

2023 Level II
Sales Comparison PRACTICE PROBLEM # 1
PAIRED SALES PROBLEM

Sale #	1	2	3	4	5
Sale Price					
Square Ft.					
Price/SF					
Bedrooms					
Bathrooms					
Garage					
Basement					

2023 Level II
Sales Comparison PRACTICE PROBLEM # 1
PAIRED SALES PROBLEM

Using the information below, fill in the grid and then determine the price per square foot that each attribute contributes. Round any odd cents to the nearest whole dollar.

Sale # 1 has three bedrooms, two baths, a 2-car garage and a full basement. It sold for \$120,000 and has 2,000 square feet.

Sale #2 sold for \$129,500 and has 2,056 square feet. It contains three bedrooms, two bathrooms, a 3-car garage and a full basement.

Sale #3 has four bedrooms, two baths, a 2-car garage and a full basement. It sold for \$134,400 and has 2,100 square feet.

Sale #4 sold for \$116,000 and has 2,000 square feet. It has three bedrooms, one bathroom, a 2-car garage and a full basement.

Sale #5 has three bedrooms, two bathrooms, a 3-car garage, but no basement. It sold for \$121,540 and has 2,060 square feet.

PRICE PER SQUARE FOOT FOR:

Bedrooms _____

Bathrooms _____

Garage _____

Basement _____

2023 Level II
Sales Comparison PRACTICE PROBLEM # 1 Answer
PAIRED SALES PROBLEM ANSWER

Sale #	1	2	3	4	5
Sale Price	\$120,000	\$129,500	\$134,400	\$116,000	\$121,540
Square Ft.	2,000	2,056	2,100	2,000	2,060
Price/SF	\$60	\$63	\$64	\$58	\$59
Bedrooms	3	3	4	3	3
Bathrooms	2	2	2	1	2
Garage	2	3	2	2	3
Basement	Y	Y	Y	Y	N

Using the information below, fill in the grid and then determine the price per square foot that each attribute contributes. Round any odd cents to the nearest whole dollar.

Sale # 1 has three bedrooms, two baths, a 2-car garage and a full basement. It sold for \$120,000 and has 2,000 square feet.

Sale #2 sold for \$129,500 and has 2,056 square feet. It contains three bedrooms, two bathrooms, a 3-car garage and a full basement.

Sale #3 has four bedrooms, two baths, a 2-car garage and a full basement. It sold for \$134,400 and has 2,100 square feet.

Sale #4 sold for \$116,000 and has 2,000 square feet. It has three bedrooms, one bathroom, a 2-car garage and a full basement.

Sale #5 has three bedrooms, two bathrooms, a 3-car garage, but no basement. It sold for \$121,540 and has 2,060 square feet.

PRICE PER SQUARE FOOT FOR:

Bedrooms $64-60 = 4$
(House 3 – House 1)

Bathrooms $60-58 = 2$
(House 1 – House 4)

Garage $63-60 = 3$
(House 2 – House 1)

Basement $63-59 = 4$
(House 2 – House 5)