Real Estate Math Practice Exam (Sample)

Study Guide

Everything you need from our exam experts!

Table of Contents

Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- **Practice answering questions under realistic conditions,**
- **Improve accuracy and speed,**
- **Review explanations to strengthen weak areas, and**
- **Approach the exam with greater confidence.**

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

1. **In a price problem, the last step is to divide the net to be received by the decimal found in step 2. If the net to be received is $96,000 and the decimal from step 2 is 0.80, what is the final price?**

   A. $120,000

   B. $96,000

   C. $72,000

   D. $128,000

2. **If a land parcel is described as a mile square, its side length is**

   A. 1 mile

   B. 2 miles

   C. 0.5 miles

   D. 3 miles

3. **How many acres are contained in the N1/2 of the SW1/4 of a section?**

   A. 40 acres

   B. 80 acres

   C. 120 acres

   D. 160 acres

4. **If a 64-acre tract is sold for $2.50 per square foot, what is the total price?**

   A. $2,000,000

   B. $4,000,001

   C. $6,969,600

   D. $5,000,000

5. A property listed with MLS sells for $53,500. The total commission is 6 percent of the sales price. The selling broker receives 60 percent of the commission, and the listing broker receives the balance. What is the listing broker's commission?

A. $3,210

B. $1,926

C. $1,284

D. $1,000

6. In a price problem, the last step is to divide the net to be received by the decimal found in step 2. If the net to be received is $75,000 and the decimal from step 2 is 0.75, what is the final price?

A. $100,000

B. $75,000

C. $125,000

D. $150,000

7. To determine the rate of return given profit and amount invested, which formula would you use?

A. rate of return = profit ÷ amount invested

B. rate of return = amount invested ÷ profit

C. rate of return = profit × amount invested

D. rate of return = profit + amount invested

8. In a capitalization (value) problem, which formula determines the value of a property?

A. Value = Income / Rate

B. Value = Rate / Income

C. Value = Income × Rate

D. Value = Income + Rate

9. A warehouse is 80 feet wide, 120 feet long, and has ceilings 14 feet high. If 1,200 square feet of floor space is partitioned off for an office from floor to ceiling, how many cubic feet of space remain in the warehouse?

A. 117,600

B. 120,000

C. 128,000

D. 112,000

10. The area of a square is

A. The length of the two sides multiplied by each other

B. The length of one side multiplied by its width

C. The perimeter of the square

D. The length of one side squared

Answers

1. A
2. A
3. B
4. C
5. C
6. A
7. A
8. A
9. A
10. A

Explanations

1. In a price problem, the last step is to divide the net to be received by the decimal found in step 2. If the net to be received is $96,000 and the decimal from step 2 is 0.80, what is the final price?

A. $120,000

B. $96,000

C. $72,000

D. $128,000

The main idea is that the net amount you receive is a percentage of the final price. Here, the net is 96,000 and the decimal is 0.80, meaning net = final price × 0.80. To find the final price, divide the net by the decimal: 96,000 ÷ 0.80 = 120,000. So the final price is $120,000. The net must be smaller than the final price because 20% is taken as costs. If you test the other amounts with 80%: a final price of 96,000 would yield a net of 76,800; 72,000 would yield 57,600; and 128,000 would yield 102,400—none match the given net of 96,000.

2. If a land parcel is described as a mile square, its side length is

A. 1 mile

B. 2 miles

C. 0.5 miles

D. 3 miles

When a land parcel is described as mile square, it means the area is one square mile, and for a square the area equals the side length squared. So if area = 1 square mile, the side length s satisfies s^2 = 1, giving s = 1 mile. That's why the side length is 1 mile. If you check the other options, a 2-mile side would give 4 square miles, 0.5 miles would give 0.25 square miles, and a 3-mile side would give 9 square miles, none of which match a mile-square parcel.

3. How many acres are contained in the N1/2 of the SW1/4 of a section?

A. 40 acres

B. 80 acres

C. 120 acres

D. 160 acres

In land descriptions, a section is 640 acres. Dividing a section into quarters gives 160 acres per quarter. The SW1/4 is the southwest quarter, so it equals 160 acres. The notation N1/2 means the northern half of that quarter. Half of 160 acres is 80 acres. So the N1/2 of the SW1/4 of a section contains 80 acres.

4. If a 64-acre tract is sold for $2.50 per square foot, what is the total price?

A. $2,000,000

B. $4,000,001

C. $6,969,600

D. $5,000,000

Converting acres to square feet and applying the price per square foot is the key. There are 43,560 square feet in one acre, so 64 acres equals 64 × 43,560 = 2,787,840 square feet. Multiply by $2.50 per square foot: 2,787,840 × 2.50 = 6,969,600. So, the total price is $6,969,600. The other options don't fit because they don't match the correct total that comes from the actual area in square feet times the given price per square foot.

5. A property listed with MLS sells for $53,500. The total commission is 6 percent of the sales price. The selling broker receives 60 percent of the commission, and the listing broker receives the balance. What is the listing broker's commission?

A. $3,210

B. $1,926

C. $1,284

D. $1,000

Commissions are calculated as a percentage of the sale price and then split between the selling and listing brokers according to their agreed share. Total commission = 6% of 53,500 = 3,210. The selling broker receives 60% of that, which is 0.60 × 3,210 = 1,926. The listing broker gets the remaining portion, i.e., 3,210 − 1,926 = 1,284 (which is 40% of the total). So, the listing broker's commission is 1,284.

6. In a price problem, the last step is to divide the net to be received by the decimal found in step 2. If the net to be received is $75,000 and the decimal from step 2 is 0.75, what is the final price?

A. $100,000

B. $75,000

C. $125,000

D. $150,000

When the net amount represents a percentage of the final price, you recover the full price by dividing the net by that percentage. Here, 75% of the final price is the net received: 0.75 × Final Price = 75,000. Let the final price be P. Then 0.75P = 75,000, so P = 75,000 ÷ 0.75. Calculating gives 100,000. You can also see this by noting 0.75 equals 3/4, so dividing by 3/4 is the same as multiplying by 4/3: 75,000 × 4/3 = 100,000. Verify: 0.75 × 100,000 = 75,000. Therefore, the final price is $100,000.

7. To determine the rate of return given profit and amount invested, which formula would you use?

A. rate of return = profit ÷ amount invested

B. rate of return = amount invested ÷ profit

C. rate of return = profit × amount invested

D. rate of return = profit + amount invested

The rate of return is a measure of how much profit you earn for each dollar you invested. Expressing it as profit divided by the amount invested gives that proportion directly, showing the profit-per-dollar invested. For example, earning $200 on a $1,000 investment yields a rate of return of 200/1000 = 0.20, or 20% when expressed as a percentage. The other forms don't express this proportional relationship: dividing the investment by the profit reverses the ratio, multiplying profit by investment mixes amounts in a way that isn't a rate, and adding them simply sums totals rather than showing the return relative to the investment.

8. In a capitalization (value) problem, which formula determines the value of a property?

A. Value = Income / Rate

B. Value = Rate / Income

C. Value = Income × Rate

D. Value = Income + Rate

In capitalization problems, value comes from the relationship between how much income the property generates and the return investors require. The cap rate is this return, and it equals NOI (annual income) divided by value: Cap Rate = NOI / Value. Rearranging gives Value = NOI / Cap Rate. So if a property produces $60,000 of NOI and the required cap rate is 8% (0.08), the value would be 60,000 / 0.08 = 750,000. This shows why dividing income by the rate determines value: higher income or a lower required return increases value. The other formulas don't reflect the cap rate relationship: multiplying income by rate would overstate how value scales with return, rate divided by income isn't a valid way to compute value, and adding income and rate mixes incompatible units.

9. A warehouse is 80 feet wide, 120 feet long, and has ceilings 14 feet high. If 1,200 square feet of floor space is partitioned off for an office from floor to ceiling, how many cubic feet of space remain in the warehouse?

A. 117,600

B. 120,000

C. 128,000

D. 112,000

Removing a portion that runs from floor to ceiling means subtracting its volume from the total. The warehouse's total volume is width × length × height = 80 × 120 × 14 = 134,400 cubic feet. The carved-off office occupies floor area 1,200 square feet across the full height, so its volume is 1,200 × 14 = 16,800 cubic feet. Remaining space = 134,400 − 16,800 = 117,600 cubic feet.

10. The area of a square is

A. The length of the two sides multiplied by each other

B. The length of one side multiplied by its width

C. The perimeter of the square

D. The length of one side squared

Area is found by multiplying side length by itself for a square. Since all sides of a square are the same length, multiplying the lengths of two sides gives the same result as squaring a single side. So, taking the length of one side and multiplying it by the length of another side yields the area because those two sides have equal length. The alternative phrasing "the length of one side squared" expresses the same idea more directly, but both describe the same area value. The essential rule to remember is area = side × side for a square.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

https://realestatemath.examzify.com

We wish you the very best on your exam journey. You've got this!