

A modern house with a swimming pool and a pergola at sunset. The house has large glass windows and a pergola structure. The pool is in the foreground, and the sky is a mix of orange and blue. There are trees and a fence in the background.

Comparative Market Analysis

Listing Agent



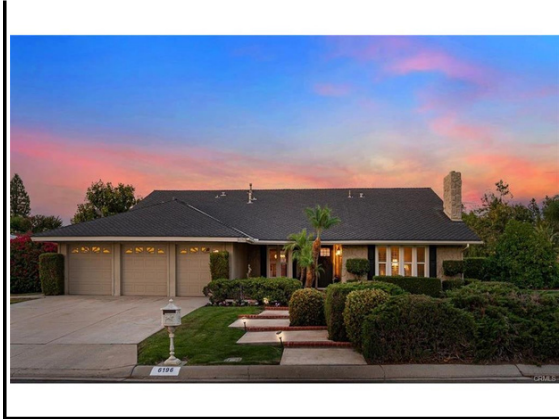
Comparative Market Analysis

6196 Saddletree Ln
Yorba Linda, 92886

Wednesday, August 4, 2021

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property 6

Details

Adjust Details

Adjust

Subject Property 6		Details	Adjust Details	Adjust
MLS#	PW21146870		5601 Mountain View AV PW20198934	
Status	Active Under Contract	Active Under Contract	Closed	
Area	85 - Yorba Linda	85 - Yorba Linda	0.0085 - Yorba Linda	0.00
List Price	\$ 1,300,000	\$1,300,000	\$995,000	
Sold Price	\$0.00		\$1,025,000	
List Date	7/06/21	07/06/2021	09/23/2020	
Sold Date			11/05/2020	
DOM	26	26	5	
Beds	4	4	04	0
Baths	3	3	03	0
Style	Ranch	Ranch	0	0
Sqft	2,318	2,318	02,646	0
Lot Sqft	14950	14,950	014,448	0
Lot Dim			0.00	0
Acres			00.33	0.00
Grg Stls	0.3432 0.34		0Yes	0
Prk Char	Yes Yes		0Garage Faces Side, Garage - T	0
Age	Direct Garage Access, Drivew	Direct Garage Access, Drivewa	01973	0
Interior	1974 1974		0.00In-Law Floorplan, Beamed Cei	0
Appliances	Beamed Ceilings, Built-in Fea	Beamed Ceilings, Built-in Feat	0.00	0.00
# FP	Built-In Range, Dishwasher, DB	Built-In Range, Dishwasher, Do	0Family Room	0.00
Roof	Family Room, Living Room, G	Family Room, Living Room, Ga	0.00Synthetic, Tile	0
Remarks:	Composition Composition			0.00

Beautiful & Charming Single-Story Parkside Estate w/Sparkling Pool & Spa ... Light, Bright & Lovingly Updated 4-Bdrm Home Situated on Over 1/3 Acre Expansive Corner Lot Just Steps Away from Yorba Linda Country Club & Golf Course! Exceptional Neighborhood & Location Surrounded by Hiking Trails & Bike Paths and Across the Street from Roland E Bigonger Park - Only the Second Owner of this Sprawling Ranch-Style Home w/Warm & Tasteful Upgrades Evident Throughout - Spacious Single-Story Floorplan has High Vaulted & Beamed Ceilings, Handsome Hardwood

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Price
Total Adjustments
Adjusted Price

\$1,300,000
\$1,300,000

\$1,025,000
\$1,025,000

Prepared by
Realty Executives-Premier 714-671-9100



Comparative Market Analysis

Wednesday, August 4, 2021

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Under Contract

Address	L/S	Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
		\$ 1,300,000	4	3	3,188	\$ 560.83	1974	PW211468707	06/21	26
		\$1,300,000	4	3	3,188	\$560.83	1974	PW211468707	06/21	26

<i>Closed</i>										
Address	L/S	Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
		\$1,300,000	4.0	3.00	2,318	\$561	1974			26
5601 Mountain View LN		\$ 1,300,000	4	3	2,318	\$ 560.83	1974	PW211468707	06/21	26
19102 Laura LN		\$1,025,000	4	3	2,646	\$387.38	1973	PW2019893411	05/20	5
5881 Deerfoot LN 6072		\$1,080,000	4	3	2,727	\$396.04	1977	OC2011669411	19/20	58
Saddletree LN 5772		\$1,090,000	4	3	2,520	\$432.54	1975	OC210410645	13/21	18
Mountain View LN 5560		\$1,100,000	4	3	2,790	\$394.27	1975	PW201782718	27/20	0
Mountain View LN 5892		\$1,150,000	3	3	2,279	\$504.61	1960	PW202569911	08/21	4
Country View LN 5741		\$1,185,000	4	3	2,315	\$511.88	1974	PW211010976	11/21	8
Stradella LN 6061		\$1,240,000	4	3	2,826	\$438.78	1976	PW2017030810	02/20	8
Acacia Hill LN 6021		\$1,250,000	4	2	2,645	\$472.59	1970	PW210904606	09/21	8
Foxfield LN 5692		\$1,320,000	5	4	3,074	\$429.41	1976	PW201619249	23/20	4
Mountain View LN		\$1,570,000	4	3	2,800	\$560.71	1974	PW211198927	26/21	6
		\$1,700,000	4	3	2,831	\$600.49	1962	PW210200965	14/21	54
		\$1,246,364	4.0	3.00	2,678	\$466	1972			16

Median: **\$1,212,500**

Average: **\$1,250,833**

On average, these comparable listings sold in 16 days for \$ 1,246,364

Comparative Market Analysis

Summary of Subject Property

6196 Saddletree Ln

85 - Yorba Linda

List Dt: **07/06/2021**

Sub Type: **Single Family Residence**
 Year: **1974**
 Built:

Sqft: **2,318**
 Sqft Lot: **1495**
0



County: **Orange**
 Style: **Ranch**
 Interior: **Beamed Ceilings, Built-in Features, Crown Molding, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Wainscoting**
 Parking: **Direct Garage Access, Driveway, Garage**
 Attached Gar: **Yes**
 Cooling: **Central Air**
 Heating: **Central**
 View: **City Lights, Golf Course, Hills, Neighborhood, Peek-A-Boo, Pool, Trees/Woods Private, In Ground**
 Pool: **Family Room, Living Room, Gas Starter**
 Fireplace: **Back Yard, Corner Lot, Front Yard, Lawn, Lot 10000-19999 Sqft, Park Nearby, Sprinkler System**

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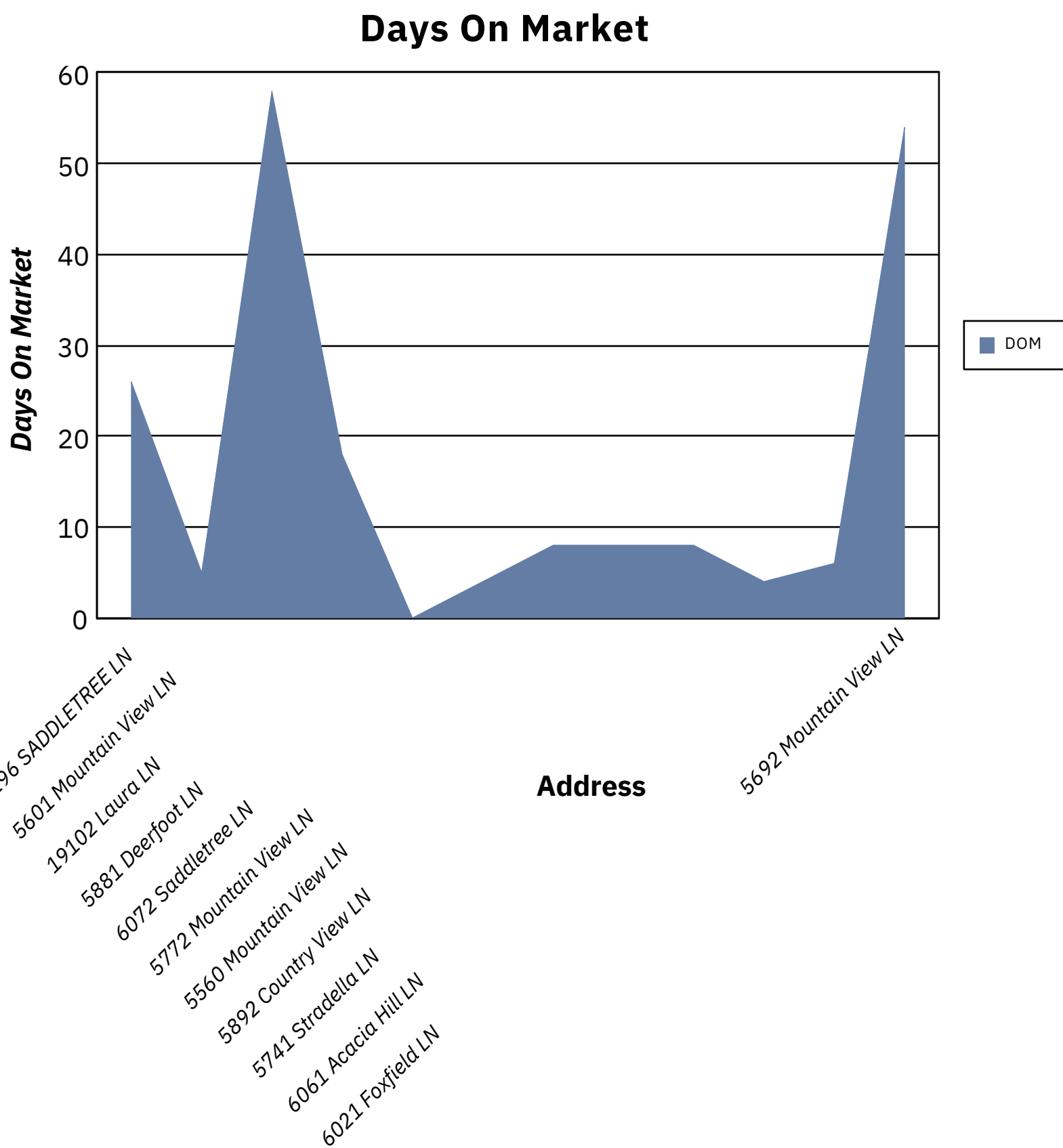
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Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





Comparative Market Analysis

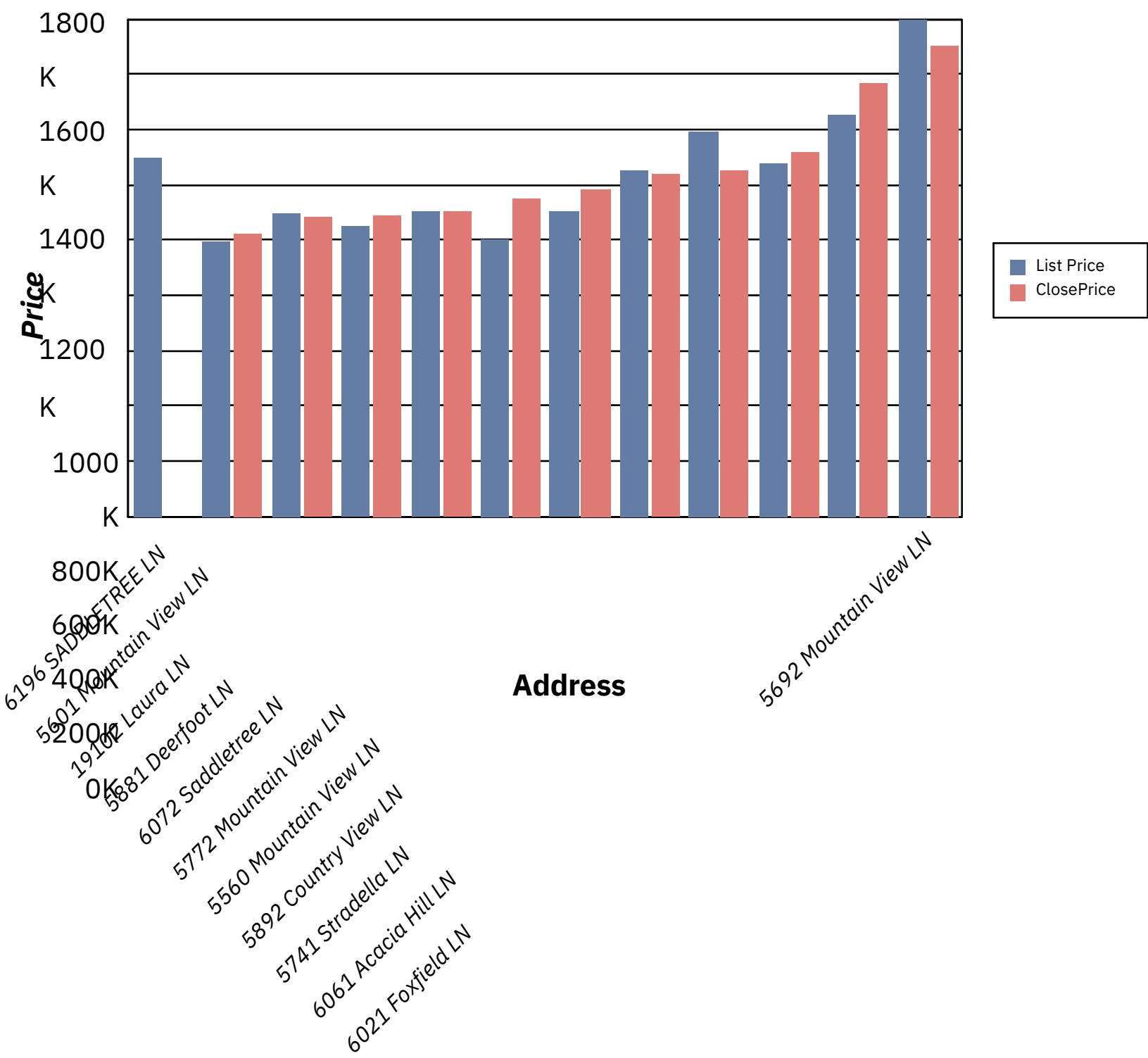
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List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.

Price Graph





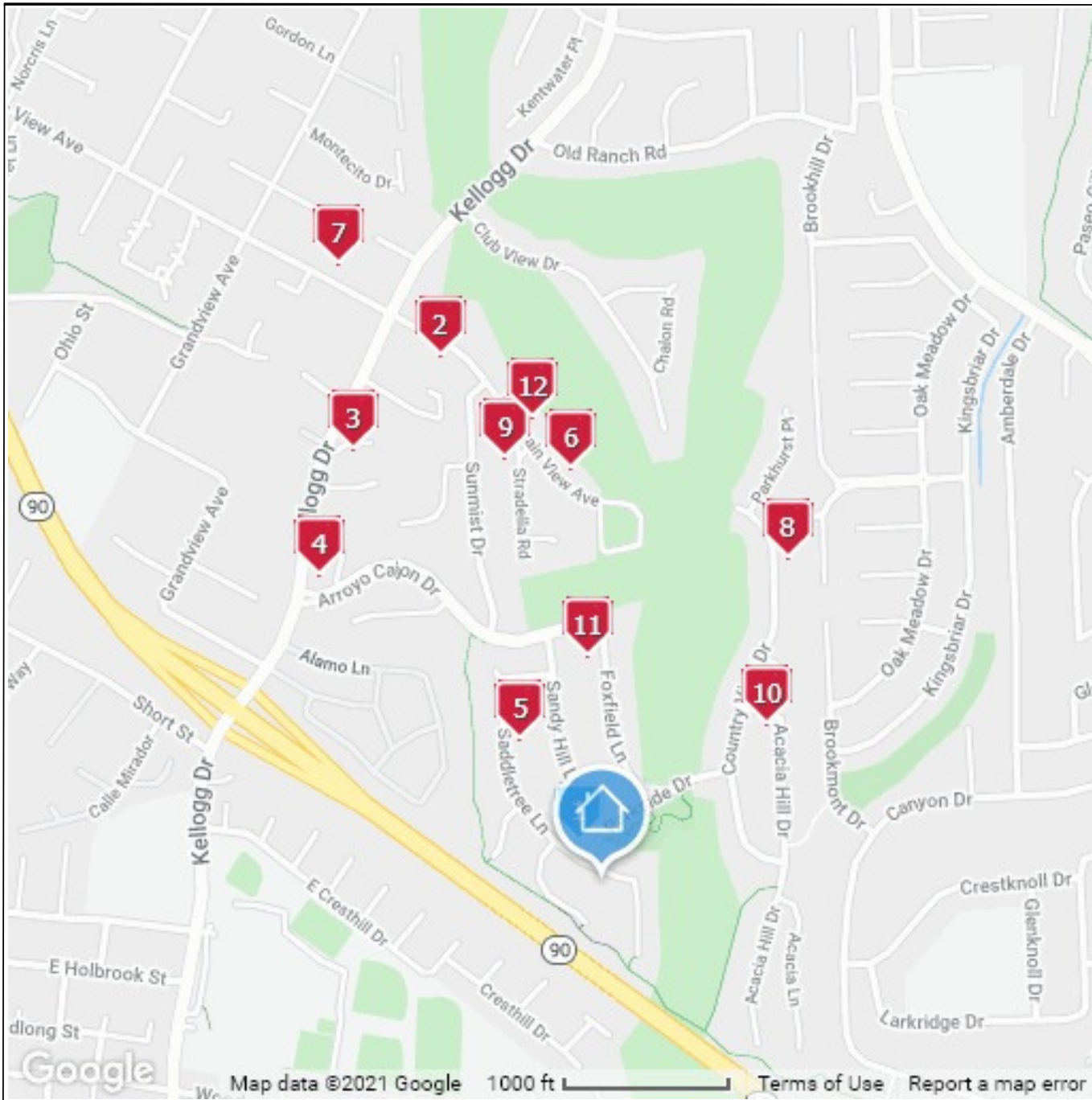
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6196 Saddletree Ln
Yorba Linda, CA 92886

Wednesday, August 4, 2021

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 6196 Saddletree Ln
- 2 6196 Saddletree Lane
- 3 5601 Mountain View Avenue
- 4 19102 Laura Lane
- 5 5881 Deerfoot Lane
- 6 6072 Saddletree Lane
- 7 5772 Mountain View Avenue
- 8 5560 Mountain View Avenue
- 9 5892 Country View Drive
- 10 5741 Stradella Road
- 11 6061 Acacia Hill Drive
- 12 6021 Foxfield Lane
- 13 5692 Mountain View Avenue
- 14





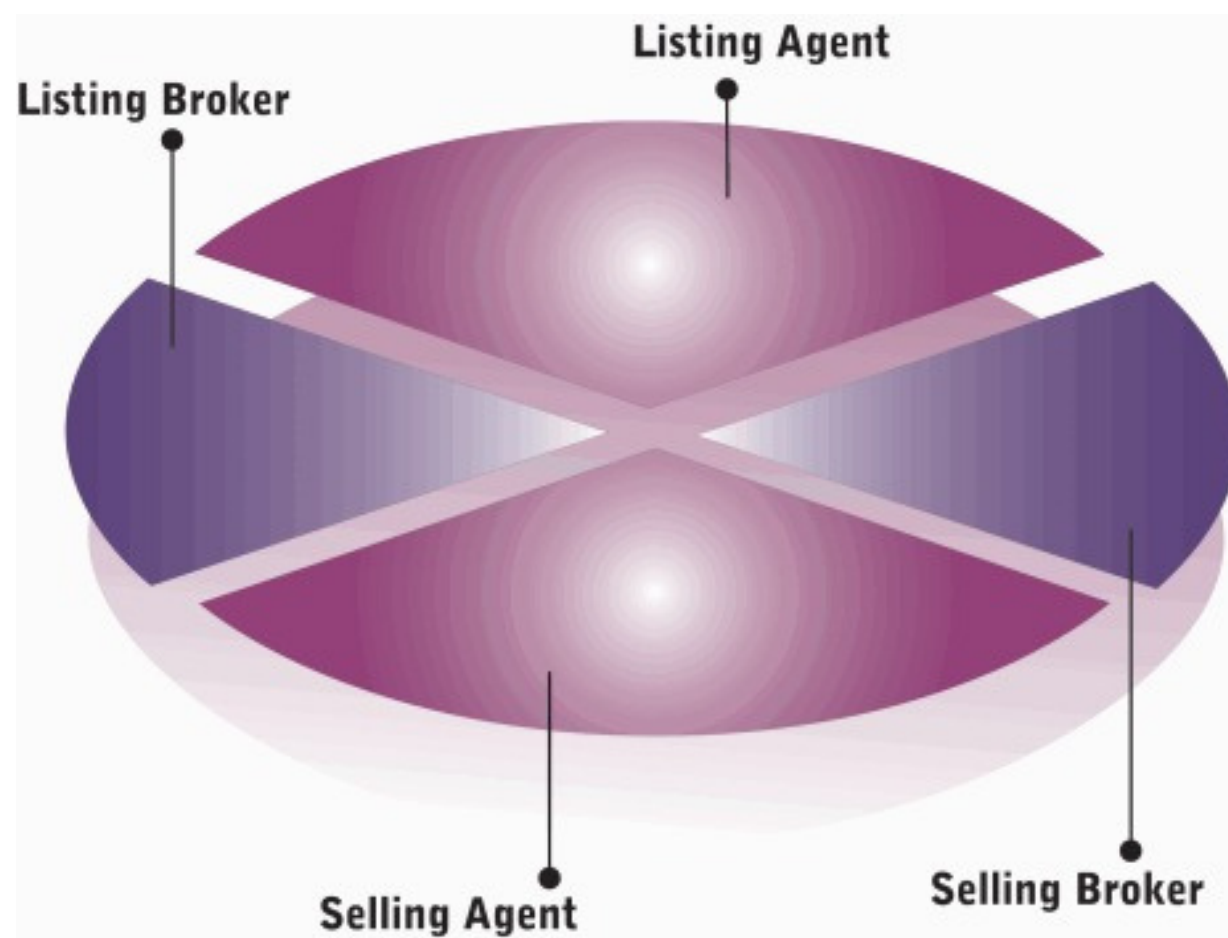
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Ln Yorba Linda,
92886

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Where a Commission Goes

This page describes how a commission is divided amongst all of the parties involved.



After a successful sale of your property, the real estate commission is shared among all who assisted in this important transaction. Generally, the commission is divided four ways: to the listing broker, the listing agent, the selling broker and the selling agent. In recognition of the important roles each played in the sale of your property, each is compensated by a percentage of the commission.

