

Comps Inc. - P.O. Box 255 - Sea Cliff, NY 11579

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### Property Information

Market Conditions: NASS

Search Criteria: 30 CLAY LN | Block: 200 Lot: 12

Class: 210

Radius: 1.0 miles

Min Price: 0

Max Price: 18

### Market Conditions Addendum (Fannie Mae Form 1004MC)

Market Conditions from Radius:	Prior 7-12 Months	Prior 4-6 Months	Prior 0-3 Months	Total
Total # Comparable Sales:	168	90	71	329
Absorption Rate:	28.00	30.00	23.67	27.42

Median Sale:	Prior 7-12 Months	Prior 4-6 Months	Prior 0-3 Months	Total
Median Comparable Sale Price:	400,000	399,950	410,000	400,000
Mean Comparable Sale Price:	396,783	384,147	401,070	394,252