

# Home Value Estimator

Property Address: 1234 N MAIN ST, CHICAGO, IL 60614

★ Get a true apples-to-apples comparison by fine-tuning the variables in this market value estimator.

<b>Date of Analysis</b> 2011-03-07	<b>List to Sale Ratio</b> ⓘ 100
<b>Estimated Market Value</b> \$372,600	<b>Daily List to Sale Ratio Change (%)</b> ⓘ 0
<b>Possible Value Range (+/- 10%)</b> \$344,578 - \$400,622	<b>Predicted Market Time (Days)</b> ⓘ 180
<b>Confidence Score</b> 43.65%	<b>Predicted Market Time Variance (Days)</b> ⓘ 24

Actual Market Value is subject to the property's uniqueness, locational factors, outside property, circumstances of the Buyer and Seller, and/or other market factors.

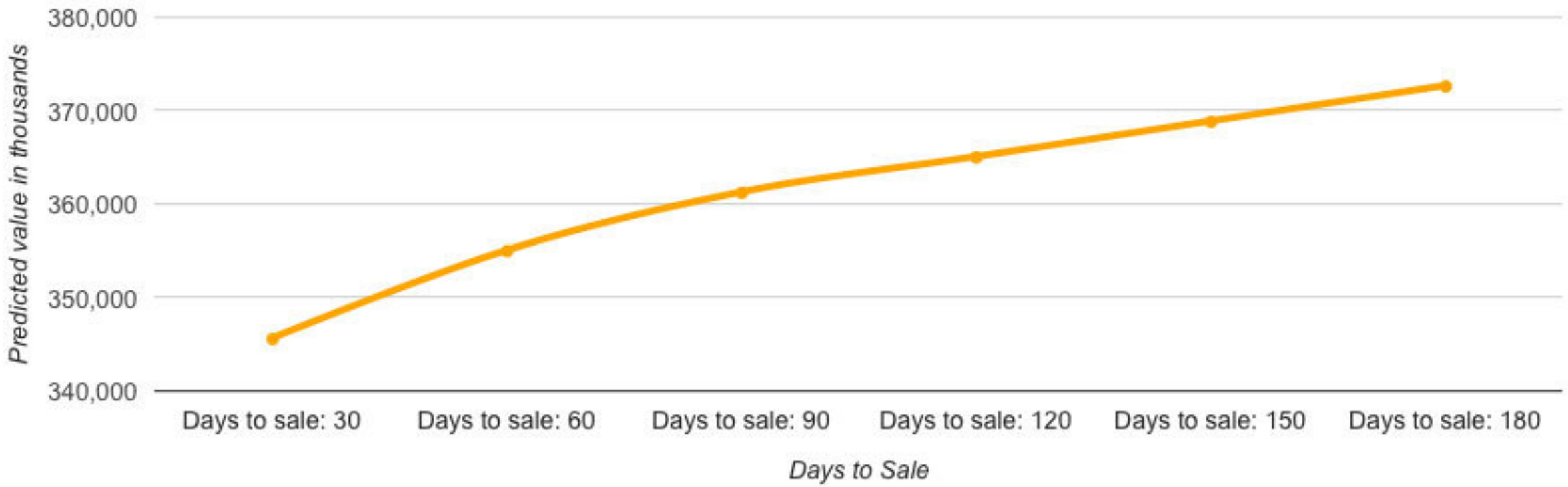
Based upon statistical analysis of 20 Sales in the area or neighborhood of the subject property, and given the current market conditions, shown is the Estimated Market Value (EMV) of this property.

## You purchased reports:

report 1 2011-03-07 11:38:06  
1234 N MAIN ST, CHICAGO, IL

## Predicted Price vs. Time to Sell

Working with this Chart ⓘ



## Detailed Property Information

Working with this Information ⓘ

★ Make sure that your property is accurately represented by adjusting the factors on the Detailed Property Information page.

	<b>Value Used</b>		<b>Title Used</b>	<b>Value Used</b>
<b>Street Address</b>	1234 N MAIN ST	<b>House Size</b>	7500	<input type="text" value="7500"/>
<b>City</b>	CHICAGO	<b>Total Rooms</b>	5	<input type="text" value="5"/>
<b>State</b>	IL	<b>Bedrooms</b>	2	<input type="text" value="2"/>
<b>County</b>	COOK	<b>Bathrooms</b>	2	<input type="text" value="2"/>
<b>Zip</b>	60614	<b>Garage Spaces</b>	0	<input type="text" value="0"/>
<b>APN</b>	14-00-300-XXX-1001	<b>Fireplaces</b>	0	<input type="text" value="1"/>
<b>Use Category</b>	CONDO	<b>Pool</b>	N	<input type="checkbox"/>
		<b>Lot Size</b>	0	<input type="text" value="0"/>
		<b>Year Built</b>	1891	<input type="text" value="1891"/>

**Important**  
This Information is meant as a guideline and may vary from the actual characteristics of the home if additions or changes have been made to the home. This information is taken from public records available from county tax assessor.

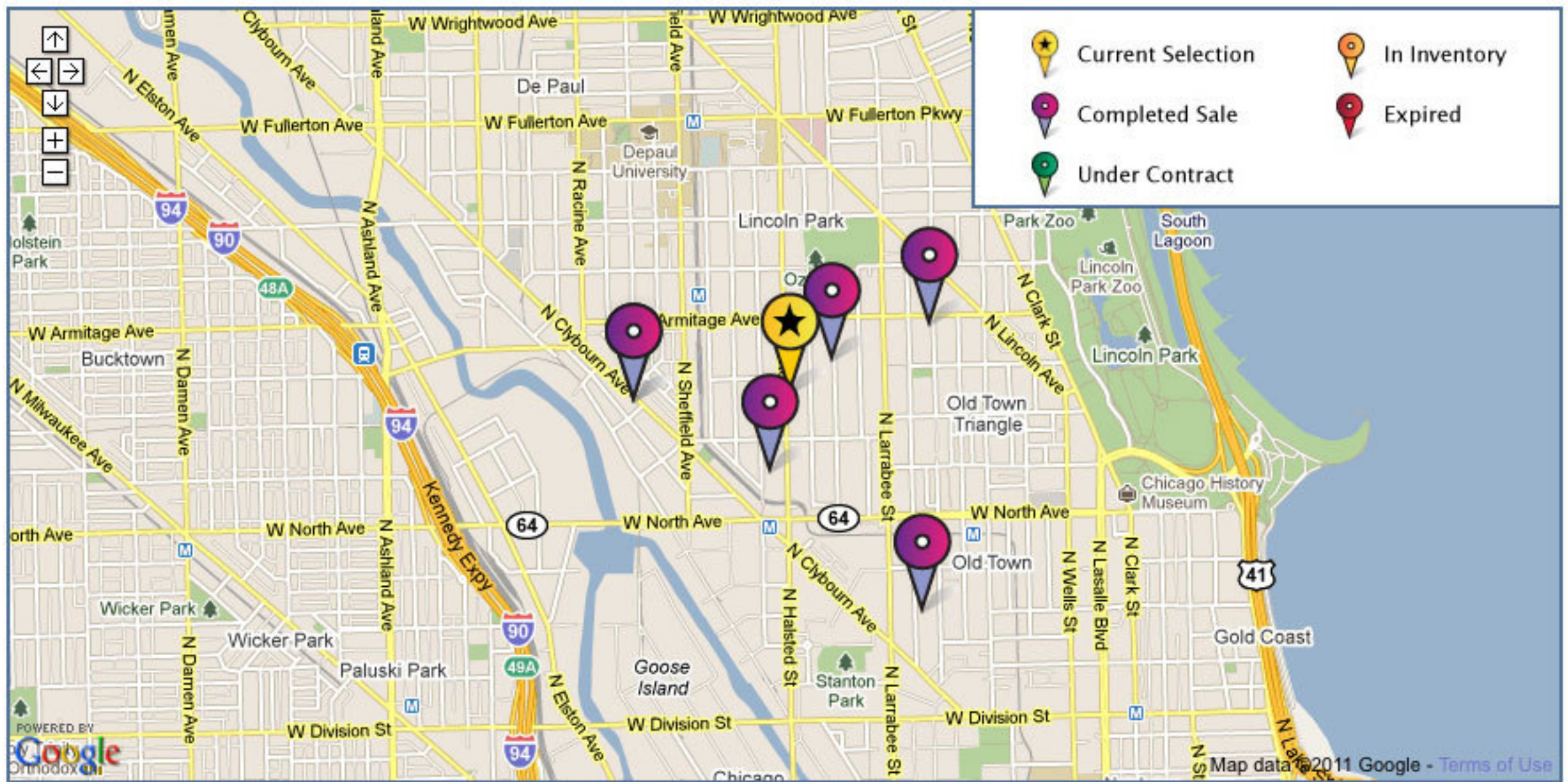
Recalculate with Modified Title Information

Cancel

## Comparable Properties

Hide Map Key

Working with this Map ⓘ



★ Choose only the properties that are most like yours on the Comparable Properties page. The resulting report will give you the closest estimate of the market value of your own property.

### Completed Sales [check all](#) / [uncheck all](#) / [reset to original](#)

Include	Street	Zip	Price	Sale Date	House Size	Beds	Baths	Dist	APN
<input checked="" type="checkbox"/>	1651 N MAIN ST # 202	60614	\$391,500	2010-10-22	1600	0	0	0.2	14 00 000 00 1007
<input type="checkbox"/>	1444 N ATWOOD ST # 71	60610	\$392,500	2010-05-10	1440	0	0	0.71	17 00 000 000 1029
<input type="checkbox"/>	1901 N HIGH ST # 101	60614	\$410,000	2010-05-06	1200	0	0	0.19	14 00 000 000 1001
<input checked="" type="checkbox"/>	308 W MAIN AVE # 2	60610	\$410,000	2010-06-07	2808	0	0	0.82	17 00 000 000 1003
<input type="checkbox"/>	1444 N ATWOOD ST # 6A	60610	\$414,000	2010-05-13	1475	0	0	0.71	17 00 000 000 1010
<input type="checkbox"/>	1951 N MAIN AVE # 3N	60614	\$415,000	2010-03-16	1350	0	0	0.42	14 00 000 000 1008
<input checked="" type="checkbox"/>	1426 N HIGH AVE # 1	60610	\$425,000	2010-05-21	2400	0	0	0.6	17 00 000 000 1001
<input checked="" type="checkbox"/>	1520 N HIGH AVE # 4	60610	\$430,000	2010-04-29	9800	0	0	0.56	17 00 000 000 1004
<input type="checkbox"/>	1835 N MAIN ST # 3	60614	\$443,000	2010-06-30	2200	0	0	0.02	14 00 000 000 1003
<input type="checkbox"/>	1158 W HIGH AVE # 204	60614	\$448,500	2010-04-08	1800	0	0	0.54	14 00 000 000 1004

### Under Contract [check all](#) / [uncheck all](#) / [reset to original](#)

### In Inventory [check all](#) / [uncheck all](#) / [reset to original](#)

### Expired [check all](#) / [uncheck all](#) / [reset to original](#)

Recalculate with Modified Comparables List

This data is over 0 days old. Get a more accurate pulse on the real estate market by getting a new list of comparable homes.

[Renew Comparable Properties List](#)

[Get a new report with a different address](#)

### Home Value Estimator from RELAR.

Home value estimates are provided by a third party, RELAR, and are included with certain packages or may also be purchased separately. The estimator attempts to provide an estimated market value of a property, as well as a minimum and maximum price range. The estimator may also provide data for the area around your property which may include the median and average sales prices for the area. The Estimates are based on public record information accessed from the county tax assessor and the county recorder. However, an estimate may not be available for all properties or all areas. For example, there are areas where county governments do not release data in a timely manner or a particular county government may not be collecting such data. **MOREOVER, THE ESTIMATOR AND ESTIMATES PROVIDED BY RELAR ARE PROVIDED ON AN AS IS, AS AVAILABLE BASIS, WITH NO WARRANTY OR GUARANTEE AS TO ACCURACY, COMMERCIAL VALUE, MERCHANTABILITY OR FITNESS FOR USE IN A REAL ESTATE TRANSACTION.**