



Prepared by Jordan Avery

128 Juniper Ridge Lane

Sample City, GA 30000, Juniper Ridge

4 bedrooms, 3 full and 1 half baths, 3,136 sq ft, built 2007, 0.25 acre lot

Where the listing stands

\$540,000

List price today

138

Days on market since
May 22

\$32,000

Price cut on July 9, with
no offer since

0

Showings in the last 30
days

What the market is telling us

\$519,000

Most recent similar sale, Aug 5, a
larger home

\$549,000

The one similar home for sale now,
412 Fern Hollow

50 days

Typical days to contract in the area,
versus your 138

Home	Beds	Sq ft	Price	Per sq ft	Status
Your home today	4	3,136	\$540,000	\$172	138 days, cut Jul 9
Your home, recommended	4	3,136	\$515,000	\$164	Proposed
412 Fern Hollow Dr	4	3,054	\$549,000	\$180	For sale now
206 Juniper Ridge Ln	5	3,425	\$519,000	\$152	Sold Aug 5, 2026
815 Fern Hollow Dr	4	3,052	\$490,000	\$161	Sold Jul 17, 2026
33 Laurel Bend Ct	4	3,048	\$550,000	\$180	Sold Mar 13, 2026

Sample report. Figures are illustrative and based on a real listing with names changed.

My recommendation: adjust the
price to

\$515,000

\$34,000 under 412 Fern Hollow, the similar home for sale now.

Just under the \$519,000 sale on Aug 5 of a larger home nearby.

A \$25,000 change from today's price.

Four ways forward

What you keep from each option before commissions and your mortgage payoff, compared like for like.

Recommended Adjust to \$515,000 now	Priced to sell within 30 days, so you can plan your next move. Assumes it sells for \$515,000 within 30 days.	What you keep \$513,900 Sold within 30 days
Keep \$540,000	Hold 3 more months with no offer, then cut the price anyway. Assumes it sells for \$515,000 about 4 months from now.	What you keep \$505,800 \$8,200 less than selling now
Relist in spring	Take it off now and relist at \$540,000 in April. If it sits again, the price comes down. Assumes it sells for \$514,200, market value then, about 9 months from now.	What you keep \$491,400 \$22,500 less than selling now
Rent a year, then sell	Lease at about \$2,892 a month, then sell. Tenant wear and higher taxes cut into it. Assumes it sells for \$514,000, market value then, about 13 months from now.	What you keep \$505,500 \$8,400 less than selling now

What waiting costs each month

Property taxes	Current bill of \$935 with exemptions	\$78
Homeowners insurance	Estimate, confirm with your policy	\$150
HOA dues	\$252 a quarter	\$84
Utilities	Estimate, confirm with your bills	\$350
Upkeep reserve	1% of value a year	\$429
Mortgage payment	Add yours	
Total before mortgage		\$1,091

Estimates for discussion, not a promise of price or tax advice. Waiting includes carrying costs and the interest you give up on the sale money (3.8% a year, 1-year Treasury rate). Value change follows the area's past 12 months (down 0.2%, Zillow). Rent uses a rent estimate for a similar home, 1 vacant month, 10% management, neighborhood average taxes and 1% repairs.



Jordan Avery, REALTOR®
Maple & Oak Realty Group
(555) 010-2468
jordan@mapleandoak.example

Sample report for illustration only.