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**Will Zillow give you an accurate   
home value?**

Zillow’s a good place to start if you want to get a general estimate of what your home is worth. Zillow’s Zestimates give you a property value range, based on public records of the property’s:

* physical attributes;
* tax assessments; and
* prior and current transaction data.

The drawback? Zestimates are generated by a computer, not a person. Improvements and defects are not taken into consideration. It provides estimates for an expansive database of properties and gives a snapshot of the overall market.

If you’re serious about selling, you’ll need more than a general estimate. A diligent agent compares your home’s unique features with recently sold homes to ensure accurate pricing.

Agents determine the value of your home by preparing a **comparable market analysis**. The comparable market analysis is based on:

* property type and size;
* number of bedrooms and bathrooms;
* age, condition and style;
* location; and
* dates of recent sales.

Agents, unlike Zillow, gather data by:

* researching the Multiple Listing Service (MLS);
* previewing comparable properties;
* viewing photos of properties; and
* contacting buyer’s and seller’s agents of comparable properties.

Zillow and online home valuation tools are important in today’s market, but they’re not a replacement for professional advice.

**Are you serious about selling? Call me today for a free comparable market analysis! I’ll do the research to pin down an accurate listing price for your property.**