

On May 30, Flexmls CMAs will have a new look and several improvements. The changes will include:

- **New Design**- the new format includes larger text, photos, and maps;
- **New Charts** - two new Price Analysis charts are available: List, Sold and Adjusted Prices and Low, Average, Median and High Prices;
- **Automatic PDF** - to ensure optimized appearance for printing and emailing, the CMAs will be automatically created as PDF files when possible.

## NEW DESIGN

When you create CMAs in FlexMLS, they display a larger photo of the subject property, a larger map, larger font, and updated color schemes for the headers and text. These changes are intended to make your CMAs more readable, attractive, and professional looking.

CMA Prepared for John Davids by Everything I touch turns to sold!165 33 Avenue E West Fargo ND 58078

### Comparable Properties

Subject




165 33 Avenue E  
West Fargo ND 58078

Distance From Subject	
List Price	
Original List Price	
Sold Price	
Status	
Status Date	
Agent Days on Market	
Cumulative Days on Market	
Adjustment	
Beds	6
Total Baths	4
Full Baths	2
Half Baths	1
Above Grade Finished	2,675
Total SqFL	4,011
Style	2 Story
Year Built	2012
Total Bedrooms	
Adjusted Price	\$550,000

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### Map of Subject And Comparable Properties




Subject	165 33 Avenue E West Fargo ND
1	3474 SHADOW WOOD Lane E
2	122 26 Avenue E , West Fargo
3	3529 SHADOW WOOD Lane E
4	2812 1 Street E , West Fargo ND
5	3857 2ND Street E , West Fargo

### Comparable Market Analysis

#### 165 33 Avenue E, ND, 58078

Prepared for John Davids — Wednesday, March 15, 2017





Josh Bloom, Everything I touch turns to sold!

NON MEMBER FILE

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#### COMMENTS

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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

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Just as before, you can adjust the color scheme on the Finish tab. With the new design, the color scheme controls the color of the headings, headers, and footers--the background will remain white.

## NEW CHARTS

There are two new Price Analysis charts available that provide a quick, visual comparison of price statistics: List, Sold, and Adjusted Prices and Low, Average, Median and Low, Average, Median, and High Prices. These charts can be added to the CMA on the Finish tab if Statistical Summary is checked. To include the charts in your CMA, check the **Display Charts** option.

### *List, Sold, and Adjusted Prices*

The List, Sold, and Adjusted Prices chart will only display if you've included Closed listings in your comps. It shows the List Price, Sold Price, and Adjusted Price for the first eight closed comps (as arranged in the Comps tab). If you do not have any adjustments, the Adjusted Price data points will reflect the listing's Closed Price.

If your CMA includes Low, High and Recommended Price for the subject property, they will also be shown on the chart.



### *Low, Average, Median, and High chart*

If your CMA includes Closed listings, the Low, Average, Median, and High chart will show Sold Price statistics for the comps that are Closed in relation to the Low, High, and Recommended List Price for the subject property.



Please note, if your CMA does not include Closed comps, the chart will still display. It will include List Price statistics for Active comps only. If your CMA does not include Closed or Active comps, the chart will display List Price statistics for all comps.

### **AUTOMATIC PDF**

The CMA report will be delivered in PDF format when possible to provide consistent appearance. This helps solve the problem of inconsistencies among browsers, printers and operating systems in how they print web pages. In PDF format, the CMA you present to your clients will look the same as the CMA you email to them.

When there are too many comps in a CMA to generate and deliver a PDF report, the report will be delivered as a web page that you can print or email. Note that some browsers (e.g. Edge and Chrome) are able to save web pages as PDF documents for download to your computer.