BUYER DUE-DILIGENCE REPORT · PREPARED NOVEMBER 3, 2026

BidWise Home

Example condo

Elk Grove, CA · Sample report with identifying details removed

3 bed / 2.5 bath · 1,746 sq ft, 2 stories · Built 2008 · End unit · 2-car attached garage · Inside City of Sacramento limits (Elk Grove mailing address)

BOTTOM LINE

$325,000 is well below this unit's recent same-plan sales ($425,000–$430,000) and far below the $418,000 price the listing moved to during its last short-sale pending. The prior listing was a **short sale**, so the seller's lender likely has the final say. The listing is also already pending with another buyer, so expect a rejection, a counter near list, or a backup-offer position.

$325,000	$399,900	$425,000	$395K–$425K
Your offer · $186/sq ft	List price (pending since Nov 2, 2026) · $229/sq ft	Same floor plan, Comparable A, sold Oct 15, 2026	Estimated fair-value range

Your offer is 18.7% under list, 21.4% under Redfin's $413,313 estimate, and 23.5% under the most relevant recent sale.

Key findings

CRITICAL **The last listing was a short sale.** The 2025–26 listing was marked "Special Listing Condition: Short Sale", meaning the lender had to approve a price below what the owner owed. The owner paid $462,500 in October 2022 and now asks $399,900, so lender approval is likely still needed. Confirm the current listing's sale type with the listing agent.

CRITICAL **The price was raised to $418,000 during the last pending sale.** After a cut to $370,000 (Nov 2025) and a pending sale in March 2026, the price was changed to $418,000 four days later and the sale never closed. A jump like that during a short sale usually reflects the lender's own valuation.

WATCH **The listing went pending again on Nov 2, 2026.** Unless that is your contract, another buyer's offer is already accepted at or near $399,900. Your offer would most likely be a backup.

WATCH **HOA dues are up about 53% since 2020.** Listings show $245 a month (2020), $278 (2022) and $375 today. Steady increases like this often mean rising insurance costs or catching up on underfunded reserves.

WATCH **Big-ticket repairs are getting close.** The unit dates from 2008. The HOA covers composition roofs, which usually last 20–25 years, and exterior paint, pool and paving run on similar cycles. These are the usual causes of special assessments (one-time charges to owners).

UNKNOWN **Reserves, lawsuits and tax payment status are unverified.** No lawsuits or special assessments turned up online, but California HOAs don't publish financials, and the county tax site couldn't be checked automatically. The HOA resale package and the preliminary title report will answer these questions.

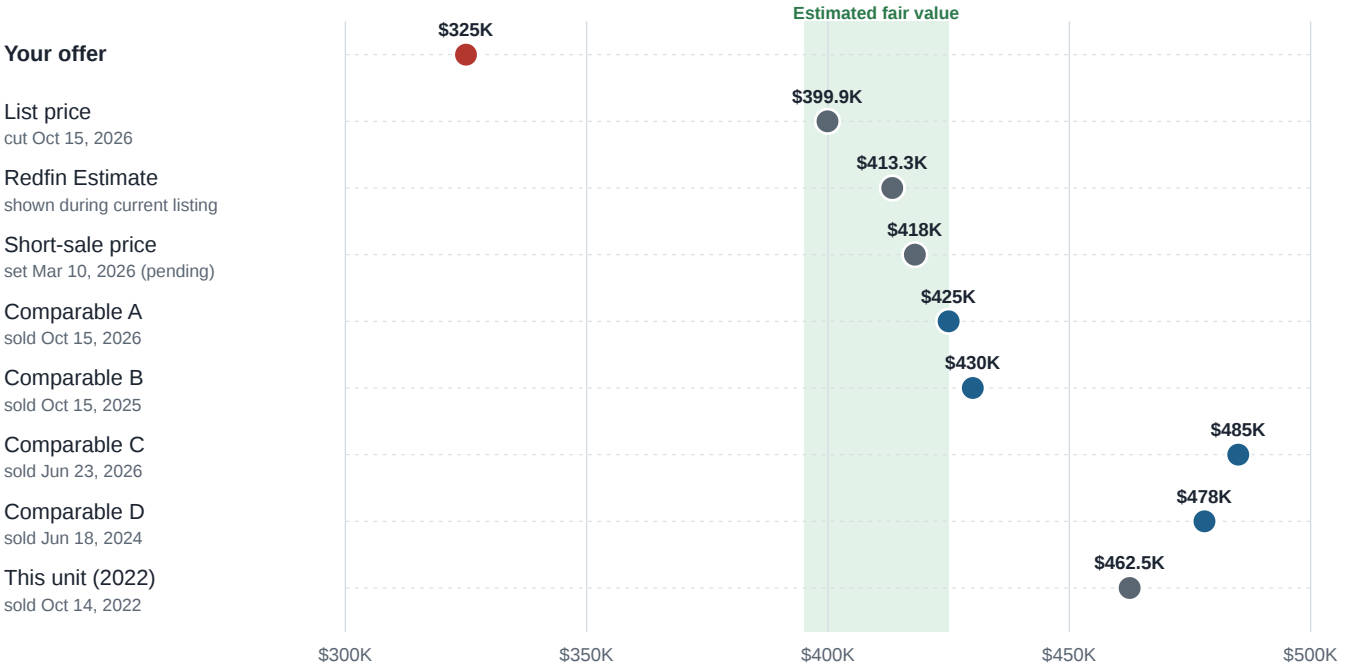
POSITIVE

Same-plan units sell quickly near $425K. Comparable A listed at $425,000 on Aug 27, 2026, went pending in three weeks and closed at full price. Dues include water, sewer, trash, roof and exterior maintenance.

COMPARABLE SALES

1. Market value check

The best comparables are other units in the complex with the same 1,746 sq ft, 3-bedroom floor plan. The green band is the estimated fair-value range.



Unit / address	Plan	Date	Price	$/sq ft	Notes
This unit (your offer)	3/2.5 · 1,746	—	$325,000	$186	Likely short sale
This unit (list)	3/2.5 · 1,746	Oct 2026	$399,900	$229	Pending Nov 2
Comparable A	3/2.5 · 1,746	Oct 15, 2026	$425,000	$243	Most recent same-plan sale; full list price
Comparable C	3/2.5 · 1,746	Jun 23, 2026	$485,000	$278	High end of range; likely outlier
Comparable B	3/2.5 · 1,746	Oct 15, 2025	$430,000	$246	
Comparable D	3/2.5 · 1,746	Jun 18, 2024	$478,000	$274	Older sale
Comparable E	3/2.5 · 1,746	Jan 25, 2024	$479,000	$274	Older sale

Nearby sales outside the complex: two 3-bed, 1,495 sq ft homes at $330,000 (Feb 2026) and $436,000 (Jul 2025). Active in the complex: Comparable F and Comparable G (both 2 bed, 1,239 sq ft) at about $399,000–$415,000. Redfin's estimate is as shown on a Redfin building page during the current listing; an older Redfin snapshot showed $444,001.

How to read it

- Prices in the complex have come down: same-plan units sold for about $478K–$479K in 2024 and $425K–$430K in the last 13 months.
- The $485K June 2026 sale is well above every other recent sale and is treated as an outlier (likely upgraded). The two $425K–$430K sales are the better anchors.
- This unit's own market test points to about $400K: it was cut from $414,900 to $399,900 and went pending 18 days later.
- **Estimated fair value: $395,000 to $425,000.** Your offer is about $70,000 below the bottom of that range.

LISTING RECORD

2. Listing and sale history

A pending sale that doesn't close, followed by a price change upward, is the classic sign of a short-sale lender rejecting a price and naming its own.

Date	Event
Jun 26, 2008	Original sale (public record) at $215,000
Jun–Sep 2022	Listed at $499,900; cut to $479,900 (Aug 18) and $464,900 (Sep 8); pending Sep 15
Oct 14, 2022	Current owner buys for $462,500
May 23, 2023	Rental listing removed (the unit was offered for rent)
Aug 15, 2025	Listed at $425,000 as a **short sale**; temporarily off market Aug 19
Nov 26, 2025	Price cut 12.9% to $370,000
Mar 6, 2026	Pending
Mar 10, 2026	**Price changed to $418,000 while pending** (likely the lender's number); sale did not close
Oct 1, 2026	New listing at $414,900
Oct 15, 2026	Price cut to $399,900
Nov 2, 2026	Pending at $399,900 (32 days on market)

What this means for you

- If this is still a short sale, the seller can sign your offer, but it isn't binding until the lender approves it in writing. That can take 30 to 90+ days.
- Short sales are normally sold as-is; the seller usually has no money for repairs or credits.
- The owner bought at $462,500 in 2022, so a sale at today's prices likely leaves a loan shortfall the lender must accept.

THE COMPLEX

3. HOA: what's known

Item	Finding
Monthly dues	$375 per month, mandatory (current MLS listing)
What dues cover	Common areas, pool, recreation facility (clubhouse), roof, sewer, trash, water, exterior maintenance, grounds, management
Dues history	$245 (2020 listing, Comparable H), $278 (2022 listing, Comparable A), $375 (2025–26): about +53%
Building age	Built 2008; composition roof, stucco/wood exterior. Roofs, paint, pool and paving are at or near typical replacement cycles.
Reserves	Not public. Get the reserve funding disclosure and reserve study.
Special assessments	None found online; not verifiable without HOA documents.
Lawsuits	None found in web searches of the address and association name.
FHA/VA approval	Not checked. Ask your lender to confirm the complex's eligibility for your loan type.

Documents to request before removing contingencies

California Civil Code §4525 requires the seller to provide these before closing. Ask for them early and read them before removing contingencies.

- **Assessment and Reserve Funding Disclosure** (§5570). Under 30% funded is weak, 30–70% is fair, over 70% is strong.
- **Most recent reserve study** (§5550). Check when roofs, exterior paint and paving are scheduled and whether money is set aside.
- **Current budget and financial statements**, including any approved dues increase or special assessment.
- **Master insurance policy summary** (§5300), including the deductible that could be passed to owners.
- **Litigation and construction-defect notices** (§6100, §6150).
- **Delinquency rate and any unpaid dues on this unit.** Unpaid dues are common in short sales and must be cleared at closing.

SCHOOLS

4. Assigned and nearby schools

Assigned schools come from the U.S. Department of Education's 2015–16 attendance-boundary data; nearby ones from its 2024–25 school data. Distances are straight-line from the property. Confirm current assignments with the district's online school locator on its Boundary Information page (egusd.net/StudentsFamilies/FormsQuick-Links/Boundary-Information/). Performance shows California School Dashboard indicators where found.

School	Grades	Distance	Students	What the state reports
Irene B. West Elementary *Assigned (2015–16 boundaries)*	K–6	0.5 mi	1,063	2024 Dashboard: ELA Orange, Math Yellow, Chronic Absenteeism Yellow, Suspension Rate Blue, English Learner Progress Blue
Edward Harris Jr. Middle *Assigned (2015–16 boundaries)*	7–8	1.4 mi	1,187	—
Monterey Trail High *Assigned (2015–16 boundaries)*	9–12	1.2 mi	2,263	2022 Dashboard: Graduation Rate Very High, Suspension Rate Medium, English Learner Progress Medium
Barbara Comstock Morse Elementary *Nearby*	K–6	0.7 mi	719	—
Laguna Creek High *Nearby*	9–12	0.9 mi	2,142	—
Harriet G. Eddy Middle *Nearby*	7–8	1.3 mi	1,034	—

Assigned schools come from attendance-boundary data that can be out of date. Districts redraw boundaries and may send new students elsewhere when a school is full, so confirm which schools serve this address with Elk Grove Unified School District before relying on it. EGUSD's Boundary Information page says the district periodically changes boundaries and may redirect some middle and high school students to other schools to prevent overcrowding (the redirection map posted there covers other schools). Check the locator for this address.

FBI CRIME DATA EXPLORER

5. Reported crime

The Census Bureau places this address inside Sacramento city limits, so Sacramento Police Department serves it. Offenses reported to the FBI by **Sacramento Police Department**, per 100,000 residents, for Nov 2025 – Oct 2026. Indented rows are part of the total above them.

Measure	Sacramento Police Department	State	United States	Reported offenses
Violent crime	568	373	286	3,057
Robbery	126	76	39	676
Aggravated assault	412	266	212	2,218
Property crime	1,705	1,479	1,286	9,182
Burglary	331	191	155	1,784
Larceny-theft	1,036	1,045	973	5,579
Motor vehicle theft	317	229	151	1,707

Five-year trend · offenses per 100,000 residents, by calendar year

Year	Violent crime	Violent crime, state	Property crime	Property crime, state
2022	907	503	3,252	2,387
2023	806	527	2,980	2,373
2024	758	478	2,615	1,992
2025	720	435	2,308	1,822

Local sources · published by the agency or local government

- **Sacramento Police Department: Dispatch and Crime Data Portals** https://www.cityofsacramento.gov/police/crime-and-safety/dispatch-and-crime-data-portal
- **Sacramento Police Department: Crime Statistics** https://www.cityofsacramento.gov/police/crime-and-safety/crime-statistics

These figures cover the whole area that Sacramento Police Department serves (538,389 residents), not this street or neighborhood. Agencies record and report crimes differently, and past rates don't predict what will happen at a particular address. This report does not rate any area as safe or unsafe. For more detail, contact the agency or see the FBI Crime Data Explorer.

OWNERSHIP ESTIMATE

6. Monthly cost

Item	At $325,000	At $399,900
Principal and interest	$1,772	$2,180
Property tax (about 1.13%)	$306	$377
HOA dues	$375	$375
Condo insurance (HO-6, estimate)	$40	$40
Total per month	**$2,493**	**$2,972**

Assumptions: 20% down, 30-year fixed at 7.24% (Freddie Mac PMMS average, Oct 29, 2026). Property tax at 1.13%, the effective rate on this unit's 2024 bill ($5,328 on a $471,750 assessed value); your bill resets to the purchase price. Insurance is an estimate; get a quote. Direct levies on the tax bill were not verified.

Rental context: Redfin showed a rental estimate of $3,024 per month for this unit.

PUBLIC RECORDS CHECKED NOVEMBER 3, 2026

7. Liens and property tax status

Check	Result
Property tax amounts	2024: $5,328 on $471,750 assessed (Redfin tax history). 2025: $5,371; current taxable value $490,807 (Compass public record).
Tax payment status	**Not verified.** Sacramento County's ePropTax site needs an interactive lookup by the parcel's 14-digit APN.
Direct levies / bonds (Mello-Roos, CFD)	MLS lists "Bonds/Assessments/Taxes: Unknown". Check the direct-levy section of the county bill.
Recorded liens	**Not searched.** The county recorder index searches by owner name, which wasn't taken from public sources. In a short sale, expect at least one mortgage larger than the sale price, and possibly a second loan or HOA lien.
Foreclosure notices	None found in web searches of the address; recorder filings (notice of default) not checked.

What still needs checking

- **Preliminary title report.** Ask escrow to order it as soon as you're in contract; it is the definitive check for liens, unpaid taxes and notices of default.
- **ePropTax lookup.** Enter the parcel's APN at the Sacramento County tax site to see whether the 2025–26 installments are paid and which direct levies apply.
- **Short-sale approval letter.** Make sure it covers all lienholders and states who pays any unpaid HOA dues and back taxes.

OFFER STRATEGY

8. Negotiation considerations

The evidence on what the seller and its lender will accept points well above $325,000.

- The listing is pending with another buyer as of Nov 2, 2026. An offer now would most likely be a backup that only comes into play if that contract falls apart.
- During the last short-sale attempt, the price moved from $370,000 to $418,000 while a sale was pending. That suggests the lender expects a price near $400K or more. An offer roughly 19% below the current $399,900 list price is very unlikely to be approved.
- Recent same-plan sales ($425,000 in Oct 2026, $430,000 in Oct 2025) give the lender's valuation (often a broker price opinion) little reason to come in near $325,000.
- Your realistic leverage comes from documented problems: inspection findings, an underfunded reserve or upcoming special assessment in the HOA package, or unpaid dues and taxes. These support asking for a lower price, but a short-sale lender often accepts less only with written evidence.
- Short-sale lenders value certainty. A strong loan pre-approval, flexible closing date and patience with the approval timeline can matter as much as price.

BEFORE YOU COMMIT

9. Other items to check

- **Sale type and lender.** Ask the listing agent whether the current listing is still a short sale, which lender(s) hold the loans, and whether the earlier $418,000 figure was the lender's approved price.
- **City limits.** The Census Geocoder places the address inside the City of Sacramento, not the City of Elk Grove. Confirm with escrow whether a Sacramento city transfer tax applies (the MLS shows 0%), and which city provides services.
- **Occupancy.** The unit was offered for rent in 2023. Confirm whether a tenant lives there now and that it will be delivered vacant.
- **Inspection.** Short sales are usually as-is. Order a full inspection, including roof, HVAC and water heater (all 2008-era unless replaced), before your contingency deadline.
- **Financing and insurance.** Have your lender confirm the complex qualifies for your loan type, check the FEMA flood map for the parcel, and get an HO-6 quote that fits the HOA master policy deductible.

DATA GATHERED NOVEMBER 3, 2026

Sources

- Compass listing for this unit (compass.com): status, price history, HOA dues and coverage, APN, year built, taxable value and 2025 tax.
- Compass search snippets for the same page: 2022 and 2025–26 listing history, $370,000 cut and $418,000 price change, 2008 sale.
- Realtor.com/Highrises and IDX sites (mcgrailteam.com, guidancenorcal.com): "Special Listing Condition: Short Sale", pending at $370,000 and $418,000.
- Redfin, this unit (redfin.com): Oct 14, 2022 sale at $462,500, tax history 2020–2024, rental estimate, 2023 rental listing.
- Redfin, a building page in the complex: Redfin Estimate of $413,313 for this unit.
- Compass, Comparable A: sold Oct 15, 2026 at $425,000; listing and pending dates.
- Compass, Comparable H: comparable sales (Comparable B $430,000 Oct 2025; Comparable C $485,000 Jun 2026; nearby sales outside the complex); 2020 HOA dues of $245.
- Homes.com and Redfin, units Comparable D and Comparable E: sales at $478,000 (Jun 2024) and $479,000 (Jan 2024).
- Estately, Comparable A: 2022 HOA dues of $278.
- MetroList Pro, Comparable A: not a short sale.
- Redfin, Elk Grove condos and pages: active listings Comparable F and Comparable G.
- Freddie Mac Primary Mortgage Market Survey (freddiemac.com/pmms): 30-year fixed average 7.24% as of Oct 29, 2026.
- Sacramento County Department of Finance (finance.saccounty.gov): ePropTax lookup by 14-digit APN.
- California School Dashboard (caschooldashboard.org): Irene B. West Elementary 2024 and Monterey Trail High 2022 indicators.
- Elk Grove Unified School District, Boundary Information page (egusd.net): school locator and redirection notice.
- U.S. Census Geocoder: city limits (City of Sacramento) and school district.
- U.S. Department of Education, NCES Public School Administrative Data 2024–25 (nces.ed.gov/opengis): nearby public schools, grades and enrollment.
- U.S. Department of Education, NCES School Attendance Boundary Survey 2015–16 (nces.ed.gov/programs/edge/sabs): assigned schools.
- City of Sacramento Police Department, Dispatch and Crime Data Portals and Crime Statistics pages (cityofsacramento.gov/police).
- FBI Crime Data Explorer: Sacramento Police Department reported offenses, Nov 2025 – Oct 2026 (cde.ucr.cjis.gov)

Disclaimer. This report uses public listing and record data gathered on November 3, 2026, and some figures differ between sites. It is not an appraisal, legal advice, or financial advice, and it was not prepared by a licensed agent, appraiser or financial advisor. Confirm key numbers with your agent, lender, and the HOA disclosure package before you commit.