



## Common Process

### How do Appraisers Find and Choose Sales and Listings for their appraisals?

- Public Record Sales Comps:
  - > County Assessor – Free, but time consuming
  - > 3<sup>rd</sup> Party Data Vendors – Convenient, but costly
- Listing Data:
  - > Complete, Reliable...”The Bible”
  - > CSV or Excel Export
- Most software providers require the exported file to be uploaded into their software.
- Listing Images typically need to be added manually (click and drag).

## PropMix Advantage

### What sets PropMix apart?

- 3,100+ Assessor Counties
- 3,000+ Foreclosure Counties
- 154 Million+ Properties
- **400+ MLS Relationships (90%+ Coverage)**
- **400 Million + Images**
- **Insights and Analytics in more than 25,000 Zip Codes**
- **AppraisalVision Image Recognition Technology**

## Market Conditions Advisor & APIs

**A Nationwide Solution for Appraisers to find comps, analytics, and populate UAD forms. Includes API access to listing data and property images from MLS's.**

### **KEY FEATURES:**

- An all in one solution to research, select, download, print and export market data & insights
- Ready Export/download options – Your Preferred Forms Software, MISMO, PDF, XML, or CSV
- 1004MC and Local Insights & Analytics Included
- Auto-population from Public Record Data and Listing Images
- Appraisal Vision for automated image labeling, image organization, and appraisal quality review
- Single-Sign On Integration with white labeling is available
- Highly responsive and scalable API & Widget access to the solution



## Market Conditions Advisor & APIs

### HOW IT WORKS?

PropMix gathers listing data from MLSs across the United States under permissions obtained on behalf of the appraiser members of the MLS. We combine this data with our other nationwide data sets to derive insights and support a complete appraiser platform for research and analysis.

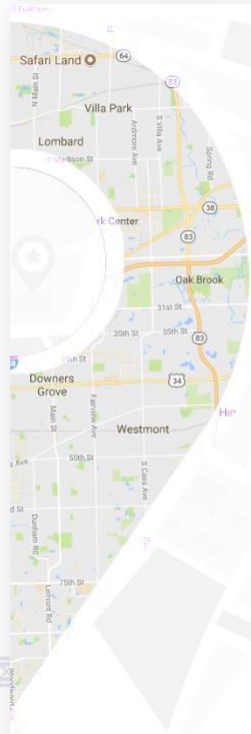
### BENEFITS:

- Get direct embedded access to MLS data and insights from your favorite UAD forms software
- Complete access to history data via permitted listing history from MLSs and public records
- Our platform can be customized to your specific needs

## Market Conditions Advisor & APIs

**Built on an elaborate series of API's, Market Conditions Advisor delivers the following:**

- Public Record Assessor Data
- Local Market Real Estate Listings
- Listing Photos
- Fair Market Value – FMV
- 12-Month Inventory Analysis
- Historical Listing Data and Photos for easy side by side review of Distressed or Fix & Flip Listings
- Photo Recognition and Image Labeling
- Zip Code Level Key Indicators and Market Insights and Analytics.



## Market Conditions Advisor

Do a radius search around a given address to get the nearby properties sorted by distance. Get the Inventory Analysis for the zip code based on the properties returned. For Subject Property and comps, get property images, sales history and the property details from MLS.

**MCA Login URL:**  
[www.mcapropmix.io](http://www.mcapropmix.io)



### Login

\* Mandatory fields:

Email\*

Password\*

LOGIN

[Forgot Password?](#) | [Signup](#)

244 Elton Adelphia Road,  
Freehold, NJ, USA

Please verify the address suggestion.

Street \*      Unit Number  
244 ELTON ADELPHIA      Enter unit number

City \*      State \*  
FREEHOLD      NEW JERSEY

Zip  
07728

CONTINUE

Enter an address, property type, listing status, timeframe and Radius or choose to search by Polygon.

Address \*  
244 Elton Adelphia Road, Freehold, NJ, USA

Property Details

Listed: After, Before, Closed, After, Before

Stories: From, To

Living Area: From, To

Lot Size Unit: Sq.Ft

Search by: Radius, Polygon, 2 mi

244 Elton Adelphia Road,  
Freehold, NJ, USA

Please verify the address suggestion.

Street \*  
244 ELTON ADELPHIA RD

Unit Number  
Enter unit number

City \*  
FREEHOLD

State \*  
NEW JERSEY

Zip  
07728

CONTINUE

Retrieve Listing and Public Record details for the subject



## Search Market Conditions

Identifies your property information

Order ID \* Test-244Elton

Address \* 244 ELTON ADELPHIA RD , FREEHOLD, NJ 07728 Property Details

Property Type \* Single Family Residence

Status \* 3 selected

Months Back 12

Effective Date Listed: After, Before; Closed: After, Before; MLS Modified: After, Before; Beds: From, To

Baths: From, To; Stories: From, To; Living Area: From, To; List Price: From, To; Sold Price: From, To; Year built: From, To

Lot Size: From, To; Lot Size Unit: Sq.Ft; Search by: Radius, Polygon; 2 miles



244 ELTON ADELPHIA RD  
FREEHOLD NJ 07728

[View Property Details](#)

Attribute	Listing Data	Public Record
Property Type	Single Family Residence	Single Family Residence
Status	Active	--
Beds	4	4.00
Baths	2	3
Stories	3	2
Living Area	--	2387
List Price	579900.00	--
Listing Date	2019-09-18	--
Sold Price	--	181500
Sold Date	--	1992-07-30
Year Built	1971	1987
Lot Size	5264.80	25000



Retrieve Listing and Public Record details for the subject



## Search Market Conditions

Identifies your property information

Order ID \* Test-244Elton

Address \* 244 ELTON ADELPHIA RD , FREEHOLD, NJ 07728 Property Details

Property Type \* Single Family Residence 3 selected

Status \* 3 selected

Months Back 12

Effective Date: Listed (After, Before), Closed (After, Before), MLS Modified (After, Before)

Beds: From - To

Baths: From - To

Stories: From - To

Living Area: From - To

List Price: From - To

Sold Price: From - To

Year built: From - To

Lot Size: From - To

Lot Size Unit: Sq.Ft

Search by: Radius 2 miles

Date Range and Retrospective Filters

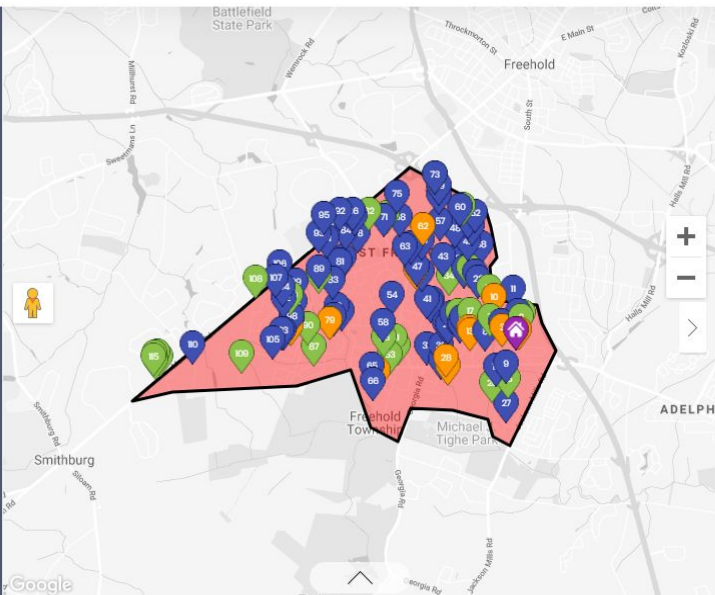


244 ELTON ADELPHIA RD  
FREEHOLD NJ 07728

[View Property Details](#)

Attribute	Listing Data	Public Record
Property Type	Single Family Residence	Single Family Residence
Status	Active	---
Beds	4	4.00
Baths	2	3
Stories	3	2
Living Area	---	2387
List Price	579900.00	---
Listing Date	2019-09-18	---
Sold Price	---	181500
Sold Date	---	1992-07-30
Year Built	1971	1987
Lot Size	25264.80	25000

Disclaimer: ©2019 Monmouth/Ocean MLS, All Rights Reserved. Property information displayed is deemed reliable but is not guaranteed.



244 ELTON ADELPHIA RD. Type: Single Family Residence

116 of 116 properties found

0 Selected FILTER MODIFY SEARCH SIMILARITY SCORE

#	Image	Address	Status	ListPrice	ListDt	ClosaDt	ClosePrice	Bd	Bt	Type	DOM	Stories
5		162 COACHMAN DR N	Active	\$579,900	09-19-2019			4	2	SFR	58	3
7		80 HERITAGE DR						2	2	SFR	352	2
24		8 COVENTRY DR						2	2	SFR	64	2
34		202 DERBY DR	Active	\$460,000	06-30-2019			4	2	SFR	137	2
36		129 LANCASTER RD	Sold	\$569,000	03-05-2019	06-20-2019	\$550,000	4	2	SFR	107	2
29		24 JEFFERSON CT	Pending	\$449,900	06-20-2019			4	2	SFR	147	2
88		53 PRINCESS ANNE DR	Active	\$469,900	08-05-2019			4	2	SFR	102	2
2		5 MUSKET LN	Active	\$479,000	04-07-2019			4	2	SFR	221	3
4		3 COACHMAN DR S	Sold	\$525,000	08-30-2018	11-21-2018	\$525,000	4	2	SFR	83	3
92		61 LOCUST CT	Sold	\$649,000	09-06-2018	12-17-2018	\$675,000	4	2	SFR	102	3
66		81 MEDFORD BLVD	Sold	\$459,800	05-26-2019	08-23-2019	\$450,000	4	3	SFR	89	1
89		33 PRINCESS ANNE DR	Sold	\$374,900	07-30-2019	10-22-2019	\$340,000	4	3	SFR	84	2
93		510 IRON BRIDGE RD	Sold	\$400,000	10-24-2018	12-20-2018	\$380,000	5	3	SFR	57	2
25		30 HAMPTON DR	Sold	\$499,999	11-21-2018	04-24-2019	\$500,000	5	2	SFR	154	2
17		54 HAMPTON DR	Active	\$519,900	04-06-2019			5	2	SFR	222	2

Listings are displayed as a List, as well as a corresponding Map view, highlighting the geographic boundary. Polygon or Radius.

FAIR MARKET VALUE INVENTORY ANALYSIS

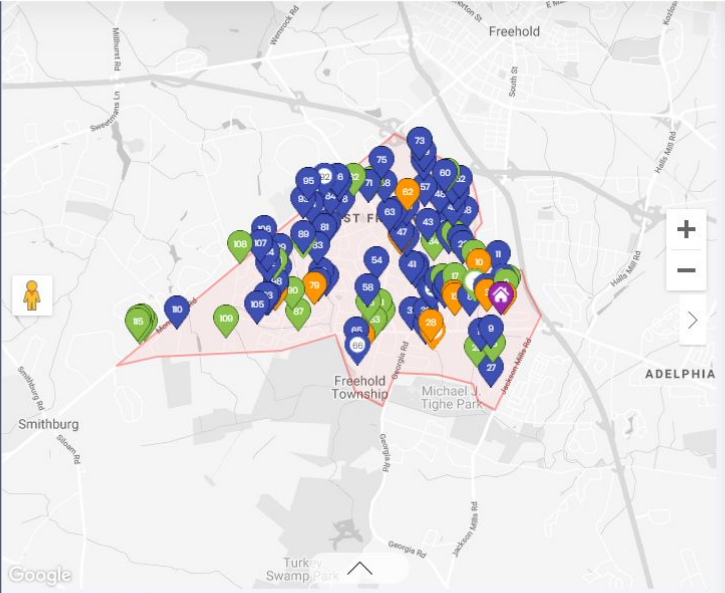
FAIR MARKET VALUE  
**\$ 579,892**

For interactive FMV please select minimum 3 Comparables

	Low	Median	High
Listings	\$355,000	\$525,000	\$3,200,000
Sales	\$330,000	\$525,000	\$995,000

FairMarket Value is derived by the average of comparable REMarket Listings and Sales.





FAIR MARKET VALUE    INVENTORY ANALYSIS

FAIR MARKET VALUE	ADJUSTED MARKET VALUE		
<b>\$554,475</b>	<b>\$569,475</b>		
VALUE ADJUSTMENTS			
	Low	Median	High
Listings	\$449,900	\$475,000	\$649,000
Sales	\$444,000	\$525,000	\$675,000

FairMarket Value is derived by the average of comparable REMarket Listings and Sales.

244 ELTON ADELPHIA RD, Type: Single Family Residence ... 116 of 116 properties found

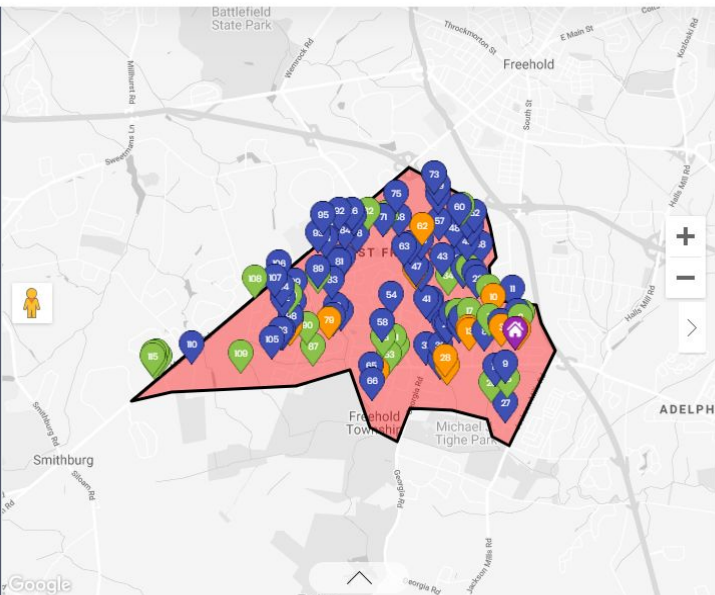
Selected FILTER MODIFY SEARCH SIMILARITY SCORE

Listings may also be displayed in a grid for better visibility.

<p><b>Sold</b></p> <p><b>\$465,000</b></p> <p>09-30-2018</p> <p><b>\$444,000</b></p> <p>09-17-2019</p> <p>Similarity: 100.00 %</p> <p>0.16 miles</p> <p><b>182 COACHMAN DR N</b></p> <p>4 Beds 2 Baths 2,387 Sq Ft SFR Type 352 DOM</p>	<p><b>Sold</b></p> <p><b>\$525,000</b></p> <p>05-02-2019</p> <p>Similarity: 100.00 %</p> <p>0.28 miles</p> <p><b>60 HERITAGE DR</b></p> <p>4 Beds 2 Baths 2,391 Sq Ft SFR Type 71 DOM</p>	<p><b>Sold</b></p> <p><b>\$569,000</b></p> <p>03-05-2019</p> <p><b>\$550,000</b></p> <p>06-20-2019</p> <p>Similarity: 100.00 %</p> <p>0.81 miles</p> <p><b>129 LANCASTER RD</b></p> <p>4 Beds 2 Baths 2,506 Sq Ft SFR Type 107 DOM</p>	<p><b>Pending</b></p> <p><b>\$449,900</b></p> <p>08-20-2019</p> <p>Similarity: 97.50 %</p> <p>0.69 miles</p> <p><b>24 JEFFERSON CT</b></p> <p>4 Beds 2 Baths 2,500 Sq Ft SFR Type 147 DOM</p>
<p><b>Active</b></p> <p><b>\$460,000</b></p> <p>08-30-2019</p> <p>Similarity: 100.00 %</p> <p>0.78 miles</p> <p><b>202 DERBY DR</b></p> <p>4 Beds 2 Baths 2,473 Sq Ft SFR Type 187 DOM</p>	<p><b>Active</b></p> <p><b>\$469,900</b></p> <p>08-05-2019</p> <p>Similarity: 97.50 %</p> <p>1.85 miles</p> <p><b>53 PRINCESS ANNE DR</b></p> <p>4 Beds 2 Baths 2,222 Sq Ft SFR Type 102 DOM</p>	<p><b>Active</b></p> <p><b>\$479,000</b></p> <p>04-07-2019</p> <p>Similarity: 94.50 %</p> <p>0.12 miles</p> <p><b>5 MUSKET LN</b></p> <p>4 Beds 2 Baths 2,387 Sq Ft SFR Type 221 DOM</p>	<p><b>Sold</b></p> <p><b>\$525,000</b></p> <p>08-30-2018</p> <p><b>\$525,000</b></p> <p>11-21-2018</p> <p>Similarity: 94.50 %</p> <p>0.16 miles</p> <p><b>3 COACHMAN DR S</b></p> <p>4 Beds 2 Baths</p>

Subject Property	244 Elton Adelphia Road	Active	\$579,900	4	2	58	2,387	-
	Address	Status	ListPrice	Beds	Baths	DOM	GLA	Distance (Miles)

Save & Continue



244 ELTON ADELPHIA RD. Type: Single Family Residence

116 of 116 properties found

0 Selected FILTER MODIFY SEARCH SIMILARITY SCORE

#	Image	Address	Status	ListPrice	ListDt	ClosaDt	ClosePrice	Bd	Bt	Type	DOM	Stories
S		244 ELTON ADELPHIA RD, ...	Active	\$579,900	09-18-2019		---	4	2	SFR	58	3
5		162 COACHMAN DR N	Sold	\$465,000	09-30-2018	09-17-2019	\$444,000	4	2	SFR	352	2
7		80 HERITAGE DR	Active	\$475,000	09-04-2019			4	2	SFR	71	3
24		8 COVENTRY DR	Sold	\$519,000	02-27-2019	05-02-2019	\$525,000	4	2	SFR	64	2
34		202 DERBY DR	Active	\$480,000	06-30-2019			4	2	SFR	137	2
36		129 LANCASTER RD	Sold	\$569,000	03-05-2019	06-20-2019	\$550,000	4	2	SFR	107	2
29		24 JEFFERSON CT	Pending	\$449,900	06-20-2019			4	2	SFR	147	2
88		53 PRINCESS ANNE DR	Active	\$469,900	08-05-2019			4	2	SFR	102	2
2		5 MUSKET LN	Active	\$479,000	04-07-2019			4	2	SFR	221	3
4		3 COACHMAN DR S	Sold	\$525,000	09-30-2018	11-21-2018	\$525,000	4	2	SFR	83	3
89		33 PRINCESS ANNE DR	Sold	\$374,900	07-30-2019	10-22-2019	\$340,000	4	3	SFR	84	2
93		510 IRON BRIDGE RD	Sold	\$400,000	10-24-2018	12-20-2018	\$380,000	5	3	SFR	57	2
25		30 HAMPTON DR	Sold	\$499,999	11-21-2018	04-24-2019	\$500,000	5	2	SFR	154	2
17		54 HAMPTON DR	Active	\$519,900	04-06-2019			5	2	SFR	222	2

A Fair Market Value (FMV) is generated by averaging the Active, Pending &/or Sold Listing results returned by the search criteria submitted.

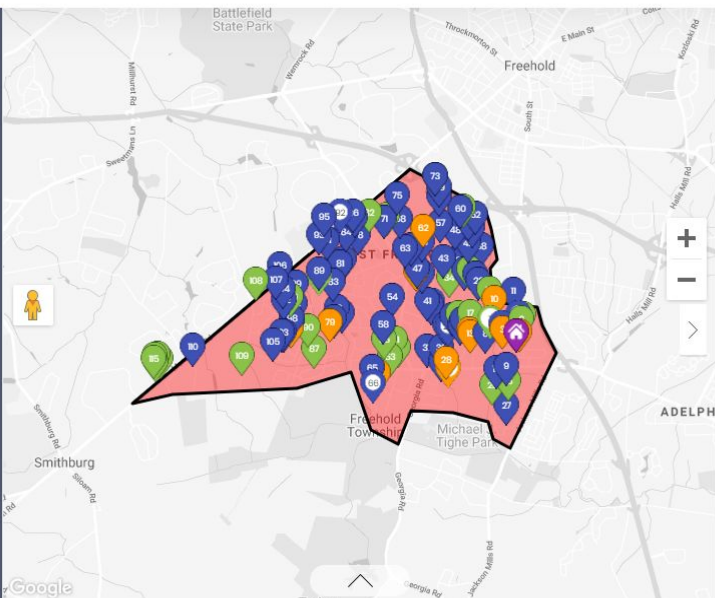
FAIR MARKET VALUE INVENTORY ANALYSIS

FAIR MARKET VALUE  
**\$ 579,892**

For interactive FMV please select minimum 3 Comparables

	Low	Median	High
Listings	\$355,000	\$525,000	\$3,200,000
Sales	\$330,000	\$525,000	\$995,000

FairMarket Valuo is derived by the average of comparable REMarket Listings and Sales.



FAIR MARKET VALUE    INVENTORY ANALYSIS

FAIR MARKET VALUE  
**\$ 554,475**

ADJUSTED MARKET VALUE  
**\$ 578,475**

VALUE ADJUSTMENTS

	Low	Median	High
Listings	\$449,900	\$475,000	\$649,000
Sales	\$444,000	\$525,000	\$675,000

FairMarket Value is derived by the average of comparable REMarket Listings and Sales.

244 ELTON ADELPHIA RD. Type: Single Family Residence ...

116 of 116 properties found








#	Image	Address	Status	ListPrice	ListDt	CloseDt	ClosePrice	Bd	Bt	Type	DOM	Stories
5		162 COACHMAN DR N	Sold	\$465,000	09-30-2018	09-17-2019	\$444,000	4	2	SFR	352	2
7		60 HERITAGE DR	Active	\$475,000	09-04-2019			4	2	SFR	71	3
24		8 COVENTRY DR	Sold	\$519,000	02-27-2019	05-02-2019	\$525,000	4	2	SFR	64	2
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36		129 LANCASTER RD	Sold	\$569,000	03-05-2019	06-20-2019	\$550,000	4	2	SFR	107	2
29		24 JEFFERSON CT	Pending	\$449,900	06-20-2019			4	2	SFR	147	2
53		53 PRINCESS ANNE DR	Active	\$469,900	08-05-2019			4	2	SFR	102	2
5		5 MUSKET LN	Active	\$479,000	04-07-2019			4	2	SFR	221	3
4		3 COACHMAN DR S	Sold	\$525,000	08-30-2018	11-21-2018	\$525,000	4	2	SFR	83	3
9						12-17-2018	\$675,000	4	2	SFR	102	3
						08-23-2019	\$450,000	4	3	SFR	89	1
89		33 PRINCESS ANNE DR	Sold	\$374,900	07-30-2019	10-22-2019	\$340,000	4	3	SFR	84	2
93		510 IRON BRIDGE RD	Sold	\$400,000	10-24-2018	12-20-2018	\$380,000	5	3	SFR	57	2
25		30 HAMPTON DR	Sold	\$499,999	11-21-2018	04-24-2019	\$500,000	5				
17		54 HAMPTON DR	Active	\$519,900	04-06-2019			5	2	SFR	222	2

The Fair Market Value (FMV) becomes Interactive once 3 or more Comparable Properties are selected. Up to 9 Comparable properties can be selected.

Save & Continue



← Value Adjustments

Subject Property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
						
<b>PropertyType</b> Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
<b>Beeds</b> 4	4	4	4	4	4	4
<b>Baths</b> 2	2	2	2	2	2	2
<b>YearBuilt</b> 1971	1970	1971	1967		1985	1963
<b>Stories</b> 3		2	3	2	2	2
<b>LivingArea</b> 2,387	2,450	2,387			2,500	2,506
<b>Heating</b> Forced Hot Air	Forced Hot Air	Forced Hot Air			2 Zoned Heat,HWBB	Forced Ho
<b>Cooling</b> Ceiling Fan(S),Central Air,2 Zoned AC	Ceiling Fan(S),Central Air	Central Air			Ceiling Fan(S),Central Air	Ceiling Fan
<b>WaterSource</b> NO	PUBLIC WATER	GAS WATER HEATER, PUBLIC WATER SERVICE	NO	GAS WATER HEATER, PUBLIC WATER SERVICE	GAS WATER HEATER, PUBLIC WATER SERVICE	PUBLIC WA
<b>FMV</b> \$ 554,475						
<b>Net Adj</b> + \$ 15,000						
<b>Adjusted FMV</b> = \$ 569,475						

Value Adjustments can be made by adding or subtracting value from the subject based on the similarity to the comparables selected.

Regression adjustments will be added as an option in the near future.

UPDATE VALUE

- Dashboard
- Orders
- Users
- Company
- Reports
- Settings

← Value Adjustments

<b>YearBuilt</b> 1971	\$	1970	1971	1967		1985	1963
<b>Stories</b> 3	\$ 5000	3	2	3	2	2	2
<b>LivingArea</b> 2,387	\$ -15000	2,450	2,387	2,311	2,473	2,500	2,506
<b>Heating</b> Forced Hot Air	\$	Forced Hot Air	Forced Hot Air	Forced Hot Air	Forced Hot Air	2 Zoned Heat,HWBB	Forced Ho
<b>Cooling</b> Ceiling Fan(S),Central Air,2 Zoned AC	\$ 25000	Ceiling Fan(S),Central Air	Central Air	Attic Fan,Central Air	Central Air	Ceiling Fan(S),Central Air	Ceiling Fan
<b>WaterSource</b> NO	\$	PUBLIC WATER	GAS WATER HEATER, PUBLIC WATER SERVICE	NO	GAS WATER HEATER, PUBLIC WATER SERVICE	GAS WATER HEATER, PUBLIC WATER SERVICE	PUBLIC WA
<b>ExteriorFeature</b> Deck,Fence,Hot Tub,Other - See Remarks,Outdoor Lighting,Patio,Porch -	\$	Deck,Fence			Deck,Fence,Patio,Storm Window	Fence,Outdoor Lighting,Porch - Open,Shed,Sprinkler Under	BBQ,Fence Under
<b>Other</b>	\$						

All value adjustments are captured, along with the commentary added by the user.

This data will be exported to the report, exports and Forms Software.

Comments

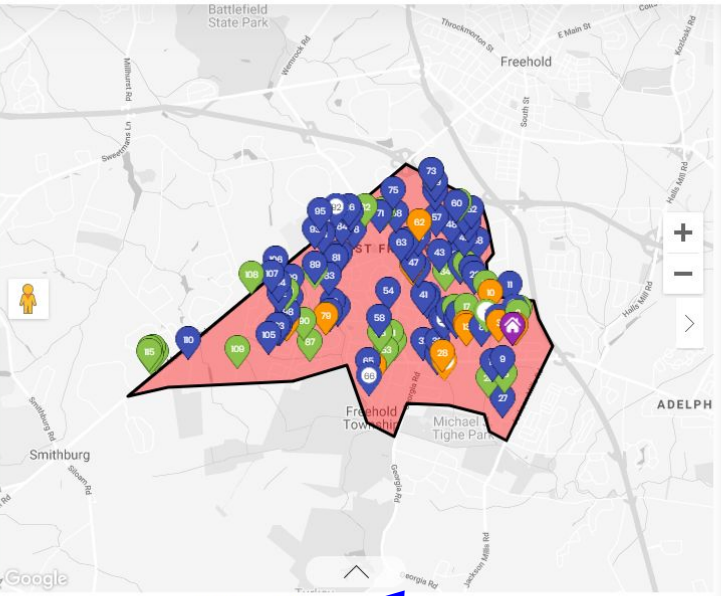
Please note the value adjustments are for illustrative purposes, simply to demonstrate how the service works and are not in any way valid adjustments for this property.

Comments Preview

- Stories: \$ 5,000
  - LivingArea: -\$ 15,000
  - Cooling: \$ 25,000
- Please note the value adjustments are for illustrative purposes, simply to demonstrate how the service works and are not in any way valid adjustments for this property.

FMV | Not Adj | Adjusted FMV  
**\$ 554,475 + \$ 15,000 = \$ 569,475**

UPDATE VALUE



244 ELTON ADELPHIA RD. Type: Single Family Residence ...

116 of 116 properties found

#	Image	Address	Status	ListPrice	ListDt	CloseDt	ClosePrice	Bd	Bt	Type	DOM	Stories
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5		162 COACHMAN DR N	Sold	\$485,000	09-30-2018	09-17-2019	\$444,000	4	2	SFR	352	2
7		60 HERITAGE DR	Active	\$475,000	09-04-2019			4	2	SFR	71	3
24		8 COVENTRY DR	Sold	\$519,000	02-27-2019	05-02-2019	\$525,000	4	2	SFR	64	2
34		202 DERBY DR	Active	\$480,000	06-30-2019			4	2	SFR	137	2
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4		3 COACHMAN DR S	Sold	\$525,000	08-30-2018	11-21-2018	\$525,000	4	2	SFR	83	3
6		...	...	...	...	12-17-2018	\$675,000	4	2	SFR	102	3
6		...	...	...	...	08-23-2019	\$450,000	4	3	SFR	89	1
89		33 PRINCESS ANNE DR	Sold	\$374,900	07-30-2019	10-22-2019	\$340,000	4	3	SFR	84	2
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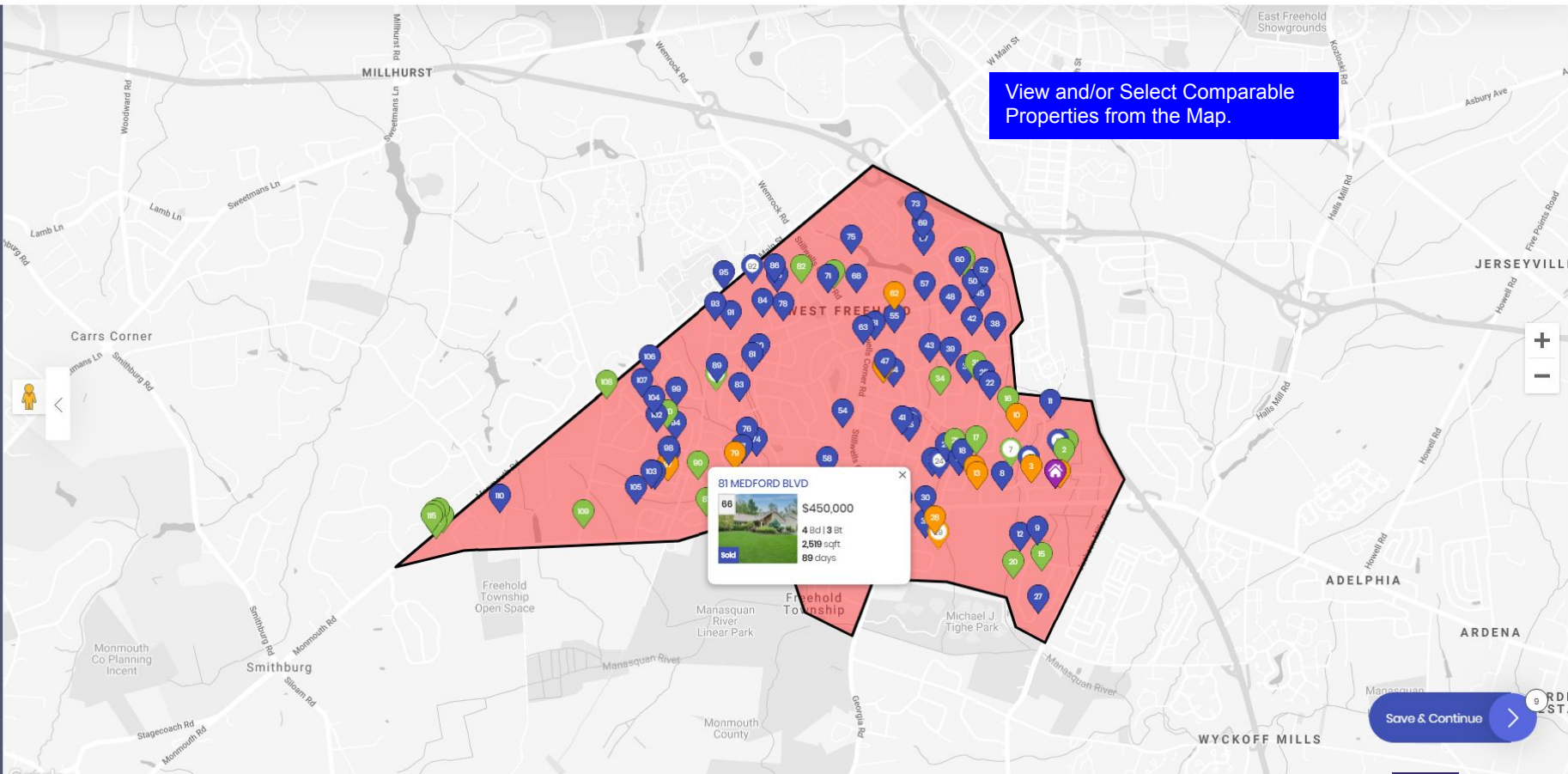
1004MC Inventory Analysis is generated for the search criteria, within the Radius or Polygon searched.

FAIR MARKET VALUE    INVENTORY ANALYSIS

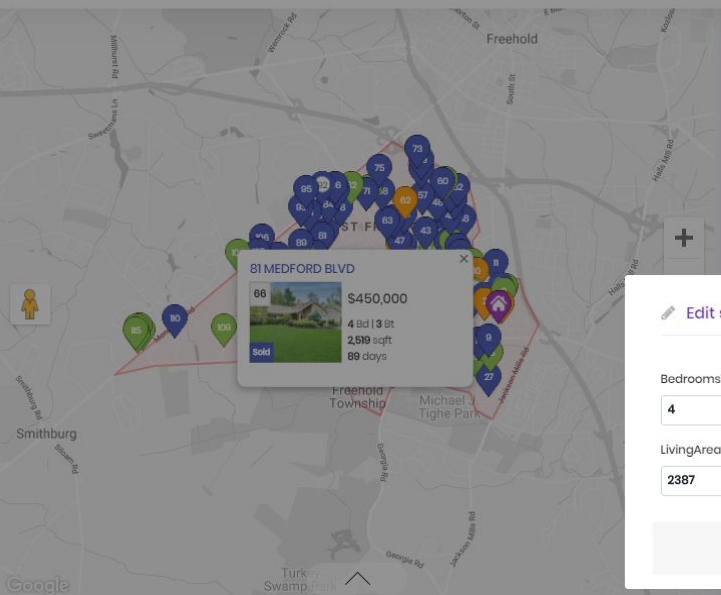
265 Results    90 Active    99 Sold

Inventory Analysis	7-12	4-6	0-3	Trend
Total # of Comparables Sales (Settled)	52	25	20	↓
Absorption Rate	8.867	8.333	6.667	↓
Total # Comparable Active Listings	78	81	93	↑
Months of housing supply	9	9.72	13.95	↑
Median sale & List Price, DOM, sale/List %	7-12	4-6	0-3	
Median Comparable Sale Price	\$532,750	\$534,000	\$487,500	↓

Save & Continue







244 ELTON ADELPHIA RD, Type: Single Family Residence \*\*\*

116 of 116 properties found

#	Image	Address	Status	ListPrice	ListDt	CloseDt	ClosePrice	Bd	Bt	Type	DOM	Stories
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						09-17-2019	\$444,000	4	2	SFR	352	2
								4	2	SFR	71	3
				\$519,000	02-27-2019	05-02-2019	\$525,000	4	2	SFR	64	2
				\$460,000	06-30-2019			4	2	SFR	137	2
				\$569,000	03-05-2019	06-20-2019	\$550,000	4	2	SFR	107	2
				\$449,900	06-20-2019			4	2	SFR	147	2
				\$469,900	08-05-2019			4	2	SFR	102	2
				\$479,000	04-07-2019			4	2	SFR	221	3
				\$525,000	08-30-2018	11-21-2018	\$525,000	4	2	SFR	83	3
				\$649,000	09-06-2018	12-17-2018	\$675,000	4	2	SFR	102	3
				\$459,800	05-26-2019	08-23-2019	\$450,000	4	3	SFR	89	1
				\$374,900	07-30-2019	10-22-2019	\$340,000	4	3	SFR	84	2
				\$400,000	10-24-2018	12-20-2018	\$380,000	5	3	SFR	57	2
				\$499,999	11-21-2018	04-24-2019	\$500,000	5		SFR		
				\$519,900	04-06-2019			5	2	SFR	222	2

Edit subject property details to more accurately identify similar comparable Listings and Sales.

Edit subject property info

BedroomsTotal:

BathroomsTotalInteger:

LivingArea:

LotSizeSquareFeet:

CANCEL SAVE

FAIR MARKET VALUE INVENTORY ANALYSIS

FAIR MARKET VALUE \$554,475

ADJUSTED MARKET VALUE \$589,475

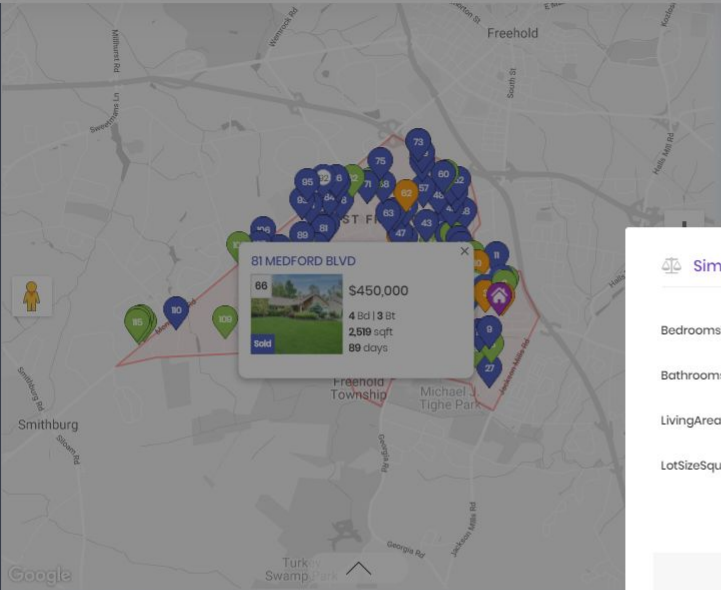
VALUE ADJUSTMENTS

	Low	Median	High
Listings	\$449,900	\$475,000	\$649,000
Sales	\$444,000	\$525,000	\$675,000

FairMarket Value is derived by the average of comparable REMarket Listings and Sales.

Save & Continue





244 ELTON ADELPHIA RD Type: Single Family Residence ...

116 of 116 properties found

Selected FILTER MODIFY SEARCH % SIMILARITY SCORE

#	Image	Address	Status	ListPrice	ListDt	ClosedDt	ClosedPrice	Bd	Bt	Type	DOM	Stories
S		244 ELTON ADELPHIA RD					\$191,500	4	2	SFR	58	3
<input checked="" type="checkbox"/>		162 COACHMAN DR N	Sold	\$465,000	09-30-2018	09-17-2019	\$444,000	4	2	SFR	352	2
				\$475,000	09-04-2019			4	2	SFR	71	3
				\$519,000	02-27-2019	05-02-2019	\$525,000	4	2	SFR	64	2
				\$480,000	06-30-2019			4	2	SFR	137	2
				\$569,000	03-05-2019	06-20-2019	\$550,000	4	2	SFR	107	2
				\$449,900	06-20-2019			4	2	SFR	147	2
				\$469,900	08-05-2019			4	2	SFR	102	2
				\$479,000	04-07-2019			4	2	SFR	221	3
				\$525,000	08-30-2018	11-21-2018	\$525,000	4	2	SFR	83	3
<input checked="" type="checkbox"/>		81 LOCUST CT	Sold	\$649,000	09-06-2018	12-17-2018	\$675,000	4	2	SFR	102	3
<input checked="" type="checkbox"/>		81 MEDFORD BLVD	Sold	\$459,800	05-26-2019	08-23-2019	\$450,000	4	3	SFR	69	1
<input type="checkbox"/>		33 PRINCESS ANNE DR	Sold	\$374,900	07-30-2019	10-22-2019	\$340,000	4	3	SFR	84	2
<input type="checkbox"/>		510 IRON BRIDGE RD	Sold	\$400,000	10-24-2018	12-20-2018	\$380,000	5	3	SFR	57	2
<input type="checkbox"/>		30 HAMPTON DR	Sold	\$499,999	11-21-2018	04-24-2019	\$500,000	5				
<input type="checkbox"/>		54 HAMPTON DR	Active	\$519,900	04-06-2019			5	2	SFR	222	2

Modify Similarity Score Weighting

### Similarity Score Distribution

BedroomsTotal:

BathroomsTotalInteger:

LivingArea:

LotSizeSquareFeet:

Total: 100%

CANCEL SAVE

FAIR MARKET VALUE INVENTORY ANALYSIS

	FAIR MARKET VALUE	ADJUSTED MARKET VALUE	
	\$554,475	\$569,475	
VALUE ADJUSTMENTS			
	Low	Median	High
Listings	\$449,900	\$475,000	\$649,000
Sales	\$444,000	\$525,000	\$675,000

FairMarket Value is derived by the average of comparable REMarket Listings and Sales.


Save & Continue



Property Details

92

Select



**61 LOCUST CT**  
FREEHOLD, NJ 07728  
~~\$649,000~~  
**\$675,000**  
09-06-2018  
12-17-2018  
Similarity: 93.75 %

192 miles

4 Beds 2 Baths 2,933 SqFt SFR Type 102 DOM

Property Information

History

A Active P Pending S Sold CW Cancel/Withdrawn CON Contingent

Status	ListPrice	ListingDate	ClosePrice	CloseDate	RevisionDate
S	\$649,000	09-06-2018	\$675,000	12-17-2018	04-04-2019
P	\$649,000	09-06-2018			10-07-2018

View historical listings for the same property side by side with the current or most recent listing.

View & Print "listing sheets" for the current and or historical listing.

Disclaimer : ©2019 Monmouth/Ocean MLS, All Rights Reserved. Property information displayed is deemed reliable but is not guaranteed.

Property History

PDF



**61 LOCUST CT**  
FREEHOLD, NJ 07728  
~~\$579,900~~  
**\$565,000**  
08-31-2013  
11-22-2013

4 Beds 2 Baths -- SqFt SFR Type 83 DOM

Property Information

Move right in to this beautiful 4 br 2.5 bath c.H.C.In desirable washington sq.Hlwd floors including new floor in updated eat-in kit.w/granite counters.ss appliances.ceramic tile backsplash.Spacious lr & dr, first floor study could be 5th br.Fr w/gas fplc & new slider to deck & gorgeous private yard.W/inground pool & hot tub w/pergola.All 3 baths have been

[show more +](#)

Type	Description
Style	Colonial
Year Built	1987
Status	Sold
Days on Market	83
Property Sub-Type	Single Family Residence
Bedrooms	4
Full Bathrooms	2

Property Images

Disclaimer: The data elements, property characteristics, analytics, market insights, listing details, commentary and other information contained in this report is sourced and calculated from county assessor and MLS data. This report is provided solely for general business information purposes. All data is deemed reliable, but is not guaranteed.

116 of 116 properties found

116 of 116 properties found

**Sold** \$519,000  
02-27-2019  
~~\$525,000~~  
05-02-2019  
Similarity: 100.00 %

**8 COVENTRY DR**  
4 Beds 2 Baths 2,473 SqFt SFR Type 64 DOM

**Pending** \$449,900  
08-20-2019  
Similarity: 97.80 %

**24 JEFFERSON CT**  
4 Beds 2 Baths 2,500 SqFt SFR Type 147 DOM

**Sold** \$525,000  
08-30-2018  
~~\$525,000~~  
11-21-2018  
Similarity: 94.60 %

**3 COACHMAN DR S**  
4 Beds 2 Baths

Save & Continue

Property Details

< 92 >

Select



**61 LOCUST CT**  
FREEHOLD, NJ 07728  
~~\$649,000~~  
**\$675,000**  
09-08-2018  
12-17-2018  
Similarity: **93.75%**

4 Beds 2 Baths 2933 Sq.Ft SFR Type 102 DOM

Property Information

Quiet cul de sac home in one of west freeholds most desirable neighborhoods. This lovely 4 bedroom home has it all. New double entry front doors open to a stunning foyer with brand new staircase rails and spindals. Newer kitchen with stainless steel appliances, granite countertops & white solid wood cabinets. Completely updated bathrooms with custom cabinets and granite tops. Home has gleaming hardwood floors throughout, custom moldings, fully finished basement with pool table and a stunning fully fenced in backyard oasis with gated deck, pool, basketball court and shed! This home is fully updated in every sense of the word with over \$500k in upgrades; all you have to do is move in and enjoy!

show less -

Type	Description
Style	Colonial
Year Built	1987
Status	Sold
Days on Market	102
Property Sub-Type	Single Family Residence
Bedrooms	4

History

Property History

PDF



**61 LOCUST CT**  
FREEHOLD, NJ 07728  
~~\$579,900~~  
**\$565,000**  
08-31-2013  
11-22-2013

4 Beds 2 Baths -- Sq.Ft SFR Type 83 DOM

Property Information

Move right in to this beautiful 4 br 2.5 bath c.H.C. In desirable Washington Sq. Hwd floors including new floor in updated eat-in kit. w/ granite counters, ss appliances, ceramic tile backsplash. Spacious lr & dr, first floor study could be 5th br. Fr w/ gas flplc & new slider to deck & gorgeous private yard. W/ inground pool & hot tub w/ pergola. All 3 baths have been updated. Large mbr has full bath w/ whirlpool tub, double sinks & stall shower. Full fin. Basement w/ bar, new windows, 2 new ac units & new roof

show less -

Type	Description
Style	Colonial
Year Built	1987
Status	Sold
Days on Market	83
Property Sub-Type	Single Family Residence
Bedrooms	4
Full Bathrooms	2

Property Images

Compare Prior Listing Details and Remarks.

116 of 116 properties found

**Sold**

**\$519,000**  
02-27-2019  
**\$525,000**  
05-02-2019  
Similarity: 100.00%

0.81 miles 24'

**8 COVENTRY DR**

4 Beds 2 Baths 2,473 Sq.Ft SFR Type 84 DOM

**Pending**

**\$449,900**  
08-20-2019  
Similarity: 97.80%

0.89 miles 28'

**24 JEFFERSON CT**

4 Beds 2 Baths 2,500 Sq.Ft SFR Type 147 DOM

**Sold**

**\$525,000**  
08-30-2018  
**\$525,000**  
11-21-2018  
Similarity: 94.50%

0.4 miles 4'


Save & Continue



Property Details

92

Select



**61 LOCUST CT**  
FREEHOLD, NJ 07728  
**\$649,000**  
09-08-2018  
**\$675,000**  
12-17-2018  
Similarity: **93.75 %**

Property History

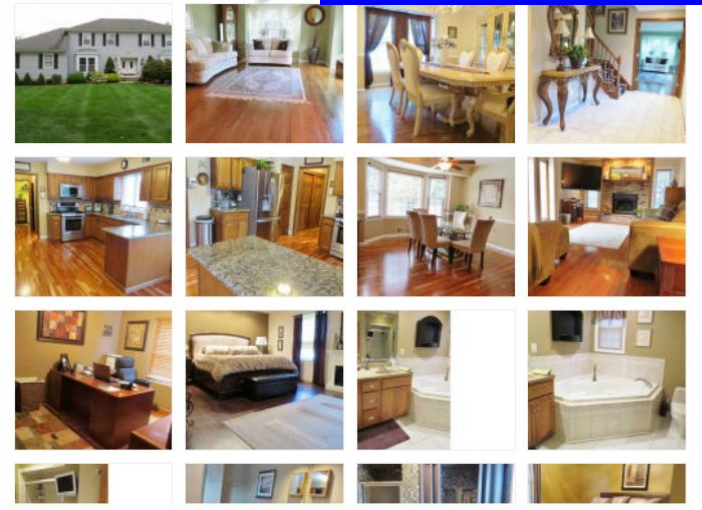
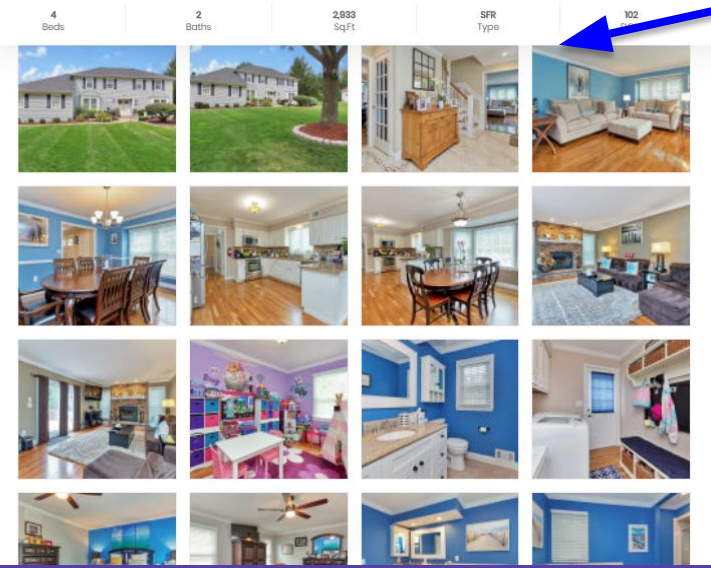
PDF



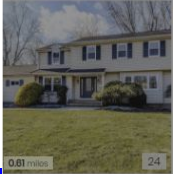
**61 LOCUST CT**  
FREEHOLD, NJ 07728  
**\$579,900**  
08-31-2013  
**\$565,000**  
11-22-2013

4 Beds 2 Baths -- Sq Ft SFR Type 83 DOM

View Prior Listing Images, as compared to Most Recent Listing Images.

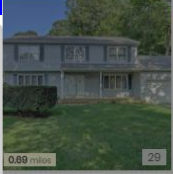


116 of 116 properties found




**Sold**  
**\$519,000**  
02-27-2019  
**\$525,000**  
05-02-2019  
Similarity: **100.00 %**

8 COVENTRY DR  
4 Beds 2 Baths 2,473 Sq Ft SFR Type 64 DOM



**Pending**  
**\$449,900**  
08-20-2019  
Similarity: **97.80 %**

24 JEFFERSON CT  
4 Beds 2 Baths 2,500 Sq Ft SFR Type 147 DOM



**Sold**  
**\$525,000**  
08-30-2018  
**\$525,000**  
11-21-2018  
Similarity: **94.50 %**

3 COACHMAN DR S  
4 Beds 2 Baths

Save & Continue

- Dashboard
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244 ELTON ADELPHIA RD Active

FREEHOLD, NJ 07728

Order ID Test-244Elton

	FAIR MARKET VALUE		ADJUSTED MARKET VALUE	
	Low	Median	High	
	<b>\$ 554,475</b>		<b>\$ 569,475</b>	
<b>Listings</b>	\$449,900	\$475,000	\$649,000	
<b>Sales</b>	\$444,000	\$525,000	\$675,000	

FairMarket Value is derived by the average of comparable REMarket Listings and Sales.



📷 UPLOAD IMAGE (MAX FILE [JPG, JPEG, PNG] SIZE 1MB)

List Price **\$579,900**      Close Price **\$181,500**

Key Details

Status			
Property Type			
Parcel Number	17 00071- 33-00006	List Date	09-18-2019
Rooms	8	Close Date	
Bedrooms	4	Closed Price	\$181,500
Bathrooms		Original List Price	
Style	Split Level	Days On Market	58
Garage	Y	MLS	MOMLS
Living Area	2,387	Price Per Sq Ft	
Lot Size	0.58	Assessor Lot Size	25,264.8
County	Monmouth	Year Built	1971
Parking	Circular Drive,Double Wide Drive,Driveway,Paved Drv,Attached,Direct Entry	Parking Spaces	0

Upload or Edit Subject Property Photos directly into the report.

**Public Remarks:** You'll wait yrs before you come across a home like this again! circ driveway, back rivals a resort.A home w/so many upgrades i inc'd a fact sheet.Marble foyer, glass banister to fam rm w/oak flrs & new windows in entire home.Above fam rm is the kitch of your dreams! quartzite ct's, huge island w/built in micro, bev cooler, ice maker.Viking range & dw, subzero fridge, alum farm sink, cust cabs, 20 ft vault ceiling, imp'd fan, cust hi-hats, & more.Upstrs is all hw w/2 new baths, whole home just painted.Fin basement to top it off.Kitch sliders to trex deck w/glass railing, step down to brick pavers & fire pit w/lit curved brick.Liv rm french drs open to same.Inground sylvan pool w/pergola & hot tub.20ft bamboo & cust wood fence provide max privacy.One of kind is an understatement!

Property Information (\* User added fields)

Listing Details

ADD/MODIFY ATTRIBUTES

**Public Remarks:** You'll wait yrs before you come across a home like this again! circ driveway, back rivals a resort.A home w/so many upgrades i incl'd a fact sheet.Marble foyer, glass banister to fam rm w/oak flrs & new windows in entire home.Above fam rm is the kitch of your dreams! quartzite ct's, huge island w/built in micro, bev cooler, ice maker.Viking range & dw, subzero fridge, alum farm sink, cust cabs, 20 ft vault ceiling, imp'd fan, cust hi-hats, & more.Upstrs is all hw w/2 new baths, whole home just painted.Fin basement to top it off.Kitch sliders to trex deck w/glass railing, step down to brick pavers & fire pit w/lit curved brick.Liv rm french drs open to same.Inground sylvan pool w/pergola & hot tub.20ft bamboo & cust wood fence provide max privacy.One of kind is an understatement!

View, Add or Modify Property Attributes.

Property Information (\* User added fields)

Listing Details

ADD/MODIFY ATTRIBUTES

Listing Date	09-18-2019	List Price	\$579,900	Status	Active
MLS Listing Number	21938371	Price / (SqFt)		Days On Market	58
Listing Type	Sale	Original List Price		Distressed YN	N
Original Listing Date	2019-09-18T11:27:26.000Z	Modification Date	2019-09-20 19:33:33	Distress Type	
Status Change Date		MLS Name	MOMLS	Pending Date	
Off Market Date		Originating MLS Name	Monmouth Ocean Multiple Listing Service	Concessions	
Concessions Amount		Concessions Comments			

Interior Features

ADD/MODIFY ATTRIBUTES

Rooms Total	8	Interior Features	Attic,Ceilings - Beamed,Dec Molding,Den,French Doors,Recessed Light,Sliding Door	Heating Description	Forced Hot Air
Bedrooms	4	Appliances	Dryer,Dishwasher,Microw ave,Washer,Garage Door Opener,Counter Top Range,Gas Cooking	Cooling Description	Ceiling Fan(s),Central Air,2 Zoned AC
Bathrooms	2	Flooring	Ceramic,Tile	Fireplace(s) YN	
Bathrooms Full	2	Stairs		Fireplaces Total	

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### Interior Features

Status	Fields	MLS Listing Data	Public Record Data	Custom Data
<input checked="" type="checkbox"/>	Rooms Total	<input checked="" type="checkbox"/> 8	<input type="checkbox"/> 8.00	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Interior Features	<input checked="" type="checkbox"/> Attic,Ceilings - Beamed,Dec Molding,Den,French Doors,Recessed Light,Sliding Door	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Heating Description	<input checked="" type="checkbox"/> Forced Hot Air	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Bedrooms	<input checked="" type="checkbox"/> 4	<input type="checkbox"/> 4.00	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Appliances	<input checked="" type="checkbox"/> Dryer,Dishwasher,Microwave,Washer,Gar age Door Opener,Counter Top Range,Gas Cooking	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Cooling Description	<input checked="" type="checkbox"/> Ceiling Fan(s),Central Air,2 Zoned AC	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Bathrooms	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 3.00	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Flooring	<input checked="" type="checkbox"/> Ceramic,Tile	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Fireplace(s) YN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Bathrooms Full	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 3.00	<input type="checkbox"/>

Select Property Attributes from MLS Listing Data or Public Records, as well as add custom data where appropriate.

CANCEL SAVE

Exterior Features Deck,Fence,Hot Tub,Other - See Remarks,Outdoor Lighting,Patio,Porch - Covered,Porch - Open,Sprinkler

Pool Features Cabana,Gunite,In Ground,Pool Equipment,Self Cleaner,Pool

Open,Porch - Covered

📷 UPLOAD IMAGE

Image : [png,jpg,jpeg], Max Upload limit 1 MB.

Auto Order Images

Reset to AutoLabels

Powered by AppraisalVision

Select All

Advised Label Front of Structure Front of Struct. ▾

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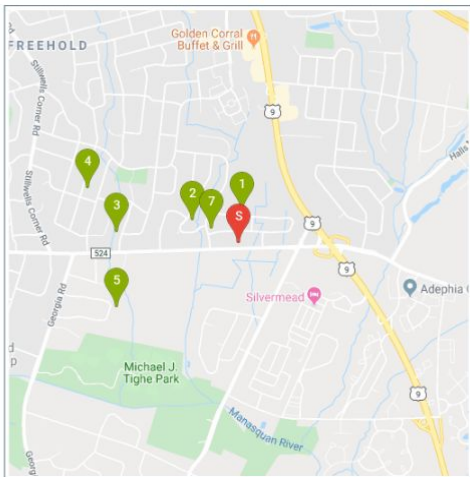
Automatic Image Labeling with proprietary AppraisalVision® Image Recognition capabilities

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Comparables & Inventory Analysis



	265 Results	90 Active	99 Sold	
<b>Inventory Analysis</b>	<b>7-12</b>	<b>4-6</b>	<b>0-3</b>	<b>Trend</b>
Total # of Comparables Sales(Settled)	52	25	20	↓
Absorption Rate	8.667	8.333	6.667	↓
Total # Comparable Active Listings	78	81	93	↑
Months of housing supply	9	9.72	13.95	↑
<b>Median sale &amp; List Price, DOM, sale/List %</b>	<b>7-12</b>	<b>4-6</b>	<b>0-3</b>	
Median Comparable Sale Price	\$532,750	\$534,000	\$467,500	↓
Median Comparable List Price	\$544,450	\$525,000	\$549,000	→
Median Comparable Listing Days on Market	226	253	177	↓
Median Comparable Sales Days on Market	92	99	110.5	↑
Median Sale Price as % of List Price	97.7	97.5	97.4	→

#	Image	Address	Status	ListPrice	ListDt	ClosePrice	CloseDt	Days	Area	Price	DOM	Ratio	Score	
S		244 ELTON ADELPHIA RD	Active	\$579,900	09-18-2019	\$181,500								
1		162 COACHMAN DR N	Sold	\$465,000	09-30-2018	\$444,000	09-17-2019	4	2	SFR	352	2,387	0.16	100.00
2		60 HERITAGE DR	Active	\$475,000	09-04-2019	--		4	2	SFR	71	2,311	0.26	100.00
3		8 COVENTRY DR	Sold	\$519,000	02-27-2019	\$525,000	05-02-2019	4	2	SFR	64	2,473	0.61	100.00
4		129 LANCASTER RD	Sold	\$569,000	03-05-2019	\$550,000	06-20-2019	4	2	SFR	107	2,506	0.81	100.00

Report and Exports include the 1004MC Inventory Analysis

- Dashboard
- Orders
- Users
- Company
- Reports
- Settings



Median Comparable Listing Days on Market	226	253	177
Median Comparable Sales Days on Market			
Median Sale Price as % of List Price			

**Up to 9 Comparable Sales &/or Listings included in the Report**

#	Image	Address	Status	ListPrice	ListDt	ClosePrice	CloseDt	Bd	Bt	Type	DOM	GLA	Dis.(Mi)	Similarity(%)
S		244 ELTON ADELPHIA RD	Active	\$579,900	09-18-2019	\$181,500		4	2	SFR	58	2,387		--
1		162 COACHMAN DR N	Sold	\$485,000	09-30-2018	\$444,000	09-17-2019	4	2	SFR	352	2,387	0.16	100.00
2		60 HERITAGE DR	Active	\$475,000	09-04-2019	--		4	2	SFR	71	2,311	0.26	100.00
3		8 COVENTRY DR	Sold	\$519,000	02-27-2019	\$525,000	05-02-2019	4	2	SFR	64	2,473	0.61	100.00
4		129 LANCASTER RD	Sold	\$569,000	03-05-2019	\$550,000	06-20-2019	4	2	SFR	107	2,506	0.81	100.00
5		24 JEFFERSON CT	Pending	\$449,900	06-20-2019	--		4	2	SFR	147	2,500	0.69	97.80
6		53 PRINCESS ANNE DR	Active	\$469,900	08-05-2019	--		4	2	SFR	102	2,222	1.85	97.50
7		3 COACHMAN DR S	Sold	\$525,000	08-30-2018	\$525,000	11-21-2018	4	2	SFR	83	2,450	0.16	94.50
8		61 LOCUST CT	Sold	\$649,000	09-06-2018	\$675,000	12-17-2018	4	2	SFR	102	2,933	1.92	93.75
9		81 MEDFORD BLVD	Sold	\$459,800	05-26-2019	\$450,000	08-23-2019	4	3	SFR	89	2,519	1.37	92.60

Market Condition Insights for 07728

Key Indicators		Median List Price by Property Type	
Median List Price	\$365,000.00	Single Family	Town Homes

← Property Details

https://mca.propmix.io/#/property/5d8d02eae59d5d67dd69b155 [Launch property details in a new window](#)



**162 COACHMAN DR N**  
FREEHOLD, NJ 07728  
**\$465,000**  
📅 09-30-2018  
**\$444,000**  
📅 09-17-2019  
Similarity: 100.00 %

0.18 miles

4 Beds	2 Baths	2,387 Sqft	SFR Type	362 DOM
--------	---------	------------	----------	---------

Property Information

You'll love this well maintained, 2-story/3-level home situated in the friendly sleepy hollow community of freehold township. This 4 br, 2 1/2 bath 2-car garage gives you 2,387 sq ft of generous space without losing that quaint, cozy atmosphere. Listen to the tranquil sounds of nature as you enjoy your morning coffee sitting by the backyard patio facing the open preserved farmland set behind the property. Pride of original ownership spills throughout. With its 30-year timberline roof, lifetime guarantee leaf guard gutters, Andersen windows, newer HVAC, and original hardwood floors throughout the living room, dining room, family room, 3rd level hallway and bedrooms, this home has been pristinely maintained.

[show less](#)

Type	Description
Style	Split Level
Year Built	1971
Status	Sold
Days on Market	352
Property Sub-Type	Single Family Residence
Bedrooms	4

History

**Individual Listing Sheets are available for Print &/or Export**

Price	ListDt	ClosePrice	CloseDt	Bd	Bt	Type	DOM	GLA	Dis.(Mj)	Similarity(%)
79,900	09-18-2019	\$181,500		4	2	SFR	58	2,387		--
85,000	09-30-2018	\$444,000	09-17-2019	4	2	SFR	352	2,387	0.16	100.00
75,000	09-04-2019	--		4	2	SFR	71	2,311	0.26	100.00
19,000	02-27-2019	\$525,000	05-02-2019	4	2	SFR	64	2,473	0.61	100.00
89,000	03-05-2019	\$550,000	06-20-2019	4	2	SFR	107	2,506	0.81	100.00
49,900	06-20-2019	--		4	2	SFR	147	2,500	0.69	97.80
89,900	08-05-2019	--		4	2	SFR	102	2,222	1.85	97.50
25,000	08-30-2018	\$525,000	11-21-2018	4	2	SFR	83	2,450	0.16	94.50
49,000	09-06-2018	\$875,000	12-17-2018	4	2	SFR	102	2,933	1.92	93.75
59,800	05-26-2019	\$450,000	08-23-2019	4	3	SFR	89	2,519	1.37	92.60

Median List Price by Property Type

\$365,000.00

Single Family    Town Homes    Condos

COMPLETE REPORT

162 COACHMAN DR N Sold

FREEHOLD, NJ 07728



List Price  
**\$465,000**

Close Price  
**\$444,000**

Bedrooms  
**4**

Bathrooms  
**2**

Living Area  
**2,387**

Distance from Subject property  
**0.16 mi**

244 ELTON ADELPHIA RD, FREEHOLD, NJ, 07728

Subject Property

Key Details

Status	Sold	MLS #	21838684
Property Type	Residential	List Price	\$465,000
Parcel Number	17 00071- 36-00002	List Date	10-01-2018
Rooms	12	Close Date	09-18-2019
Bedrooms	4	Closed Price	\$444,000
Bathrooms	2	Original List Price	
Style	Split Level	Days On Market	352
Garage	Y	MLS	
Living Area	2,387	Price Per Sq Ft	\$186
Lot Size		Assessor Lot Size	24,829.2
County		Year Built	1971
Parking	Driveway,Oversized Drive,Attached	Parking Spaces	

**Public Remarks:** You'll love this well maintained, 2-story/3-level home situated in the friendly sleepy hollow commu gives you 2,387 sq ft of generous space without losing that quaint, cozy atmosphere.Listen to the tranquil sounds of backyard patio facing the open preserved farmland set behind the property.Pride of original ownership spills throu guard gutters, andersen windows, newer hvac, and original hardwood floors throughout the living room, dining roo has been pristinely maintained.

**Individual Listing Sheets are available for Print &/or Export**


Property Information (\* User added fields) ADD/MODIFY PROPERTY ATTRIBUTES

Listing ContractDate	10-01-2018	List Price	\$465,000	Basement	Partial,Unfinished,Basement
Close Date	09-18-2019	Close Price	\$444,000	Interior Features	Attic - Other,Den,Security System,Sliding Door

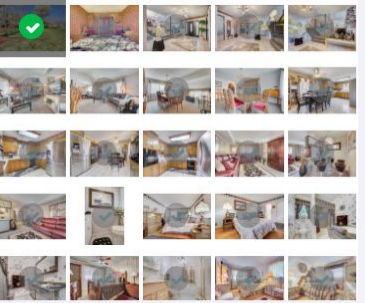


View and Upload Photos for each comparable listing/sale.

Choose Image for  
162 COACHMAN DR N



📁 UPLOAD IMAGE (MAX FILE [JPG, JPEG, PNG] SIZE 1MB)



CANCEL UPDATE

#	Image	Address	Status
S		244 ELTON ADELPHIA RD	Acti
1		162 COACHMAN DR N	Sold
2		60 HERITAGE DR	Acti
			Sold
			Sold
5		24 JEFFERSON CT	Per
6		53 PRINCESS ANNE DR	Acti
7		3 COACHMAN DR S	Sold
8		61 LOCUST CT	Sold
9		81 MEDFORD BLVD	Sold

Bt	Type	DOM	GLA	Dis.(Mi)	Similarity(%)
2	SFR	58	2,387		--
2	SFR	352	2,387	0.16	100.00
2	SFR	71	2,311	0.26	100.00
2	SFR	64	2,473	0.61	100.00
2	SFR	107	2,506	0.81	100.00
2	SFR	147	2,500	0.69	97.80
2	SFR	102	2,222	1.85	97.50
2	SFR	83	2,450	0.16	94.50
2	SFR	102	2,933	1.92	93.75
3	SFR	89	2,519	1.37	92.60

Market Condition Insights for 07728

Key Indicat		
Median List Price	\$365,000.00	
Asking Price Per Square Foot	\$191.52	\$969,000
Average Days on Market (DoM)	16	

Median List Price by Property Type

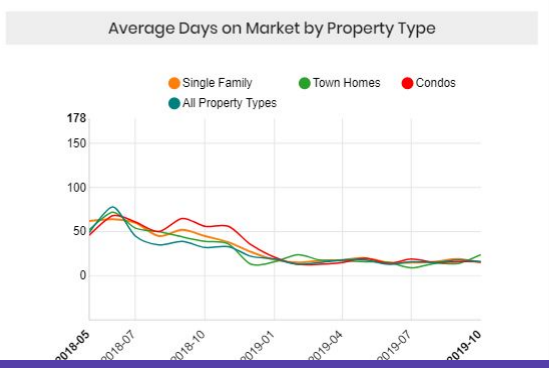
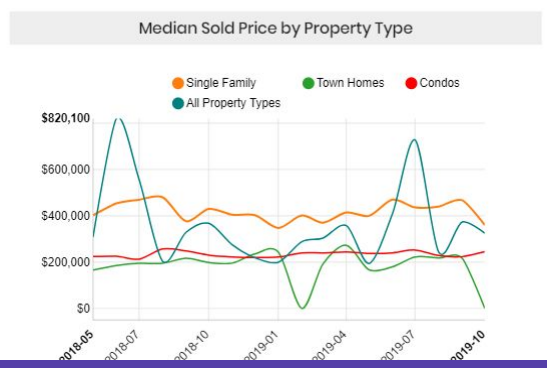
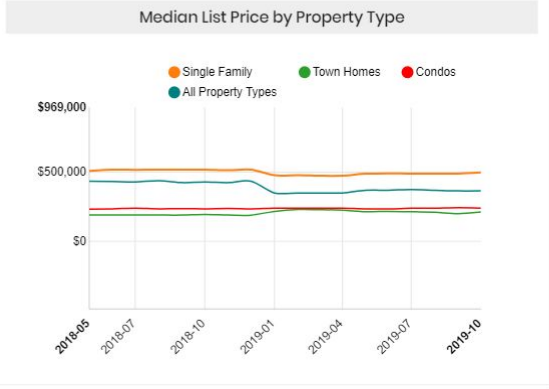
- Single Family
- Town Homes
- Condos
- All Property Types



Market Condition Insights for 07728

Key Indicators	
Median List Price	\$365,000.00
Asking Price Per Square Foot	\$191.52
Average Days on Market (DoM)	16
New Homes listed for sale	86
Total Sold	19
Median House Size (sq ft)	3,589.00
Median Number of Bedrooms	3
Median Number of Bathrooms	2

Zip Code level Market  
Conditions Insights and Key  
Indicators.







244 ELTON ADELPHIA RD Active

FREEHOLD, NJ 07728

Order ID Test-244Elton

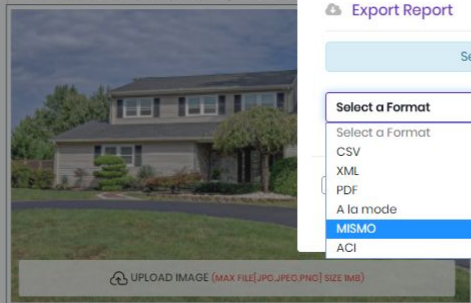
	FAIR MARKET VALUE		ADJUSTED MARKET VALUE	
	\$ 554,475		\$ 569,475	
	Low	Median	High	
Listings	\$449,900	\$475,000	\$649,000	
Sales	\$444,000	\$525,000	\$675,000	

Key Details

Status	Active
Property Type	Reside
Parcel Number	17 000

Several Export Options are available for import into Appraisal Software &/or Forms.

FairMarket Value is derived by the average of compar



List Price **\$579,900**  
Close Price **\$181,500**

Export Report

Select a format to export.

Select a Format ▼ Choose comparable ▼

- Select a Format
- CSV
- XML
- PDF
- A la mode
- MISMO**
- ACI

CANCEL PROCEED

Close Date	
Closed Price	\$181,500
Original List Price	
Days On Market	58
MLS	MOMLS
Price Per Sq Ft	
Assessor Lot Size	25,264.8
Year Built	1971
Parking Spaces	0

**Public Remarks:** You'll wait yrs before you come across a home like this again! circ driveway, back rivals a resort.A home w/so many upgrades i incl'd a fact sheet,Marble foyer, glass banister to fam rm w/oak flrs & new windows in entire home.Above fam rm is the kitch of your dreams! quartzite ct's, huge island w/built in micro, bev cooler, ice maker,Viking range & dw, subzero fridge, alum farm sink, cust cabs, 20 ft vault ceiling, imp'd fan, cust hi-hats, & more.Upstrs is all hw w/2 new baths, whole home just painted.Fin basement to top it off.Kitch sliders to trex deck w/glass railing, step down to brick pavers & fire pit w/lit curved brick.Liv rm french drs open to same.Inground sylvan pool w/pergola & hot tub.20ft bamboo & cust wood fence provide max privacy.One of kind is an understatement!

Property Information (\* User added fields)

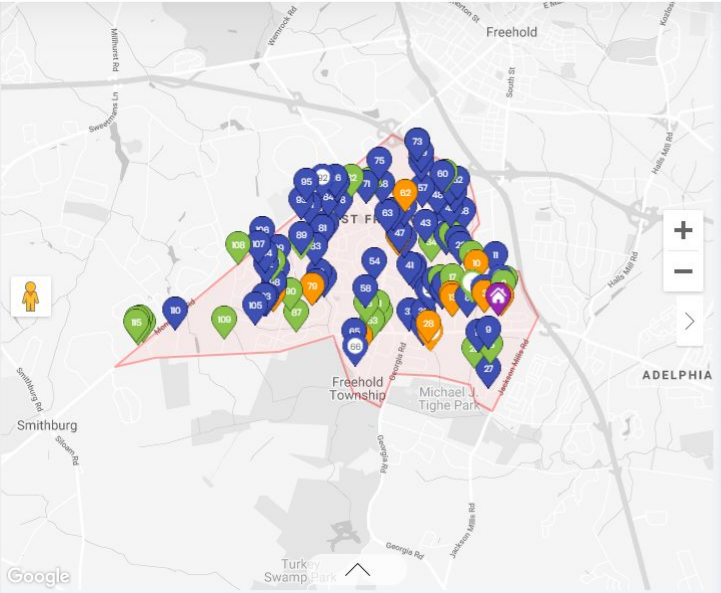
Listing Details

ADD/MODIFY ATTRIBUTES

- Dashboard
- Orders
- Users
- Company
- Reports
- Settings







FAIR MARKET VALUE INVENTORY ANALYSIS

FAIR MARKET VALUE **\$ 554,475** ADJUSTED MARKET VALUE **\$ 569,475**

	Low	Median	High
Listings	\$449,900	\$475,000	\$649,000
Sales	\$444,000	\$525,000	\$675,000

FairMarket Value is derived by the average of comparable ReMarket Listings and Sales.

244 ELTON ADELPHIA RD, Type: Single Family Residence \*\*\*

Selected FILTER MODIFY SEARCH SIMILARITY SCORE 116 of 116 properties found

The full list of comparable Listings & Sales can be exported from the initial results screen, as well as part of the completed report exports.

**Sold** \$465,000

09-30-2018 \$444,000

09-17-2019 Similarity :100.0%

162 COACHMAN DR N  
4 Beds 2 Baths 2,387 Sq.Ft SFR Type

**Active** \$475,000

03-05-2019 \$550,000

06-20-2019 Similarity :100.0%

129 LANCASTER RD  
4 Beds 2 Baths 2,508 Sq.Ft SFR Type 107 DOM

**Active** \$460,000

06-30-2019 Similarity :100.00%

202 DERBY DR  
4 Beds 2 Baths 2,473 Sq.Ft SFR Type 137 DOM

**Pending** \$525,000

05-02-2019 Similarity :100.00%

2473 Sq.Ft SFR Type 64 DOM

**Active** \$469,900

08-05-2019 Similarity :97.50%

53 PRINCESS ANNE DR  
4 Beds 2 Baths 2,222 Sq.Ft SFR Type 102 DOM

**Active** \$479,000

04-07-2019 Similarity :94.50%

5 MUSKET LN  
4 Beds 2 Baths 2,387 Sq.Ft SFR Type 221 DOM

**Sold** \$525,000

08-30-2018 \$525,000

11-21-2018 Similarity :94.50%

3 COACHMAN DR S  
4 Beds 2 Baths

Save & Continue

Subject Property 244 Elton Adelphia Road Active \$579,900 4 Beds 2 Baths

- Dashboard
- Orders
- Users
- Company
- Reports
- Settings



Listings Found															
#	Address	Status	ListPrice	List Dt	ClosePrice	Close Dt	Bd	Bt	Type	DOM	Stories	GLA	Lt Size (sqFt)	Dis. (Mi)	Similarity (%)
1	162 Coachman Drive N	Sold	\$465,000	10-01-2018	\$444,000	09-18-2019	4	2	SFR	352	2	2,387	24,829 .2	0.16	100.00
2	60 Heritage Drive	Active	\$475,000	09-05-2019	--		4	2	SFR	71	3	2,311	24,829 .2	0.26	
3	8 Coventry Drive	Sold	\$519,000	02-28-2019	\$525,000	05-03-2019	4	2							
4	202 Derby Drive	Active	\$460,000	07-01-2019	--		4	2							
5	129 Lancaster Road	Sold	\$569,000	03-06-2019	\$550,000	06-21-2019	4	2							
6	24 Jefferson Court	Pending	\$449,900	06-21-2019	--		4	2							
7	53 Princess Anne Drive	Active	\$469,900	08-05-2019	--		4	2							
8	5 Musket Lane	Active	\$479,000	04-08-2019	--		4	2							
9	3 Coachman Drive S	Sold	\$525,000	08-31-2018	\$525,000	11-22-2018	4	2							
10	61 Locust Court	Sold	\$649,000	09-06-2018	\$675,000	12-17-2018	4	2							
11	81 Medford Boulevard	Sold	\$459,800	05-26-2019	\$450,000	08-23-2019	4	3							
12	33 Princess Anne Drive	Sold	\$374,900	07-30-2019	\$340,000	10-22-2019	4	3							
13	510 Iron Bridge Road	Sold	\$400,000	10-24-2018	\$380,000	12-20-2018	5	3							

The full list of comparable Listings & Sales can be exported as a PDF Report or CSV Spreadsheet, including all available fields.

244 ELTON ADELPHIA RD. Type: Single Family Residence \*\*\*

ACTIVITY SCORE

116 of 116 properties found

Download Comps

Download as PDF

Download as CSV

Active

\$475,000

09-04-2019

\$525,000

05-02-2019

Similarity: 100.00%

Upgraded Address	Qty	State	SubType	Lot Size	Square Feet	Living Area	Arch
238 ELTON ADELPHIA ROAD	FREB-OLD	NI	Single Family Residence			2,621	Espe
5 MUSKET LANE	FREB-OLD	NI	Single Family Residence	30,000	2,387	3,000	Split
2 COACHMAN DRIVES	FREB-OLD	NI	Single Family Residence			30,425	Colo
3 COACHMAN DRIVES	FREB-OLD	NI	Single Family Residence			24,829	Split
162 COACHMAN DRIVEN	FREB-OLD	NI	Single Family Residence			21,780	Split
150 COACHMAN DRIVEN	FREB-OLD	NI	Single Family Residence			24,829	Split
60 HERITAGE DRIVE	FREB-OLD	NI	Single Family Residence			2,311	Split
310 ELTON ADELPHIA ROAD	FREB-OLD	NI	Single Family Residence			2,387	Split
18 FLOO CLUB DRIVE	FREB-OLD	NI	Single Family Residence			31,355	Colo
23 FORTAGE DRIVE	FREB-OLD	NI	Single Family Residence			2,900	Colo
92 OLD POST ROAD	FREB-OLD	NI	Single Family Residence			3,934	Colo
24 FLOO CLUB DRIVE	FREB-OLD	NI	Single Family Residence				Colo
1 WOODSTOCK PLACE	FREB-OLD	NI	Single Family Residence			4,776	Colo
5 WOODSTOCK PLACE	FREB-OLD	NI	Single Family Residence			2,936	Colo
51 FLOO CLUB DRIVE	FREB-OLD	NI	Single Family Residence			27,007	5,930
71 FORTAGE DRIVE	FREB-OLD	NI	Single Family Residence				Colo
54 HAMPTON DRIVE	FREB-OLD	NI	Single Family Residence			25,700	2,850
63 HAMPTON DRIVE	FREB-OLD	NI	Single Family Residence			2,770	Colo
67 HAMPTON DRIVE	FREB-OLD	NI	Single Family Residence				Colo
35 FLOO CLUB DRIVE	FREB-OLD	NI	Single Family Residence			31,755	Colo
11 COVENTRY DRIVE	FREB-OLD	NI	Single Family Residence			3,267	Colo
225 COVENTRY DRIVE	FREB-OLD	NI	Single Family Residence				2,930
16 COVENTRY DRIVE	FREB-OLD	NI	Single Family Residence				2,475
8 COVENTRY DRIVE	FREB-OLD	NI	Single Family Residence			25,135	2,475
30 HAMPTON DRIVE	FREB-OLD	NI	Single Family Residence			30,085	3,000
55 COVENTRY DRIVE	FREB-OLD	NI	Single Family Residence				2,850
52 FLOO CLUB DRIVE	FREB-OLD	NI	Single Family Residence			35,294	3,000
18 BUCK DRIVE	FREB-OLD	NI	Single Family Residence				Colo
24 JEFFERSON COURT	FREB-OLD	NI	Single Family Residence			27,445	2,900
5000 DRIVE	FREB-OLD	NI	Single Family Residence				3,576
31 HAMPTON DRIVE	FREB-OLD	NI	Single Family Residence				Colo
245 COVENTRY DRIVE	FREB-OLD	NI	Single Family Residence				2,400

Listings	\$449,900	\$475,000	\$649,000
Sales	\$444,000	\$525,000	\$675,000

FairMarket Value is derived by the average of comparable REMarket Listings and Sales.

Subject Property

244 Elton Adelphia Road

Active Status

## Questions

### Can I cancel my MLS membership if I use MCA for my Listing Data?

- Unfortunately, that is not something that we suggest or could support.
- Our terms with the MLS's and Boards require that our end users are themselves members of that MLS.
- MCA is designed to simplify and streamline the appraisal process, not replace the MLS.

## Questions

### Is the Fair Market Value an AVM?

- Fair Market Value will automatically generate an Average Value based on the results or the selection, but it is not an algorithmically derived AVM.
- Our experience has been that Appraisers do not want an AVM, but a solution that will allow them to make the ultimate value decision.
- We will continue to improve FMV based on feedback we receive, but it will never be a true AVM in the traditional sense of the word.

## Questions

### How can regression analysis be applied to the value adjustments?

- We are currently in the process of upgrading the Value Adjustment section of MCA to incorporate Regression Adjustment capabilities.
- We will start by generating the Regression Analytics at the Zip Code level and drill down to Census Tract, Results Based and ultimately Selection Based.
- We also encourage user input to improve and fine tune all our solutions.
- Since our users are the most valuable part of our business, we welcome feedback and questions at all time.

## Questions

### Do I have to use the MLS photos in my exports?

- MLS Photos are available in the application, but we offer the ability to upload your own photos into the application for use within your appraisal forms.
- We allow our users to decide which images to use or use none of them at all.
- You should always follow the industry and GSE guidelines.



## Questions

### **Can more attributes be added to the comp similarity scoring?**

- Presently we offer 4 elements for Similarity Scoring...Bedrooms, Bathrooms, Living Area and Lot Size, but will be adding more in the near future.
- Consideration will be to enable up to 6 or 8 elements, but to choose from various options.
- Additional elements such as, Proximity, View, Pool, Fireplace, Solar, Roof, Basement, Garage, Property Type, etc. could be considered.
- As previously mentioned, we welcome input from our clients, so if there is something specific you'd like to see, let us know.

## Coming Soon

- Regression Based Value Adjustments – Selected, Results, Census Tract, Zip Code
- Additional Filters – HOA, Pools, Bathroom Decimal, Solar
- Distressed & Foreclosure Analytics
- Public Records – Transaction History
- Direct to Forms Software Integration



## Next Webinar

February 21<sup>st</sup>, 2020

**Automated Image Labeling & more**

*Presented By* \_\_\_\_\_



**Daniel Mancino**

VP- Data Solution, PropMix.LLC

danny@promix.io



## Write to us

[support@propmix.io](mailto:support@propmix.io)

[sales@propmix.io](mailto:sales@propmix.io)



Market Conditions  
**Advisor**

THANK YOU