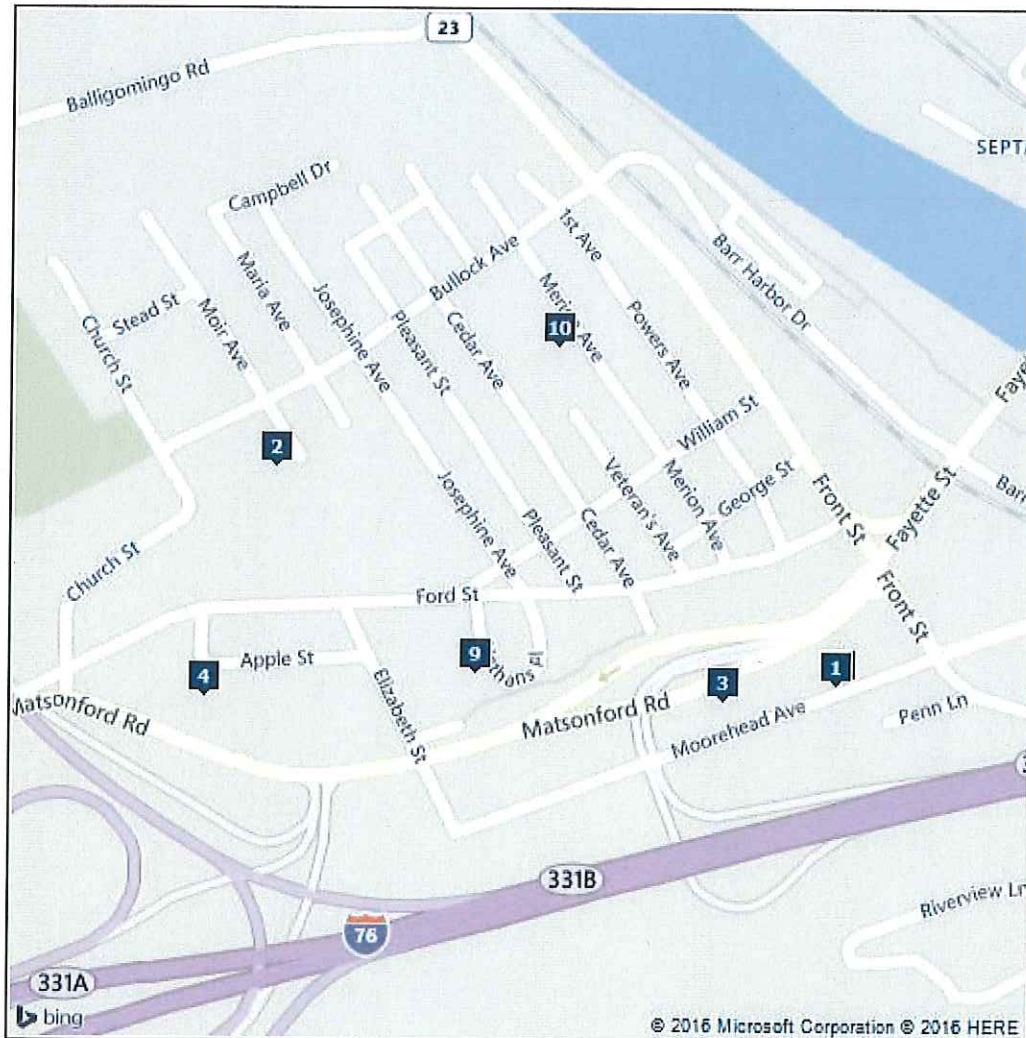


## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 138 Moorehead Ave
- 2 513 Bullock St
- 3 128 Moorehead Ave
- 4 549 Apple St #4
- 5 549 Apple St #1
- 6 549 Apple St #2
- 7 138 Moorehead Ave
- 8 136 Moorehead Ave
- 9 20 Nathans Pl
- 10 137 Merion Ave





# Comparative Market Analysis

Thursday, June 2, 2016

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



**Subject Property**



**Details**

**Adjust**



**Details**

**Adjust**

MLS#		549 Apple St #2		549 Apple St #1	
List Price		6686445		6686440	
List Date		\$399,900		\$409,900	
Status		12/16/2015		12/15/2015	
Prop Type		Active		Active	
Sch District		Residential		Residential	
Subdiv/Neigh		Upper Merion		Upper Merion	
Ownership		None Available		None Available	
Design		Fee Simple		Fee Simple	
Style		3+ Story		3+ Story	
Kitchen		Eat-In Kitchen		Eat-In Kitchen	
DOM		170		171	
Beds		3		3	
Baths		2/1		2/1	
Approx Sqft		2,100		2,100	
\$/SqFt		\$190.43		\$195.19	
Acres		0.050		0.090	
Taxes/Tax Yr	\$0.00	\$0 / 2015		\$0 / 2015	
Assessed Val	\$0	\$0		\$0	
Age		0		0	
Fireplaces		No Fireplace		No Fireplace	
Bsmnt Type		Basement None		Basement None	
Garage Spcs		1 Car Garage		1 Car Garage	
Cooling		Central Air		Central Air	
Heating		Gas Heating		Gas Heating	
Heat Delivery		Hot Air		Hot Air	
Water		Public Water		Public Water	
Sewer		Public Sewer		Public Sewer	
Sold Price					
Sold Date					

Price	\$399,900	\$409,900
Total Adjustments	\$0	\$0
Adjusted Price	\$399,900	\$409,900

Researched and prepared by Edward Ritti

BHHS Fox & Roach-Land Dev

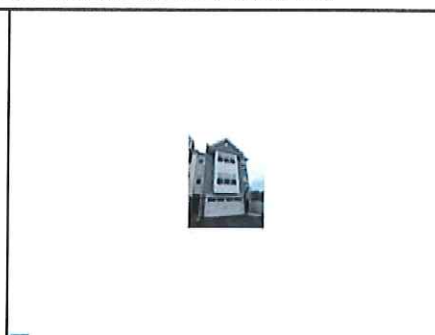


# Comparative Market Analysis

Thursday, June 2, 2016

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



### Subject Property

### Details

### Adjust

### Details

### Adjust

MLS#		138 Moorehead Ave		549 Apple St #4	
List Price		6734858		6686427	
List Date		\$415,000		\$456,900	
Status		02/20/2016		12/15/2015	
Prop Type		Active		Active	
Sch District		Residential		Residential	
Subdiv/Neigh		Upper Merion		Upper Merion	
Ownership		Lafayette Crossing		None Available	
Design		Fee Simple		Fee Simple	
Style		3+ Story		3+ Story	
Kitchen		Kitchen With Nook Bar		Eat-In Kitchen	
DOM		104		171	
Beds		3		3	
Baths		2/1		3/1	
Approx Sqft		2,272		2,400	
\$/SqFt		\$182.66		\$190.38	
Acres		0.050		0.130	
Taxes/Tax Yr	\$0.00	\$4,279 / 2016		\$0 / 2015	
Assessed Val	\$0	\$178,690		\$0	
Age		3		0	
Fireplaces		No Fireplace		One Fireplace	
Bsmnt Type		Full Basement		Basement None	
Garage Spcs		2 Car Garage		1 Car Garage	
Cooling		Central Air		Central Air	
Heating		Gas Heating		Gas Heating	
Heat Delivery				Hot Air	
Water		Public Water		Public Water	
Sewer		Public Sewer		Public Sewer	
Sold Price					
Sold Date					

Price	\$415,000	\$456,900
Total Adjustments	\$0	\$0
Adjusted Price	\$415,000	\$456,900



# Comparative Market Analysis

Thursday, June 2, 2016

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



### Subject Property

### Details

### Adjust

### Details

### Adjust

MLS#		137 Merion Ave		20 Nathans Pl	
List Price		6801883		6757654	
List Date		\$500,000		\$382,000	
Status		05/31/2016		03/29/2016	
Prop Type		Active		Pending	
Sch District		Residential		Residential	
Subdiv/Neigh		Upper Merion		Upper Merion	
Ownership		Nob Hill		Conshohocken	
Design		Fee Simple		Fee Simple	
Style		3+ Story		2 Story	
Kitchen		Eat-In Kitchen		Kitchen With Nook Bar	
DOM		3		34	
Beds		3		4	
Baths		3/2		3/1	
Approx Sqft		2,950		2,850	
\$/SqFt		\$169.49		\$134.04	
Acres		0.120		0.050	
Taxes/Tax Yr	\$0.00	\$5,326 / 2016		\$4,529 / 2016	
Assessed Val	\$0	\$222,420		\$189,120	
Age		11		11	
Fireplaces		Two Fireplaces		One Fireplace	
Bsmnt Type		Full Basement		Full Basement	
Garage Spcs		1 Car Garage		1 Car Garage	
Cooling		Central Air		Central Air	
Heating		Gas Heating		Gas Heating	
Heat Delivery		Hot Air			
Water		Public Water		Public Water	
Sewer		Public Sewer		Public Sewer	
Sold Price					
Sold Date				06/24/2016	

Price	\$500,000	\$382,000
Total Adjustments	\$0	\$0
Adjusted Price	\$500,000	\$382,000



# Comparative Market Analysis

Thursday, June 2, 2016

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



**Subject Property**



**Details**

**Adjust**



**Details**

**Adjust**

<b>MLS#</b>		<b>Details</b>	513 Bullock St
<b>List Price</b>			6662488
<b>List Date</b>			\$349,990
<b>Status</b>			10/21/2015
<b>Prop Type</b>			Settled
<b>Sch District</b>			Residential
<b>Subdiv/Neigh</b>			Upper Merion
<b>Ownership</b>			Matsonford Commons
<b>Design</b>			Condo-Fee Simple
<b>Style</b>			2 Story
<b>Kitchen</b>			Eat-In Kitchen
<b>DOM</b>			32
<b>Beds</b>			3
<b>Baths</b>			2/1
<b>Approx Sqft</b>			1,920
<b>\$/SqFt</b>			\$176.56
<b>Acres</b>			0.040
<b>Taxes/Tax Yr</b>	\$0.00		\$3,667 / 2015
<b>Assessed Val</b>	\$0		\$155,110
<b>Age</b>			22
<b>Fireplaces</b>			One Fireplace
<b>Bsmnt Type</b>			Full Basement
<b>Garage Spcs</b>			No Garage
<b>Cooling</b>			Central Air
<b>Heating</b>			Gas Heating
<b>Heat Delivery</b>			
<b>Water</b>			Public Water
<b>Sewer</b>			Public Sewer
<b>Sold Price</b>			\$339,000
<b>Sold Date</b>			01/12/2016

<b>Details</b>	136 Moorehead Ave
	6749144
	\$424,900
	03/15/2016
	Temporarily Off Market
	Residential
	Upper Merion
	Conshohocken
	Fee Simple
	2 Story
	Eat-In Kitchen
	54
	2
	2/1
	2,094
	\$202.91
	0.040
	\$4,119 / 2016
	\$172,000
	2
	One Fireplace
	Full Basement
	1 Car Garage
	Central Air
	Gas Heating
	Public Water
	Public Sewer

<b>Price</b>	<b>\$339,000</b>	<b>\$424,900</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$339,000</b>	<b>\$424,900</b>



# Comparative Market Analysis

Thursday, June 2, 2016

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



**Subject Property**



**Details**

**Adjust**



**Details**

**Adjust**

MLS#		138 Moorehead Ave		128 Moorehead Ave	
List Price		6597054		6679822	
List Date		\$424,900		\$425,000	
Status		06/21/2015		12/01/2015	
Prop Type		Withdrawn		Withdrawn	
Sch District		Residential		Residential	
Subdiv/Neigh		Upper Merion		Upper Merion	
Ownership		Lafayette Crossing		Lafayette Crossing	
Design		Fee Simple		Fee Simple	
Style		3+ Story		3+ Story	
Kitchen		Kitchen & Breakfast Room		Kitchen & Breakfast Room	
DOM		170		80	
Beds		3		3	
Baths		2/1		2/1	
Approx Sqft		2,272		2,268	
\$/SqFt		\$187.02		\$187.39	
Acres		0.050		0.060	
Taxes/Tax Yr	\$0.00	\$4,224 / 2015		\$4,294 / 2016	
Assessed Val	\$0	\$178,690		\$179,320	
Age		2		2	
Fireplaces		One Fireplace		No Fireplace	
Bsmnt Type		Full Basement		Full Basement	
Garage Spcs		2 Car Garage		2 Car Garage	
Cooling		Central Air		Central Air	
Heating		Gas Heating		Gas Heating	
Heat Delivery		Hot Water Heat		Hot Air	
Water		Public Water		Public Water	
Sewer		Public Sewer		Public Sewer	
Sold Price					
Sold Date					

Price	\$424,900	\$425,000
Total Adjustments	\$0	\$0
Adjusted Price	\$424,900	\$425,000





# Comparative Market Analysis

Thursday, June 2, 2016

## Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

### Active Properties

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	List Date
549 Apple St #2	\$399,900	3	2	1	2,100	\$190.43	12/16/2015
549 Apple St #1	\$409,900	3	2	1	2,100	\$195.19	12/15/2015
138 Moorehead Ave	\$415,000	3	2	1	2,272	\$182.66	02/20/2016
549 Apple St #4	\$456,900	3	3	1	2,400	\$190.38	12/15/2015
137 Merion Ave	\$500,000	3	3	2	2,950	\$169.49	05/31/2016
<b>Averages:</b>	<b>\$436,340</b>	<b>3.0</b>	<b>2.4</b>	<b>1.2</b>	<b>2,364</b>	<b>\$185.63</b>	

### Pending Properties

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Pend Date
20 Nathans Pl	\$382,000	4	3	1	2,850	\$134.04	05/01/2016
<b>Averages:</b>	<b>\$382,000</b>	<b>4.0</b>	<b>3.0</b>	<b>1.0</b>	<b>2,850</b>	<b>\$134.04</b>	

### Settled Properties

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Settled Date
513 Bullock St	\$339,000	3	2	1	1,920	\$176.56	01/12/2016
<b>Averages:</b>	<b>\$339,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1.0</b>	<b>1,920</b>	<b>\$176.56</b>	

### Temporarily Off Market Properties

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Off Mkt Dt
136 Moorehead Ave	\$424,900	2	2	1	2,094	\$202.91	05/07/2016
<b>Averages:</b>	<b>\$424,900</b>	<b>2.0</b>	<b>2.0</b>	<b>1.0</b>	<b>2,094</b>	<b>\$202.91</b>	

### Withdrawn Properties

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Withdrn Dt
138 Moorehead Ave	\$424,900	3	2	1	2,272	\$187.02	
128 Moorehead Ave	\$425,000	3	2	1	2,268	\$187.39	
<b>Averages:</b>	<b>\$424,950</b>	<b>3.0</b>	<b>2.0</b>	<b>1.0</b>	<b>2,270</b>	<b>\$187.21</b>	

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$339,000	\$419,950	\$417,750	\$500,000	10
<b>Adjusted Comparable Price</b>	\$339,000	\$419,950	\$417,750	\$500,000	10





## Comparables Overview

This page summarizes key fields of the listings in this analysis.

### **The listings in this analysis can be summarized as follows:**

Listing Price between \$349,990 and \$500,000

2 to 4 Bedrooms

2 to 3 Full Bathrooms

1 to 2 Half Bathrooms

1,920 to 2,950 Square Feet

\$134.04 to \$202.91 per Square Foot

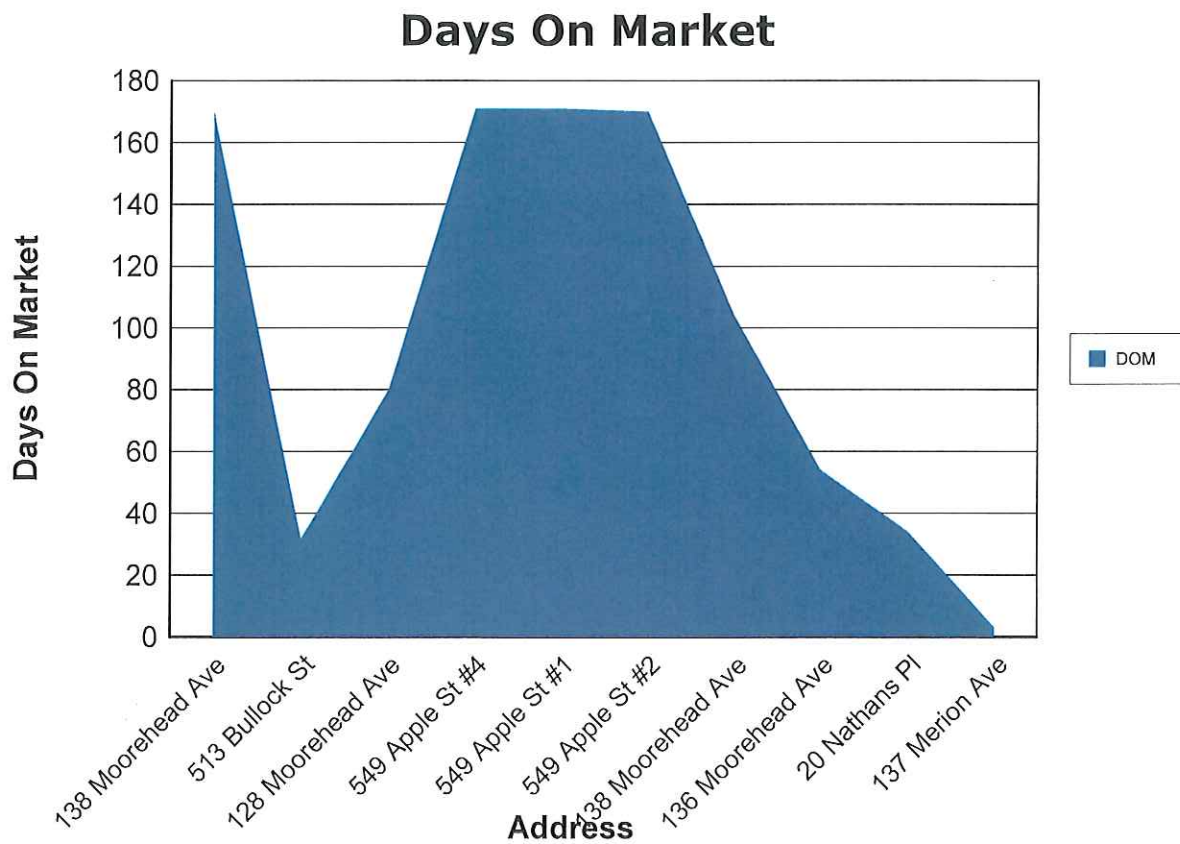
\$176.56 per Sold Square Foot





## Number of Days On Market

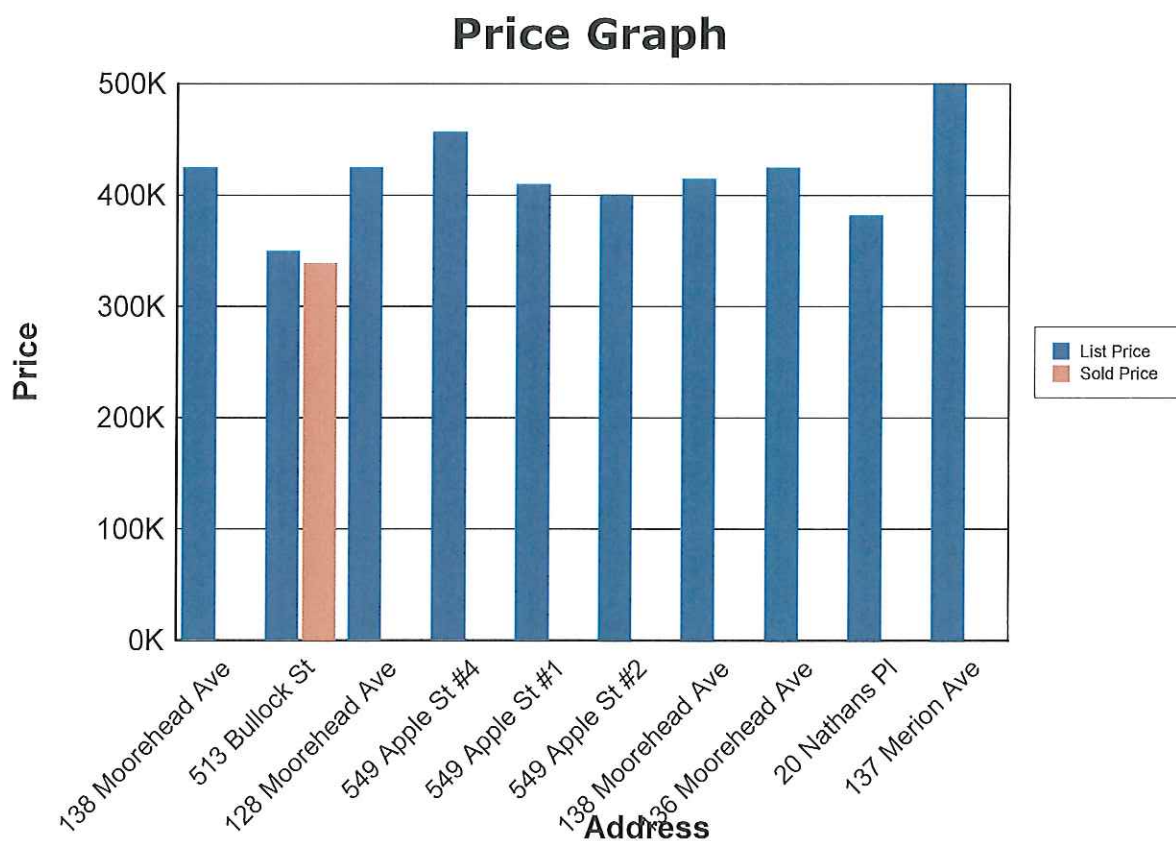
This graph illustrates the number of days on market for the listings in this analysis.





## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 549 Apple St #2



**MLS #/Tax ID:** 6686445  
**Status:** ACT  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** None Available  
**School Dist:** Upper Merion  
**-High:** Upper Merion  
**-Middle:** Upper Merion  
**-Elem:**  
**Building:**

**Beds:** 3 **L Price:** \$399,900  
**Baths:** 2/1  
**Type:** Row/Town/Clu  
**Style:** Carriage House  
**Design:** 3+ Story  
**Ownership:** Fee Simple  
**Condition:** Average+  
**Int SF:** 2,100 / Seller  
**New Construct:** Yes / Home Built  
**Waterfront:** No

**Age:** 0

**Central Air:** Yes

**Floor #:**

**Bsmt:** Basement None

**Garage:** 1 Car Garage, Attached Built In, Garage Door Opener

**Water/Sewer:** Public Water, Public Sewer

**Heat:** Gas Heating

**Rmks:** This is Pre-construction pricing! Buy before they are built and save!! Pre-construction includes: the finished family room on the ground level! Standard features include Granite Counters, Stainless Steel Appliances, Hardwood flooring on the first floor, ceramic tile floors in baths, 90% efficiency gas furnace and 13 seer air conditioning, hall bath is a one piece tub and shower unit, owner's suite has a stall shower. Plumbing is PVC, with PECS piping with Mani block, carriage style garage door with opener and remote. MANY MORE OPTIONS AVAILABLE!!! Property is very close to Routes 476, 76, 23 and PA. Turnpike. Convenient to all shopping and restaurants, the KOP Mall, and historic Valley Forge Park. Custom built by Thomas Andrew Homes

#### 549 Apple St #1



**MLS #/Tax ID:** 6686440  
**Status:** ACT  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** None Available  
**School Dist:** Upper Merion  
**-High:** Upper Merion  
**-Middle:** Upper Merion  
**-Elem:**  
**Building:**

**Beds:** 3 **L Price:** \$409,900  
**Baths:** 2/1  
**Type:** Row/Town/Clu  
**Style:** Carriage House  
**Design:** 3+ Story  
**Ownership:** Fee Simple  
**Condition:** Average+  
**Int SF:** 2,100 / Seller  
**New Construct:** Yes / Home Built  
**Waterfront:** No

**Age:** 0

**Central Air:** Yes

**Floor #:**

**Bsmt:** Basement None

**Garage:** 1 Car Garage, Attached Built In

**Water/Sewer:** Public Water, Public Sewer

**Heat:** Gas Heating

**Rmks:** New 3 story townhouses with this end unit starting at \$409,900.00 Pre-construction pricing includes the finished ground floor family room. Standard Features include Granite Counters, S.S. Appliances, Hardwood flooring on the entire first floor, One piece fiberglass tub or shower units in baths, tile floors in full baths, 90% efficient gas heater, 13 seer Central air, gas hot water heater, 200 amp electric service, PECS water lines with Mani Block, and PVC drain lines. Numerous Options and upgrades available, call for list and or a price on your request! Property is very close to Routes 476, 76, 23 and PA. Turnpike. Convenient to all shopping and restaurants, the KOP Mall, and historic Valley Forge Park. Custom built by Thomas Andrew Homes





## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 138 Moorehead Ave



**MLS #/Tax ID:** 6734858  
**Status:** ACT  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** Lafayette Crossing  
**School Dist:** Upper Merion  
**-High:**  
**-Middle:**  
**-Elem:**  
**Building:**

**Beds:** 3      **L Price:** \$415,000  
**Baths:** 2/1  
**Type:** Row/Town/Clu  
**Style:** End Unit Row  
**Design:** 3+ Story  
**Ownership:** Fee Simple  
**Condition:**  
**Int SF:** 2,272 / Assessor  
**New Construct:** No / Not Built  
**Waterfront:** No  
  
**Water/Sewer:** Public Water, Public Sewer  
**Heat:** Gas Heating

**Age:** 3  
**Central Air:** Yes  
**Floor #:**  
**Bsmt:** Full Basement  
**Garage:** 2 Car Garage

**Rmks:** Lots of Light. Lots of Space. Desirable luxury townhome in Lafayette Crossing community. Multiple upgrades and additional bay windows provide additional room and lots of light in this beautifully maintained 3 bedroom, 2.5 bath home. Enter through front door or spacious, two-car garage. Additional driveway parking for 2 more cars. On the Main level find the vast living room that opens into the comfortable kitchen featuring Granite counters, SS appliances, 42" cabinets, stainless double bowl sink and tile backsplash. Breakfast bar and large island with lots of built in seating for guests creates a natural space for entertaining. Large breakfast nook and open dining area provide additional seating options and lots of room to get comfortable in this well thought-out open plan. Sliders open on the rear deck. Lower level carpeted den provides additional chill space separate from the more public areas of the Main Level. Garage access, laundry closet, storage closet and utilities room are also located on the Lower Level. Walk out to shaded rear patio area made for a grill, firepit or football catch. Upper level contains large master suite with walk-in closet, another two bedrooms and full bath and linen closet. Each bedroom boasts ample closet space. Original owners, upgraded security/fire system, surround sound in den and cable hookups professionally installed. Property is sprinklered. Very comfortable home with new systems and low maintenance concerns conveniently located to all major highways, public trans and shopping. Schedule your showing ASAP.



## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 549 Apple St #4



**MLS #/Tax ID:** 6686427  
**Status:** ACT  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** None Available  
**School Dist:** Upper Merion  
**-High:** Upper Merion  
**-Middle:** Upper Merion  
**-Elem:**  
**Building:**

**Beds:** 3                      **L Price:** \$456,900  
**Baths:** 3/1  
**Type:** Row/Town/Clu  
**Style:** Carriage House  
**Design:** 3+ Story  
**Ownership:** Fee Simple  
**Condition:** Average+  
**Int SF:** 2,400 / Seller  
**New Construct:** Yes / Home Built  
**Waterfront:** No

**Age:** 0

**Central Air:** Yes

**Floor #:**

**Bsmt:** Basement None

**Garage:** 1 Car Garage, Attached Built In

**Water/Sewer:** Public Water, Public Sewer

**Heat:** Gas Heating

**Rmks:** End Unit to be built! Pre-Construction pricing includes: finished Loft with full bath, finished Family room on ground floor, 2 owners suites on the main level (3 total owners suites counting the finished loft) 10 X 12 deck, and Fireplace included!!! Standard features include Hardwood flooring on main level, Granite Counter tops, S.S. Appliances, tile floors in full baths, 90% efficient heating system, 13 seer Air conditioning system, PVC drains, PECS water lines with Mani Block, one piece fiberglass tub and shower units in all owners suites, Carriage style garage door with electric opener with remote. Many other options and upgrades available! Property is very close to Routes 476, 76, 23 and PA. Turnpike. Convenient to all shopping and restaurants, the KOP Mall, and historic Valley Forge Park. Custom built by Thomas Andrew Homes



## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 137 Merion Ave



**MLS #/Tax ID:** 6801883  
**Status:** ACT  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** Nob Hill  
**School Dist:** Upper Merion  
**-High:** Upper Merion  
**-Middle:** Upper Merion  
**-Elem:**  
**Building:**

**Beds:** 3  
**Baths:** 3/2  
**Type:** Row/Town/Clu  
**Style:** End Unit Row  
**Design:** 3+ Story  
**Ownership:** Fee Simple  
**Condition:** Average+  
**Int SF:** 2,950 / Seller  
**New Construct:** No / Not Built  
**Waterfront:** No

**Age:** 11

**Central Air:** Yes

**Floor #:**

**Bsmt:** Full Basement, Finished All Basement

**Garage:** 1 Car Garage, Attached Built In, Inside Access

**Water/Sewer:** Public Water, Public Sewer

**Heat:** Gas Heating

**Rmks:** This is a MUST see San Francisco style Townhouse in the prestigious Nob Hill neighborhood of West Conshohocken. Don't miss your chance to get the best spot on the block with this end unit which is situated directly next to a park with walking trails and a playground. Walk into the split level entrance and either go down to the finished basement with its own powder room, mudroom, garage access, and walkout to the back yard, or move upstairs to the breathtaking main floor. The open floor plan allows for a nice flow from the dinning room to the living room where you can gaze out the enormous bay window at one of the best views of Conshohocken. Seriously, you have to see the view in person! The spacious kitchen has modern appliances, energy efficient gas cooking, new granite counter tops, new sink fixtures and its own island/breakfast bar. The kitchen opens to a gorgeously sun-lit family room with a terrace which is anchored by a gas fireplace. Upstairs you will find the master bedroom suite with its own private fireplace, terrace, and large soaking tub, as well as an ample sized walk-in closet. Just next to the master suite is the second bedroom with its own magnificent view of Conshohocken through a large bay window. This bedroom has plenty of closet space as well as its own full bathroom. Wander up to the third floor where the third bedroom is and enjoy the open space and bright sunlight windows as well as its own private full bathroom and walk-in closet. You can relax in this majestic house on the weekends because lawn care and snow removal are both covered by the very reasonable association fees. This stunning home is located close to major travel arteries, shopping, public transportation, and neighborhood parks. Conshohocken is currently one of the hottest local real estate markets in the Philadelphia region, making this a terrific investment. Schedule your private showing today to see just how fantastic this home truly is!



## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 20 Nathans Pl



**MLS #/Tax ID:** 6757654  
**Status:** PND  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** Conshohocken  
**School Dist:** Upper Merion  
**-High:** Upper Merion  
**-Middle:** Upper Merion  
**-Elem:**  
**Building:**

**Beds:** 4  
**Baths:** 3/1  
**Type:** Row/Town/Clu  
**Style:** Colonial  
**Design:** 2 Story  
**Ownership:** Fee Simple  
**Condition:** Average+  
**Int SF:** 2,850 / Seller  
**New Construct:** No / Not Built  
**Waterfront:** No

**Age:** 11

**Central Air:** Yes

**Floor #:**

**Bsmt:** Full Basement, Finished All Basement

**Garage:** 1 Car Garage

**Water/Sewer:** Public Water, Public Sewer

**Heat:** Gas Heating

**Rmks:** Motivated Seller, \$2500 Sellers Assist with a One Year Home Warranty Included, Beautiful town home in sought after Nathans Place community located in popular West Conshohocken. This great four bedroom three and a half baths with finished basement is one you won't want to miss. The gourmet kitchen is complete with 42" cherry cabinets , granite counters and breakfast bar which overlooks the spacious living room allowing the perfect flow for entertaining complete with a beautiful gas fireplace and outside exit to the deck. A powder room completes this level. The second floor features a master suite complete with great closet space and private bathroom, Two additional bedrooms are both well appointed with ample closet, and a neutral hall bathroom. There are two lower levels , the first is complete with a bedroom and full bathroom and the 2nd lower level is complete with fully finished family room and wet bar. This home has a lot of space and will not last long.



## CMA Pro Report

These pages give a general overview of the selected properties.

### Settled Properties

#### 513 Bullock St



**MLS #/Tax ID:** 6662488  
**Status:** STL  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** Matsonford Commons  
**School Dist:** Upper Merion

**-High:**

**-Middle:**

**-Elem:**

**Building:** Matsonford Commons

**Beds:** 3  
**Baths:** 2/1  
**Type:** Row/Town/Clu  
**Style:** Traditional  
**Design:** 2 Story  
**Ownership:** Condo-Fee Simple  
**Condition:** Average+  
**Int SF:** 1,920 / Assessor  
**New Construct:** No / Not Built  
**Waterfront:** No

**Water/Sewer:** Public Water, Public Sewer  
**Heat:** Gas Heating

**Age:** 22

**Central Air:** Yes

**Floor #:**

**Bsmt:** Full Basement

**Garage:** No Garage

**Rmks:** Welcome to this beautiful townhouse perched high on top of West Conshohocken hill nestled in the sought after neighborhood of Matsonford Commons! Did you know West Conshohocken was ranked number one as the best suburb to buy a house in by Niche dot com?! This three story, three bedroom, two and a half bath house invites you with its high ceilings and numerous updates and upgrades. Selling points are renovated kitchen in 2011 that includes granite countertops, travertine floor and backsplash, all matching Whirlpool stainless steel appliances, and a window seat. Powder room updated in February 2015 includes new vanity and toilet, tiled floor, light fixture, and paint. Both full bathrooms have new light fixtures, hardware, and paint. Upper level includes a stunning master bedroom with vaulted ceiling and large walk-in closet. The second bedroom with vaulted ceiling, a walk-in closet and a standard closet. Third bedroom with a skylight! Finished basement received new carpet in January of 2015. Fresh paint throughout in July 2015. New water heater in January 2015. Windows replaced in July 2015. Roof replaced in spring 2013. Deck replaced in 2009. New wrought iron railing installed July of 2014. Chimney certified in June 2015. Heater and central air conditioning certified June 2015. The house is located within walking distance to two parks, McKenzie and Gert! As well as restaurants and bars. Lastly, must mention it's conveniently located to all major highways without the traffic of Fayette St bridge.



## CMA Pro Report

These pages give a general overview of the selected properties.

### Temporarily Off Market Properties

#### 136 Moorehead Ave



**MLS #/Tax ID:** 6749144  
**Status:** TO  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** Conshohocken  
**School Dist:** Upper Merion

**Beds:** 2 **L Price:** \$424,900  
**Baths:** 2/1  
**Type:** Row/Town/Clu  
**Style:** Straight Through  
**Design:** 2 Story  
**Ownership:** Fee Simple  
**Condition:** Average+  
**Int SF:** 2,094 / Assessor  
**New Construct:** No / Not Built  
**Waterfront:** No

**Age:** 2

**Central Air:** Yes

**Floor #:**

**Bsmt:** Full Basement, Finished All Basement, Outside Entrance / Walk Out

**Garage:** 1 Car Garage, Attached Built In

**Water/Sewer:** Public Water, Public Sewer

**Heat:** Gas Heating

**Rmks:** Living In Luxury! Beautiful 2 bedroom, 2.5 bath row filled with every bell and whistle from top to bottom. Pristine condition, move-in ready, be WOW'd away from the moment you enter into this masterpiece. Open and airy floor plan allows for the perfect set-up when entertaining guests and visitors. 9 ft. ceilings, gleaming wood floors, gas fireplace, recessed lighting, flows right throughout the living and dining area. Contemporary chef-style kitchen designed to include counter seating, a center island, granite counter-tops, maple cabinetry, stainless steel appliances. Sliders in the dining room lead out back to a huge deck. Additional half bath complete the 1st floor. Continue to the upper level which showcases an over-sized master suite w/ private bath, additional bedroom of great size, 2nd hall bath w/shower&tub combo. Down to the lower level awaits the fully finished basement. Easy maintenance of tile floor, spacious laundry area, extra storage, and sliders exit out back. Central air, tastefully decorated with warm, neutral colors, attached garage plus driveway parking. Upper Merion school district, within minutes to Conshohocken's attractions, shopping centers, major roads and highways. Close to Plymouth Meeting, I-76, King of Prussia and college universities!



## CMA Pro Report

These pages give a general overview of the selected properties.

### Withdrawn Properties

#### 138 Moorehead Ave



**MLS #/Tax ID:** 6597054  
**Status:** WTH  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** Lafayette Crossing  
**School Dist:** Upper Merion  
**-High:** Upper Merion  
**-Middle:** Upper Merion  
**-Elem:**  
**Building:**

**Beds:** 3 **L Price:** \$424,900  
**Baths:** 2/1  
**Type:** Row/Town/Clu  
**Style:** Other  
**Design:** 3+ Story  
**Ownership:** Fee Simple  
**Condition:**  
**Int SF:** 2,272 / Assessor  
**New Construct:** No / Not Built  
**Waterfront:** No

**Age:** 2

**Central Air:** Yes

**Floor #:**

**Bsmt:** Full Basement, Finished All Basement, Outside Entrance / Walk Out

**Garage:** 2 Car Garage, Attached Built In, Garage Door Opener, Inside Access

**Water/Sewer:** Public Water, Public Sewer

**Heat:** Gas Heating

**Rmks:** Fantastic opportunity in the desirable luxury townhome community, Lafayette Crossing which sold out before models opened. Almost new, this end townhome is loaded with upgrades and offers 3 Bedrooms, 2 and a half Baths, a 2 car Garage plus 2 car driveway parking. Only 22 homes were built in this popular community offering fantastic curb appeal and a great urban vibe. Enjoy luxury low maintenance living that complements your lifestyle. The first level features 9 ft. ceilings, gleaming cherry hardwood floors and an open, spacious Great Room that flows seamlessly into the Kitchen and Breakfast Room. The Kitchen showcases a breakfast bar, 42" cabinets, granite countertops, double bowl stainless sink, tile backsplash, stainless appliances and recessed lighting. Completing the Kitchen is a large granite topped island. Directly off of the Kitchen and Breakfast Room are sliders to a 10 x 20' deck, perfect for outside entertaining. Double box bay windows, were added to the Living Room and Master Bedroom providing not only plenty of natural light, but stunning panoramic views of Conshohocken. Other enhancements include oak stairs with upgraded banisters and railings plus upgraded neutral carpeting throughout. All hardware is satin nickel finish. Cherry hardwood floors continue in the upper level Hallway and third Bedroom. The Master Bedroom Suite is enormous and features a spectacular view plus a walk-in closet. The tiled floor Master Bathroom includes a double bowl vanity and glass enclosed shower. Two additional bedrooms have access to a ample size hall bath with glass enclosed shower. The Finished walk out lower level offers wiring for surround sound, sliders to outside and access to the two car garage. Convenience is an understatement. Jump right on Routes 76, 476 and 276. Walk to restaurants, nightlife, train, Schuylkill Trail. West Conshohocken has been named #1, in the "Best Suburbs to Buy a House in America" report according to Niche Local!



## CMA Pro Report

These pages give a general overview of the selected properties.

### Withdrawn Properties

#### 128 Moorehead Ave



**MLS #/Tax ID:** 6679822  
**Status:** WTH  
**County:** Montgomery  
**MLS Area:** West Conshohocken Boro  
**Prop Type:** Residential  
**Subdiv/Neigh:** Lafayette Crossing  
**School Dist:** Upper Merion  
**-High:** Upper Merion  
**-Middle:**  
**-Elem:**  
**Building:**

**Beds:** 3      **L Price:** \$425,000  
**Baths:** 2/1  
**Type:** Row/Town/Clu  
**Style:** Colonial, End Unit Row  
**Design:** 3+ Story  
**Ownership:** Fee Simple  
**Condition:**  
**Int SF:** 2,268 / Assessor  
**New Construct:** No / Not Built  
**Waterfront:** No

**Age:** 2

**Central Air:** Yes

**Floor #:**

**Bsmt:** Full Basement, Finished All Basement, Outside Entrance / Walk Out

**Garage:** 2 Car Garage, Attached Built In, Garage Door Opener

**Water/Sewer:** Public Water, Public Sewer

**Heat:** Gas Heating

**Rmks:** Fabulous opportunity to live in this stunning 2 year young town home in West Conshohocken, loaded with upgrades and extras including a beautiful stone facade, hardwood floors throughout all 3 levels of living space, a 5 foot extension in the Kitchen and Lower Level, upgraded Aristokraft cabinets with granite counters, glass tiled backsplash, upgraded tile in the Master Bath, rear deck with privacy fence...the list is endless! This wonderful home offers remarkable indoor and outdoor living space with an expansive and open Kitchen/Breakfast Room, open Dining Area and Great Room, and finished walk-out Lower Level that is plumbed for a second powder room! There is even 2nd floor laundry and a 2-car attached garage with storage space! Don't miss this opportunity to live in one of the largest and most upgraded units in the community! See it today!





## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>5</b>
Lowest Price	<b>\$399,900</b>
Highest Price	<b>\$500,000</b>
Average Price	<b>\$436,340</b>
Avg. Price/SqFt	<b>\$185.63</b>
Avg DOM	<b>124</b>

### Pending Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$382,000</b>
Highest Price	<b>\$382,000</b>
Average Price	<b>\$382,000</b>
Avg. Price/SqFt	<b>\$134.04</b>
Avg DOM	<b>34</b>





## CMA Pro Report

These pages give a general overview of the selected properties.

### Settled Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$339,000</b>
Highest Price	<b>\$339,000</b>
Average Price	<b>\$339,000</b>
Avg. Price/SqFt	<b>\$176.56</b>
Avg DOM	<b>32</b>

### Temporarily Off Market Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$424,900</b>
Highest Price	<b>\$424,900</b>
Average Price	<b>\$424,900</b>
Avg. Price/SqFt	<b>\$202.91</b>
Avg DOM	<b>54</b>





## CMA Pro Report

These pages give a general overview of the selected properties.

### Withdrawn Properties

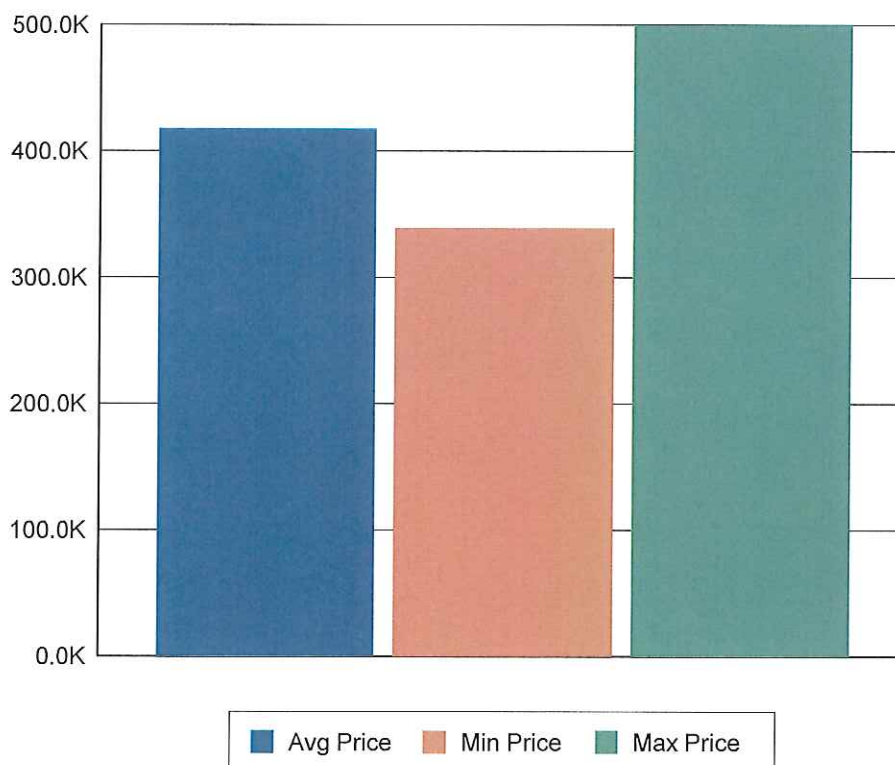
Total # of Listings	2
Lowest Price	\$424,900
Highest Price	\$425,000
Average Price	\$424,950
Avg. Price/SqFt	\$187.21
Avg DOM	125



## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$399,900	\$500,000	\$436,340	\$185.63
Pending	\$382,000	\$382,000	\$382,000	\$134.04
Settled	\$339,000	\$339,000	\$339,000	\$176.56
Temporarily Off Market	\$424,900	\$424,900	\$424,900	\$202.91
Withdrawn	\$424,900	\$425,000	\$424,950	\$187.21
<b>Totals / Averages</b>	<b>\$339,000</b>	<b>\$500,000</b>	<b>\$417,750</b>	<b>\$181.61</b>

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
513 Bullock St	\$349,990	\$339,000	32	96.86%	\$176.56
<b>Total Averages</b>	<b>\$349,990</b>	<b>\$339,000</b>	<b>32</b>	<b>96.86%</b>	<b>\$176.56</b>

### Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Active								



# Comparative Market Analysis

Thursday, June 2, 2016

## CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
ACT	549 Apple St #2	3	2/1	2,100	\$399,900			170
ACT	549 Apple St #1	3	2/1	2,100	\$409,900			171
ACT	138 Moorehead Ave	3	2/1	2,272	\$415,000			104
ACT	549 Apple St #4	3	3/1	2,400	\$456,900			171
ACT	137 Merion Ave	3	3/2	2,950	\$500,000			3
<b>Pending</b>								
PND	20 Nathans Pl	4	3/1	2,850	\$382,000			34
<b>Settled</b>								
STL	513 Bullock St	3	2/1	1,920	\$349,990	\$339,000	01/12/2016	32
<b>Temporarily Off Market</b>								
TO	136 Moorehead Ave	2	2/1	2,094	\$424,900			54
<b>Withdrawn</b>								
WTH	138 Moorehead Ave	3	2/1	2,272	\$424,900			170
WTH	128 Moorehead Ave	3	2/1	2,268	\$425,000			80



## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Active

MLS#	Address	Bds	Bth	SqFt Tot	Acres	Age	DOM	Orig Price	List Price	Stat Date
6686445	549 Apple St #2	3	2/1	2,100	0.05	0	170	\$399,900	\$399,900	12/16/2015
6686440	549 Apple St #1	3	2/1	2,100	0.09	0	171	\$409,900	\$409,900	12/15/2015
6734858	138 Moorehead Ave	3	2/1	2,272	0.05	3	104	\$415,000	\$415,000	02/20/2016
6686427	549 Apple St #4	3	3/1	2,400	0.13	0	171	\$456,900	\$456,900	12/15/2015
6801883	137 Merion Ave	3	3/2	2,950	0.12	11	3	\$500,000	\$500,000	05/31/2016
<b>Averages:</b>		<b>3</b>	<b>2/1</b>	<b>2,364</b>	<b>0.09</b>	<b>3</b>	<b>124</b>	<b>\$436,340</b>	<b>\$436,340</b>	

### Status: Pending

MLS#	Address	Bds	Bth	SqFt Tot	Acres	Age	DOM	Orig Price	List Price	Stat Date
6757654	20 Nathans Pl	4	3/1	2,850	0.05	11	34	\$384,500	\$382,000	05/01/2016
<b>Averages:</b>		<b>4</b>	<b>2/1</b>	<b>2,850</b>	<b>0.05</b>	<b>11</b>	<b>34</b>	<b>\$384,500</b>	<b>\$382,000</b>	

### Status: Temporarily Off Market

MLS#	Address	Bds	Bth	SqFt Tot	Acres	Age	DOM	Orig Price	List Price	Stat Date
6749144	136 Moorehead Ave	2	2/1	2,094	0.04	2	54	\$424,900	\$424,900	05/07/2016
<b>Averages:</b>		<b>2</b>	<b>2/1</b>	<b>2,094</b>	<b>0.04</b>	<b>2</b>	<b>54</b>	<b>\$424,900</b>	<b>\$424,900</b>	

### Status: Settled

MLS#	Address	Bds	Bth	SqFt Tot	Acres	Age	DOM	Orig Price	List Price	Stat Date
6662488	513 Bullock St	3	2/1	1,920	0.04	22	32	\$354,000	\$349,990	01/12/2016
<b>Averages:</b>		<b>3</b>	<b>2/1</b>	<b>1,920</b>	<b>0.04</b>	<b>22</b>	<b>32</b>	<b>\$354,000</b>	<b>\$349,990</b>	

### Status: Withdrawn

MLS#	Address	Bds	Bth	SqFt Tot	Acres	Age	DOM	Orig Price	List Price	Stat Date
6597054	138 Moorehead Ave	3	2/1	2,272	0.05	2	170	\$429,900	\$424,900	
6679822	128 Moorehead Ave	3	2/1	2,268	0.06	2	80	\$425,000	\$425,000	
<b>Averages:</b>		<b>3</b>	<b>2/1</b>	<b>2,270</b>	<b>0.06</b>	<b>2</b>	<b>125</b>	<b>\$427,450</b>	<b>\$424,950</b>	

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Active	5	\$436,340	\$185.63	\$415,000	\$399,900	\$500,000	124
Pending	1	\$382,000	\$134.04	\$382,000	\$382,000	\$382,000	308
Settled	1	\$339,000	\$176.56	\$339,000	\$339,000	\$339,000	32
Temporarily Off Market	1	\$424,900	\$202.91	\$424,900	\$424,900	\$424,900	54
Withdrawn	2	\$424,950	\$187.21	\$424,950	\$424,900	\$425,000	125
<b>Total</b>	<b>10</b>	<b>\$417,750</b>	<b>\$181.61</b>	<b>\$419,950</b>	<b>\$339,000</b>	<b>\$500,000</b>	<b>126</b>





## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

#### Sell Price Statistics

Average Price: \$417,800  
High Price: \$500,000  
Median Price: \$420,000  
Low Price: \$339,000

#### Sell Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$182  
High Price/Sq Ft: \$203  
Median Price/Sq Ft: \$187  
Low Price/Sq Ft: \$134

Figures are based on selling price after adjustments, and rounded to the nearest \$100.

### Summary...

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.



# Comparative Market Analysis

Thursday, June 2, 2016

## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	513 Bullock St	20 Nathans Pl	138 Moorehead Ave
City / State	West Conshohocken, Penns	Conshohocken, Pennsylvania	West Conshohocken, Penns
County	Montgomery	Montgomery	Montgomery
Municipality	West Conshohocken Boro	West Conshohocken Boro	West Conshohocken Boro
Zip Code	19428-2807	19428-3802	19428-2928
Neighborhood	MATSONFORD COMMONS	NATHANS PLACE	
Settle Date	01/12/2016	11/10/2005	12/13/2012
Sale Amount \$0	\$339,100	\$389,773	\$386,799
Seller	No		
Concessions			
Property Class	Residential	Residential	Residential
Land Use	Res: Condo Townhouse	Res: 1 Fam	Res: 1 Fam
Zoning	R2	R2	IBR
Annual Tax \$0	\$3,714	\$4,529	\$4,279
Tax Total Asmt \$0	\$155,110	\$189,120	\$178,690
Lot Sq Feet	1,920	2,260	2,328
Lot Acres	0.044	0.052	0.053
Res Type	Row/Twnhse/Cluster	Row/Twnhse/Cluster	Row/Twnhse/Cluster
Res Design			
Res Style			
Stories	2.00	2.00	2.00
Bldg Sq Ft 0	1,920	2,355	2,272
Total Units	0	1	1
Bedrooms	2	3	3
Baths	2.1	2.1	2.1
Grg Type			
Grg Spaces	0	0	0
Bsmt Type		Full	Full
Bsmt Desc		Finished	Finished
Exterior		Stucco	Vinyl
Heat Type			
Heat Fuel		Gas	Gas
Cooling		Central Air	Central Air
Approx Age	23	11	3
Pool Type			
School District	Upper Merion Area	Upper Merion Area	Upper Merion Area
Date Listed	10/21/2015	03/29/2016	02/20/2016
MLS#/PID	6662488	6757654	6734858

# Comparative Market Analysis

Thursday, June 2, 2016

## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



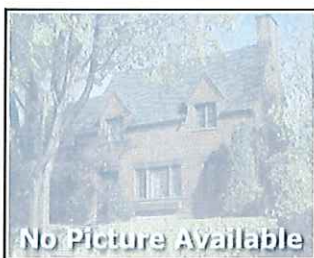
Address	136 Moorehead Ave	138 Moorehead Ave	128 Moorehead Ave
City / State	Conshohocken, Pennsylvania	Conshohocken, Pennsylvania	Conshohocken, Pennsylvania
County	Montgomery	Montgomery	Montgomery
Municipality	West Conshohocken Boro	West Conshohocken Boro	West Conshohocken Boro
Zip Code	19428-2928	19428-2928	19428-2928
Neighborhood			
Settle Date	12/13/2012	12/13/2012	03/21/2013
Sale Amount \$0	\$372,818	\$386,799	\$423,367
Seller			
Concessions			
Property Class	Residential	Residential	Residential
Land Use	Res: 1 Fam	Res: 1 Fam	Res: 1 Fam
Zoning	IBR	IBR	IBR
Annual Tax \$0	\$4,119	\$4,279	\$4,294
Tax Total Asmt \$0	\$172,000	\$178,690	\$179,320
Lot Sq Feet	1,902	2,328	2,446
Lot Acres	0.044	0.053	0.056
Res Type	Row/Twnhse/Cluster	Row/Twnhse/Cluster	Row/Twnhse/Cluster
Res Design			
Res Style			
Stories	2.00	2.00	2.00
Bldg Sq Ft 0	2,094	2,272	2,268
Total Units	1	1	1
Bedrooms	2	3	3
Baths	2.1	2.1	2.2
Grg Type			
Grg Spaces	0	0	0
Bsmt Type	Full	Full	Full
Bsmt Desc	Finished	Finished	Finished
Exterior	Vinyl	Vinyl	Vinyl
Heat Type			
Heat Fuel	Gas	Gas	Gas
Cooling	Central Air	Central Air	Central Air
Approx Age	3	3	3
Pool Type			
School District	Upper Merion Area	Upper Merion Area	Upper Merion Area
Date Listed	03/15/2016	06/21/2015	12/01/2015
MLS#/PID	6749144	6597054	6679822

# Comparative Market Analysis

Thursday, June 2, 2016

## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	137 Merion Ave
City / State	West Conshohocken, Penns
County	Montgomery
Municipality	West Conshohocken Boro
Zip Code	19428-2839
Neighborhood	NOB HILL
Settle Date	12/09/2004
Sale Amount \$0	\$515,453
Seller	
Concessions	
Property Class	Residential
Land Use	Res: 1 Fam
Zoning	R2
Annual Tax \$0	\$5,326
Tax Total Asmt \$0	\$222,420
Lot Sq Feet	5,152
Lot Acres	0.118
Res Type	Row/Twnhse/Cluster
Res Design	
Res Style	
Stories	2.00
Bldg Sq Ft 0	2,347
Total Units	1
Bedrooms	3
Baths	3.2
Grg Type	
Grg Spaces	0
Bsmt Type	Full
Bsmt Desc	Finished
Exterior	Stucco
Heat Type	
Heat Fuel	Gas
Cooling	Central Air
Approx Age	11
Pool Type	
School District	Upper Merion Area
Date Listed	05/31/2016
MLS#/PID	6801883

# Comparative Market Analysis

Thursday, June 2, 2016

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



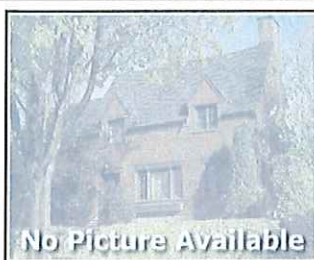
Address	513 Bullock St	20 Nathans Pl	138 Moorehead Ave
City / State	West Conshohocken, Penns	Conshohocken, Pennsylvania	West Conshohocken, Penns
County	Montgomery	Montgomery	Montgomery
Municipality	West Conshohocken Boro	West Conshohocken Boro	West Conshohocken Boro
Zip Code	19428-2807	19428-3802	19428-2928
Neighborhood			
Settle Date	01/12/2016	06/24/2016	
Sale Amount \$0	\$339,000		
Seller	No		
Concessions			
Property Class	Residential	Residential	Residential
Land Use	1188	1101	1101
Zoning	R2	R2	IBR
Annual Tax \$0	\$3,667	\$4,529	\$4,279
Tax Total Asmt \$0	\$155,110	\$189,120	\$178,690
Lot Sq Feet	1,742	2,260	2,328
Lot Acres	0.040	0.050	0.050
Res Type	Row/Town/Clu	Row/Town/Clu	Row/Town/Clu
Res Design	2 Story	2 Story	3+ Story
Res Style	Traditional	Colonial	End Unit Row
Stories			
Bldg Sq Ft 0	1,920	2,850	2,272
Total Units			
Bedrooms	3	4	3
Baths	2.1	3.1	2.1
Grg Type			
Grg Spaces	No Garage	1 Car Garage	2 Car Garage
Bsmt Type	Full Basement	Full Basement	Full Basement
Bsmt Desc		Finished All Basement	
Exterior			
Heat Type			
Heat Fuel			
Cooling	Central Air	Central Air	Central Air
Approx Age	22	11	3
Pool Type			
School District	Upper Merion	Upper Merion	Upper Merion
Date Listed	10/21/2015	03/29/2016	02/20/2016
MLS#/PID	6662488	6757654	6734858

# Comparative Market Analysis

Thursday, June 2, 2016

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	136 Moorehead Ave	138 Moorehead Ave	128 Moorehead Ave
City / State	Conshohocken, Pennsylvania	Conshohocken, Pennsylvania	Conshohocken, Pennsylvania
County	Montgomery	Montgomery	Montgomery
Municipality	West Conshohocken Boro	West Conshohocken Boro	West Conshohocken Boro
Zip Code	19428-2928	19428-2928	19428-2928
Neighborhood			
Settle Date			
Sale Amount \$0			
Seller			
Concessions			
Property Class	Residential	Residential	Residential
Land Use	1101	1101	
Zoning	IBR	IBR	Res
Annual Tax \$0	\$4,119	\$4,224	\$4,294
Tax Total Asmt \$0	\$172,000	\$178,690	\$179,320
Lot Sq Feet	1,902	2,328	2,446
Lot Acres	0.040	0.050	0.060
Res Type	Row/Town/Clu	Row/Town/Clu	Row/Town/Clu
Res Design	2 Story	3+ Story	3+ Story
Res Style	Straight Through	Other	Colonial, End Unit Row
Stories			
Bldg Sq Ft 0	2,094	2,272	2,268
Total Units			
Bedrooms	2	3	3
Baths	2.1	2.1	2.1
Grg Type	Attached Built In	Attached Built In, Garage Do	Attached Built In, Garage Do
Grg Spaces	1 Car Garage	2 Car Garage	2 Car Garage
Bsmt Type	Full Basement	Full Basement	Full Basement
Bsmt Desc	Finished All Basement, Outsi	Finished All Basement, Outsi	Finished All Basement, Outsi
Exterior			
Heat Type		Hot Water Heat	Hot Air
Heat Fuel			
Cooling	Central Air	Central Air	Central Air
Approx Age	2	2	2
Pool Type			
School District	Upper Merion	Upper Merion	Upper Merion
Date Listed	03/15/2016	06/21/2015	12/01/2015
MLS#/PID	6749144	6597054	6679822

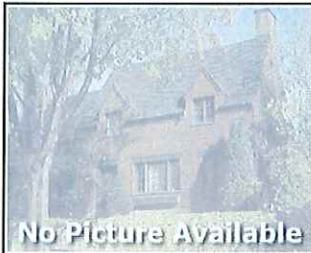


# Comparative Market Analysis

Thursday, June 2, 2016

## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	137 Merion Ave
City / State	West Conshohocken, Penns
County	Montgomery
Municipality	West Conshohocken Boro
Zip Code	19428-2839
Neighborhood	
Settle Date	
Sale Amount	\$0
Seller	
Concessions	
Property Class	Residential
Land Use	1101
Zoning	R2
Annual Tax	\$5,326
Tax Total Asmt	\$222,420
Lot Sq Feet	5,152
Lot Acres	0.120
Res Type	Row/Town/Clu
Res Design	3+ Story
Res Style	End Unit Row
Stories	
Bldg Sq Ft	2,950
Total Units	
Bedrooms	3
Baths	3.2
Grg Type	Attached Built In, Inside Acce
Grg Spaces	1 Car Garage
Bsmt Type	Full Basement
Bsmt Desc	Finished All Basement
Exterior	
Heat Type	Hot Air
Heat Fuel	
Cooling	Central Air
Approx Age	11
Pool Type	
School District	Upper Merion
Date Listed	05/31/2016
MLS#/PID	6801883



## Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.

