

# 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
9241 Hughes DR	\$225,900	2	2.00	1,552	\$145.55	2004	P783385	5/26/11	166
24203 Augusta DR	\$244,900	2	2.00	1,501	\$163.16	2007	41433105	7/21/11	254
24617 Gleneagles DR	\$334,900	2	2.00	1,758	\$190.50	2003	K11147773	11/10/11	29
9104 Deergrass ST	\$259,000	2	2.00	1,501	\$172.55	2004	T11088275	7/08/11	137
23963 Four Corners CT	\$265,000	2	2.00	1,290	\$205.43	2005	S675415	9/30/11	80
24216 Augusta DR	\$279,000	2	2.00	1,758	\$158.70	2007	K11130594	10/02/11	78
23865 Fawnskin DR	\$429,900	3	4.00	2,200	\$195.41	2006	P801598	10/31/11	49
	<b>\$291,229</b>	<b>2.0</b>	<b>2.30</b>	<b>1,651</b>	<b>\$176</b>	<b>2005</b>			<b>113</b>

### Closed Sale

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
24277 Songsparrow LN	\$245,000	2	2.00	1,290	\$189.92	2002	W11125261	11/23/11	36
23965 Kaleb DR	\$290,000	2	2.00	1,758	\$164.96	2004	K11035996	12/15/11	275
24594 Hatton LN	\$295,000	2	2.00	1,552	\$190.08	2003	T11139293	12/15/11	53
23849 Fawnskin DR	\$400,000	2	3.00	2,253	\$177.54	2006	P731111	11/14/11	525
9092 Reserve DR	\$465,000	2	3.00	2,216	\$209.84	2001	T11130460	11/15/11	45
24278 Owl CT	\$485,000	2	3.00	2,216	\$218.86	2002	K11135713	12/01/11	3
	<b>\$363,333</b>	<b>2.0</b>	<b>2.50</b>	<b>1,881</b>	<b>\$192</b>	<b>2003</b>			<b>156</b>

Median: **\$290,000**

Average: **\$324,508**

**On average, these comparable listings sold in 156 days for \$ 363,333**