



The Other CMAs – Key Takeaways

- 1) The Quick CMA allows you to compare properties against themselves without a subject property. It is a great way to print off information if you have a couple of MLS numbers and you need a map and cover sheet for some showings you scheduled. The following settings are popular on the Finish tab:

- A) Map of subject and comparable properties (street map)
- B) Side-by-side comparison of all listings

Example used: 100489053,100489079,100489143

- 2) The Statistical CMA is an easy way to do some basic number crunching in a specific area with closed sales. In the last 6 months, what is the median price of a 3-bedroom vs. a 4-bedroom house? What is the median price of new construction?

Example used: closed within last 6 months, city of Goldsboro

- 3) The One-Line CMA is great if you want a printout of listings in a specific neighborhood. It includes data like year built, beds, baths, square footage (house and lot), days on market, and price per square foot.

Example used: active pending, <475k, sub of riverlights

- 4) To use the one-click CMA, make sure to review your settings in the Comparables tab under General Preferences. Note that it goes back a year for your off-market statuses and you can't change that in General Preferences, so you may want to change that to 3 or 6 months back in the actual search.

Example used: 100489079 (Comparable Search in the Quick Launch)