

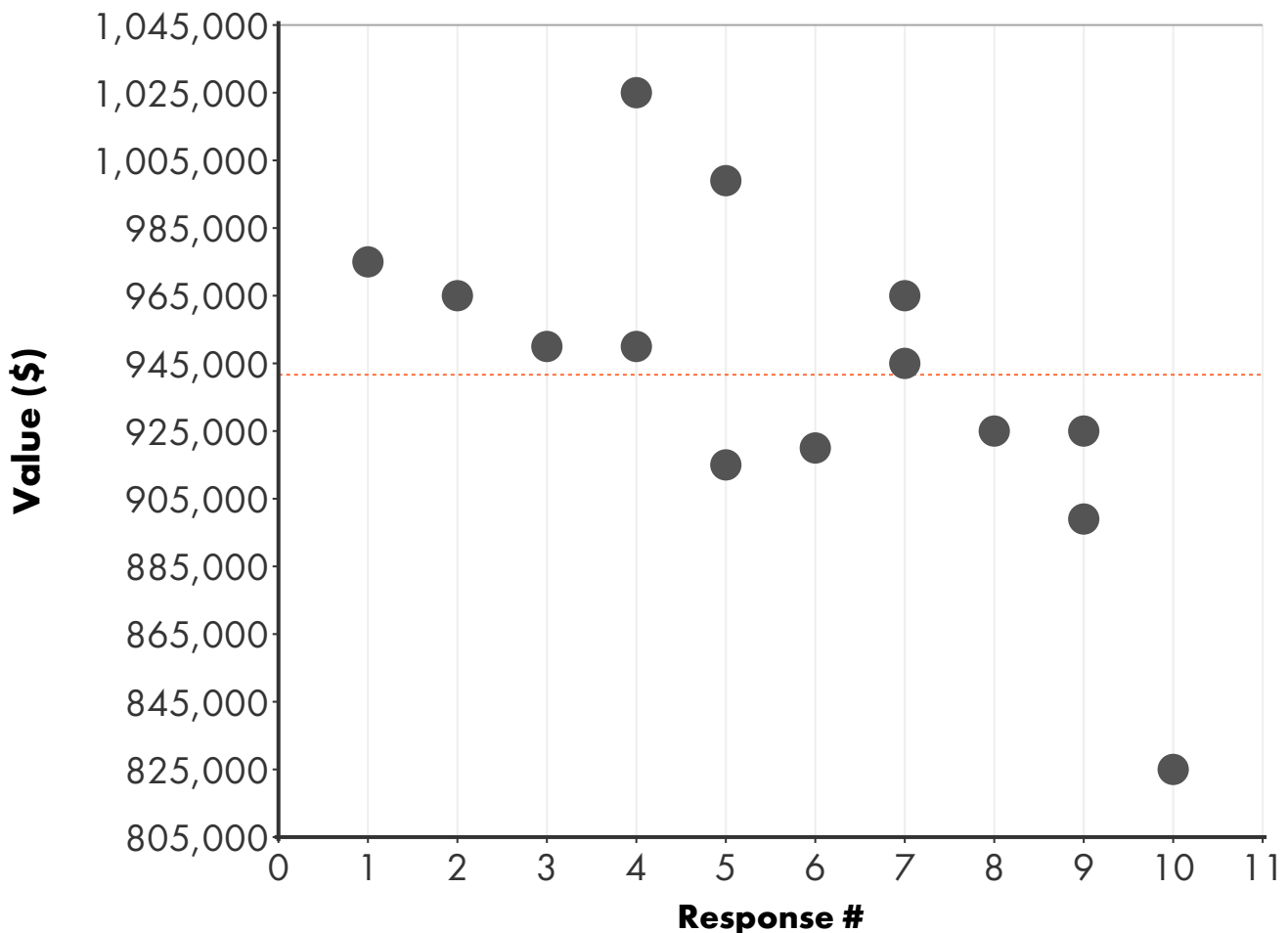
Report for

36 Ramsey Road, Bridgehampton, NY 11932

Prepared Exclusively for Clara Christy on 01/23/2020

Your Report is ready! We've surveyed real agents in the area and compiled their responses for you below. In this Report you will find a **summary** of opinions of value from real agents in the area, followed by **each agent's individual explanation of value**. Simply review and select the 3 agents you wish to connect with to discuss your goals and we will have them contact you right away!

Average opinion of value:	\$937,150
Median opinion of value:	\$945,000
Highest opinion of value:	\$1,025,000
Lowest opinion of value:	\$825,000
Number of agents that responded:	10
Average time to respond:	14h 2m



Response #1

Opinion of Value

\$975,000

Response Time

39 minutes

[Contact this Agent](#)

Explanation of Value

There are 3 similar homes have sold in the past 90 days within 1 mile of this house. 291 Thatcher Lane was a small colonial with nice finishes that sold for \$799,000. 275 Thatcher Lane was a larger house on a double sized lot that sold for \$1,100,000 - interior was nice, but could have used a few updates in my opinion. I sold a home on 225 Old Orchard Street similar to yours for \$875,000 that was a little smaller and had 3 bedrooms instead of 4 bedrooms in similar condition. It was a really quick sale, and I was able to solicit 2 competing offers within 30 days of being on the market (spring market). I still have some left over buyers from that house who I think would be a great fit for this house

Response #2

Opinion of Value

\$965,000

Response Time

52 minutes

[Contact this Agent](#)

Explanation of Value

In the past 365 days, 32 properties have sold in the same town. This house is in one of the most desirable areas of the town, but the work being done to the road on Old Orchard has been a nightmare for traffic. If you are considering putting your house on the market, I would wait until the work is done. Then I think the house is worth \$1,000,000 without much question. 275 Thatcher Lane sold for \$1.1 million earlier this year, and I think if your house is in really great condition, it could possibly be worth closer to that number.

Response #3

Opinion of Value

\$950,000

Response Time

57 minutes

[Contact this Agent](#)

Explanation of Value

Nice house in a great neighborhood. Very typical of the area. Good curb appeal from the outside, and it looks to be in good condition. The house across the street at 321 Old Orchard sold last year for \$829,000, but that house was in much worse condition. Given that house needed an almost complete gut renovation, I would value this home at \$120K more despite being a little bit smaller.

Response #4

Opinion of Value

\$950,000 - \$1,025,000

Response Time

1 hour 20 minutes

[Contact this Agent](#)

Explanation of Value

My family and I live one town over and we have friends that we often visit across the street - the Damianos at 221 Old Orchard Street. It's a lovely street and a great place to retire or raise a family. The value of the house is definitely rising. The house at 225 Orchard street sold last year for \$200k more than what it sold for 3 years ago. I would recommend pricing this home on the higher end - even \$999k with the expectation to sell it around \$975k.

Response #5

Opinion of Value

\$915,000 - \$999,000

Response Time

2 hours 14 minutes

[Contact this Agent](#)

Explanation of Value

A little landscaping and overall sprucing up will bring this property to the high end of this price range. 225 Old Orchard Street sold for \$875K, which is very close to your home. This is a perfect house for a buyer looking to upsize from the city. It's a really easy commute into the city, and I am working with buyers from out of town who would love to purchase a home like this one. It should be very easy to sell if small improvements were made.

Response #6

Opinion of Value

\$920,000

Response Time

4 hours 3 minutes

[Contact this Agent](#)

Explanation of Value

It's hard to know how much this property is worth without knowing what the property looks like on the inside. I have sold over 20 homes in the past year in the surrounding area and can help you with all of your buying and selling needs. This is a nice neighborhood, but I would be cautious of the work going on with the road down the street.

Response #7

Opinion of Value

\$945,000 - \$965,000

Response Time

6 hours 12 minutes

[Contact this Agent](#)

Explanation of Value

With interest rates going down, I see this as a wonderful time to buy. The market is strong, and my firm is getting a steady stream of calls with new buyers looking to purchase from out of town (during the slow season!). I am personally very bullish on this town and area. A few specific sales stand out to me: 1) 691 Old Orchard Street - very similar house I sold last year for \$1.25 million. Same size, a better location to downtown (5 minutes from the train) fully renovated with a pool and hot tub. 2) 275 Thatcher Lane - I represented the buyer this year for \$1.1 million on a double lot (purchasers are going to put in a pool!). This house should be worth somewhere in the range of \$930k - \$975k because, even though it's a little smaller and a little far to walk to downtown, it's a really fantastic home for the neighborhood. I think it would be a great deal for buyer and seller in that range.

Response #8

Opinion of Value

\$925,000

Response Time

11 hours 37 minutes

[Contact this Agent](#)

Explanation of Value

This is a very typical house for the neighborhood. The siding and paint look nice, and the lawn looks like it has been well kept. Without seeing the inside it's hard to know what the house is worth. I can show you other houses on the market in this town that are very similar on the market in this price range.

This is a little on the larger size for the neighborhood. I am working with a few buyers looking to upsize, and this house would be perfect for them in this price range.

Response #9

Opinion of Value

\$899,000 - \$925,000

Response Time

15 hours 34 minutes

[Contact this Agent](#)

Explanation of Value

I know this area well and have been doing business here for over 25 years. I sold a house only a few blocks away on 291 Thatcher Lane. It was a really cute quaint colonial with gorgeous custom finishes that the owners really a lot of thought into designing. I would love to see the inside of this house to get a better idea of what the value is. Based on the outside it seems clean, but possibly a little dated. If the inside is as fabulous as 291 Thatcher, I think the value of the house may be higher than my high range. I just want to be conservative if the house isn't renovated on the inside. It only took about 90 days to get Thatcher into contract, and I see a strong market going forward in this neighborhood specifically.

Response #10

Opinion of Value

\$825,000

Response Time

23 hours 43 minutes

[Contact this Agent](#)

Explanation of Value

Everything in the neighborhood is over priced. I think that properties like these will go down in value, and I wouldn't recommend my clients to purchase in this neighborhood unless they got a great deal. Millenials are not buying in this area and I would recommend buying closer to the city even if you have to compromise on size.

The information herein is meant to help people get a better understanding of value by surveying third-parties for their opinions and aggregating same. No warranty is made as to the accuracy or validity of any such information, including, but not limited to, the licensing status of the respondents. This information is not intended to substitute anything, including, but not limited to, an appraisal by a licensed professional. The information provided herein is for informational purposes only and may not be relied upon. No independent investigation as to any third-party



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