

Sales Comparison Approach
Class Problem # 3
Time Adjustment Problem

Sale # 1 Sold one year ago for \$62,000 and resold 7 months ago for \$65,100.

Sale # 2 Sold one year ago for \$67,000 and resold 5 months ago for \$72,225.

Sale # 3 Sold one year ago for \$65,000 and resold 1 month ago for \$71,500.

Sale # 4 Sold one year ago for \$67,250 and resold 3 months ago for \$73,300.

Determine the indicated percentage adjustment for time per month_____

Determine the indicated percentage adjustment for time per year _____

A	B	C	D	E	F
SALE #	FIRST SALE SELLING PRICE	SECOND SALE SELLING PRICE	% CHANGE	MONTHS BETWEEN SALES	PERCENT CHANGE MONTH
1					
2					
3					
4					

PERCENT PER MONTH

PERCENT PER YEAR

Sales Comparison Approach
Class Problem # 3 Answer
Time Adjustment Problem

A	B	C	D	E	F
SALE #	FIRST SALE SELLING PRICE	SECOND SALE SELLING PRICE	% CHANGE	MONTHS BETWEEN SALES	PERCENT CHANGE MONTH
1	\$62,000	\$65,100	5.0%	5	1.0%
2	\$67,000	\$72,225	7.8%	7	1.1%
3	\$65,000	\$71,500	10.0%	11	0.9%
4	\$67,250	\$73,300	9.0%	9	1.0%

PERCENT PER MONTH

1%

PERCENT PER YEAR

12%

1.0%

$$(C - B) / B = D$$

$$D / E = F$$