

CMA Snapshot

Jun 5, 2023

Location

County

Zip Code: 03104

Property

Property Type: Single Family

Beds: 3

Full Baths: 1

Square Footage

Date

Oct 1, 2022 - Jun 5, 2023

Price

Price

\$300,000.00

and

\$400,000.00

\$/sqft

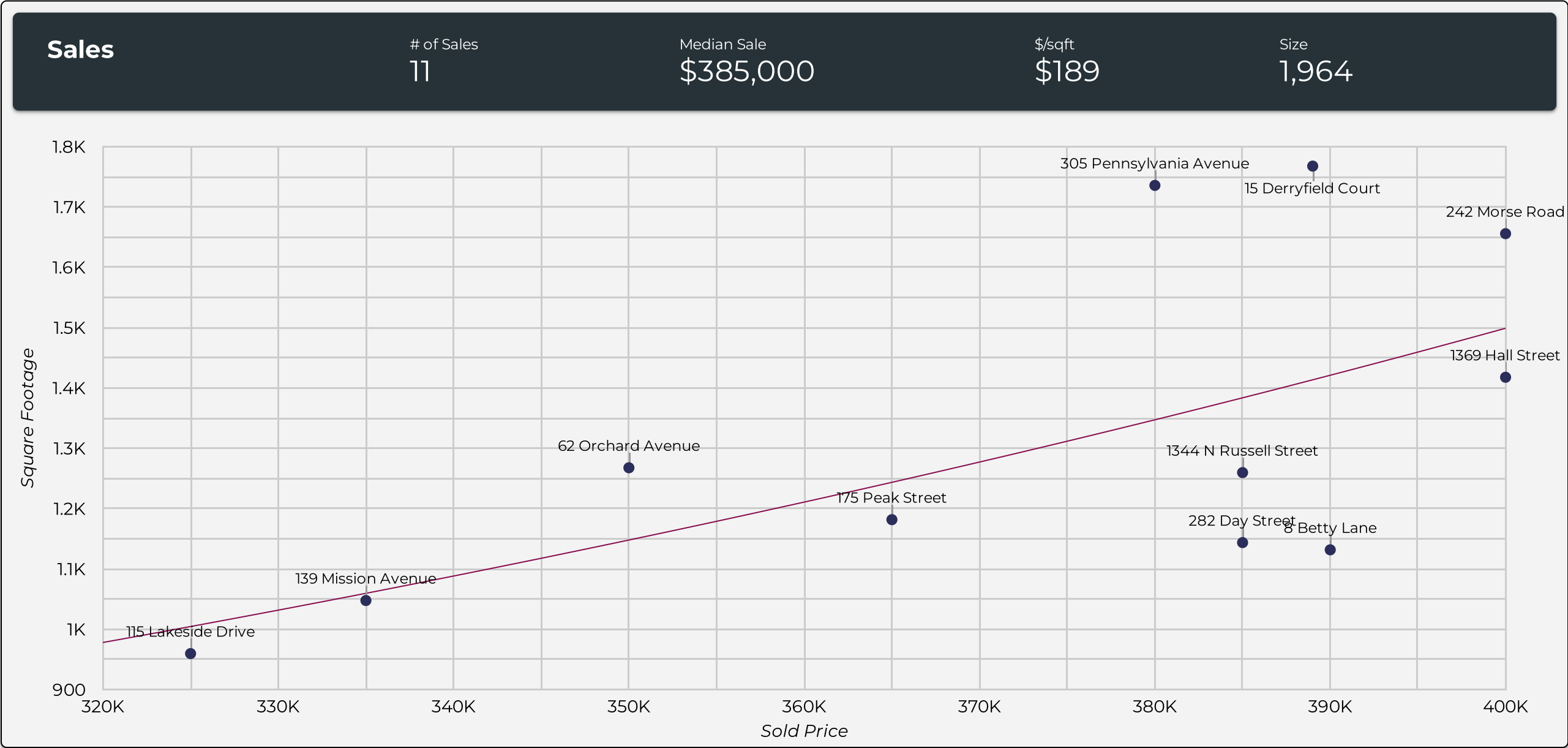
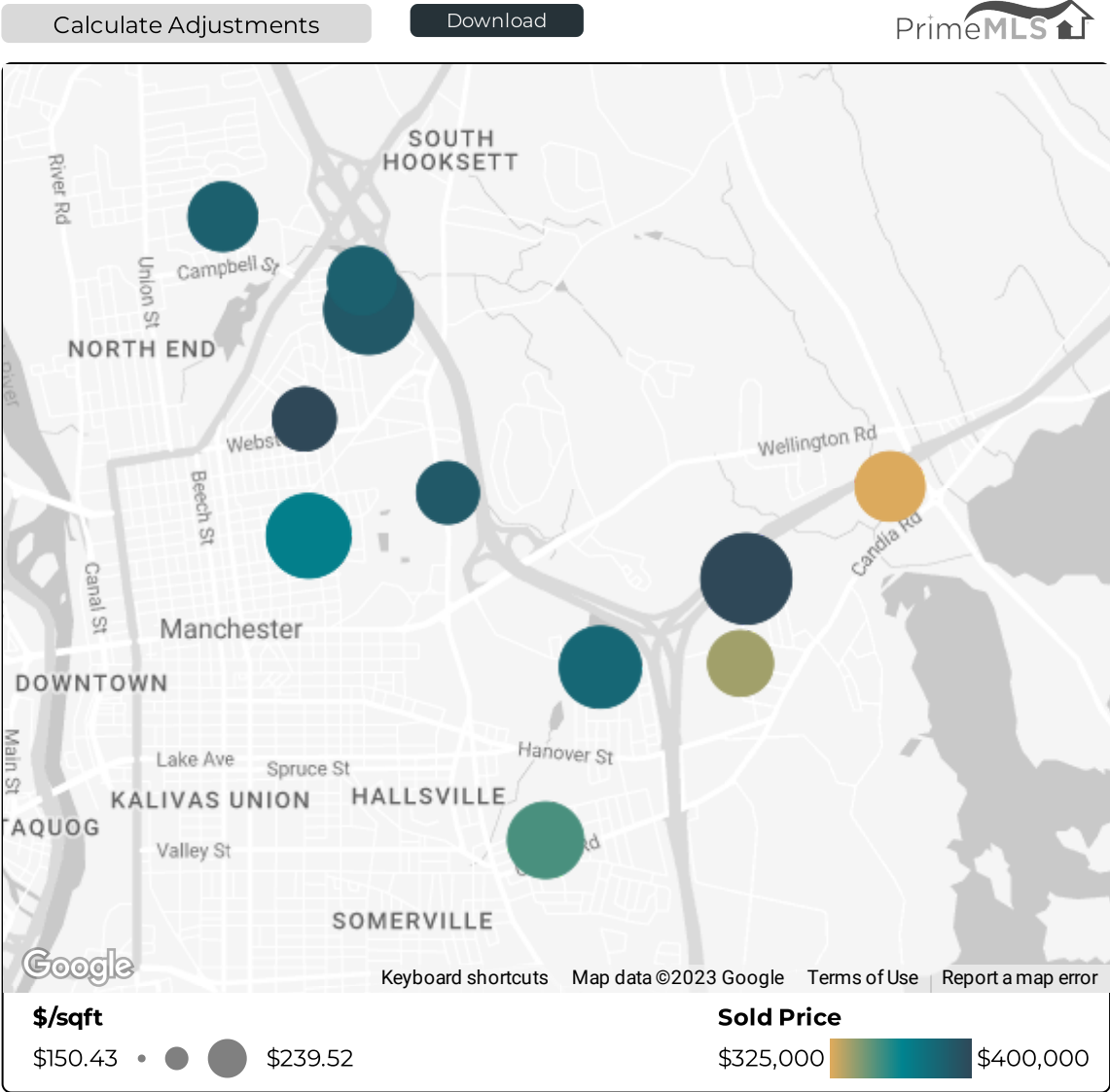
\$/sqft

150

and

250

Narrow Comps



*hold "COMMAND" to select multiple comps

	Property	Date	City	Price	Size	Beds	Full Baths	Half Baths	\$/sqft	DOM	Over Asking (BUYER COMPETITION)	Year Built
1.	242 Morse Road	Nov 18	Manchester	\$400,000	1,656	3	1	1	\$240	1	\$20,100	1,978
2.	8 Betty Lane	Feb 3	Manchester	\$390,000	1,132	3	1	0	\$235	6	\$20,000	1,981
3.	175 Peak Street	Apr 7	Manchester	\$365,000	1,182	3	1	0	\$220	5	\$36,000	1,950
4.	305 Pennsylvania Aven...	Jan 11	Manchester	\$380,000	1,736	3	1	0	\$211	7	\$15,000	1,950
5.	62 Orchard Avenue	Mar 10	Manchester	\$350,000	1,268	3	1	1	\$194	5	\$10,001	1,940
6.	115 Lakeside Drive	Nov 21	Manchester	\$325,000	960	3	1	0	\$173	19	\$15,000	1,968
7.	1344 N Russell Street	Oct 6	Manchester	\$385,000	1,260	3	1	1	\$172	6	\$-14,900	1,961
8.	282 Day Street	Nov 9	Manchester	\$385,000	1,144	3	1	0	\$168	4	\$35,100	1,984
9.	139 Mission Avenue	Dec 29	Manchester	\$335,000	1,048	3	1	0	\$160	7	\$10,000	1,950
10.	1369 Hall Street	Dec 16	Manchester	\$400,000	1,418	3	1	1	\$154	21	\$-19,000	1,953
11.	15 Derryfield Court	Nov 29	Manchester	\$389,000	1,768	3	1	1	\$150	38	\$-7,000	1,990

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Size

Square Footage

Between

1,500

and

1,900

Use this report to understand the adjustment value of a specific property feature by comparing Group A (with feature) to Group B (without feature).

Comparisons in pricing & buyer demand can also be made between property qualities & locations to better quantify the difference between groups.

