

# Residential Market Comparison Guide

**Form 260** for use in the Province of Ontario

**Subject Property:** .....

**Prepared for:** .....

**Prepared by:** ..... **Date:** .....

**COMPARABLES FOR SALE NOW:**

Address	Price	Features/Comments

(Use back of form for additional features/comments if required)

**COMPARABLES SOLD PAST 12 MONTHS:**

Address	Price	Features/Comments

(Use back of form for additional features/comments if required)

**COMPARABLES EXPIRED PAST 12 MONTHS:**

Address	Price	Features/Comments

(Use back of form for additional features/comments if required)

**ESTIMATED SELLING COSTS:**

Brokerage Fee:	\$ .....
Mortgage Payout Penalty	\$ .....
Mortgage Discount	\$ .....
Approximate Legal Costs	\$ .....
Miscellaneous	\$ .....
<b>Total</b>	<b>\$ .....</b>

Recommendations: as of .....

I recommend a maximum list price of: \$ .....

With estimated selling price of: \$ .....

With estimated outstanding mortgage balance of \$ .....

With estimated selling costs of: \$ .....

Anticipated net proceeds would be: \$ .....

Signature: .....

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