

# COMPARATIVE MARKET ANALYSIS (CMA)

**121 Aeropointe Ln, State College, PA**

## SUBJECT PROPERTY (YOUR HOME)

121 Aeropointe Ln

3 Bed / 2.5 Bath

~2,360 sq ft

### ***Upgrades:***

- Gas fireplace - Farm sink + upgraded kitchen finishes - Plank/LVP flooring extends to second floor (no carpet) - Available furnished or unfurnished (turnkey option)

## RECENT SOLD COMPS (SAME MODEL)

119 Aeropointe Ln Sold: \$525,000 (05/15/2024) 3 Bed / 3 Bath 2,360 sq ft \$222/sq ft

175 Aeropointe Ln Sold: \$525,000 (11/25/2025) 3 Bed / 4 Bath 2,314 sq ft \$227/sq ft

***Market Baseline Established: \$525,000***

## ACTIVE COMPETITION

113 Aeropointe Ln List Price: \$525,000 3 Bed / 3 Bath 2,314 sq ft

183 Aeropointe Ln List Price: \$585,000 3 Bed / 2.5 Bath ~2,360 sq ft Upgrades: - Finished Basement - Home theatre - Wet Bar - Sauna

## BUYER POSITIONING STATEMENT

Recent sales and current listings in the community establish a baseline around \$525,000 for the base model and increasing to around \$585,000 for a unit with a finished basement. This home is positioned in the middle with upgrades including a fireplace, enhanced kitchen finishes, and continuous flooring, along with an optional turnkey furnished offering.