



Move-Up
America



Probability of
selling in time

MUA-CMA

Client: **Jude Chavez & Natalie Chavez**

Property Address: 12107 Patton Point San Antonio, TX 78254

List Agent: Frank Ruffo

NH Agent: Martha Wilson

NH Subd: Stillwater Ranch

Current Home

Seller's Estimate Payoff: **\$135,000**
Realtor Suggested List Price: **\$217,500**
Seller's Requested List Price: **\$225,000**
Final Agreed List Price: **\$219,900**
Projected List Date: 06-30-2020
Price Reduction Plan:

Resale Square footage: 1,585
..... **\$137** Per Foot
..... **\$142** Per Foot
..... **\$139** Per Foot

When? Price? Per Foot

Supporting Market Stats

of Active Comps: **1**
of Pending Comps: **5**
of Sold Comps: **2**
Avg # Sales/Mo: **2**

Avg Price Per Foot: **\$149** Avg DOM **3**
Avg Price Per Foot: **\$128** **131**
Avg Price Per Foot: **\$133** **25**
Months Supply: **1**

Est. days to sell at final agreed upon list price: 75

MUA Analyst Comments

MUA-CMA graded B for slightly less risk than normal for a contingency based on the 220k agreed to list price. Nice small one story in a gated community. Popular plan that shows above average due to the upgraded SS appliances granite counters, wood lam flooring, and upgraded lighting. Should be no problem getting this one sold in plenty of time.