

Comparables


While viewing a property report, click the Comparables link near the top of the page to view other properties that have sold recently in the same area. You'll be able to adjust the search parameters to include additional properties or remove unnecessary choices before sending, saving, or printing the report.

Comparable Sales

This section shows the details of the subject property you were viewing when you clicked the Comparables link. Click the X icon to hide any values you don't want shown on your report.

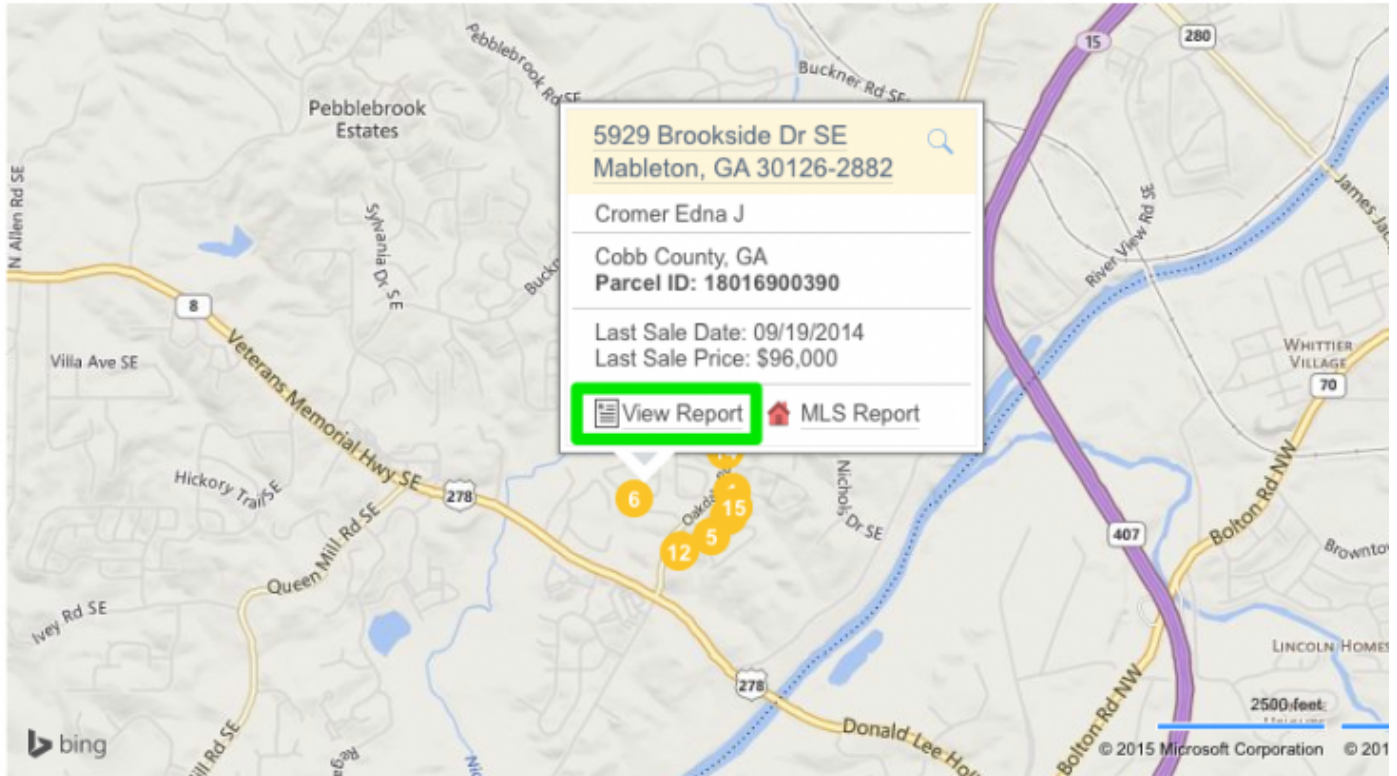
For detailed information about how these values are calculated, click the link indicated by the arrow in the image below.

COMPARABLE SALES FOR

Property Address	5800 152 Oakdale Rd Unit 9 GA Parcel# 18005401420	Estimated Market Price Based On	
		Average Cost per Sq. Foot	\$180,639
		House Price Index	\$202,254
		Average Sales Price/Tax Appraisal Ratio	\$170,126
Average Cost per Square Foot	\$92,114/sqft (22 Comps)		
Click for explanations of price estimates			

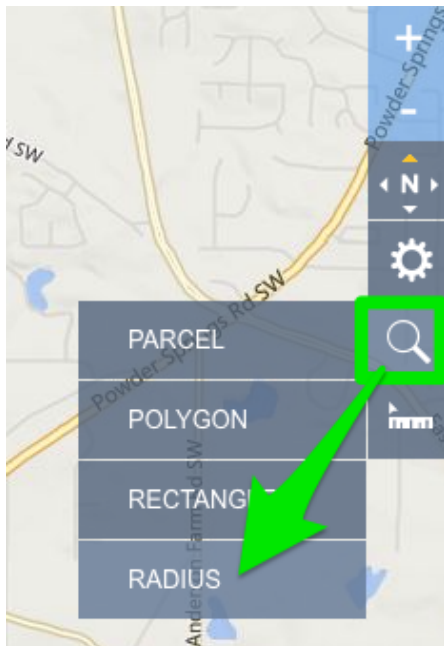
Map View

The comparable properties are plotted on a map and shown in a list view. On the map, hover your mouse pointer over any of the numbered icons to view basic information about that property. For more details, click the View Report link to open a Property Report in a new window.

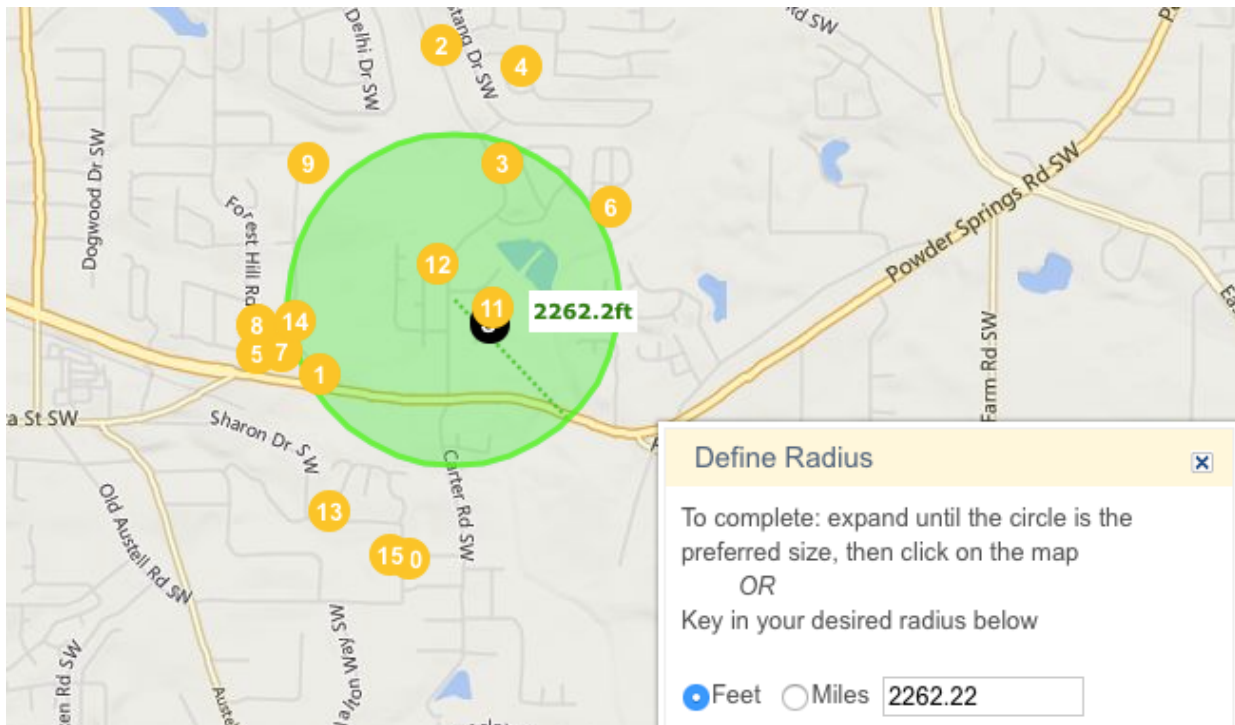


In addition to refining your list by changing your search parameters (see below), you can select properties on the map using our drawing tools. To select only the properties within a certain radius:

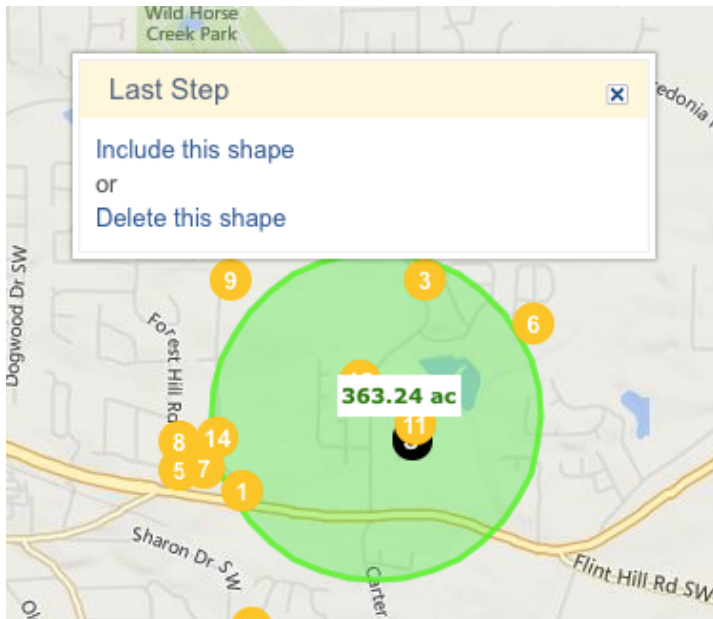
Click the magnifying glass icon and select Radius



Click on the map where you want to center your circle

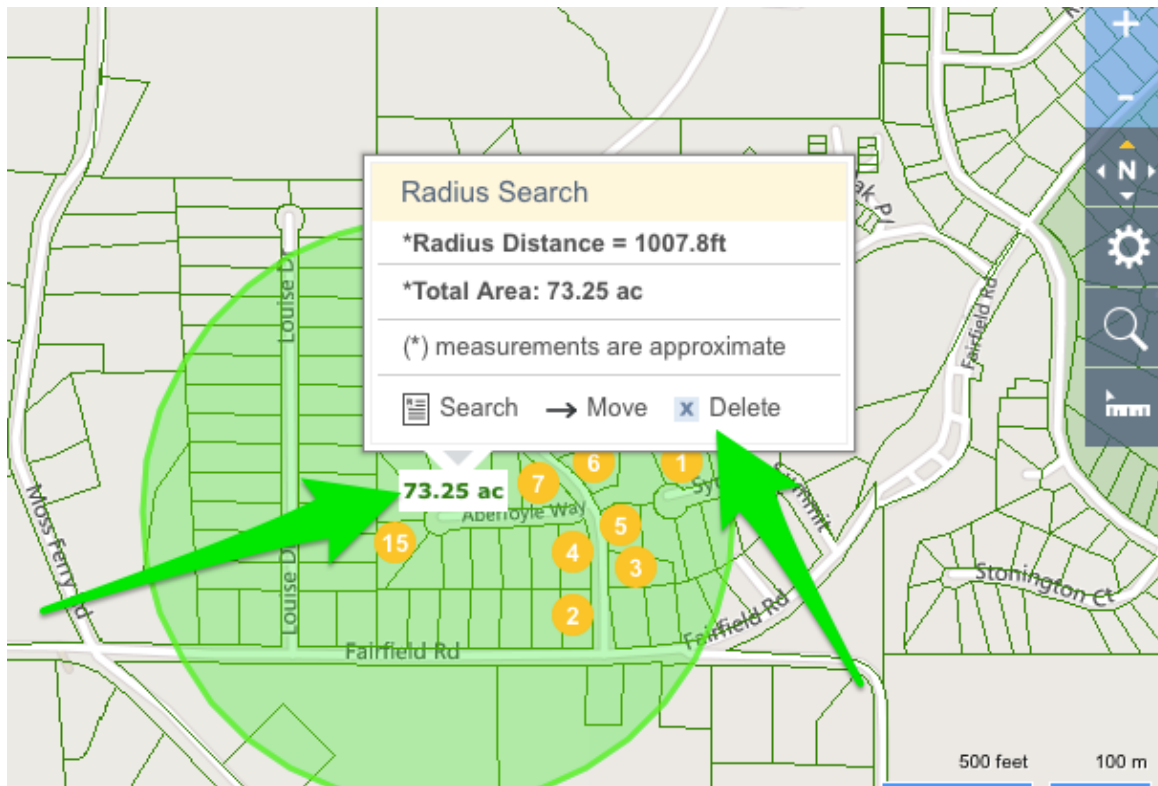


Click again to to set the circle's size, then click "Include this shape"

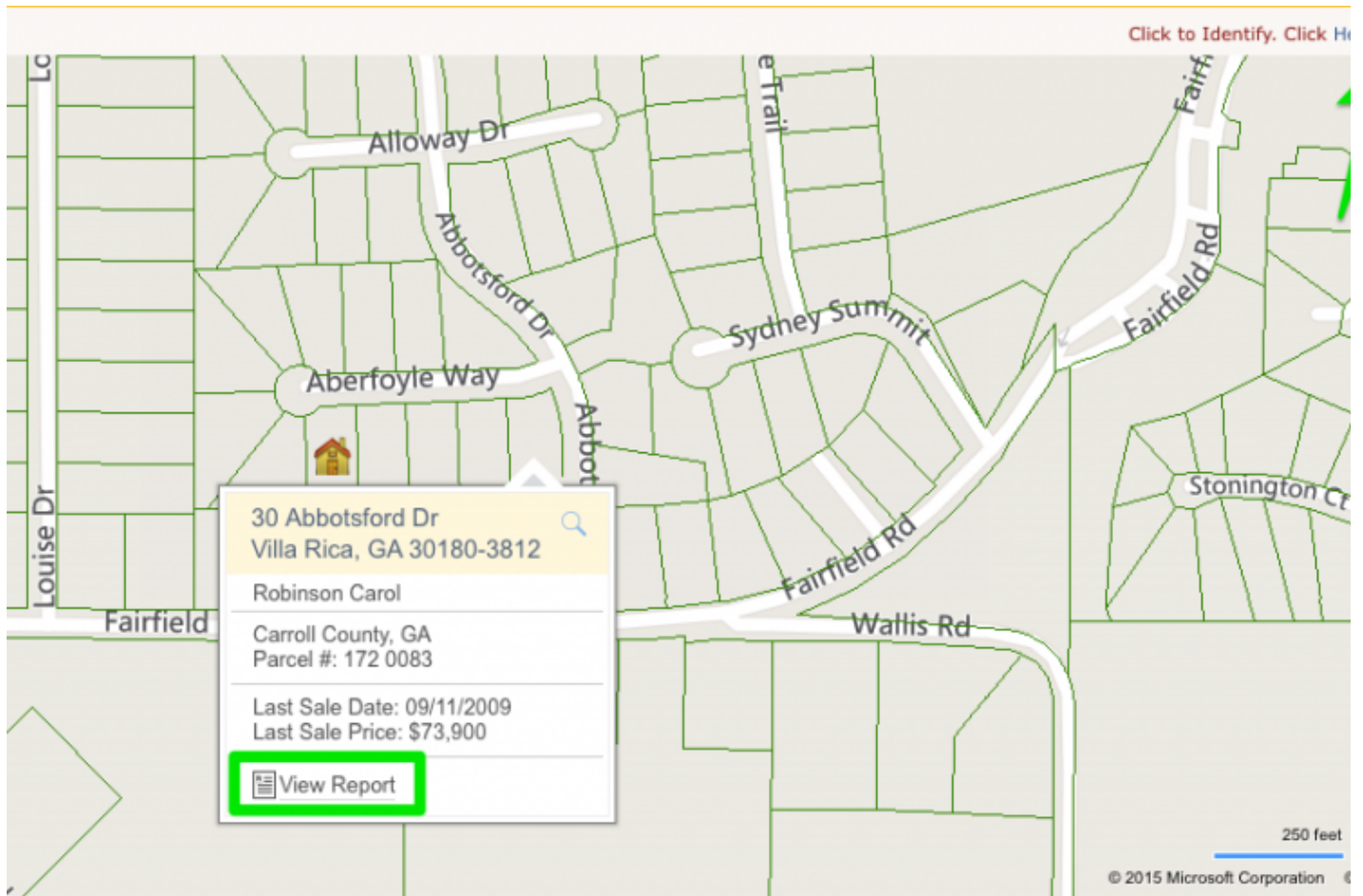


Your map will be redrawn to show only the properties you just highlighted. You can also use a rectangle or polygon shape for selecting properties. Just follow the on-screen instructions after choosing the tool.

If you would like to remove any of the shapes you have drawn, hover over the area tag inside the shape, then click Delete in the box that pops up.



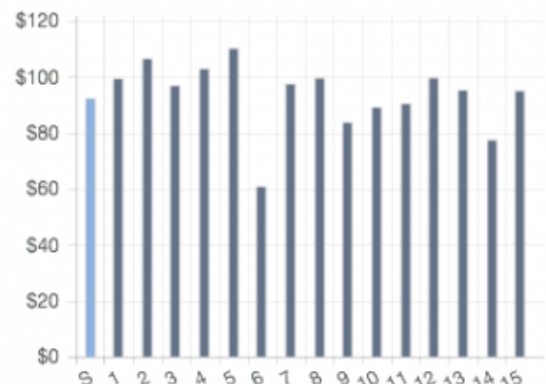
To select a particular property on the map, click the magnifying glass icon and select Parcel. Click the space on the map for that property and a box with basic information pops up. Click the View Report to go to a full Property Report. You can dismiss the Parcel tool by clicking the Click Here to Stop link in the upper right corner of the map.



Below the map view is a chart showing sale price and cost per square foot of each of the comparables on the report.



Sales Prices of Comps
(Estimated Market Price for Subject)



Cost per Sq. Ft. of Comps
(Average Cost per Sq. Ft. for Subject)

Search Parameters

You can refine your list by setting new parameters for your comparables search. Click any of the drop-down lists, choose a new value for the parameter, then click Update Results to refine the list. You can change values for:

- number of bedrooms
- number of bathrooms
- acreage
- square feet
- within distance
- sale date
- sort by

Each value is relative to the subject property. For example, setting the Acreage value to $\pm 10\%$ will show you properties that are closer in size than using the default value of $\pm 20\%$.

SEARCH PARAMETERS

More than 15 comparable properties were found. Please limit your search to reduce the number found.

Property Type	Residential	Square Feet	<div style="border: 1px solid #ccc; padding: 2px;"> $\pm 20\%$ </div> of subject
# of Bedrooms	<div style="border: 1px solid #ccc; padding: 2px;"> ± 1 </div> of subject	Within Distance	<div style="border: 1px solid #ccc; padding: 2px;"> 0.75 Mile </div>
# of Bathrooms	<div style="border: 1px solid #ccc; padding: 2px;"> ± 1 </div> of subject	Sale Date	<div style="border: 1px solid #ccc; padding: 2px;"> Last 12 Months </div>
Acreage	<div style="border: 1px solid #ccc; padding: 2px;"> $\pm 20\%$ </div> of subject	Sort By	<div style="border: 1px solid #ccc; padding: 2px;"> Most Recent Sale </div>

Update Results

Note: If your search returns more than 15 properties, your report will be split into more than one page. You can change your parameters to reduce the number of comparables, or click the arrow link at the bottom of the page to view the next page of the report.

List View

Beneath the Search Parameters section is the list view of your comparables. Click the address of any property to view its Property Report.

To remove any properties from your comparables report, just check the box to the left of the property, then select **Remove Checked** at the bottom of the list.

SUBJECT AND COMPARABLE PROPERTIES

☐ For Sale
 ☒ Sold
 ☐ Sale Pending
 ☐ Sale Contingent
 ☐ Expired
 ☐ Preforeclosure
 ☐ Auction

<input type="checkbox"/>	Subdiv.	Last Sale Price	Distance	RM/BR/BA	Acres	Improvement Type	Stories	Sq. Ft.	Garage Size	Last Sale Date	Price/SqFt	Condition	MLS List #
<input checked="" type="checkbox"/> 9	11839 Spruce Run Dr Apt C San Diego, CA 92131-4734												
	Triana	\$143,000	N/A	/3/2.5	1.5	Residential Condominium		1,335		10/29/1996	\$107.12		
<input type="checkbox"/> 1	10930 Ivy Hill Dr Unit 5 San Diego, CA 92131-3930												
	Scripps Ranch N Unit #1B	\$485,000	0.44 mi	0/2/2.5	1.36	Residential Condominium		1,288		05/09/2016	\$376.55		160021628
<input type="checkbox"/> 2	10988 Ivy Hill Dr Unit 8 San Diego, CA 92131-3915												
	Scripps Ranch N Unit #1B	\$465,000	0.37 mi	0/2/2	1.6	Residential Condominium		1,243		07/14/2016	\$374.09		160036246
<input type="checkbox"/> 3	10864 Ivy Hill Dr Unit 6 San Diego, CA 92131-3954												
	Ivy Crest At Scripps Ranch Villages	\$545,000	0.56 mi	0/3/2.5	1.58	Residential Condominium		1,524		06/02/2016	\$357.61		160027192
<input type="checkbox"/> 4	10860 Ivy Hill Dr Unit 8 San Diego, CA 92131-3953												
	Ivy Crest At Scripps Ranch Villages	\$452,000	0.56 mi	0/2/2	1.58	Residential Condominium		1,243		03/25/2016	\$363.64		160009670
<input checked="" type="checkbox"/> 5	10852 Ivy Hill Dr Unit 6 San Diego, CA 92131-3959												
	Ivy Crest At Scripps Ranch Villages	\$535,000	0.54 mi	0/3/2.5	1.56	Residential Condominium		1,524		03/23/2016	\$351.05		160010073
<input checked="" type="checkbox"/> 6	10976 Ivy Hill Dr Unit 8 San Diego, CA 92131-3929												
	Scripps Ranch N Unit #1B	\$417,000	0.37 mi	0/2/2	1.6	Residential Condominium		1,243		12/08/2015	\$335.48		150045056

Remove Checked

1

You can easily bring back the properties you removed by selecting the **Bring Back Removed Comparables** button next to the **Remove Checked** button.

of Bathrooms +1 of subject

Sort By Most Recent Sale

Update Results

SUBJECT AND COMPARABLE PROPERTIES ▼

For Sale
Sold
Sale Pending
Sale Contingent
Expired
Preforeclosure
Auction

	Subdlv.	Last Sale Price	Distance	RM/BR/BA	Acres	Improvement Type	Stories	Sq. Ft.	Garage Size	Last Sale Date	Price/SqFt	Condition	MLS List #
S	11839 Spruce Run Dr Apt C San Diego, CA 92131-4734												
	Triana	\$143,000	N/A	/3/2.5	1.5	Residential Condominium		1,335		10/29/1996	\$107.12		
<input type="checkbox"/>	1 10930 Ivy Hill Dr Unit 5 San Diego, CA 92131-3930												
	Scripps Ranch N Unit #1B	\$485,000	0.44 mi	0/2/2.5	1.36	Residential Condominium		1,288		05/09/2016	\$376.55		160021628
<input type="checkbox"/>	2 10988 Ivy Hill Dr Unit 8 San Diego, CA 92131-3915												
	Scripps Ranch N Unit #1B	\$465,000	0.37 mi	0/2/2	1.6	Residential Condominium		1,243		07/14/2016	\$374.09		160036246
<input type="checkbox"/>	3 10864 Ivy Hill Dr Unit 6 San Diego, CA 92131-3954												
	Ivy Crest At Scripps Ranch Villages	\$545,000	0.56 mi	0/3/2.5	1.58	Residential Condominium		1,524		06/02/2016	\$357.61		160027192
<input type="checkbox"/>	4 10860 Ivy Hill Dr Unit 8 San Diego, CA 92131-3953												
	Ivy Crest At Scripps Ranch Villages	\$452,000	0.56 mi	0/2/2	1.58	Residential Condominium		1,243		03/25/2016	\$363.64		160009670

Remove Checked
Bring Back Removed Comparables

1

Email
Save PDF
Print

◀ Previous Report
Next Report ▶

Note: Bring Back Removed Comparables button only appears if you've removed properties

You can change which columns are displayed in your list on the [Profile & Settings](#) page. Once you have selected your columns, you can drag and drop the columns to your preferred order.

SUBJECT AND COMPARABLE PROPERTIES

For Sale
 Sold
 Sale Pending
 Expired

<input type="checkbox"/>	Distance	Subdiv.	Stories	Acres	Bsmnt	RM/BR/B A	Last Sale Price	Last Sale Date
S	2 Grayswood Hill Rd Signal Mtn, TN 37377-2325							
	N/A	Carriage Hill Unit 3		<1	No		\$625,000	05/02/2007
1	44 Rock Crest Dr Signal Mtn, TN 37377-2302							
	0.09 mi	Carriage Hill Unit 3		<1	No		\$510,000	05/25/2017
2	42 Rock Crest Dr Signal Mtn, TN 37377-2302							
	0.10 mi	Carriage Hill Unit 3		<1	No		\$510,000	04/21/2017
	607 Mississippi Ave							

You can also adjust the width of the columns by selecting the separator between the column headings then dragging to the desired width.

SUBJECT AND COMPARABLE PROPERTIES

For Sale
 Sold
 Sale Pending
 Expired

<input type="checkbox"/>	Distance	Stories	Subdiv.	← → Acres	Bsmnt	RM/BR/B A	La: F
S	2 Grayswood Hill Rd Signal Mtn, TN 37377-2325						
	N/A		Carriage Hill Unit 3	<1	No		\$625,
1	44 Rock Crest Dr Signal Mtn, TN 37377-2302						
	0.09 mi		Carriage Hill Unit 3	<1	No		\$510,
2	42 Rock Crest Dr Signal Mtn, TN 37377-2302						
	0.10 mi		Carriage Hill Unit 3	<1	No		\$510,
	607 Mississippi Ave						

Email, Save, Print

Once you've refined your list, select the buttons at the bottom of the screen to email a copy of the report, save a PDF to your computer or device, or print it.