

# Comparative Market Analysis

Monday, December 19, 2011

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

*Pending/Backup*

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
2765 Teal DR	\$269,900	3	2.00	1,754	\$153.88	1986	P800208	10/18/11	8
2413 Patriot WY	\$300,000	3	3.00	1,710	\$175.44	1986	P693137	6/25/09	9
1270 Stillwater RD	\$321,900	4	2.00	2,011	\$160.07	1994	I11150483	11/16/11	14
3173 Banton CR	\$425,000	5	4.00	3,752	\$113.27	2003	S670430	8/16/11	73
1442 Burnett CR	\$491,920	5	4.00	3,638	\$135.22	2011	K11101229	8/03/11	119
1436 Burnett CR	\$503,880	5	4.00	3,788	\$133.02	2011	K11101208	8/03/11	107
2353 Mesquite LN	\$200,000	4	2.00	1,326	\$150.83	1976	H746036	11/14/11	35
2301 Heritage DR	\$229,999	4	2.00	1,782	\$129.07	1988	P799354	10/10/11	70
2641 Falcon CR	\$240,000	3	2.00	1,258	\$190.78	1977	P796458	9/11/11	99
2636 Condor CR	\$245,000	3	2.00	1,734	\$141.29	1978	P790470	7/18/11	154
1212 Millbrook RD	\$339,999	4	3.00	2,125	\$160.00	1988	I11105821	8/01/11	140
3501 Elker RD	\$405,000	3	3.00	2,400	\$168.75	2006	S676964	10/15/11	65
3412 Amethyst ST	\$409,900	4	3.00	2,966	\$138.20	2004	K10120536	11/11/10	403
3424 Wexford CR	\$425,000	5	4.00	3,572	\$118.98	2004	K11118767	9/08/11	306
3097 Bonnyview CR	\$455,000	3	3.00	3,302	\$137.80	2003	I11085083	7/02/11	170
	<b>\$350,833</b>	<b>4.0</b>	<b>2.90</b>	<b>2,475</b>	<b>\$147</b>	<b>1994</b>			<b>118</b>

*Closed Sale*

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
2337 Mcneil CR	\$215,000	3	2.00	1,201	\$179.02	1976	K11101295	12/16/11	81
2325 Manzanita RD	\$220,000	3	2.00	1,163	\$189.17	1968	P732409	12/14/11	598
1904 Sage AV	\$250,000	4	2.00	1,514	\$165.13	1968	S674923	11/02/11	22
1190 Tabitha WY	\$342,000	3	3.00	2,344	\$145.90	1998	K11105186	11/23/11	69
2958 Veranda LN	\$370,000	4	4.00	3,266	\$113.29	1998	S644123	11/29/11	8
2990 Stonewall DR	\$380,000	5	3.00	2,879	\$131.99	1998	K11125565	11/02/11	6
3280 Stoneberry LN	\$485,000	5	4.00	4,249	\$114.14	2005	I11110980	11/14/11	71
1437 Burnett CR	\$513,215	5	4.00	3,788	\$135.48	2011	K11101219	11/18/11	21
	<b>\$346,902</b>	<b>4.0</b>	<b>3.00</b>	<b>2,551</b>	<b>\$147</b>	<b>1990</b>			<b>110</b>

Median: **\$342,000**

Average: **\$349,466**

**On average, these comparable listings sold in 110 days for \$ 346,902**