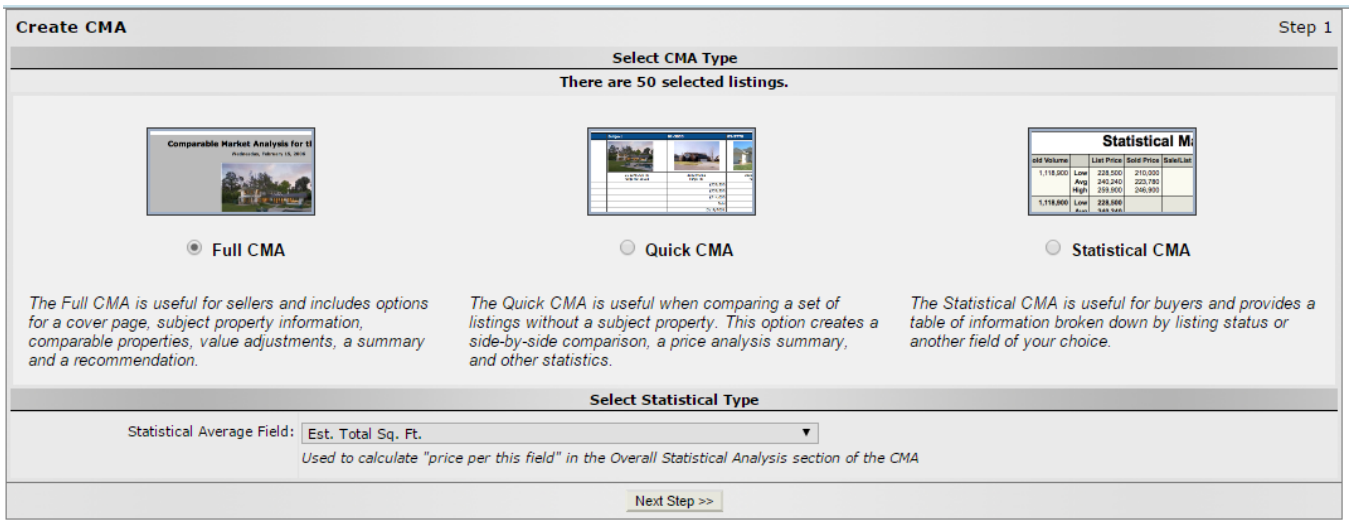
CMA

A Comparable Market Analysis (CMA) is a comparison between properties that are like a property you're trying to sell. A CMA is used in pricing a property – you compare the property you're trying to sell to properties that are like it (the same area, same style, etc.).

There are two ways to run a CMA:

- Run a search. (We recommend you use a Full Search or one of your saved searches.) You can choose to go directly to the Create CMA from the tabbed full search screen by clicking **CMA** in the upper right corner. You can also view your results on the Search Results screen, select your comparable properties and then click on the CMA link to create your CMA.
- On the *FlexMLS* **Search** menu, click **CMA**. From the CMA screen you may select the search method that you want to use to begin the CMA. (Again, we recommend you run a Full Search or one of your saved searches.) You can click on **CMA** in the upper right corner of the Full Search screen, or, when you get the results of your search, select your properties then click the CMA link.

When you click the CMA link from the Search Results screen, the system displays the Create CMA screen, which shows you options for creating your CMA. There are three CMA types to choose from: Full, Quick, and Statistical.



The Statistical Average Field applies to the Statistical CMA; select the Statistical Average Field you wish to have calculated for the CMA from the drop-down list of available fields. For example, you may wish to base your comparison calculations on Est. Acreage if you are creating a CMA for Vacant Land.

Full CMA

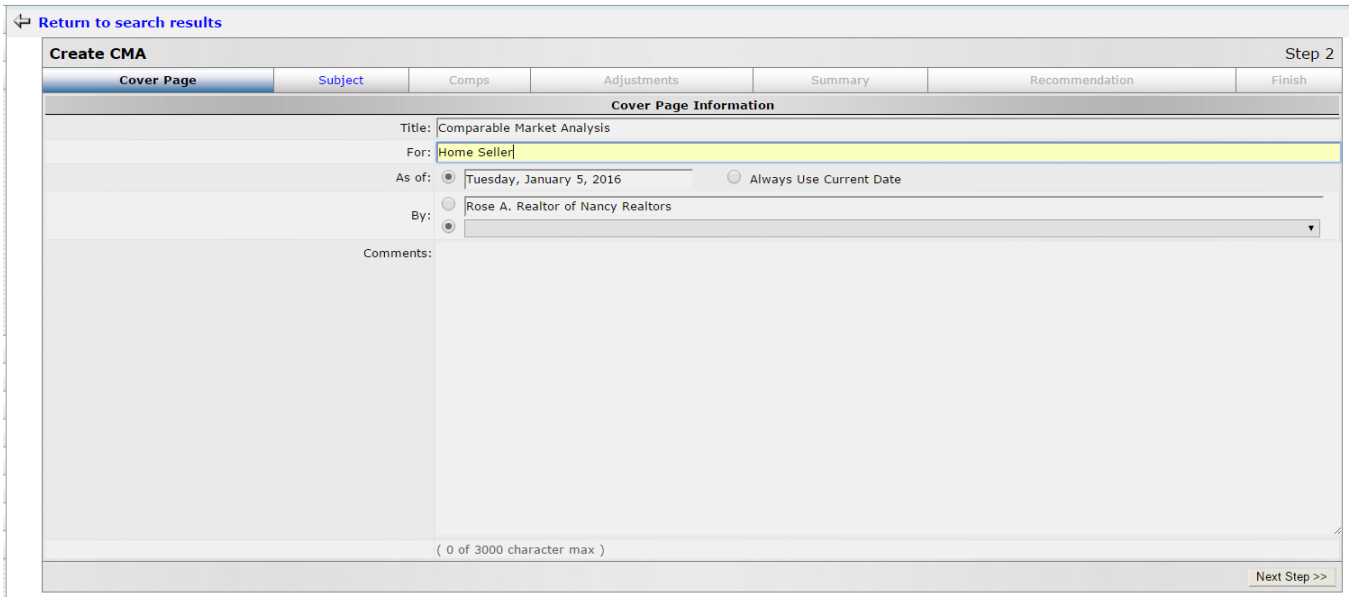
Full CMA will allow you to produce a full report which may include a cover page, information regarding your subject property, a map of your subject and comparable properties, and a summary statistics report.

Cover Page Tab

Once you are in Create CMA, the system allows you to enter cover page information. You can type in the name of the Contact you are creating the CMA for and also type in any other information in the comments field.

Your signature will automatically be added to the cover page. The selected option shown below will just include your name and office as currently shown. The Generic Card option will list your full profile signature; this includes your name with saved designations, the address, your main contact number, e-mail address, and web address listed in the Quick Profile Maintenance section of your profile

If you have uploaded an agent photo to your profile, this will automatically be added to the cover page as well. Once you have personalized the cover page, you can then click on the **Next Step** button to take you to the subject tab.



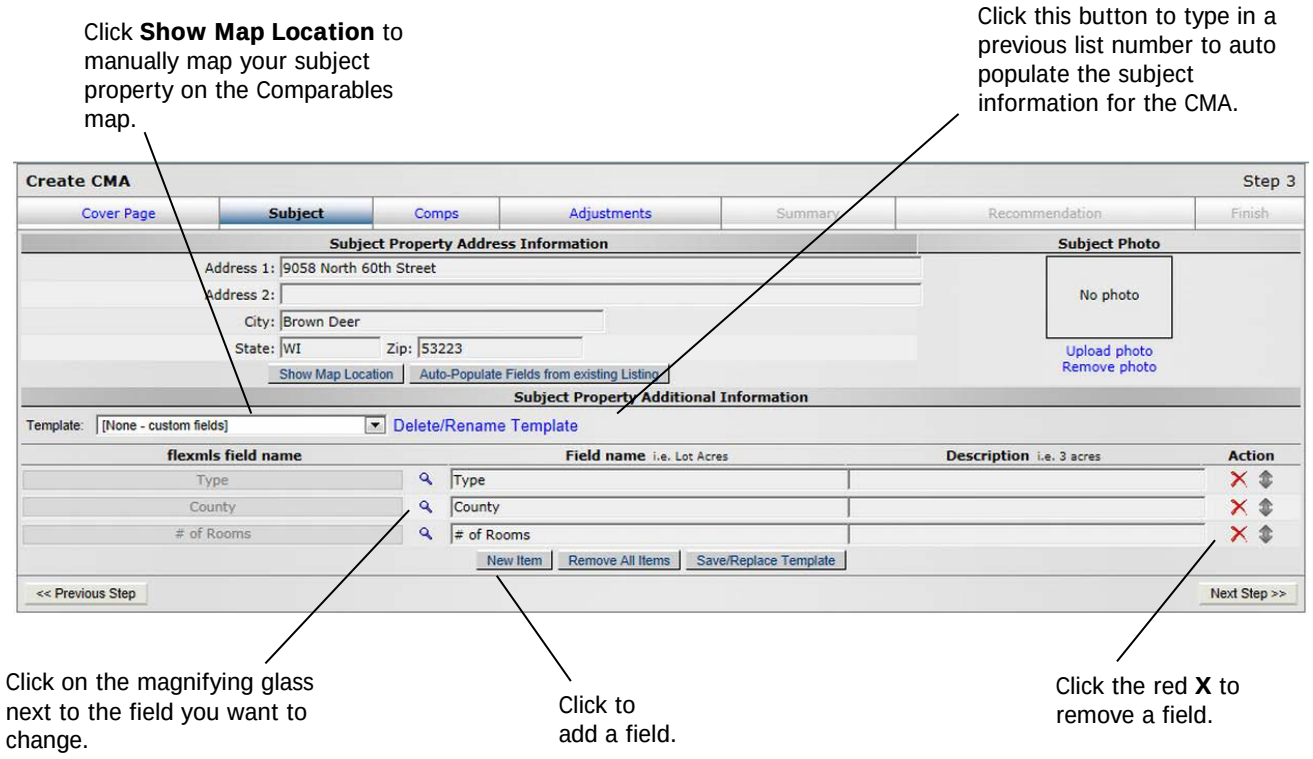
Subject Tab

The Subject tab allows you to either auto-populate the fields from an existing listing using the MLS number, or manually enter the information for the property you are creating the CMA for.

You can add, change or remove fields. You may also create templates containing personally chosen fields to use and reuse. Click on the magnifying glass next to the field you want to change, click the drop down arrow and select the new field. To add a field, click on **New Item** and then click the drop down arrow and select the new field. To remove a field, click the red x on the right side.

To move the order of the fields, click on the double arrow, this will then give you an up and a down arrow to click on to move the field to the place that you want it. When finished, click on the double arrow again.

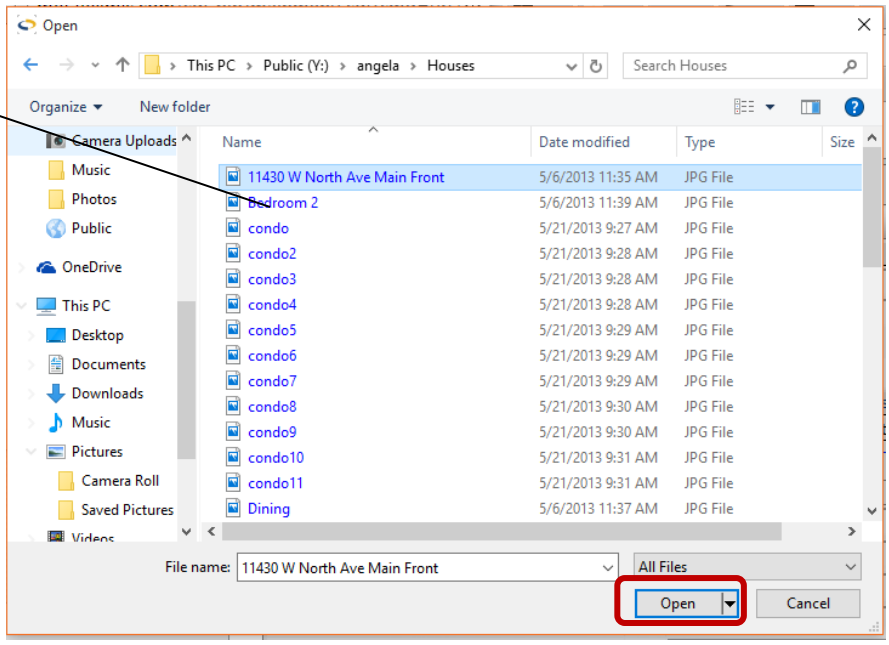
You can save the template by clicking on the **Save/Replace Template** button on the bottom of page. In the pop up window, you will have the option to save it as a new or existing template, name it, and make it the default template for the Subject tab.



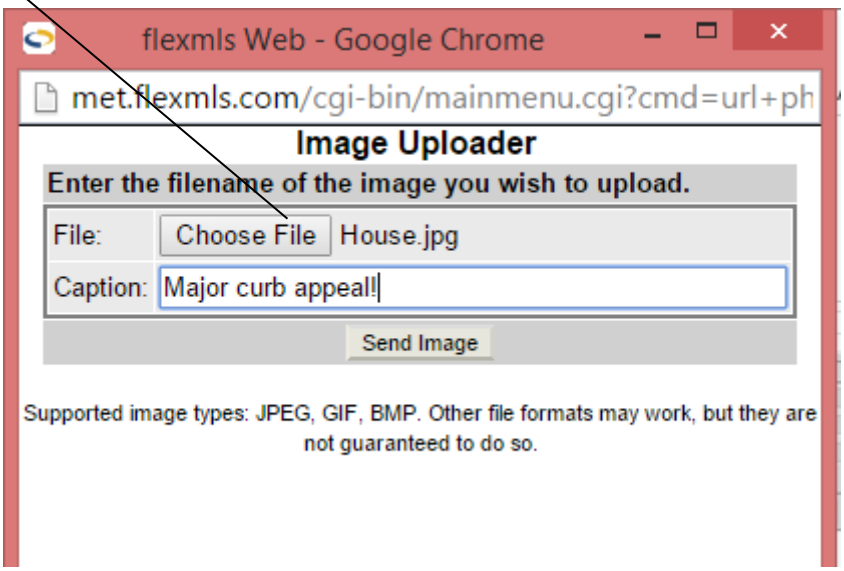
You can upload a photo for the subject property on this tab too. Click on **Upload Photo**, this will open the Image Uploader dialog box. Click on the **Choose File** button, this will open the browse files window. Select the photo, click **Open,** this will pull the file name into the 'Choose File' field for you.

NOTE: The suggested photo file size for any one photo is 5 MB.

Select photo to upload and click **Open** to upload



Click **Choose File** to upload photo.

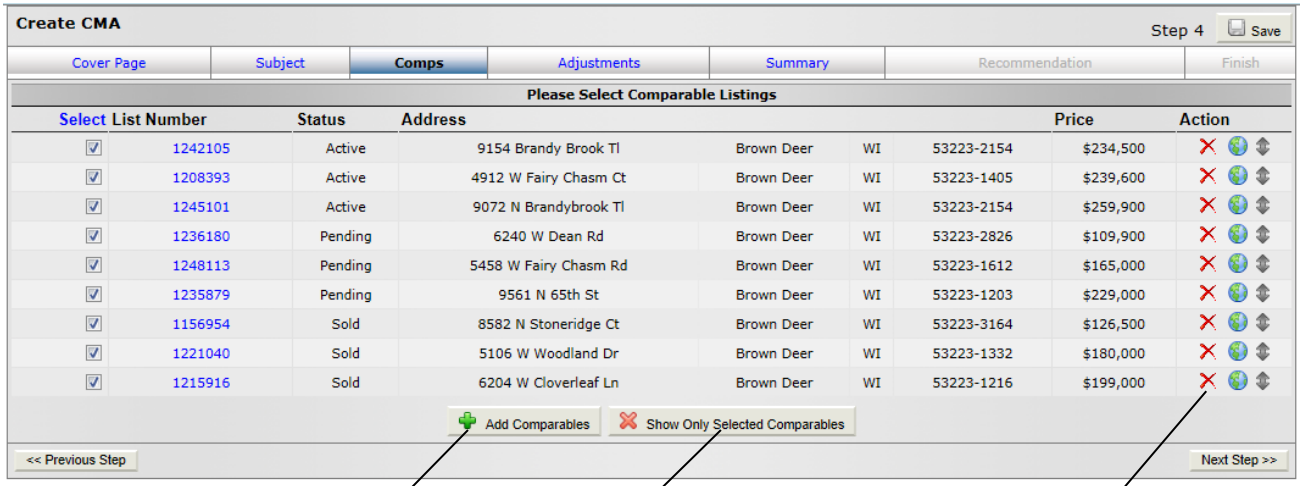


Click the **Send Image** button. To remove the photo, click the **Remove Photo** link on the Subject tab.

If you do not have the information or are not interested in using a subject property in your CMA, you can simply scroll down to the bottom of the page and click on **Next Step**.

Comps Tab

The Comps tab allows you to confirm your choice of comparable properties. All of your comparables are selected by default. If you do not wish to use all of them for the summary price recommendation, you can manually deselect the comparables you do not want to use. However, all comparables (selected or not) are used to calculate the Unadjusted Overall Market Analysis.



Click **Add Comparables** to add both MLS and Non-MLS comparables to your CMA.

Click **Show Only Selected Comparables** to delete the listings that you didn't select.

Drag+drop the arrows to rearrange the order of the comparable properties.

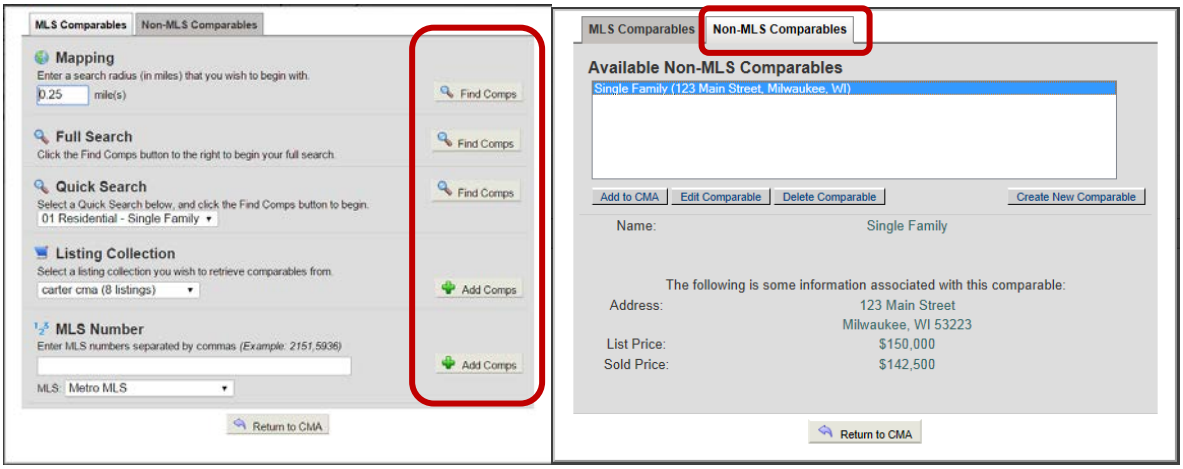
Use Globe to report an unmapped listing or map your own.

You may remove a comparable by clicking the red '**X**' next to it.

There are five ways to add comparables to your CMA. All three ways start by clicking on the **Add Comparables** button, which is located at the bottom of your current list of comparables. From there, you can enter comparables using any one of the following methods:

- Find comps using the map by clicking the **Find Comps** button for Mapping.
- Use a search by clicking the **Full Search** button
- Use the drop down arrow to select the Listing Cart that contains the comparables that you want to include and click on **Add Comps**.
- Enter the MLS number you want to include in your CMA in the List Number field and click **Add Comps.**
- Click on the Non-MLS Comparables tab and then on **Create New Comparable**. This will bring you to a screen where you can enter in the information about the non-MLS comparable. Once you have completed the necessary information, click on **Save This Comparable**. Your comparable can now be found listed under Available Non-MLS Comparables, select it and click **Add to CMA**. You can edit and save non-MLS comparables for use in future CMAs.

Click **Non-MLS Comparables** tab to select or enter new non-MLS comparables.



Once you have selected your comparables, you can click the **Next Step** button on the comparables tab.

Adjustments Tab

The Adjustments tab allows you to make market value adjustments to your comparables. For example, if your subject property has a full finished basement and your comparables don't, you can adjust the market value of the comparable properties to a market value based on properties that do have finished basements.

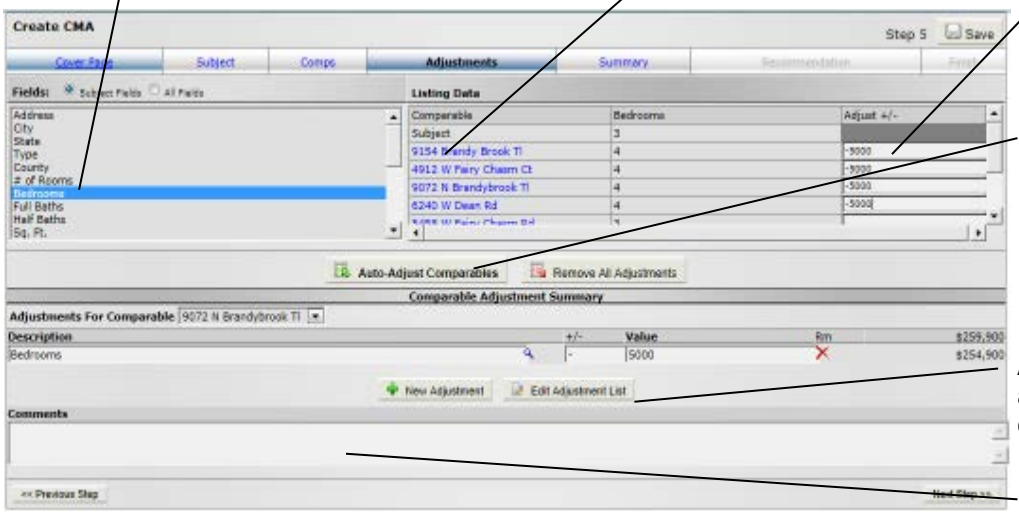
NOTE: For Market Values, see your broker, tax assessor or appraiser.

To make an adjustment, select a field from the left and enter the adjustment for each comparable property on the right. To add a new adjustment not on the list, select the property you want from the Adjustments For Comparable list and click on the **New Adjustment** button. Then enter a description and an adjustment value.

Select a field to make an adjustment.

Click the address to display a full report for the comparable.

Enter the adjustment for each comparable here.



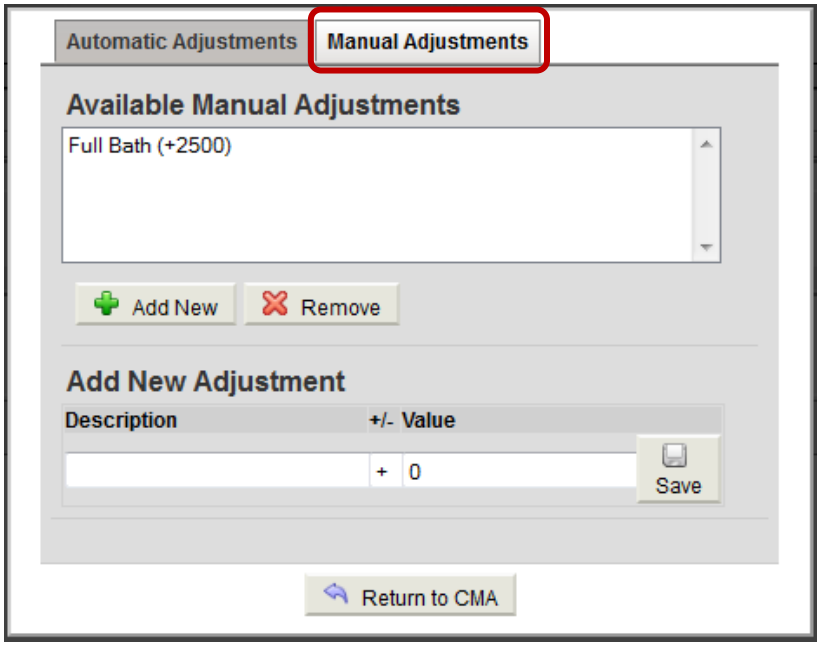
Auto-Adjust Comparables will add adjustments based on your rules and the differences between your subject property and comparables. This process will only add adjustments and not modify any of your existing adjustments.

Add a new custom adjustment field or edit existing adjustments.

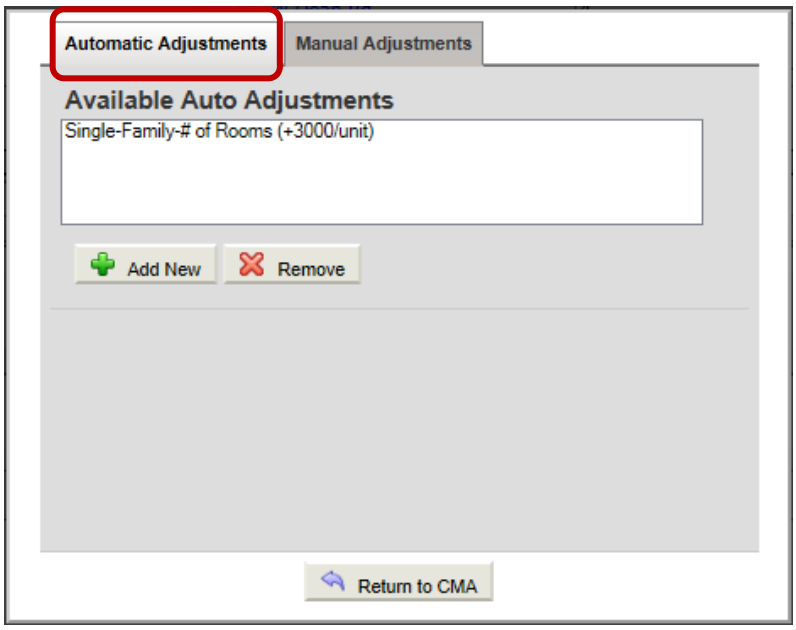
Comments may be added to describe adjustments.

You can also create a list of standard adjustments. This will allow you to use the same adjustment without having to enter the description and value each time you create a CMA.

Click on the **Edit Adjustment List** button; this will bring up the Adjustments window. You can create new adjustments and edit previously saved adjustments. To create a new adjustment, click on the **Add New** button; enter the description and value in the appropriate fields and then click on the **Save** button. Your adjustment is now added to the Available Adjustments list and will be available each time you create a CMA. Click on the **Return to CMA** button to return to your CMA.



To expedite the process of adjusting prices, set up auto adjustments based on values for your area. You determine the value per unit and save your values for future use. For example, if in your market one square foot of residential space is worth approximately $75, you may set that value in your auto adjustments, and then with one click, adjust all property values in your CMA.



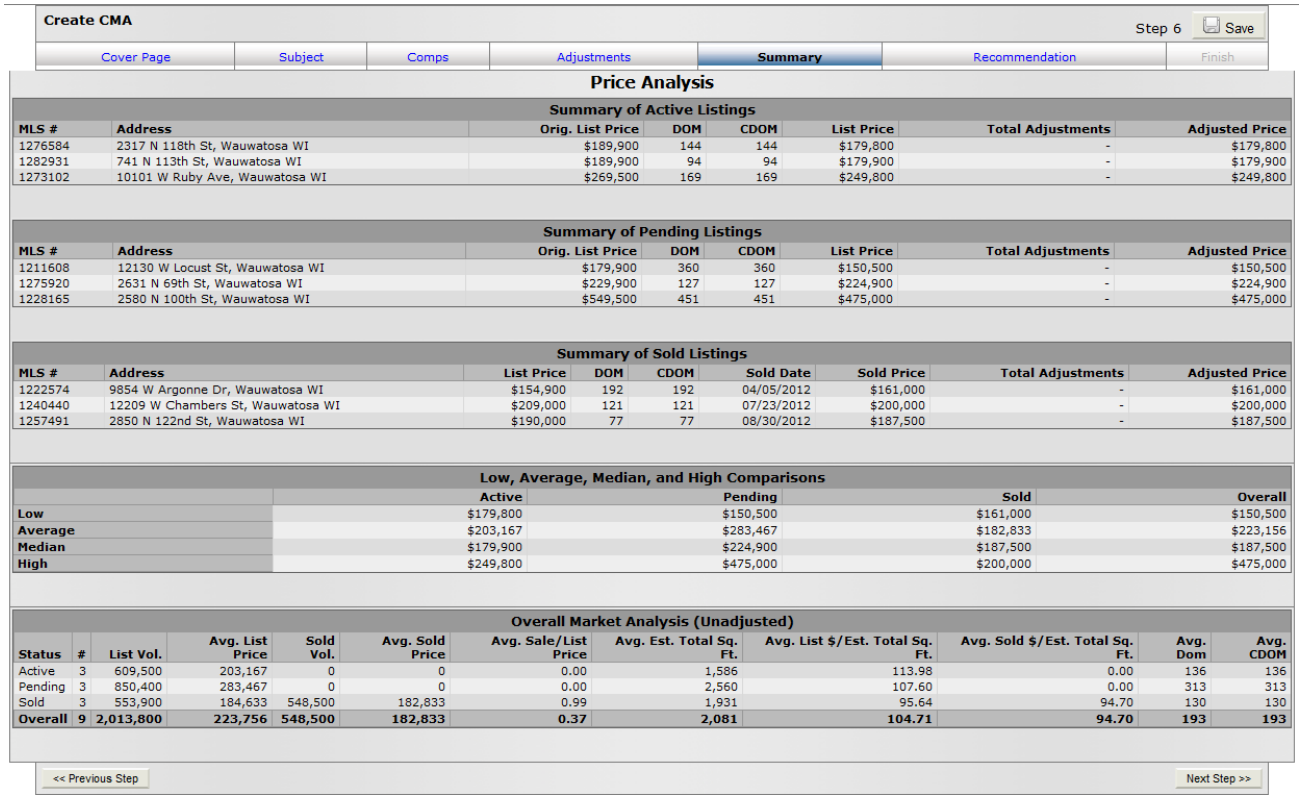
Summary Tab

The Summary tab gives you all the statistical information for your comparables. The information provided includes:

- Summary of listings by statuses.
- Low, average, median, and high comparisons.
- Overall market analysis (Unadjusted), which includes average square footage, average price per square foot, and average days on market for all comparables, selected or not.

NOTE: Average square footage and average price per square foot are calculated using only the comparable listings that have square footage entered.

After you have viewed the statistical information, you can click on the **Next Step** button to continue.



Create CMA

Step 6 Save

Cover Page | Subject | Comps | Adjustments | Summary | Recommendation | Finish

Price Analysis

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1276584	2317 N 118th St, Wauwatosa WI	$189,900	144	144	$179,800	-	$179,800
1282931	741 N 113th St, Wauwatosa WI	$189,900	94	94	$179,900	-	$179,900
1273102	10101 W Ruby Ave, Wauwatosa WI	$269,500	169	169	$249,800	-	$249,800

Summary of Pending Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1211608	12130 W Locust St, Wauwatosa WI	$179,900	360	360	$150,500	-	$150,500
1275920	2631 N 69th St, Wauwatosa WI	$229,900	127	127	$224,900	-	$224,900
1228165	2580 N 100th St, Wauwatosa WI	$549,500	451	451	$475,000	-	$475,000

Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1222574	9854 W Argonne Dr, Wauwatosa WI	$154,900	192	192	04/05/2012	$161,000	-	$161,000
1240440	12209 W Chambers St, Wauwatosa WI	$209,000	121	121	07/23/2012	$200,000	-	$200,000
1257491	2850 N 122nd St, Wauwatosa WI	$190,000	77	77	08/30/2012	$187,500	-	$187,500

Low, Average, Median, and High Comparisons

	Active	Pending	Sold	Overall
Low	$179,800	$150,500	$161,000	$150,500
Average	$203,167	$283,467	$182,833	$223,156
Median	$179,900	$224,900	$187,500	$187,500
High	$249,800	$475,000	$200,000	$475,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List $/Est. Total Sq. Ft.	Avg. Sold $/Est. Total Sq. Ft.	Avg. Dom	Avg. CDOM
Active	3	609,500	203,167	0	0	0.00	1,586	113.98	0.00	136	136
Pending	3	850,400	283,467	0	0	0.00	2,560	107.60	0.00	313	313
Sold	3	553,900	184,633	548,500	182,833	0.99	1,931	95.64	94.70	130	130
Overall	**9**	**2,013,800**	**223,756**	**548,500**	**182,833**	**0.37**	**2,081**	**104.71**	**94.70**	**193**	**193**

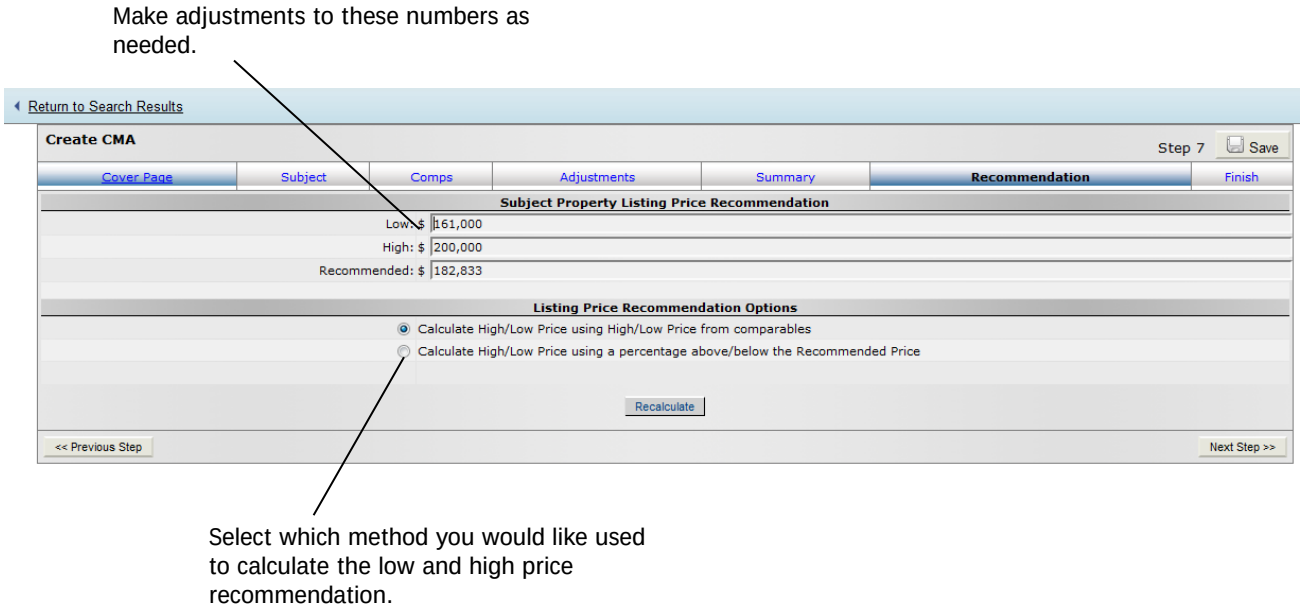
<< Previous Step | Next Step >>

Recommendation Tab

The Recommendation tab allows you to choose three different ways to calculate the recommended price for your subject property.

- Choose **Calculate High/Low Price using High/Low Price from comparables** to have your Subject Property Listing Price Recommendation based on the High, Low and Average price of your comparables. This recommendation can be changed by adding or removing comparables or by making adjustments to the comparables.
- Choose **Calculate High/Low Price using a percentage above/below the Recommended Price,** enter a percentage and click recalculate to have your Subject Property Listing Price Recommendation calculated based on a percentage below and above the recommended price.
- Change any of the fields by clicking in the field and typing in a new value.

To advance to the next tab, simply click on the **Next Step** button.



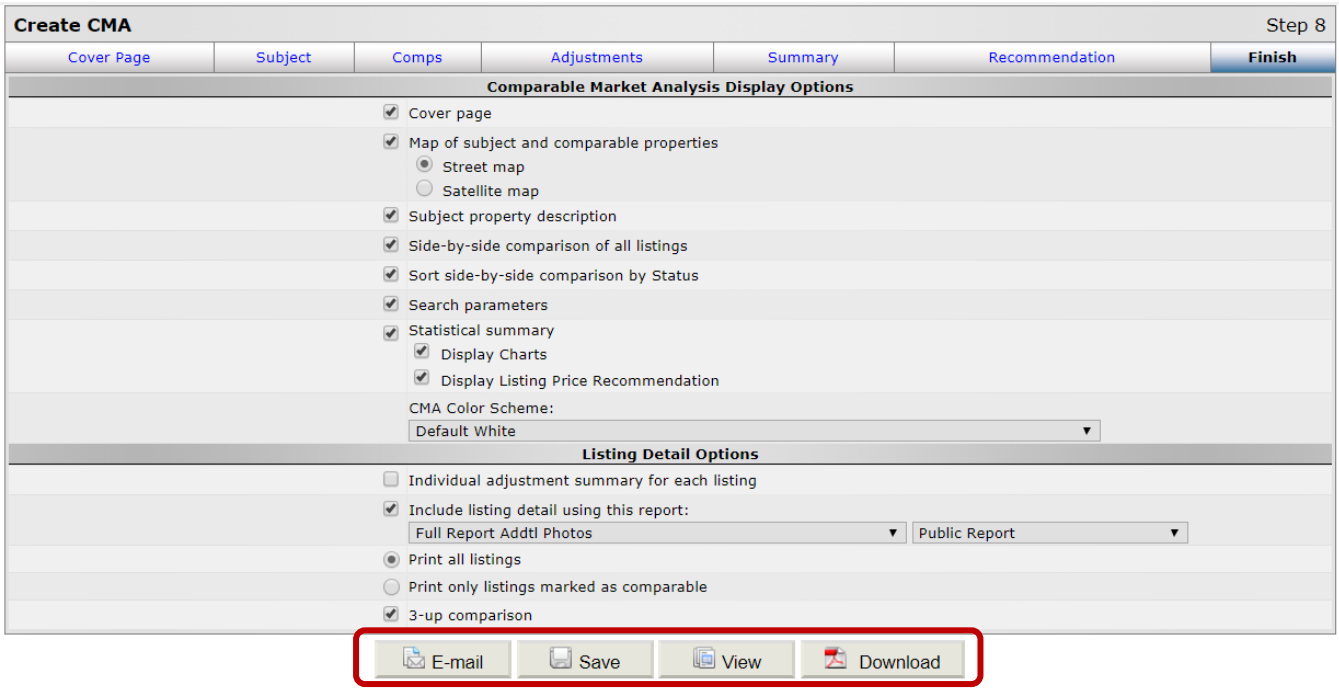
NOTE: The values on the Recommended tab only uses the sold comparables if you have that status included; if you don't, it will use values from all statuses.

Finish Tab

The Finish tab is the last step in creating your CMA. This is where you tell the system exactly what information you would like displayed in your CMA.

There are many items that can be included in your CMA.

- **Cover page** contains information about the property owner and your contact information.
- **Map of subject and comparable properties** is a map with the subject property and/or comparable properties on it. You can choose the map rendering or a satellite map.
- **Subject property description** gives the details about the subject property.
- **Side-by-side comparison of all listings** displays three comparables with the subject property on the left side.
- **Sort side-by-side comparison by status** allows you to group your comparable listings by status for this view.
- **Search parameters** display the search parameters used for the CMA.
- **Statistical summary** gives the statistical details about the comparable properties. There are options to display a chart that represents the data and include listing price recommendation.
- **Display Listing Price Recommendation** shows the recommended price for the subject property.
- **CMA Color Scheme** will change the color scheme of your CMA.
- **Individual adjustment summary for each listing** displays the adjustments for each comparable.
- **Include listing detail using this report** allows you to select the format for the reports.
- **Print all listings** will print all of the listings in your search.
- **Print only listings marked as comparable** will only print the listings that were selected as comparables.
- **3-up comparison** is a three-up CMA format that does not include the subject property on the left side or any adjustments.



- **E-mail**: Click to e-mail the CMA to a previously saved or new Contact.
- **Save**: Save what you have entered to complete or use at a future time.
- **View**: Use to preview what your CMA will look like; if you would like to make changes, close the CMA report and select your desired tab(s) to make changes. You can also print the open CMA using CTRL + P. After you have viewed your CMA, you can close out of the report. You will still be in the Create CMA program. From there you can then e-mail the CMA or save it for future reference.
- **Download**: Use Download to convert your CMA report into a PDF file.

The following example of a full CMA is using the color scheme of Navy.

Cover Page

Comparable Market Analysis

5460 S Nicholson AVE, Cudahy, WI, 53110-2155

Prepared for Homer Buyer—Monday, July 10, 2017

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Multiple Listing Service
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Wauwatosa, WI 53226
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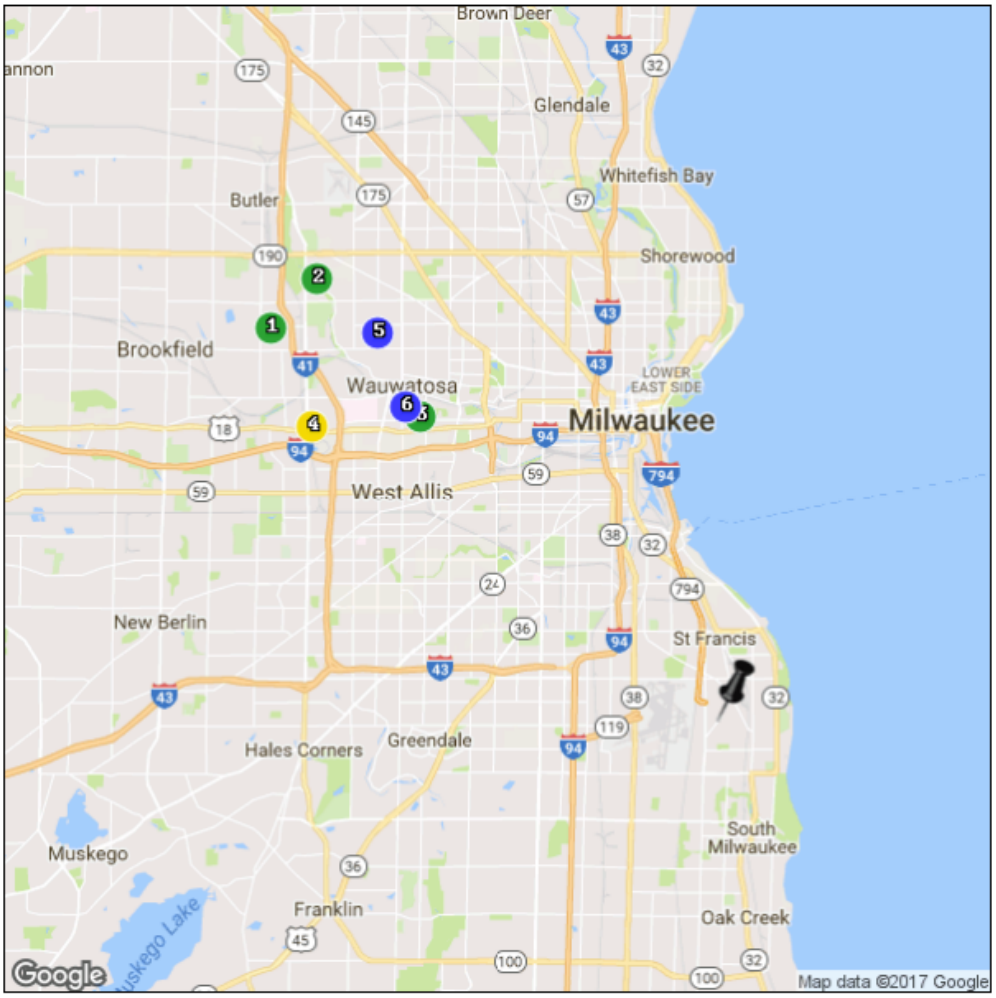
http://www.metromls.com

CMA Map

Map of Subject And Comparable Properties



Active Sold Pending Withdrawn Expired

	Address	MLS #	Status	Distance from Subject
Subject	5460 S Nicholson AVE Cudahy WI 53110-2155			
1	11822 W Clarke St , Wauwatosa WI 53226-1144	1535130	Active	12.61m
2	3409 N Menomonee River Pkwy , Wauwatosa WI 53222-3316	1536312	Active	12.67m
3	6910 W Wisconsin Ave , Wauwatosa WI 53213-3818	1530261	Active	9.04m
4	504 N 106th St , Wauwatosa WI 53226-4225	1512935	Pending	10.62m
5	2511 N 83rd St , Wauwatosa WI 53213-1026	1529928	Sold	10.93m
6	7343 Maple Ter , Wauwatosa WI 53213-3152	1526044	Sold	9.40m

Subject Property Description

Subject

Address	5460 S Nicholson AVE Cudahy, WI 53110-2155
Type	
County	MIL
# of Rooms	5
Bedrooms	3
Full Baths	1
Half Baths	1
Est. Total Sq. Ft.	1452.00
Architecture	
Est. Square Footage	
Exterior	Brick; Vinyl
Style	
Lot Description	
Est. Acreage	
Subdivision	
Water Features	
Body of Water	
School District	Cudahy
Taxes	2367.00
Tax Year	2016
Est. Year Built	1972
Garage Spaces	0.00
Garage Type	N
Basement	Full; Block; Partially Finished

Comparable Properties

	Subject		1530261		1535130		1536312	
	5460 S Nicholson AVE Cudahy WI 53110-2155		**6910 W Wisconsin Ave Wauwatosa WI**		**11822 W Clarke St Wauwatosa WI**		**3409 N Menomonee River Pkwy Wauwatosa WI**	
Distance From Subject			9.04		12.61		12.67	
List Price			$475,000		$429,000		$449,000	
Original List Price			$475,000		$429,000		$449,000	
Sold Price								
Status			Active		Active		Active	
Status Date			05/19/2017		06/14/2017		06/30/2017	
Days on Market			53		27		21	
Cumulative Days on Market			125		27		21	
Adjustment				**+/-**		**+/-**		**+/-**
Type								
County	MIL		Milwaukee		Milwaukee		Milwaukee	
# of Rooms	5		10		9		10	
Bedrooms	3		4		3		3	
Full Baths	1		2		2		2	
Half Baths	1		1		1		1	
Est. Total Sq. Ft.	1,452		3,506		3,170		2,653	
Architecture			Colonial		Contemporary		Contemporary	
Est. Square Footage								
Exterior	Brick; Vinyl		Brick		Stone; Wood		Stone; Wood	
Style			2 Story		1.5 Story		Tri-Level	
Lot Description								
Est. Acreage			0.26		0.39		0.31	
Subdivision								
Water Features								
Body of Water								
School District	Cudahy		Wauwatosa		Wauwatosa		Wauwatosa	
Taxes	2,367		8,830		8,877.2		7,425	
Tax Year	2016		2016		2016		2016	
Est. Year Built	1972		1906		1952		1963	
Garage Spaces	0		2		2.5		2.5	
Garage Type	N		Attached		Attached		Attached	
Basement	Full; Block; Partially Finished		Full		Full; Finished		Full; Block; Sump Pump	
Heating Fuel	Natural Gas		Natural Gas		Natural Gas		Natural Gas	
Adjusted Price	**$ -**		**$475,000**		**$429,000**		**$449,000**	

Price Analysis chart

Price Analysis

Statistical Summary and Search Criteria

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1535130	11822 W Clarke St, Wauwatosa WI	$429,000	27	27	$429,000	-	$429,000
1536312	3409 N Menomonee River Pkwy, Wauwatosa WI	$449,000	21	21	$449,000	-	$449,000
1530261	6910 W Wisconsin Ave, Wauwatosa WI	$475,000	53	125	$475,000	-	$475,000

Summary of Pending Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1512935	504 N 106th St, Wauwatosa WI	$394,990	143	143	$394,990	-	$394,990

Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1529928	2511 N 83rd St, Wauwatosa WI	$299,900	3	3	07/05/2017	$320,000	-	$320,000
1526044	7343 Maple Ter, Wauwatosa WI	$365,900	13	13	06/16/2017	$386,000	-	$386,000

Low, Average, Median, and High Comparisons

	Active	Pending	Sold	Overall
Low	$429,000	$394,990	$320,000	$320,000
Average	$451,000	$394,990	$353,000	$408,998
Median	$449,000	$394,990	$353,000	$411,995
High	$475,000	$394,990	$386,000	$475,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List $/Est. Total Sq. Ft.	Avg. Sold $/Est. Total Sq. Ft.	Avg. Dom	Avg. CDOM
Active	3	1,353,000	451,000	0	0	0.00	3,110	146.69	0.00	34	58
Pending	1	394,990	394,990	0	0	0.00	2,669	147.99	0.00	143	143
Sold	2	665,800	332,900	706,000	353,000	1.06	2,604	127.55	135.28	8	8
Overall	6	2,413,790	402,298	706,000	353,000	1.06	2,868	140.53	135.28	43	55

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Search Parameters: Property type Single-Family; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Wauwatosa'; Bedrooms between 3 and 4; Total Bathrooms between 2 and 2.5; Garage Spaces between 2 and 2.5; Est. Total Sq. Ft. between 2500 and 9999999; Sold Date relative 8 months back; or Basement of Full; and not Architecture of Ranch; and not Style of 1 Story.

Listing Price Recommendation

Listing Price Recommendation

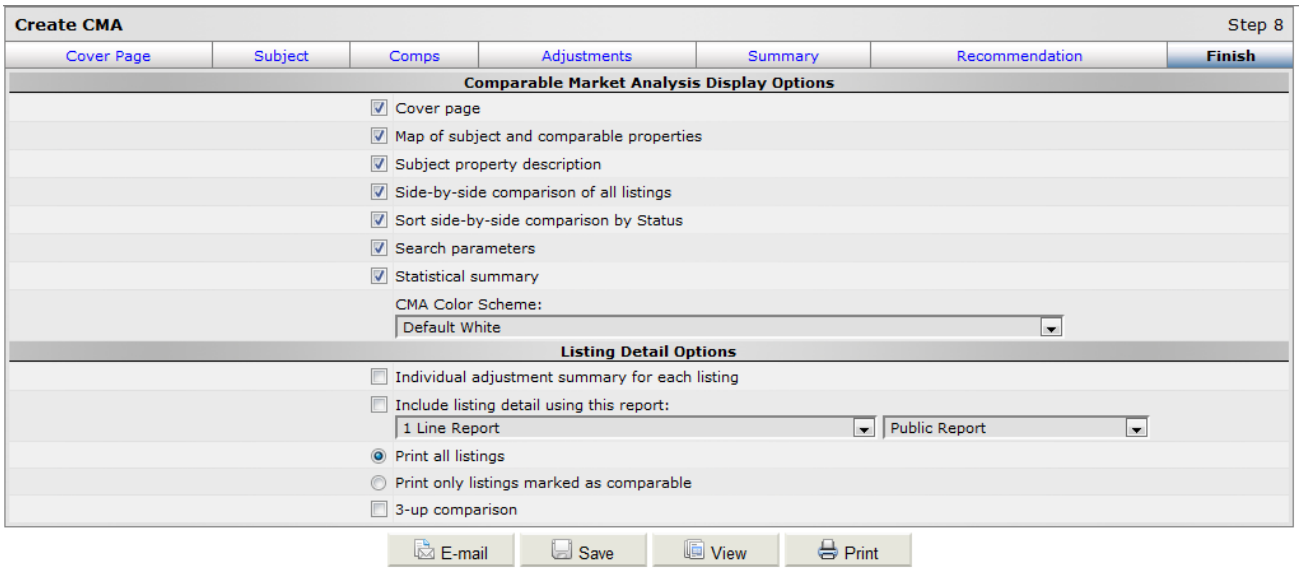
Low	$320,000
High	$386,000
Recommended	$353,000

Comparable Properties

	1530261		1535130		1536312	
	6910 W Wisconsin Ave Wauwatosa WI		11822 W Clarke St Wauwatosa WI		3409 N Menomonee River Pkwy Wauwatosa WI	
List Price	$475,000		$429,000		$449,000	
Original List Price	$475,000		$429,000		$449,000	
Sold Price						
Status	Active		Active		Active	
Status Date	05/19/2017		06/14/2017		06/30/2017	
Days on Market	53		27		21	
Cumulative Days on Market	125		27		21	
Adjustment		**+/-**		**+/-**		**+/-**
Type						
County	Milwaukee		Milwaukee		Milwaukee	
# of Rooms	10		9		10	
Bedrooms	4		3		3	
Full Baths	2		2		2	
Half Baths	1		1		1	
Est. Total Sq. Ft.	3,506		3,170		2,653	
Architecture	Colonial		Contemporary		Contemporary	
Est. Square Footage						
Exterior	Brick		Stone; Wood		Stone; Wood	
Style	2 Story		1.5 Story		Tri-Level	
Lot Description						
Est. Acreage	0.26		0.39		0.31	
Subdivision						
Water Features						
Body of Water						
School District	Wauwatosa		Wauwatosa		Wauwatosa	
Taxes	8,830		8,877.2		7,425	
Tax Year	2016		2016		2016	
Est. Year Built	1906		1952		1963	
Garage Spaces	2		2.5		2.5	
Garage Type	Attached		Attached		Attached	
Basement	Full		Full; Finished		Full; Block; Sump Pump	
Heating Fuel	Natural Gas		Natural Gas		Natural Gas	
Adjusted Price	**$475,000**		**$429,000**		**$449,000**	

Quick CMA

Quick CMA will take you directly to the Finish tab, which will allow you to choose what options you would like to include in your CMA. You may still make adjustments under each tab when using the Quick CMA.

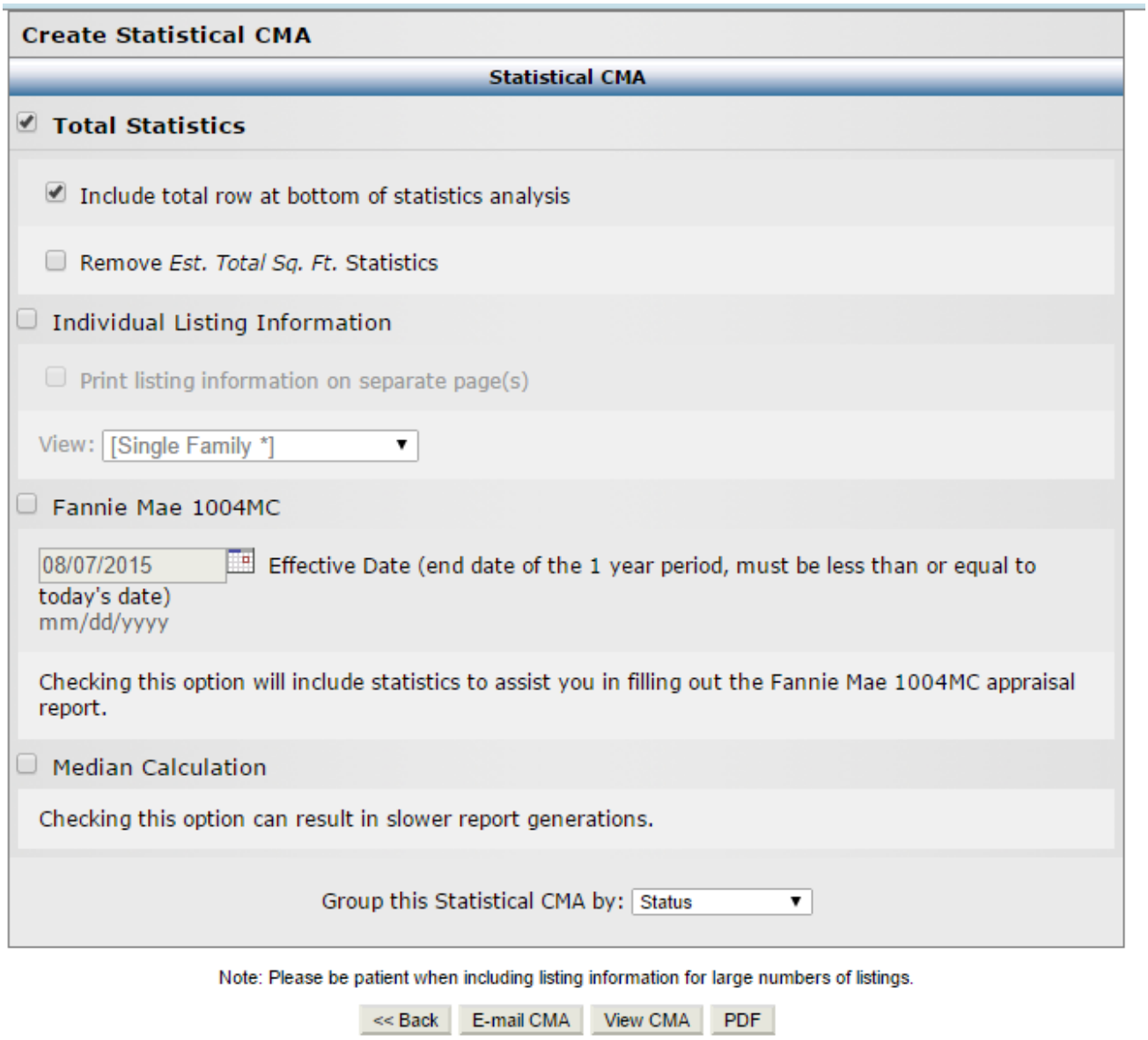


NOTE: If you would like to use the Recommendation tab, click the tab, click the **Recalculate** button on that page, and then return to the Finish tab.

Statistical CMA

Statistical CMA will allow you to produce a Statistical Market Analysis report of a particular area based on your comparable listings.

NOTE: If you have more than 80 properties selected, you will only have the option to do a Statistical CMA.



Include total row at bottom of statistics analysis – this is the last row of the statistical analysis chart; it displays data for the total number of comparables.

Remove Est. Total Sq. Ft. Statistics – this option removes the Est. Total Sq. Ft. column.

Individual Listing Information – this option will display a list of all comparables used in the List tab format from the Search Results screen. The 'View' drop-down menu lets you choose the view used to display the listings.

Print listing information on separate page(s) – this option will print the individual listing information comparables on pages separate for the other CMA data.

Fannie Mae 1004MC – this option generates a report that is required for appraisers' reports on one to four unit properties; statistics are broken out into specific timeframes.

Median Calculation – this option provides a median calculation for your chosen sort.

The following screen shows the sort using Status:

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Sq. Ft.	List Price Per Sq. Ft.	Sold Price Per Sq. Ft.	Days On Market	Cumulative Days On Market
Active	178	66,073,454	0	Low	129,900	0	0.00	995	72.37	0.00	28	28
				Avg	371,199	0	0.00	1,679	224.90	0.00	264	264
				High	893,000	0	0.00	3,220	449.12	0.00	669	669
Pending	14	4,186,599	0	Low	99,999	0	0.00	1,107	128.52	0.00	31	31
				Avg	299,043	0	0.00	1,329	223.84	0.00	318	318
				High	459,900	0	0.00	1,650	302.17	0.00	417	417
Sold	71	20,406,950	19,599,239	Low	134,900	140,000	1.04	1,026	66.06	68.56	9	0
				Avg	287,422	276,046	0.96	1,603	182.24	174.38	140	0
				High	759,000	680,000	0.90	3,346	265.22	252.03	430	0
Overall	**263**	**90,667,003**	**19,599,239**	**Low**	**99,999**			**995**	**66.06**		**9**	**28**
				Avg	**344,741**			**1,645**	**213.61**		**234**	**268**
				High	**893,000**			**3,346**	**449.12**		**669**	**669**

Selection Criteria for Comparable Properties

Search Parameters: Property type Condominium; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Milwaukee'; Bedrooms between 2 and 99; Total Bathrooms between 1.5 and 9999; Sold Date between '10/30/2007' and '10/30/2018'; Inside a map search polygon.

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The following screen shows the sort using Municipality:

Statistical Market Analysis

Municipality	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Sq. Ft.	List Price Per Sq. Ft.	Sold Price Per Sq. Ft.	Days On Market	Cumulative Days On Market
Milwaukee	263	90,667,003	19,599,239	Low	99,999	140,000	1.40	995	66.06	68.56	9	28
				Avg	344,741	276,046	0.80	1,645	213.61	174.38	234	268
				High	893,000	680,000	0.76	3,346	449.12	252.03	669	669
St. Francis	13	3,704,000	935,900	Low	209,900	235,900	1.12	1,072	131.42	161.83	36	36
				Avg	284,923	311,967	1.09	1,528	188.50	199.86	121	97
				High	494,900	460,000	0.93	2,244	276.02	256.55	470	225
Overall	**276**	**94,371,003**	**20,535,139**	**Low**	**99,999**			**995**	**66.06**		**9**	**28**
				Avg	**341,924**			**1,639**	**212.21**		**228**	**260**
				High	**893,000**			**3,346**	**449.12**		**669**	**669**

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Condominium; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Milwaukee', 'St. Francis'; Bedrooms between 2 and 99; Total Bathrooms between 1.5 and 9999; Sold Date between '10/30/2007' and '10/30/2018'; Inside a map search polygon; Inside a map search polygon.

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The following screen shows the sort using # of Rooms:

Statistical Market Analysis

# of Rooms	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Sq. Ft.	List Price Per Sq. Ft.	Sold Price Per Sq. Ft.	Days On Market	Cumulative Days On Market
3	1	215,000	211,000	Low	215,000	211,000	0.98	1,350	159.26	156.30	195	0
				Avg	215,000	211,000	0.98	1,350	159.26	156.30	195	0
				High	215,000	211,000	0.98	1,350	159.26	156.30	195	0
4	45	13,914,000	2,080,900	Low	173,900	180,000	1.04	995	145.53	129.26	9	28
				Avg	309,200	260,112	0.84	1,264	247.76	199.49	282	329
				High	560,500	342,000	0.61	1,668	449.12	252.03	619	619
5	126	40,855,653	8,586,989	Low	99,999	170,000	1.70	1,026	72.37	97.01	25	31
				Avg	324,251	245,343	0.76	1,507	217.01	167.36	233	261
				High	893,000	350,000	0.39	2,144	447.90	244.24	536	536
6	67	23,800,204	6,331,600	Low	134,900	140,000	1.04	1,248	66.06	68.56	11	31
				Avg	355,227	301,505	0.85	1,875	193.26	175.26	211	243
				High	699,000	475,000	0.68	2,820	424.68	216.81	579	579
7	20	9,615,426	1,441,250	Low	224,900	218,250	0.97	1,394	105.41	156.56	33	74
				Avg	480,771	360,312	0.75	2,411	187.52	177.07	207	231
				High	729,000	530,000	0.73	3,220	227.23	208.58	669	669
8	1	527,920	0	Low	527,920	0	0.00	1,992	265.02	0.00	536	536
				Avg	527,920	0	0.00	1,992	265.02	0.00	536	536
				High	527,920	0	0.00	1,992	265.02	0.00	536	536
9	2	1,458,900	680,000	Low	699,900	680,000	0.97	3,346	226.84	203.23	99	137
				Avg	729,450	680,000	0.93	3,346	226.84	203.23	118	137
				High	759,000	680,000	0.90	3,346	226.84	203.23	137	137
10	1	279,900	267,500	Low	279,900	267,500	0.96	0	0.00	0.00	166	0
				Avg	279,900	267,500	0.96	0	0.00	0.00	166	0
				High	279,900	267,500	0.96	0	0.00	0.00	166	0
Overall	**263**	**90,667,003**	**19,599,239**	**Low**	**99,999**			**995**	**66.06**		**9**	**28**
				Avg	**344,741**			**1,645**	**213.61**		**234**	**268**
				High	**893,000**			**3,346**	**449.12**		**669**	**669**

Selection Criteria for Comparable Properties

Search Parameters: Property type Condominium; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Milwaukee'; Bedrooms between 2 and 99; Total Bathrooms between 1.5 and 9999; Sold Date between '10/30/2007' and '10/30/2018'; Inside a map search polygon.

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The following screen shows the sort using Bedrooms:

Statistical Market Analysis

Bedrooms	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Sq. Ft.	List Price Per Sq. Ft.	Sold Price Per Sq. Ft.	Days On Market	Cumulative Days On Market
2	211	69,233,845	14,927,489	Low	99,999	170,000	1.70	995	93.24	97.01	9	28
				Avg	328,122	261,886	0.80	1,550	217.96	175.45	246	288
				High	699,000	414,000	0.59	2,820	449.12	252.03	669	669
3	49	19,814,658	3,991,750	Low	129,900	140,000	1.08	1,255	66.06	68.56	19	31
				Avg	404,381	307,058	0.76	1,998	195.45	165.48	185	192
				High	893,000	530,000	0.59	3,220	447.90	215.91	578	578
4	3	1,618,500	680,000	Low	274,500	680,000	2.48	2,604	105.41	203.23	88	88
				Avg	539,500	680,000	1.26	2,865	184.47	203.23	133	150
				High	759,000	680,000	0.90	3,346	226.84	203.23	212	212
Overall	**263**	**90,667,003**	**19,599,239**	**Low**	**99,999**			**995**	**66.06**		**9**	**28**
				Avg	**344,741**			**1,645**	**213.61**		**234**	**268**
				High	**893,000**			**3,346**	**449.12**		**669**	**669**

Selection Criteria for Comparable Properties

Search Parameters: Property type Condominium; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Milwaukee'; Bedrooms between 2 and 99; Total Bathrooms between 1.5 and 9999; Sold Date between '10/30/2007' and '10/30/2018'; Inside a map search polygon.

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The following screen shows the sort using Total Bathrooms:

Statistical Market Analysis

Total Bathrooms	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Sq. Ft.	List Price Per Sq. Ft.	Sold Price Per Sq. Ft.	Days On Market	Cumulative Days On Market
1.50	20	4,757,199	919,250	Low	99,999	180,000	1.80	1,026	72.37	156.56	52	52
				Avg	237,860	229,812	0.97	1,376	190.13	174.11	189	174
				High	498,500	292,000	0.59	1,933	389.45	191.98	422	422
2.00	165	55,697,504	10,182,639	Low	134,900	140,000	1.04	995	66.06	68.56	11	28
				Avg	337,561	261,093	0.77	1,530	223.04	175.65	268	315
				High	790,000	530,000	0.67	2,604	449.12	252.03	619	619
2.50	63	21,092,200	7,073,850	Low	189,900	170,000	0.90	1,178	93.24	97.01	9	38
				Avg	334,797	282,954	0.85	1,788	193.26	168.98	179	189
				High	893,000	475,000	0.53	2,645	446.50	233.42	669	669
3.00	1	759,000	680,000	Low	759,000	680,000	0.90	3,346	226.84	203.23	99	0
				Avg	759,000	680,000	0.90	3,346	226.84	203.23	99	0
				High	759,000	680,000	0.90	3,346	226.84	203.23	99	0
3.50	12	7,422,600	743,500	Low	375,000	363,500	0.97	2,019	185.74	180.04	33	115
				Avg	618,550	371,750	0.60	2,756	218.99	181.50	161	163
				High	729,000	380,000	0.52	3,220	248.75	182.96	274	274
4.50	2	938,500	0	Low	464,500	0	0.00	2,500	172.36	0.00	57	57
				Avg	469,250	0	0.00	2,625	179.08	0.00	113	113
				High	474,000	0	0.00	2,750	185.80	0.00	170	170
Overall	**263**	**90,667,003**	**19,599,239**	**Low**	**99,999**			**995**	**66.06**		**9**	**28**
				Avg	**344,741**			**1,645**	**213.61**		**234**	**268**
				High	**893,000**			**3,346**	**449.12**		**669**	**669**

Selection Criteria for Comparable Properties

Search Parameters: Property type Condominium; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Milwaukee'; Bedrooms between 2 and 99; Total Bathrooms between 1.5 and 9999; Sold Date between '10/30/2007' and '10/30/2018'; Inside a map search polygon.

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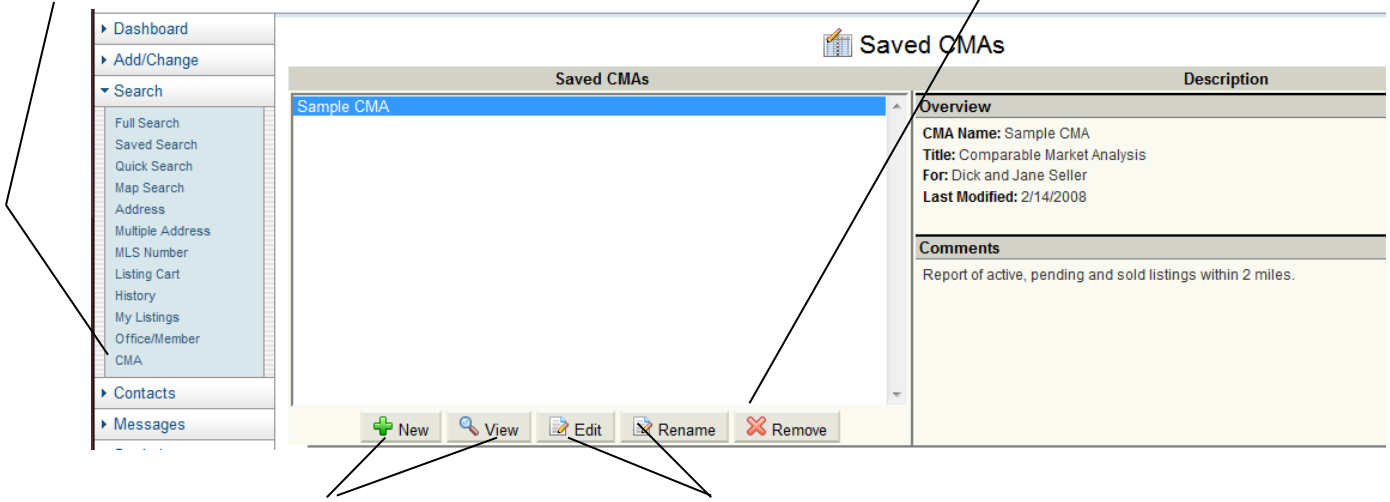
CMA menu under Search

You can also create a CMA from the CMA menu; simply click the **New** button and it will step you through the process. To view a saved CMA, click on CMA from the left side menu. This will bring up the Saved CMAs screen. Select the CMA you want to view and click on the **View** button. To edit a previously saved CMA, click the **Edit** button. To rename a previously saved CMA, click the **Rename** button. To remove a CMA, select it on the Saved CMA screen and click on **Remove** button.

Click to access your CMA menu.

Click **Remove** to delete a Saved CMA



Clicking the **New** button allows you to begin creating a new CMA

Clicking the **View** button will open the CMA report in its completed form

Edit allows you to make changes to a previously saved CMA.

Rename lets you give your saved CMA a different name