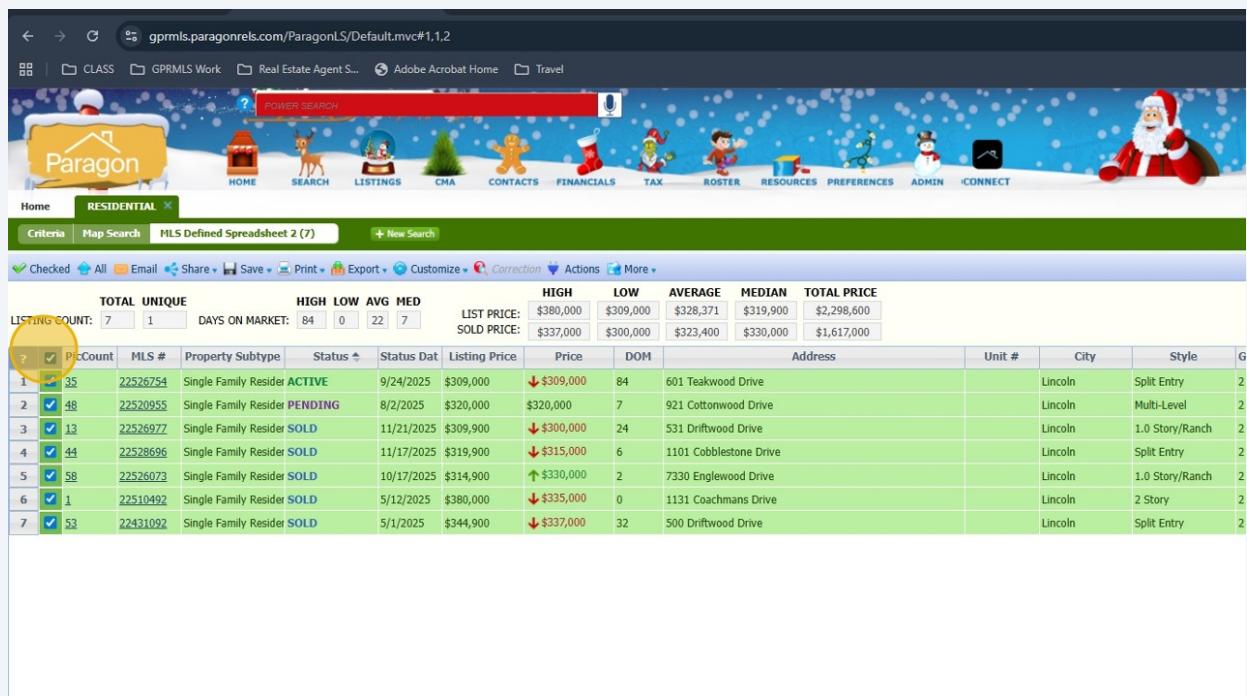


For the latest version of this document, [click here](#)

EasyCMA from the Results Screen



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

A screenshot of the Paragon Professional software interface. The top navigation bar includes links for CLASS, GPRMLS Work, Real Estate Agent S..., Adobe Acrobat Home, and Travel. Below the bar is a festive Christmas-themed header with icons for a house, search, listings, CMA, contacts, financials, tax, roster, resources, preferences, admin, and connect. The main content area shows a search results page for residential listings. The search criteria are set to "RESIDENTIAL". The results table has columns for TOTAL, UNIQUE, HIGH, LOW, AVG, MED, LIST PRICE, and SOLD PRICE. The table lists 7 unique listings, with the first one selected (indicated by a checked checkbox in the first column).

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

2 Click " More"

Paragon Connect

POWER SEARCH

Paragon

RESIDENTIAL

Criteria Map Search MLS Defined Spreadsheet 2 (7) + New Search

Checked All Email Share Save Print Export Customize Correction Actions More

TOTAL	UNIQUE	HIGH	LOW	AVG	MED	LIST PRICE:	\$380,000	\$309,000	\$328,371	\$319,900	\$2,298,600		
STTING COUNT:	7	1	DAYS ON MARKET:	84	0	22	7	SOLD PRICE:	\$337,000	\$300,000	\$323,400	\$330,000	\$1,617,000

#	PicCount	MLS #	Property Subtype	Status	Status Date	Listing Price	Price	DOM	Address	Unit #	City	Style	Garage
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

3 Choose create an EasyCMA

Paragon Connect

POWER SEARCH

Paragon

RESIDENTIAL

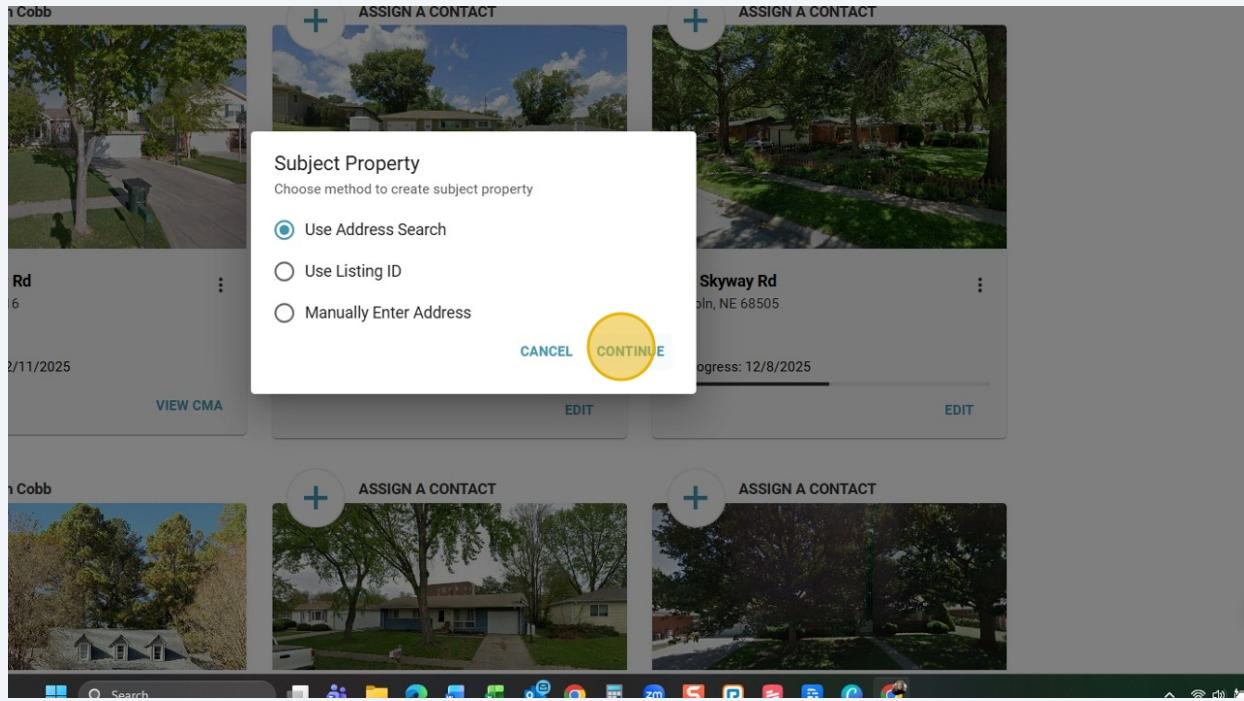
Criteria Map Search MLS Defined Spreadsheet 2 (7) + New Search

Email Share Save Print Export Customize Correction Actions More

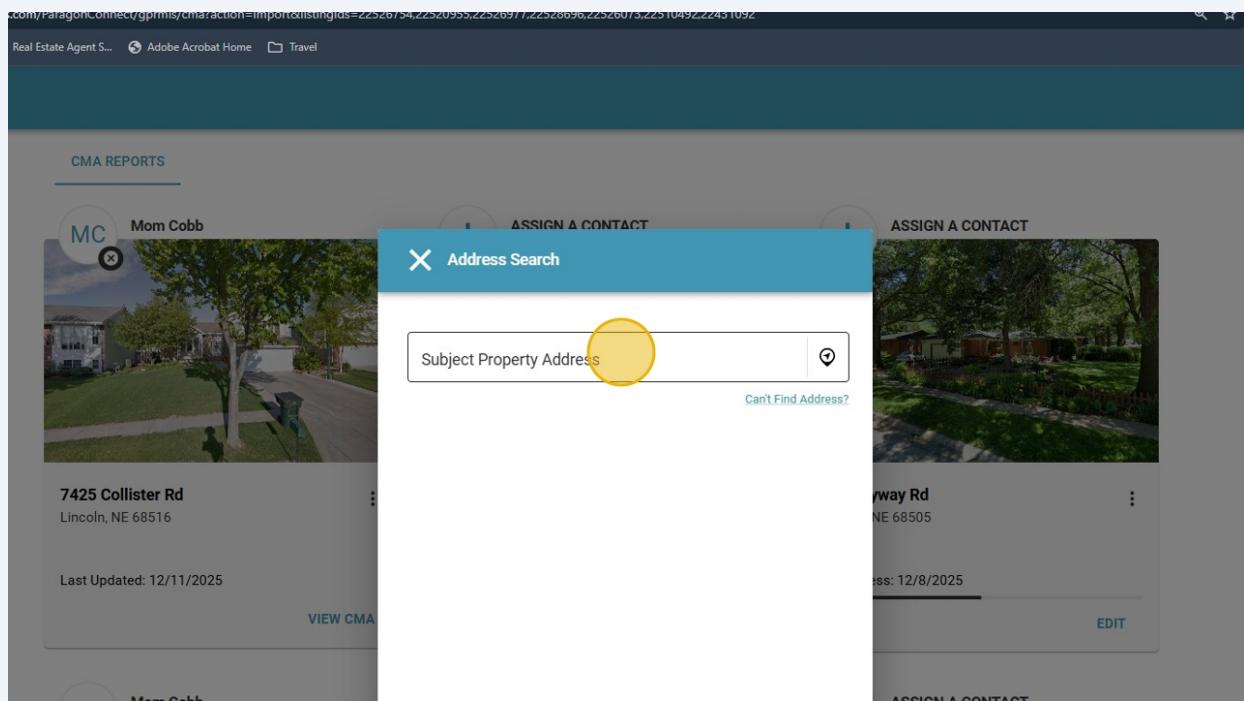
TOTAL	UNIQUE	HIGH	LOW	AVG	MED	LIST PRICE:	\$380,000	SOLD PRICE:	\$337,000	Criteria	EDIAN	TOTAL PRICE
STTING COUNT:	1	DAYS ON MARKET:	84	0	22	7				Toggle Stats	319,900	\$2,298,600
										PDF	330,000	\$1,617,000
										HTML		

#	MLS #	Property Subtype	Status	Status Date	Listing Price	Price	DOM	Address	Unit #	City	Style	Garage S	BR
1	22526754	Single Family Resider	ACTIVE	9/24/2025	\$309,000	-\$309,000	84	601 Teakwood Drive		Lincoln	Split Entry	2	4
2	22520955	Single Family Resider	PENDING	8/2/2025	\$320,000	\$320,000	7	921 Cottonwood Drive		Lincoln	Multi-Level	2	3
3	22526977	Single Family Resider	SOLD	11/21/2025	\$309,900	-\$300,000	24	531 Driftwood Drive		Lincoln	1.0 Story/Ranch	2	3
4	22528696	Single Family Resider	SOLD	11/17/2025	\$319,900	-\$315,000	6	1101 Cobblestone Drive		Lincoln	Split Entry	2	3
5	22526073	Single Family Resider	SOLD	10/17/2025	\$314,900	+\$330,000	2	7330 Englewood Drive		Lincoln	1.0 Story/Ranch	2	4
6	22510492	Single Family Resider	SOLD	5/12/2025	\$380,000	-\$335,000	0	1131 Coachmans Drive		Lincoln	2 Story	2	4
7	22431092	Single Family Resider	SOLD	5/1/2025	\$344,900	-\$337,000	32	500 Driftwood Drive		Lincoln	Split Entry	2	3

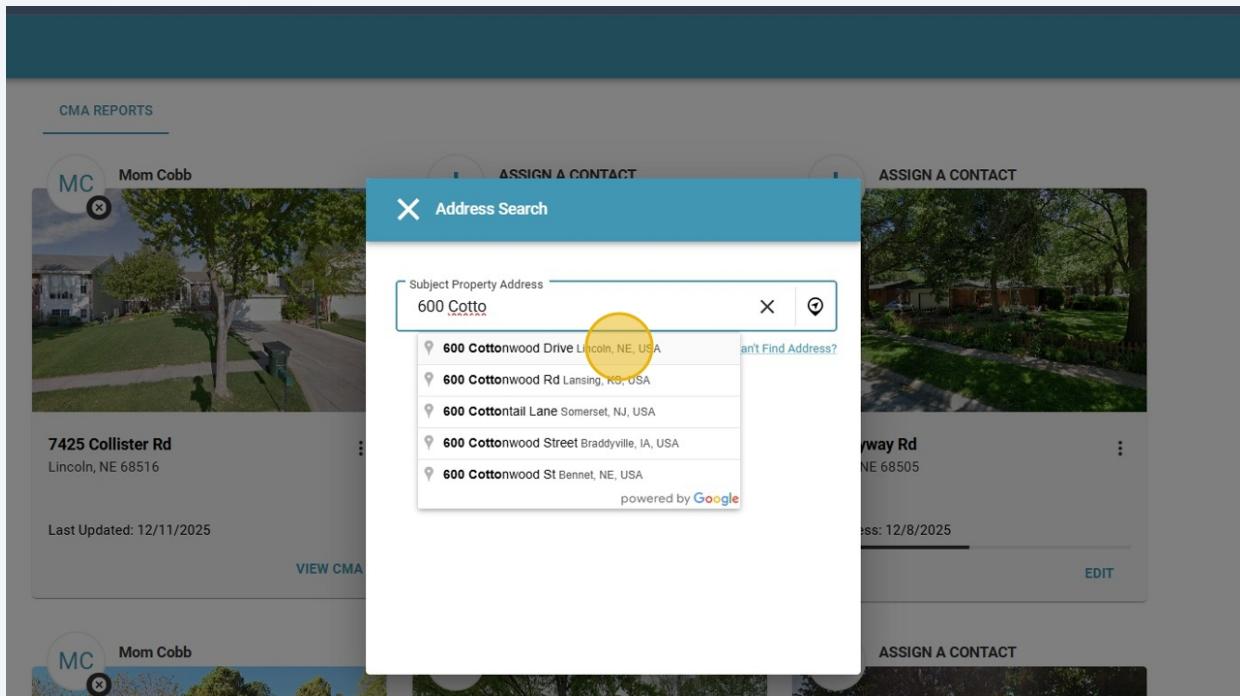
4 choose either "address Search or Listing ID or Manually Enter Address" for the subject Property and then click "CONTINUE"



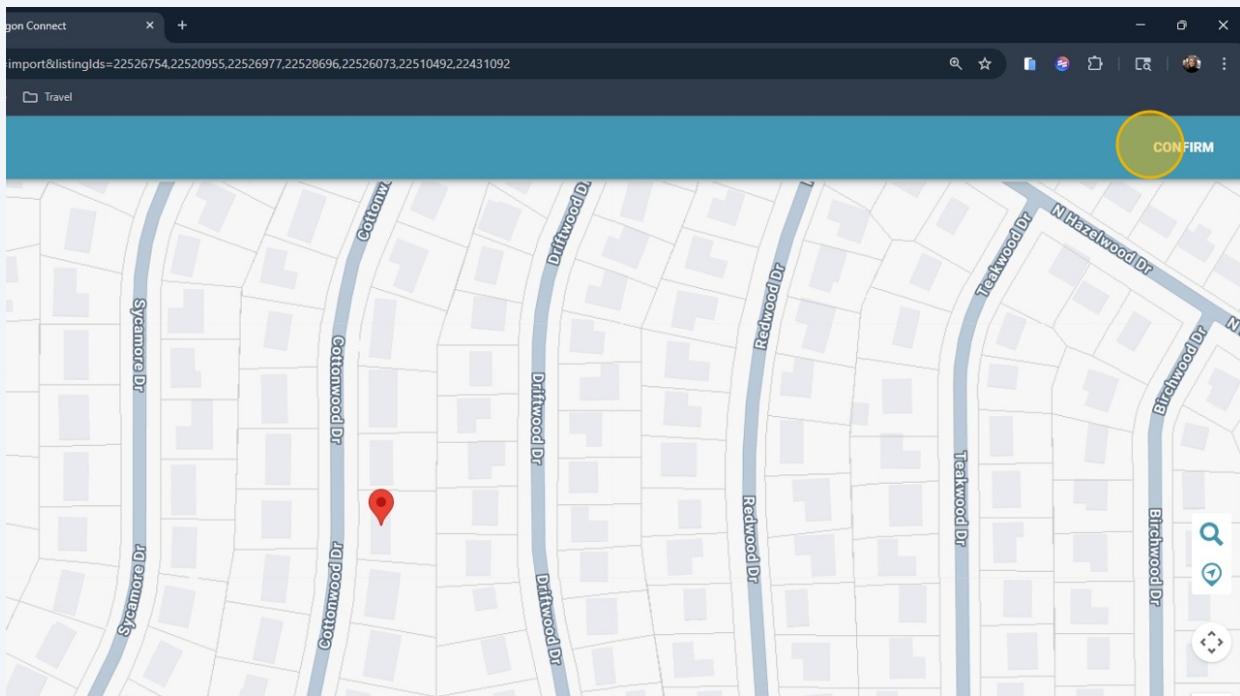
5 I choose Address search for my example so I would click "Subject Property Address" and enter the property address



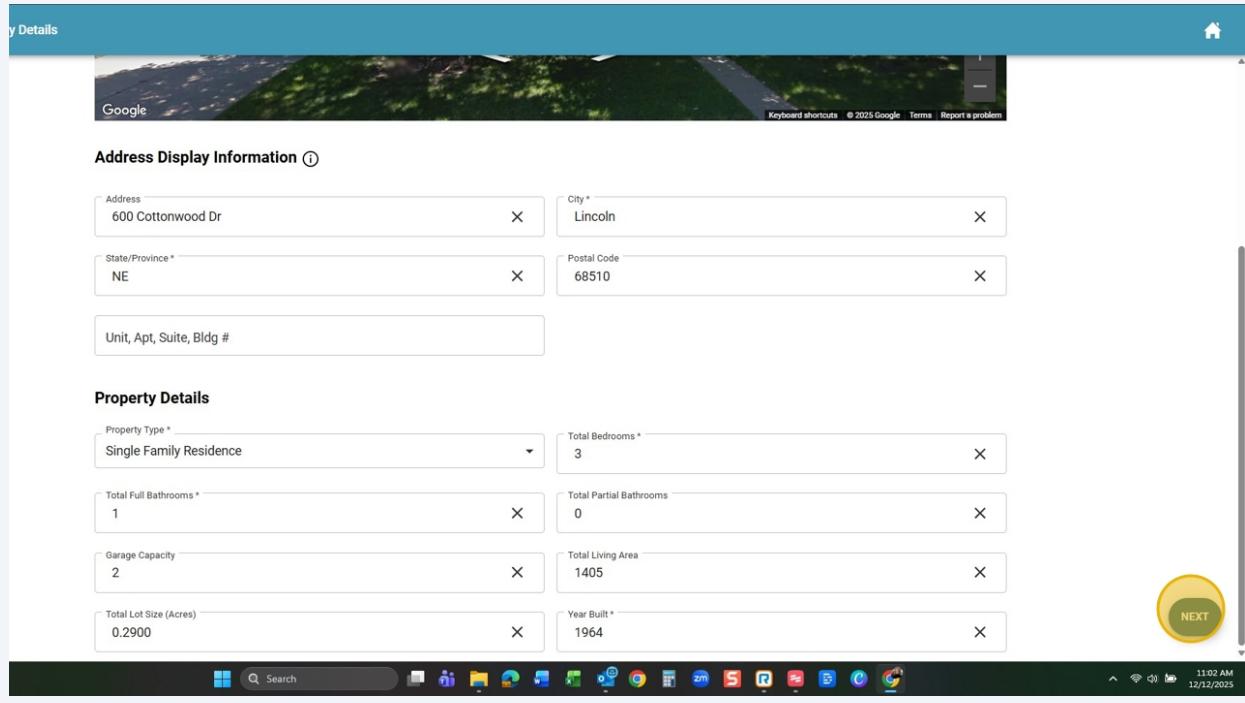
6 Click on the address I want



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"



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

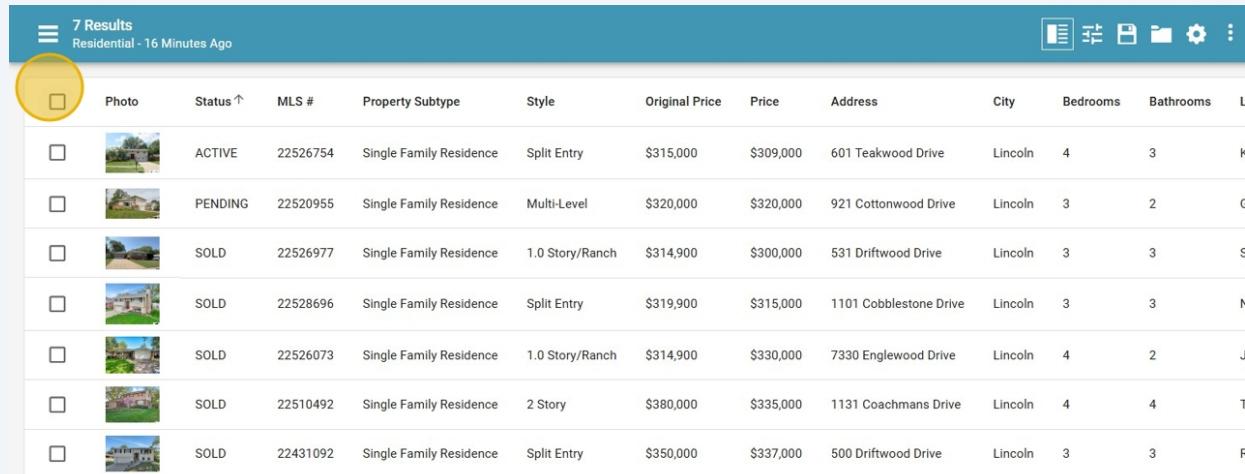
Total Living Area: 1405

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
	ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	K
	PENDING	22520955	Single Family Residence	Multi-Level	\$320,000	\$320,000	921 Cottonwood Drive	Lincoln	3	2	G
	SOLD	22526977	Single Family Residence	1.0 Story/Ranch	\$314,900	\$300,000	531 Driftwood Drive	Lincoln	3	3	S
	SOLD	22528696	Single Family Residence	Split Entry	\$319,900	\$315,000	1101 Cobblestone Drive	Lincoln	3	3	N
	SOLD	22526073	Single Family Residence	1.0 Story/Ranch	\$314,900	\$330,000	7330 Englewood Drive	Lincoln	4	2	J
	SOLD	22510492	Single Family Residence	2 Story	\$380,000	\$335,000	1131 Coachmans Drive	Lincoln	4	4	T
	SOLD	22431092	Single Family Residence	Split Entry	\$350,000	\$337,000	500 Driftwood Drive	Lincoln	3	3	R

10 Click the "More Options"

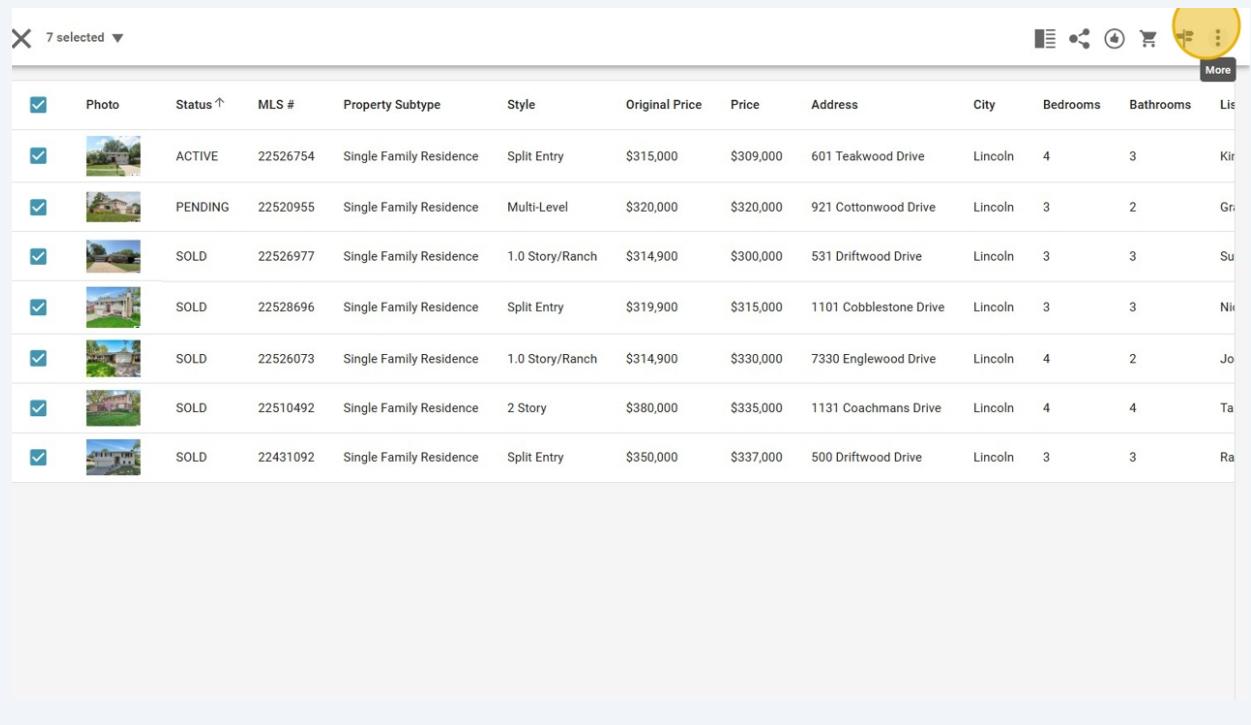


	Photo	Status ↑	MLS #	Property Subtype	Style	Original Price	Price	Address	City	Bedrooms	Bathrooms	List
<input checked="" type="checkbox"/>		ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	Kir
<input checked="" type="checkbox"/>		PENDING	22520955	Single 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	Nic
<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"

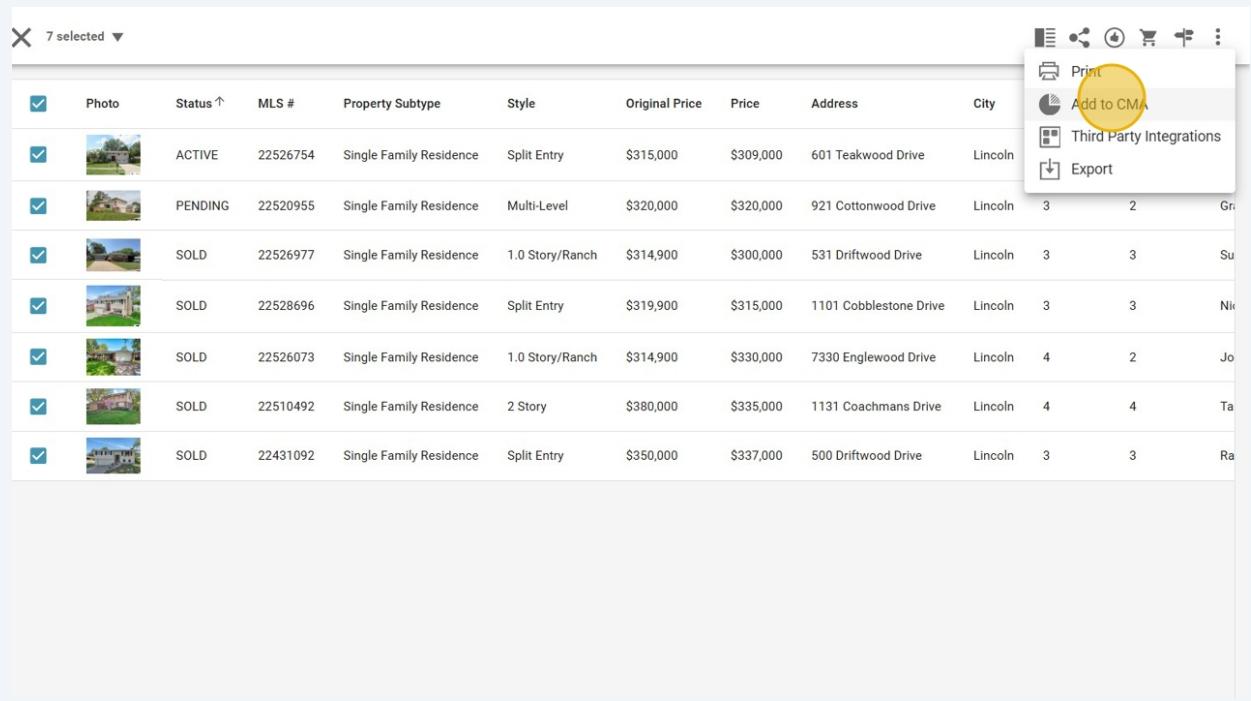


	Photo	Status ↑	MLS #	Property Subtype	Style	Original Price	Price	Address	City	Bedrooms	Bathrooms	List
<input checked="" type="checkbox"/>		ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	Kir
<input checked="" type="checkbox"/>		PENDING	22520955	Single 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	Nic
<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

- Print
- Add to CMA (highlighted)
- Third Party Integrations
- Export

12

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

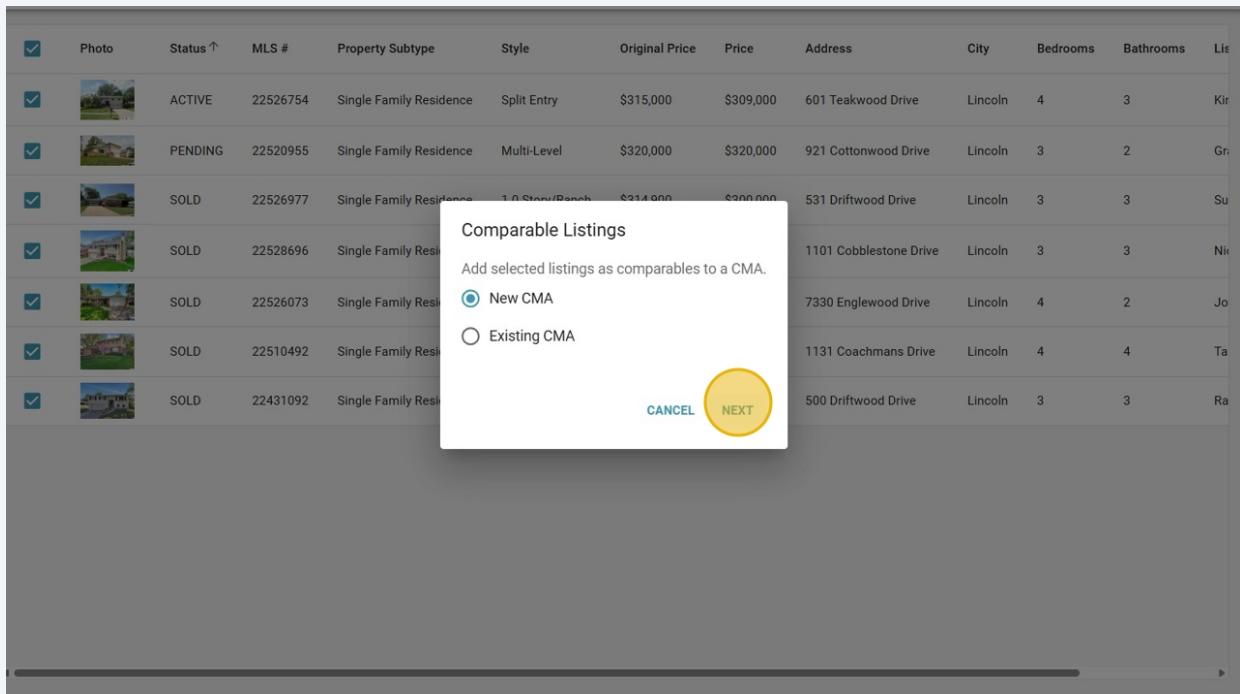


Photo	Status ↑	MLS #	Property Subtype	Style	Original Price	Price	Address	City	Bedrooms	Bathrooms	Li
✓	ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	Kir
✓	PENDING	22520955	Single Family Residence	Multi-Level	\$320,000	\$320,000	921 Cottonwood Drive	Lincoln	3	2	Gr
✓	SOLD	22526977	Single Family Residence	1-2 Story/Ranch	\$314,000	\$309,000	531 Driftwood Drive	Lincoln	3	3	Su
✓	SOLD	22528696	Single Family Resi	2-3 Story/Ranch	\$314,000	\$309,000	1101 Cobblestone Drive	Lincoln	3	3	Ni
✓	SOLD	22526073	Single Family Resi	2-3 Story/Ranch	\$314,000	\$309,000	7330 Englewood Drive	Lincoln	4	2	Jo
✓	SOLD	22510492	Single Family Resi	2-3 Story/Ranch	\$314,000	\$309,000	1131 Coachmans Drive	Lincoln	4	4	Ta
✓	SOLD	22431092	Single Family Resi	2-3 Story/Ranch	\$314,000	\$309,000	500 Driftwood Drive	Lincoln	3	3	Ra

13

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

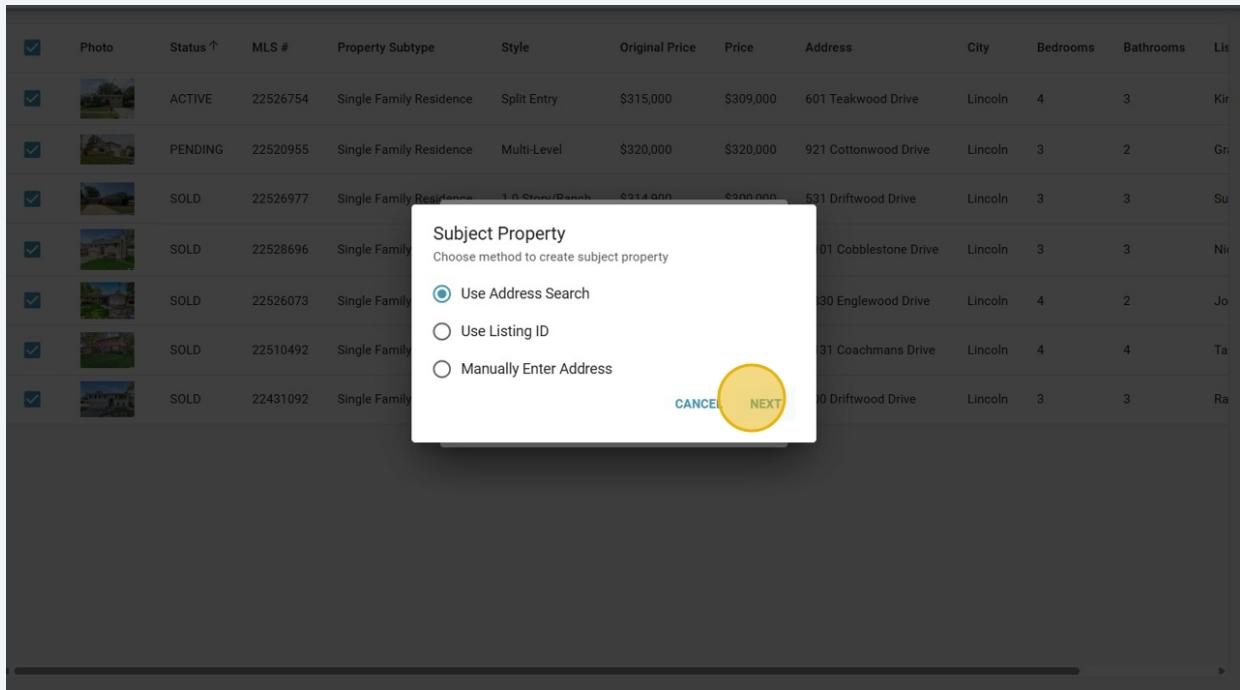
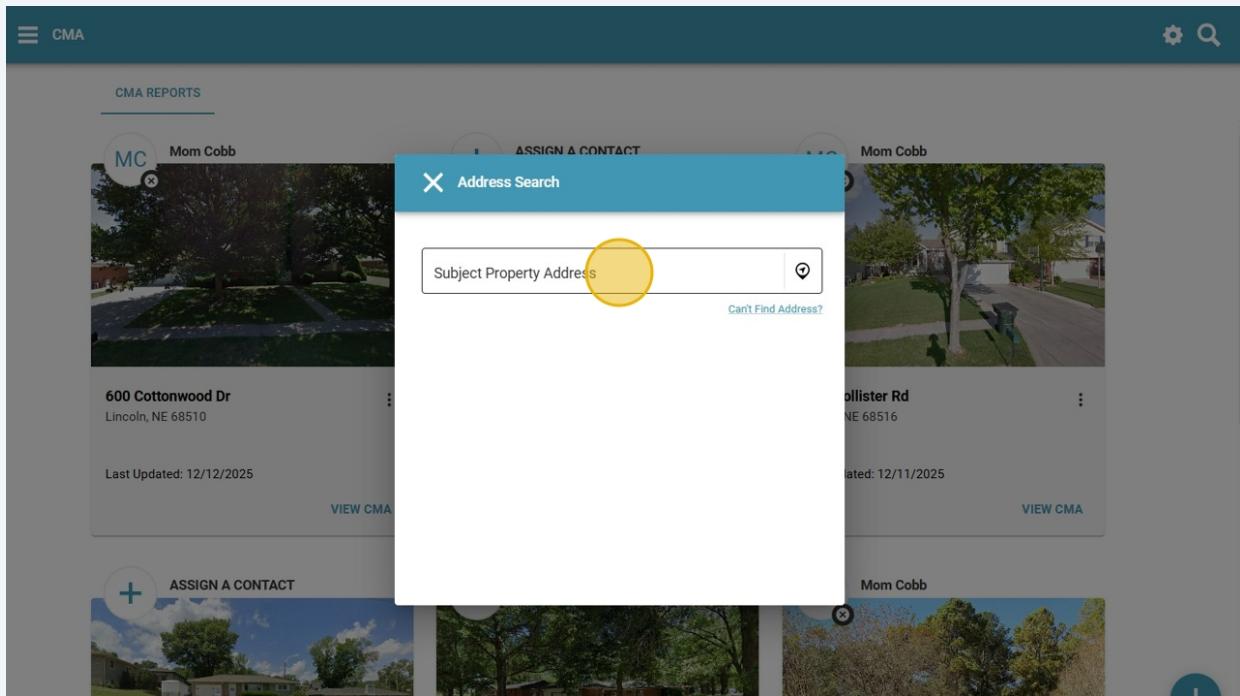


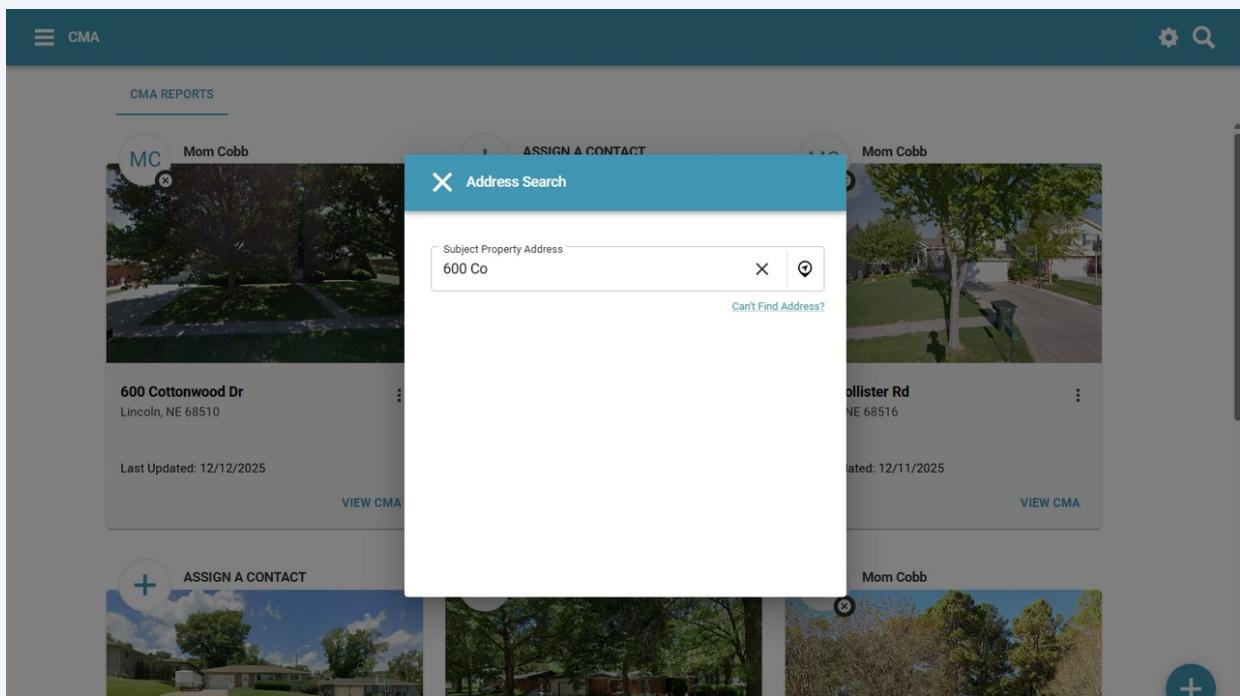
Photo	Status ↑	MLS #	Property Subtype	Style	Original Price	Price	Address	City	Bedrooms	Bathrooms	Li
✓	ACTIVE	22526754	Single Family Residence	Split Entry	\$315,000	\$309,000	601 Teakwood Drive	Lincoln	4	3	Kir
✓	PENDING	22520955	Single Family Residence	Multi-Level	\$320,000	\$320,000	921 Cottonwood Drive	Lincoln	3	2	Gr
✓	SOLD	22526977	Single Family Residence	1-2 Story/Ranch	\$314,000	\$309,000	531 Driftwood Drive	Lincoln	3	3	Su
✓	SOLD	22528696	Single Family Resi	2-3 Story/Ranch	\$314,000	\$309,000	1101 Cobblestone Drive	Lincoln	3	3	Ni
✓	SOLD	22526073	Single Family Resi	2-3 Story/Ranch	\$314,000	\$309,000	7330 Englewood Drive	Lincoln	4	2	Jo
✓	SOLD	22510492	Single Family Resi	2-3 Story/Ranch	\$314,000	\$309,000	1131 Coachmans Drive	Lincoln	4	4	Ta
✓	SOLD	22431092	Single Family Resi	2-3 Story/Ranch	\$314,000	\$309,000	500 Driftwood Drive	Lincoln	3	3	Ra

14

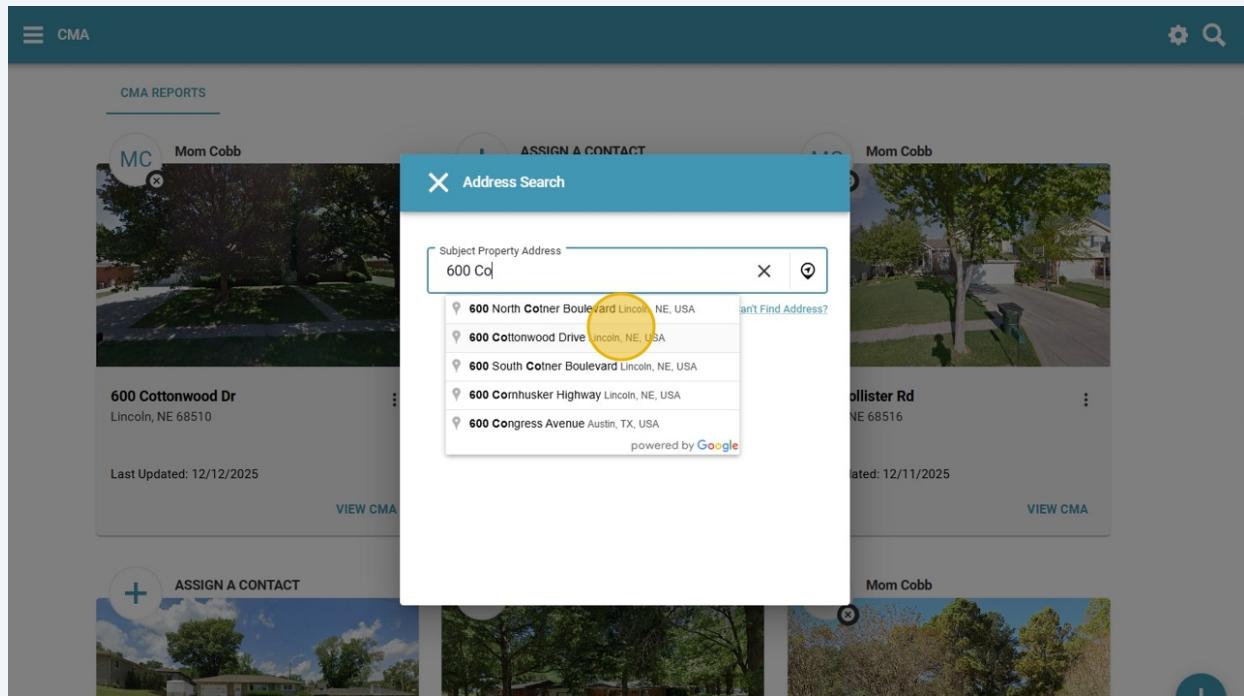
I chose "Subject Property Search"- Click the "Subject Property Address" field and begin typing in the address



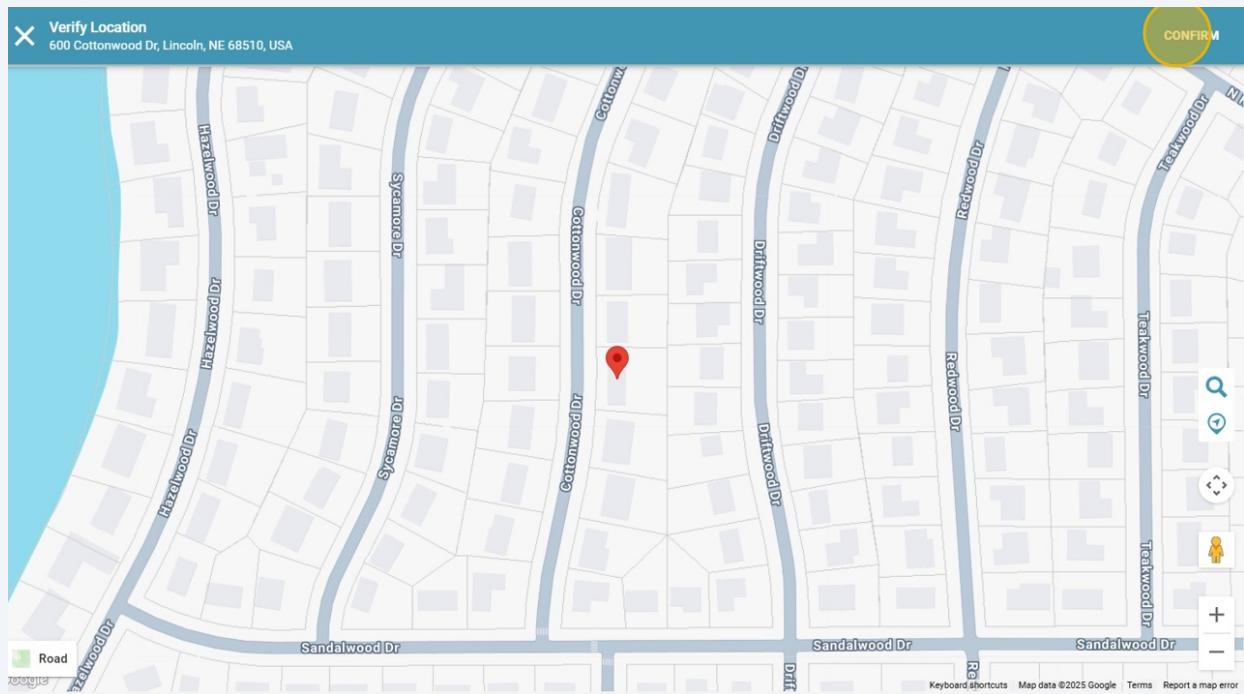
15



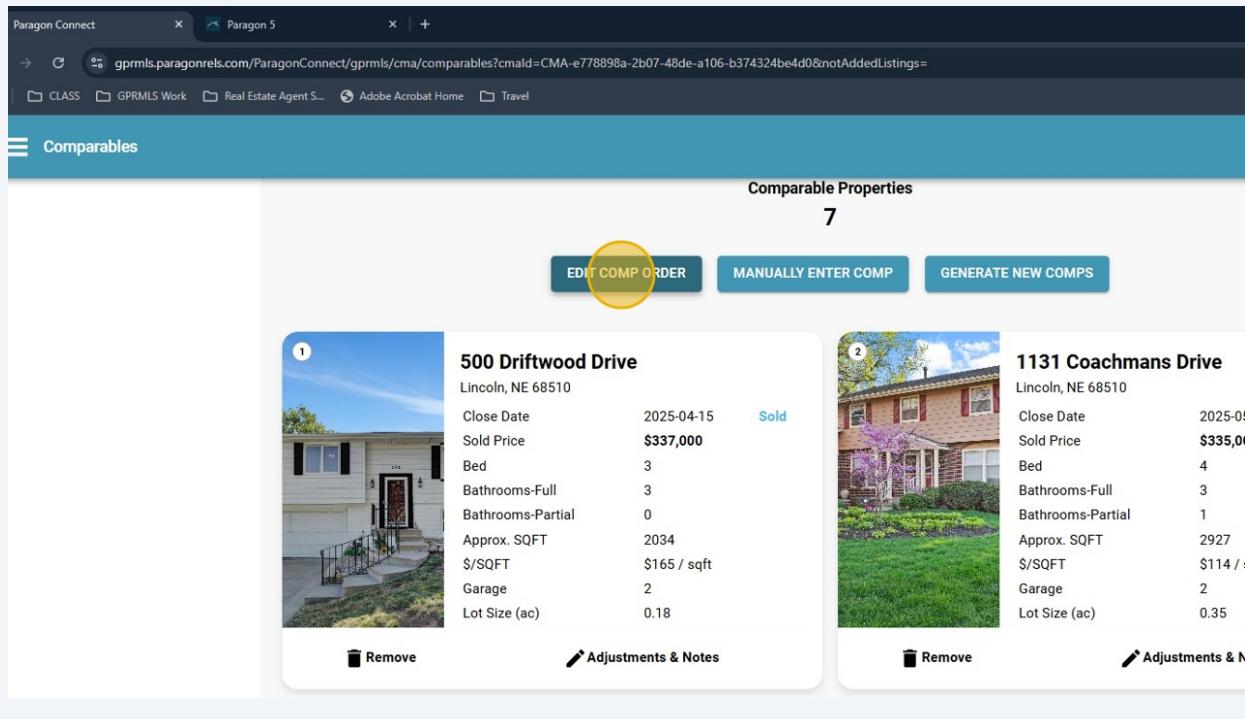
16 Choose the address you want when it pops up



17 Click "Confirm"



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

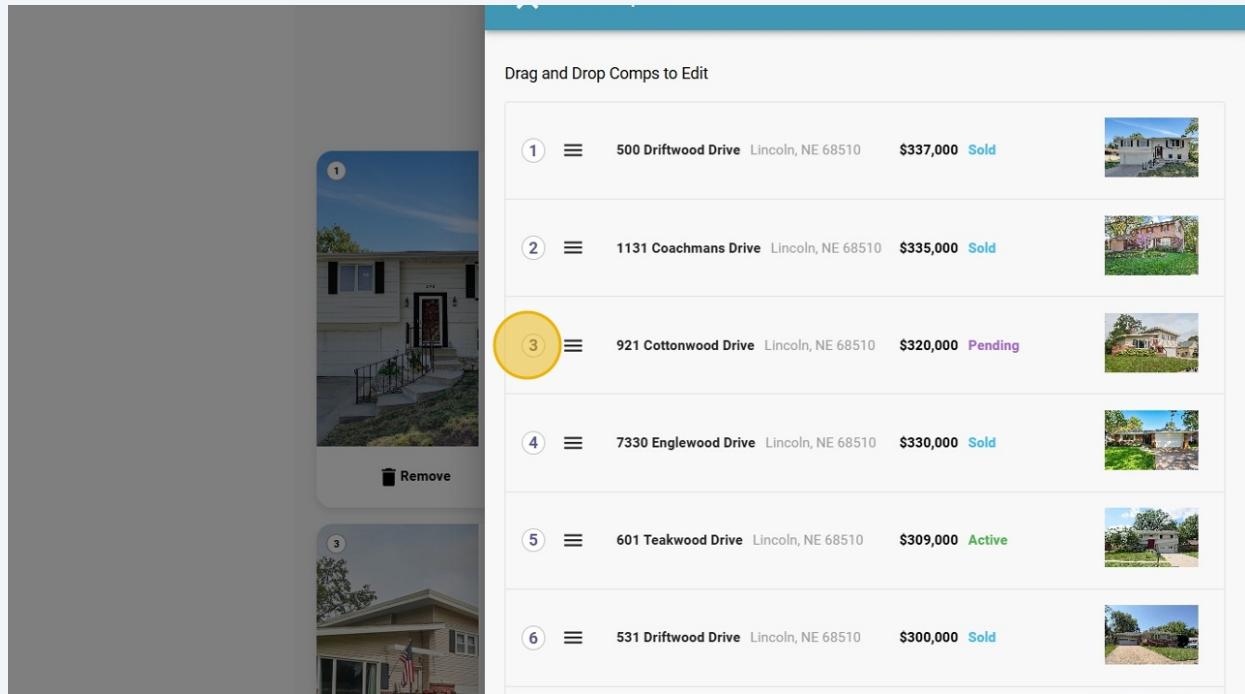


The screenshot shows the Paragon Connect 'Comparables' page. At the top, there are three buttons: 'EDIT COMP ORDER' (highlighted with a yellow circle), 'MANUALLY ENTER COMP', and 'GENERATE NEW COMPS'. Below these buttons, the text 'Comparable Properties' and '7' is displayed. Two property listings are shown side-by-side:

Property Address	City, Zip	Close Date	Sold Price	Status
500 Driftwood Drive	Lincoln, NE 68510	2025-04-15	\$337,000	Sold
1131 Coachmans Drive	Lincoln, NE 68510	2025-04-15	\$335,000	Sold

Each listing includes a small thumbnail image, a brief description, and a row of details. At the bottom of each listing are 'Remove' and 'Adjustments & Notes' buttons.

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



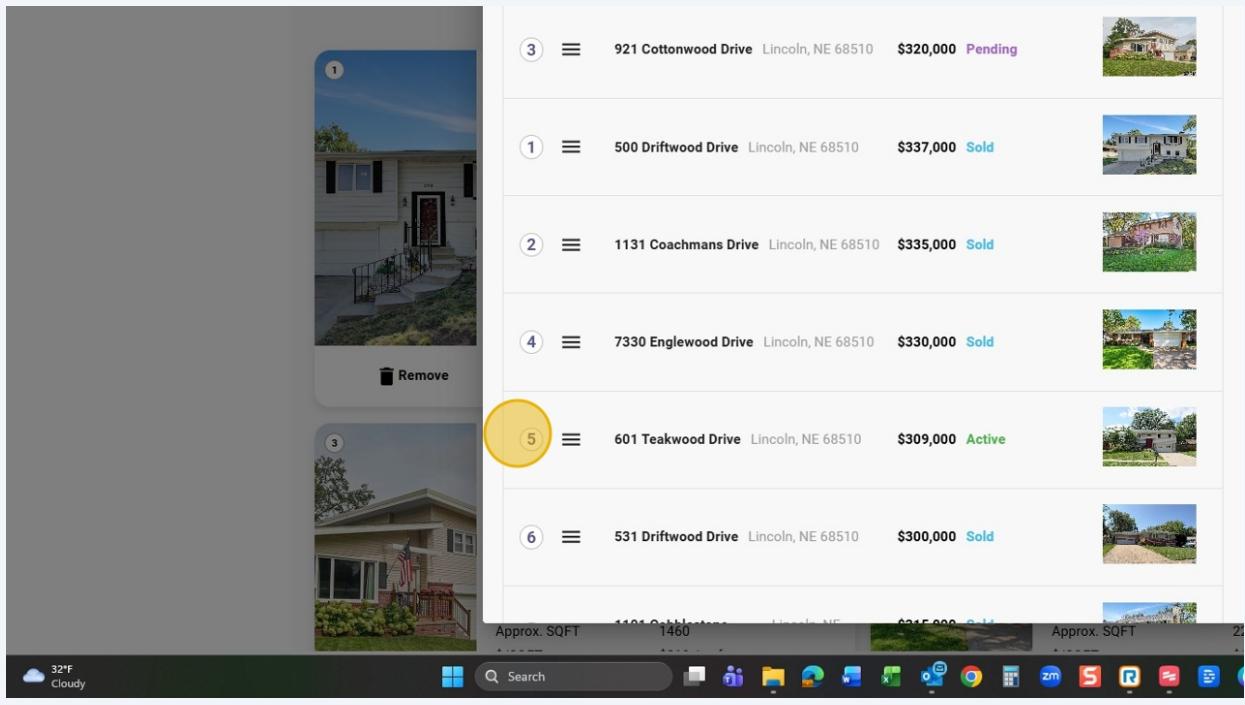
The screenshot shows the 'Drag and Drop Comps to Edit' interface. The title 'Drag and Drop Comps to Edit' is at the top. Below it is a list of six properties:

Order	Address	City, Zip	Close Date	Sold Price	Status
1	500 Driftwood Drive	Lincoln, NE 68510	2025-04-15	\$337,000	Sold
2	1131 Coachmans Drive	Lincoln, NE 68510	2025-04-15	\$335,000	Sold
3	921 Cottonwood Drive	Lincoln, NE 68510	2025-04-15	\$320,000	Pending
4	7330 Englewood Drive	Lincoln, NE 68510	2025-04-15	\$330,000	Sold
5	601 Teakwood Drive	Lincoln, NE 68510	2025-04-15	\$309,000	Active
6	531 Driftwood Drive	Lincoln, NE 68510	2025-04-15	\$300,000	Sold

The third listing, '921 Cottonwood Drive', is highlighted with a yellow circle. To its left is a small thumbnail image of the house, and below it are 'Remove' and 'Adjustments & Notes' buttons.

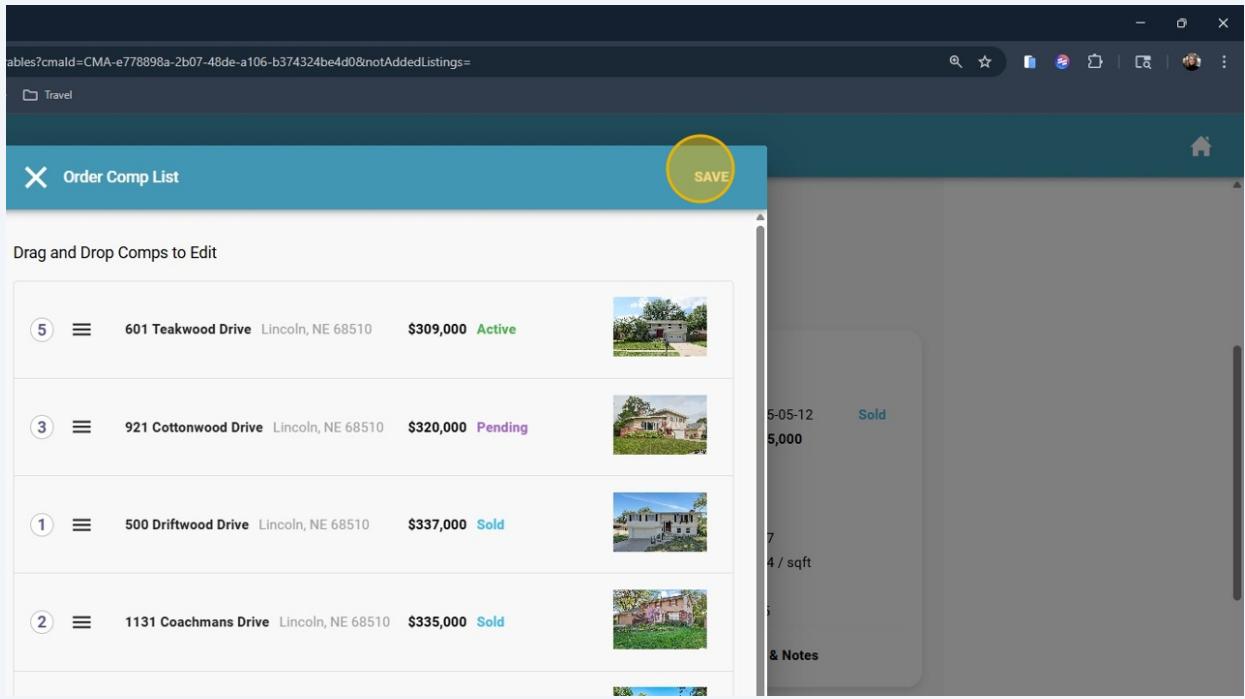
20

You can do this for as many properties as you want



21

Click "SAVE" when you are finished



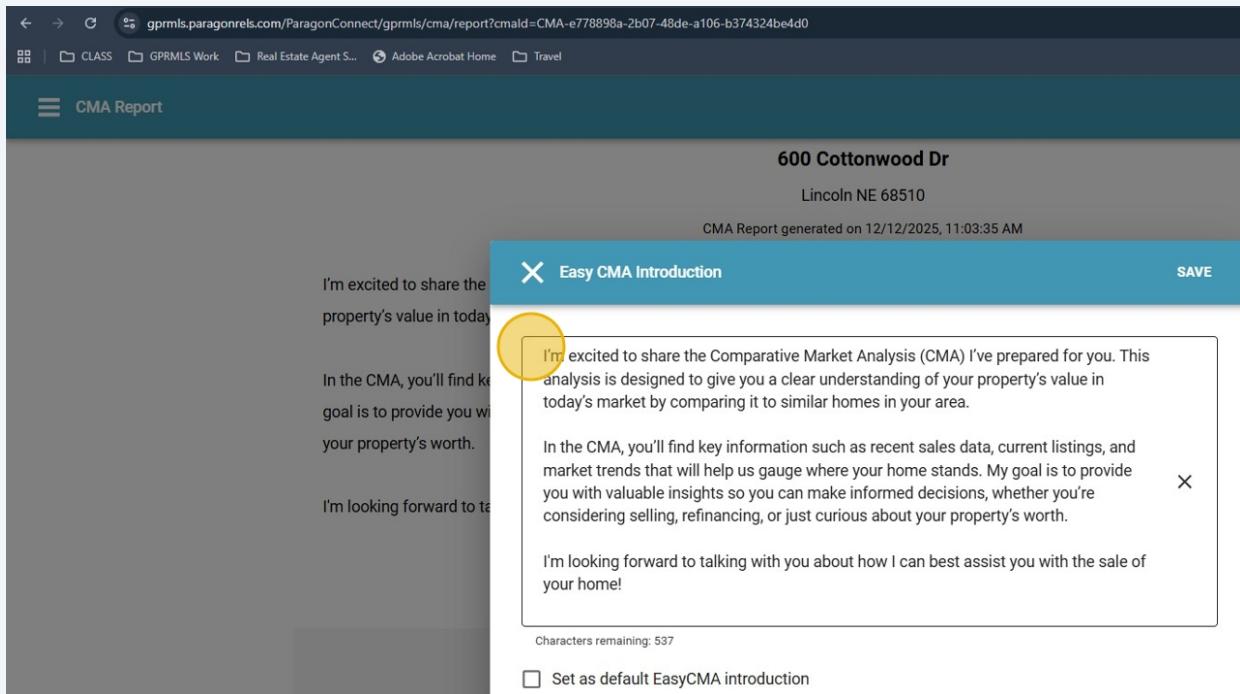
22 Click "GENERATE CMA"

The screenshot shows a software interface for generating a Comparative Market Analysis (CMA). At the top, there are two property cards. The left card is for a home with 4 beds, 2 full baths, 0 partial baths, 2,299 sqft, \$143/sqft, 2 garages, and a 0.16-acre lot. The right card is for a home with 3 beds, 3 full baths, 0 partial baths, 2,044 sqft, \$146/sqft, 2 garages, and a 0.19-acre lot. Below these cards are buttons for 'Adjustments & Notes' and 'Remove'. In the center, a larger card displays a photo of a house at 1101 Cobblestone Drive, Lincoln, NE 68510, which was sold on 2025-11-14 for \$315,000. The card lists the following details: 3 beds, 2 full baths, 1 partial bath, 1,600 sqft, \$196/sqft, 2 garages, and a 0.21-acre lot. Below this card are 'Remove' and 'Adjustments & Notes' buttons. To the right, a teal button labeled 'GENERATE CMA' is highlighted with a yellow circle. At the bottom, a dark bar shows the system tray with icons for search, file, and various applications, along with the date and time (11:03 AM, 12/12/2025).

23 Click "EDIT INTRODUCTION" to edit

The screenshot shows a CMA report. At the top, a message states: "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." Below this, another message says: "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." At the bottom of this section is a teal button labeled "EDIT INTRODUCTION", which is highlighted with a yellow circle. Below this section is a "Suggested Price" section with the heading "Suggested Price" and the amount "\$320,857". It also includes the text "\$305K - \$337K Price Range" and a teal "EDIT PRICE" button.

24 type in your introduction



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.

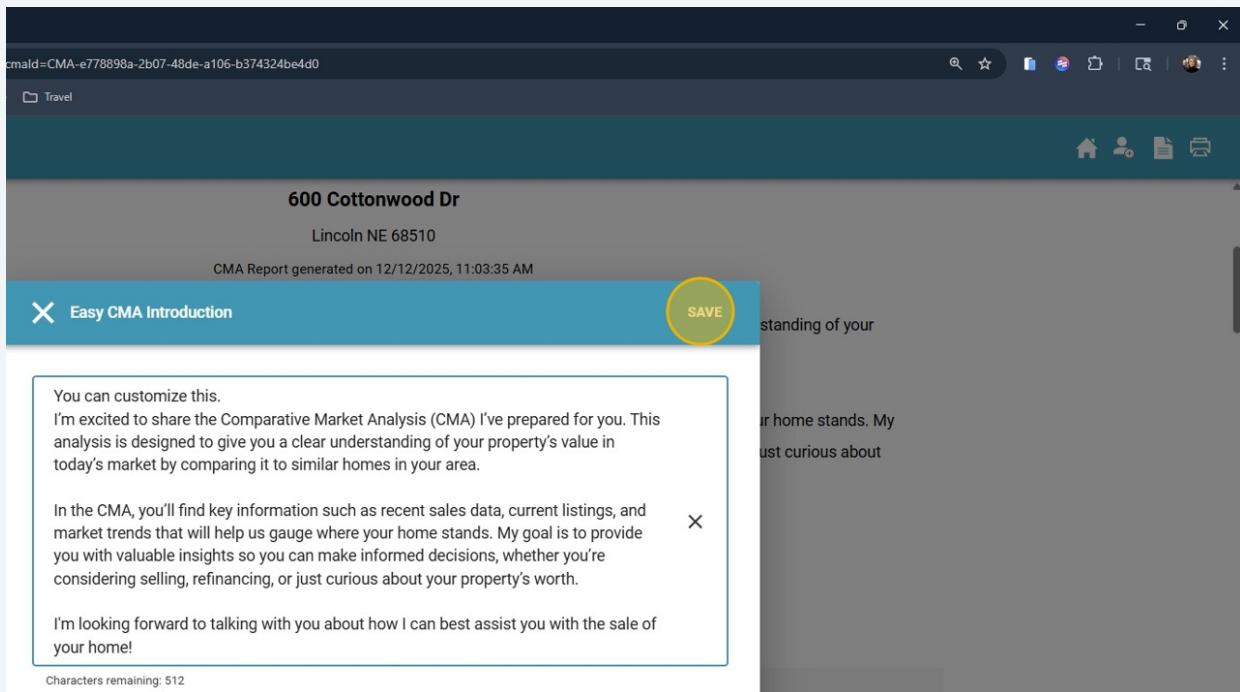
In the CMA, you'll find key information such as recent sales data, current listings, and market trends that will help us gauge where your home stands. My goal is to provide you with valuable insights so you can make informed decisions, whether you're considering selling, refinancing, or just curious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



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

26 Click "EDIT PRICE" to edit the price

I'm looking 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

Property Details	
Update any detail not properly updated	
Property Sub Type	Bedrooms Total
Single Family Residence	3
Bathrooms Full	Bathrooms Partial
0	0
Range Capacity	Approx. Living SQFT
	1,405

Search

27 Click into the fields you want to edit and type in what you want

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 property's worth.

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

X Edit Price

SAVE

Suggested Price

Price *
\$320,857

Range

Min Price *

\$304,814

Max Price *

\$336,900

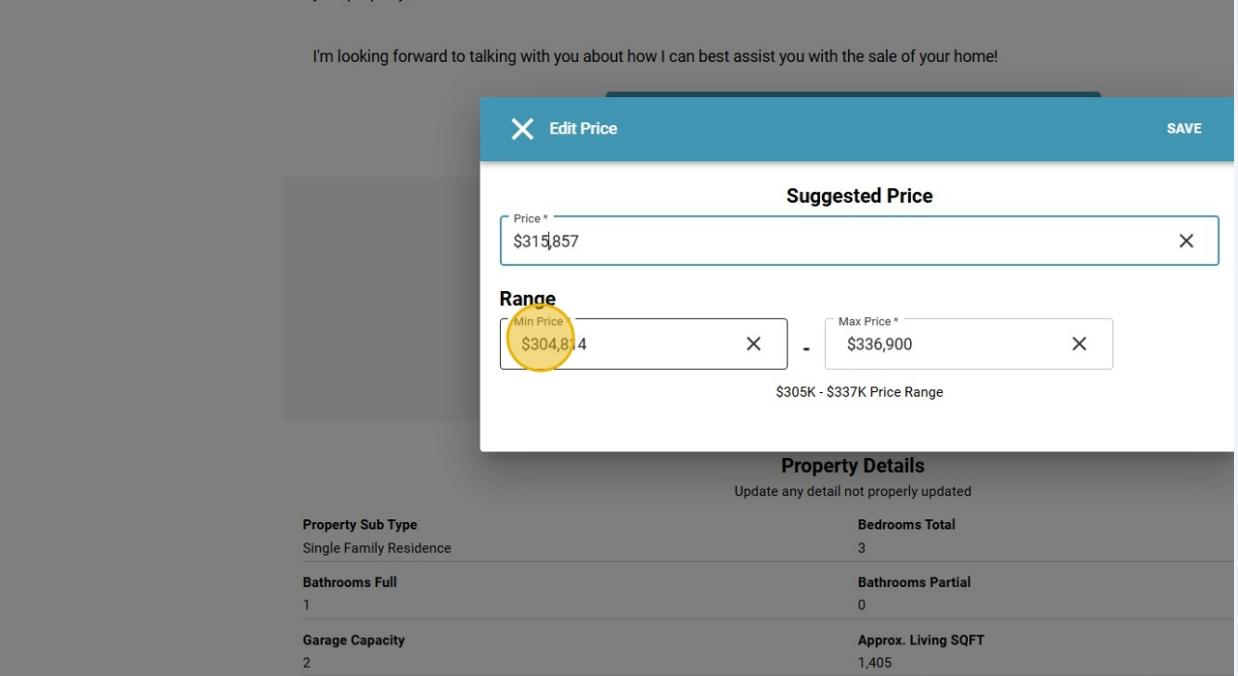
\$305K - \$337K Price Range

Property Details

Update any detail not properly updated

Property Sub Type	Bedrooms Total
Single Family Residence	3
Bathrooms Full	Bathrooms Partial

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

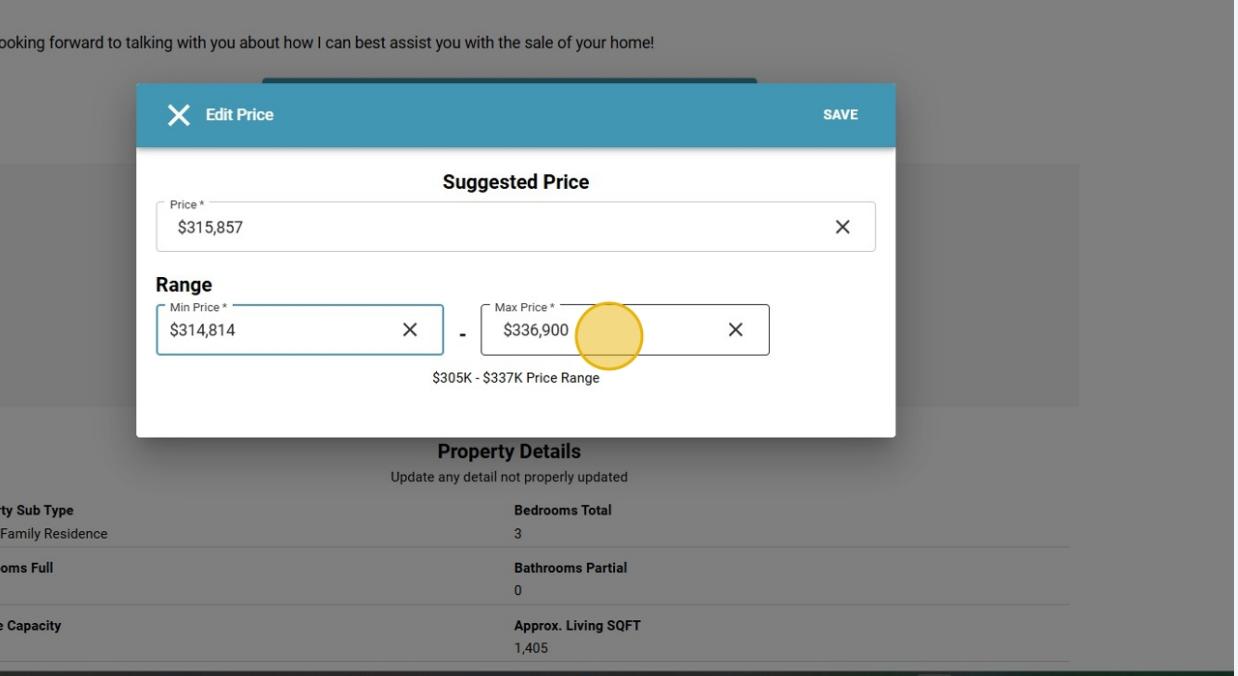
Min Price \$304,814 - Max Price * \$336,900

\$305K - \$337K Price Range

Property Details
Update any detail not properly updated

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

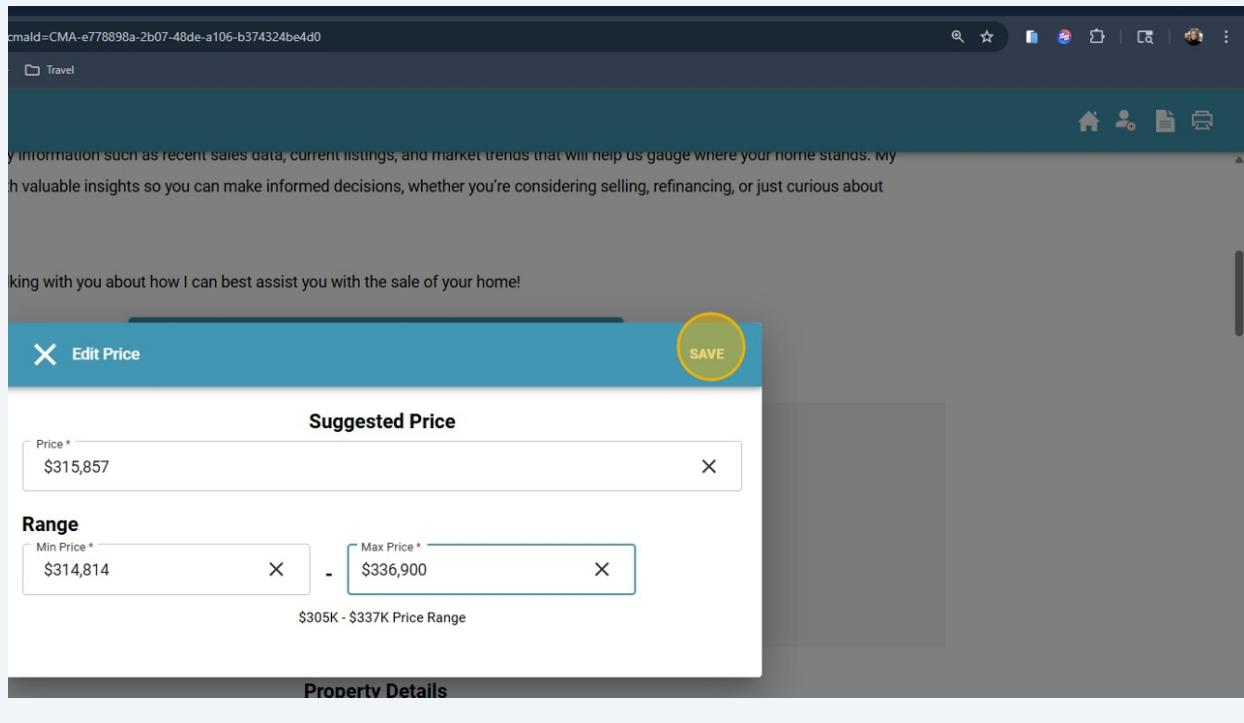
Min Price * \$314,814 - Max Price * \$336,900

\$305K - \$337K Price Range

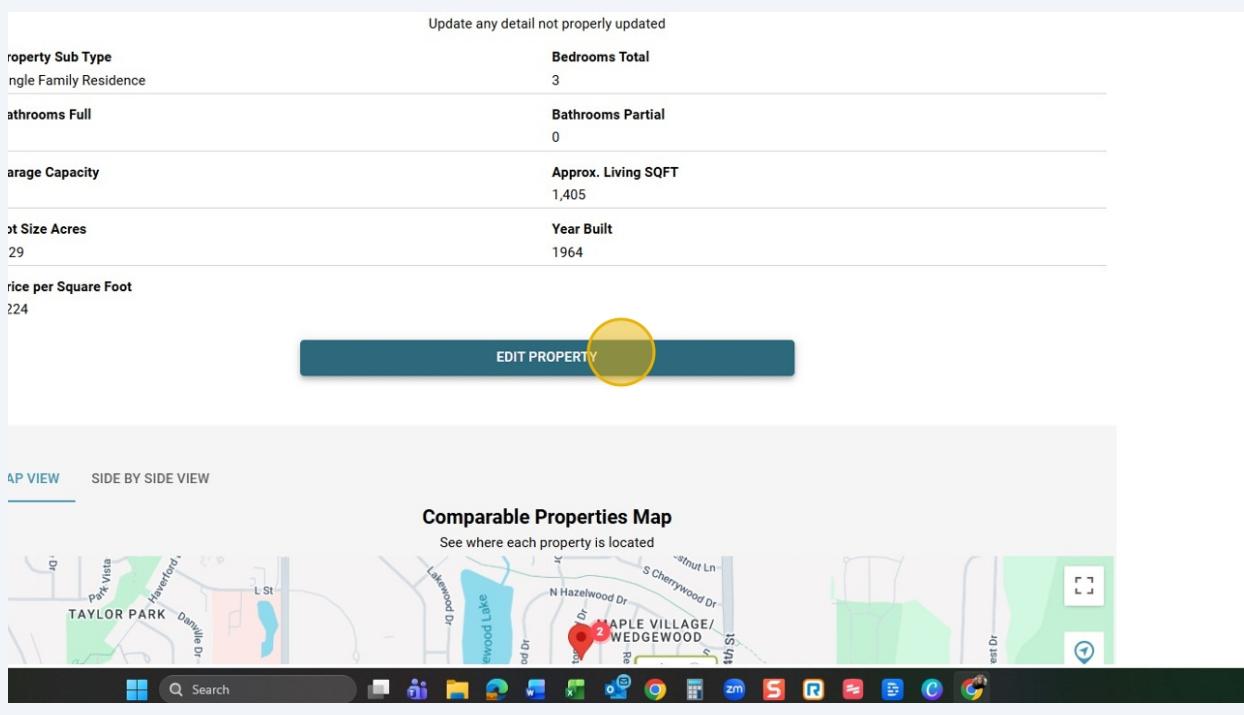
Property Details
Update any detail not properly updated

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

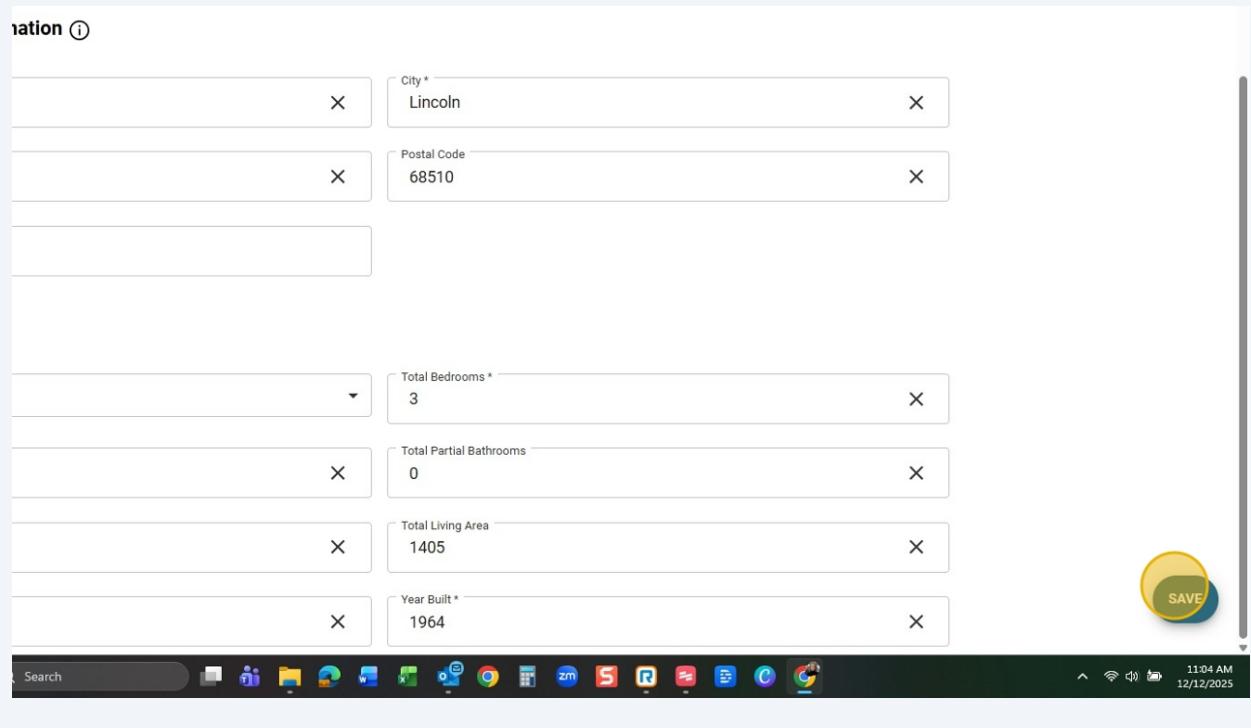
30 Click "SAVE"



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



32 Click "SAVE" once you have made your changes



Address

City * Lincoln

Postal Code 68510

Total Bedrooms * 3

Total Partial Bathrooms 0

Total Living Area 1405

Year Built * 1964

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

The screenshot shows a map of a residential area with several streets labeled. Two specific properties are highlighted with blue boxes and labeled '\$31517' and '\$33514'. Below the map, a section titled 'Comparable Properties' shows 7 results. The first property, '601 Teakwood Drive', is highlighted with a yellow circle around the 'MANUALLY ENTER COMP' button. The second property, '921 Cottonwood Drive', is also shown with its details. The interface includes buttons for 'EDIT COMP ORDER', 'MANUALLY ENTER COMP' (which is circled in yellow), and 'GENERATE NEW COMPS'.

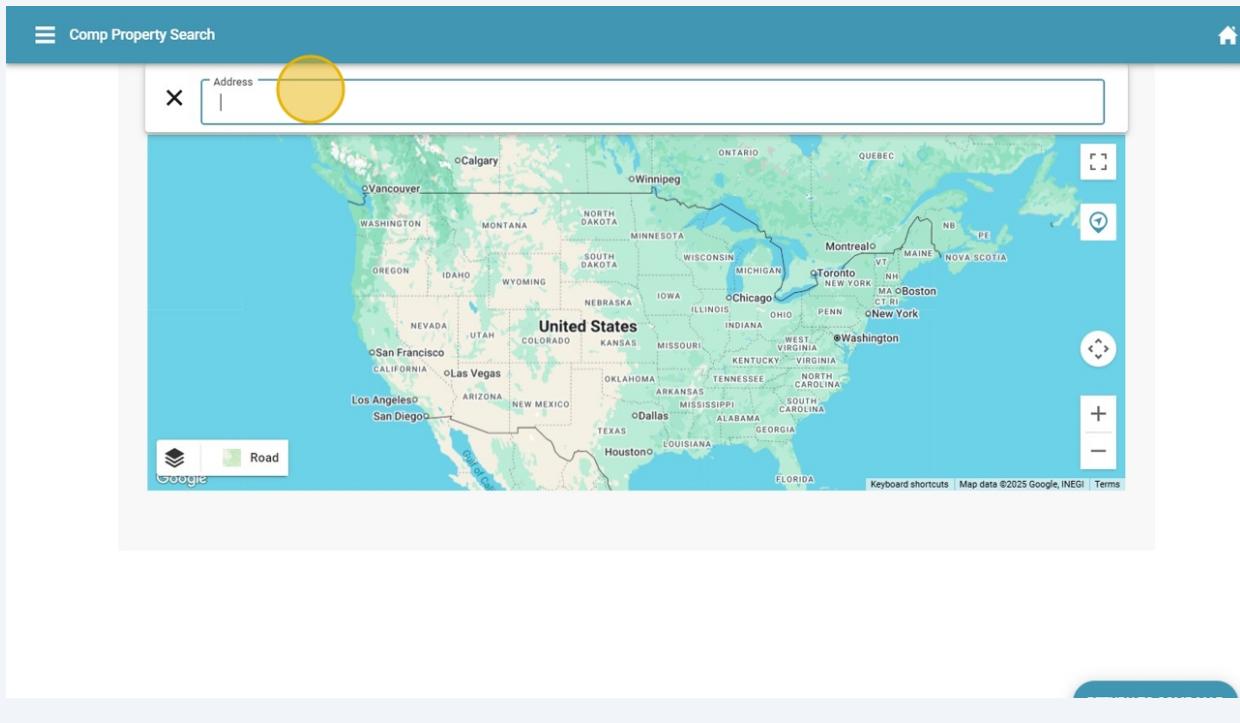
Address	City, Zip	List Date	Status
601 Teakwood Drive	Lincoln, NE 68510	2025-09-19	Active
921 Cottonwood Drive	Lincoln, NE 68510	2025-07-25	Pending

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

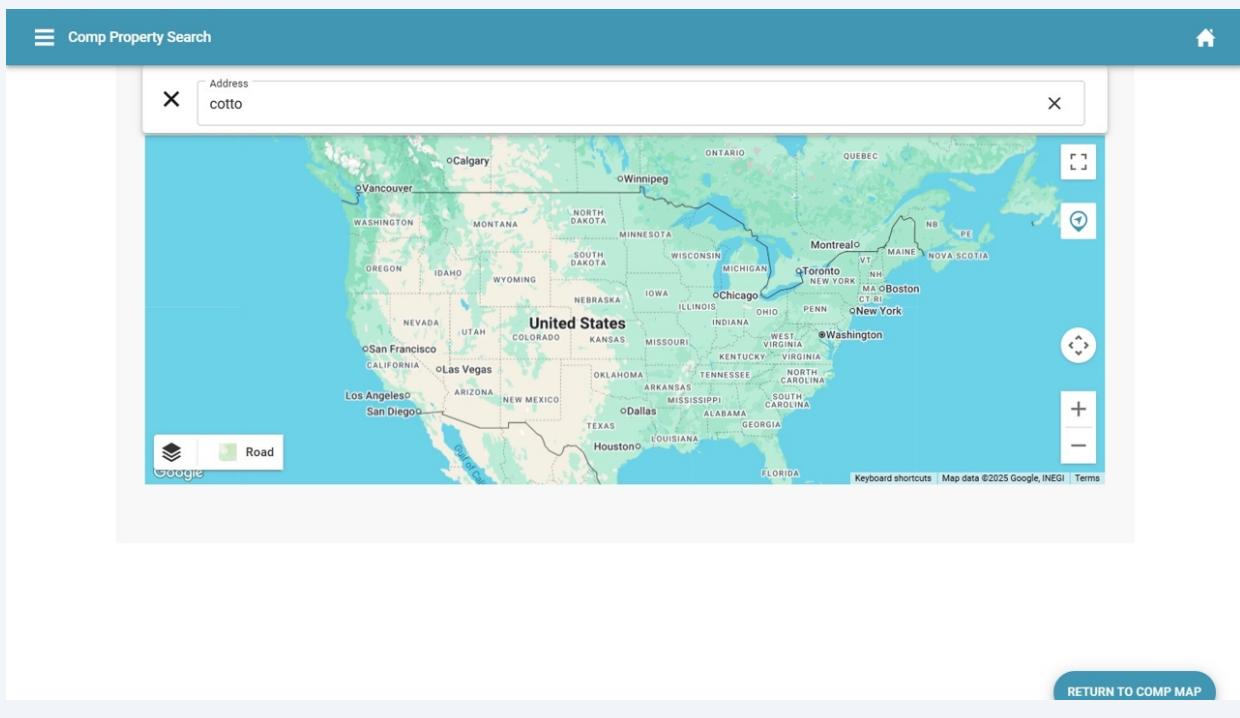
The screenshot shows a search dialog box titled 'Add Comparables' with two options: 'Address Search' (selected) and 'Listing ID'. Below the dialog, a list of comparable properties is shown. The first property, '601 Teakwood Drive', is highlighted with a yellow circle around the 'OK' button in the dialog. The second property, '921 Cottonwood Drive', is also shown with its details. The interface includes buttons for 'EDIT COMP ORDER', 'MANUALLY ENTER COMP', 'GENERATE NEW COMPS', and 'GENERATE CMA'.

Address	City, Zip	List Date	Status
601 Teakwood Drive	Lincoln, NE 68510	2025-09-19	Active
921 Cottonwood Drive	Lincoln, NE 68510	2025-07-25	Pending

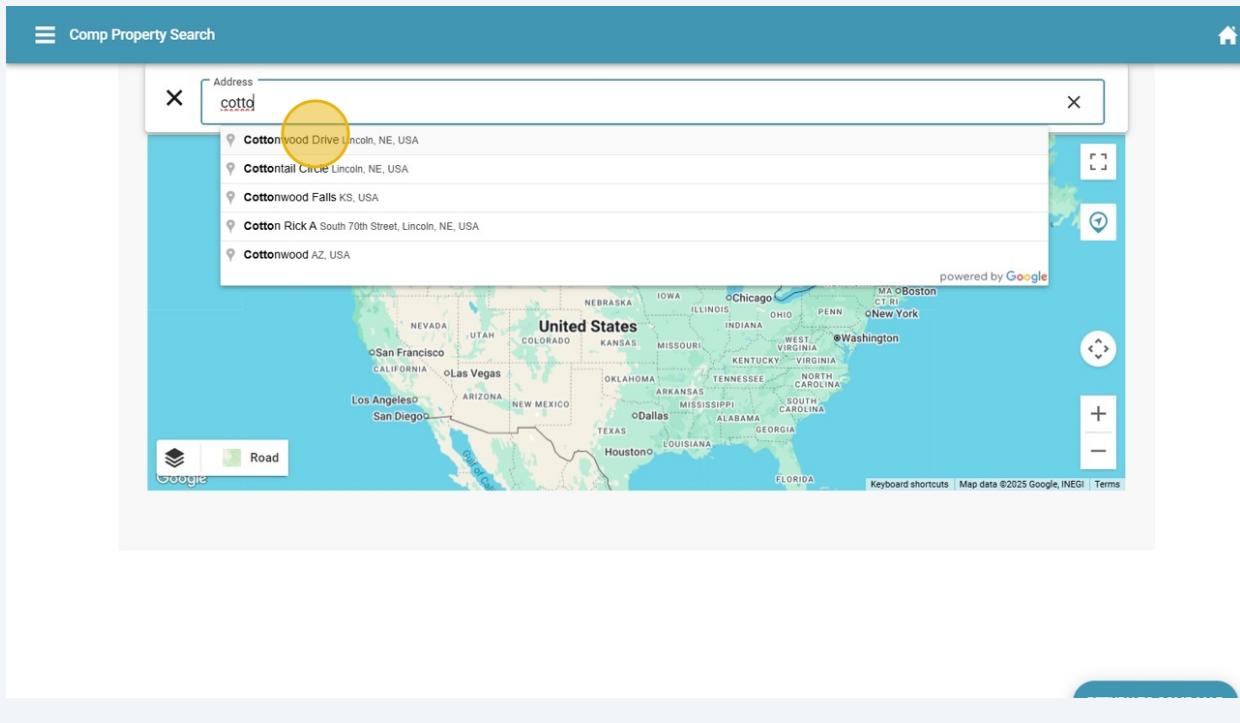
36 Click the "Address" field.



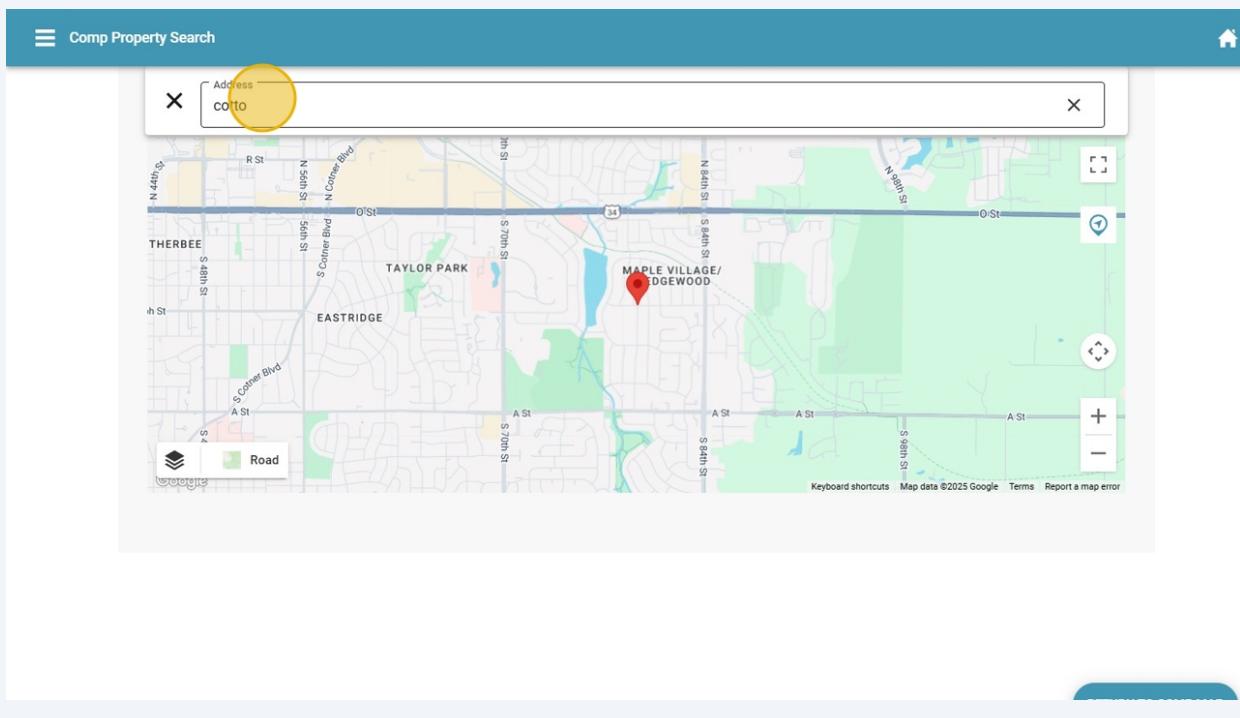
37 Type "cotto"



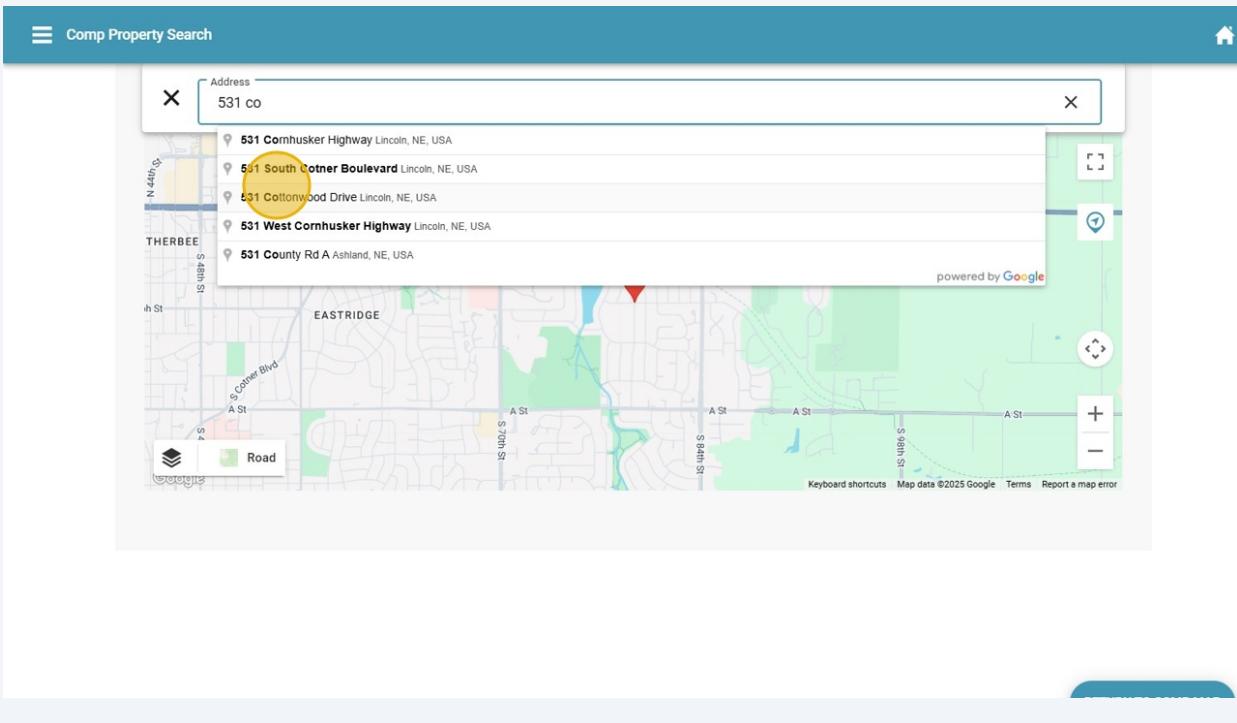
38 Click "Cottonwood Drive"



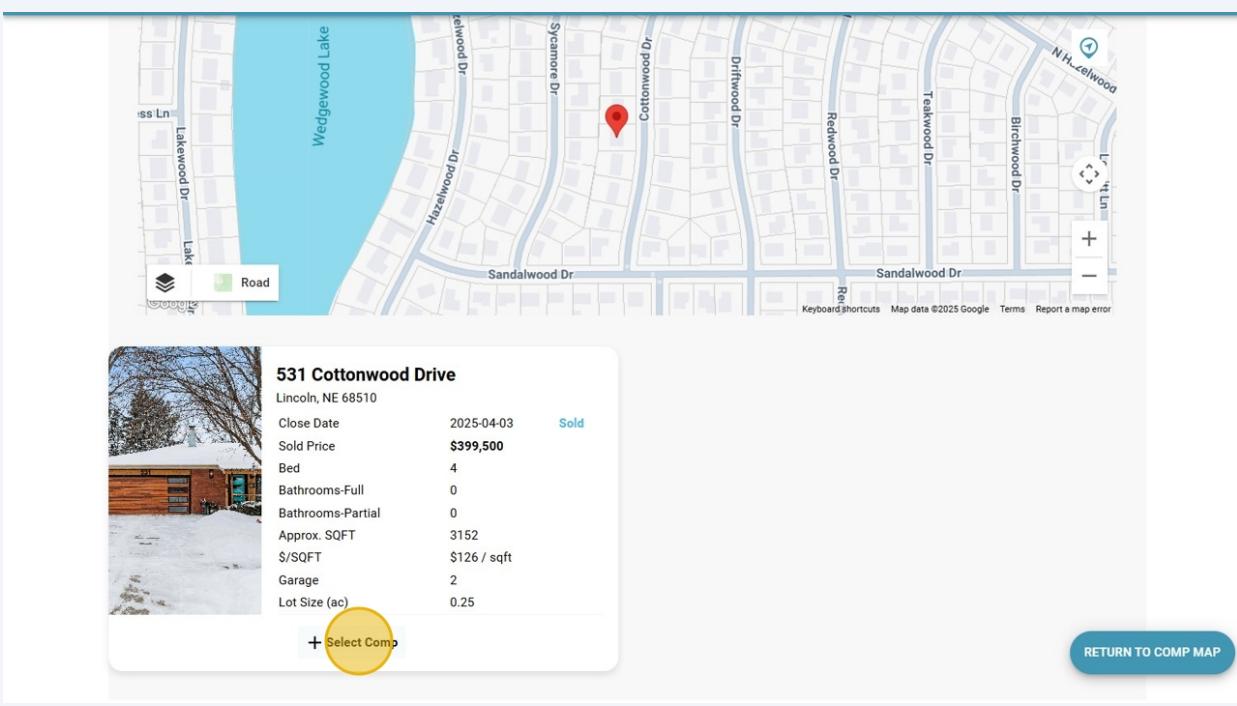
39 Click the "Address" field and type in the address you want to add



40 Select the address you are looking for



41 Click "Select Comp"



42 Click "GENERATE CMA"

The screenshot shows a software interface for generating Comparative Market Analysis (CMA). At the top, there are three property cards with details and 'Adjustments & Notes' and 'Remove' buttons. Below them is a larger card for a sold property at 1101 Cobblestone Drive, Lincoln, NE 68510, with a photo, address, and sold price of \$315,000. At the bottom right is a large blue button with the text 'GENERATE CMA' in white, which is highlighted with a yellow circle. The taskbar at the bottom shows various application icons and the date/time (11:04 AM, 12/12/2025).

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

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

1101 Cobblestone Drive
Lincoln, NE 68510

Close Date	2025-11-14
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

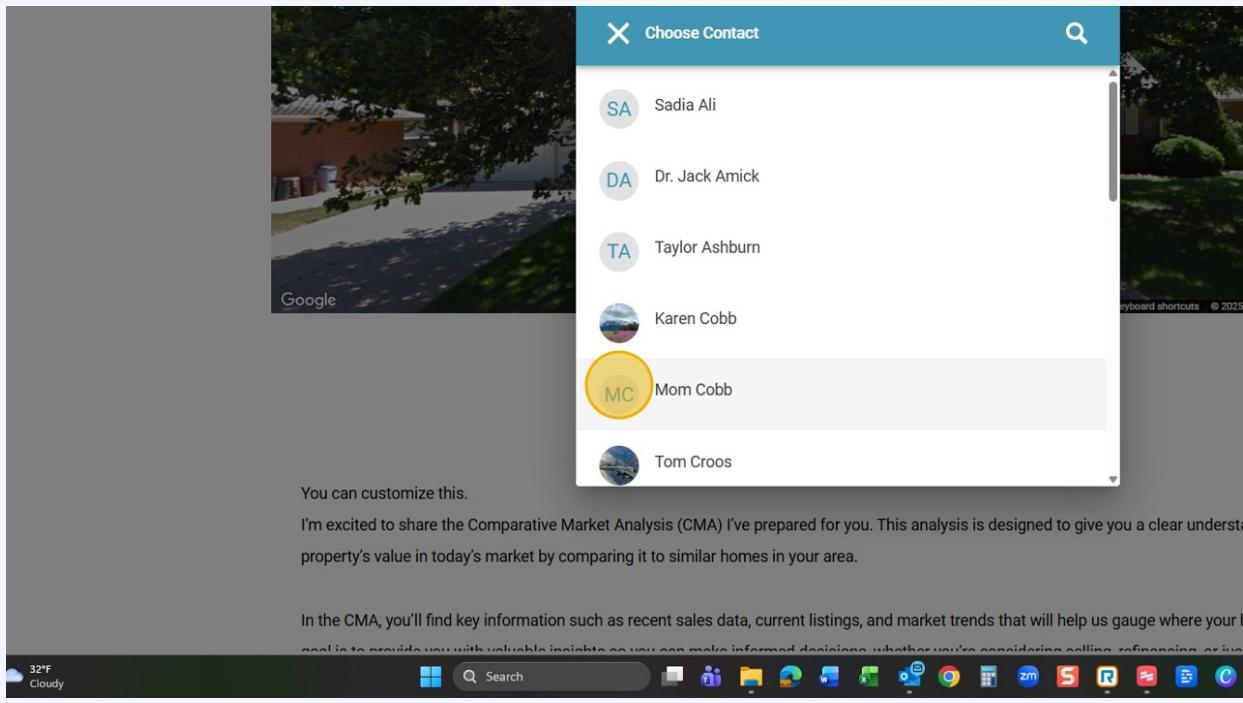
GENERATE CMA

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

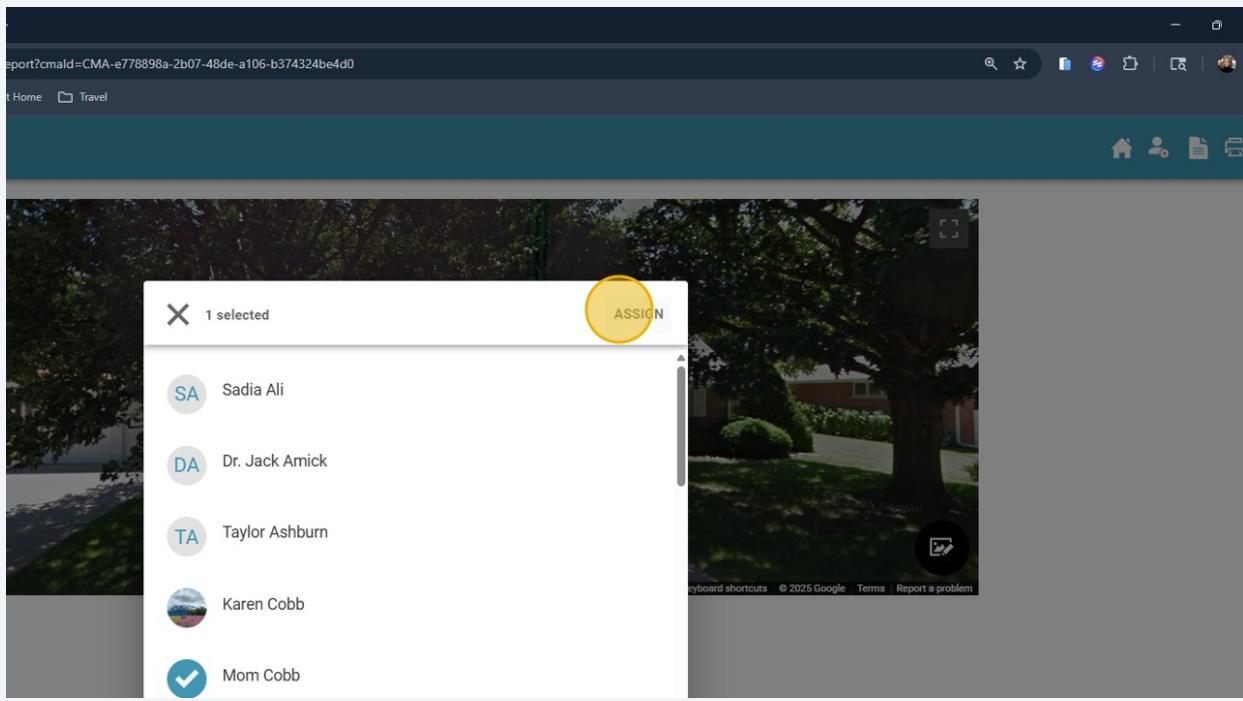
The screenshot shows a Google Maps interface with a property listing for 600 Cottonwood Dr, Lincoln NE 68510. The listing includes a photo of a house with a large tree in the foreground, a left arrow, a right arrow, and a magnifying glass icon. At the top right of the map, there is a blue bar with icons for home, person, file, and print, and a button labeled 'Assign Contact' with a yellow circle around it. The taskbar at the bottom shows various application icons and the date/time (11:04 AM, 12/12/2025).

600 Cottonwood Dr
Lincoln NE 68510

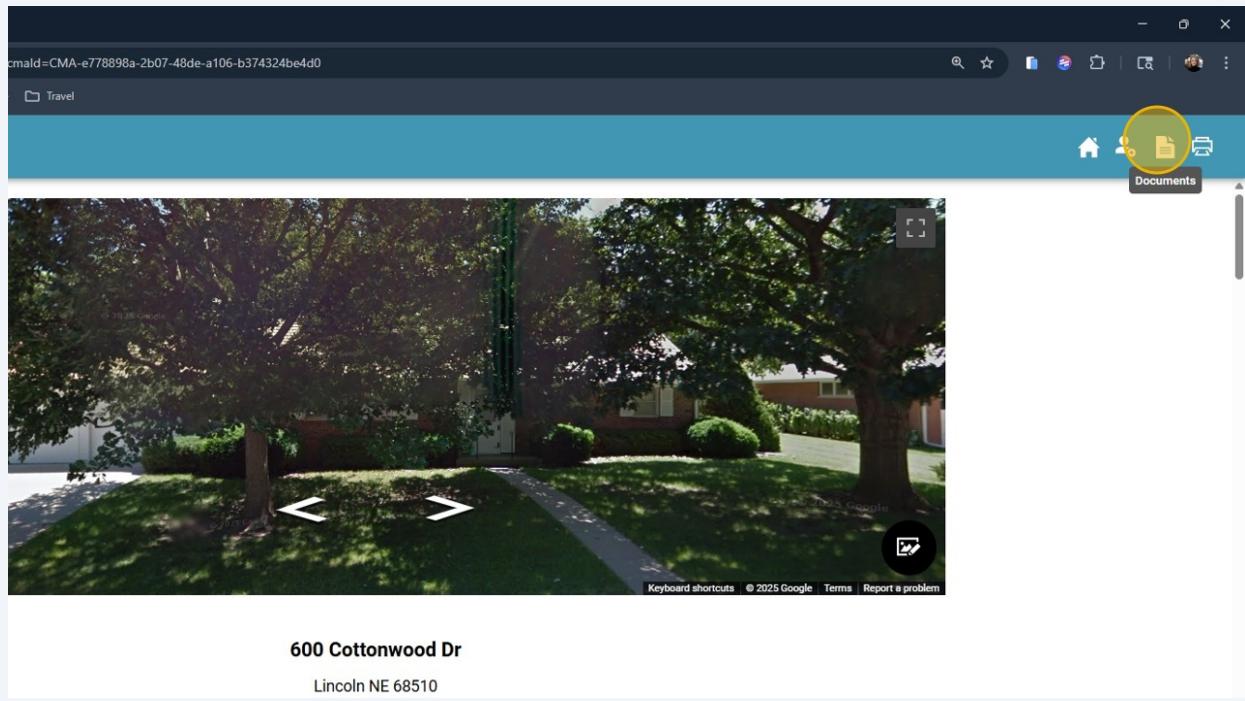
44 Scroll to the contact you want and click on it



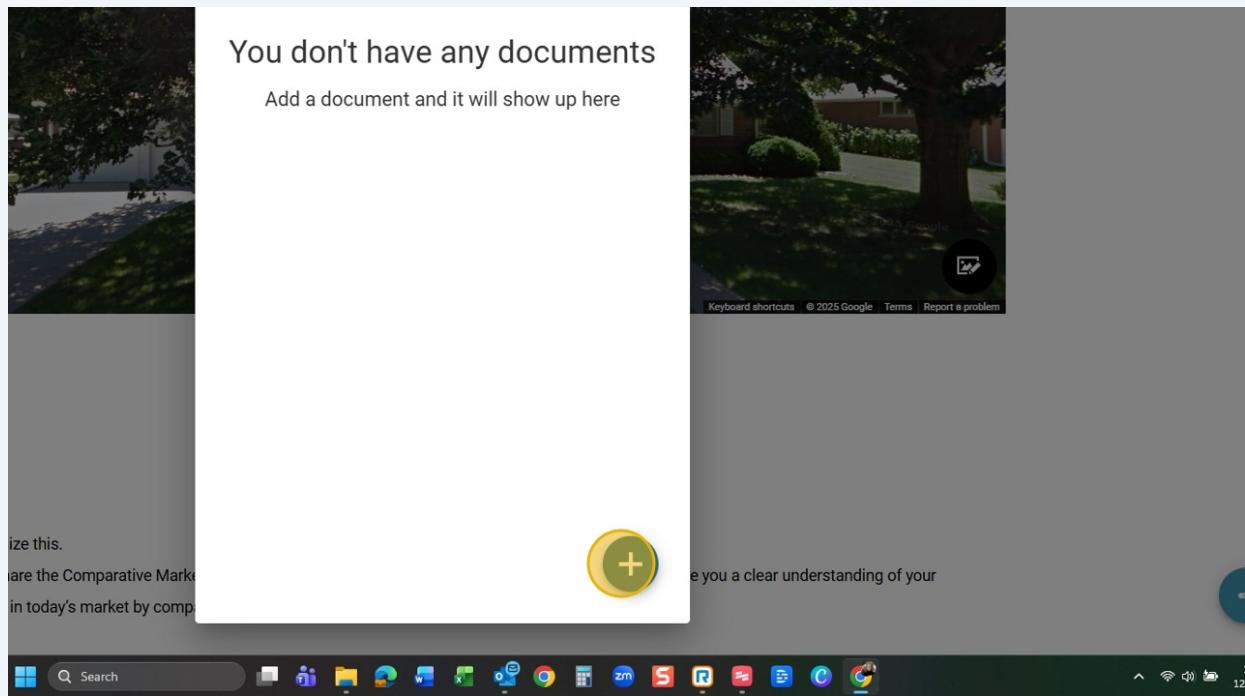
45 Click "ASSIGN"



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

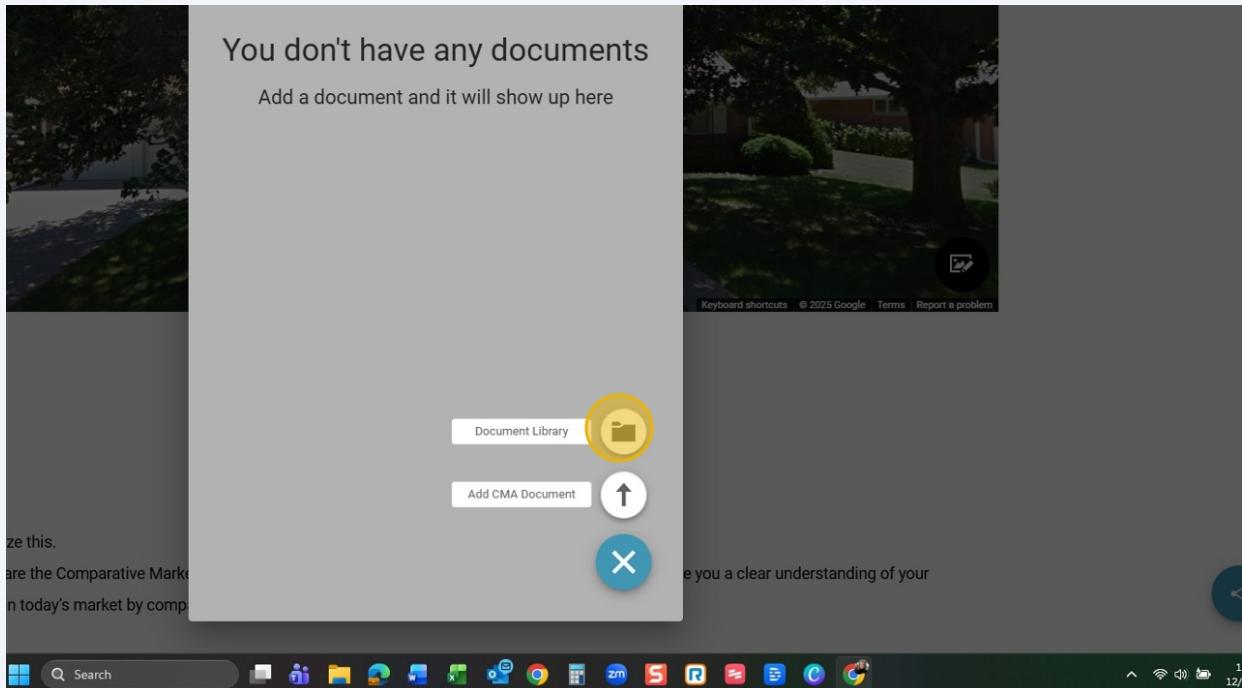


47 Click "Add"



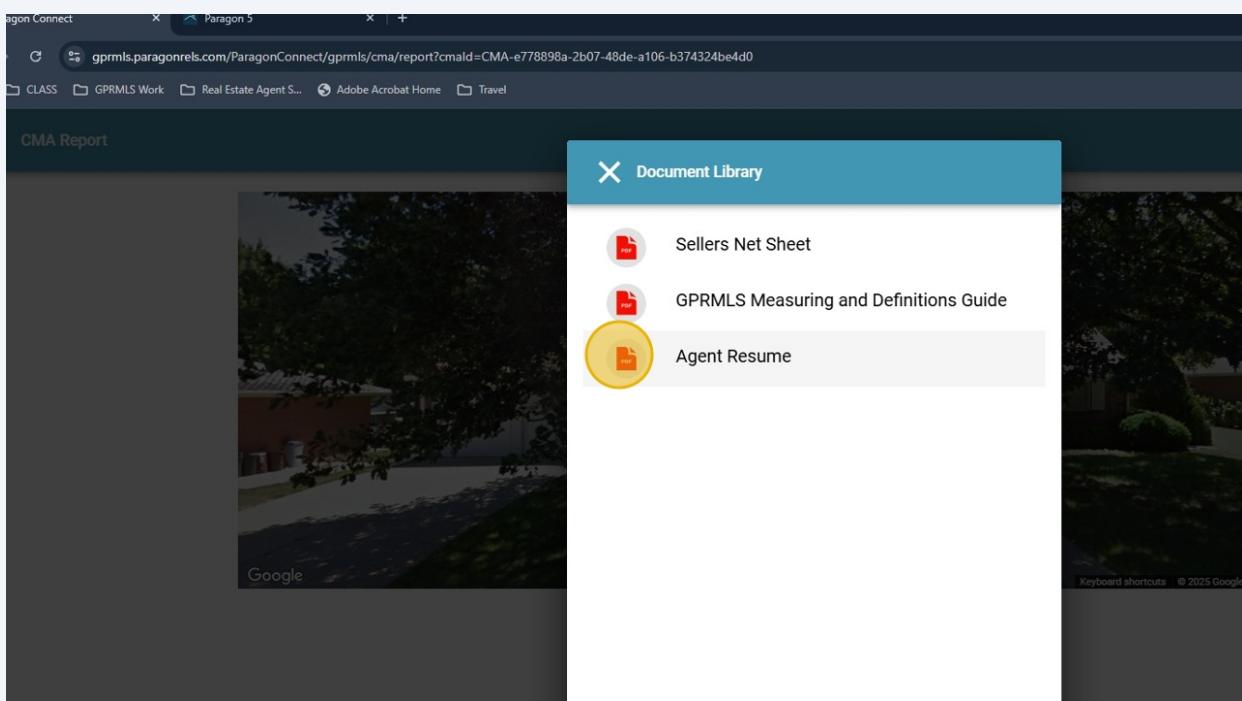
48

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

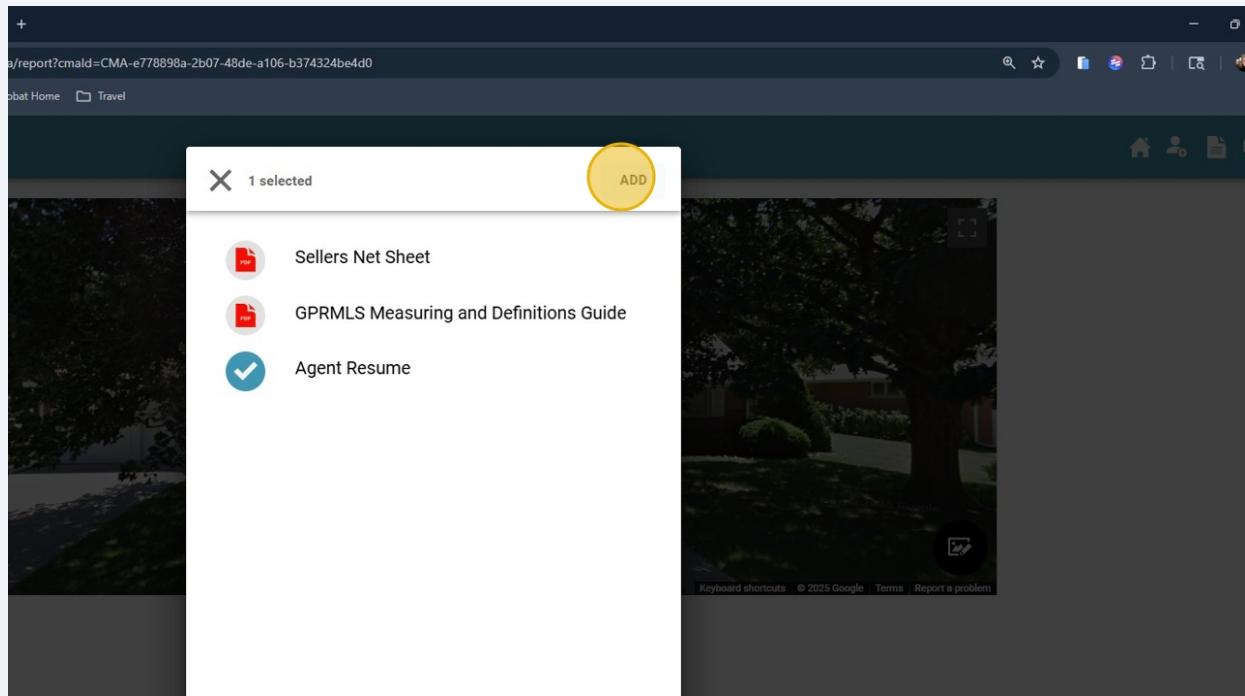


49

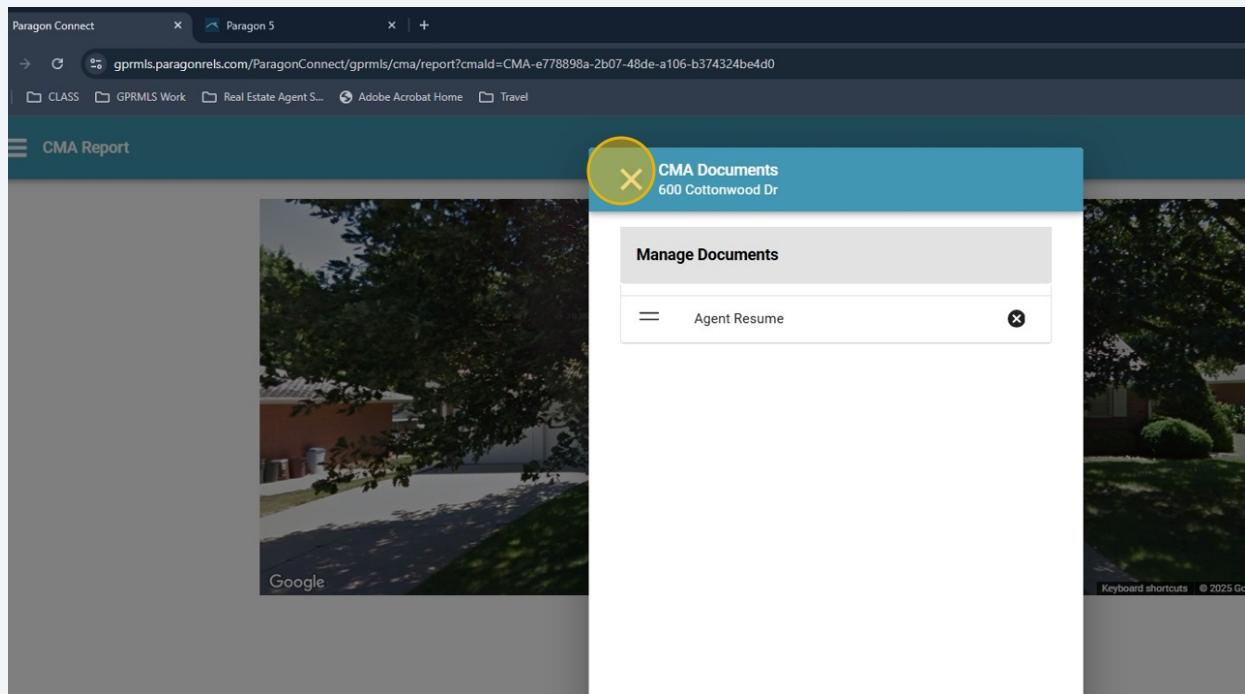
Choose the document you want- I added my "Agent Resume"



50 Click "ADD"



51 Click "close."



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



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 market by comparing it to similar homes in your area.



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



600 Cottonwood Dr

Lincoln NE 68510

CMA Report last updated on 12/12/2025, 11:05:03 AM

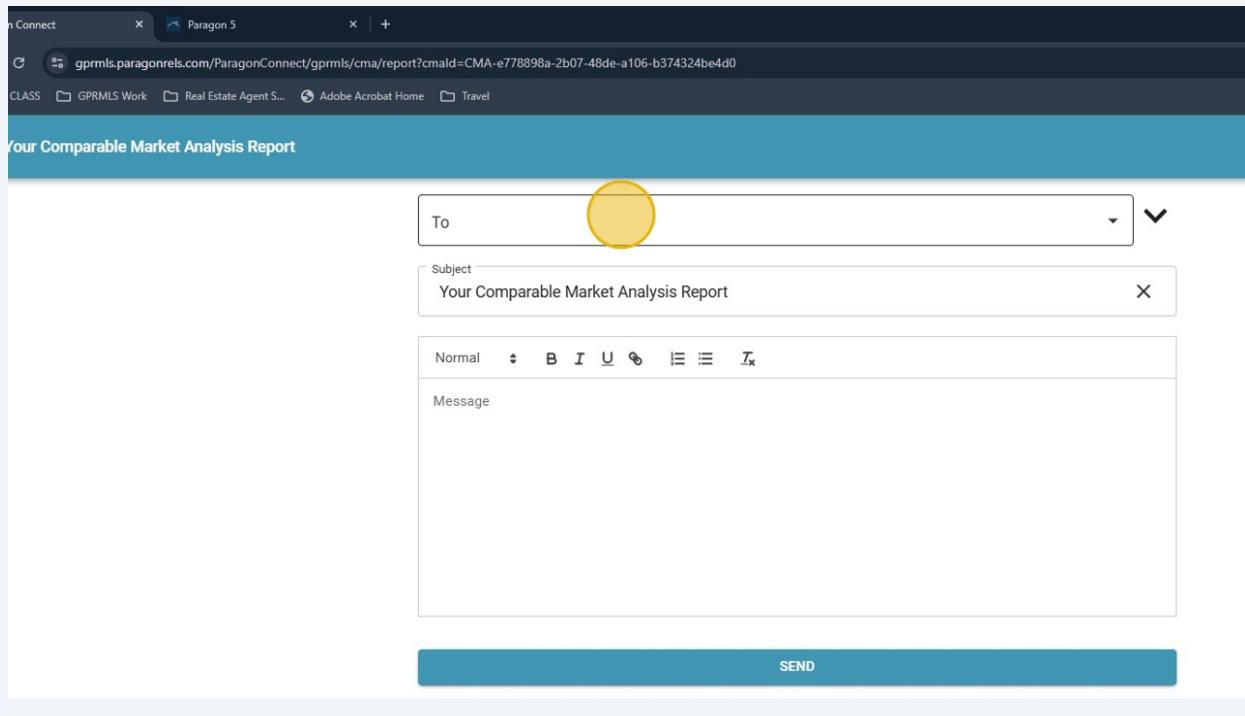
Created For: Mom Cobb

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



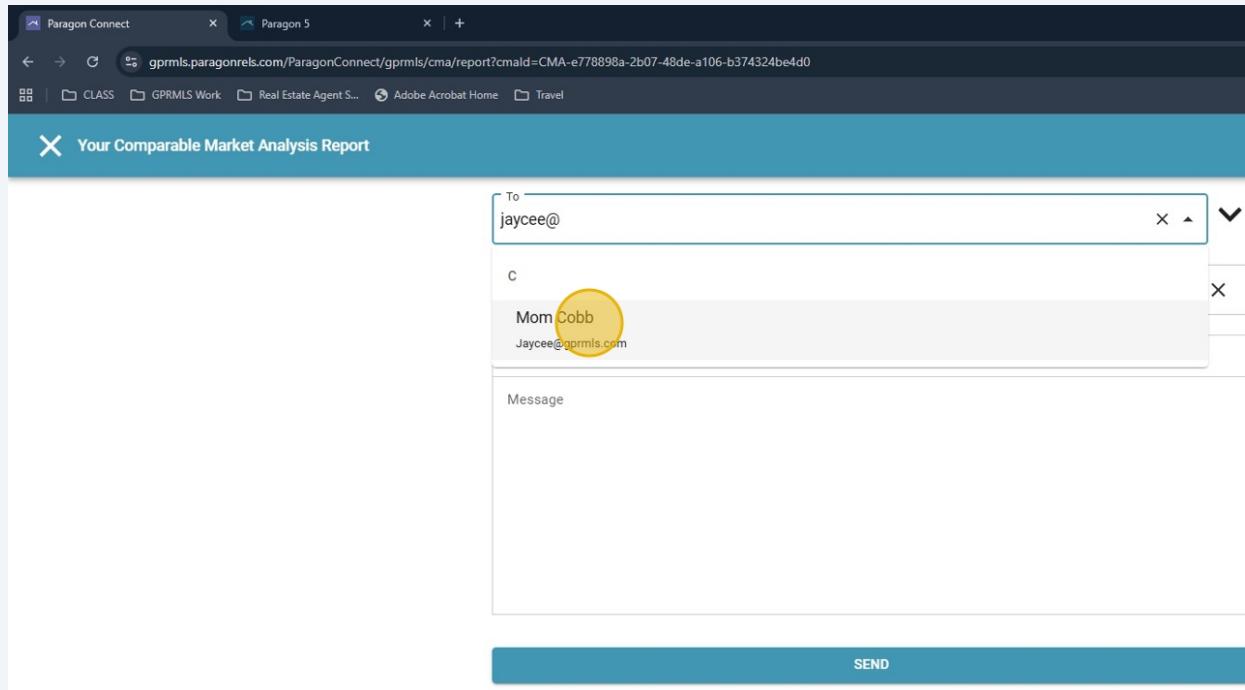
54

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

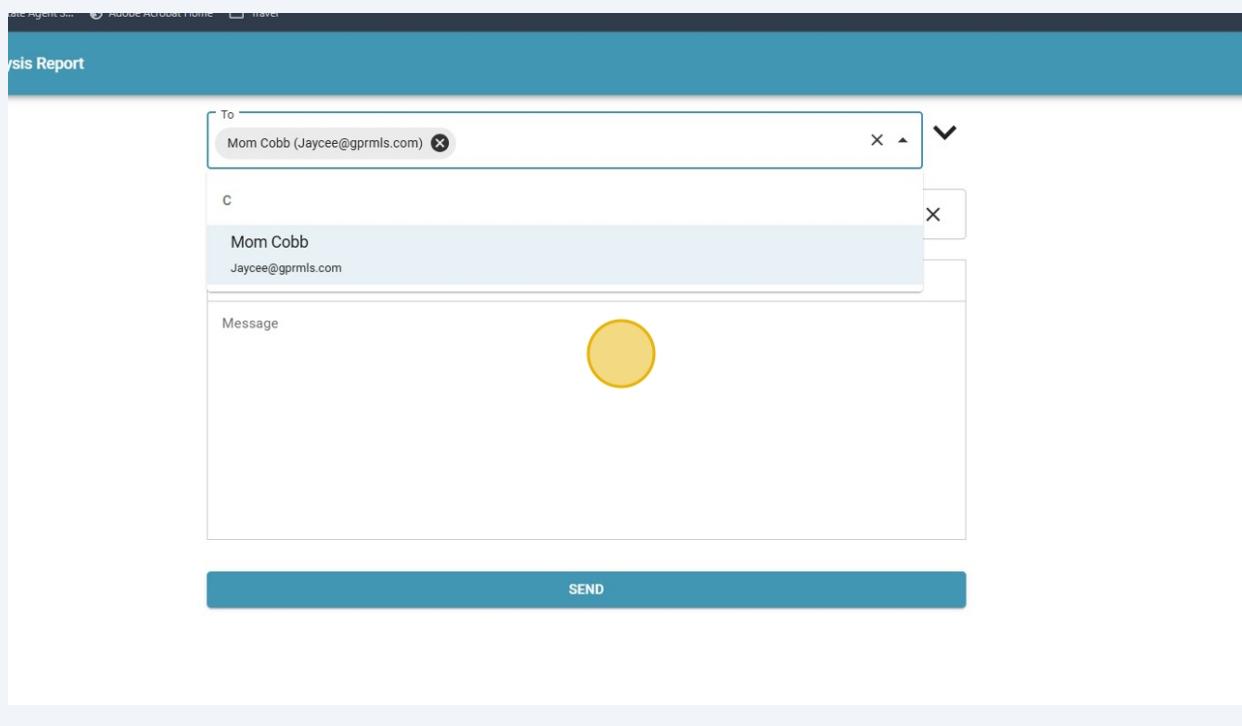


55

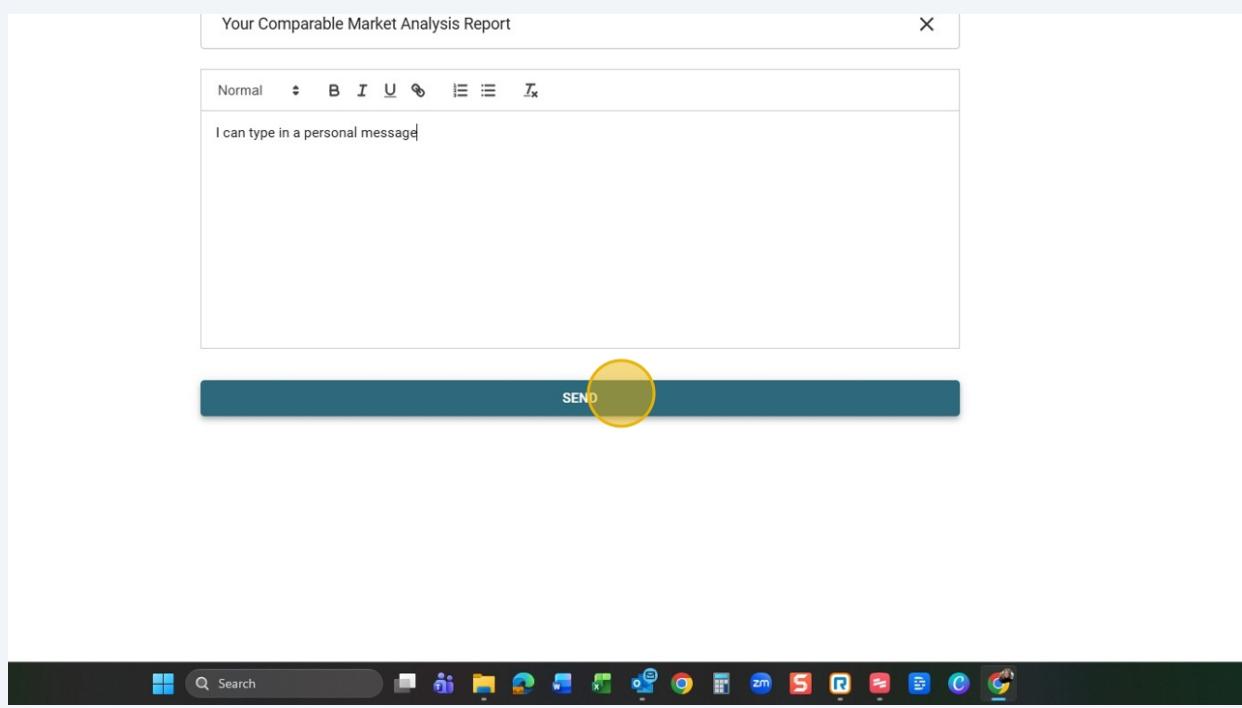
Click "Mom Cobb jaycee@gprmls.com"



56 Click "Message"



57 Click "SEND" when you are ready



58 Click here



600 Cottonwood Dr

Lincoln NE 68510

CMA Report last updated on 12/12/2025, 11:05:03 AM

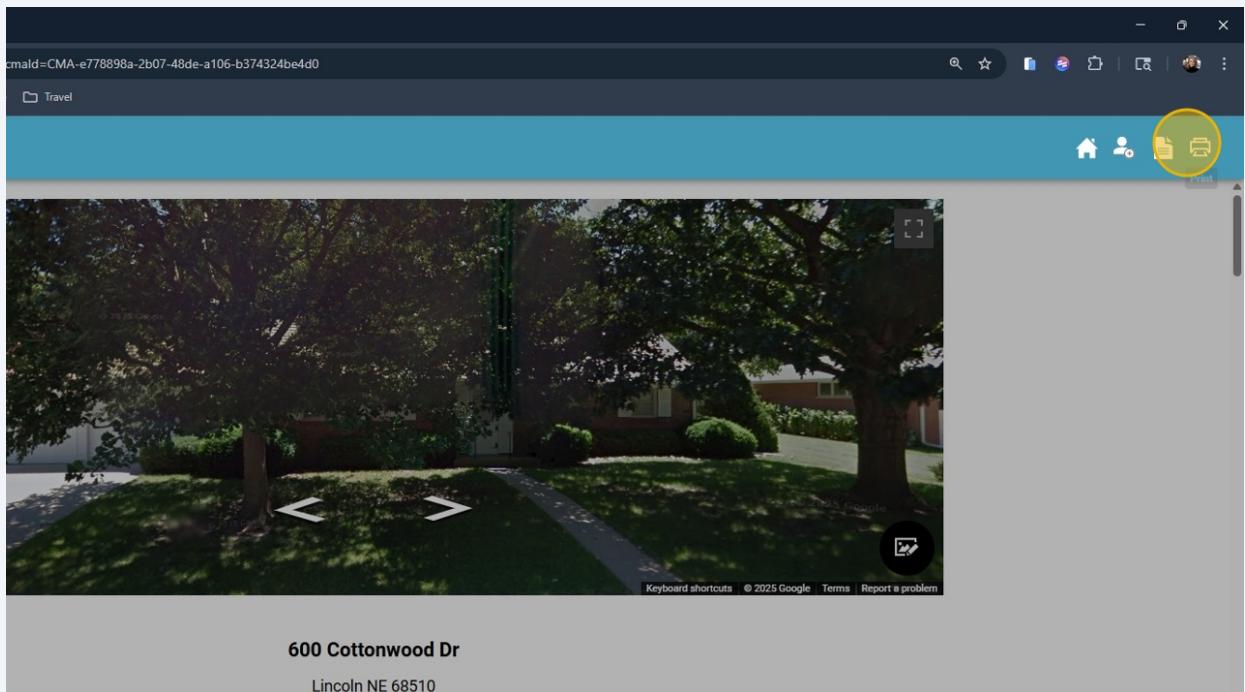
Created For: Mom Cobb

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

 Email Sent 

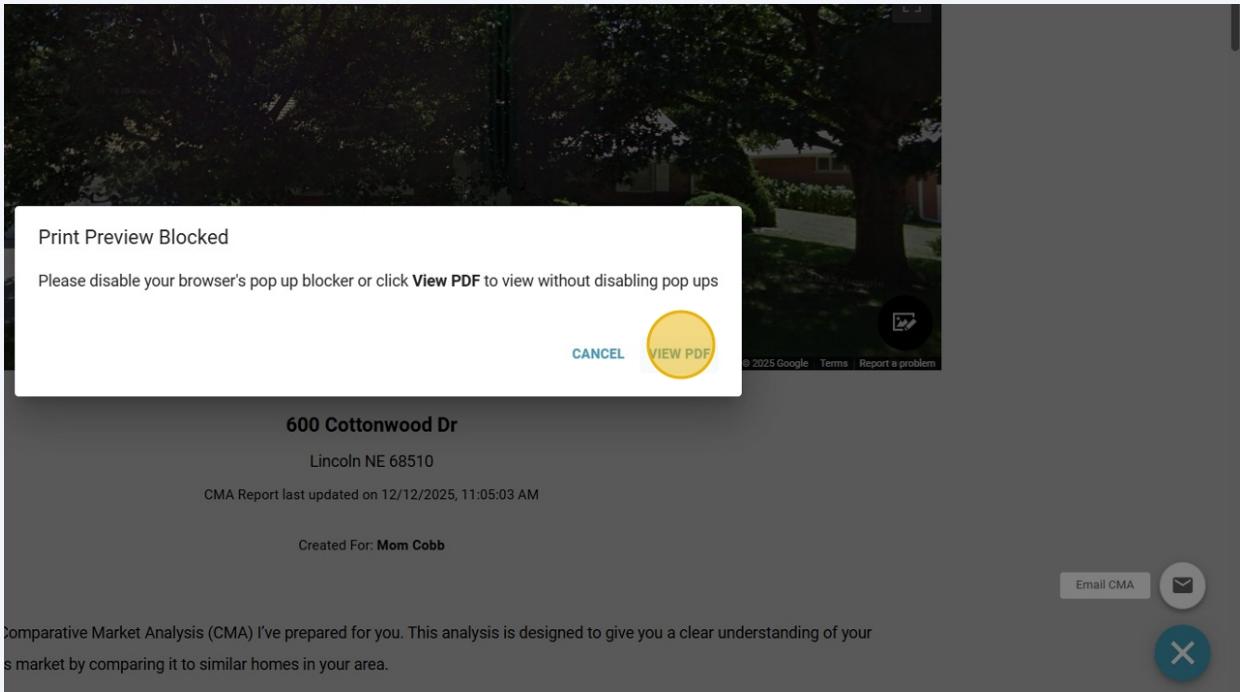


59 You can print your CMA also. Click "Print."



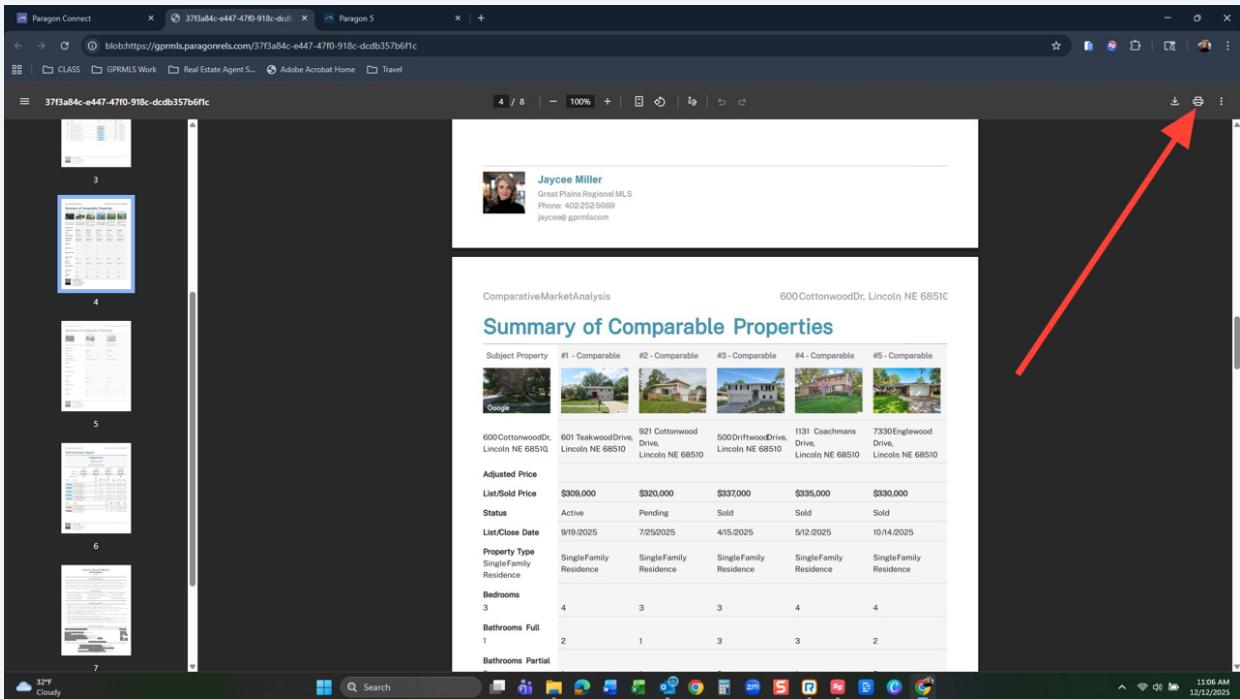
60

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

ComparativeMarketAnalysis 600 CottonwoodDr, Lincoln NE 68510

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	110 Cobblestone Drive, Lincoln NE 68510	0.21	1,600	6	\$319,900	\$199	\$315,000	\$196

Status	Address	Lot Size (ac)	Approx. SQFT	DOM	Listing Price	LP / SQFT
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