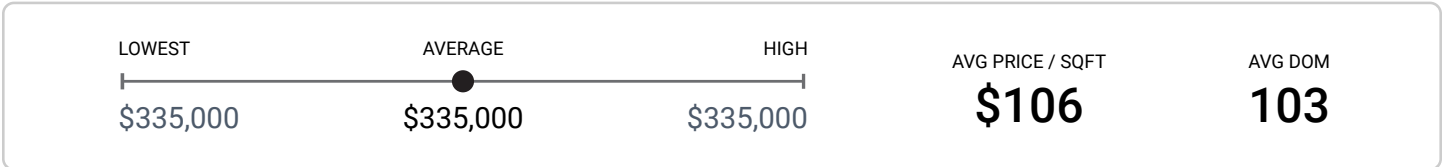
Analysis

Eldon Whalen

Calderwood Realty

Comparable Property Statistics

S 1 Sold Listings



Sold Property Analysis

Averages

93.1%

Homes sold for an average of 93.1% of their list price.

103 Days on market

It took an average of 103 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
2030 24 Th Avenue	\$359,999	\$335,000	93.06%	103	\$106
Averages	\$359,999	\$335,000	93.06%	103	\$106

Suggested List Price

* Please keep in mind, that this report is highly speculative, as there have been no sales of comparable properties over the last 2 years, that we can use to judge value. This estimate is essentially my opinion on what I think the market may bear and there could be a large (or small) margin of error on this one. I highly recommend hiring a commercial appraiser to help give you a better analysis on the value of this property.

The one property that I've chosen as a comparable has been chosen, because it's the closest thing to a commercial comparable that has sold in the last 2 years. However, it is zoned as a residential property. It is a shop, with a house built on top, so could potentially be used in a commercial fashion. Given the sale price on that one and the fact that your property is much nicer and on a larger lot, I've come up with a price that I think is relative to that.

Analysis of the comparable properties suggests a list price of:

\$450,000
\$150 / sqft

Comparable Averages *per Status*

S 1 Sold

\$335,000 \$106 / sqft

103 Days on Market

Disclaimer

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

Eldon Whalen

Calderwood Realty

Cell: 250-842-8225

eldonwhalen@gmail.com