

This evaluation was prepared by...



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A personal

Home Market Evaluation (Sample Report)

Created for Mrs HomeBuyer

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125 Anywhere Street Toronto, ON M1C 4M6



Thank you for the opportunity to complete a free Home Market Evaluation for you.

Shown below is the market evaluation and estimated selling price for the home you requested to be evaluated.

Please note that this price range is determined by a number of factors, including the number of bedrooms, bathrooms, and square footage of comparable homes that have recently sold in your neighbourhood.

Other factors that effect selling price include view, school quality, age and condition of the home and the current number of competitive listings in your area.

This historical sales data is based on information provided by the Toronto Real Estate Board (TREB) and only includes sales that were completed through the MLS (private sales are not included). Finally, this is not an appraisal, only an estimate of the current market value of your home. Please [email](#) or phone me (**416-399-5832**) if you would like to take this to the next level and have me complete a free and no obligation **True Market Value Formula™** evaluation. This analysis requires me to visit your home for about 30 minutes.

Comparable Homes Near You

125 Anywhere St	235 Anywhere St
Sold Price: \$325,000	Sold Price: \$345,000
Listed Price: \$330,000	Listed Price: \$350,000
% Sold/List: 98%	% Sold/List: 99%
Date Sold: January 5, 2007	Date Sold: December 15, 2006
Bedrooms: 4	Bedrooms: 4
Bathrooms: 3	Bathrooms: 3
Square Footage: 2400	Square Footage: 2500
Year Built; 1985	Year Built; 1990
Comments: Great view	Comments: Basement walkout

Based on my knowledge of your area, my estimate of your home's current market value is:

Low of \$340,000 to a High of \$375,000

Thanks again for this opportunity to be of service to you.