

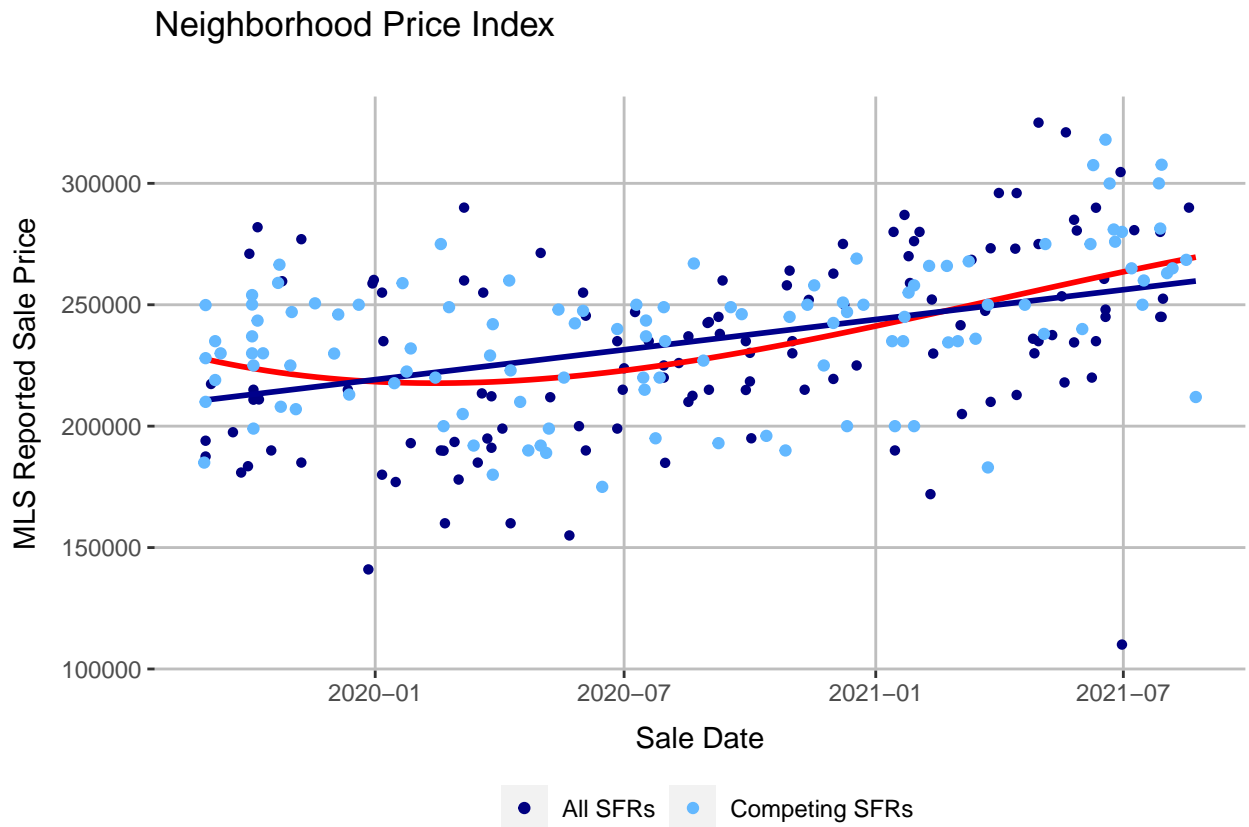
Market Analysis

Trombly Appraisal

10 December, 2022

Date of Analysis: 2020-08-25 **Subject Property:** 2702 Golden Hills Ct, Fresno, TX, 77545

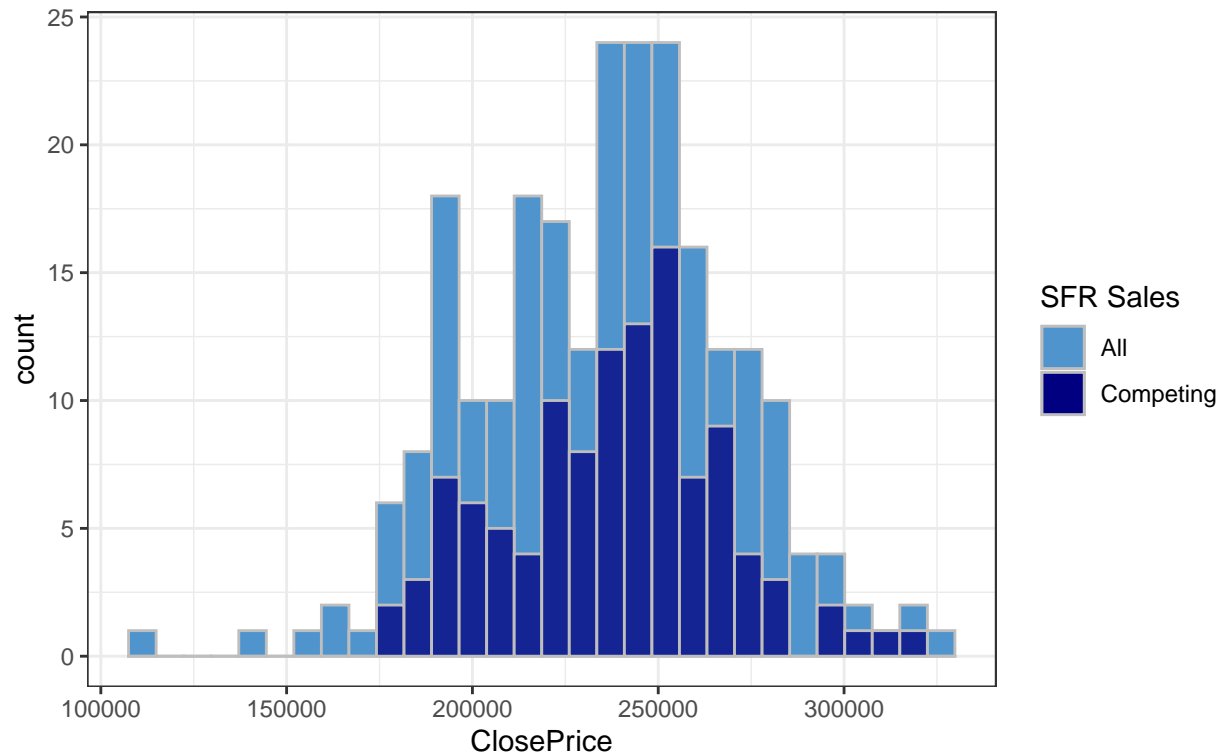
Neighborhood Data



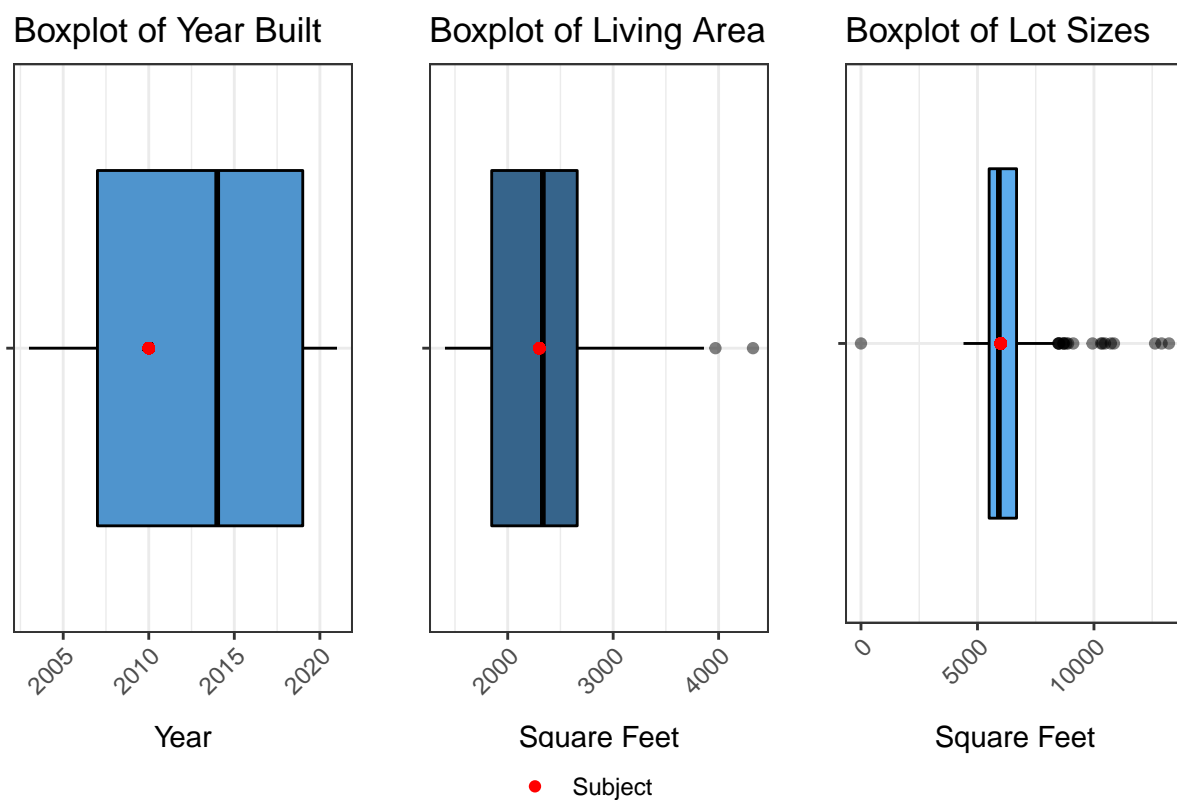
The above chart plots sale prices for all SFRs and competing SFRs, those with GLA of 1900 sf to 2700 sf, within the subject's defined physical neighborhood boundaries over the past 2 years. The trend line demonstrates market conditions over said timeframe.

Neighborhood Sale Price Distribution

All Sales vs. Competing Sales

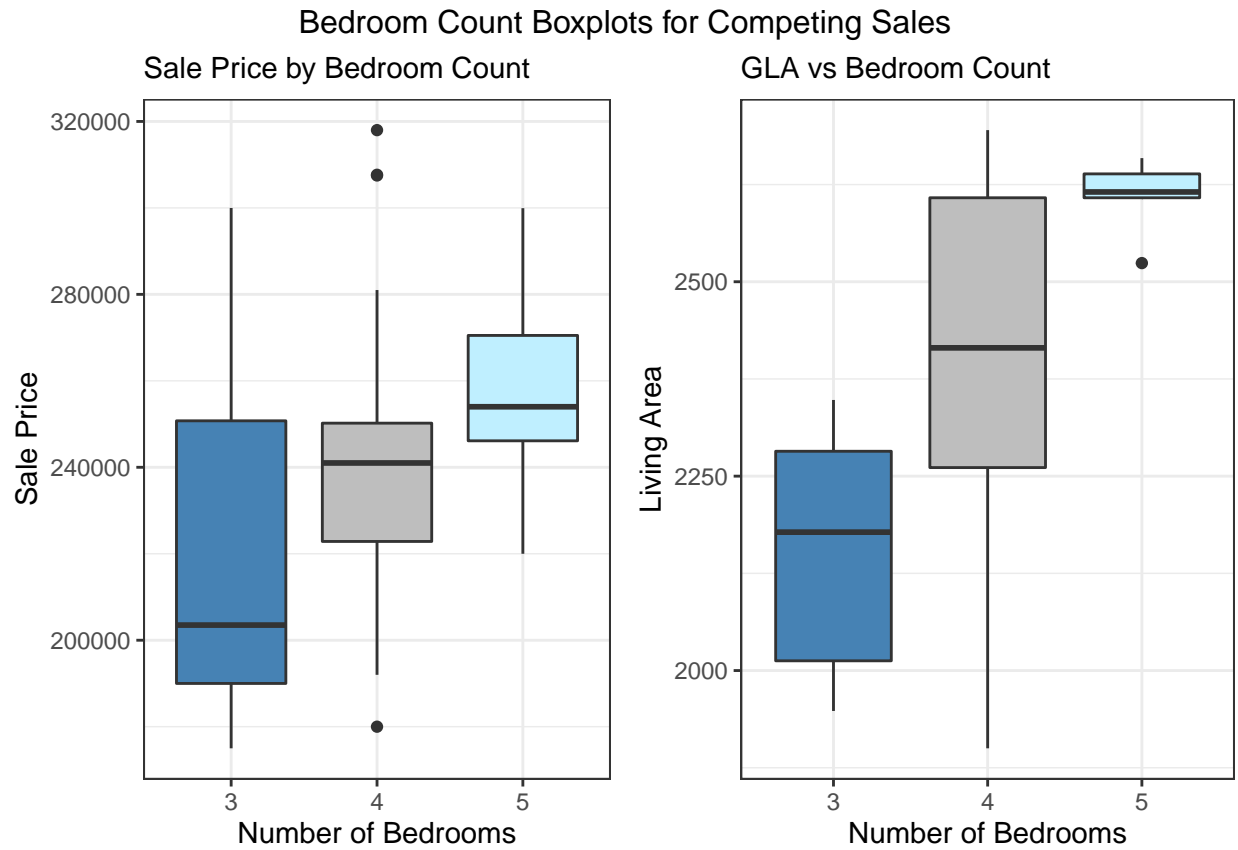


This histogram shows the distribution of sales volume by price for all SFRs in the neighborhood compared with those sales that directly compete with the subject property. Sale prices and volume are as reported in MLS based on a search within the neighborhood boundaries over the prior 2 years.

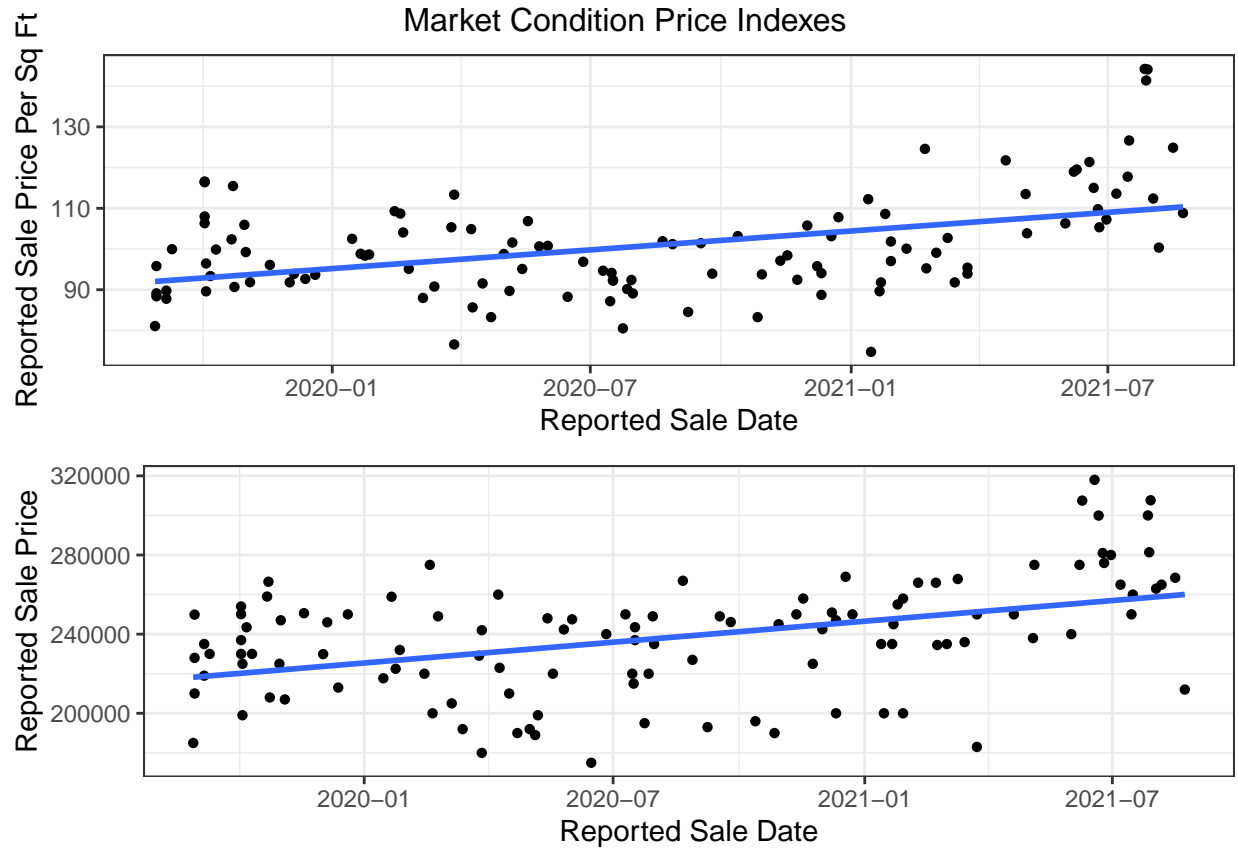


The above boxplots show the distribution of 3 primary characteristics in the subject's neighborhood. The subject is identified in relation to the other homes in the neighborhood. The box area of each plot reflects 25-75% of the homes in the data, while the whiskers reflect the lower 25% and the upper 25%.

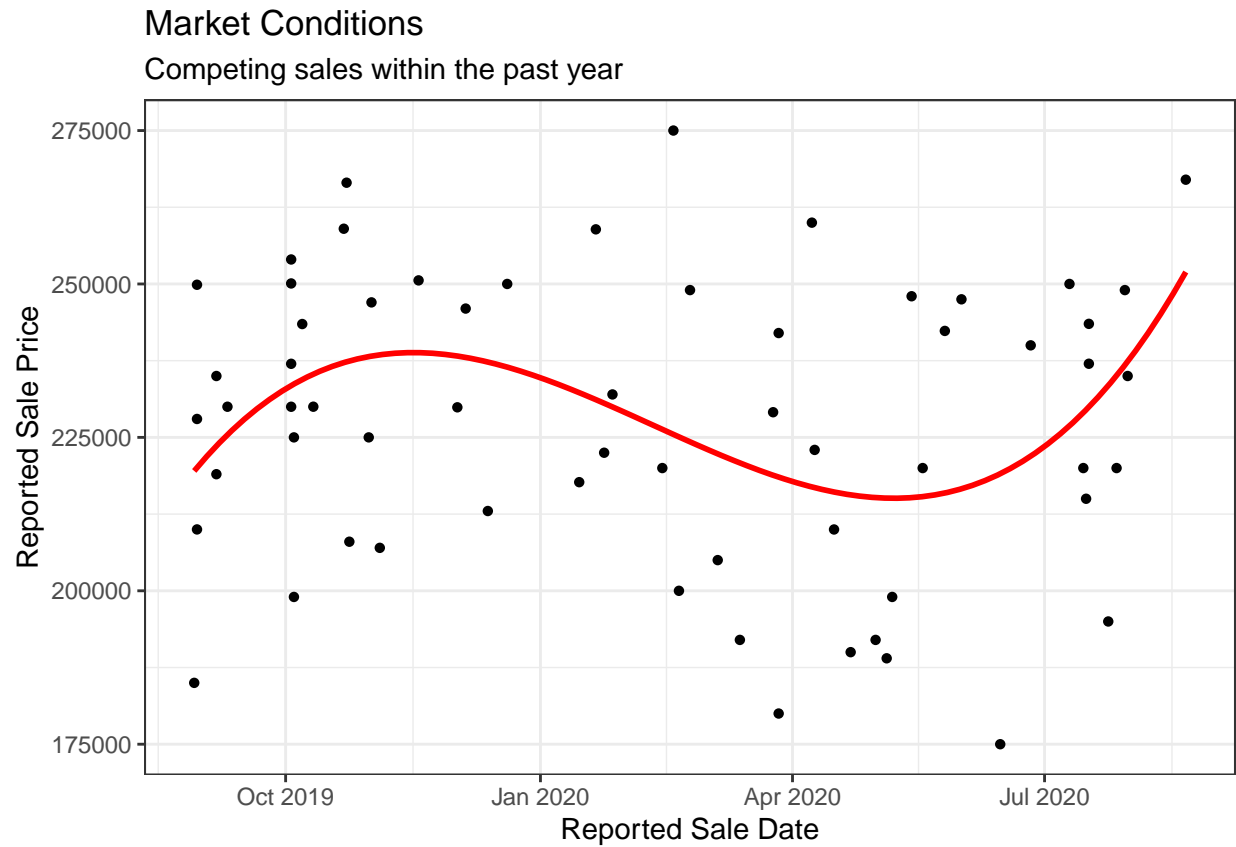
Competitive Market Segment Data



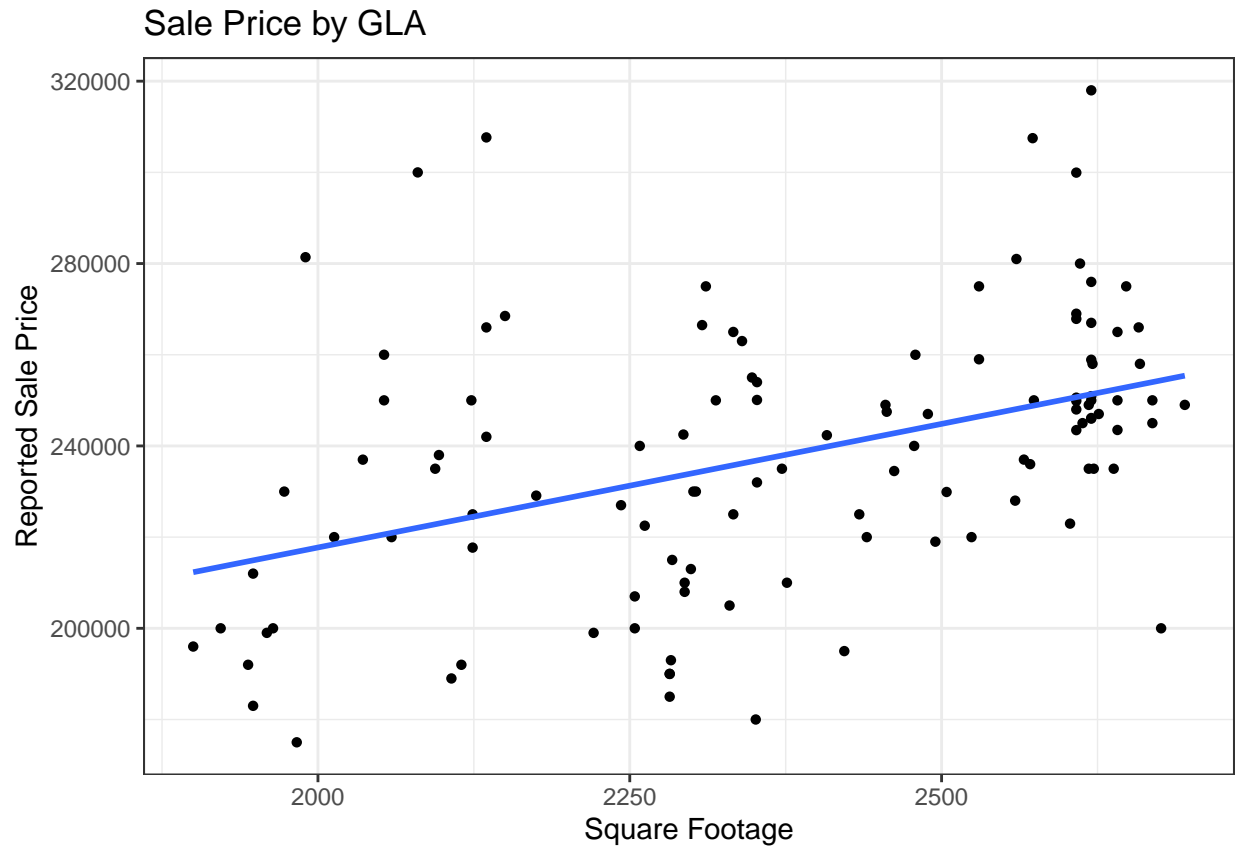
The above boxplots show the range of sale prices of competing homes based on bedroom count and the distribution of bedroom counts in relation to living area.



The top chart shows the change in price per square foot of competing sales over time. The slope of the linear regression indicates a change of \$0.03 per day. The bottom chart shows the change in recorded sale prices over time. The slope of the linear regression indicates a change of \$57.67 per day which I've rounded to \$58.



This chart drills down to the past 12 months showing the change in recorded sale prices of competing properties. The polynomial regression trend line demonstrates changes in market conditions.



This graph represents sale prices versus living area in the subject's competing sub-market over the prior 2 years. Based on this trend, a likely point value for a property of 2300 sf would be \$233991 based on the linear regression slope of 54.22, however as shown by the confidence interval there is typically a range of most likely values.