

Market Analysis & Comparable Data

1. Overview

This section provides an analysis of the current market conditions and recent comparable transactions to support the valuation of the subject property.

2. Subject Property Details

Address	123 Main Street, Springfield
Property Type	Commercial Office
Building Area	10,000 sq ft
Land Area	15,000 sq ft

3. Market Overview

The commercial office sector in Springfield has remained stable over the past twelve months, with moderate demand and a vacancy rate of approximately 7%. Rental rates have slightly increased, reflecting ongoing demand for quality space.

4. Comparable Sales Data

Property	Date Sold	Sale Price	Size (sq ft)	Price per sq ft	Remarks
456 Oak Ave	Mar 2024	\$2,700,000	9,800	\$276	Similar location and age
789 Pine St	Feb 2024	\$3,000,000	11,000	\$273	Larger lot size
321 Maple Dr	Jan 2024	\$2,500,000	9,000	\$278	Recently refurbished

5. Analysis

The average price per square foot for comparable properties is approximately \$276. The subject property's characteristics are similar to these comparables, supporting the concluded value.

6. Important Notes

- This analysis is based on current market conditions and recent comparable sales data.
- Adjustments may be required if market conditions change.
- Data sources should be verified for accuracy and relevancy.
- Valuation conclusions rely heavily on the quality of selected comparables.
- This document is intended for informational purposes within the context of a valuation report.