



COMPARATIVE MARKET ANALYSIS

2108 Bluffside Lane, Austin, TX 78745

August 5, 2026



PREPARED BY

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POWERED BY CMAGPT

AUGUST 5, 2026

Prepared for the owner of 2108 Bluffside Lane, Austin, TX 78745

Thank you for the opportunity to analyze your home. This report reviews 6 comparable properties — 4 recent sales and 2 active listings — selected and scored against your property across nine market factors.

Each comparable was adjusted for differences in size, features, age, and location using rates calibrated to this market, not national averages. The result is a defensible estimate of what your home is worth today, and a recommended list price of \$682,000.

The pages that follow walk through the pricing strategy options, the comparable evidence behind the numbers, and what the current market means for your timeline. I'd welcome the chance to discuss it with you.

Sincerely,

Jordan Ellis

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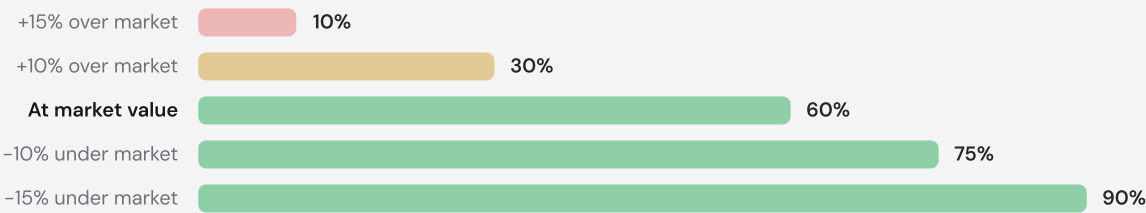
Understanding This Report

What a comparative market analysis is — and how this one was built

What is a CMA?	A comparative market analysis estimates a home's probable market value by comparing it with similar homes that recently sold or are currently for sale nearby. It reflects what real buyers and sellers have actually agreed to in this market — the strongest available evidence of value short of a formal appraisal.
How were these comparables chosen?	Every candidate property was scored on a 100-point scale across nine weighted factors — distance, square footage, price proximity, bedrooms, sale recency, bathrooms, year built, property type, and lot size. The highest-scoring properties were selected, then each was adjusted for its differences from the subject using dollar rates calibrated to this market's actual sales.
How accurate is it?	A CMA is a here-and-now snapshot: a new listing, a closed sale, or a price cut can shift the picture. The estimate is presented as a range for that reason, and it should be revisited if the home is not listed within a reasonable period. It is not an appraisal and should be weighed together with your agent's local knowledge.

ASKING PRICE VS. BUYER POOL

The further above market value a home is priced, the fewer active buyers will ever see it.



Illustrative of typical buyer-pool behavior by price position; not derived from this comp set.

Pricing Strategy

Three approaches for the listing appointment

SELLER URGENCY within 60 days

AGGRESSIVE

\$655,000

Timeline 14–22 days

At \$655,000, or 4% below the \$682,000 best estimate, the price undercuts all six adjusted indications and should concentrate showings into the first two weekends.

The \$655,000 price is below the lowest adjusted indication of \$668,000 at 3105 Aspen Glen Lane. The 14–22 day expectation is materially faster than the 27-day selected-comp average.

MARKET

\$682,000

Timeline 22–33 days

At \$682,000, buyers should view the home as market-aligned, with standard negotiation rather than immediate multiple-offer pressure.

The \$682,000 price matches the weighted best estimate and sits between the \$676,000 and \$688,000 adjusted indications of the two closest sold comps. The 22–33 day expectation brackets the 27-day selected-comp average.

ASPIRATIONAL

\$716,000

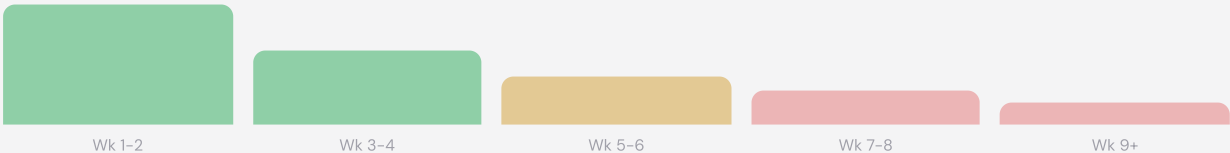
Timeline 41–68 days

At \$716,000, or 5% above the \$682,000 best estimate, buyers are likely to negotiate and may wait for a price reduction after 45–60 days.

The \$716,000 price exceeds all six adjusted indications and the \$710,000 high indication. The 41–68 day expectation exceeds both the 27-day comp average and the 33-day average in the \$700K–\$750K bracket.

WHY THE FIRST WEEKS MATTER

Buyer attention peaks when a listing is new. Overpricing wastes the window when the most buyers are watching — and price cuts later rarely recover it.



Illustrative of typical buyer-activity patterns for new listings; not derived from this comp set.

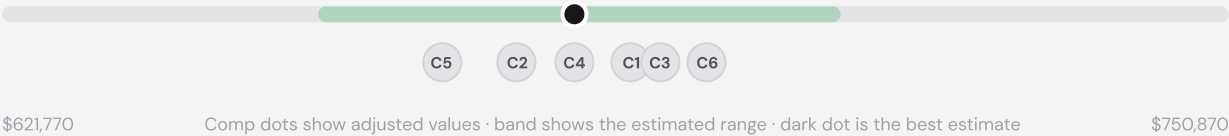
ESTIMATED MARKET VALUE

\$682,000

Balanced Market

Low: \$655,000 High: \$710,000 6 comps

PRICE POSITIONING



Property Overview

The 1998 single-family home at 2108 Bluffsides Lane contains 2,150 sqft with 4 bedrooms, 2.5 bathrooms, two stories, and a garage on a 7,405-sqft lot in Cherry Creek. Annual property taxes are \$11,840 on a \$642,000 assessed value, and the rent estimate is \$3,450 per month. Its size sits within 10% of five of the six comparables at an area average of \$320 per square foot, which keeps adjustments small and the value conclusion tight.

The six adjusted indications are \$688,000 at 2204 Ravenwood Drive after a +\$9,000 adjustment, \$676,000 at 4517 Copper Creek Cove after a +\$21,000 adjustment, \$691,000 at 2312 Bluff Bend Drive after a -\$24,000 adjustment, \$682,000 at 6408 Marble Falls Road after a -\$30,000 adjustment, \$668,000 at 3105 Aspen Glen Lane after a +\$27,000 adjustment, and \$696,000 at 2907 Wildrose Trail after a -\$33,000 adjustment. The estimated value band is \$655,000 to \$710,000, with a weighted best estimate of \$682,000 that emphasizes the 4 sold comparables over the 2 active listings. The \$682,000 estimate sits below the \$707,000 average asking price of the 14 active listings and 1.5% above the \$671,750 average of recent sales. The suggested list price is \$682,000, which aligns with the Market scenario and the 3.4-month supply level.

Rental estimate: **\$3,450/mo** (\$3,105 – \$3,795)

AVG \$/SQFT

\$320

TREND

Balanced

AVG DOM

27

RANGE

\$641,000 –
\$729,000

Recommended List Price

Where to price, how long it should take to sell, and what the seller nets

SUGGESTED LIST PRICE

\$682,000

Range \$672,000 – \$692,000

ESTIMATED TIME TO SELL

22–33 days

High confidence

The selected comparables averaged 27 DOM, and homes in the \$650K–\$700K bracket averaged 24 days versus 33 days above \$700,000. Listing at \$682,000 keeps the home under the \$700,000 DOM cliff and below both active competitors at \$715,000 and \$729,000, supporting a contract within five weeks at or near ask. The 3.4 months of supply supports normal negotiation within a 22–33 day exposure period.

Estimated Seller Net Proceeds

What each pricing scenario could put in the seller's pocket

	AGGRESSIVE	MARKET	ASPIRATIONAL
Sale price	\$655,000	\$682,000	\$716,000
Commission (est. 5.5%)	–\$36,025	–\$37,510	–\$39,380
Closing costs (est. 1.5%)	–\$9,825	–\$10,230	–\$10,740
Estimated net	\$609,150	\$634,260	\$665,880

Estimates only. Excludes mortgage payoff, repairs, concessions, and prorations. Actual commission and closing costs vary by agreement and location.

About the Property

2108 Bluffside Lane, Austin, TX 78745 · Cherry Creek

TYPE Single Family	BEDS / BATHS 4 / 2.5	SQ FT 2,150	LOT SIZE 7,405 sqft
YEAR BUILT 1998	STORIES 2	GARAGE Yes	POOL No

Taxes

Annual taxes: **\$11,840** Tax rate: **1.73%** Assessed value: **\$642,000**

Nearby Schools

SCHOOL	LEVEL	GRADES	RATING	DISTANCE
Bluffside Elementary	Elementary	PK-5	8/10	0.6 mi
Cherry Creek Middle School	Middle	6-8	7/10	1.1 mi
South Austin High School	High	9-12	7/10	1.4 mi

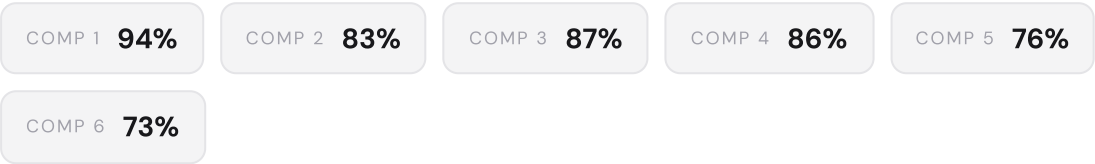
Price History

Jun 2018	Sold	\$415,000
Mar 2018	Listed for sale	\$425,000
Aug 2011	Sold	\$289,000

How This Analysis Was Built

Every comparable is scored across nine weighted market factors

Comparables are ranked by a 100-point similarity score: distance (20), square footage (20), price proximity (15), bedrooms (10), sale recency (10), bathrooms (8), year built (8), property type (5), and lot size (4). Higher scores mean stronger evidence for the subject's value. Adjustments are then calibrated to this market's actual dollar-per-square-foot rates — not national averages.



FACTOR	C1	C2	C3	C4	C5	C6
Distance / 20	19	18	18	16	15	14
Square Footage / 20	19	18	17	16	15	14
Price Proximity / 15	14	12	12	11	11	10
Bedrooms / 10	10	6	10	10	6	7
Sale Recency / 10	9	8	10	10	7	10
Bathrooms / 8	8	6	6	8	8	6
Year Built / 8	7	7	6	7	6	5
Property Type / 5	5	5	5	5	5	5
Lot Size / 4	3	3	3	3	3	2
Total match score	94	83	87	86	76	73

When a factor can't be evaluated in this market (e.g. lot-size data unavailable), its weight redistributes to square footage — so an individual factor can exceed its listed maximum.

Automated Estimates vs. This Analysis

Online home-value estimates are computer models that have never seen the property. This analysis is built from 6 scored, individually adjusted comparables.

ZILLOW ZESTIMATE

\$702,300

Algorithm estimate — no interior or condition data

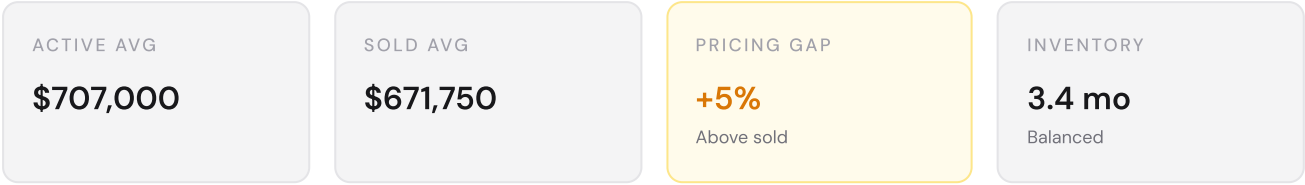
THIS ANALYSIS

\$682,000

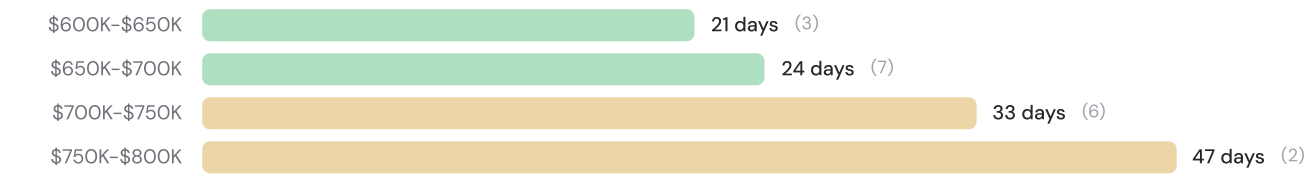
Range \$655,000 – \$710,000 · automated estimate is 3% higher

Market Insights

Computed from 26 properties



Days on Market by Price Range



Higher brackets with longer DOM signal the overpricing threshold.

Your Competition

5 active listings near your price point

ADDRESS	PRICE	\$/SQFT	BD/BA	SQFT	DOM	DISTANCE
2312 Bluff Bend Drive	\$715,000	\$316	4/3	2,260	31	0.4 mi
2907 Wildrose Trail	\$729,000	\$312	5/3	2,340	44	1.3 mi
5811 Sweetwater Bend	\$699,000	\$319	4/2.5	2,190	21	1.6 mi
4210 Silverstone Court	\$674,900	\$329	4/2	2,050	15	1.8 mi
7302 Whisper Valley Drive	\$749,000	\$311	4/3	2,410	52	2.1 mi

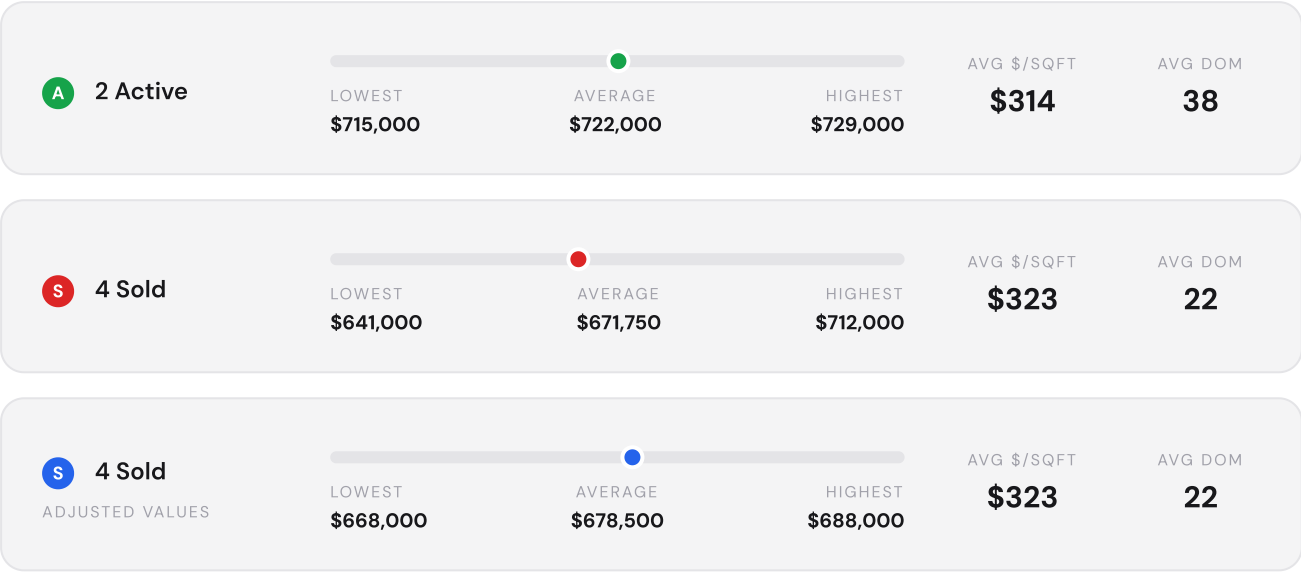
Avg asking: **\$713,380**

Avg \$/sqft: **\$317**

Avg DOM: **33 days**

Comparable Market Summary

Active listings versus closed sales, with adjusted values



A

Active Listings

ADDRESS	SOLD	BD/BA	SQFT	PRICE	\$/SQFT	ADJ VALUE
2312 Bluff Bend Drive, Austin, TX 78745	—	4/3	2,260	\$715,000	\$316	↓ \$691,000
2907 Wildrose Trail, Austin, TX 78745	—	5/3	2,340	\$729,000	\$312	↓ \$696,000
Averages			2,300	\$722,000	\$314	\$693,500

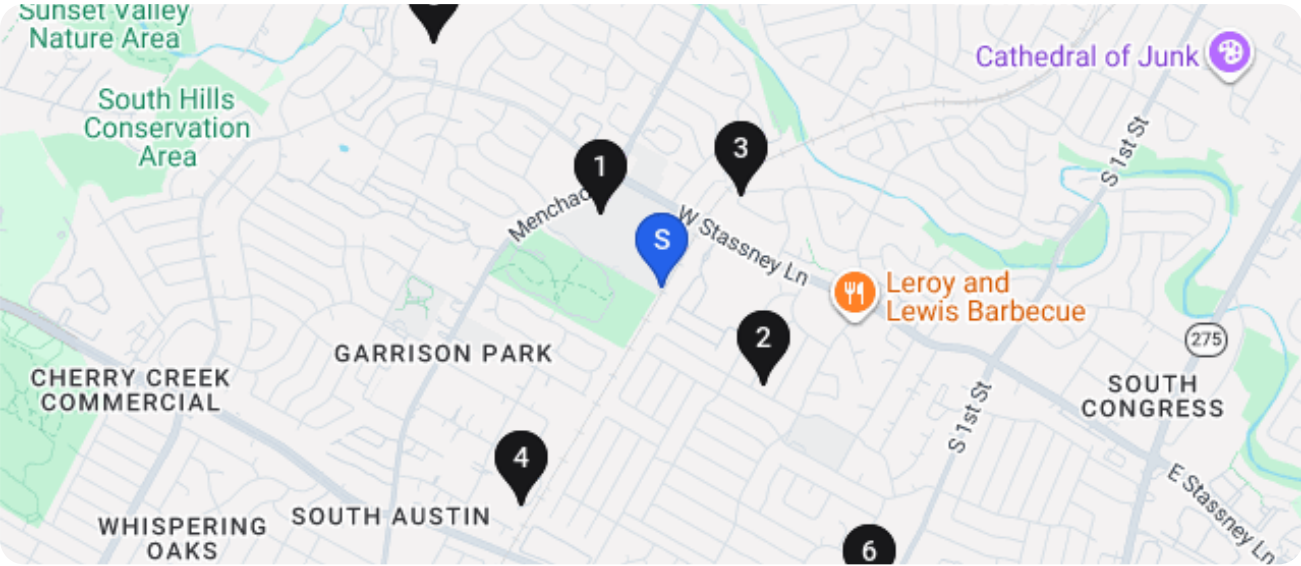
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Sold Listings

ADDRESS	SOLD	BD/BA	SQFT	PRICE	\$/SQFT	ADJ VALUE
2204 Ravenwood Drive, Austin, TX 78745	Jun 2026	4/2.5	2,080	\$679,000	\$326	↑ \$688,000
4517 Copper Creek Cove, Austin, TX 78745	May 2026	3/2	2,010	\$655,000	\$326	↑ \$676,000
6408 Marble Falls Road, Austin, TX 78745	Jul 2026	4/2.5	2,300	\$712,000	\$310	↓ \$682,000
3105 Aspen Glen Lane, Austin, TX 78745	May 2026	3/2.5	1,950	\$641,000	\$329	↑ \$668,000
Averages			2,085	\$671,750	\$323	\$678,500

Comparable Analysis

Adjustments calibrated to this market's actual sales evidence





COMPARABLE 1

2204 Ravenwood Drive, Austin,
TX 78745

Sold Jun 20260.3 mi · 18 DOM

PRICE	SQ FT
\$679,000	2,080
\$326/sqft	

BEDS/BATHS	YEAR BUILT
4 / 2.5	1996

LOT SIZE	TYPE
7,100 sqft	Single Family

ADJUSTMENT

+\$9,000

70 sqft smaller (+\$11,000)
2 years older (+\$4,800)
Slightly smaller lot, 305 sqft (-\$6,800)

ADJUSTED VALUE

\$688,000



COMPARABLE 2

4517 Copper Creek Cove,
Austin, TX 78745

Sold May 20260.5 mi · 24 DOM

PRICE	SQ FT
\$655,000	2,010
\$326/sqft	

BEDS/BATHS	YEAR BUILT
3 / 2	2001

LOT SIZE	TYPE
6,800 sqft	Single Family

ADJUSTMENT

+\$21,000

-1 bedroom (+\$17,200)
140 sqft smaller (+\$22,100)
3 years newer (-\$7,200); net of half-bath
difference (-\$11,100)

ADJUSTED VALUE

\$676,000



COMPARABLE 3

2312 Bluff Bend Drive, Austin,
TX 78745

Active0.4 mi · 31 DOM

PRICE	SQ FT
\$715,000	2,260
\$316/sqft	

BEDS/BATHS	YEAR BUILT
4 / 3	2003

LOT SIZE	TYPE
7,600 sqft	Single Family

ADJUSTMENT

\$-24,000

110 sqft larger (-\$17,400)
+0.5 bath (-\$6,200)
Active listing — asking price, not a closed
sale (-\$400 confidence discount)

ADJUSTED VALUE

\$691,000

Comparable Analysis (Continued)



COMPARABLE 4

6408 Marble Falls Road,
Austin, TX 78745

Sold Jul 20260.9 mi · 12 DOM

PRICE	SQ FT
\$712,000	2,300
\$310/sqft	
BEDS/BATHS	YEAR BUILT
4 / 2.5	2000
LOT SIZE	TYPE
7,900 sqft	Single Family

ADJUSTMENT

-\$30,000

150 sqft larger (-\$23,700)
2 years newer (-\$4,800)
Larger lot, 495 sqft (-\$1,500)

ADJUSTED VALUE

\$682,000



COMPARABLE 5

3105 Aspen Glen Lane, Austin,
TX 78745

Sold May 20261.1 mi · 35 DOM

PRICE	SQ FT
\$641,000	1,950
\$329/sqft	
BEDS/BATHS	YEAR BUILT
3 / 2.5	1995
LOT SIZE	TYPE
6,500 sqft	Single Family

ADJUSTMENT

+\$27,000

200 sqft smaller (+\$31,600)
-1 bedroom (+\$17,200)
3 years older (+\$7,200); location backs to
arterial road (-\$29,000)

ADJUSTED VALUE

\$668,000



COMPARABLE 6

2907 Wildrose Trail, Austin, TX
78745

Active1.3 mi · 44 DOM

PRICE	SQ FT
\$729,000	2,340
\$312/sqft	
BEDS/BATHS	YEAR BUILT
5 / 3	2005
LOT SIZE	TYPE
8,200 sqft	Single Family

ADJUSTMENT

-\$33,000

190 sqft larger (-\$30,000)
+1 bedroom, +0.5 bath (-\$23,400)
44 DOM at asking suggests overpricing
(+\$20,400 back toward market)

ADJUSTED VALUE

\$696,000

Adjusted range (6 comps)

\$668,000 – \$696,000

2204 Ravenwood Drive, Austin, TX 78745

COMPARABLE 1

\$679,000

Sold Jun 2026

4 bd / 2.5 ba

2,080 sqft (\$326/sqft)

Built 1996

18 DOM

0.3 mi away



Listing Remarks

Meticulously maintained two-story home on a quiet interior street in Cherry Creek. Vaulted ceilings and oversized windows fill the living room with natural light, and the remodeled kitchen features quartz counters, shaker cabinetry, and stainless appliances. Covered back patio overlooks a private, tree-shaded yard. Sold in 18 days with multiple offers.



4517 Copper Creek Cove, Austin, TX 78745

COMPARABLE 2

\$655,000

Sold May 2026

3 bd / 2 ba

2,010 sqft (\$326/sqft)

Built 2001

24 DOM

0.5 mi away



Listing Remarks

Single-story charmer on a cul-de-sac lot with mature oaks. Open living-dining layout with wood-look tile throughout, updated bathrooms, and a flexible bonus room off the kitchen. Solar panels convey. Walking distance to the neighborhood park and trail system.



2312 Bluff Bend Drive, Austin, TX 78745

COMPARABLE 3

\$715,000

Active

4 bd / 3 ba

2,260 sqft (\$316/sqft)

Built 2003

31 DOM

0.4 mi away



Listing Remarks

Spacious 4-bedroom with a dedicated home office and three full baths. Chef's kitchen with gas cooktop, oversized island, and walk-in pantry opens to a two-story family room. Primary suite down with a spa-style bath. Three-car tandem garage and a covered outdoor living area with built-in grill.



6408 Marble Falls Road, Austin, TX 78745

COMPARABLE 4

\$712,000

Sold Jul 2026

4 bd / 2.5 ba

2,300 sqft (\$310/sqft)

Built 2000

12 DOM

0.9 mi away



Listing Remarks

Extensively updated in 2023: new roof, HVAC, water heater, and designer finishes throughout. Light-filled great room with engineered hardwoods, quartz waterfall island, and custom built-ins. Low-maintenance turf backyard with string-lit pergola. Sold in 12 days at 101% of list.



3105 Aspen Glen Lane, Austin, TX 78745

COMPARABLE 5

\$641,000

Sold May 2026

3 bd / 2.5 ba

1,950 sqft (\$329/sqft)

Built 1995

35 DOM

1.1 mi away



Listing Remarks

Well-kept 3-bedroom with a versatile flex space and updated kitchen. Backs to a landscaped buffer along the arterial road; the oversized primary suite and new double-pane windows keep the interior quiet. Fresh paint inside and out, roof replaced 2021.



2907 Wildrose Trail, Austin, TX 78745

COMPARABLE 6

\$729,000

Active

5 bd / 3 ba

2,340 sqft (\$312/sqft)

Built 2005

44 DOM

1.3 mi away



Listing Remarks

Largest floor plan in the neighborhood: five true bedrooms plus game room. Soaring entry, formal dining, and a kitchen with double ovens and butler's pantry. Pool-sized backyard with alley-access garage. Priced at the top of the neighborhood range; 44 days on market with one price improvement.



Online Valuation Analysis

How automated home-value estimates compare with actual prices for these comparables

10.3% \$73,500

Automated estimates varied by as much as 10.3% — \$73,500 — from the actual asking price among the comparables in this report.

ADDRESS	STATUS	ACTUAL PRICE	AUTOMATED ESTIMATE	DIFFERENCE
2204 Ravenwood Drive, Austin, TX 78745	Sold	\$679,000	\$645,000	-5%
4517 Copper Creek Cove, Austin, TX 78745	Sold	\$655,000	\$662,000	+1.1%
2312 Bluff Bend Drive, Austin, TX 78745	Active	\$715,000	\$641,500	-10.3%
6408 Marble Falls Road, Austin, TX 78745	Sold	\$712,000	\$735,000	+3.2%
3105 Aspen Glen Lane, Austin, TX 78745	Sold	\$641,000	\$612,000	-4.5%
2907 Wildrose Trail, Austin, TX 78745	Active	\$729,000	\$689,000	-5.5%

Automated estimates are produced by third-party models without interior, condition, or upgrade data. This report's valuation is built from individually scored and adjusted comparables. Source: Zillow.

Market Context

BY PROPERTY TYPE

Single Family 14 listings	\$689,000 \$318/sqft
Townhouse 4 listings	\$512,000 \$295/sqft

Overview

The 78745 market is balanced: 14 active single-family listings against a sold pace of about 4 homes per month, or 3.4 months of supply. Sold prices over the last 90 days averaged \$671,750 while active listings ask \$707,000 on average — a 5% gap that signals sellers are testing the ceiling and buyers are not chasing.

Demand & Supply

Homes priced between \$650,000 and \$700,000 are moving in 24 days on average, while listings above \$700,000 sit for 33 to 47 days. Absorption at the subject's price point remains healthy, but the DOM jump above \$700,000 marks a clear resistance level.

Competitive Position

The subject's 2,150 sqft and 4/2.5 configuration match the dominant buyer search in this zip code. It is larger than comps 2 and 5 and newer than comp 1, but gives up a full bath to comp 3 and roughly 150–190 sqft to comps 4 and 6. Priced at \$682,000 it undercuts both active competitors (\$715,000 and \$729,000) while offering comparable space.

Neighborhood

Cherry Creek draws steady demand for its 15-minute commute to downtown Austin, mature trees, and access to three schools within 1.5 miles. Recent sales within half a mile closed in 12–24 days, faster than the 27-day zip-code average, indicating buyers specifically target this pocket.

Outlook

With 3.4 months of inventory and a 5% ask-to-sold gap, expect flat to modestly appreciating prices over the next quarter. Well-priced listings under \$700,000 should continue to clear within 30 days; overpricing into the \$720,000+ bracket risks the 45+ day stagnation visible in the current actives.

Important Information About This Report

Please read before relying on any figure in this analysis

This is not an appraisal. This comparative market analysis (CMA) is an opinion of probable market value prepared to assist in establishing a listing or offer price. It was not prepared by a state-licensed or certified appraiser and must not be used where an appraisal is required — including for lending, tax, insurance, or legal purposes.

Data sources. Property facts, sale prices, listing data, and photos are drawn from public records and third-party listing data providers. While believed reliable, this data is not guaranteed to be accurate or complete and should be independently verified. Automated valuation figures, where shown, are produced by third-party models.

Automated analysis. Portions of the narrative analysis and the comparable adjustments in this report were produced by automated analytical software from the underlying property data, with all valuation figures reconciled against the comparable evidence. Estimates of seller net proceeds use standardized cost assumptions and are illustrative only.

Market conditions change. This analysis reflects data available as of August 5, 2026. Values and market conditions can change quickly; this report should not be relied upon after a reasonable period.

Prepared by. Jordan Ellis, Lakeline Realty Group — License TX 791245.

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