



NEST REALTY

# NESTIMATE

---

Our Comparative Market Analysis (CMA) takes the following factors into account:

## YOUR PROPERTY'S FEATURES

- Location
- Square Footage - Finished and Unfinished
- Standard Features like Bedrooms and Bathrooms
- Overall Condition
- Uniqueness

## ACTIVE COMPETITION

- New and Re-Sale
- Replacement Costs
- Price, Location, Features, and Condition
- Assessment Ratios
- Market Activity
- Days on Market

## RECENT SALES

- Sold Price
- Price, Location, Features, and Condition
- Assessment Ratios
- Market Time
- Price Changes

## MARKET CONDITIONS

- Inventory Levels / Supply and Demand
- Macro and Micro Level Economic Factors
- Interest Rates
- Consumer Confidence
- Area Trends and Developments

We don't just plug data into a computer and see what it spills out. Nest agents work smart to dig down and analyze all of the factors associated with your home. Our market knowledge and first-hand experiences play a major factor in coming up with our *Nestimate*. Because, in the end, it's not just about the numbers.





## NEST REALTY

Charlottesville • Hampton Roads • New River Valley

126 Garrett Street, Suite E | Charlottesville, VA 22902 | 800-325-6378 (NEST)

[www.NestRealtyGroup.com](http://www.NestRealtyGroup.com)  



[www.facebook.com/nestrealty](http://www.facebook.com/nestrealty)



Twitter: [@nestrealty](https://twitter.com/nestrealty)



YouTube: [www.youtube.com/NestTV](http://www.youtube.com/NestTV)