



2014 Level I Prep Class

The Sales Comparison Approach



Sales Comparison Approach

- The Sales Comparison Approach uses sales prices as evidence of the value of similar properties.
- The price at which a particular property sells is the price determined by the interaction of supply and demand at the time of sale.





Sales Comparison Approach

- If supply or demand factors shift, prices generally rise or fall.
- The sales comparison approach is most suitable when there are frequent sales of similar properties.





Sales Comparison Approach

- Because no two properties are exactly alike, methods must be used to adjust the prices of sold properties, or comparables.
- The known prices are adjusted by adding or subtracting the amount which a given feature appears to add to, or subtract from, the price of the comparison property.



Sales Comparison Approach

- Adjustments may also need to be made for time and terms of sale.
- We will take a look at how the sales comparison approach is used and some of the factors that are involved in using it.



Sales Comparison Approach

- Let's look at a few basic definitions:
 - **Demand**: the desire and ability to purchase commodities and/or services. Specifically, it is the quantity of a particular commodity or service that buyers want to purchase at a certain price. Demand is represented by buyers.
 - **Supply**: the availability of commodities and/or services for purchase. Specifically, it is the quantity of a particular commodity or service that sellers offer for sale at a certain price. Supply is represented by sellers.



Sales Comparison Approach

- An inverse relationship exists between price and quantity demanded.
 - As the price goes down, the quantity demanded increases; as the price goes up, the quantity demanded decreases.



Sales Comparison Approach

- Factors that affect demand:
 - The price of the commodity
 - Consumer income
 - The price of related goods – substituting one brand of paint for another at a lower price or buying a house in neighborhood A instead of in neighborhood B
 - The price of complimentary goods – paint brushes, nails, etc.





Sales Comparison Approach

- Consumer expectations of future price changes – increases in interest rates, the price of winter gas or heating oil, automaker incentives.



Sales Comparison Approach

- Factors that affect supply:
 - The price of the commodity
 - The availability of land, labor, management and capital
 - Available technology
 - Housing prices
 - Size of the housing stock available
 - Construction costs and methodologies





Sales Comparison Approach

- When the quantity of goods offered for sale equals the amount of goods demanded for purchase, you have the **market value**.
- The **marketplace** is where the buyers and sellers meet to exchange property rights for other assets.





Sales Comparison Approach

- A **buyer's market** is a market that exists when oversupply and excess capacity permit buyers to drive price levels down.
- A **seller's market** is a market that exists when demand is so strong that supply levels fall and sellers escalate prices.





Sales Comparison Approach

- Markets and their products are interconnected (or linked) with other markets. Horizontal linkages occur when substitute or complimentary products create relationships between related and unrelated markets. (For example, changes in interest rates affect demand for real estate.)





Sales Comparison Approach

- Horizontal market linkages provide the rationale for
 - The sales comparison approach to value
 - Determining adjustments to the comparables
 - Establishing how market participants purchase land





Sales Comparison Approach

- Let's look at value:
 - Value is composed of five economic factors that must be present to create it. They are:
 - Utility – the ability of a good to create and satisfy human desires and needs; usefulness
 - Scarcity – demand must exceed supply for a commodity to have value





Sales Comparison Approach

- Desire – the wish to acquire an item to satisfy human needs that goes beyond the essentials to supply life
- Purchasing power – the ability to purchase goods for sale with cash or its equivalent
- Salability – a commodity that for any reason cannot be sold has no value



Sales Comparison Approach

- A distinction must be made between the terms real estate and real property.
- Real Estate is the physical land and the appurtenances affixed to the land. It is the tangible part of real property.





Sales Comparison Approach

- Real Property includes all the interests, rights and benefits included in owning the physical real estate. We can give up some of the rights and retain others, such as selling mineral rights or retaining a life estate.





Sales Comparison Approach

- Market value is defined as by the IAAO in “Mass Appraisal of Real Property” as: “The most probable price (in terms of money) which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.”





Sales Comparison Approach

- Implications of the definition:
 - Buyer and seller are typically motivated by self interest and personal gain.
 - Both parties are well informed or advised and act in what they consider to be their best interests.
 - A reasonable time is allowed for exposure on the open market.





Sales Comparison Approach

- Payment is made in terms of cash or in terms of financial arrangements comparable to cash.
- The price is unaffected by special financing or concessions.





Sales Comparison Approach

- The steps required in the sales comparison approach:
 1. Definition of the appraisal problem
 2. Data collection and verification
 3. Analysis of market data to develop units of comparison and select attributes for adjustment
 4. Development of reasonable adjustments





Sales Comparison Approach

5. Application of the adjustments to the comparable sales.
6. Analysis of adjusted prices to estimate value of subject property.

The formula for the sales comparison approach is:

$$\text{SPC} \pm \text{Adj.} = V$$





Sales Comparison Approach

- The sales comparison approach estimates the market value of a subject property by adjusting the sales prices of comparable properties for differences between the comparables and the subject.





Sales Comparison Approach

- **Comparability** is a measure of similarity between a sales and a subject.
- Sale property and subject property should be similar with respect to date of sale, economic conditions, physical attributes and competitiveness in the same market.



Sales Comparison Approach

- Selecting the Comparables:
 - Three to five is usually adequate, but a larger number improves confidence in the final estimate, increases the awareness of patterns of value and stabilizes assessments over time.
 - Units of comparison may be the property as a whole or some smaller measure of the size of the property.





Sales Comparison Approach

- Common units of comparison are square feet of gross building area; square feet of net rentable area; front footage; number of rooms or units; and the gross rent multiplier.





Sales Comparison Approach

- Attributes are such things as age, size, number of bathrooms, quality of construction, design, land area, and location.
- The sale price is a function of how buyers and sellers perceive the utility of important property attributes.





Sales Comparison Approach

- Is the attribute quantitative or qualitative?
- Qualitative attributes usually represent demand because they measure utility, and are usually adjusted with percentages. They are based on discrete, predefined categories.





Sales Comparison Approach

- Quantitative attributes that measure the range of housing services available usually represent supply, but they can represent demand as well. They are usually adjusted with dollar amounts, and are based on measuring or counting.



Sales Comparison Approach

- Let's look at some attributes and whether they are quantitative or qualitative:
 - Building size – quantitative
 - Air conditioning – qualitative
 - Condition – qualitative
 - Bathrooms – quantitative
 - Year built – quantitative





Sales Comparison Approach

- How do the relationships between the attributes contribute to value?
 - How do they relate to one another? Are the adjustments added together to form a total adjustment, or are they to be multiplied, or some combination?
 - How do changes in quality and size relate to changes in value? Does a second bathroom make the same contribution to value as the first?





Sales Comparison Approach

- Once you have selected your comparables and your attributes and determined the relationship of your attributes and their contribution to value, you are ready to determine the adjustment amounts (coefficients).





Sales Comparison Approach

- Making proper adjustments to value is the most important step in order to arrive at credible value indications for the subject property.
- There are five steps in the adjustment process.



Sales Comparison Approach

Step 1 – Identify all elements of comparison affecting the market value of the subject property.

Step 2 – Compare the amenities of each comparable with those of the subject, quantifying the difference between the comps and the subject property.





Sales Comparison Approach

Step 3 – Apply the appropriate adjustments for each difference to the unit of comparison or the total sale price of the comps and develop a net adjustment for each comp.

Step 4 – Bracket the adjusted values of the comps by identifying those that are superior, similar or inferior to the subject.





Sales Comparison Approach

Step 5 – Reconcile the indications of value into a final estimate of the subject.

- Sales with inferior amenities are adjusted upward to the subject.
- Sales with superior amenities are adjusted downward to the subject.





Sales Comparison Approach

Superior – Better – More Than

↓ -

MV Subject _____

↑ +

Inferior – Poorer – Less Than





Sales Comparison Approach

- Lump sum adjustments are actual dollar amounts that represent the market's perception of the difference between the comp and the subject. For example, an adjustment of \$1,000 may represent the market's opinion of the contributory value of a second bathroom.



Sales Comparison Approach

- Percentage adjustments represent a value difference between the comp and the subject, expressed as a percentage of the sale price.
 - Cumulative percentage adjustments – differences are expressed as a percentage for each item and are summed to determine the net adjustment to the comp sale price.





Sales Comparison Approach

- Multiplicative percentage adjustments – individual adjustment percentages are multiplied by each other to determine the total adjustment.





Sales Comparison Approach

- Percentage and lump sum adjustments are made in successive order:
 - Property rights conveyed
 - Financing terms
 - Conditions of sale
 - Market conditions
 - Location
 - Physical characteristics
 - Non-realty components





Sales Comparison Approach

- The adjustments always have to be done in this order.
- There are several different ways to determine the adjustments, and we will briefly discuss them.





Sales Comparison Approach

- Paired sales:
 - Useful when many homogenous sales are available
 - One method of determining time adjustments as long as there have been no changes between the sale dates of the resale properties
 - Can be used to estimate qualitative and quantitative adjustments





Sales Comparison Approach

- Multiple Regression Analysis:
 - Does not require strict similarity between parcels
 - Statistical technique for estimating unknown data on the basis of known and available data (sale prices and property characteristics)





Sales Comparison Approach

- Adaptive Estimation Procedure (AEP or feedback):
 - A valuation equation is specified and adjusted as data on individual sales are sequentially processed and analyzed. The process continues, with each sale processed many times, until the model converges on a satisfactory solution.



Sales Comparison Approach

- Cost Method:
 - Based on the theory that the market value of an improved parcel can be estimated by the sum of the land value and the depreciated value of the improvements.
 - Formula is: $MV = LV + (RCN - D)$





Sales Comparison Approach

- Now let's try a Paired Sales Problem that will show how the attribute amounts are determined.



Class Problem # 1

Paired Sales Analysis

Listed below are five sales of comparable single family residential properties that have recently occurred in a neighborhood. Using the given data below determine the appropriate lump sum dollar adjustment (contributory value) for the following elements:

Bedroom: _____

Bathroom: _____

Basement: _____

Extra parking bay in garage: _____

Sale	# 1	# 2	# 3	# 4	# 5
Sale Price	\$140,400	\$126,000	\$130,000	\$124,000	\$135,500
Sq. Feet	1,800	1,650	1,800	1,600	1,800
Bedrooms	4	3	4	3	4
Bathrooms	2	2	2	1	2
Foundation	Basement	Crawl Space	Crawl Space	Crawl Space	Basement
Garage	2 Car	2 Car	2 Car	2 car	1 Car

(NOTE: Variations in square footage are due to the different number of rooms and do not require adjustment; this is allowed for in the adjustments for bedrooms and bathrooms.)



Class Problem # 1 Answer

Paired Sales Analysis

<u>Bedroom:</u>	<u>Sale 2 and Sale 3 are identical except Sale 3 has one extra bedroom.</u>		
	Sale 3	4 bedrooms	\$130,000
	Sale 2	3 bedrooms	(\$126,000)
		indicated adjustment	\$4,000

<u>Bathroom:</u>	<u>Sale 2 and Sale 4 are identical except Sale 2 has one extra bathroom.</u>		
	Sale 2	2 bathrooms	\$126,000
	Sale 4	1 bathrooms	(\$124,000)
		indicated adjustment	\$2,000

<u>Foundation:</u>	<u>Sale 1 and Sale 3 are identical except Sale 1 has a basement.</u>		
	Sale 1	Basement	\$140,400
	Sale 3	Crawl Space	(\$130,000)
		indicated adjustment	\$10,400

<u>Extra parking bay:</u>	<u>Sale 1 and Sale 5 are identical except Sale 1 has a 2 car garage.</u>		
	Sale 1	2 car garage	\$140,400
	Sale 5	1 car garage	(\$135,500)
		indicated adjustment	\$4,900



Class Problem # 1 Answer

Paired Sales Analysis

Listed below are five sales of comparable single family residential properties that have recently occurred in a neighborhood. Using the given data below determine the appropriate lump sum dollar adjustment (contributory value) for the following elements:

Bedroom:	\$4,000
Bathroom:	\$2,000
Foundation:	\$10,400
Extra parking bay in garage:	\$4,900

Sale	# 1	# 2	# 3	# 4	# 5
Sale Price	\$140,400	\$126,000	\$130,000	\$124,000	\$135,500
Sq. Feet	1,800	1,650	1,800	1,600	1,800
Bedrooms	4	3	4	3	4
Bathrooms	2	2	2	1	2
Foundation	Basement	Crawl Space	Crawl Space	Crawl Space	Basement
Garage	2 Car	2 Car	2 Car	2 car	1 Car

(NOTE: Variations in square footage are due to the different number of rooms and do not require adjustment; this is allowed for in the adjustments for bedrooms and bathrooms.)



Sales Comparison Approach

- From an analysis of value indicators, a unit of measurement is selected that most clearly reflects the purchaser's behavior in the marketplace.
- As a general rule, the best market indicator is the one with the lowest variance.



Sales Comparison Approach

- The unit of measurement chosen is used as the starting point for adjustments.
- The next step is market analysis to select the attributes to be adjusted and the size of the adjustments.





Sales Comparison Approach

- For instance, if you are working with apartment buildings, you might use price per apartment, price per room or square footage.
- For a general-purpose commercial building, you might use sale price per square foot.





Sales Comparison Approach

- For residential properties, you might use number of bedrooms or bathrooms, exterior finish, foundations, garages or location (on water or golf course).





Sales Comparison Approach

- Let's try a simple problem where you will determine the indicated value of a subject property using the comparable properties and the value of the chosen attributes.



Class Problem # 2
Adjusting Comparable Sales

You are reviewing an appeal of a three bedroom, two bath ranch style house that has 2,420 square feet of living area. This subject house has a full basement and an attached two car garage. You have located 5 recent comparable sales in the same neighborhood.

- Sale # 1: This is a four bedroom, three bath ranch style home containing 2,600 square feet of living area. It has a full basement and an attached three car garage. Sale price is \$275,000.
- Sale # 2: This is a three bedroom, two bath ranch style home that has 2,400 square feet of living space. It is on a crawl space and has a one car attached garage. Sale price is \$230,000.
- Sale # 3: This is a three bedroom, two and one half bath residence containing 2,400 square feet of living area. It has a full basement and a three car attached garage. Sale price is \$245,000.
- Sale # 4: This is a three bedroom, two and one half bath home located on a crawl space. It contains 2,600 square feet of living area and has a two car attached garage. Sale price is \$245,000.
- Sale # 5: This is a four bedroom, two bath home with 2,500 square feet of living space. It has a full basement and a three car attached garage. Sale price is \$262,250.

You have determined that the following elements of comparison are influential on value: Bedrooms, bathrooms (both full and half), garage bays, and basement. You have conducted a paired sales analysis and determined the contributory value of these elements as follows:

Bedrooms:				\$8,000
Bathrooms:	Full	\$3,000	Half	\$1,000
Garage bay:				\$4,000
Basement:				\$15,000

Using the grid, determine the estimation of value for the subject property.

	SUBJECT	SALE # 1	SALE # 2	SALE # 3	SALE # 4	SALE # 5
SALE PRICE						
BEDROOMS	3					
BATHROOMS	2					
GARAGE	2 CAR					
FOUNDATION	BSMNT					
NET ADJ.						
ADJ SALES PRICE						
SQ FEET	2,420					
SALE PRICE/SF						



Class Problem # 2 Answer
Adjusting Comparable Sales

	SUBJECT		SALE # 1		SALE # 2		SALE # 3		SALE # 4		SALE # 5	
SALE PRICE			\$275,000		\$230,000		\$245,000		\$245,000		\$262,250	
BEDROOMS	3	4	(\$8,000)	3		3		3		4	(\$8,000)	
BATHROOMS	2	3	(\$3,000)	2		2 1/2	(\$1,000)	2 1/2	(\$1,000)	2		
GARAGE	2 CAR	3 CAR	(\$4,000)	1 CAR	\$4,000	3 CAR	(\$4,000)	2 CAR		3 CAR	(\$4,000)	
FOUNDATION	BSMNT	BSMNT		CRAWL	\$15,000	BSMNT		CRAWL	\$15,000	BSMNT		
NET ADJ.			(\$15,000)		\$19,000		(\$5,000)		\$14,000		(\$12,000)	
ADJ SALES PRICE			\$260,000		\$249,000		\$240,000		\$259,000		\$250,250	
SQ FEET	2,420	2,600		2,400		2,400		2,600		2,500		
SALE PRICE/SF			\$100.00		\$103.75		\$100.00		\$99.62		\$100.10	

It appears the square foot value of the comps would be \$100.00/square foot.

Therefore, 2,420 square feet times \$100.00/Square Feet Equals **(subject estimated value)**

\$242,000

Class Problem # 3

Time Adjustment Problem

Sale # 1 Sold one year ago for \$62,000 and resold 7 months ago for \$65,100.

Sale # 2 Sold one year ago for \$67,000 and resold 5 months ago for \$72,225.

Sale # 3 Sold one year ago for \$65,000 and resold 1 month ago for \$71,500.

Sale # 4 Sold one year ago for \$67,250 and resold 3 months ago for \$73,300.

Determine the indicated percentage adjustment for time per month _____

Determine the indicated percentage adjustment for time per year _____

A	B	C	D	E	F
SALE #	FIRST SALE SELLING PRICE	SECOND SALE SELLING PRICE	% CHANGE	MONTHS BETWEEN SALES	PERCENT CHANGE MONTH

1					
2					
3					
4					

PERCENT PER MONTH

PERCENT PER YEAR



Class Problem # 3 Answer Time Adjustment Problem

A	B	C	D	E	F
SALE #	FIRST SALE SELLING PRICE	SECOND SALE SELLING PRICE	% CHANGE	MONTHS BETWEEN SALES	PERCENT CHANGE MONTH
1	\$62,000	\$65,100	5.0%	5	1.0%
2	\$67,000	\$72,225	7.8%	7	1.1%
3	\$65,000	\$71,500	10.0%	11	0.9%
4	\$67,250	\$73,300	9.0%	9	1.0%

PERCENT PER MONTH
PERCENT PER YEAR

1%
12%

$$(C - B) / B = D$$

$$D / E = F$$





-
- Now we will spend some time working the Sales Comparison Practice Problems 1 thru 3.



Practice Problem # 1
Market Analysis of Attributes

You have analyzed the market and have determined that the following are important attributes in a home. Basement--Bedroom--Garage--Bathroom. You used market information to arrive at the following information.

Sale # 1) Sold for \$144,000. It has 1,800 square feet, 3 bedrooms, a full basement, a two car garage and 2 bathrooms.

Sale # 2) Sold for \$153,300. It has 2 bathrooms, no basement and 3 bedrooms. It also has a 1 car attached garage and the home has 1,980 square feet.

Sale # 3) Sold for \$163,800. It has a full basement and a 2 car garage and 1 bathroom. There are 3 bedrooms and a total of 2,100 square feet.

Sale # 4) This home has 1,700 square feet, no basement but has a 2 car garage and 2 bathrooms. It has 3 bedrooms and recently sold for \$127,500.

Sale # 5) This home sold for \$140,600. It contains 1,900 square feet, 2 bedrooms, a full basement, a 2 car garage and 1 bathroom.

Using the grid below, develop the dollar amount to add for each attribute based on a cost of selling price per square foot.

Element of Comparison	House #1	House #2	House #3	House #4	House #5
Sale Price					
Square Footage					
Basement					
Bedrooms					
Garage					
Baths					
Price/Square Foot					

Basement: _____ per square foot

Bedrooms: _____ per square foot

Garages: _____ per square foot

Bathrooms: _____ per square foot

Practice Problem # 1 Answer

Market Analysis of Attributes

What you want to do is find two houses with everything exactly the same except for the item you are looking for. Then net the two square foot prices to arrive at the value for the item. Example: You are wanting to know what value a basement adds to the value of the home. Use sale number #1 and sale # 4. Both have 3 bedrooms, both have a two car garage, both have 2 bathrooms. The only thing they differ in is the basement which is the item you are trying to get a value for. So Sale # 1 has a price of \$80.00 per square foot and sale #4 has a price of \$75.00 per square foot. The difference in the two sales is \$5.00 per square foot. That is what we are looking for--\$5.00 per square foot for the basement. We are saying that a basement adds \$5.00 per square foot to the cost of the structure.



Practice Problem # 1 Answer
Market Analysis of Attributes

	HOUSE # 1	HOUSE # 2	HOUSE # 3	HOUSE # 4	HOUSE # 5
Sale Price	\$144,000	\$153,300	\$163,800	\$127,500	\$140,600
Square Footage	1,800	1,980	2,100	1,700	1,900
Bedrooms	3	3	3	3	2
Basement	Yes	No	Yes	No	Yes
Garage	2	1	2	2	2
Baths	2	2	1	2	1
Price/Square Foot	\$80.00	\$77.42	\$78.00	\$75.00	\$74.00

Basement: \$5.00 per sq. ft. 1 & 4
 Bedrooms: \$4.00 per sq. ft. 3 & 5
 Garages: \$2.42 per sq. ft. 2 & 4
 Bathrooms: \$2.00 per sq. ft. 1 & 3

Practice Problem # 2
Sales Comparison

Your subject property has three bedrooms, one bath, an attached 2 car garage and no fireplace. It has forced hot air heat. You have analyzed the market and found 4 sales to use as comparables. You have also found that sales prices have increased 5% each year for the last 5 years.

Sale # 1: 4 bedroom, 2 bath with an attached 2 car garage. It has a large fireplace, hot water heat & sold 2 years ago for \$172,500.

Sale # 2: 3 bedroom, 1 bath with a 1 car attached garage. No fireplace and has forced hot air heat. Sold recently for \$171,850.

Sale # 3: 3 bedroom and 2 baths. An attached 2 car garage with an average fireplace and hot water heat. Sold 2 years ago for \$176,500.

Sale # 4: 4 bedroom, 2 baths and an attached 2 car garage. It has a large fireplace and hot water heat. Sold 1 year ago for \$185,000.

Estimate a value for the subject property rounding to the nearest \$100.

ADJUSTMENT AMOUNTS:

4TH BEDROOM	\$8,000
EXTRA BATH	\$5,000
1 CAR GARAGE	\$9,000
2 CAR GARAGE	\$13,200
AVERAGE FIREPLACE	\$4,000
LARGE FIREPLACE	\$4,800
FORCED HOT AIR HEAT	\$4,500
HOT WATER HEAT	\$5,600

	SUBJECT	SALE # 1	SALE # 2	SALE # 3	SALE # 4
SALE PRICE					
TIME ADJ					
TIME ADJ SALE PRICE					
BEDROOMS					
BATHS					
GARAGE					
FIREPLACE					
HEAT					
NET ADJ					
ADJ SALES PRICE					

Estimated value indicated by the sales comparison approach:



Practice Problem # 2 Answer
Sales Comparison

Your subject property has three bedrooms, one bath, an attached 2 car garage and no fireplace. It has forced hot air heat. You have analyzed the market and found 4 sales to use as comparables. You have also found that sales prices have increased 5% each year for the last 5 years.

Sale # 1: 4 bedroom, 2 bath with an attached 2 car garage. It has a large fireplace, hot water heat & sold 2 years ago for \$172,500.

Sale # 2: 3 bedroom, 1 bath with a 1 car attached garage. No fireplace and has forced hot air heat. Sold recently for \$171,850.

Sale # 3: 3 bedroom and 2 baths. An attached 2 car garage with an average fireplace and hot water heat. Sold 2 years ago for \$176,500.

Sale # 4: 4 bedroom, 2 baths and an attached 2 car garage. It has a large fireplace and hot water heat. Sold 1 year ago for \$185,000.

Estimate a value for the subject property rounding to the nearest \$100.

ADJUSTMENT AMOUNTS:

4TH BEDROOM	\$8,000
EXTRA BATH	\$5,000
1 CAR GARAGE	\$9,000
2 CAR GARAGE	\$13,200
AVERAGE FIREPLACE	\$4,000
LARGE FIREPLACE	\$4,800
FORCED HOT AIR HEAT	\$4,500
HOT WATER HEAT	\$5,600

	SUBJECT	SALE # 1		SALE # 2		SALE # 3		SALE # 4	
SALE PRICE			\$172,500		\$171,850		\$176,500		\$185,000
TIME ADJ		2 YRS @ 5%	\$17,250		NONE	2 YRS @ 5%	\$17,650	1 YR @ 5%	\$9,250
TIME ADJ SALE PRICE			\$189,750		\$171,850		\$194,150		\$194,250
BEDROOMS	3	4	(\$8,000)	3	\$0	3	\$0	4	(\$8,000)
BATHS	1	2	(\$5,000)	1	\$0	2	(\$5,000)	2	(\$5,000)
GARAGE	2	2	\$0	1	\$4,200	2	\$0	2	\$0
FIREPLACE	NONE	LARGE	(\$4,800)	NONE	\$0	AVERAGE	(\$4,000)	LARGE	(\$4,800)
HEAT	FORCED	HOT WATER	(\$1,100)	FORCED	\$0	HOT WATER	(\$1,100)	HOT WATER	(\$1,100)
NET ADJ			(\$18,900)		\$4,200		(\$10,100)		(\$18,900)
ADJ SALES PRICE			\$170,850		\$176,050		\$184,050		\$175,350

Estimated value indicated by the sales comparison approach:

\$176,100



Practice Problem # 3
Paired Sales Analysis

You are valuing a subject property for an assessing official. The subject property is 12 years old in average condition. It has an attached garage. It does not front a golf course. Your property has 1,500 square feet and is of average quality. You have researched the market and found three comparable sales.

- 1.) This home sold for \$95,800 2 years ago. It is in good condition with 1,700 square feet. This home has an attached garage and fronts a golf course. It is 12 years old and in good condition and average quality.
- 2.) Sold 18 months ago. It is a good quality home with 1,600 square feet and a detached garage. It does not front a golf course and is 10 years old and in good condition. The sale price was \$94,900 and the quality is good.
- 3.) This home sold for \$83,900 18 months ago. It is 8 years old, in average condition and does not front a golf course. It has 1,500 square feet and a detached garage and is average quality.

Using the following, value your subject property and round your answer to the nearest \$1,000.

Time: \$500 per month increase
 Age: \$1500 per year
 Condition: \$5000 difference between Average and Good
 Location: Fronting a golf course sell for \$5000 more
 Floor Area: \$48/Sq Ft
 Garage: \$800 less for detached garage
 Quality: \$4000 between average and good
 Value the subject property and round to the nearest \$1,000

	Subject	Sale # 1		Sale # 2		Sale # 3	
Sale Price							
Time Adj							
Time Adj Sale price							
Age	12						
Condition	Avg						
Fronts Golf Course	No						
Floor Area (SF)	1,500						
Garage	Att						
Quality	Avg						
Net Adjustment							
Adjusted Sale Price							



Practice Problem # 3 Answer Paired Sales Analysis

	Subject	Sale # 1		Sale # 2		Sale # 3	
Sale Price			\$95,800		\$94,900		\$83,900
Time Adj		2 yrs	\$12,000	18 Mos.	\$9,000	18 Mos.	\$9,000
Time Adj Sale price			\$107,800		\$103,900		\$92,900
Age	12	12	\$0	10	(\$3,000)	8	(\$6,000)
Condition	Avg	Good	(\$5,000)	Good	(\$5,000)	Avg	\$0
Fronts Golf Course	No	Yes	(\$5,000)	No	\$0	No	\$0
Floor Area (SF)	1,500	1,700	(\$9,600)	1,600	(\$4,800)	1,500	\$0
Garage	Att	Att	\$0	Det	\$800	Det	\$800
Quality	Avg	Avg	\$0	Good	(\$4,000)	Avg	\$0
Net Adjustment			(\$19,600)		(\$16,000)		(\$5,200)
Adjusted Sale Price			\$88,200		\$87,900		\$87,700

If you round each one you will get \$88,000

If you use the median you will get \$87,900 rounded to nearest \$1,000 is also \$88,000





Contact Us

This concludes the Sales Comparison tutorial and is a reminder that should you have questions, you can email these questions to the DLGF.

Please send emails to Level1@dlgf.in.gov.