**FICTIONAL SAMPLE - NOT AN APPRAISAL OR CUSTOMER REPORT**

COMPARATIVE MARKET ANALYSIS

# 88 Bayview Terrace #1802 (fictional)

Condo · 2 bd · 2 ba · 1,240 sqft · Built 2005

**Reddy fictional sample**
Data as of Oct 5, 2026
Comp set fictional-sample · revision 1

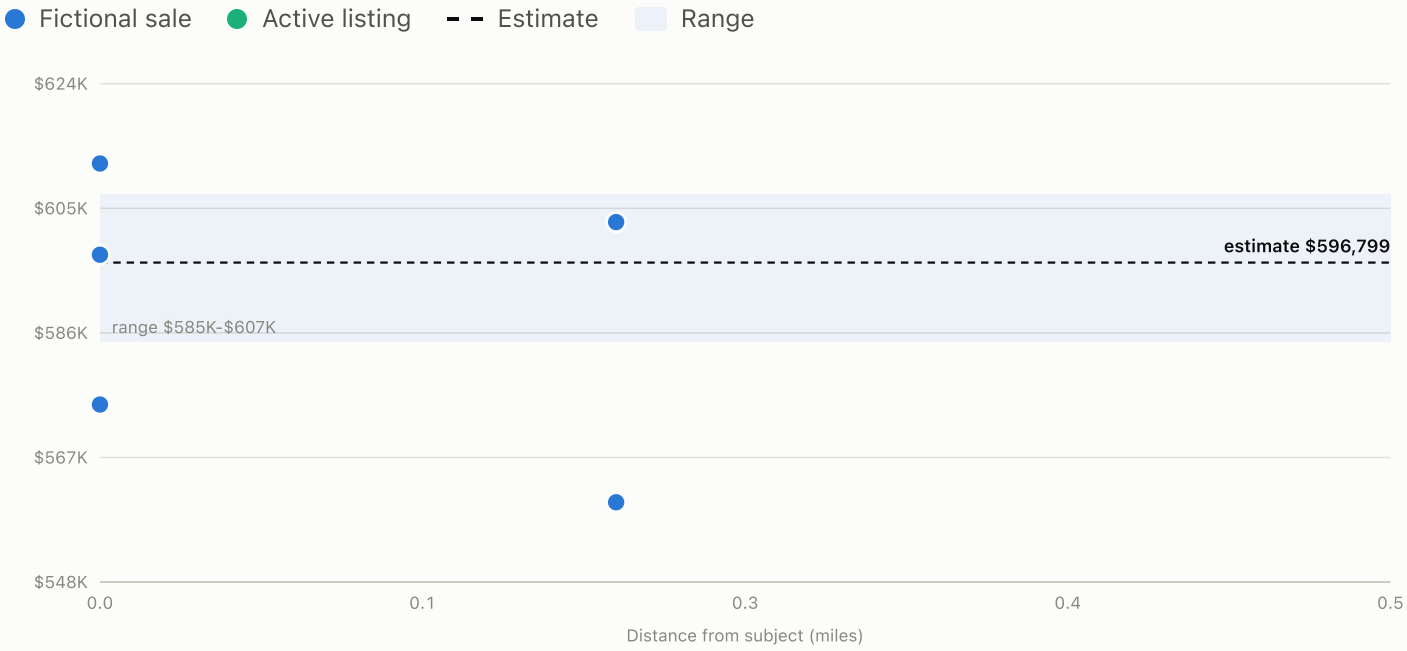
| Estimated value | Range | Median $/sqft |
|---|---|---|
| **$596,799** | **$585K-$607K** | **$480** |
| 5 comparables after exclusions | Across the adjusted comparables | Distance-weighted |

## Subject property

Fictional subject facts supplied for this example.

| Type | Bedrooms | Bathrooms | Living area | Year built |
|---|---|---|---|---|
| Condo | 2 | 2 | 1,240 sqft | 2005 |

## Prices by distance from subject




Adjusted value = price + (1,240 − comp sqft) × $240/sqft, half the nearest sales' $480/sqft, because land does not grow with the house. The comparable estimate is the median of the 5 nearest adjusted values (sales with a known size first), with nearer sales counting more. The headline can move from it for condition or for the subject's own earlier sale.

## Comparables

5 fictional sales · 0 active. Grouped values reflect the tier each comparable was sourced from.

| ADDRESS | STATUS | TIER | PRICE | $/SQFT | BD/BA | SQFT | BUILT | DIST (MI) | ADJ. VALUE |
|---|---|---|---|---|---|---|---|---|---|
| **88 Bayview Terrace #1205**<br>Better view than the subject; note supplied by the preparing agent. | Sold Sep 15, 2026 | Same building | $612,000 | $486 | 2/2 | 1,260 | 2005 | 0.0 | $607,197 |
| **88 Bayview Terrace #904** | Sold Sep 15, 2026 | Same building | $575,000 | $479 | 2/2 | 1,200 | 2005 | 0.0 | $584,606 |
| **88 Bayview Terrace #1402** | Sold Aug 15, 2026 | Same building | $598,000 | $480 | 2/2 | 1,245 | 2005 | 0.0 | $596,799 |
| **92 Bayview Terrace #802** | Sold Jul 15, 2026 | Nearby | $560,000 | $475 | 2/2 | 1,180 | 2005 | 0.2 | $574,410 |
| **92 Bayview Terrace #1103** | Sold Jul 15, 2026 | Nearby | $603,000 | $482 | 2/2 | 1,250 | 2005 | 0.2 | $600,598 |

## Notes & caveats

**Data note:** All addresses, sale prices, and dates are fictional. This sample uses no verified sales or customer data.

**Excluded from this analysis (1):** 90 Bayview Terrace #1601 (Fully renovated; excluded by the preparing agent.). Excluded comparables do not contribute to the estimate.

**Fictional example data.** No public records or MLS data were used for this sample.

This is a comparative market analysis, not an appraisal.

### Research evidence

**88 Bayview Terrace #1205** - not assessed by research; facts unknown.

**88 Bayview Terrace #904** - not assessed by research; facts unknown.

**88 Bayview Terrace #1402** - not assessed by research; facts unknown.

**92 Bayview Terrace #802** - not assessed by research; facts unknown.

**92 Bayview Terrace #1103** - not assessed by research; facts unknown.

Data as of Oct 5, 2026 · Source: fictional sample data
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