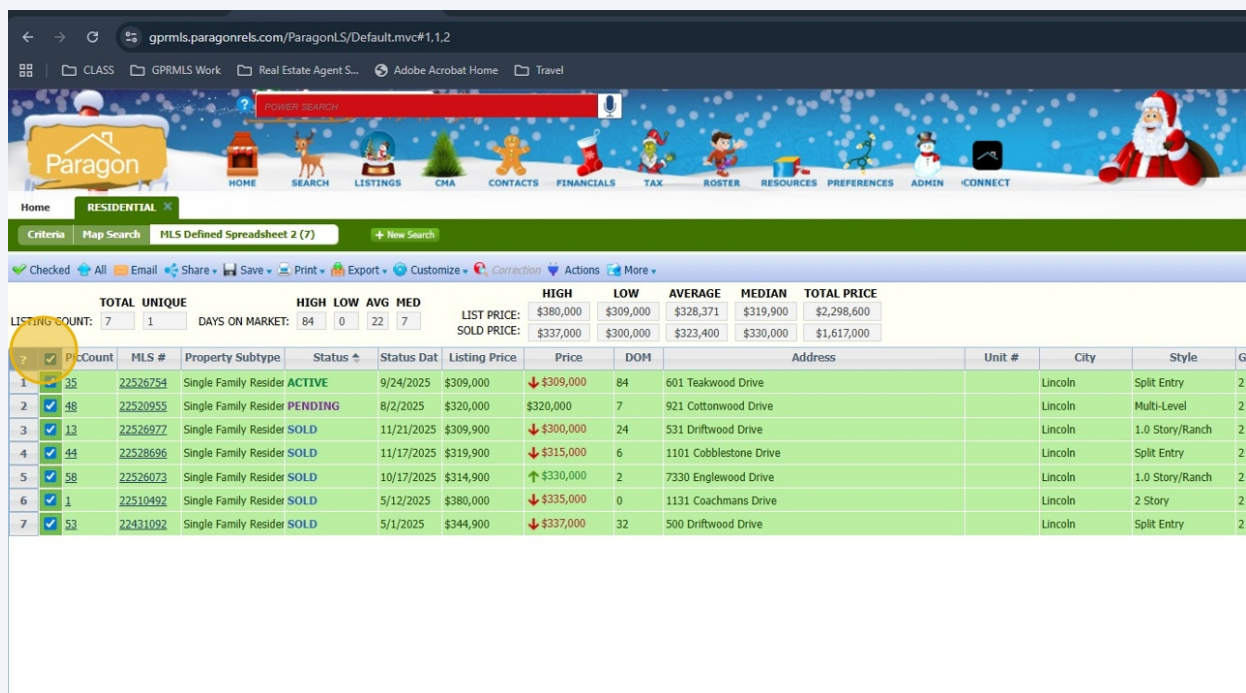


For the latest version of this document, [click here](#)

EasyCMA from the Results Screen



- 1 In Paragon Professional- choose the listings you want to include



The screenshot shows the Paragon Professional interface with a festive holiday theme. The top navigation bar includes links for HOME, SEARCH, LISTINGS, CMA, CONTACTS, FINANCIALS, TAX, ROSTER, RESOURCES, PREFERENCES, ADMIN, and CONNECT. Below the navigation bar, there are tabs for Criteria, Map Search, and MLS Defined Spreadsheet 2 (7). The main content area displays a table of search results with columns for listing count, unique count, days on market, high/low/avg/med prices, list/sold prices, DOM, address, unit #, city, and style. A yellow circle highlights the first row of the table, which is the first listing.

	TOTAL	UNIQUE		HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	
LISTING COUNT:	7	1	DAYS ON MARKET:	84	0	22	7	LIST PRICE:	\$380,000	\$309,000	\$328,371	\$319,900	\$2,298,600	
								SOLD PRICE:	\$337,000	\$300,000	\$323,400	\$330,000	\$1,617,000	
	Pic	Count	MLS #	Property Subtype	Status	Status Dat	Listing Price	Price	DOM	Address	Unit #	City	Style	G
1		35	22526754	Single Family Resider	ACTIVE	9/24/2025	\$309,000	↓ \$309,000	84	601 Teakwood Drive		Lincoln	Split Entry	2
2		48	22520955	Single Family Resider	PENDING	8/2/2025	\$320,000	\$320,000	7	921 Cottonwood Drive		Lincoln	Multi-Level	2
3		13	22526977	Single Family Resider	SOLD	11/21/2025	\$309,900	↓ \$300,000	24	531 Driftwood Drive		Lincoln	1.0 Story/Ranch	2
4		44	22528696	Single Family Resider	SOLD	11/17/2025	\$319,900	↓ \$315,000	6	1101 Cobblestone Drive		Lincoln	Split Entry	2
5		58	22526073	Single Family Resider	SOLD	10/17/2025	\$314,900	↑ \$330,000	2	7330 Englewood Drive		Lincoln	1.0 Story/Ranch	2
6		1	22510492	Single Family Resider	SOLD	5/12/2025	\$380,000	↓ \$335,000	0	1131 Coachmans Drive		Lincoln	2 Story	2
7		53	22431092	Single Family Resider	SOLD	5/1/2025	\$344,900	↓ \$337,000	32	500 Driftwood Drive		Lincoln	Split Entry	2

2 Click " More"

The screenshot shows the Paragon Connect web application interface. At the top, there's a navigation bar with various icons and a search bar. Below the navigation bar, there's a table of search results. A yellow circle highlights the 'More' button in the top right corner of the table.

TOTAL UNIQUE		HIGH LOW AVG MED				LIST PRICE:		SOLD PRICE:		AVERAGE		MEDIAN		TOTAL PRICE	
STING COUNT:	7	1	DAYS ON MARKET:	84	0	22	7	\$380,000	\$309,000	\$309,000	\$328,371	\$319,900	\$2,298,600	\$1,617,000	
PicCount	MLS #	Property Subtype	Status	Status Dat	Listing Price	Price	DOM	Address		Unit #	City	Style	Gar		
25	22526754	Single Family Resider	ACTIVE	9/24/2025	\$309,000	\$309,000	84	601 Teakwood Drive			Lincoln	Split Entry	2		
48	22520955	Single Family Resider	PENDING	8/2/2025	\$320,000	\$320,000	7	921 Cottonwood Drive			Lincoln	Multi-Level	2		
13	22526977	Single Family Resider	SOLD	11/21/2025	\$309,900	\$300,000	24	531 Driftwood Drive			Lincoln	1.0 Story/Ranch	2		
44	22528696	Single Family Resider	SOLD	11/17/2025	\$319,900	\$315,000	6	1101 Cobblestone Drive			Lincoln	Split Entry	2		
58	22526073	Single Family Resider	SOLD	10/17/2025	\$314,900	\$330,000	2	7330 Englewood Drive			Lincoln	1.0 Story/Ranch	2		
1	22510492	Single Family Resider	SOLD	5/12/2025	\$380,000	\$335,000	0	1131 Coachmans Drive			Lincoln	2 Story	2		
53	22431092	Single Family Resider	SOLD	5/1/2025	\$344,900	\$337,000	32	500 Driftwood Drive			Lincoln	Split Entry	2		

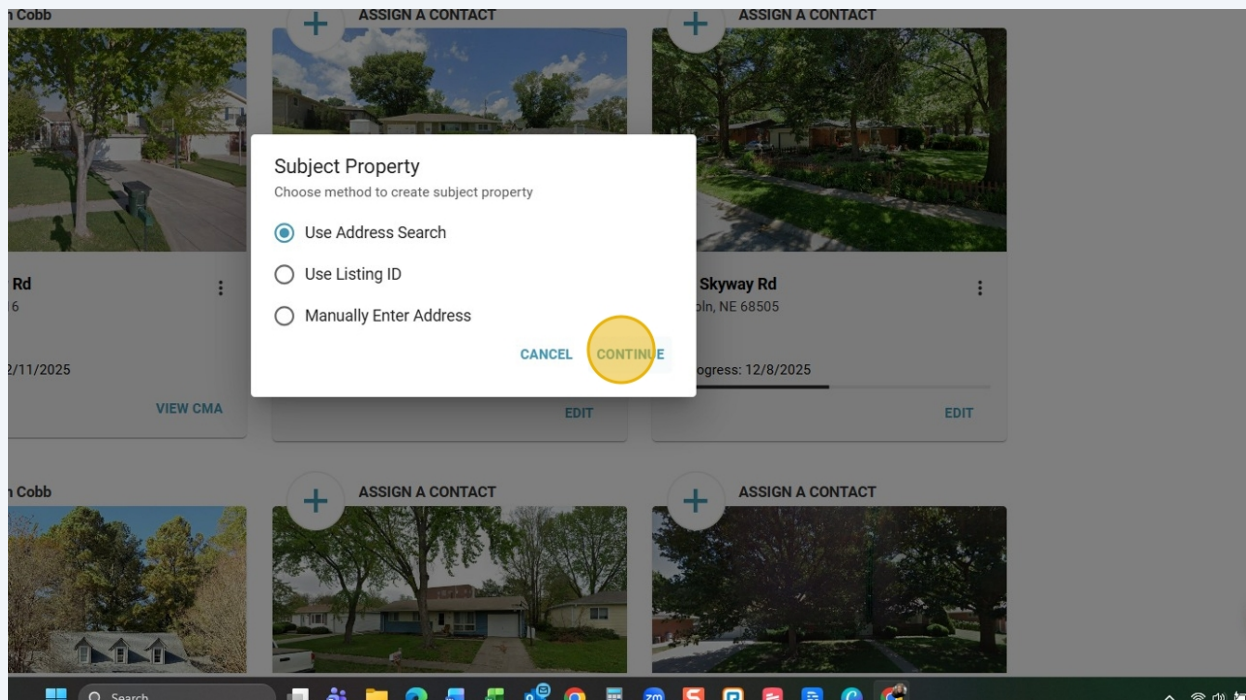
3 Choose create an EasyCMA

The screenshot shows the Paragon Connect web application interface. A yellow circle highlights the 'Create an EasyCMA' button in the 'More' dropdown menu. The dropdown menu also includes options like 'Criteria', 'Toggle Stats', 'PDF', 'HTML', 'Add to CMA', 'Maintain Listing', 'Driving Directions', and 'Listing Slideshow'.

TOTAL UNIQUE		HIGH LOW AVG MED				LIST PRICE:		SOLD PRICE:		AVERAGE		MEDIAN		TOTAL PRICE	
STING COUNT:	7	1	DAYS ON MARKET:	84	0	22	7	\$380,000	\$309,000	\$309,000	\$328,371	\$319,900	\$2,298,600	\$1,617,000	
MLS #	Property Subtype	Status	Status Dat	Listing Price	Price	DOM	Address		Unit #	City	Style	Garage S	BR		
22526754	Single Family Resider	ACTIVE	9/24/2025	\$309,000	\$309,000	84	601 Teakwood Drive			Lincoln	Split Entry	2	4		
22520955	Single Family Resider	PENDING	8/2/2025	\$320,000	\$320,000	7	921 Cottonwood Drive			Lincoln	Multi-Level	2	3		
22526977	Single Family Resider	SOLD	11/21/2025	\$309,900	\$300,000	24	531 Driftwood Drive			Lincoln	1.0 Story/Ranch	2	3		
22528696	Single Family Resider	SOLD	11/17/2025	\$319,900	\$315,000	6	1101 Cobblestone Drive			Lincoln	Split Entry	2	3		
22526073	Single Family Resider	SOLD	10/17/2025	\$314,900	\$330,000	2	7330 Englewood Drive			Lincoln	1.0 Story/Ranch	2	4		
22510492	Single Family Resider	SOLD	5/12/2025	\$380,000	\$335,000	0	1131 Coachmans Drive			Lincoln	2 Story	2	4		
22431092	Single Family Resider	SOLD	5/1/2025	\$344,900	\$337,000	32	500 Driftwood Drive			Lincoln	Split Entry	2	3		

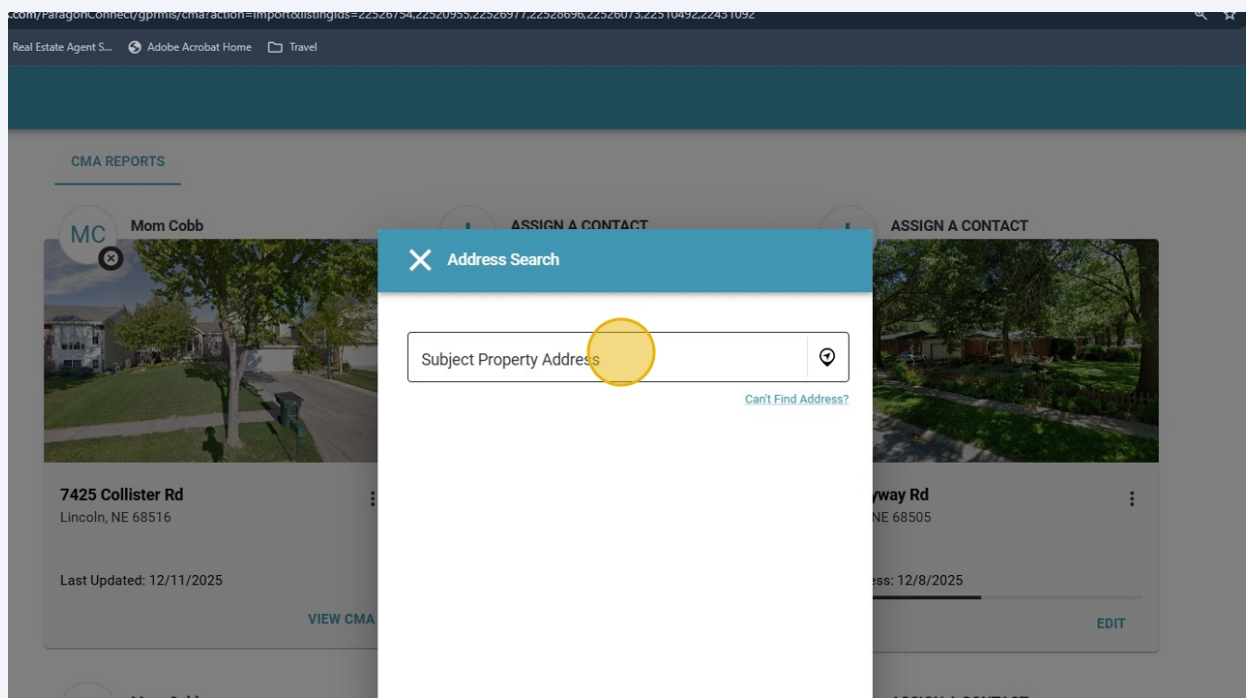
4

choose either "address Search or Listing ID or Manually Enter Address" for the subject Property and then click "CONTINUE"

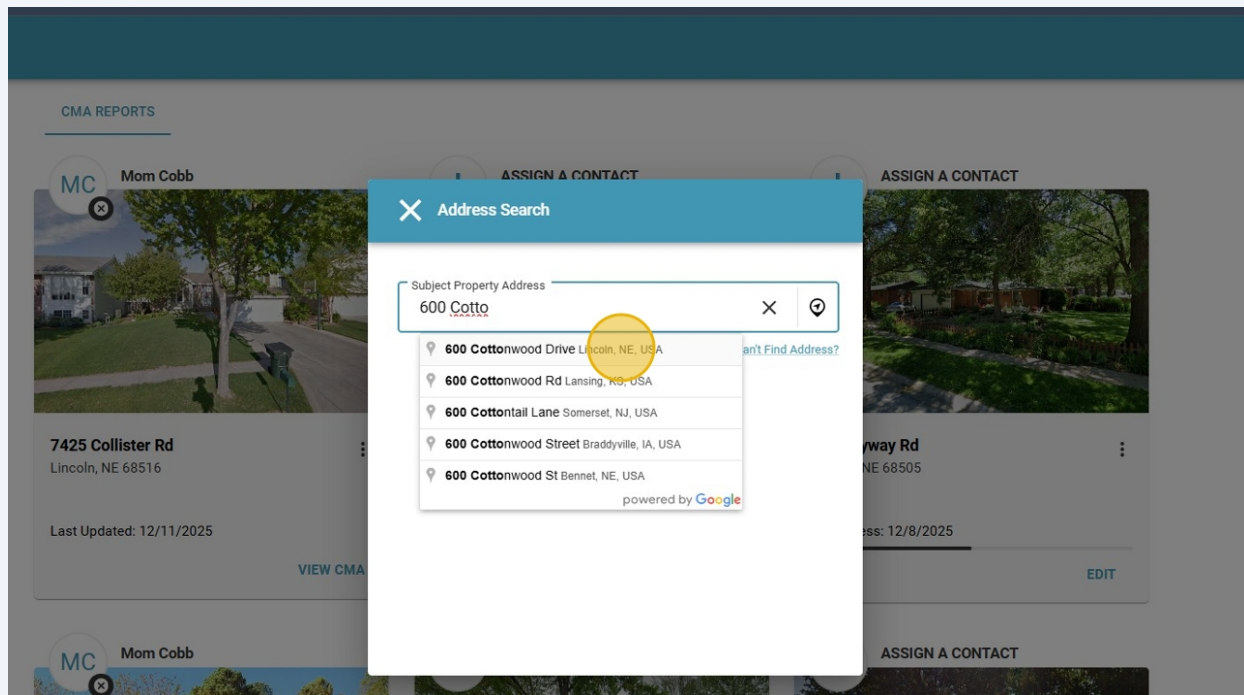


5

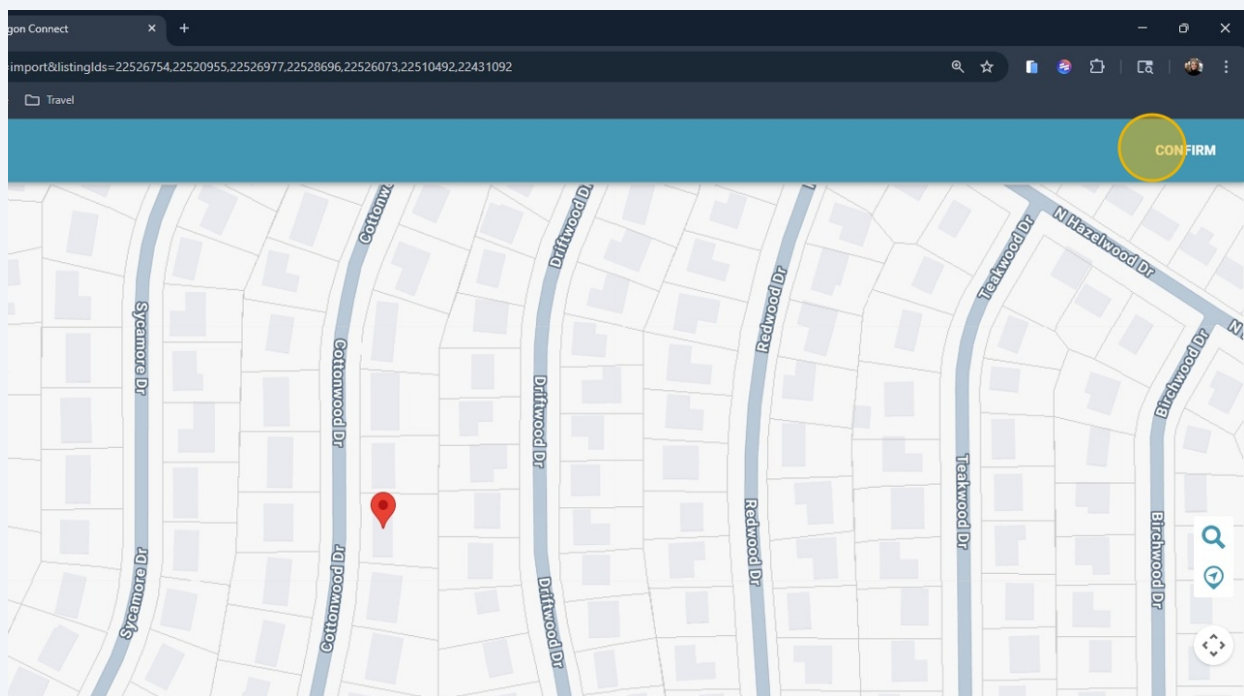
I choose Address search for my example so I would click "Subject Property Address" and enter the property address



6 Click on the address I want




7 Click "CONFIRM"



8

enter any information needed and click "NEXT". The properties that I added from my search previously, should be found on the next screen after clicking "NEXT"

Property Details



Address Display Information

Address: 600 Cottonwood Dr
City: Lincoln
State/Province: NE
Postal Code: 68510
Unit, Apt, Suite, Bldg #

Property Details








Property Type: Single Family Residence
Total Bedrooms: 3
Total Full Bathrooms: 1
Total Partial Bathrooms: 0
Garage Capacity: 2
Total Living Area: 1405
Total Lot Size (Acres): 0.2900
Year Built: 1964

NEXT

9

From Paragon Connect Search Results view, choose the listings you want to add to an EasyCMA








7 Results
Residential - 16 Minutes Ago

	Photo	Status ↑	MLS #	Property Subtype	Style	Original Price	Price	Address	City	Bedrooms	Bathrooms	L
<input type="checkbox"/>		ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	K
<input type="checkbox"/>		PENDING	22520955	Single Family Residence	Multi-Level	\$320,000	\$320,000	921 Cottonwood Drive	Lincoln	3	2	G
<input type="checkbox"/>		SOLD	22526977	Single Family Residence	1.0 Story/Ranch	\$314,900	\$300,000	531 Driftwood Drive	Lincoln	3	3	S
<input type="checkbox"/>		SOLD	22528696	Single Family Residence	Split Entry	\$319,900	\$315,000	1101 Cobblestone Drive	Lincoln	3	3	N
<input type="checkbox"/>		SOLD	22526073	Single Family Residence	1.0 Story/Ranch	\$314,900	\$330,000	7330 Englewood Drive	Lincoln	4	2	J
<input type="checkbox"/>		SOLD	22510492	Single Family Residence	2 Story	\$380,000	\$335,000	1131 Coachmans Drive	Lincoln	4	4	T
<input type="checkbox"/>		SOLD	22431092	Single Family Residence	Split Entry	\$350,000	\$337,000	500 Driftwood Drive	Lincoln	3	3	R

10 Click the "More Options"

7 selected








More

<input checked="" type="checkbox"/>	Photo	Status ↑	MLS #	Property Subtype	Style	Original Price	Price	Address	City	Bedrooms	Bathrooms	List
<input checked="" type="checkbox"/>		ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	Kir
<input checked="" type="checkbox"/>		PENDING	22520955	Single Family Residence	Multi-Level	\$320,000	\$320,000	921 Cottonwood Drive	Lincoln	3	2	Gr
<input checked="" type="checkbox"/>		SOLD	22526977	Single Family Residence	1.0 Story/Ranch	\$314,900	\$300,000	531 Driftwood Drive	Lincoln	3	3	Su
<input checked="" type="checkbox"/>		SOLD	22528696	Single Family Residence	Split Entry	\$319,900	\$315,000	1101 Cobblestone Drive	Lincoln	3	3	Ni
<input checked="" type="checkbox"/>		SOLD	22526073	Single Family Residence	1.0 Story/Ranch	\$314,900	\$330,000	7330 Englewood Drive	Lincoln	4	2	Jo
<input checked="" type="checkbox"/>		SOLD	22510492	Single Family Residence	2 Story	\$380,000	\$335,000	1131 Coachmans Drive	Lincoln	4	4	Ta
<input checked="" type="checkbox"/>		SOLD	22431092	Single Family Residence	Split Entry	\$350,000	\$337,000	500 Driftwood Drive	Lincoln	3	3	Ra

11 Click "Add to CMA"

7 selected

Print
Add to CMA
Third Party Integrations
Export

<input checked="" type="checkbox"/>	Photo	Status ↑	MLS #	Property Subtype	Style	Original Price	Price	Address	City	Bedrooms	Bathrooms	List
<input checked="" type="checkbox"/>		ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	Kir
<input checked="" type="checkbox"/>		PENDING	22520955	Single Family Residence	Multi-Level	\$320,000	\$320,000	921 Cottonwood Drive	Lincoln	3	2	Gr
<input checked="" type="checkbox"/>		SOLD	22526977	Single Family Residence	1.0 Story/Ranch	\$314,900	\$300,000	531 Driftwood Drive	Lincoln	3	3	Su
<input checked="" type="checkbox"/>		SOLD	22528696	Single Family Residence	Split Entry	\$319,900	\$315,000	1101 Cobblestone Drive	Lincoln	3	3	Ni
<input checked="" type="checkbox"/>		SOLD	22526073	Single Family Residence	1.0 Story/Ranch	\$314,900	\$330,000	7330 Englewood Drive	Lincoln	4	2	Jo
<input checked="" type="checkbox"/>		SOLD	22510492	Single Family Residence	2 Story	\$380,000	\$335,000	1131 Coachmans Drive	Lincoln	4	4	Ta
<input checked="" type="checkbox"/>		SOLD	22431092	Single Family Residence	Split Entry	\$350,000	\$337,000	500 Driftwood Drive	Lincoln	3	3	Ra

12 Choose New CMA or existing CMA, I chose New CMA for this example- click "NEXT"

✓	Photo	Status ↑	MLS #	Property Subtype	Style	Original Price	Price	Address	City	Bedrooms	Bathrooms	List
✓		ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	Kir
✓		PENDING	22520955	Single Family Residence	Multi-Level	\$320,000	\$320,000	921 Cottonwood Drive	Lincoln	3	2	Gr
✓		SOLD	22526977	Single Family Residence	1.0 Story Ranch	\$234,000	\$200,000	531 Driftwood Drive	Lincoln	3	3	Su
✓		SOLD	22528696	Single Family Residence				1101 Cobblestone Drive	Lincoln	3	3	Ni
✓		SOLD	22526073	Single Family Residence				7330 Englewood Drive	Lincoln	4	2	Jo
✓		SOLD	22510492	Single Family Residence				1131 Coachmans Drive	Lincoln	4	4	Ta
✓		SOLD	22431092	Single Family Residence				500 Driftwood Drive	Lincoln	3	3	Ra

Comparable Listings

Add selected listings as comparables to a CMA.

☒ New CMA

☐ Existing CMA

CANCEL NEXT

13 Choose how you want to find the address and then "NEXT"

✓	Photo	Status ↑	MLS #	Property Subtype	Style	Original Price	Price	Address	City	Bedrooms	Bathrooms	List
✓		ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	Kir
✓		PENDING	22520955	Single Family Residence	Multi-Level	\$320,000	\$320,000	921 Cottonwood Drive	Lincoln	3	2	Gr
✓		SOLD	22526977	Single Family Residence	1.0 Story Ranch	\$234,000	\$200,000	531 Driftwood Drive	Lincoln	3	3	Su
✓		SOLD	22528696	Single Family Residence				01 Cobblestone Drive	Lincoln	3	3	Ni
✓		SOLD	22526073	Single Family Residence				80 Englewood Drive	Lincoln	4	2	Jo
✓		SOLD	22510492	Single Family Residence				31 Coachmans Drive	Lincoln	4	4	Ta
✓		SOLD	22431092	Single Family Residence				0 Driftwood Drive	Lincoln	3	3	Ra

Subject Property

Choose method to create subject property

☒ Use Address Search

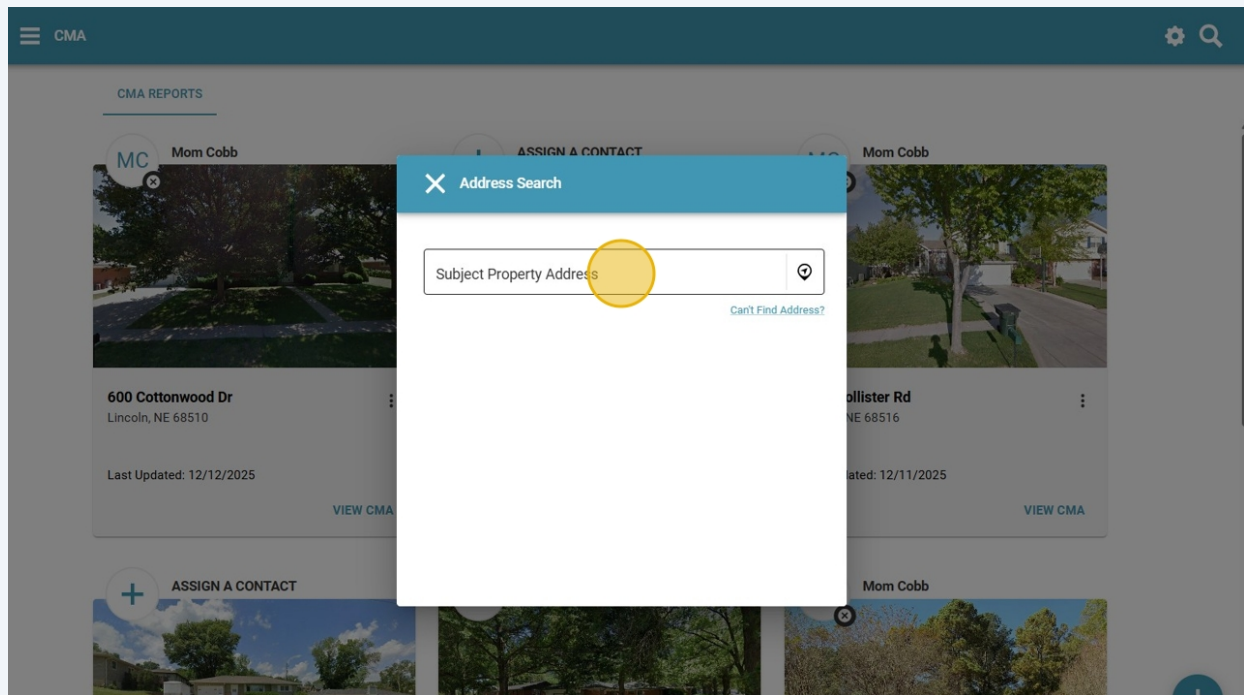
☐ Use Listing ID

☐ Manually Enter Address

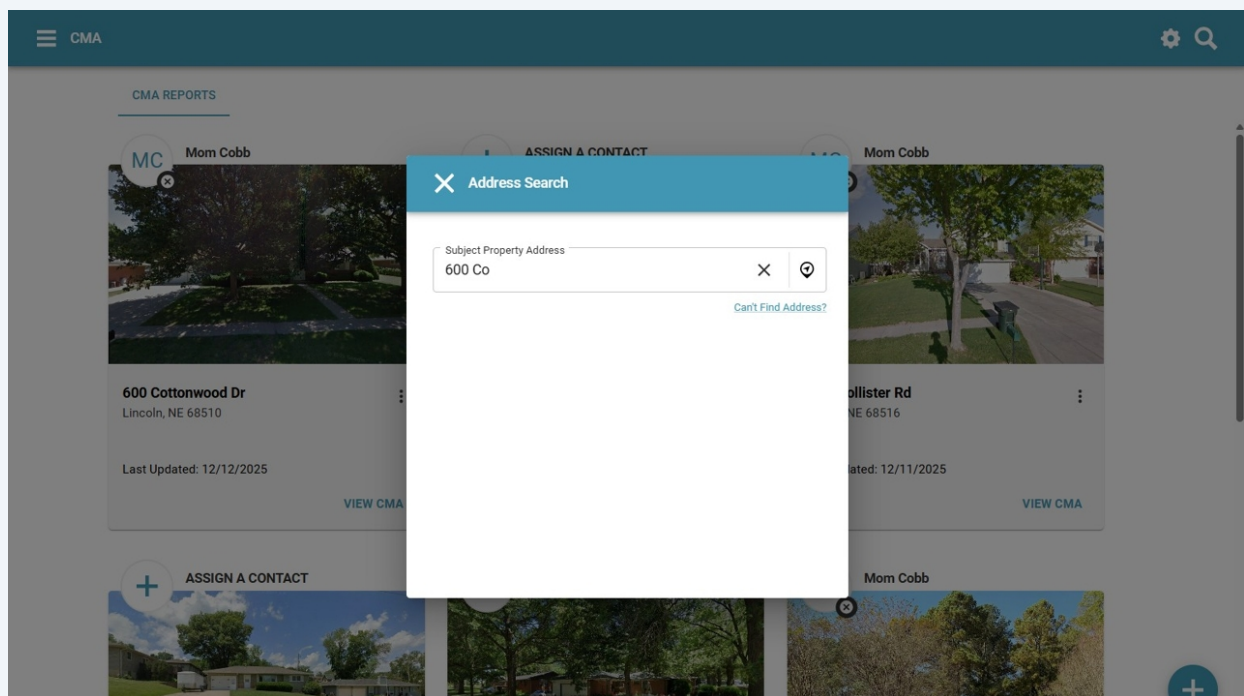
CANCEL NEXT

14

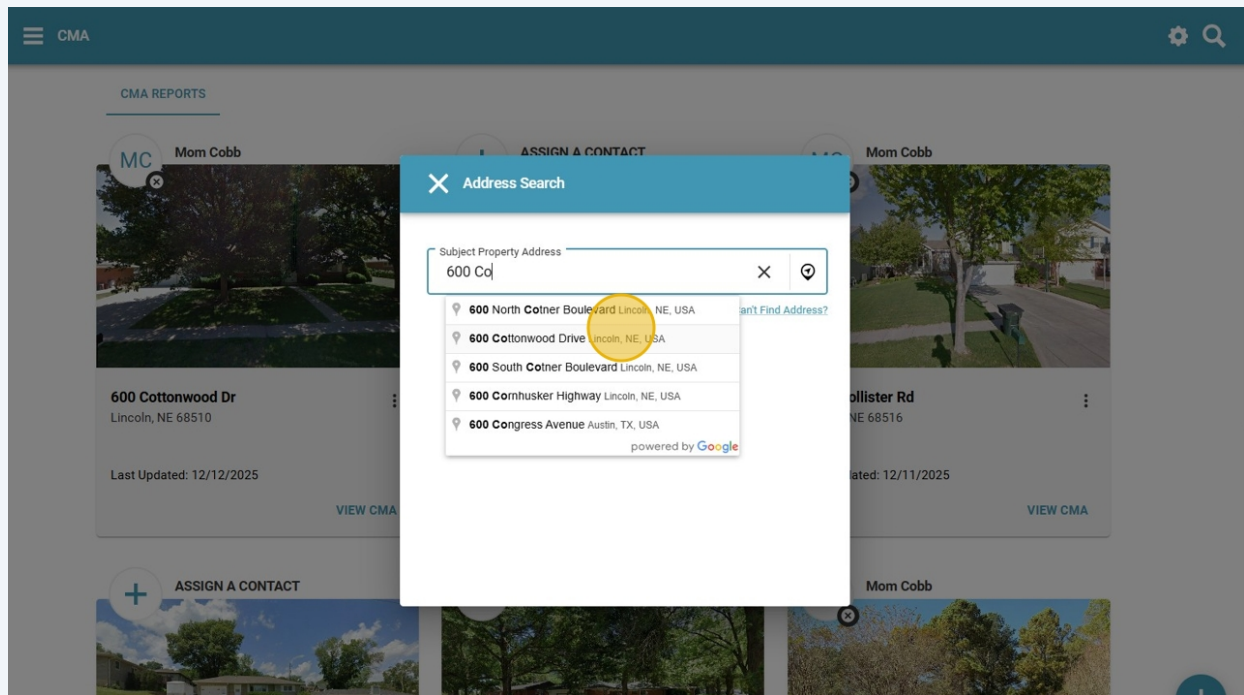
I chose "Subject Property Search"- Click the "Subject Property Address" field and begin typing in the address



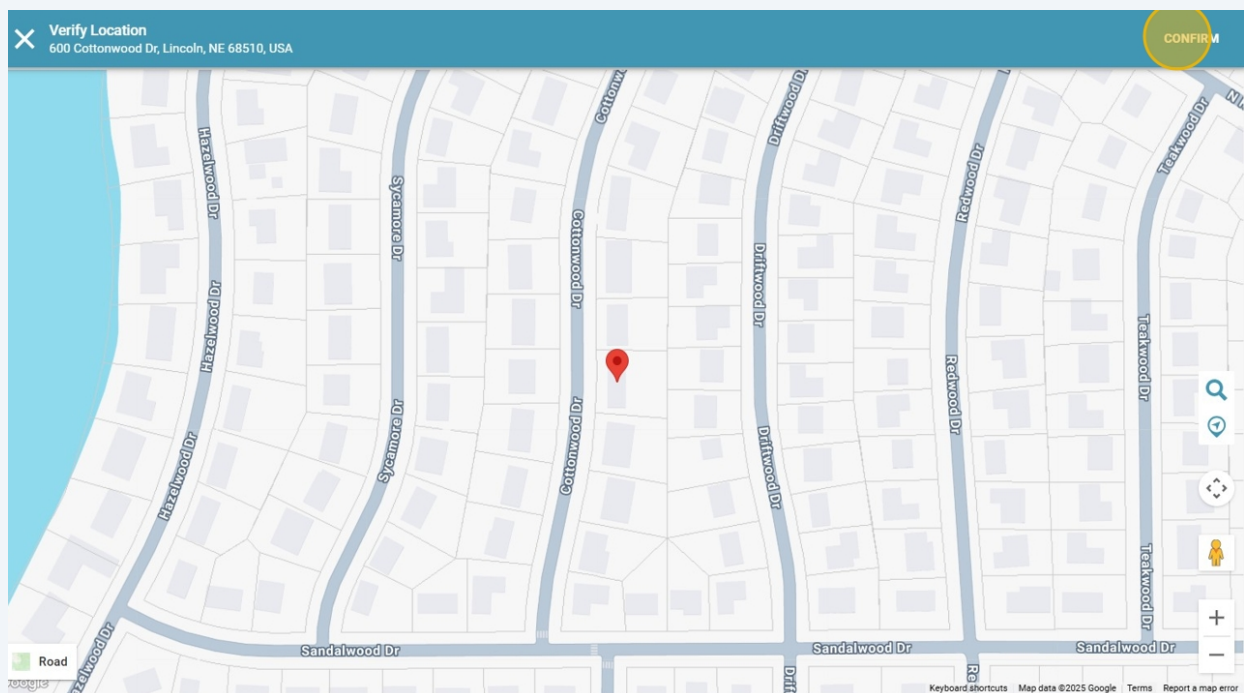
15



16 Choose the address you want when it pops up



17 Click "Confirm"



18 Click "EDIT COMP ORDER" if you want to change the order of your comps

Paragon Connect x Paragon 5 x +

gprmls.paragonrels.com/ParagonConnect/gprmls/cma/comparables?cmaId=CMA-e778898a-2b07-48de-a106-b374324be4d0¬AddedListings=

CLASS GPRMLS Work Real Estate Agent S... Adobe Acrobat Home Travel

Comparables

Comparable Properties
7

EDIT COMP ORDER **MANUALLY ENTER COMP** **GENERATE NEW COMPS**

1

500 Driftwood Drive
Lincoln, NE 68510

Close Date 2025-04-15 **Sold**

Sold Price **\$337,000**

Bed 3

Bathrooms-Full 3

Bathrooms-Partial 0

Approx. SQFT 2034

\$/SQFT \$165 / sqft

Garage 2

Lot Size (ac) 0.18

Remove **Adjustments & Notes**

2

1131 Coachmans Drive
Lincoln, NE 68510

Close Date 2025-04-15 **Sold**

Sold Price **\$335,000**

Bed 4

Bathrooms-Full 3

Bathrooms-Partial 1

Approx. SQFT 2927

\$/SQFT \$114 / sqft

Garage 2

Lot Size (ac) 0.35

Remove **Adjustments & Notes**

19 Choose the listing to move and click and drag to the spot you want

Drag and Drop Comps to Edit

1

500 Driftwood Drive Lincoln, NE 68510 **\$337,000** **Sold**

2

1131 Coachmans Drive Lincoln, NE 68510 **\$335,000** **Sold**

3

921 Cottonwood Drive Lincoln, NE 68510 **\$320,000** **Pending**

4

7330 Englewood Drive Lincoln, NE 68510 **\$330,000** **Sold**

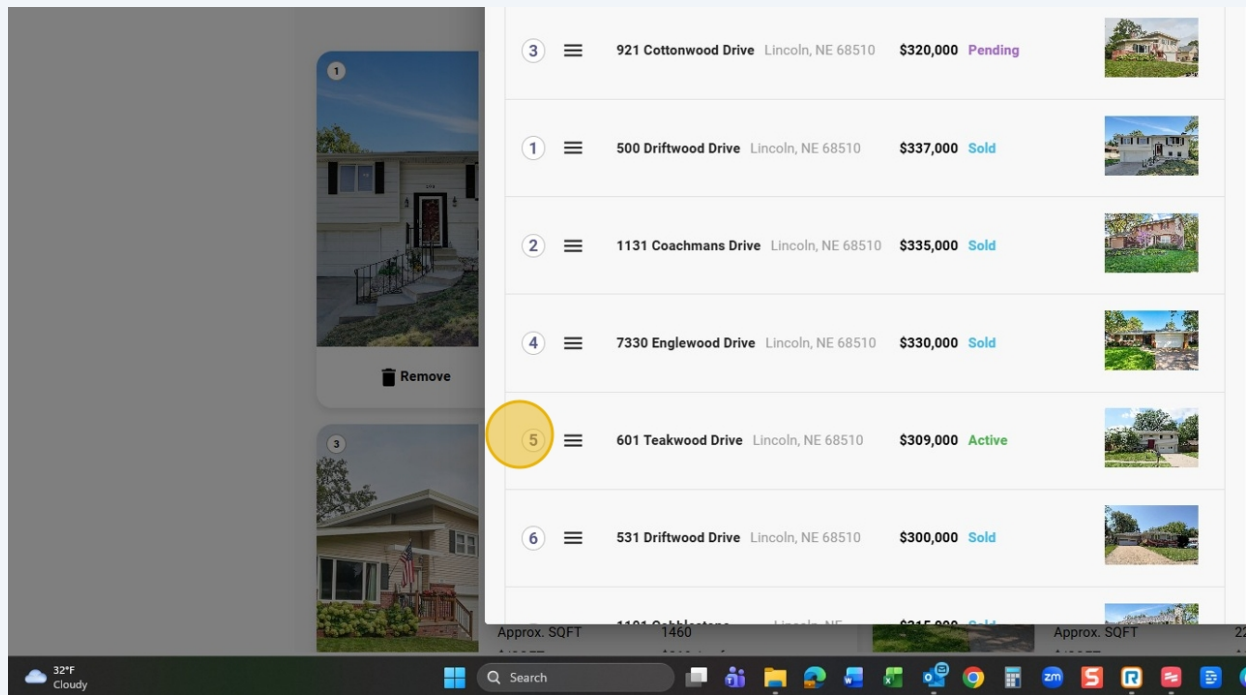
5

601 Teakwood Drive Lincoln, NE 68510 **\$309,000** **Active**

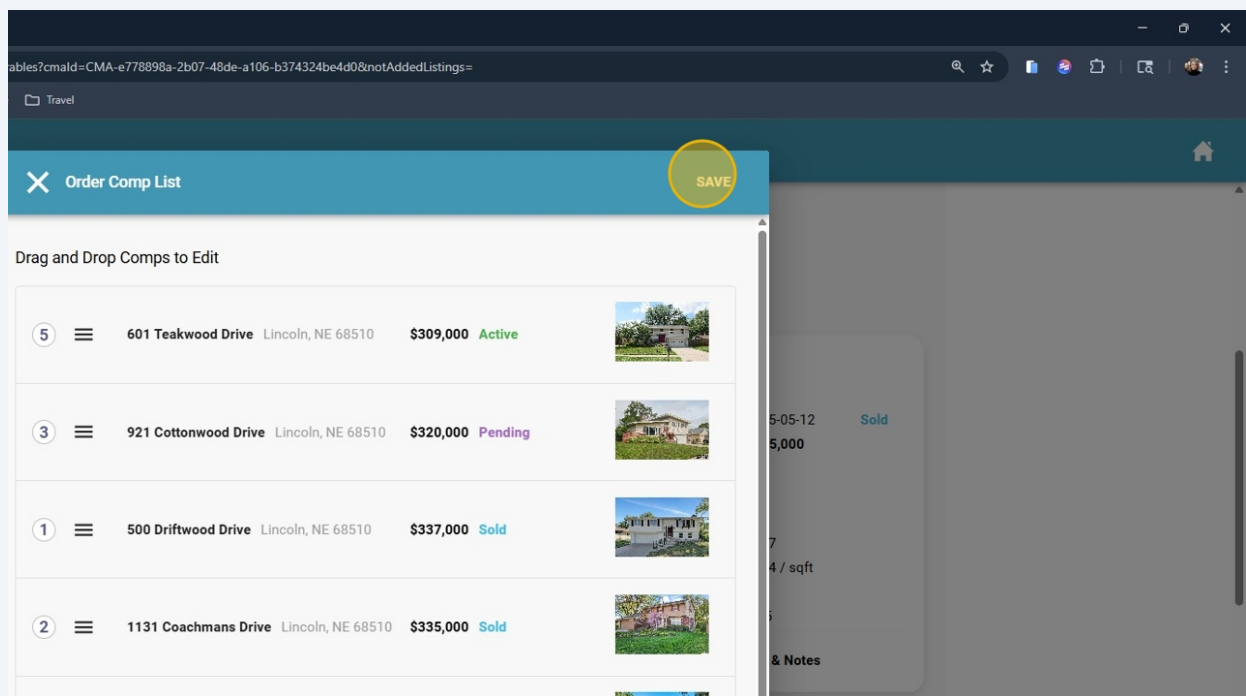
6

531 Driftwood Drive Lincoln, NE 68510 **\$300,000** **Sold**

20 You can do this for as many properties as you want



21 Click "SAVE" when you are finished



22 Click "GENERATE CMA"

Sold Price	\$500,000
Bed	4
Bathrooms-Full	2
Bathrooms-Partial	0
Approx. SQFT	2299
\$/SQFT	\$143 / sqft
Garage	2
Lot Size (ac)	0.16

Adjustments & Notes

Sold Price	\$500,000
Bed	3
Bathrooms-Full	3
Bathrooms-Partial	0
Approx. SQFT	2044
\$/SQFT	\$146 / sqft
Garage	2
Lot Size (ac)	0.19

Remove Adjustments & Notes

1101 Cobblestone Drive
Lincoln, NE 68510

Close Date 2025-11-14 Sold
Sold Price **\$315,000**
Bed 3
Bathrooms-Full 2
Bathrooms-Partial 1
Approx. SQFT 1600
\$/SQFT \$196 / sqft
Garage 2
Lot Size (ac) 0.21

Remove Adjustments & Notes

Adjustments & Notes

GENERATE CMA

Search

11:03 AM 12/12/2025

23 Click "EDIT INTRODUCTION" to edit

CMA Report generated on 12/12/2025, 11:03:35 AM

Here is the Comparative Market Analysis (CMA) I've prepared for you. This analysis is designed to give you a clear understanding of your home's value in today's market by comparing it to similar homes in your area.

I'll find key information such as recent sales data, current listings, and market trends that will help us gauge where your home stands. My goal is to provide you with valuable insights so you can make informed decisions, whether you're considering selling, refinancing, or just curious about your home's worth.

I look forward to talking with you about how I can best assist you with the sale of your home!

EDIT INTRODUCTION

Suggested Price
\$320,857
\$305K - \$337K Price Range

EDIT PRICE

24 type in your introduction

The screenshot shows a web browser window with the URL `gprmls.paragonrels.com/ParagonConnect/gprmls/cma/report?cmald=CMA-e778898a-2b07-48de-a106-b374324be4d0`. The browser's address bar and tabs are visible. The main content area displays the CMA Report for **600 Cottonwood Dr**, **Lincoln NE 68510**, with a note that the report was generated on 12/12/2025, 11:03:35 AM. A modal dialog box titled "Easy CMA Introduction" is open, featuring a close button (X) and a "SAVE" button. The dialog contains the following text:

I'm excited to share the Comparative Market Analysis (CMA) I've prepared for you. This analysis is designed to give you a clear understanding of your property's value in today's market by comparing it to similar homes in your area.

In the CMA, you'll find key information such as recent sales data, current listings, and market trends that will help us gauge where your home stands. My goal is to provide you with valuable insights so you can make informed decisions, whether you're considering selling, refinancing, or just curious about your property's worth.

I'm looking forward to talking with you about how I can best assist you with the sale of your home!

Characters remaining: 537

☐ Set as default EasyCMA introduction

25 Click "SAVE"

This screenshot shows the same CMA Report interface as the previous one, but with the "Easy CMA Introduction" dialog box open. The "SAVE" button is highlighted with a yellow circle. The dialog box contains the same text as before, but with a "You can customize this." section at the top. The "Characters remaining" count is now 512.

You can customize this.

I'm excited to share the Comparative Market Analysis (CMA) I've prepared for you. This analysis is designed to give you a clear understanding of your property's value in today's market by comparing it to similar homes in your area.

In the CMA, you'll find key information such as recent sales data, current listings, and market trends that will help us gauge where your home stands. My goal is to provide you with valuable insights so you can make informed decisions, whether you're considering selling, refinancing, or just curious about your property's worth.

I'm looking forward to talking with you about how I can best assist you with the sale of your home!

Characters remaining: 512

28 Click "Min Price"

I'm looking forward to talking with you about how I can best assist you with the sale of your home!

✕

Edit Price

SAVE

Suggested Price

Price *
\$315,857

✕

Range

Min Price *
\$304,814

✕

-

Max Price *
\$336,900

✕

\$305K - \$337K Price Range

Property Details

Update any detail not properly updated

Property Sub Type	Bedrooms Total
Single Family Residence	3
Bathrooms Full	Bathrooms Partial
1	0
Garage Capacity	Approx. Living SQFT
2	1,405

29 Click "Max Price"

I'm looking forward to talking with you about how I can best assist you with the sale of your home!

✕

Edit Price

SAVE

Suggested Price

Price *
\$315,857

✕

Range

Min Price *
\$314,814

✕

-

Max Price *
\$336,900

✕

\$305K - \$337K Price Range

Property Details

Update any detail not properly updated

Property Sub Type	Bedrooms Total
Single Family Residence	3
Bathrooms Full	Bathrooms Partial
1	0
Garage Capacity	Approx. Living SQFT
2	1,405

30 Click "SAVE"

Price *

\$315,857

Range

Min Price * \$314,814

Max Price * \$336,900

\$305K - \$337K Price Range

Property Details

31 Click "EDIT PROPERTY" to edit any property details of the subject property

Update any detail not properly updated

Property Sub Type	Bedrooms Total
Single Family Residence	3
Bathrooms Full	Bathrooms Partial
	0
Garage Capacity	Approx. Living SQFT
	1,405
Lot Size Acres	Year Built
0.29	1964
Price per Square Foot	
224	

EDIT PROPERTY

MAP VIEW SIDE BY SIDE VIEW

Comparable Properties Map

See where each property is located

32 Click "SAVE" once you have made your changes

ation ⓘ

<input type="text"/>	<input type="text" value="Lincoln"/>
<input type="text"/>	<input type="text" value="68510"/>
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	<input type="text" value="3"/>
<input type="text"/>	<input type="text" value="0"/>
<input type="text"/>	<input type="text" value="1405"/>
<input type="text"/>	<input type="text" value="1964"/>

Search

11:04 AM 12/12/2025

SAVE

33 Click "EDIT COMPARABLES" to edit any comps

	Close Date	2025-11-14	Sold
	Sold Price	\$315,000	
	Bed	3	
	Bathrooms-Full	2	
	Bathrooms-Partial	1	
	Approx. SQFT	1600	
	\$/SQFT	\$196 / sqft	
	Garage	2	
	Lot Size (ac)	0.21	

EDIT COMPARABLES

Comparable Pricing Summary

\$380,000 ↑

Highest Property Value

\$309,000 ↓

Lowest Property Value

\$323,400 AVG

\$328,371 AVG

34 Click "MANUALLY ENTER COMP" to manually add a comp

Comparable Properties
7

EDIT COMP ORDER MANUALLY ENTER COMP GENERATE NEW COMPS

601 Teakwood Drive
Lincoln, NE 68510
List Date: 2025-09-19 **Active**
Price: **\$309,000**
Bed: 4
Bathrooms-Full: 2
Bathrooms-Partial: 1
Approx. SQFT: 1753
\$/SQFT: \$176 / sqft
Garage: 2
Lot Size (ac): 0.22

921 Cottonwood Drive
Lincoln, NE 68510
List Date: 2025-07-25 **Pending**
Price: **\$320,000**
Bed: 3
Bathrooms-Full: 1
Bathrooms-Partial: 1
Approx. SQFT: 1460
\$/SQFT: \$219 / sqft
Garage: 2
Lot Size (ac): 0.24

35 search by address or listing # click "OK".

Add Comparables

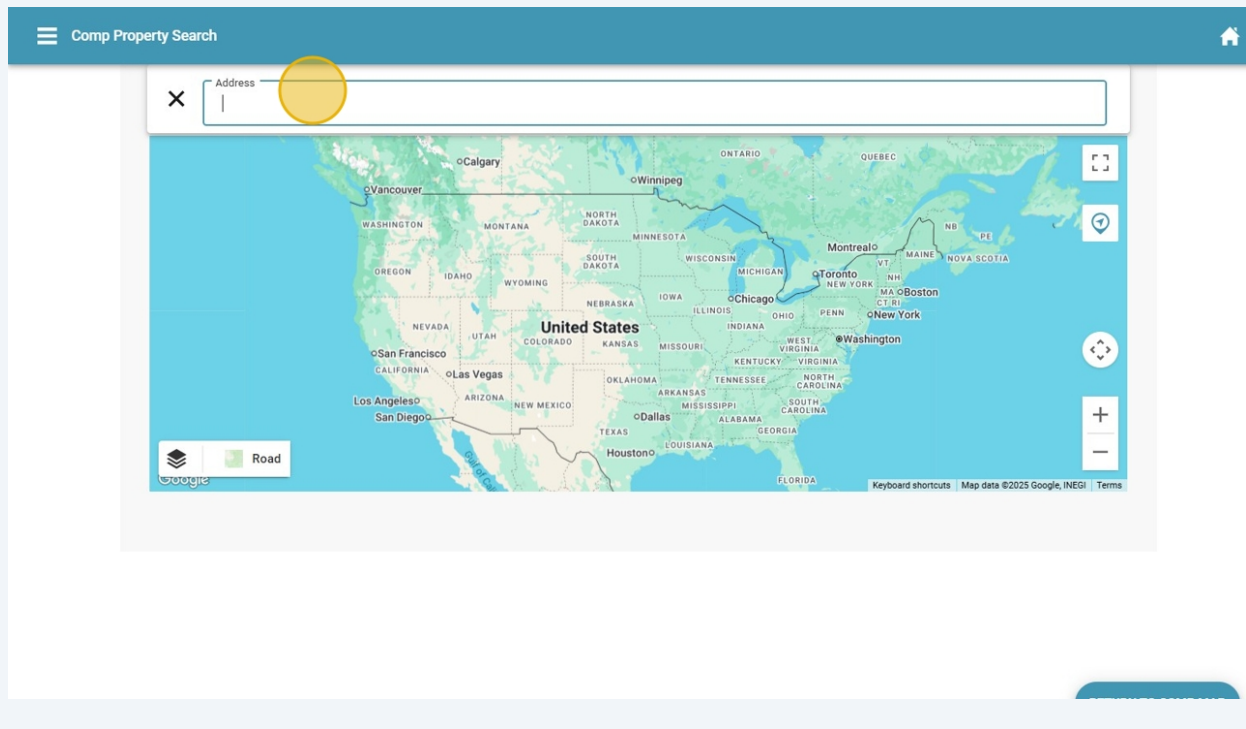
☒ Address Search
☐ Listing ID

CANCEL OK

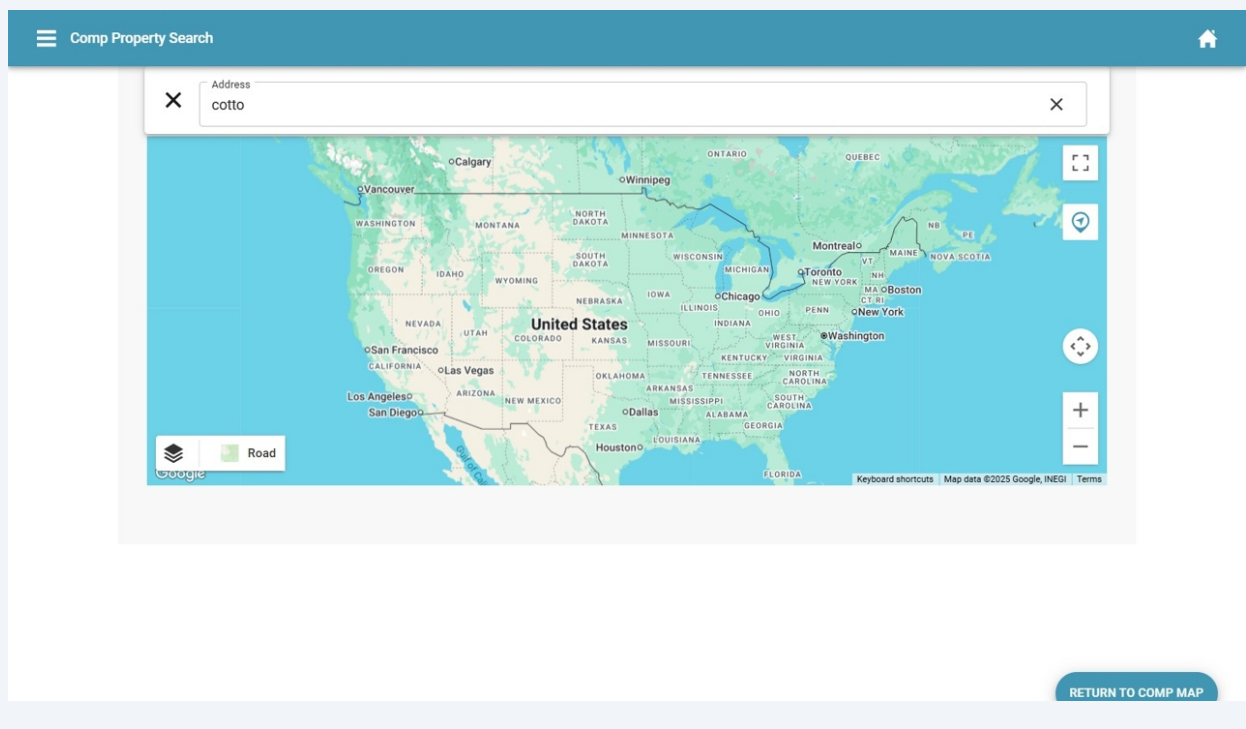
601 Teakwood Drive
Lincoln, NE 68510
List Date: 2025-09-19 **Active**
Price: **\$309,000**
Bed: 4
Bathrooms-Full: 2
Bathrooms-Partial: 1
Approx. SQFT: 1753
\$/SQFT: \$176 / sqft
Garage: 2
Lot Size (ac): 0.22

921 Cottonwood Drive
Lincoln, NE 68510
List Date: 2025-07-25 **Pending**
Price: **\$320,000**
Bed: 3
Bathrooms-Full: 1
Bathrooms-Partial: 1
Approx. SQFT: 1460
\$/SQFT: \$219 / sqft
Garage: 2
Lot Size (ac): 0.24

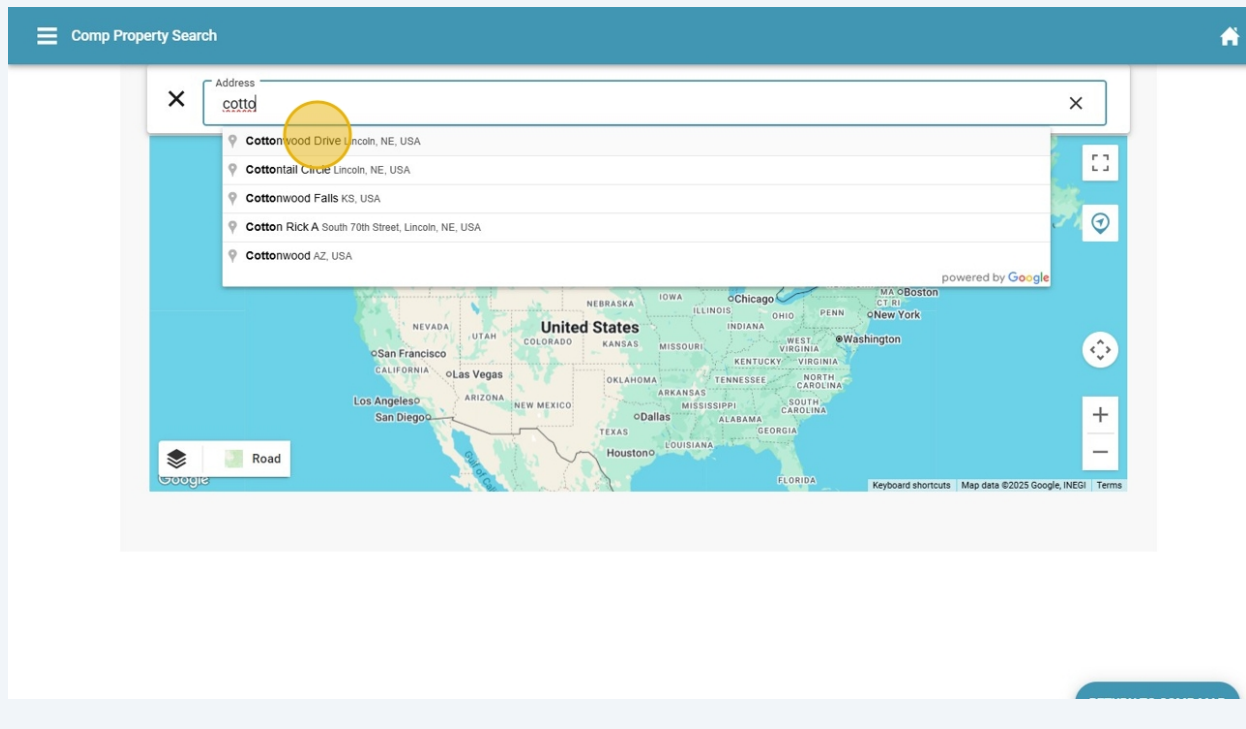
36 Click the "Address" field.



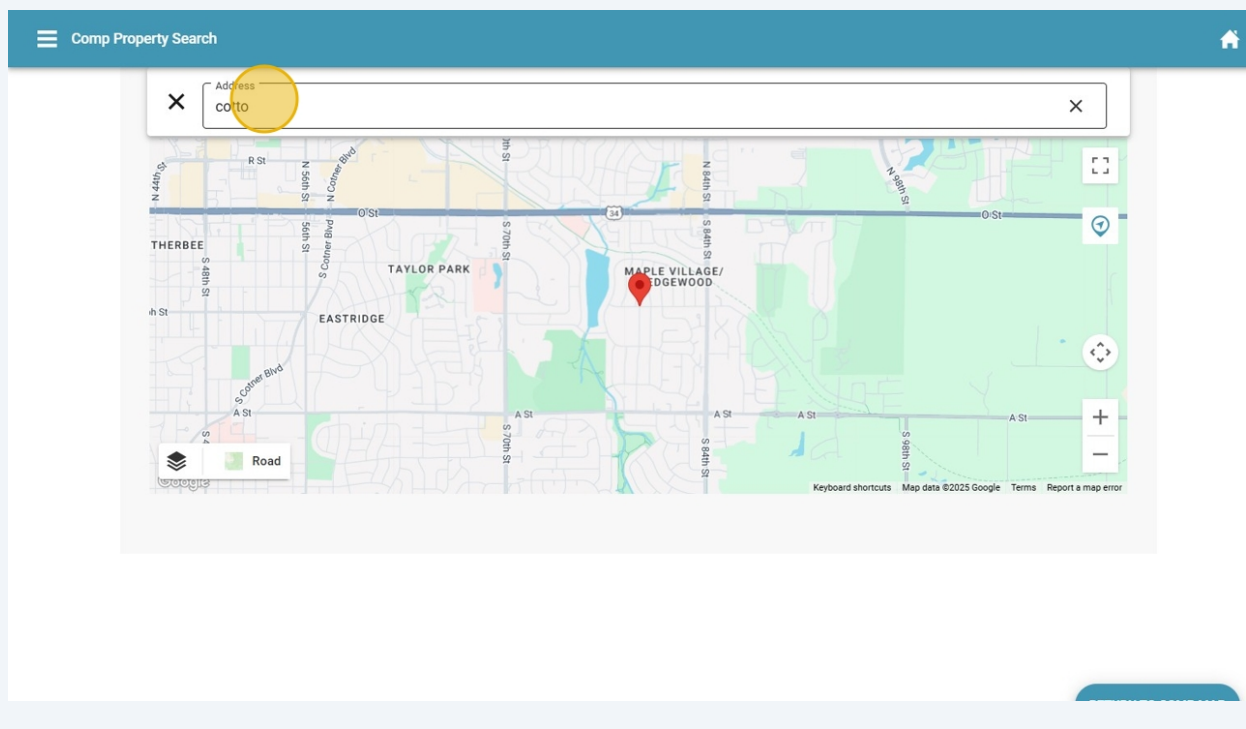
37 Type "cotto"



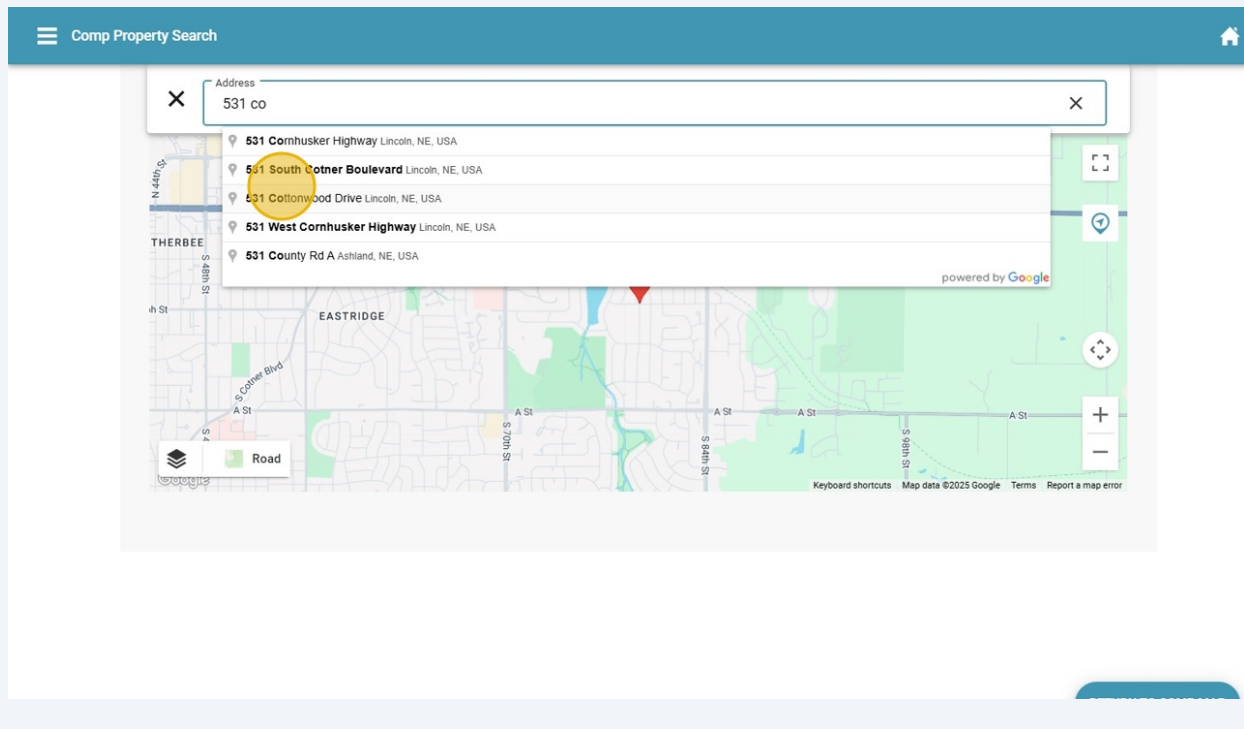
38 Click "Cottonwood Drive"



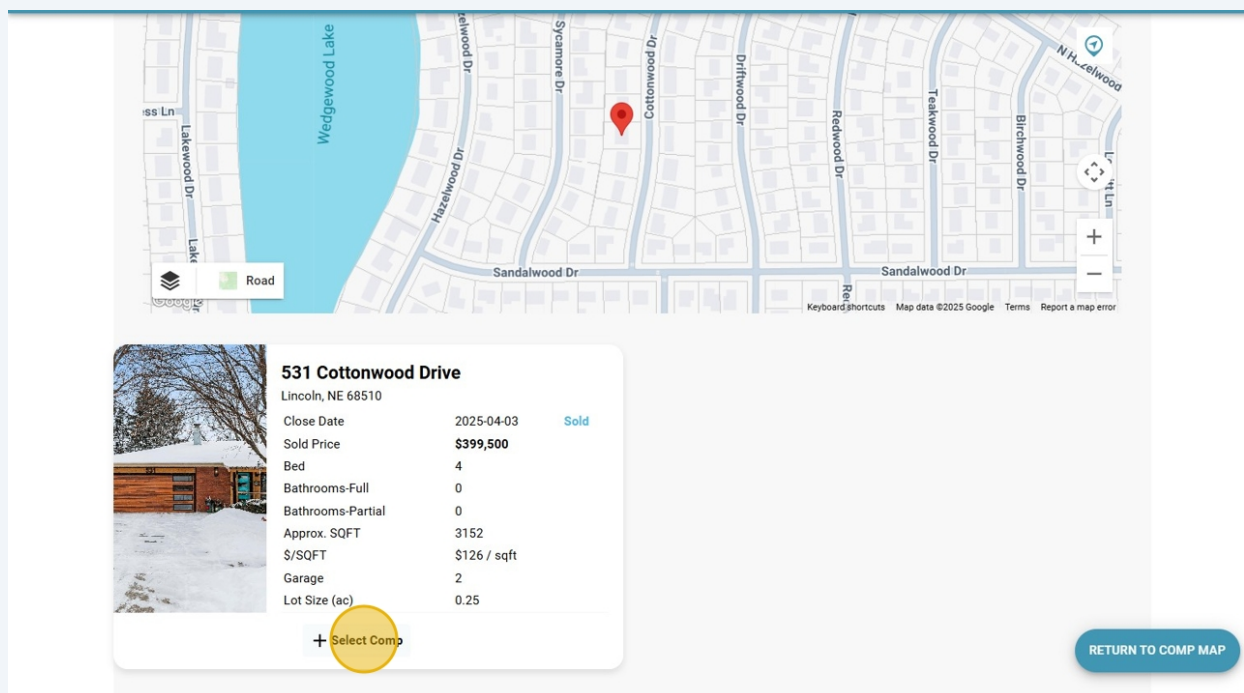
39 Click the "Address" field and type in the address you want to add



40 Select the address you are looking for



41 Click "Select Comp"



42 Click "GENERATE CMA"

Bathrooms-Full	2
Bathrooms-Partial	0
Approx. SQFT	2299
\$/SQFT	\$143 / sqft
Garage	2
Lot Size (ac)	0.16

Adjustments & Notes

Remove

Adjustments & Notes

Bathrooms-Full	3
Bathrooms-Partial	0
Approx. SQFT	2044
\$/SQFT	\$146 / sqft
Garage	2
Lot Size (ac)	0.19

Adjustments & Notes

1101 Cobblestone Drive
Lincoln, NE 68510

Close Date 2025-11-14 Sold

Sold Price **\$315,000**

Bed 3

Bathrooms-Full 2

Bathrooms-Partial 1

Approx. SQFT 1600

\$/SQFT \$196 / sqft

Garage 2

Lot Size (ac) 0.21

Remove Adjustments & Notes

Search

11:04 AM 12/12/2025

43 You can assign to a contact click "Assign Contact."

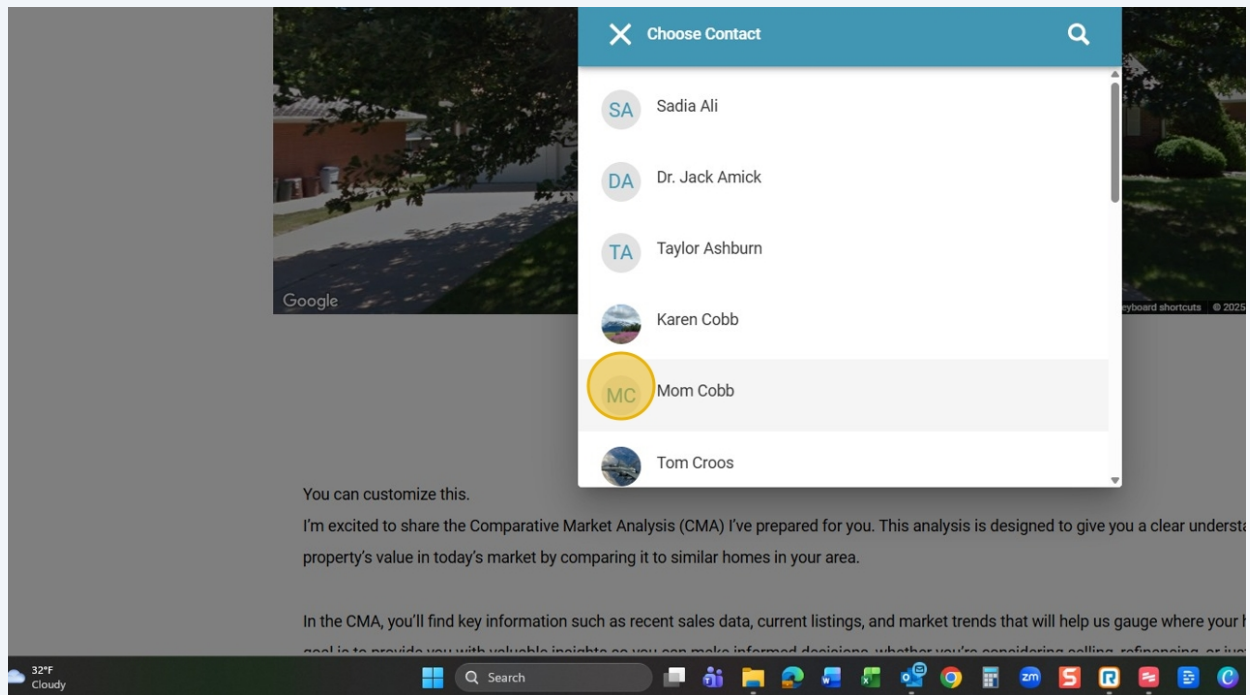
cmald=CMA-e778898a-2b07-48de-a106-b374324be4d0

Travel

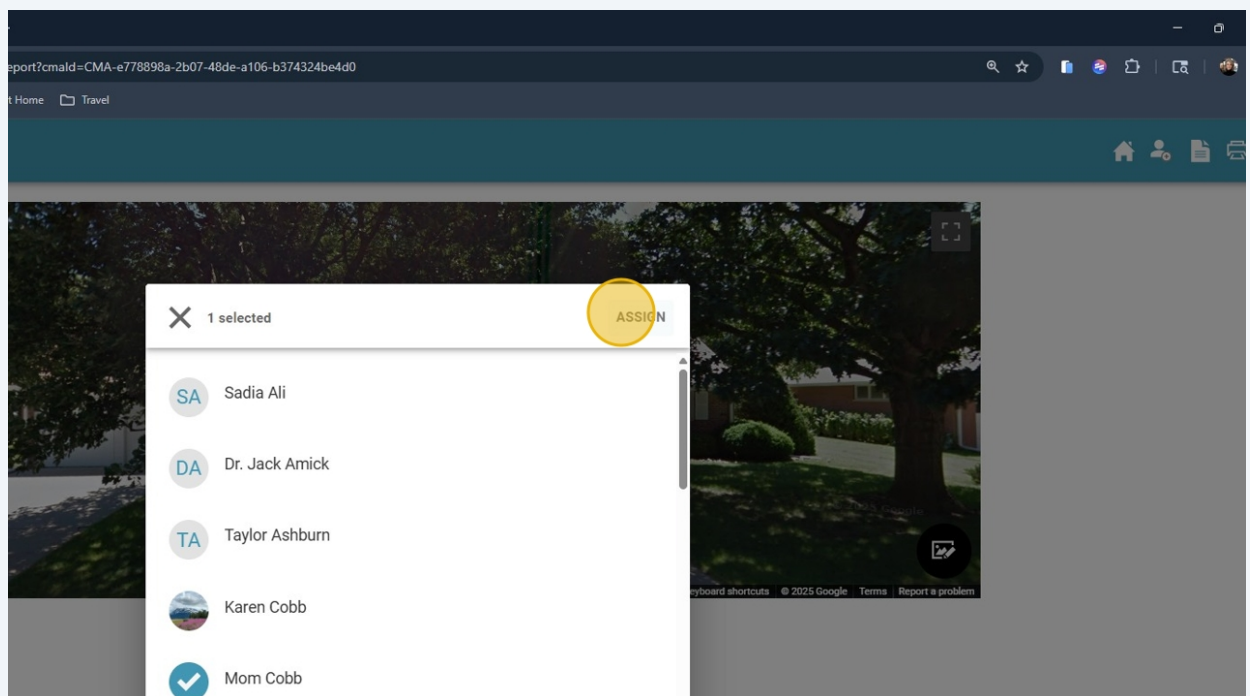
Keyboard shortcuts © 2025 Google Terms Report a problem

600 Cottonwood Dr
Lincoln NE 68510

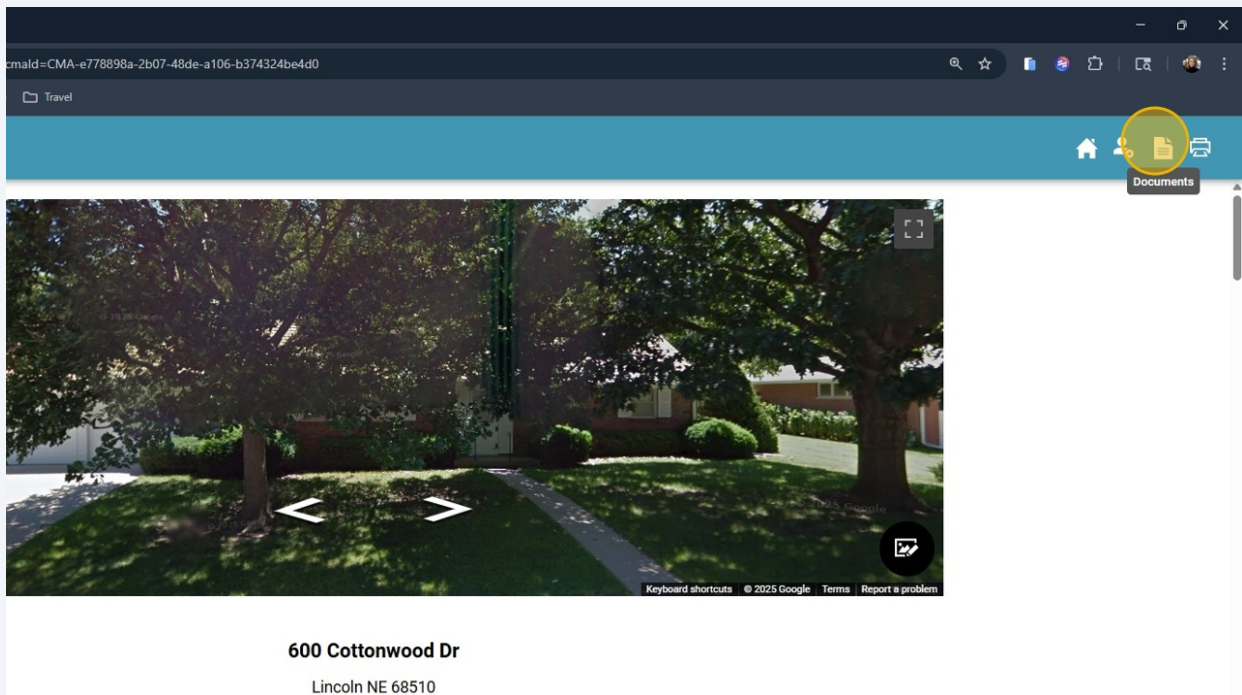
44 Scroll to the contact you want and click on it



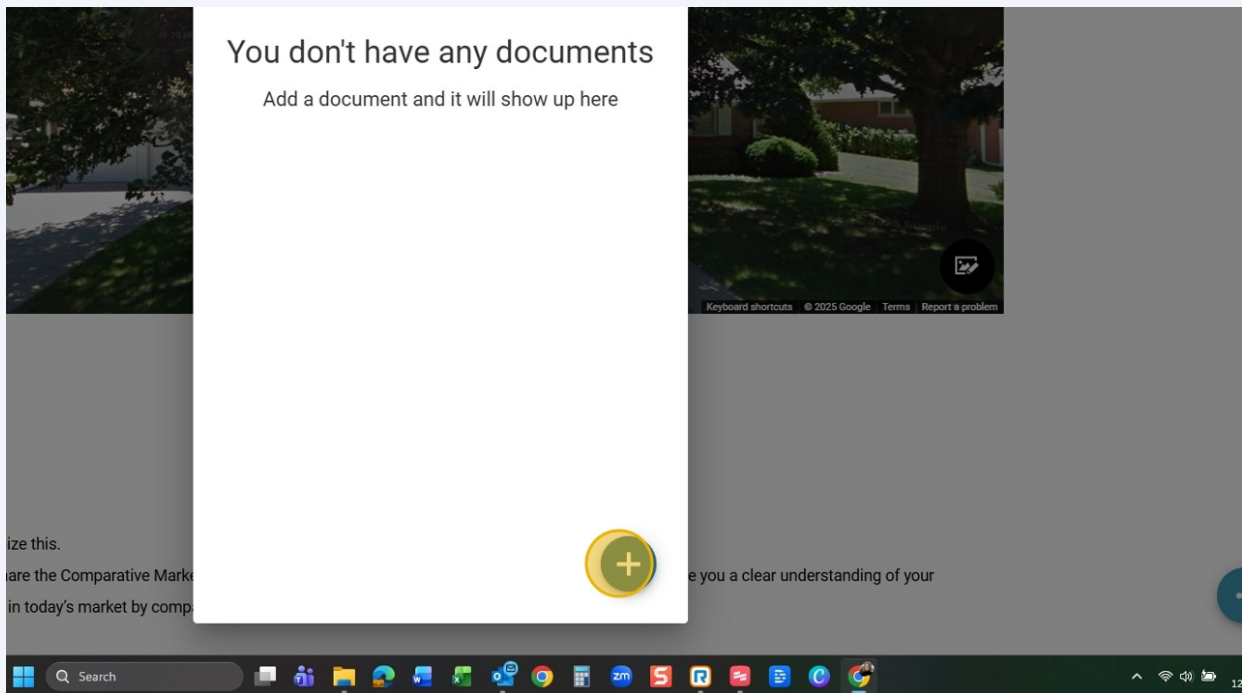
45 Click "ASSIGN"



46 TO add documents to your CMA click "Documents."

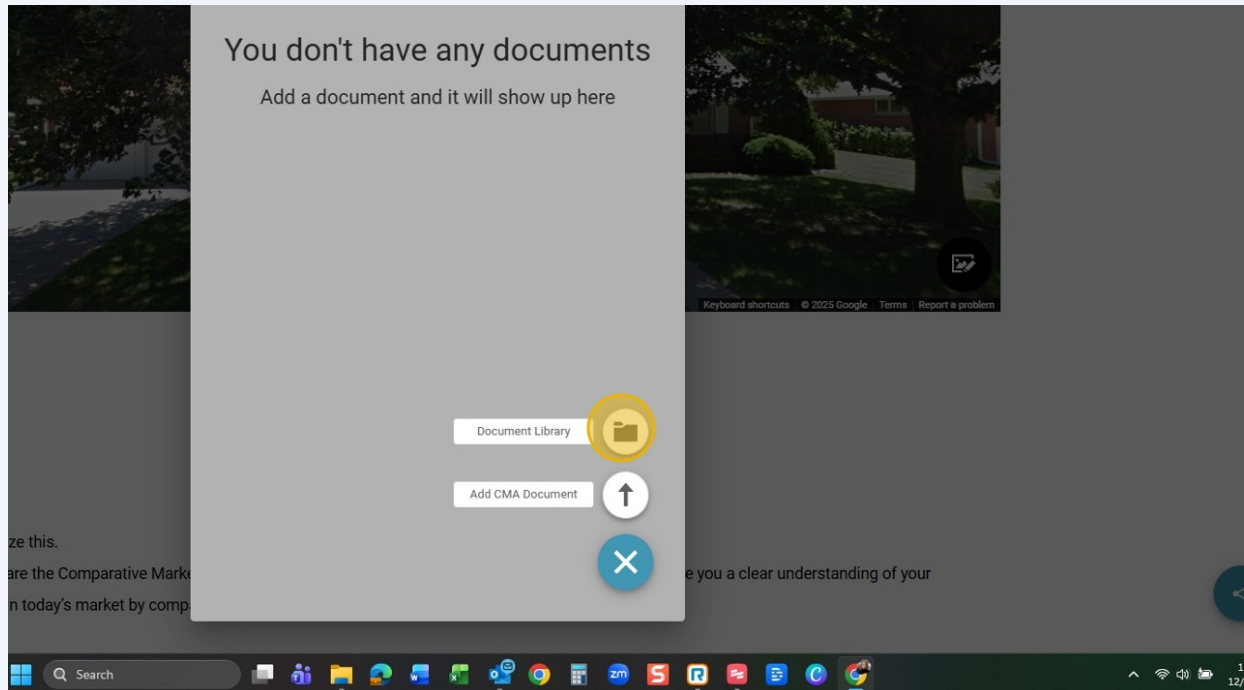


47 Click "Add"



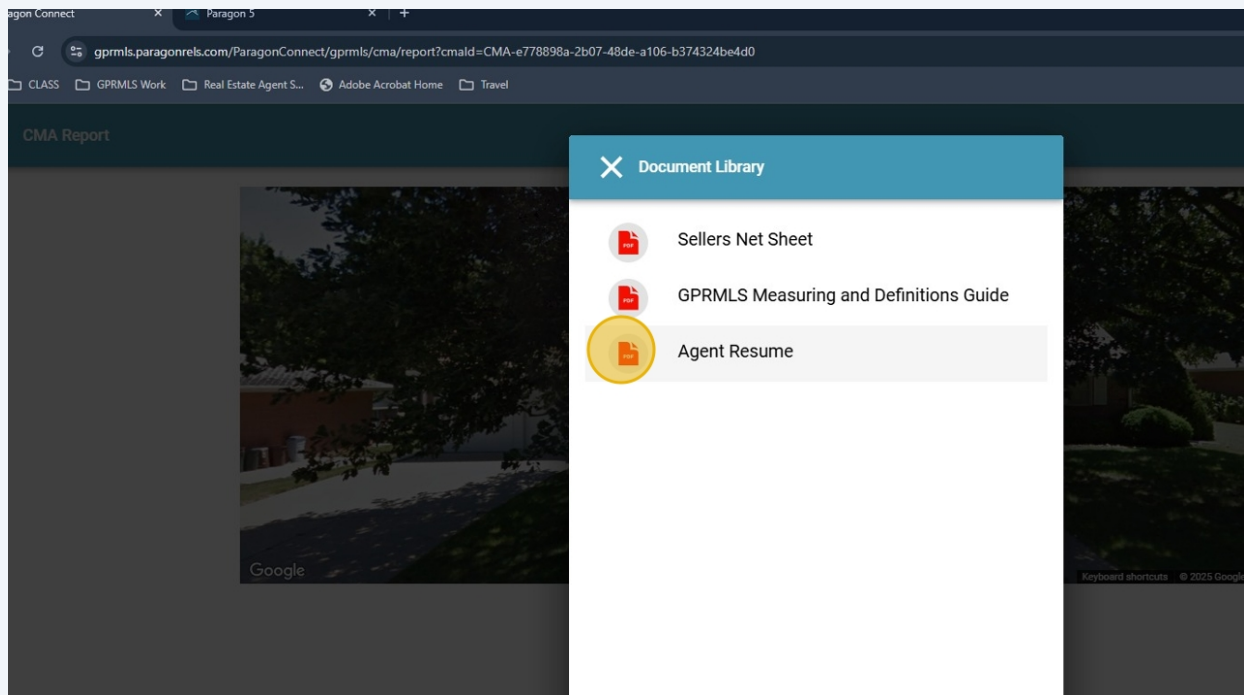
48

Click Document Library OR add CMA Document. If you Add CMA document, it will walk you through adding a doc just like if you were searching for a document in Word

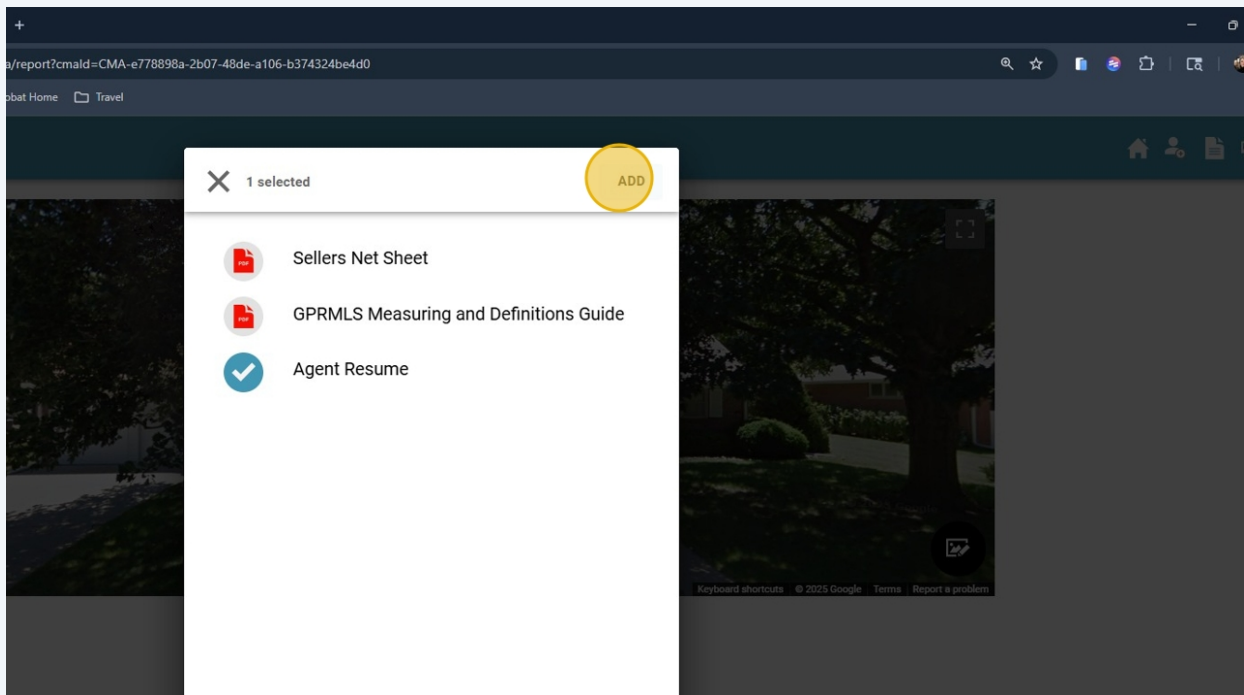


49

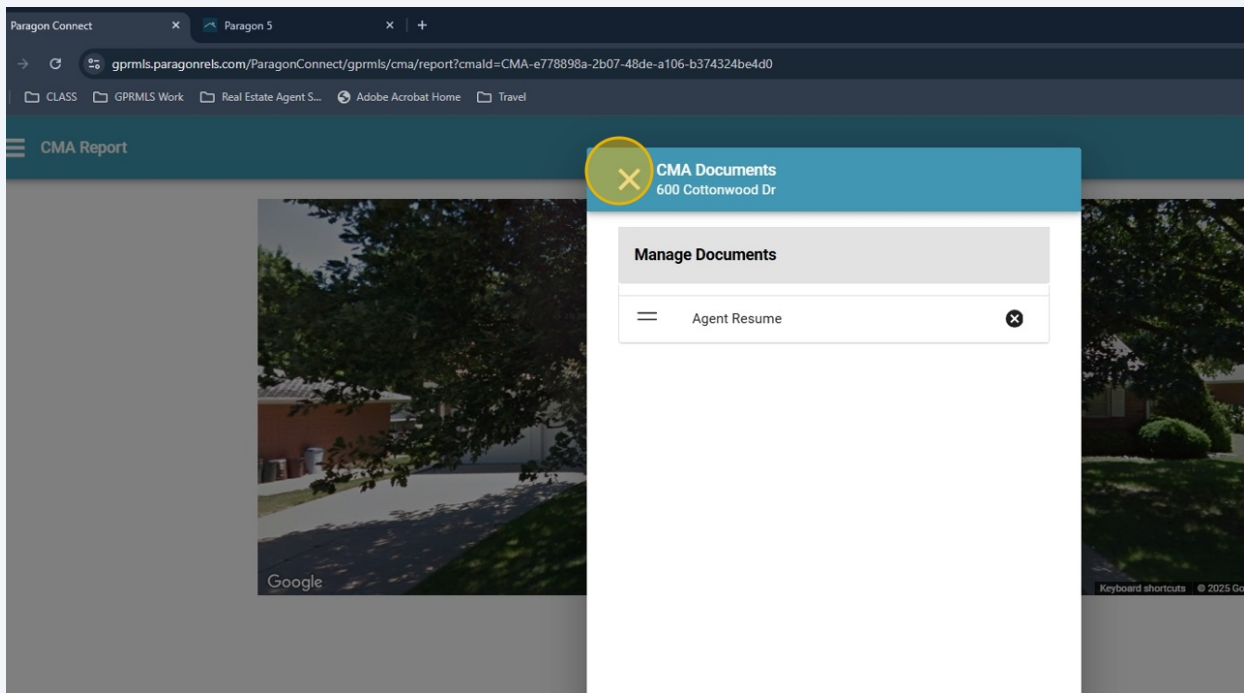
Choose the document you want- I added my "Agent Resume"



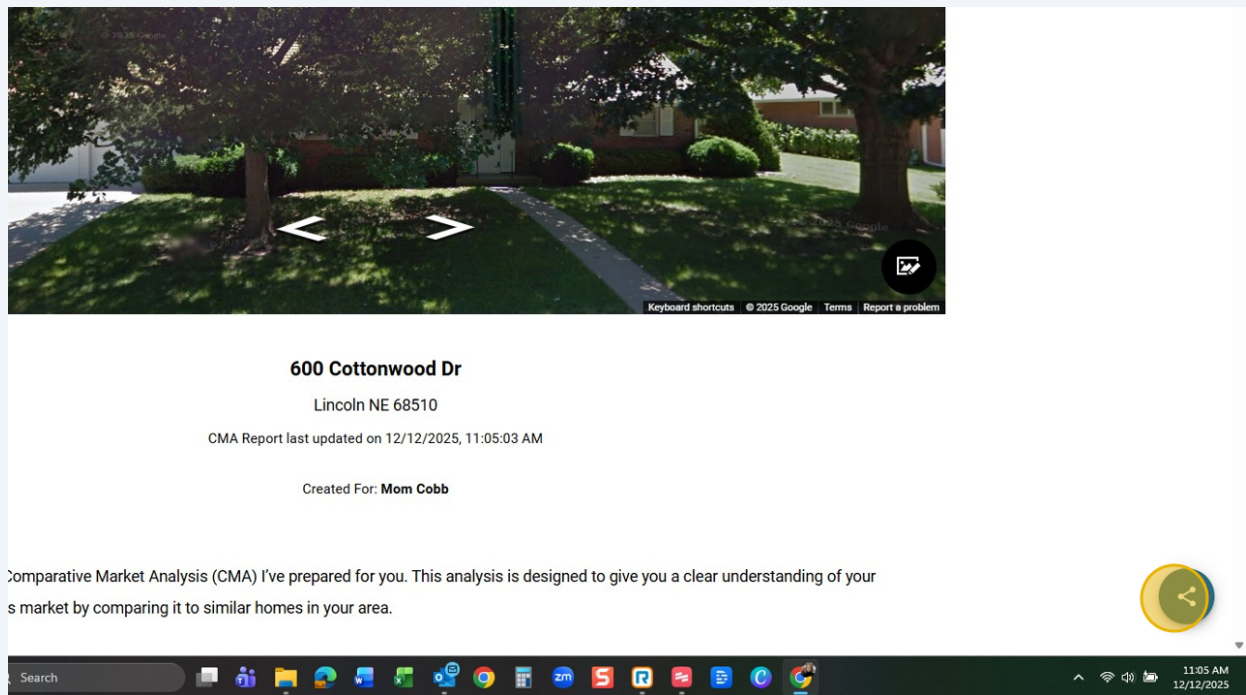
50 Click "ADD"



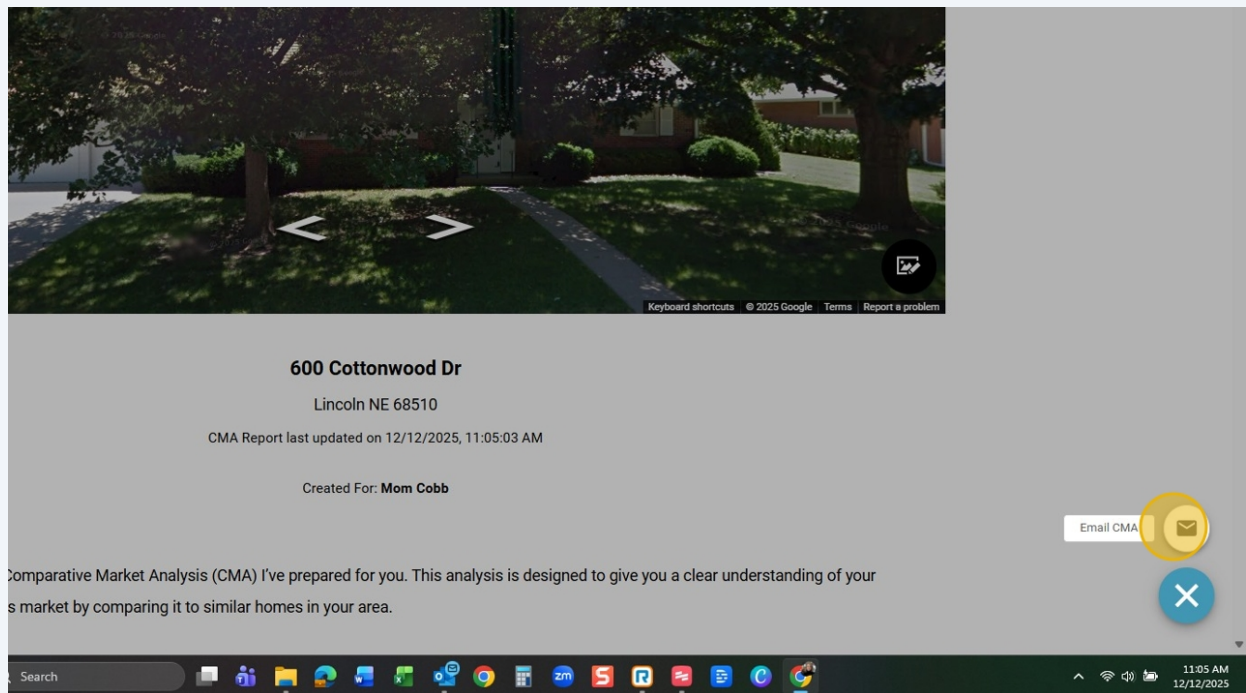
51 Click "close."



52 To share your CMA, click the "Share" icon

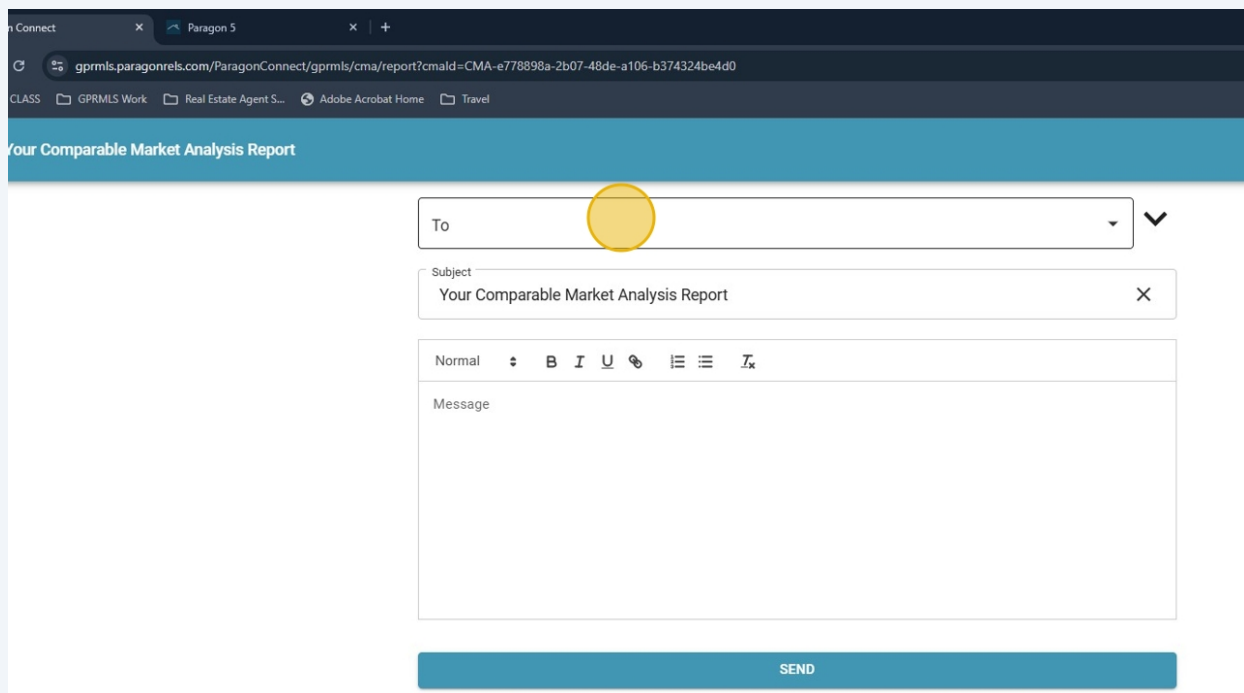


53 Click email (if you are on a mobile device you will have a text option as well)



54

Since I chose "Email", I would add the email address and type in my email message



Paragon Connect

gprmls.paragonrels.com/ParagonConnect/gprmls/cma/report?cmald=CMA-e778898a-2b07-48de-a106-b374324be4d0

CLASS GPRMLS Work Real Estate Agent S... Adobe Acrobat Home Travel

Your Comparable Market Analysis Report

To

Subject
Your Comparable Market Analysis Report

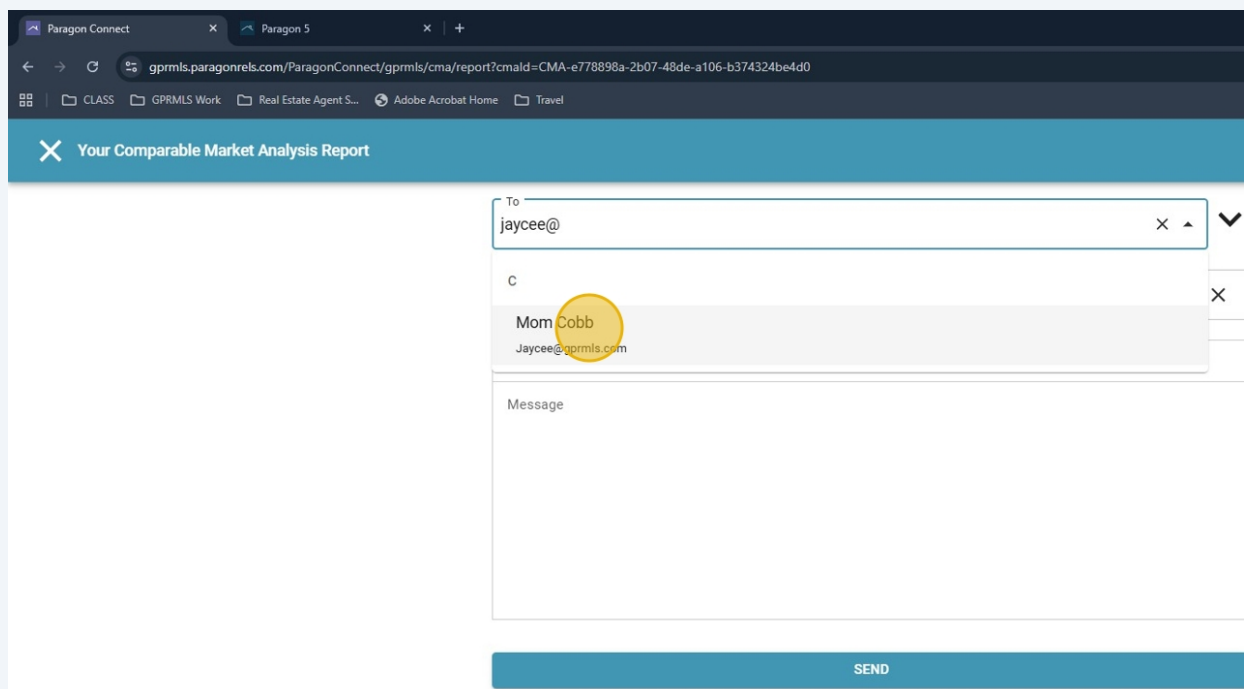
Normal B I U

Message

SEND

55

Click "Mom Cobb jaycee@gprmls.com"



Paragon Connect

gprmls.paragonrels.com/ParagonConnect/gprmls/cma/report?cmald=CMA-e778898a-2b07-48de-a106-b374324be4d0

CLASS GPRMLS Work Real Estate Agent S... Adobe Acrobat Home Travel

Your Comparable Market Analysis Report

To
jaycee@

C

Mom Cobb
Jaycee@gprmls.com

Message

SEND

56 Click "Message"

Analysis Report

To: Mom Cobb (Jaycee@gprmls.com) x

C

Mom Cobb
Jaycee@gprmls.com

Message

SEND

57 Click "SEND" when you are ready

Your Comparable Market Analysis Report x

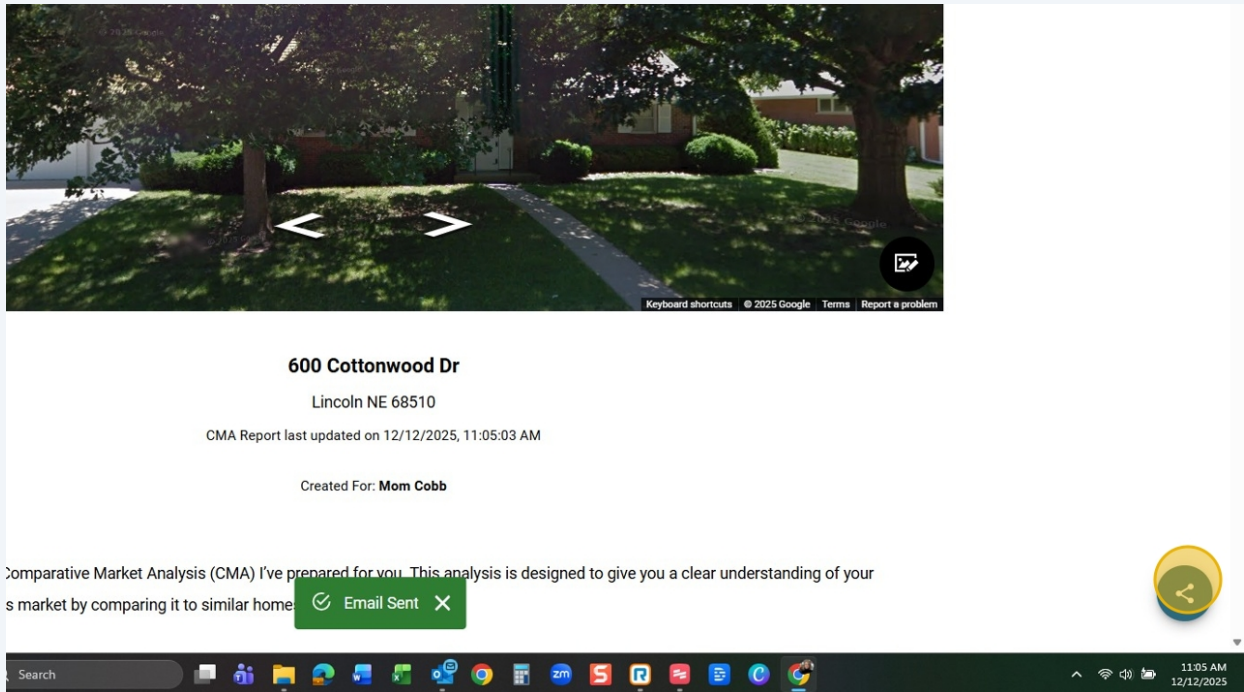
Normal B I U

I can type in a personal message

SEND

Windows taskbar with search bar and various application icons.

58 Click here



600 Cottonwood Dr
Lincoln NE 68510
CMA Report last updated on 12/12/2025, 11:05:03 AM
Created For: Mom Cobb

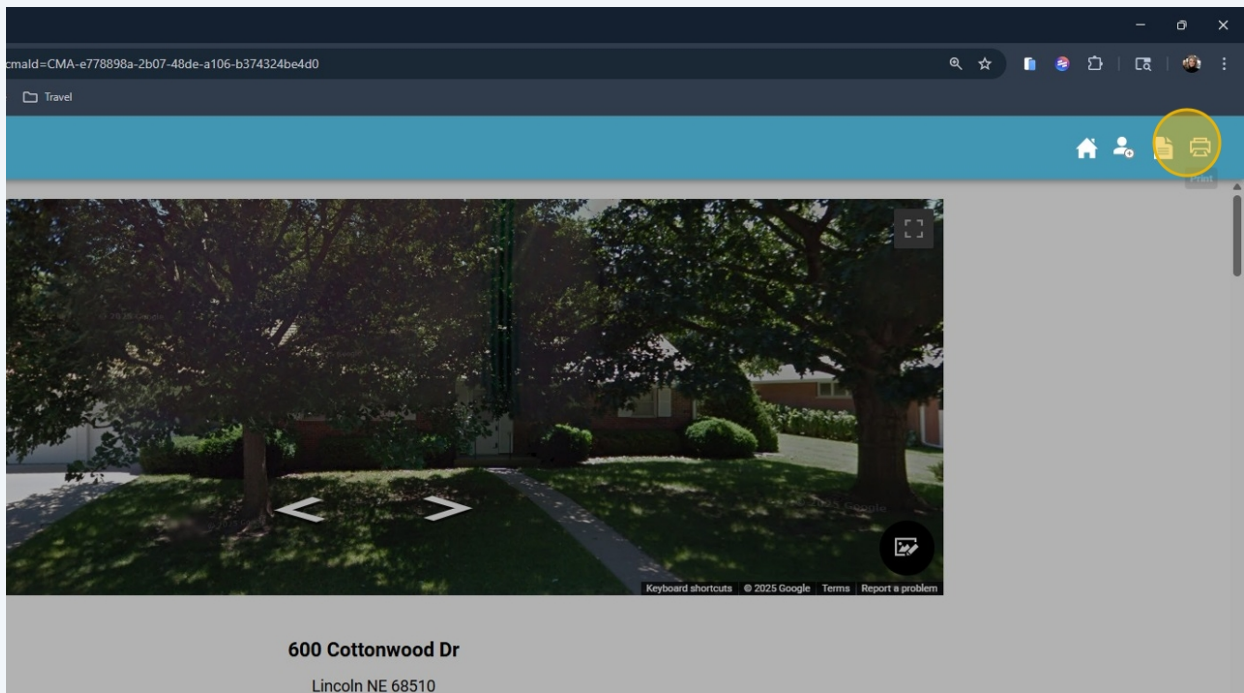
Comparative Market Analysis (CMA) I've prepared for you. This analysis is designed to give you a clear understanding of your s market by comparing it to similar home

Email Sent

Search

11:05 AM
12/12/2025

59 You can print your CMA also. Click "Print."

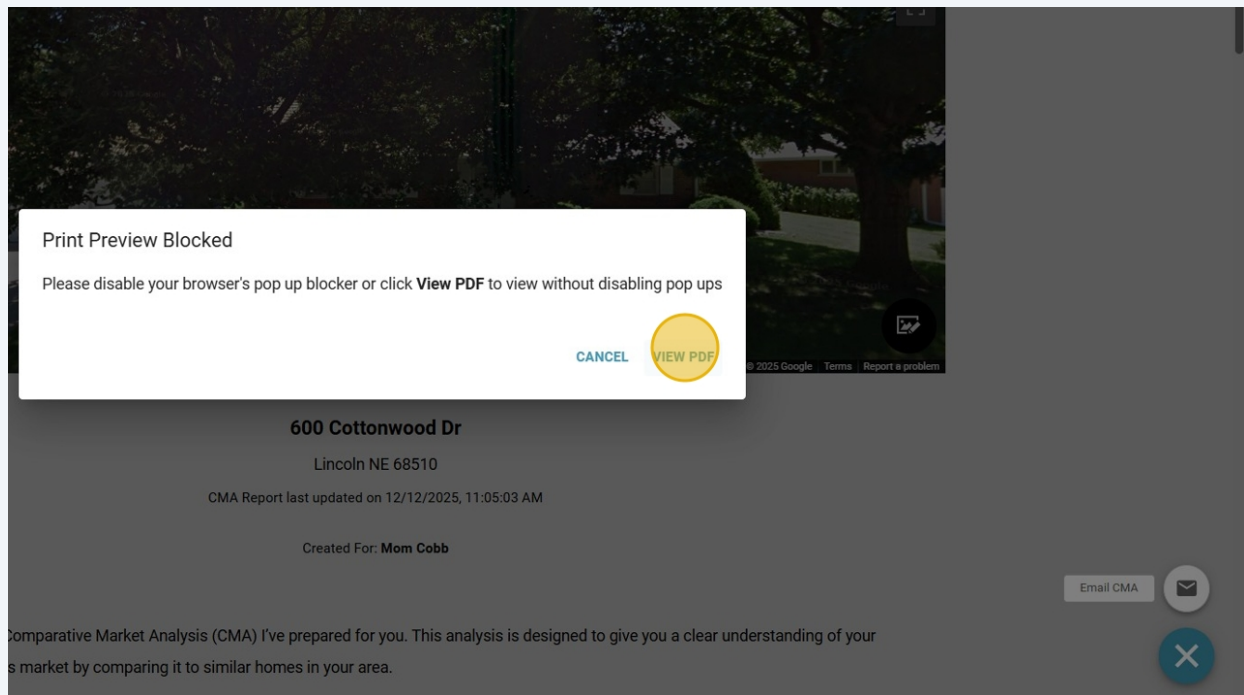


600 Cottonwood Dr
Lincoln NE 68510

Print

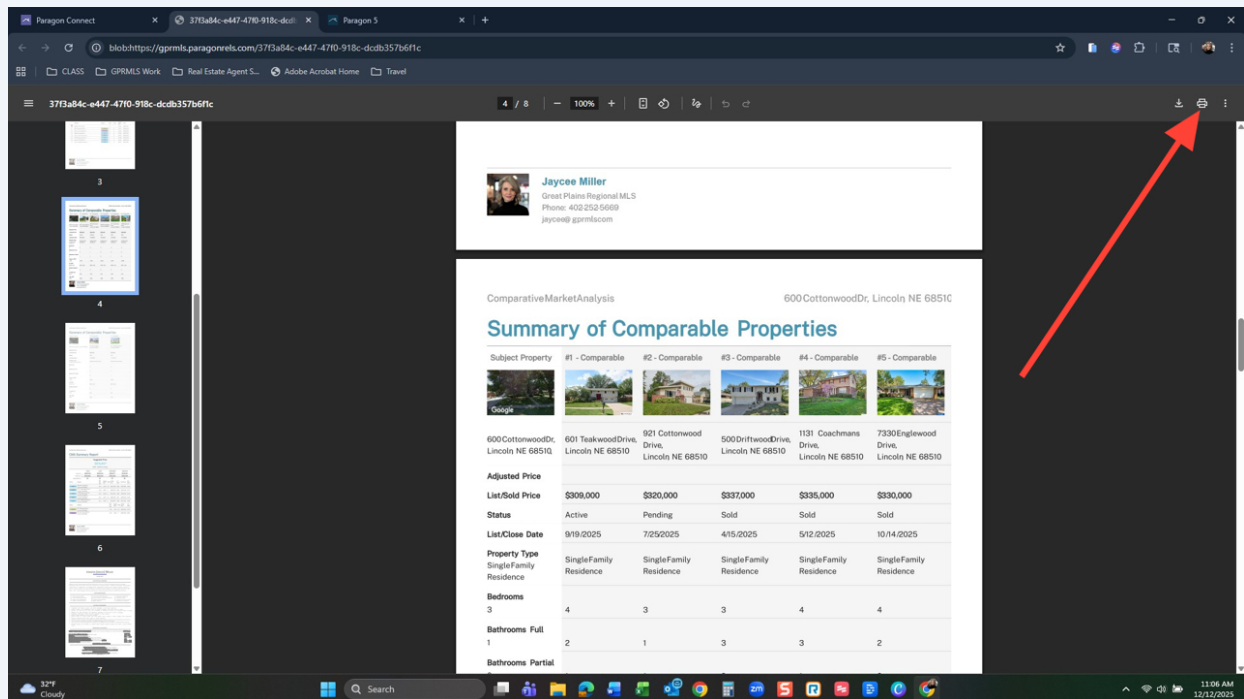
60

Click "VIEW PDF" It will take a few seconds or a couple minutes to generate your report.



61

You may scroll through to view and then click on your "Print" icon



62 You have printed your CMA and have completed your EasyCMA

Paragon Connect

373a84c-e447-4710-918c-dc0b357b6f1c

Paragon 5

6 / 8 100%

373a84c-e447-4710-918c-dc0b357b6f1c

600 Cottonwood Dr, Lincoln NE 68510

ComparativeMarketAnalysis

CMA Summary Report

Suggested Price
\$315,857
 \$315K - \$337K Price Range

	HIGH	LOW	AVERAGE	MEDIAN
List Price	\$380,000	\$309,000	\$328,371	\$319,900
Sold Price	\$337,000	\$300,000	\$323,400	\$330,000
Adjusted Price	\$0	\$0	\$0	\$0

Status	Address	Lot Size (ac)	Approx. SQFT	DOM	Listing Price	LP / SQFT	Sold Price	SP / SQFT
Sold	500 Driftwood Drive, Lincoln NE 68510	0.18	2,034	32	\$344,900	\$169	\$337,000	\$165
Sold	1131 Coachmans Drive, Lincoln NE 68510	0.35	2,927	0	\$380,000	\$129	\$335,000	\$114
Sold	7330 Englewood Drive, Lincoln NE 68510	0.16	2,299	2	\$314,900	\$136	\$330,000	\$143
Sold	531 Driftwood Drive, Lincoln NE 68510	0.19	2,044	24	\$309,900	\$151	\$300,000	\$146
Sold	1101 Cobblestone Drive, Lincoln NE 68510	0.21	1,600	6	\$319,900	\$199	\$315,000	\$196
Active	601 Teakwood Drive, Lincoln NE 68510							
			0.22	1,753	84	\$309,000	\$176	
Pending	921 Cottonwood Drive, Lincoln NE 68510							
			0.24	1,460	7	\$320,000	\$219	

32°F Cloudy

11:06 AM 11/12/2023