

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
784196	3	2 / 0 / 1	2,125	2003	SFR	2STORY /DETACHD	\$ 110,000	12/06/07
216 HICKORY HEIGHTS AV					LP/SqFt: 51.00	#Garg/Carport:2 / Attached	Status:	ER
770362	1	1 / 0 / 0	743	2002	CON	2NDFLR	\$ 129,900	10/21/07
7167 S DURANGO DR			202		LP/SqFt: 174.00	#Garg/Carport:1 / Finished Interior	Status:	ER
758662	2	2 / 0 / 0	906	2003	CON	3STORY+ /2ND+FLR	\$ 139,000	09/13/07
7123 S DURANGO DR			204		LP/SqFt: 153.00	#Garg/Carport:0	Status:	ER
774885	1	1 / 0 / 0	743	2003	CON	3STORY+	\$ 140,000	11/06/07
7135 S DURANGO DR			104		LP/SqFt: 188.00	#Garg/Carport:1 / Attached	Status:	ER
753155	2	2 / 0 / 0	943	2000	CON	3STORY+	\$ 144,900	08/27/07
7107 S DURANGO DR			111		LP/SqFt: 153.00	#Garg/Carport:0	Status:	ER
780297	2	2 / 0 / 0	943	2002	CON	3STORY+	\$ 147,000	11/28/07
7143 S DURANGO DR			106		LP/SqFt: 155.00	#Garg/Carport:1 / Attached	Status:	ER
781341	2	2 / 0 / 0	929	2004	CON	3STORY+	\$ 149,000	12/03/07
7127 S DURANGO DR			210		LP/SqFt: 160.00	#Garg/Carport:1 / Detached	Status:	ER
779713	2	1 / 1 / 0	1,231	2004	CON	2STORY	\$ 149,500	11/26/07
9330 W MAULE AV			214		LP/SqFt: 121.00	#Garg/Carport:0	Status:	ER
711204	1	1 / 0 / 0	685	1999	CON	3STORY+	\$ 149,900	04/18/07
7173 S DURANGO DR			310		LP/SqFt: 218.00	#Garg/Carport:0	Status:	ER
751926	2	2 / 0 / 0	906	2002	CON	3STORY+	\$ 149,900	08/22/07
7143 S DURANGO DR			111		LP/SqFt: 165.00	#Garg/Carport:0	Status:	ER
759762	2	1 / 1 / 0	1,231	2004	CON	1STFLR /1LEVEL	\$ 149,900	09/17/07
9330 W MAULE AV			102		LP/SqFt: 121.00	#Garg/Carport:0	Status:	ER
777114	1	1 / 0 / 0	743	2000	CON	3STORY+	\$ 149,900	11/14/07
7189 S DURANGO DR			302		LP/SqFt: 201.00	#Garg/Carport:1 / Attached	Status:	ER
779062	2	2 / 0 / 0	962	2000	CON	3STORY+	\$ 149,900	11/21/07
7189 S DURANGO DR			208		LP/SqFt: 155.00	#Garg/Carport:0	Status:	ER
727663	1	1 / 0 / 0	816	2003	CON	2STORY	\$ 150,000	06/09/07
7139 S DURANGO DR			201		LP/SqFt: 183.00	#Garg/Carport:1 / Attached	Status:	ER
749748	1	1 / 0 / 0	743	2002	CON	3STORY+	\$ 150,000	08/16/07
7147 S DURANGO DR			202		LP/SqFt: 201.00	#Garg/Carport:0	Status:	ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		977	143,920	160.61
Minimum		685	110,000	51.76
Maximum		2,125	150,000	218.83
Median		906	149,500	160.39

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

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Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
755842	1	1 / 0 / 0	743	2003	CON	3STORY+	\$ 153,000	09/05/07
7135 S DURANGO DR			115		LP/SqFt: 205.00	#Garg/Carport:1 / Attached	Status:	ER
783655	1	1 / 0 / 0	743	2003	CON	3STORY+	\$ 153,000	12/11/07
7111 S DURANGO DR			202		LP/SqFt: 205.00	#Garg/Carport:0	Status:	ER
762640	2	2 / 0 / 0	906	2004	CON	3STORY+	\$ 155,000	09/19/07
7127 S DURANGO DR			204		LP/SqFt: 171.00	#Garg/Carport:0	Status:	ER
761406	1	1 / 0 / 0	816	2003	CON	2STORY	\$ 157,000	09/21/07
7139 S DURANGO DR. BLDG. 10 #202			202		LP/SqFt: 192.00	#Garg/Carport:1 / Attached	Status:	ER
736123	2	2 / 0 / 0	962	1999	CON	3STORY+	\$ 159,900	07/06/07
7163 S DURANGO DR			208		LP/SqFt: 166.00	#Garg/Carport:0	Status:	ER
761279	2	2 / 0 / 0	943	2003	CON	3STORY+	\$ 159,900	09/21/07
7139 S DURANGO DR			108		LP/SqFt: 169.00	#Garg/Carport:1 / Auto Door Opener(s)	Status:	ER
756211	1	1 / 0 / 0	816	2003	CON	2STORY	\$ 160,000	09/04/07
7111 S DURANGO DR			201		LP/SqFt: 196.00	#Garg/Carport:1 / Attached	Status:	ER
775079	2	2 / 0 / 0	962	2003	CON	1STORY	\$ 160,000	11/06/07
7111 S DURANGO DR			108		LP/SqFt: 166.00	#Garg/Carport:0	Status:	ER
707435	1	1 / 0 / 0	743	2002	CON	3STORY+	\$ 162,000	04/07/07
7151 S DURANGO DR			302		LP/SqFt: 218.00	#Garg/Carport:0	Status:	ER
772320	2	2 / 0 / 0	943	2003	CON	3STORY+	\$ 164,800	10/27/07
7111 S DURANGO DR			106		LP/SqFt: 174.00	#Garg/Carport:0	Status:	ER
743333	2	2 / 0 / 0	906	1999	CON	3STORY+	\$ 165,000	07/26/07
7163 S DURANGO DR			311		LP/SqFt: 182.00	#Garg/Carport:0	Status:	ER
781133	1	1 / 0 / 0	743	2003	CON	3STORY+	\$ 165,000	11/25/07
7119 S DURANGO DR			113		LP/SqFt: 222.00	#Garg/Carport:1 / Attached	Status:	ER
763115	2	2 / 0 / 0	936	2003	CON	2STORY	\$ 167,700	09/27/07
9050 W WARM SPRINGS RD			2146		LP/SqFt: 179.00	#Garg/Carport:0	Status:	ER
701997	1	1 / 0 / 0	685	1999	CON	3STORY+	\$ 169,500	03/19/07
7163 S DURANGO DR			305		LP/SqFt: 247.00	#Garg/Carport:0	Status:	ER
773381	1	1 / 0 / 0	941	2007	CON	3STORY+	\$ 169,580	10/29/07
8777 W MAULE AV			2107		LP/SqFt: 180.00	#Garg/Carport:0	Status:	ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		853	161,425	191.82
Minimum		685	153,000	166.22
Maximum		962	169,580	247.45
Median		906	160,000	182.12

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

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780010 8777 W MAULE AV	1	1 / 0 / 0	895 2090	2007	CON LP/SqFt:	3STORY+ #Garg/Carport:0	\$ 169,634	11/27/07 Status: ER
767599 7119 S DURANGO DR	2	2 / 0 / 0	943 106	2003	CON LP/SqFt:	3STORY+ #Garg/Carport:1 / Detached	\$ 169,900	10/11/07 Status: ER
723671 8777 W MAULE AV	1	1 / 0 / 0	941 1107	2007	CON LP/SqFt:	3STORY+ #Garg/Carport:0	\$ 171,170	05/21/07 Status: ER
750739 7143 S DURANGO DR	3	2 / 0 / 0	1,437 303	2002	CON LP/SqFt:	1STORY #Garg/Carport:0	\$ 175,000	08/12/07 Status: ER
755322 9162 EPWORTH AV	3	2 / 0 / 1	1,316	2004	SFR LP/SqFt:	2STORY #Garg/Carport:1 / Attached	\$ 175,000	09/03/07 Status: ER
759409 9050 W WARM SPRINGS RD	2	2 / 0 / 0	936 1094	2004	CON LP/SqFt:	2STORY #Garg/Carport:0	\$ 175,000	09/15/07 Status: ER
712148 9050 W WARM SPRINGS RD	1	1 / 0 / 0	843 1046	2003	CON LP/SqFt:	2STORY #Garg/Carport:0	\$ 179,000	04/21/07 Status: ER
627509 7163 S DURANGO DR	1	1 / 0 / 0	743 202	1999	CON LP/SqFt:	2NDFLR #Garg/Carport:0	\$ 179,900	07/16/06 Status: ER
749468 9050 W WARM SPRINGS RD	2	2 / 0 / 0	972 2092	2004	CON LP/SqFt:	2STORY #Garg/Carport:0	\$ 179,900	08/14/07 Status: ER
751006 7127 S DURANGO DR	2	2 / 0 / 0	962 208	2004	CON LP/SqFt:	3STORY+ #Garg/Carport:0	\$ 179,900	08/20/07 Status: ER
781551 7163 S DURANGO DR	2	2 / 0 / 0	929 205	1999	CON LP/SqFt:	3STORY+ #Garg/Carport:1 / Detached	\$ 179,999	12/03/07 Status: ER
783954 9343 MALAYA GARNET CT	3	2 / 0 / 1	1,398	2004	SFR LP/SqFt:	2STORY #Garg/Carport:2 / Attached	\$ 180,000	12/11/07 Status: ER
725361 9050 W WARM SPRINGS RD	0	2 / 0 / 0	936 2011	2004	CON LP/SqFt:	2STORY #Garg/Carport:0	\$ 186,900	06/02/07 Status: ER
734100 8985 S DURANGO DR	3	1 / 1 / 0	1,246 2015	2006	CON LP/SqFt:	2STORY #Garg/Carport:0	\$ 187,500	06/28/07 Status: ER
774251 9122 MCGINNIS AV	3	2 / 0 / 1	1,316	2003	SFR LP/SqFt:	2STORY #Garg/Carport:1 / Attached	\$ 187,900	10/22/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,054	178,447	175.69
Minimum		743	169,634	121.78
Maximum		1,437	187,900	242.13
Median		943	179,900	185.08

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729900	2	2 / 0 / 0	972	2003	CON	2STORY	\$ 189,000	06/16/07
9050 W WARM SPRINGS RD			2172		LP/SqFt: 194.00	#Garg/Carport:0	Status:	ER
735182	3	2 / 0 / 1	1,478	2004	SFR	2STORY	\$ 189,000	07/03/07
7211 AMERICAN PRIDE ST					LP/SqFt: 127.00	#Garg/Carport:1 / Attached	Status:	ER
708322	2	2 / 0 / 0	962	2002	CON	3STORY+	\$ 189,900	04/10/07
7143 S DURANGO DR			208		LP/SqFt: 197.00	#Garg/Carport:0	Status:	ER
752208	3	2 / 0 / 1	1,390	2004	SFR	2STORY	\$ 189,900	08/23/07
9051 AUDLINGTON AV					LP/SqFt: 136.00	#Garg/Carport:1 / Attached	Status:	ER
760513	3	1 / 1 / 0	1,236	2006	CON	1STORY	\$ 189,900	09/19/07
8985 S DURANGO DR			2190		LP/SqFt: 153.00	#Garg/Carport:1 / Auto Door Opener(s)	Status:	ER
772648	2	2 / 0 / 0	972	2004	CON	2STORY	\$ 189,900	10/26/07
9050 W WARM SPRINGS RD			2055		LP/SqFt: 195.00	#Garg/Carport:0	Status:	ER
781676	3	2 / 0 / 1	1,557	2005	SFR	2STORY	\$ 189,900	11/27/07
9528 WOODDED HILLS DR					LP/SqFt: 121.00	#Garg/Carport:1 / Attached	Status:	ER
779204	3	2 / 0 / 1	1,358	2004	SFR	2STORY	\$ 194,900	11/23/07
9264 HAINSWORTH AV					LP/SqFt: 143.00	#Garg/Carport:2 / Attached	Status:	ER
738436	2	2 / 0 / 0	962	2002	CON	3STORY+	\$ 194,950	07/11/07
7151 S DURANGO DR			108		LP/SqFt: 202.00	#Garg/Carport:1 / Detached	Status:	ER
773379	2	2 / 0 / 0	1,199	2008	CON	3STORY+	\$ 196,870	10/29/07
8777 W MAULE AV			2119		LP/SqFt: 164.00	#Garg/Carport:0	Status:	ER
775032	2	2 / 0 / 0	1,278	2004	CON	2STORY	\$ 197,000	11/06/07
7127 S DURANGO DR			203		LP/SqFt: 154.00	#Garg/Carport:1 / Attached	Status:	ER
758341	3	2 / 0 / 0	1,208	2003	SFR	1STORY	\$ 198,500	09/12/07
9640 GIDDINGS AV					LP/SqFt: 164.00	#Garg/Carport:2 / Attached	Status:	ER
761407	3	2 / 0 / 1	1,266	2006	SFR	2STORY	\$ 198,990	09/20/07
534 CABIS BAY ST					LP/SqFt: 157.00	#Garg/Carport:1 / Attached	Status:	ER
763948	3	1 / 1 / 1	1,270	2003	SFR	2STORY	\$ 199,000	09/28/07
8970 FLYING FROG AV					LP/SqFt: 156.00	#Garg/Carport:1 / Attached	Status:	ER
774890	3	2 / 0 / 0	1,437	2003	CON	3STORY+	\$ 199,000	11/06/07
7135 S DURANGO DR			314		LP/SqFt: 138.00	#Garg/Carport:0	Status:	ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,236	193,781	160.57
Minimum		962	189,000	121.97
Maximum		1,557	199,000	202.65
Median		1,266	194,900	156.69

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

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747794	3	2 / 0 / 1	1,373	2006	SFR	2STORY	\$ 199,000	08/10/07
8388 LOWER TRAILHEAD AV					LP/SqFt: 144.00	#Garg/Carport:2 / Attached	Status:	ER
750754	2	2 / 0 / 0	972	2004	CON	2STORY	\$ 199,000	08/19/07
9050 W WARM SPRINGS RD					LP/SqFt: 204.00	#Garg/Carport:0	Status:	ER
744893	2	2 / 0 / 0	1,199	2007	CON	2STORY	\$ 199,063	07/27/07
8777 W MAULE AV					LP/SqFt: 166.00	#Garg/Carport:0	Status:	ER
762286	2	2 / 0 / 0	1,070	2006	CON	2STORY	\$ 199,500	09/25/07
8985 S DURANGO DR					LP/SqFt: 186.00	#Garg/Carport:1 / Detached	Status:	ER
722749	2	2 / 0 / 0	1,077	2004	CON	2STORY	\$ 199,900	05/24/07
9330 W MAULE AV					LP/SqFt: 185.00	#Garg/Carport:0	Status:	ER
773152	3	2 / 0 / 1	1,557	2005	SFR	2STORY	\$ 199,900	10/31/07
6733 WHIPPLEWOOD WY					LP/SqFt: 128.00	#Garg/Carport:1 / Attached	Status:	ER
782710	2	2 / 0 / 0	1,278	2002	CON	3STORY+	\$ 199,900	12/07/07
7147 S DURANGO DR					LP/SqFt: 156.00	#Garg/Carport:1 / Attached	Status:	ER
783463	3	2 / 0 / 1	1,671	2004	SFR	2STORY	\$ 199,900	12/11/07
7154 GARDEN POND ST					LP/SqFt: 119.00	#Garg/Carport:1 / Attached	Status:	ER
782772	2	1 / 0 / 1	1,297	2004	SFR	2STORY	\$ 199,950	12/07/07
8824 PEACE TREATY AV					LP/SqFt: 154.00	#Garg/Carport:1 / Attached	Status:	ER
779836	3	2 / 0 / 0	1,437	2000	CON	3STORY+	\$ 199,990	11/26/07
7103 S DURANGO DR					LP/SqFt: 139.00	#Garg/Carport:1 / Auto Door Opener(s)	Status:	ER
725923	3	2 / 0 / 1	1,337	2004	SFR	2STORY	\$ 199,999	06/04/07
7244 EAGLES PRIDE ST					LP/SqFt: 149.00	#Garg/Carport:1 / Attached	Status:	ER
741735	2	2 / 0 / 0	962	2003	CON	3STORY+	\$ 199,999	07/23/07
7115 S DURANGO DR					LP/SqFt: 207.00	#Garg/Carport:0	Status:	ER
758853	3	2 / 0 / 1	1,589	2006	SFR	2STORY	\$ 199,999	09/13/07
8913 W TORINO AV					LP/SqFt: 125.00	#Garg/Carport:2 / Entry to House	Status:	ER
766504	3	2 / 0 / 1	1,421	2003	SFR	2STORY	\$ 200,000	10/06/07
9052 MCGINNIS AV					LP/SqFt: 140.00	#Garg/Carport:2 / Attached	Status:	ER
768681	3	2 / 0 / 1	1,421	2006	SFR	2STORY	\$ 200,000	10/13/07
7443 ADEMAR ST					LP/SqFt: 140.00	#Garg/Carport:2 / Attached	Status:	ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,311	199,740	156.69
Minimum		962	199,000	119.63
Maximum		1,671	200,000	207.90
Median		1,337	199,900	149.59

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714799 9330 W MAULE AV	2	1 / 1 / 0	1,231 131	2004	CON LP/SqFt: 162.00	2STORY #Garg/Carport:0	\$ 200,000	05/01/07 Status: ER
741571 9694 ALLISON RANCH AV	3	2 / 0 / 0	1,108	2003	SFR LP/SqFt: 180.00	1STORY #Garg/Carport:2 / Attached	\$ 200,000	07/20/07 Status: ER
748952 8985 S DURANGO DR	3	2 / 0 / 0	1,175 1069	2006	CON LP/SqFt: 170.00	2STORY #Garg/Carport:0	\$ 200,000	08/14/07 Status: ER
773378 8777 W MAULE AV	2	2 / 0 / 0	1,239 2129	2008	CON LP/SqFt: 163.00	3STORY+ #Garg/Carport:0	\$ 202,870	10/29/07 Status: ER
718883 9050 W WARM SPRINGS RD	2	2 / 0 / 0	936 1002	2004	CON LP/SqFt: 218.00	2STORY #Garg/Carport:0	\$ 204,900	05/07/07 Status: ER
781855 9155 GLENNON AV	3	2 / 0 / 1	1,390	2006	SFR LP/SqFt: 147.00	2STORY #Garg/Carport:1 / Attached	\$ 204,900	12/04/07 Status: ER
781327 9297 WERTZ AV	3	2 / 0 / 1	1,333	2005	SFR LP/SqFt: 153.00	2STORY #Garg/Carport:2 / Attached	\$ 205,000	11/30/07 Status: ER
780672 524 SHIRE HALL ST	3	2 / 0 / 1	1,301	2006	SFR LP/SqFt: 157.00	2STORY #Garg/Carport:1 / Attached	\$ 205,000	11/30/07 Status: ER
689823 7363 RISTORO ST	2	2 / 0 / 1	1,246	2005	SFR LP/SqFt: 165.00	2STORY #Garg/Carport:1 / Attached	\$ 205,900	02/09/07 Status: ER
761444 9159 BADBY AV	3	2 / 0 / 1	1,390	2004	SFR LP/SqFt: 149.00	2STORY #Garg/Carport:1 / Attached	\$ 207,888	09/21/07 Status: ER
755958 9331 MALAYA GARNET CT	3	1 / 1 / 1	1,476	2004	SFR LP/SqFt: 140.00	2STORY #Garg/Carport:2 / Attached	\$ 207,900	09/05/07 Status: ER
776821 9111 GLENNON AV	3	2 / 0 / 1	1,333	2004	SFR LP/SqFt: 156.00	2STORY #Garg/Carport:2 / Attached	\$ 208,000	11/13/07 Status: ER
768903 697 WALLINGTON ESTATE ST	3	2 / 0 / 1	1,732	2005	SFR LP/SqFt: 120.00	2STORY #Garg/Carport:1 / Attached	\$ 209,000	10/16/07 Status: ER
771427 487 WARMINSTER AV	2	2 / 0 / 1	1,297	2006	SFR LP/SqFt: 161.00	2STORY #Garg/Carport:1 / Attached	\$ 209,000	10/23/07 Status: ER
772934 7291 POWERS ST	3	2 / 0 / 1	1,358	2004	SFR LP/SqFt: 154.00	2STORY #Garg/Carport:2 / Entry to House	\$ 209,800	10/29/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,303	205,344	160.17
Minimum		936	200,000	120.67
Maximum		1,732	209,800	218.91
Median		1,301	205,000	157.57

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
680626 7103 S DURANGO DR	2	2 / 0 / 0	943	2000	CON LP/SqFt: 222.00	3STORY+ #Garg/Carport:1 / Detached	\$ 209,990	01/17/07 Status: ER
774190 9330 W MAULE AV	2	2 / 0 / 0	1,077 120	2004	CON LP/SqFt: 194.00	2STORY #Garg/Carport:0	\$ 210,000	11/01/07 Status: ER
744887 8777 W MAULE AV	3	2 / 0 / 0	1,381 2141	2007	CON LP/SqFt: 154.00	2STORY #Garg/Carport:0	\$ 213,670	07/27/07 Status: ER
748899 9250 HOLLANDER AV	3	2 / 0 / 1	1,421	2005	SFR LP/SqFt: 150.00	2STORY #Garg/Carport:2 / Attached	\$ 214,500	08/08/07 Status: ER
729386 8985 S DURANGO DR	2	2 / 0 / 0	1,070	2006	CON LP/SqFt: 200.00	2STORY #Garg/Carport:0	\$ 214,777	06/14/07 Status: ER
751632 7246 AMERICAN PRIDE ST	3	2 / 0 / 1	1,484	2004	SFR LP/SqFt: 144.00	2STORY #Garg/Carport:1 / Attached	\$ 214,900	08/22/07 Status: ER
771863 9226 HOLLANDER AV	3	2 / 0 / 1	1,421	2005	SFR LP/SqFt: 151.00	2STORY #Garg/Carport:2 / Entry to House	\$ 214,900	10/24/07 Status: ER
783109 7254 AMERICAN PRIDE ST	4	2 / 0 / 1	1,484	2004	SFR LP/SqFt: 144.00	2STORY #Garg/Carport:1 / Attached	\$ 214,900	12/09/07 Status: ER
710486 7327 RISTORO ST	3	2 / 0 / 1	1,390	2005	SFR LP/SqFt: 154.00	2STORY #Garg/Carport:1 / Attached	\$ 215,000	04/16/07 Status: ER
759698 9050 W WARM SPRINGS RD	2	2 / 0 / 0	972 2175	2003	CON LP/SqFt: 221.00	2STORY #Garg/Carport:0	\$ 215,000	09/15/07 Status: ER
773391 8777 W MAULE AV	2	2 / 0 / 0	1,295 1011	2008	CON LP/SqFt: 167.00	3STORY+ #Garg/Carport:1 / Attached	\$ 216,370	10/29/07 Status: ER
782871 9789 MARCELLINE AV	3	2 / 0 / 1	1,746	2006	SFR LP/SqFt: 124.00	2STORY #Garg/Carport:2 / Attached	\$ 216,900	12/04/07 Status: ER
743026 7217 LIBERTY PRIDE ST	3	2 / 0 / 1	1,484	2004	SFR LP/SqFt: 146.00	2STORY #Garg/Carport:1 / Attached	\$ 218,000	07/27/07 Status: ER
742397 9050 W WARM SPRINGS RD	1	1 / 0 / 0	891 2046	2003	CON LP/SqFt: 245.00	2STORY #Garg/Carport:0	\$ 219,000	07/25/07 Status: ER
748212 559 CABIS BAY ST	3	2 / 0 / 0	1,301	2006	SFR LP/SqFt: 168.00	2STORY #Garg/Carport:1 / Attached	\$ 219,000	08/11/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,291	215,127	172.87
Minimum		891	209,990	124.23
Maximum		1,746	219,000	245.79
Median		1,381	214,900	154.72

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
780008 8777 W MAULE AV	2	2 / 0 / 0	1,212 2024	2008	CON LP/SqFt: 180.00	2STORY #Garg/Carport:1 / Attached	\$ 219,245	11/27/07 Status: ER
738191 8985 S DURANGO DR	3	2 / 0 / 0	1,236 2014	2006	CON LP/SqFt: 177.00	2STORY #Garg/Carport:1 / Detached	\$ 219,900	07/05/07 Status: ER
782514 722 SHADWELL ST	3	2 / 0 / 1	0	2007	SFR LP/SqFt:	2STORY #Garg/Carport:1 / Attached	\$ 219,990	12/06/07 Status: ER
753935 8940 COLLEGE GREEN ST	3	2 / 0 / 1	1,471	2006	SFR LP/SqFt: 149.00	2STORY #Garg/Carport:2 / Attached	\$ 220,000	08/23/07 Status: ER
781679 8985 S DURANGO DR	2	2 / 0 / 0	1,070 1147	2006	CON LP/SqFt: 205.00	2STORY #Garg/Carport:0	\$ 220,000	12/03/07 Status: ER
773380 8777 W MAULE AV	3	2 / 0 / 0	1,381 1112	2007	CON LP/SqFt: 159.00	2STORY #Garg/Carport:0	\$ 220,665	10/29/07 Status: ER
775801 7235 LIBERTY PRIDE ST	3	2 / 0 / 1	1,337	2004	SFR LP/SqFt: 165.00	2STORY #Garg/Carport:1 / Attached	\$ 220,995	11/08/07 Status: ER
755068 7447 MANFRE ST	3	2 / 0 / 1	1,390	2006	SFR LP/SqFt: 161.00	2STORY #Garg/Carport:1 / Attached	\$ 224,888	09/01/07 Status: ER
750003 711 IRON BRIDGE ST	3	2 / 0 / 1	1,732	2006	SFR LP/SqFt: 129.00	2STORY #Garg/Carport:1 / Attached	\$ 224,900	08/16/07 Status: ER
763928 8985 S DURANGO DR	3	2 / 0 / 0	1,175 2070	2006	CON LP/SqFt: 191.00	2STORY #Garg/Carport:1 / Detached	\$ 224,900	09/28/07 Status: ER
768942 8919 ARGUS REED AV	3	2 / 0 / 1	1,270	2003	SFR LP/SqFt: 177.00	2STORY #Garg/Carport:1 / Attached	\$ 224,999	10/16/07 Status: ER
721541 8995 LEAPING PAD CT	3	2 / 0 / 1	1,732 0	2004	SFR LP/SqFt: 129.00	2STORY #Garg/Carport:1 / Entry to House	\$ 225,000	05/21/07 Status: ER
779199 9035 COLLEGE GREEN ST	2	2 / 0 / 1	1,471	2006	SFR LP/SqFt: 152.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 225,000	11/20/07 Status: ER
780748 7210 LIBERTY PRIDE ST	3	2 / 0 / 1	1,297	2004	SFR LP/SqFt: 173.00	2STORY #Garg/Carport:1 / Attached	\$ 225,000	11/30/07 Status: ER
728352 8967 ARGUS REED AV	3	2 / 0 / 1	1,270	2003	SFR LP/SqFt: 180.00	2STORY #Garg/Carport:1 / Attached	\$ 229,000	06/09/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,270	222,965	166.85
Minimum		0	219,245	129.85
Maximum		1,732	229,000	205.61
Median		1,297	224,888	169.38

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
772342 8914 LANTA ISLAND AV	3	2 / 0 / 1	1,476	2006	SFR LP/SqFt: 155.00	2STORY #Garg/Carport:2 / Attached	\$ 229,000	10/27/07 Status: ER
773044 9330 W MAULE AV	2	2 / 0 / 0	1,077 126	2004	CON LP/SqFt: 212.00	2STORY #Garg/Carport:0	\$ 229,000	10/30/07 Status: ER
743779 537 MAYFAIR WALK AV	3	2 / 0 / 1	1,611	2005	SFR LP/SqFt: 142.00	2STORY #Garg/Carport:1 / Attached	\$ 229,900	07/30/07 Status: ER
759715 9240 NERONE AV	3	2 / 0 / 1	1,390	2005	SFR LP/SqFt: 165.00	2STORY #Garg/Carport:1 / Attached	\$ 229,900	09/17/07 Status: ER
765927 9154 HILVERSON AV	3	2 / 0 / 1	1,333	2006	SFR LP/SqFt: 172.00	2STORY #Garg/Carport:2 / Attached	\$ 229,900	10/04/07 Status: ER
772940 6773 WINDINGWOOD ST	3	2 / 0 / 1	1,504	2005	SFR LP/SqFt: 152.00	2STORY #Garg/Carport:1 / Attached	\$ 229,900	10/30/07 Status: ER
780550 9042 TOLFORD AV	3	2 / 0 / 1	1,711	2006	SFR LP/SqFt: 134.00	2STORY #Garg/Carport:2 / Attached	\$ 229,900	11/29/07 Status: ER
740269 9161 MCGINNIS AV	2	2 / 0 / 1	1,246	2004	SFR LP/SqFt: 184.00	2STORY #Garg/Carport:1 / Attached	\$ 230,000	07/18/07 Status: ER
751491 6838 BROADACRES RANCH ST	3	2 / 0 / 0	1,452	2002	SFR LP/SqFt: 158.00	1STORY #Garg/Carport:2 / Attached	\$ 230,000	08/21/07 Status: ER
773007 9642 BIGHORN RANCH AV	3	2 / 0 / 0	1,208	2003	SFR LP/SqFt: 190.00	1STORY #Garg/Carport:2 / Attached	\$ 230,000	10/30/07 Status: ER
761171 9103 MCGINNIS AV	3	2 / 0 / 1	1,316	2003	SFR LP/SqFt: 176.00	2STORY #Garg/Carport:1 / Attached	\$ 232,350	09/19/07 Status: ER
763412 7292 PLUSHSTONE ST	3	2 / 0 / 1	1,571	2004	SFR LP/SqFt: 148.00	2STORY #Garg/Carport:2 / Entry to House	\$ 232,900	09/28/07 Status: ER
768773 692 SHADWELL ST	3	2 / 0 / 1	1,891	2005	SFR LP/SqFt: 123.00	2STORY #Garg/Carport:2 / Attached	\$ 232,990	10/15/07 Status: ER
726060 7078 GLACIER RIVER AV	3	2 / 0 / 1	1,423	2007	SFR LP/SqFt: 164.00	2STORY #Garg/Carport:1 / Attached	\$ 233,847	06/01/07 Status: ER
746997 9288 KEATON AV	3	2 / 0 / 1	1,476	2004	SFR LP/SqFt: 158.00	2STORY #Garg/Carport:2 / Attached	\$ 234,000	08/08/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,446	230,906	162.66
Minimum		1,077	229,000	123.21
Maximum		1,891	234,000	212.63
Median		1,452	230,000	158.54

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
776997 8325 LOWER TRAILHEAD AV	3	2 / 0 / 1	1,373	2006	SFR LP/SqFt: 170.00	2STORY #Garg/Carport:2 / Attached	\$ 234,150	11/10/07 Status: ER
733016 9050 W WARM SPRINGS RD	2	2 / 0 / 0	936 1065	2004	CON LP/SqFt: 250.00	2STORY #Garg/Carport:0	\$ 234,900	06/26/07 Status: ER
776273 7049 SALT MARSH CT	3	2 / 0 / 0	1,182	2002	SFR LP/SqFt: 198.00	1STORY #Garg/Carport:2 / Attached	\$ 234,900	11/10/07 Status: ER
779458 9021 SEMILLON ST	3	2 / 0 / 1	1,769	2005	SFR LP/SqFt: 132.00	2STORY #Garg/Carport:2 / Attached	\$ 234,900	11/19/07 Status: ER
779858 9013 SEMILLON ST	3	2 / 0 / 1	1,769	2005	SFR LP/SqFt: 132.00	2STORY #Garg/Carport:2 / Attached	\$ 234,900	11/27/07 Status: ER
784086 9680 ALLISON RANCH AV	5	3 / 0 / 0	1,818	2003	SFR LP/SqFt: 129.00	2STORY #Garg/Carport:2 / Entry to House	\$ 234,900	12/12/07 Status: ER
781916 8978 PARTRIDGE HILL ST	3	2 / 0 / 1	1,944	2006	SFR LP/SqFt: 120.00	2STORY #Garg/Carport:2 / Attached	\$ 235,000	12/04/07 Status: ER
782049 9468 CANTATA CREST CT	4	3 / 0 / 1	1,752	2006	SFR LP/SqFt: 134.00	2STORY #Garg/Carport:2 / Attached	\$ 235,000	12/05/07 Status: ER
782151 6737 BISON CREEK ST	3	2 / 0 / 0	1,362	2004	SFR LP/SqFt: 174.00	1STORY #Garg/Carport:2 / Attached	\$ 237,000	12/05/07 Status: ER
749814 8756 POETIC JUSTICE CT	2	2 / 0 / 1	1,301	2004	SFR LP/SqFt: 183.00	2STORY #Garg/Carport:1 / Attached	\$ 239,000	08/16/07 Status: ER
775881 9039 QUINTESSA COVE ST	3	2 / 0 / 1	1,935	2006	SFR LP/SqFt: 123.00	2STORY #Garg/Carport:2 / Attached	\$ 239,900	11/07/07 Status: ER
784147 9028 COLLEGE GREEN ST	4	2 / 1 / 0	1,944	2006	SFR LP/SqFt: 123.00	2STORY #Garg/Carport:2 / Attached	\$ 239,900	12/13/07 Status: ER
756784 9093 BADBY AV	3	2 / 0 / 1	1,333	2004	SFR LP/SqFt: 180.00	2STORY #Garg/Carport:2 / Attached	\$ 239,999	09/07/07 Status: ER
762901 9728 WAUKEGAN AV	3	2 / 0 / 1	2,019	2005	SFR LP/SqFt: 118.00	2STORY #Garg/Carport:2 / Attached	\$ 239,999	09/26/07 Status: ER
784233 550 CABIS BAY ST	3	2 / 0 / 1	1,484	2006	SFR LP/SqFt: 161.00	2STORY #Garg/Carport:1 / Attached	\$ 239,999	12/14/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,595	236,963	155.72
Minimum		936	234,150	118.87
Maximum		2,019	239,999	250.96
Median		1,752	235,000	134.13

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
736249 9140 CHAMPNEY AV	3	2 / 0 / 1	1,400	2006	SFR LP/SqFt: 171.00	2STORY #Garg/Carport:1 / Attached	\$ 240,000	07/06/07 Status: ER
753997 8783 ASHLEY PARK AV	3	2 / 0 / 1	1,694	2006	SFR LP/SqFt: 141.00	2STORY #Garg/Carport:2 / Attached	\$ 240,000	08/23/07 Status: ER
774912 7090 PACIFIC COAST ST	3	2 / 0 / 1	1,568	2002	SFR LP/SqFt: 153.00	2STORY #Garg/Carport:2 / Attached	\$ 240,000	11/05/07 Status: ER
754411 8942 PARTRIDGE HILL ST	3	2 / 0 / 1	1,694	2006	SFR LP/SqFt: 142.00	2STORY #Garg/Carport:2 / Attached	\$ 241,000	08/23/07 Status: ER
781018 9058 BADBY AV	3	2 / 0 / 1	1,421	2003	SFR LP/SqFt: 170.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 242,000	11/26/07 Status: ER
770238 7194 GARDEN POND ST	3	2 / 0 / 1	1,671	2004	SFR LP/SqFt: 145.00	2STORY #Garg/Carport:1 / Attached	\$ 242,900	10/15/07 Status: ER
770147 6987 BATIK HARBOR CT	2	2 / 0 / 0	1,509	2002	SFR LP/SqFt: 162.00	1STORY #Garg/Carport:2 / Attached	\$ 244,900	10/19/07 Status: ER
779488 9045 SEMILLON ST	3	2 / 0 / 1	1,935	2005	SFR LP/SqFt: 126.00	2STORY #Garg/Carport:2 / Attached	\$ 244,900	11/19/07 Status: ER
784036 9053 SEMILLON ST	3	2 / 0 / 1	1,935	2005	SFR LP/SqFt: 126.00	2STORY #Garg/Carport:2 / Attached	\$ 244,900	12/12/07 Status: ER
734843 18 INDIAN RUN WY	3	2 / 0 / 0	1,677	2002	SFR LP/SqFt: 146.00	1STORY #Garg/Carport:2 / Attached	\$ 245,000	06/25/07 Status: ER
738223 9118 VINTAGE WINE AV	3	2 / 0 / 1	1,812	2005	SFR LP/SqFt: 135.00	2STORY #Garg/Carport:2 / Entry to House	\$ 245,000	07/11/07 Status: ER
742664 8758 FIRST LADY AV	3	2 / 0 / 1	1,301	2004	SFR LP/SqFt: 188.00	2STORY #Garg/Carport:1 / Attached	\$ 245,000	07/19/07 Status: ER
768257 9004 COLLEGE GREEN ST	3	2 / 0 / 1	1,944	2006	SFR LP/SqFt: 126.00	2STORY #Garg/Carport:2 / Attached	\$ 245,000	10/08/07 Status: ER
771186 8929 SPRING PEEPER AV	3	2 / 0 / 1	1,732	2003	SFR LP/SqFt: 141.00	2STORY #Garg/Carport:1 / Attached	\$ 245,000	10/22/07 Status: ER
679983 9141 BEAUCHAMP AV	3	2 / 0 / 1	1,421	2004	SFR LP/SqFt: 174.00	2STORY #Garg/Carport:2 / Attached	\$ 247,500	01/15/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,648	243,540	150.05
Minimum		1,301	240,000	126.03
Maximum		1,944	247,500	188.32
Median		1,677	244,900	145.36

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
730635 7419 ADEMAR ST	3	2 / 0 / 1	1,421	2006	SFR LP/SqFt: 175.00	2STORY #Garg/Carport:2 / Attached	\$ 249,000	06/14/07 Status: ER
736587 510 CABIS BAY ST	4	2 / 0 / 1	1,611	2006	SFR LP/SqFt: 154.00	2STORY #Garg/Carport:1 / Attached	\$ 249,000	07/07/07 Status: ER
765764 11208 PIERRE MILANO ST	3	2 / 0 / 1	2,046	2007	SFR LP/SqFt: 121.00	2STORY #Garg/Carport:2 / Attached	\$ 249,000	10/05/07 Status: ER
768521 9051 BOLD VENTURE CT	4	2 / 0 / 1	2,036	2007	SFR LP/SqFt: 122.00	2STORY #Garg/Carport:2 / Attached	\$ 249,000	10/15/07 Status: ER
666528 8921 FIRST LADY AV	3	1 / 0 / 1	1,297	2005	SFR LP/SqFt: 192.00	2STORY #Garg/Carport:1 / Attached	\$ 249,900	11/19/06 Status: ER
734156 8986 SPRING PEEPER AV	3	2 / 0 / 1	1,732	2003	SFR LP/SqFt: 144.00	2STORY #Garg/Carport:1 / Attached	\$ 249,900	06/29/07 Status: ER
740908 9661 WAUKEGAN AV	3	2 / 0 / 1	1,965	2005	SFR LP/SqFt: 127.00	2STORY #Garg/Carport:2 / Attached	\$ 249,900	07/13/07 Status: ER
755879 6657 SLEEPY MEADOW CT	4	3 / 0 / 0	2,291	2004	SFR LP/SqFt: 109.00	2STORY #Garg/Carport:2 / Attached	\$ 249,900	09/04/07 Status: ER
773387 9253 ANSLEY CT	2	2 / 0 / 1	1,284	2001	SFR LP/SqFt: 194.00	2STORY #Garg/Carport:2 / Attached	\$ 249,900	10/31/07 Status: ER
775714 9223 PEMBROOK FALLS AV	4	2 / 1 / 0	1,935	2005	SFR LP/SqFt: 129.00	2STORY #Garg/Carport:2 / Attached	\$ 249,900	11/07/07 Status: ER
715632 9034 VINTAGE WINE AV	4	2 / 0 / 1	2,184	2005	SFR LP/SqFt: 114.00	2STORY #Garg/Carport:2 / Attached	\$ 249,990	05/03/07 Status: ER
735360 8786 PARSONS RIDGE AV	4	1 / 2 / 0	1,944	2006	SFR LP/SqFt: 128.00	2STORY #Garg/Carport:2 / Attached	\$ 250,000	07/03/07 Status: ER
755342 9124 HOMBARD AV	3	2 / 0 / 1	1,390	2003	SFR LP/SqFt: 179.00	2STORY #Garg/Carport:1 / Attached	\$ 250,000	09/03/07 Status: ER
766249 8955 VENEROSO ST	3	2 / 0 / 1	2,104	2006	SFR LP/SqFt: 118.00	2STORY #Garg/Carport:2 / Attached	\$ 250,000	10/01/07 Status: ER
776619 9022 WINE CELLAR AV	4	2 / 0 / 1	2,036	2006	SFR LP/SqFt: 122.00	2STORY #Garg/Carport:2 / Finished Interior	\$ 250,000	11/12/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,818	249,693	142.35
Minimum		1,284	249,000	109.08
Maximum		2,291	250,000	194.63
Median		1,944	249,900	128.60

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
777939 9059 WINE CELLAR AV	3	2 / 0 / 1	1,988	2006	SFR LP/SqFt: 126.00	2STORY #Garg/Carport:2 / Attached	\$ 251,750	11/09/07 Status: ER
779228 772 LOUGHTON ST	3	2 / 0 / 1	0	2007	SFR LP/SqFt:	2STORY #Garg/Carport:2 / Attached	\$ 252,969	11/23/07 Status: ER
776198 9013 ELLENBROOK ST	4	2 / 1 / 0	1,944	2006	SFR LP/SqFt: 130.00	2STORY #Garg/Carport:2 / Attached	\$ 254,000	11/09/07 Status: ER
780730 8777 W MAULE AV	2	2 / 0 / 0	1,199 2170	2007	CON LP/SqFt: 211.00	2STORY #Garg/Carport:2 / Attached	\$ 254,000	11/30/07 Status: ER
764222 6772 ALPINE MOUNTAIN CT	2	2 / 0 / 0	1,208	2002	SFR LP/SqFt: 211.00	1STORY #Garg/Carport:2 / Attached	\$ 254,900	10/01/07 Status: ER
770007 9565 FRESH CROWN CT	3	2 / 0 / 1	2,291	2005	SFR LP/SqFt: 111.00	2STORY #Garg/Carport:2 / Attached	\$ 254,900	10/19/07 Status: ER
784027 8765 OLD SEA AV	5	2 / 0 / 1	2,242	2006	SFR LP/SqFt: 113.00	2STORY #Garg/Carport:2 / Attached	\$ 254,900	12/12/07 Status: ER
745845 7224 FOREFATHER ST	3	2 / 0 / 1	1,337	2004	SFR LP/SqFt: 190.00	2STORY #Garg/Carport:1 / Attached	\$ 255,000	08/03/07 Status: ER
781356 9319 AVENTURINE CT	4	2 / 0 / 1	1,937	2004	SFR LP/SqFt: 131.00	2STORY #Garg/Carport:2 / Attached	\$ 255,500	12/03/07 Status: ER
760867 6708 WHEELER ST	5	3 / 0 / 0	1,818	2003	SFR LP/SqFt: 140.00	2STORY #Garg/Carport:2 / Attached	\$ 256,260	09/20/07 Status: ER
760222 493 ROYAL BRIDGE DR	3	2 / 0 / 1	1,297	2007	SFR LP/SqFt: 198.00	2STORY #Garg/Carport:1 / Attached	\$ 257,900	09/18/07 Status: ER
694977 8777 W MAULE AV	2	2 / 1 / 0	1,508 2149	2007	CON LP/SqFt: 171.00	3STORY+ #Garg/Carport:2 / Attached	\$ 257,920	03/01/07 Status: ER
783874 9325 AVENTURINE CT	3	2 / 0 / 1	1,571	2004	SFR LP/SqFt: 164.00	2STORY #Garg/Carport:2 / Entry to House	\$ 258,900	12/12/07 Status: ER
733591 9023 WINE CELLAR AV	4	2 / 0 / 1	2,036	2006	SFR LP/SqFt: 127.00	2STORY #Garg/Carport:2 / Attached	\$ 259,900	06/28/07 Status: ER
769643 53 DIXIE SPRINGS CT	3	2 / 0 / 1	2,021	2006	SFR LP/SqFt: 128.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 259,900	10/18/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,626	255,913	154.26
Minimum		0	251,750	111.26
Maximum		2,291	259,900	211.84
Median		1,818	255,000	136.43

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
758148 6832 CRYSTAL RAPIDS ST	4	2 / 0 / 1	2,065	2003	SFR LP/SqFt: 125.00	2STORY #Garg/Carport:2 / Attached	\$ 259,900	09/12/07 Status: ER
761250 6742 TWISTED WOOD DR	3	2 / 0 / 1	1,557	2005	SFR LP/SqFt: 166.00	2STORY #Garg/Carport:1 / Attached	\$ 259,900	09/21/07 Status: ER
761586 9163 REGAL MORNING CT	3	2 / 0 / 0	1,288	2003	SFR LP/SqFt: 201.00	1STORY #Garg/Carport:2 / Attached	\$ 259,900	09/22/07 Status: ER
716957 9317 GOLDEN GRAPE CT	3	2 / 0 / 1	2,104	2006	SFR LP/SqFt: 123.00	2STORY #Garg/Carport:2 / Attached	\$ 260,000	05/07/07 Status: ER
734726 9569 GRAPELAND AVE	3	2 / 0 / 0	1,108	2002	SFR LP/SqFt: 234.00	1STORY #Garg/Carport:2 / Attached	\$ 260,000	06/27/07 Status: ER
754944 6825 BABY JADE CT	4	2 / 0 / 1	2,396	2003	SFR LP/SqFt: 108.00	2STORY #Garg/Carport:2 / Attached	\$ 260,000	08/31/07 Status: ER
771831 9689 VALMEYER AV	3	2 / 0 / 1	2,019	2004	SFR LP/SqFt: 128.00	2STORY #Garg/Carport:2 / Entry to House	\$ 260,000	10/26/07 Status: ER
778728 9168 RUSHING WIND AV	3	2 / 0 / 1	2,065	2004	SFR LP/SqFt: 125.00	2STORY #Garg/Carport:2 / Attached	\$ 260,000	11/19/07 Status: ER
781292 9026 TOAST AV	4	2 / 0 / 1	2,184	2005	SFR LP/SqFt: 119.00	2STORY #Garg/Carport:2 / Attached	\$ 260,000	12/03/07 Status: ER
704425 7386 UMBERTO ST	3	2 / 0 / 1	1,421	2005	SFR LP/SqFt: 185.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 262,900	03/29/07 Status: ER
760544 6537 BETHALTO ST	4	2 / 1 / 0	2,415	2006	SFR LP/SqFt: 108.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 263,000	09/14/07 Status: ER
747492 6730 BROADACRES RANCH ST	4	2 / 0 / 1	1,662	2002	SFR LP/SqFt: 158.00	2STORY #Garg/Carport:2 / Entry to House	\$ 264,000	08/07/07 Status: ER
741040 358 BROKEN PAR DR	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 117.00	2STORY #Garg/Carport:2 / Attached	\$ 264,900	07/20/07 Status: ER
780224 61 DOGWOOD HILLS ST	3	2 / 0 / 1	1,746	2002	SFR LP/SqFt: 151.00	2STORY #Garg/Carport:2 / Attached	\$ 264,900	11/28/07 Status: ER
783128 9341 ICELAND SPAR CT	3	2 / 0 / 1	1,476	2004	SFR LP/SqFt: 179.00	2STORY #Garg/Carport:2 / Attached	\$ 264,900	12/07/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,850	261,620	149.11
Minimum		1,108	259,900	108.51
Maximum		2,415	264,900	234.66
Median		2,019	260,000	128.78

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
782780	4	2 / 0 / 1	2,310	2003	SFR	2STORY	\$ 264,900	12/07/07
9499 BREWING CLOUD AV					LP/SqFt: 114.00	#Garg/Carport:2 / Attached	Status:	ER
658246	3	2 / 0 / 1	1,671	2003	SFR	2STORY	\$ 265,000	10/21/06
8942 SPRING PEEPER AV					LP/SqFt: 158.00	#Garg/Carport:1 / Attached	Status:	ER
735162	3	2 / 0 / 1	1,421	2003	SFR	2STORY	\$ 265,000	07/02/07
9151 HOMBARD					LP/SqFt: 186.00	#Garg/Carport:2 / Attached	Status:	ER
772177	4	2 / 0 / 1	2,205	2006	SFR	2STORY	\$ 265,000	10/26/07
9332 GOLDEN GRAPE CT					LP/SqFt: 120.00	#Garg/Carport:2 / Attached	Status:	ER
776671	4	2 / 0 / 0	1,615	2005	SFR	1STORY	\$ 265,000	11/12/07
114 SHORT RUFF WY					LP/SqFt: 164.00	#Garg/Carport:2 / Attached	Status:	ER
758550	3	2 / 0 / 1	1,671	2003	SFR	2STORY	\$ 266,899	09/06/07
8940 ORNATE GLADE AV					LP/SqFt: 159.00	#Garg/Carport:1 / Attached	Status:	ER
754801	3	2 / 0 / 1	1,936	2007	SFR	2STORY	\$ 266,910	08/31/07
9111 SHEFFIELD GARDEN AV					LP/SqFt: 137.00	#Garg/Carport:2 / Entry to House	Status:	ER
771719	3	2 / 0 / 1	1,944	2007	SFR	2STORY	\$ 267,900	10/19/07
8817 NORTON PEAK AV					LP/SqFt: 137.00	#Garg/Carport:2 / Entry to House	Status:	ER
762889	5	3 / 0 / 0	1,817	2003	SFR	2STORY	\$ 268,500	09/26/07
9628 ALLISON RANCH AV					LP/SqFt: 147.00	#Garg/Carport:2 / Attached	Status:	ER
753060	4	2 / 0 / 1	2,310	2004	SFR	2STORY	\$ 269,000	08/24/07
6563 SUNSET PINES ST					LP/SqFt: 116.00	#Garg/Carport:2 / Attached	Status:	ER
760918	4	3 / 0 / 0	1,818	2002	SFR	2STORY	\$ 269,000	09/18/07
6726 BROADACRES RANCH ST					LP/SqFt: 147.00	#Garg/Carport:2 / Attached	Status:	ER
734555	3	2 / 0 / 0	1,812	2005	SFR	2STORY	\$ 269,900	07/01/07
9142 WINE CELLAR AV					LP/SqFt: 148.00	#Garg/Carport:2 / Attached	Status:	ER
744890	2	2 / 0 / 0	1,713	2007	CON	3STORY+ /LOFTLIV	\$ 269,955	07/26/07
8777 W MAULE AV			2148		LP/SqFt: 157.00	#Garg/Carport:2 / Attached	Status:	ER
742428	2	2 / 0 / 0	1,266	2002	SFR	1STORY	\$ 269,999	07/19/07
18 QUAIL VALLEY ST					LP/SqFt: 213.00	#Garg/Carport:2 / Finished Interior	Status:	ER
779132	3	2 / 0 / 1	1,604	2007	SFR	2STORY	\$ 270,000	11/22/07
611 PORT TALBOT AV					LP/SqFt: 168.00	#Garg/Carport:1 / Attached	Status:	ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,808	267,531	151.98
Minimum		1,266	264,900	114.68
Maximum		2,310	270,000	213.27
Median		1,812	267,900	148.95

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
763431 9643 CEDAR PARK AV	4	2 / 0 / 1	1,662	2002	SFR LP/SqFt: 162.00	2STORY #Garg/Carport:2 / Attached	\$ 270,000	09/28/07 Status: ER
769232 9109 SPUMANTE AV	3	2 / 0 / 1	1,935	2005	SFR LP/SqFt: 139.00	2STORY #Garg/Carport:2 / Attached	\$ 270,000	10/17/07 Status: ER
773392 8777 W MAULE AV	3	2 / 1 / 0	1,713 2012	2008	CON LP/SqFt: 158.00	3STORY+ /LOFTLIV #Garg/Carport:2 / Attached	\$ 271,370	10/29/07 Status: ER
776995 8327 LOWER TRAILHEAD AV	3	2 / 0 / 1	1,773	2006	SFR LP/SqFt: 153.00	2STORY #Garg/Carport:2 / Attached	\$ 271,475	11/10/07 Status: ER
772226 183 WICKED WEDGE WY	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 121.00	2STORY #Garg/Carport:2 / Attached	\$ 274,500	10/18/07 Status: ER
768829 234 RUSTY PLANK AV	3	2 / 0 / 0	1,677	2003	SFR LP/SqFt: 163.00	1STORY #Garg/Carport:2 / Attached	\$ 274,900	10/16/07 Status: ER
769584 274 FRINGE RUFF DR	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 122.00	2STORY #Garg/Carport:2 / Attached	\$ 274,900	10/17/07 Status: ER
729539 9712 MARCELLINE AV	3	2 / 0 / 1	2,019	2005	SFR LP/SqFt: 136.00	2STORY #Garg/Carport:2 / Attached	\$ 275,000	06/11/07 Status: ER
737787 8833 PEACE TREATY AV	3	2 / 0 / 1	1,337	2004	SFR LP/SqFt: 205.00	2STORY #Garg/Carport:1 / Attached	\$ 275,000	07/09/07 Status: ER
759397 599 PORT TALBOT AV	3	2 / 0 / 1	1,732	2007	SFR LP/SqFt: 158.00	2STORY #Garg/Carport:1 / Attached	\$ 275,000	09/13/07 Status: ER
771922 9154 VINTAGE WINE AV	3	2 / 0 / 1	1,769	2005	SFR LP/SqFt: 155.00	2STORY #Garg/Carport:2 / Attached	\$ 275,000	10/26/07 Status: ER
780574 8863 SKYLINE PEAK CT	4	2 / 0 / 1	1,746	2006	SFR LP/SqFt: 157.00	2STORY #Garg/Carport:2 / Attached	\$ 275,000	11/20/07 Status: ER
757177 6723 GOLD YARROW ST	3	2 / 0 / 1	1,847	2003	SFR LP/SqFt: 151.00	2STORY #Garg/Carport:2 / Attached	\$ 279,000	09/04/07 Status: ER
770551 298 FAIRWAY WOODS DR	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 124.00	2STORY #Garg/Carport:2 / Attached	\$ 279,888	10/22/07 Status: ER
741155 9319 MALAYA GARNET CT	4	2 / 0 / 1	1,937	2004	SFR LP/SqFt: 144.00	2STORY #Garg/Carport:2 / Attached	\$ 279,900	07/20/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,860	274,729	150.34
Minimum		1,337	270,000	121.95
Maximum		2,251	279,900	205.68
Median		1,773	275,000	153.12

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
750055 8802 FIRST LADY AV	2	2 / 0 / 0	1,297	2004	SFR LP/SqFt: 215.00	2STORY #Garg/Carport:1 / Attached	\$ 279,900	08/15/07 Status: ER
768341 272 DOG LEG DR	3	2 / 0 / 1	1,829	2004	SFR LP/SqFt: 153.00	2STORY #Garg/Carport:2 / Attached	\$ 279,900	10/15/07 Status: ER
772634 165 WICKED WEDGE WY	3	2 / 0 / 1	1,829	2004	SFR LP/SqFt: 153.00	2STORY #Garg/Carport:2 / Attached	\$ 279,900	10/29/07 Status: ER
777369 186 SHORT RUFF WY	4	2 / 0 / 0	1,615	2005	SFR LP/SqFt: 173.00	1STORY #Garg/Carport:2 / Attached	\$ 279,900	11/15/07 Status: ER
783360 542 CABIS BAY ST	3	2 / 0 / 1	1,484	2006	SFR LP/SqFt: 188.00	2STORY #Garg/Carport:1 / Attached	\$ 279,900	12/06/07 Status: ER
734428 6732 WHIPPLEWOOD WY	3	2 / 0 / 1	1,557	2005	SFR LP/SqFt: 179.00	2STORY #Garg/Carport:1 / Attached	\$ 279,990	06/30/07 Status: ER
736673 6682 BRISTOW FALLS CT	3	2 / 0 / 1	1,965	2005	SFR LP/SqFt: 142.00	2STORY #Garg/Carport:2 / Attached	\$ 280,000	07/08/07 Status: ER
746396 9068 MAYCOTT AV	3	2 / 0 / 1	1,390	2004	SFR LP/SqFt: 201.00	2STORY #Garg/Carport:1 / Detached	\$ 280,000	08/06/07 Status: ER
757400 523 CABIS BAY ST	3	2 / 0 / 1	1,484	2006	SFR LP/SqFt: 188.00	2STORY #Garg/Carport:1 / Attached	\$ 280,000	09/07/07 Status: ER
763095 332 DOG LEG DR	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 124.00	2STORY #Garg/Carport:2 / Attached	\$ 280,000	09/27/07 Status: ER
766511 6864 CRYSTAL RAPIDS ST	3	2 / 0 / 1	1,609	2003	SFR LP/SqFt: 174.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 280,000	10/08/07 Status: ER
772757 9186 RED CURRANT AV	3	2 / 0 / 1	1,419	2002	SFR LP/SqFt: 197.00	2STORY /DETACHD #Garg/Carport:2 / Attached	\$ 280,000	10/28/07 Status: ER
754825 9135 SHEFFIELD GARDEN AV	4	2 / 0 / 1	2,036	2007	SFR LP/SqFt: 138.00	2STORY #Garg/Carport:2 / Attached	\$ 280,980	08/31/07 Status: ER
752721 6777 WORMWOOD LN	2	2 / 0 / 1	1,504	2005	SFR LP/SqFt: 188.00	2STORY #Garg/Carport:1 / Auto Door Opener(s)	\$ 284,000	08/24/07 Status: ER
761148 9046 VINTAGE WINE AV	5	3 / 0 / 1	2,268	2005	SFR LP/SqFt: 125.00	2STORY #Garg/Carport:2 / Attached	\$ 284,900	09/20/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,702	280,625	169.63
Minimum		1,297	279,900	124.39
Maximum		2,268	284,900	215.81
Median		1,609	280,000	174.02

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

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774381 9702 KAMPSVILLE AV	4	3 / 0 / 0	2,415	2005	SFR LP/SqFt: 118.00	2STORY #Garg/Carport:2 / Attached	\$ 287,000	11/05/07 Status: ER
762686 9170 BALLINEEN CT	4	2 / 0 / 1	1,845	2006	SFR LP/SqFt: 157.00	2STORY #Garg/Carport:2 / Attached	\$ 289,888	09/26/07 Status: ER
726103 350 DOG LEG DR	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 128.00	2STORY #Garg/Carport:2 / Attached	\$ 289,900	06/05/07 Status: ER
772364 7234 BIRD CHERRY ST	3	2 / 0 / 1	1,677	2002	SFR LP/SqFt: 172.00	2STORY #Garg/Carport:2 / Attached	\$ 289,900	10/28/07 Status: ER
783675 538 UXBRIDGE DR	4	3 / 0 / 0	2,000	2005	SFR LP/SqFt: 144.00	2STORY #Garg/Carport:2 / Attached	\$ 289,900	12/11/07 Status: ER
767352 9059 BOLD VENTURE CT	5	3 / 0 / 1	2,268	2007	SFR LP/SqFt: 127.00	2STORY #Garg/Carport:2 / Attached	\$ 289,990	10/05/07 Status: ER
666739 6961 SILK OAK CT	3	2 / 0 / 1	2,253	2002	SFR LP/SqFt: 128.00	2STORY #Garg/Carport:3 / Finished Interior	\$ 290,000	11/20/06 Status: ER
703940 6723 FIREWOOD DR	3	2 / 0 / 1	1,557	2005	SFR LP/SqFt: 186.00	2STORY #Garg/Carport:1 / Finished Interior	\$ 290,000	03/28/07 Status: ER
749424 6623 SUNSET PINES ST	4	2 / 0 / 1	2,291	2004	SFR LP/SqFt: 126.00	2STORY #Garg/Carport:2 / Attached	\$ 290,000	08/14/07 Status: ER
778970 365 BLACKSTONE RIVER AV	3	2 / 0 / 0	1,567	2000	SFR LP/SqFt: 185.00	1STORY #Garg/Carport:2 / Attached	\$ 290,000	11/21/07 Status: ER
534329 7055 MANDY SCARLET CT	4	2 / 0 / 1	1,770	2002	SFR LP/SqFt: 166.00	TRILEVL /2STORY #Garg/Carport:2 / Attached	\$ 293,900	08/31/05 Status: ER
748506 287 FRINGE RUFF DR	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 130.00	2STORY #Garg/Carport:2 / Attached	\$ 294,777	08/11/07 Status: ER
735384 6782 FIREWOOD	3	2 / 0 / 1	1,557	2004	SFR LP/SqFt: 189.00	2STORY #Garg/Carport:1 / Attached	\$ 295,000	07/02/07 Status: ER
738592 6746 GRACEDA ST	3	2 / 0 / 0	1,468	2003	SFR LP/SqFt: 200.00	1STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 295,000	07/10/07 Status: ER
753606 8777 W MAULE AV	2	2 / 0 / 1	1,666 2162	2007	CON LP/SqFt: 177.00	3STORY+ #Garg/Carport:2 / Attached	\$ 295,000	08/27/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,922	291,350	156.10
Minimum		1,468	287,000	118.84
Maximum		2,415	295,000	200.95
Median		1,845	290,000	157.12

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
773616 9620 SAGE SPARROW AV	4	2 / 1 / 0	1,818	2002	SFR LP/SqFt: 162.00	2STORY #Garg/Carport:2 / Attached	\$ 295,724	11/01/07 Status: ER
738734 6510 AMERICAN FLOWER ST	4	2 / 0 / 1	2,310	2005	SFR LP/SqFt: 129.00	2STORY #Garg/Carport:2 / Attached	\$ 298,000	07/13/07 Status: ER
736967 9035 WINE CELLAR AV	3	2 / 0 / 1	1,988	2006	SFR LP/SqFt: 150.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	07/09/07 Status: ER
740128 242 FAIRWAY WOODS DR	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 132.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	07/18/07 Status: ER
748720 7032 AZURE BEACH ST	3	2 / 0 / 1	1,770	2002	SFR LP/SqFt: 168.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	08/13/07 Status: ER
756168 9044 TOAST AV	4	1 / 1 / 1	2,184	2005	SFR LP/SqFt: 136.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	09/01/07 Status: ER
755660 9645 GRAPELAND AV	5	2 / 0 / 1	1,818	2002	SFR LP/SqFt: 164.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	09/04/07 Status: ER
758795 9317 ICELAND SPAR CT	3	2 / 1 / 0	1,650	2004	SFR LP/SqFt: 181.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	09/13/07 Status: ER
766786 9651 VALMEYER AV	3	2 / 0 / 1	2,019	2004	SFR LP/SqFt: 148.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	10/04/07 Status: ER
768308 6974 FLOWERING WILLOW ST	3	2 / 0 / 0	1,749	2002	SFR LP/SqFt: 170.00	1STORY #Garg/Carport:2 / Attached	\$ 299,000	10/15/07 Status: ER
770682 6632 BABYS TEAR PL	3	2 / 0 / 1	2,025	2006	SFR LP/SqFt: 147.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	10/19/07 Status: ER
771493 685 JEWEL TOWER ST	3	2 / 0 / 1	1,696	2006	SFR LP/SqFt: 176.00	2STORY #Garg/Carport:1 / Entry to House	\$ 299,000	10/20/07 Status: ER
772790 9339 PYROPE CT	3	2 / 0 / 1	1,476	2003	SFR LP/SqFt: 202.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	10/30/07 Status: ER
777315 362 DOG LEG DR	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 132.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 299,000	11/14/07 Status: ER
782003 170 RUSTY PLANK AV	3	2 / 0 / 1	1,810	2003	SFR LP/SqFt: 165.00	2STORY #Garg/Carport:2 / Attached	\$ 299,000	12/01/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,921	298,715	158.00
Minimum		1,476	295,724	129.00
Maximum		2,310	299,000	202.57
Median		1,818	299,000	162.66

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
756742 6824 CRYSTAL RAPIDS ST	3	2 / 0 / 0	1,288	2003	SFR LP/SqFt: 232.00	1STORY #Garg/Carport:2 / Attached	\$ 299,800	09/07/07 Status: ER
678874 9164 WESTCHESTER HILL AV	3	2 / 0 / 1	1,711	2005	SFR LP/SqFt: 175.00	2STORY #Garg/Carport:2 / Attached	\$ 299,900	01/11/07 Status: ER
720415 9262 BLUE FLAX PL	2	2 / 0 / 1	1,669	2002	TWH LP/SqFt: 179.00	1STORY #Garg/Carport:2 / Attached	\$ 299,900	05/17/07 Status: ER
767629 267 SOGGY RUFF WY	3	2 / 0 / 1	1,829	2004	SFR LP/SqFt: 163.00	2STORY #Garg/Carport:2 / Attached	\$ 299,900	10/10/07 Status: ER
780950 6692 WIND WHISPER ST	4	2 / 0 / 1	2,310	2005	SFR LP/SqFt: 129.00	2STORY #Garg/Carport:2 / Attached	\$ 299,900	12/01/07 Status: ER
735260 8895 W TORINO AV	5	3 / 1 / 0	3,141	2006	SFR LP/SqFt: 95.00	TRILEVL #Garg/Carport:2 / Attached	\$ 299,999	07/03/07 Status: ER
783518 9059 W TORINO AV	3	2 / 0 / 1	1,746	2007	SFR LP/SqFt: 171.00	2STORY #Garg/Carport:2 / Attached	\$ 300,000	12/10/07 Status: ER
754853 9114 LANDONS POINT CT	5	2 / 1 / 0	2,184	2007	SFR LP/SqFt: 138.00	2STORY #Garg/Carport:2 / Attached	\$ 301,900	08/31/07 Status: ER
752931 9114 TOLFORD AV	3	1 / 1 / 1	1,711	2006	SFR LP/SqFt: 178.00	2STORY #Garg/Carport:2 / Attached	\$ 305,000	08/26/07 Status: ER
759992 7254 VICTORIA OAK CT	2	2 / 0 / 1	1,677	2002	SFR LP/SqFt: 181.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 305,000	09/17/07 Status: ER
763725 9136 WINE CELLAR AV	3	2 / 0 / 1	1,935	2005	SFR LP/SqFt: 157.00	2STORY #Garg/Carport:2 / Attached	\$ 305,000	09/26/07 Status: ER
765005 9523 BREWING CLOUD AV	5	3 / 0 / 0	2,039	2003	SFR LP/SqFt: 151.00	2STORY #Garg/Carport:2 / Attached	\$ 309,888	10/03/07 Status: ER
711706 563 TEEDALE CT	4	2 / 0 / 1	2,310	2006	SFR LP/SqFt: 136.00	2STORY #Garg/Carport:2 / Attached	\$ 314,900	04/19/07 Status: ER
732521 351 CART CROSSING WY	3	2 / 0 / 1	1,715	2004	SFR LP/SqFt: 183.00	2STORY #Garg/Carport:2 / Attached	\$ 314,900	06/23/07 Status: ER
748159 9265 PEMBROOK FALLS AV	3	2 / 0 / 1	1,935	2005	SFR LP/SqFt: 162.00	2STORY #Garg/Carport:2 / Entry to House	\$ 314,999	08/10/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		1,947	304,732	162.64
Minimum		1,288	299,800	95.51
Maximum		3,141	314,999	232.76
Median		1,829	301,900	163.97

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
725070	3	2 / 0 / 1	1,677	2002	SFR	2STORY	\$ 319,500	06/01/07
					LP/SqFt:	190.00	#Garg/Carport:2 / Attached	Status: ER
769867	3	2 / 0 / 1	2,464	2004	SFR	2STORY	\$ 319,500	10/19/07
					LP/SqFt:	129.00	#Garg/Carport:2 / Attached	Status: ER
757480	3	2 / 0 / 1	1,935	2005	SFR	2STORY	\$ 319,790	09/10/07
					LP/SqFt:	165.00	#Garg/Carport:2 / Attached	Status: ER
761598	3	2 / 0 / 1	1,810	2003	SFR	2STORY	\$ 319,900	09/21/07
					LP/SqFt:	176.00	#Garg/Carport:2 / Attached	Status: ER
759320	5	3 / 1 / 0	3,141	2006	SFR	TRILEVL	\$ 319,999	09/14/07
					LP/SqFt:	101.00	#Garg/Carport:2 / Attached	Status: ER
769477	5	3 / 0 / 0	2,039	2003	SFR	2STORY	\$ 319,999	10/18/07
					LP/SqFt:	156.00	#Garg/Carport:2 / Attached	Status: ER
752507	3	2 / 0 / 1	1,611	2005	SFR	2STORY	\$ 320,000	08/24/07
					LP/SqFt:	198.00	#Garg/Carport:1 / Attached	Status: ER
772066	3	2 / 0 / 1	1,547	2006	SFR	2STORY	\$ 320,000	10/25/07
					LP/SqFt:	206.00	#Garg/Carport:2 / Attached	Status: ER
767415	4	3 / 0 / 0	2,608	1999	SFR	2STORY	\$ 324,900	10/11/07
					LP/SqFt:	124.00	#Garg/Carport:2 / Attached	Status: ER
747704	5	3 / 1 / 0	3,141	2006	SFR	TRILEVL	\$ 324,999	08/09/07
					LP/SqFt:	103.00	#Garg/Carport:2 / Attached	Status: ER
727946	4	3 / 0 / 0	2,032	2002	SFR	2STORY	\$ 325,000	06/09/07
					LP/SqFt:	159.00	#Garg/Carport:2 / Attached	Status: ER
752741	3	3 / 0 / 0	2,100	2002	SFR	2STORY	\$ 325,000	08/25/07
					LP/SqFt:	154.00	#Garg/Carport:2 / Attached	Status: ER
776679	3	2 / 0 / 0	1,917	2006	SFR	1STORY	\$ 329,000	11/12/07
					LP/SqFt:	171.00	#Garg/Carport:2 / Auto Door Opener(s)	Status: ER
766202	2	2 / 0 / 0	1,509	2001	SFR	1STORY	\$ 329,900	10/07/07
					LP/SqFt:	218.00	#Garg/Carport:2 / Attached	Status: ER
769866	4	3 / 0 / 0	2,251	2004	SFR	2STORY	\$ 330,000	10/18/07
					LP/SqFt:	146.00	#Garg/Carport:2 / Attached	Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		2,119	323,166	160.41
Minimum		1,509	319,500	101.88
Maximum		3,141	330,000	218.62
Median		2,032	320,000	159.94

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
736973 9715 WAUKEGAN AV	3	2 / 1 / 0	2,415	2005	SFR LP/SqFt: 136.00	2STORY #Garg/Carport:2 / Attached	\$ 330,000	07/09/07 Status: ER
738573 9479 VIOLET SUNSET AV	4	3 / 0 / 0	2,291	2004	SFR LP/SqFt: 144.00	2STORY #Garg/Carport:2 / Attached	\$ 330,000	07/10/07 Status: ER
757362 6789 GOLD YARROW ST	3	2 / 0 / 1	1,847	2003	SFR LP/SqFt: 178.00	2STORY #Garg/Carport:2 / Attached	\$ 330,000	09/10/07 Status: ER
747415 328 BROKEN PAR DR	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 147.00	2STORY #Garg/Carport:2 / Attached	\$ 332,482	08/07/07 Status: ER
742858 9127 MOUNTAIN MAPLE CT	3	2 / 0 / 1	1,897	2004	SFR LP/SqFt: 176.00	2STORY #Garg/Carport:2 / Attached	\$ 335,000	07/25/07 Status: ER
749277 9143 BLACK MAPLE AV	3	2 / 0 / 1	2,023	2004	SFR LP/SqFt: 167.00	2STORY /DETACHD #Garg/Carport:2 / Attached	\$ 338,000	08/14/07 Status: ER
770454 8358 LOWER TRAILHEAD AV	4	2 / 1 / 0	1,752	2006	SFR LP/SqFt: 192.00	2STORY #Garg/Carport:2 / Attached	\$ 338,000	10/15/07 Status: ER
761668 805 WARWICK CASTLE DR	4	3 / 0 / 0	2,492	2005	SFR LP/SqFt: 136.00	2STORY #Garg/Carport:2 / Attached	\$ 339,500	09/23/07 Status: ER
752470 467 NEWBERRY SPRINGS DR	4	2 / 0 / 1	2,405	2006	SFR LP/SqFt: 141.00	2STORY #Garg/Carport:2 / Attached	\$ 339,900	08/23/07 Status: ER
775896 580 FOSTER SPRINGS RD	4	2 / 0 / 1	2,405	2006	SFR LP/SqFt: 141.00	2STORY #Garg/Carport:2 / Attached	\$ 339,900	11/08/07 Status: ER
780433 9485 VAST VALLEY AV	5	2 / 0 / 1	2,039	2003	SFR LP/SqFt: 166.00	2STORY #Garg/Carport:2 / Attached	\$ 339,900	11/27/07 Status: ER
777153 8790 SALVESTRIN POINT AV	3	2 / 0 / 1	1,694	2007	SFR LP/SqFt: 203.00	2STORY #Garg/Carport:2 / Attached	\$ 344,750	11/14/07 Status: ER
700271 9087 TOAST AV	4	2 / 0 / 1	1,988	2006	SFR LP/SqFt: 173.00	2STORY #Garg/Carport:2 / Attached	\$ 344,900	03/17/07 Status: ER
755622 9766 MARCELLINE AV	3	2 / 0 / 1	2,019	2005	SFR LP/SqFt: 170.00	2STORY #Garg/Carport:2 / Attached	\$ 345,000	09/04/07 Status: ER
777158 8834 SALVESTRIN POINT AV	3	2 / 0 / 1	1,694	2007	SFR LP/SqFt: 203.00	2STORY #Garg/Carport:2 / Attached	\$ 345,150	11/14/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		2,081	338,165	165.39
Minimum		1,694	330,000	136.24
Maximum		2,492	345,150	203.75
Median		2,023	339,500	167.08

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
761783 9101 BLACK MAPLE AV	3	2 / 0 / 1	2,023	2004	SFR LP/SqFt: 172.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 349,900	09/20/07 Status: ER
728922 140 CADROW CASTLE CT	4	2 / 0 / 1	2,322	2003	SFR LP/SqFt: 150.00	2STORY #Garg/Carport:2 / Attached	\$ 350,000	06/13/07 Status: ER
743748 247 WILLOW POND CT	4	3 / 0 / 0	2,322	2002	SFR LP/SqFt: 150.00	2STORY #Garg/Carport:2 / Attached	\$ 350,000	07/30/07 Status: ER
759990 301 TURTLE PEAK AV	3	2 / 0 / 0	1,743	2000	SFR LP/SqFt: 200.00	1STORY #Garg/Carport:2 / Attached	\$ 350,000	09/17/07 Status: ER
765317 268 CROOKED TREE DR	4	2 / 0 / 0	1,677	2002	SFR LP/SqFt: 208.00	1STORY #Garg/Carport:2 / Attached	\$ 350,000	10/04/07 Status: ER
765318 276 CROOKED TREE DR	3	2 / 0 / 0	1,677	2002	SFR LP/SqFt: 208.00	1STORY #Garg/Carport:2 / Attached	\$ 350,000	10/04/07 Status: ER
773864 9079 VINTAGE WINE AV	4	2 / 0 / 1	2,268	2005	SFR LP/SqFt: 154.00	2STORY #Garg/Carport:2 / Attached	\$ 350,000	10/29/07 Status: ER
677147 240 DOG LEG DR	3	2 / 0 / 1	1,715	2004	SFR LP/SqFt: 206.00	2STORY /DETACHD #Garg/Carport:2 / Attached	\$ 355,000	01/05/07 Status: ER
717505 6777 GOLD YARROW ST	4	2 / 0 / 1	2,396	2003	SFR LP/SqFt: 149.00	2STORY #Garg/Carport:2 / Attached	\$ 359,000	05/08/07 Status: ER
698252 6803 ROSE MALLOW ST	3	2 / 0 / 1	2,018	2002	SFR LP/SqFt: 178.00	2STORY #Garg/Carport:2 / Attached	\$ 359,900	03/12/07 Status: ER
770775 9738 VALMEYER AV	3	2 / 0 / 1	2,019	2004	SFR LP/SqFt: 178.00	2STORY #Garg/Carport:2 / Attached	\$ 359,900	10/22/07 Status: ER
772404 304 SEA RIM AV	3	3 / 0 / 0	2,071	2001	SFR LP/SqFt: 173.00	2STORY #Garg/Carport:2 / Attached	\$ 359,900	10/29/07 Status: ER
774674 208 RUSTY PLANK AV	4	2 / 0 / 1	2,125	2003	SFR LP/SqFt: 169.00	2STORY #Garg/Carport:2 / Attached	\$ 360,900	11/05/07 Status: ER
760190 95 BOWLER SPRINGS ST	3	2 / 0 / 1	1,810	2003	SFR LP/SqFt: 201.00	2STORY #Garg/Carport:2 / Attached	\$ 364,900	09/14/07 Status: ER
783330 79 LAYING UP CT	4	3 / 0 / 1	2,781	2006	SFR LP/SqFt: 131.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 364,900	12/10/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		2,064	355,620	175.79
Minimum		1,677	349,900	131.21
Maximum		2,781	364,900	208.71
Median		2,023	355,000	173.78

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
776998 286 CADDY BAG CT	3	2 / 0 / 1	1,829	2007	SFR LP/SqFt: 199.00	2STORY #Garg/Carport:2 / Attached	\$ 365,000	11/12/07 Status: ER
758934 80 DAISY SPRINGS CT	4	2 / 0 / 1	2,405	2006	SFR LP/SqFt: 152.00	2STORY #Garg/Carport:2 / Attached	\$ 367,900	09/13/07 Status: ER
668482 9131 WINE CELLAR AV	3	2 / 0 / 1	1,935	2005	SFR LP/SqFt: 190.00	2LEVEL /2STORY #Garg/Carport:2 / Attached	\$ 369,000	11/28/06 Status: ER
731174 9564 FRESH CROWN CT	4	2 / 0 / 1	2,310	2005	SFR LP/SqFt: 159.00	2STORY /DETACHD #Garg/Carport:2 / Attached	\$ 369,000	06/20/07 Status: ER
709011 749 CHAPLETON CT	3	2 / 0 / 1	2,321	2006	SFR LP/SqFt: 159.00	2STORY #Garg/Carport:2 / Attached	\$ 369,223	04/12/07 Status: ER
739817 9310 WINEBROOK AV	3	2 / 0 / 1	2,205	2006	SFR LP/SqFt: 167.00	2STORY #Garg/Carport:2 / Attached	\$ 369,900	07/17/07 Status: ER
758135 166 LENAPE HEIGHTS AV	4	3 / 0 / 0	2,886	2003	SFR LP/SqFt: 128.00	2STORY #Garg/Carport:2 / Attached	\$ 369,900	09/11/07 Status: ER
760261 9241 ANSLEY CT	4	2 / 0 / 1	1,759	2003	SFR LP/SqFt: 210.00	2STORY #Garg/Carport:2 / Entry to House	\$ 369,900	09/12/07 Status: ER
731788 8985 VENEROSO ST	4	2 / 0 / 1	2,205	2006	SFR LP/SqFt: 167.00	2STORY #Garg/Carport:2 / Attached	\$ 370,000	06/22/07 Status: ER
737639 384 BANFF CT	3	2 / 0 / 0	1,567	2001	SFR LP/SqFt: 237.00	1STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 371,400	07/09/07 Status: ER
730727 9738 KAMPSVILLE AV	3	2 / 0 / 1	2,019	2005	SFR LP/SqFt: 185.00	2STORY #Garg/Carport:2 / Attached	\$ 374,900	06/19/07 Status: ER
747572 211 S PAINTED MOUNTAIN DR	3	2 / 0 / 0	2,016	1998	SFR LP/SqFt: 186.00	1STORY #Garg/Carport:2 / Detached	\$ 375,000	08/09/07 Status: ER
776181 113 TEMPLE WOOD CT	3	3 / 0 / 0	2,748	2003	SFR LP/SqFt: 138.00	2STORY #Garg/Carport:2 / Attached	\$ 379,900	11/02/07 Status: ER
735514 520 FOSTER SPRINGS RD	4	2 / 0 / 1	2,405	2006	SFR LP/SqFt: 158.00	2STORY #Garg/Carport:2 / Attached	\$ 379,990	07/04/07 Status: ER
774025 83 BROKEN PUTTER WY	4	3 / 0 / 1	2,781	2005	SFR LP/SqFt: 138.00	2STORY #Garg/Carport:2 / Attached	\$ 385,000	11/02/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		2,226	372,401	171.96
Minimum		1,567	365,000	128.17
Maximum		2,886	385,000	237.01
Median		2,205	369,900	167.76

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

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Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
750637 8778 EVAN LILAS ST	5	2 / 0 / 1	2,242	2006	SFR LP/SqFt: 173.00	2STORY #Garg/Carport:2 / Attached	\$ 389,000	08/18/07 Status: ER
772097 52 SUNSHINE COAST LN	3	2 / 0 / 0	2,008	1998	SFR LP/SqFt: 194.00	1STORY #Garg/Carport:2 / Attached	\$ 390,000	10/26/07 Status: ER
777894 71 SUNSET BAY ST	3	2 / 0 / 0	2,055	2000	SFR LP/SqFt: 189.00	1STORY #Garg/Carport:2 / Attached	\$ 390,000	11/16/07 Status: ER
718708 162 MACOBY RUN ST	4	3 / 0 / 1	2,780	2003	SFR LP/SqFt: 141.00	2STORY #Garg/Carport:2 / Attached	\$ 392,500	05/11/07 Status: ER
742483 90 BROKEN PUTTER WY	3	2 / 0 / 0	1,917	2005	SFR LP/SqFt: 205.00	1STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 394,900	07/25/07 Status: ER
738940 340 CART CROSSING WY	4	3 / 0 / 0	2,251	2004	SFR LP/SqFt: 177.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 399,000	07/14/07 Status: ER
753843 142 ROSE LAKE ST	4	2 / 0 / 1	2,964	2002	SFR LP/SqFt: 134.00	2STORY #Garg/Carport:2 / Finished Interior	\$ 399,000	08/29/07 Status: ER
769789 415 FOSTER SPRINGS RD	4	1 / 1 / 1	2,405	2006	SFR LP/SqFt: 165.00	2STORY #Garg/Carport:2 / Attached	\$ 399,000	10/18/07 Status: ER
759377 209 WILLOW POND CT	5	3 / 0 / 0	2,544	2002	SFR LP/SqFt: 157.00	2STORY #Garg/Carport:2 / Entry to House	\$ 399,500	09/13/07 Status: ER
729969 260 HICKORY HEIGHTS AV	5	3 / 0 / 0	2,886	2003	SFR LP/SqFt: 138.00	2STORY #Garg/Carport:2 / Attached	\$ 399,777	06/12/07 Status: ER
741333 8941 COLLEGE GREEN ST	3	1 / 1 / 0	1,944	2006	SFR LP/SqFt: 205.00	2STORY #Garg/Carport:2 / Attached	\$ 399,888	07/20/07 Status: ER
754926 382 CENTER GREEN DR	4	2 / 0 / 1	2,119	2005	SFR LP/SqFt: 188.00	2STORY #Garg/Carport:2 / Attached	\$ 399,900	08/31/07 Status: ER
764548 9716 ZIEGLER AV	3	3 / 0 / 0	2,415	2005	SFR LP/SqFt: 165.00	2STORY #Garg/Carport:2 / Attached	\$ 400,000	10/02/07 Status: ER
743441 198 CROOKED TREE DR	4	3 / 0 / 0	2,886	2002	SFR LP/SqFt: 141.00	2STORY #Garg/Carport:2 / Attached	\$ 407,000	07/27/07 Status: ER
765784 733 SHIREHAMPTON DR	4	3 / 0 / 0	3,536	2006	SFR LP/SqFt: 115.00	2STORY #Garg/Carport:3 / Attached	\$ 408,500	10/04/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		2,463	397,864	166.31
Minimum		1,917	389,000	115.53
Maximum		3,536	408,500	206.00
Median		2,405	399,000	165.90

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
764813 274 SEA RIM AV	4	2 / 0 / 1	2,588	2001	SFR LP/SqFt: 158.00	TRILEVL #Garg/Carport:2 / Entry to House	\$ 410,500	10/02/07 Status: ER
768185 273 RUSTY PLANK AV	4	3 / 0 / 0	2,886	2003	SFR LP/SqFt: 143.00	2STORY #Garg/Carport:2 / Attached	\$ 414,999	10/13/07 Status: ER
766363 9656 ZIEGLER AV	3	3 / 0 / 0	2,415	2005	SFR LP/SqFt: 171.00	2STORY #Garg/Carport:2 / Attached	\$ 415,000	10/08/07 Status: ER
718850 385 BLUE TEE CT	4	3 / 0 / 0	2,891	2005	SFR LP/SqFt: 144.00	2STORY #Garg/Carport:2 / Attached	\$ 417,000	05/11/07 Status: ER
764675 9709 DIETERICH AV	3	2 / 1 / 0	2,415	2006	SFR LP/SqFt: 172.00	2STORY #Garg/Carport:2 / Attached	\$ 417,000	10/02/07 Status: ER
772208 657 SHIREHAMPTON DR	5	3 / 0 / 0	3,802	2006	SFR LP/SqFt: 110.00	2STORY #Garg/Carport:3 / Attached	\$ 419,500	10/18/07 Status: ER
766536 332 WHITE BLUFFS ST	3	2 / 0 / 1	2,588	2000	SFR LP/SqFt: 162.00	2STORY #Garg/Carport:2 / Attached	\$ 419,900	10/06/07 Status: ER
694742 311 TURTLE PEAK AV	3	3 / 0 / 0	2,608	2000	SFR LP/SqFt: 162.00	2STORY #Garg/Carport:2 / Entry to House	\$ 424,900	03/01/07 Status: ER
699099 22 QUAIL VALLEY ST	3	2 / 0 / 1	2,063	2002	SFR LP/SqFt: 206.00	2STORY #Garg/Carport:2 / Attached	\$ 425,000	03/14/07 Status: ER
750511 428 CENTER GREEN DR	3	2 / 0 / 0	1,467	2005	SFR LP/SqFt: 289.00	1STORY #Garg/Carport:2 / Finished Interior	\$ 425,000	08/17/07 Status: ER
762183 8860 BONNEVILLE PEAK CT	5	3 / 1 / 0	3,141	2006	SFR LP/SqFt: 135.00	TRILEVL #Garg/Carport:2 / Attached	\$ 426,000	09/18/07 Status: ER
768406 258 RUSTY PLANK AV	4	3 / 0 / 0	2,886	2003	SFR LP/SqFt: 148.00	2STORY #Garg/Carport:2 / Attached	\$ 429,900	10/15/07 Status: ER
720175 205 DUCK HOLLOW	3	2 / 0 / 1	1,746	2002	SFR LP/SqFt: 246.00	2STORY #Garg/Carport:2 / Entry to House	\$ 430,000	05/16/07 Status: ER
754371 790 CHAPLETON CT	3	2 / 0 / 1	2,322	2006	SFR LP/SqFt: 185.00	2STORY #Garg/Carport:2 / Attached	\$ 430,000	08/30/07 Status: ER
780083 403 PURE RAIN CT	3	1 / 1 / 1	2,432	2001	SFR LP/SqFt: 176.00	1STORY #Garg/Carport:3 / Attached	\$ 430,000	11/28/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
	Average	2,550	422,313	174.35
	Minimum	1,467	410,500	110.34
	Maximum	3,802	430,000	289.71
	Median	2,588	424,900	162.92

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
692673	4	3 / 0 / 0	2,607	2001	SFR	2STORY	\$ 439,900	02/22/07
6973	PACIFIC COAST ST				LP/SqFt: 168.00	#Garg/Carport:3 / Entry to House	Status:	ER
777538	4	2 / 0 / 1	2,125	2003	SFR	2STORY	\$ 440,000	11/14/07
168	HICKORY HEIGHTS AV				LP/SqFt: 207.00	#Garg/Carport:2 / Attached	Status:	ER
721476	3	2 / 0 / 1	2,588	2000	SFR	2STORY	\$ 449,000	05/21/07
234	SEA RIM AV				LP/SqFt: 173.00	#Garg/Carport:2 / Auto Door Opener(s)	Status:	ER
780829	4	2 / 0 / 1	2,119	2005	SFR	2STORY	\$ 449,000	11/30/07
495	CENTER GREEN DR				LP/SqFt: 211.00	#Garg/Carport:2 / Entry to House	Status:	ER
742228	3	2 / 0 / 1	2,964	2002	SFR	2STORY	\$ 450,000	07/24/07
126	ROSE LAKE ST				LP/SqFt: 151.00	#Garg/Carport:2 / Finished Interior	Status:	ER
777742	3	2 / 0 / 0	2,036	1998	SFR	1STORY	\$ 450,000	11/16/07
111	OCEAN HARBOR LN				LP/SqFt: 221.00	#Garg/Carport:3 / Attached	Status:	ER
751624	4	3 / 0 / 0	3,027	2003	SFR	2STORY	\$ 463,000	08/22/07
179	FLYING HILLS AV				LP/SqFt: 152.00	#Garg/Carport:3 / Attached	Status:	ER
739431	5	4 / 0 / 0	3,027	2003	SFR	2STORY	\$ 465,000	07/16/07
178	PAXON HOLLOW CT				LP/SqFt: 153.00	#Garg/Carport:3 / Attached	Status:	ER
782987	4	3 / 0 / 0	2,251	2004	SFR	2STORY	\$ 470,000	12/08/07
165	DOG LEG DR				LP/SqFt: 208.00	#Garg/Carport:2 / Attached	Status:	ER
763066	4	3 / 0 / 1	2,781	2005	SFR	2STORY	\$ 475,000	09/25/07
71	BROKEN PUTTER WY				LP/SqFt: 170.00	#Garg/Carport:2 / Attached	Status:	ER
758758	4	3 / 0 / 0	2,886	2002	SFR	2STORY	\$ 479,000	09/11/07
11	INDIAN RUN WY				LP/SqFt: 165.00	#Garg/Carport:2 / Attached	Status:	ER
740550	4	3 / 0 / 0	2,886	2003	SFR	2STORY	\$ 480,000	07/19/07
34	COBBS CREEK WY				LP/SqFt: 166.00	#Garg/Carport:2 / Attached	Status:	ER
737445	3	2 / 0 / 1	2,119	2005	SFR	2STORY	\$ 495,000	07/05/07
374	W CENTER GREEN DR				LP/SqFt: 233.00	#Garg/Carport:2 / Attached	Status:	ER
695915	3	3 / 0 / 0	2,922	2000	SFR	1STORY	\$ 499,900	03/01/07
76	ARCADIAN SHORES ST				LP/SqFt: 171.00	#Garg/Carport:2 / Attached	Status:	ER
766367	3	2 / 0 / 0	2,428	2001	SFR	1STORY	\$ 500,000	10/08/07
396	APPLE RIVER CT				LP/SqFt: 205.00	#Garg/Carport:2 / Attached	Status:	ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		2,584	466,987	184.21
Minimum		2,036	439,900	151.82
Maximum		3,027	500,000	233.60
Median		2,607	465,000	171.08

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
773696 668 KEW GARDENS DR	4	3 / 0 / 0	3,940	2006	SFR LP/SqFt: 129.00	2STORY #Garg/Carport:3 / Attached	\$ 509,900	11/01/07 Status: ER
762098 30 COBBS CREEK WY	4	3 / 0 / 1	2,780	2003	SFR LP/SqFt: 185.00	2STORY #Garg/Carport:2 / Attached	\$ 515,000	09/23/07 Status: ER
754628 379 BLUE TEE CT	4	3 / 0 / 1	2,781	2005	SFR LP/SqFt: 186.00	2STORY #Garg/Carport:2 / Auto Door Opener(s)	\$ 520,000	08/31/07 Status: ER
762968 786 SHIREHAMPTON DR	4	3 / 1 / 0	3,940	2006	SFR LP/SqFt: 134.00	2STORY #Garg/Carport:3 / Attached	\$ 529,000	09/27/07 Status: ER
773014 50 CASTLE CREEK CT	4	2 / 0 / 1	2,332	1998	SFR LP/SqFt: 229.00	2STORY #Garg/Carport:3 / Attached	\$ 535,000	10/30/07 Status: ER
754293 51 CASTLE CREEK CT	3	2 / 0 / 1	2,538	1998	SFR LP/SqFt: 216.00	2STORY #Garg/Carport:2 / Attached	\$ 549,900	08/20/07 Status: ER
710667 550 SINFOLD PARK ST	4	2 / 0 / 1	2,637	2002	SFR LP/SqFt: 208.00	1STORY #Garg/Carport:3 / Attached	\$ 549,999	04/17/07 Status: ER
759416 415 HIDDEN HOLE DR	3	2 / 0 / 1	2,667	2005	SFR LP/SqFt: 206.00	2STORY #Garg/Carport:2 / Attached	\$ 550,000	09/15/07 Status: ER
764895 408 HIDDEN HOLE DR	3	2 / 0 / 1	2,667	2005	SFR LP/SqFt: 209.00	2STORY #Garg/Carport:2 / Attached	\$ 559,000	10/03/07 Status: ER
777094 18 GULF PINES AV	4	3 / 0 / 1	3,470	2001	SFR LP/SqFt: 161.00	2STORY #Garg/Carport:3 / Attached	\$ 559,900	11/14/07 Status: ER
783485 745 SHIREHAMPTON DR	4	3 / 0 / 0	3,740	2006	SFR LP/SqFt: 149.00	2STORY #Garg/Carport:3 / Attached	\$ 560,000	12/05/07 Status: ER
758286 8430 GAGNIER BL	1	1 / 0 / 0	768	1997	SFR LP/SqFt: 748.00	1STORY #Garg/Carport:0	\$ 575,000	09/07/07 Status: ER
780778 42 OCEAN HARBOR LN	3	2 / 0 / 1	2,721	1998	SFR LP/SqFt: 213.00	1STORY #Garg/Carport:3 / Attached	\$ 580,000	11/30/07 Status: ER
734851 125 LAKEWOOD GARDEN DR	4	2 / 0 / 1	2,952	2000	SFR LP/SqFt: 199.00	2STORY #Garg/Carport:3 / Attached	\$ 589,900	07/01/07 Status: ER
747929 283 HICKORY HEIGHTS AV	4	3 / 0 / 0	2,886	2003	SFR LP/SqFt: 204.00	2STORY #Garg/Carport:2 / Attached	\$ 590,923	08/10/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		2,855	551,568	225.59
Minimum		768	509,900	129.42
Maximum		3,940	590,923	748.70
Median		2,780	550,000	204.76

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
733390 44 LIVING EDENS CT	5	4 / 0 / 1	4,148	2001	SFR LP/SqFt: 143.00	2STORY #Garg/Carport:3 / Attached	\$ 595,000	06/27/07 Status: ER
749757 44 MISTY SPRINGS CT	4	3 / 0 / 1	3,470	2001	SFR LP/SqFt: 172.00	2STORY #Garg/Carport:3 / Attached	\$ 599,000	08/16/07 Status: ER
763249 172 SANDY BUNKER LN	3	2 / 0 / 0	1,917	2004	SFR LP/SqFt: 312.00	1STORY #Garg/Carport:2 / Attached	\$ 599,000	09/28/07 Status: ER
780970 506 FIRST ON DR	4	3 / 0 / 0	2,891	2005	SFR LP/SqFt: 207.00	2STORY #Garg/Carport:2 / Attached	\$ 599,000	11/30/07 Status: ER
731769 480 BALDUR RUN ST	5	3 / 0 / 0	3,388	2001	SFR LP/SqFt: 177.00	2STORY #Garg/Carport:3 / Attached	\$ 599,900	06/22/07 Status: ER
756582 121 CHATEAU WHISTLER CT	3	2 / 0 / 0	2,055	2000	SFR LP/SqFt: 291.00	1STORY #Garg/Carport:2 / Attached	\$ 600,000	09/06/07 Status: ER
780507 780 SECRET LONDON AV	5	2 / 1 / 0	3,790	2007	SFR LP/SqFt: 158.00	2STORY #Garg/Carport:3 / Attached	\$ 600,000	11/29/07 Status: ER
781469 10 BRIDAL FALLS CT	3	2 / 0 / 1	2,721	1998	SFR LP/SqFt: 220.00	1STORY #Garg/Carport:3 / Attached	\$ 600,000	12/03/07 Status: ER
770774 104 ARCADIAN SHORES ST	4	3 / 0 / 1	3,514	2000	SFR LP/SqFt: 172.00	2STORY /DETACHD #Garg/Carport:3 / Attached	\$ 607,900	10/22/07 Status: ER
774163 322 PARISIAN SPRINGS CT	5	3 / 0 / 1	3,699	2001	SFR LP/SqFt: 165.00	2STORY #Garg/Carport:3 / Attached	\$ 612,500	11/03/07 Status: ER
721846 83 CASCADE LAKE ST	4	2 / 0 / 1	2,789	2001	SFR LP/SqFt: 222.00	1STORY #Garg/Carport:3 / Attached	\$ 620,000	05/21/07 Status: ER
754386 72 SUNSET BAY ST	5	3 / 0 / 1	3,433	2000	SFR LP/SqFt: 182.00	2STORY #Garg/Carport:3 / Attached	\$ 624,850	08/23/07 Status: ER
782374 212 CASCADE LAKE ST	5	3 / 0 / 1	4,892	2001	SFR LP/SqFt: 127.00	2STORY #Garg/Carport:3 / Attached	\$ 624,900	12/05/07 Status: ER
764392 175 WHITLY BAY AV	5	3 / 0 / 0	3,388	2002	SFR LP/SqFt: 184.00	2STORY #Garg/Carport:3 / Attached	\$ 625,000	10/02/07 Status: ER
747031 79 SULLY CREEK CT	5	3 / 0 / 0	4,108	2000	SFR LP/SqFt: 153.00	2STORY #Garg/Carport:3 / Attached	\$ 629,900	08/08/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		3,347	609,130	192.80
Minimum		1,917	595,000	127.74
Maximum		4,892	629,900	312.47
Median		3,433	600,000	177.07

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
751869 2 SANDY BUNKER LN	7	2 / 0 / 1	2,119	2005	SFR LP/SqFt: 301.00	2STORY #Garg/Carport:2 / Attached	\$ 639,888	08/22/07 Status: ER
705106 34 GULF PINES AV	6	4 / 0 / 1	4,892	2001	SFR LP/SqFt: 130.00	2STORY #Garg/Carport:3 / Attached	\$ 639,900	03/31/07 Status: ER
737602 131 RANCHO MARIA ST	5	4 / 0 / 0	3,716	2002	SFR LP/SqFt: 172.00	2STORY #Garg/Carport:3 / Attached	\$ 641,300	07/10/07 Status: ER
736564 415 ANTEN GULLEY CT	4	3 / 0 / 1	3,699	2001	SFR LP/SqFt: 175.00	2STORY #Garg/Carport:3 / Auto Door Opener(s)	\$ 648,900	07/06/07 Status: ER
728860 85 SULLY CREEK CT	5	3 / 0 / 1	3,433	2000	SFR LP/SqFt: 189.00	2STORY #Garg/Carport:3 / Auto Door Opener(s)	\$ 649,000	06/13/07 Status: ER
760838 175 SAMOSET CT	5	3 / 0 / 0	3,404	2003	SFR LP/SqFt: 190.00	2STORY #Garg/Carport:3 / Attached	\$ 650,000	09/20/07 Status: ER
770571 156 TAD MOORE AV	4	3 / 0 / 1	3,699	2003	SFR LP/SqFt: 175.00	2STORY #Garg/Carport:3 / Attached	\$ 650,000	10/22/07 Status: ER
759814 294 POWERBILT AV	5	3 / 0 / 1	3,699	2002	SFR LP/SqFt: 179.00	2STORY #Garg/Carport:3 / Attached	\$ 665,000	09/17/07 Status: ER
774207 118 CHATEAU WHISTLER CT	4	2 / 0 / 1	2,733	1999	SFR LP/SqFt: 245.00	1STORY #Garg/Carport:3 / Attached	\$ 669,900	11/02/07 Status: ER
781085 262 N PARISIAN SPRINGS CT	4	1 / 2 / 1	3,699	2001	SFR LP/SqFt: 182.00	2STORY #Garg/Carport:3 / Attached	\$ 675,000	11/30/07 Status: ER
739427 599 CENTER GREEN DR	5	4 / 0 / 1	4,117	2006	SFR LP/SqFt: 168.00	2STORY #Garg/Carport:3 / Attached	\$ 695,000	07/16/07 Status: ER
775167 37 MISTY SPRINGS CT	4	3 / 0 / 1	3,470	2001	SFR LP/SqFt: 201.00	2STORY #Garg/Carport:3 / Attached	\$ 699,000	11/03/07 Status: ER
752385 19 LIVING EDENS CT	4	4 / 0 / 1	4,892	2001	SFR LP/SqFt: 143.00	2STORY #Garg/Carport:3 / Attached	\$ 699,900	08/24/07 Status: ER
771714 90 MARSH HARBOR CT	4	3 / 0 / 1	3,402	1998	SFR LP/SqFt: 205.00	2STORY #Garg/Carport:3 / Attached	\$ 699,900	10/25/07 Status: ER
765972 49 DOLLAR POINTE AV	4	4 / 0 / 1	4,148	2000	SFR LP/SqFt: 168.00	2STORY #Garg/Carport:3 / Attached	\$ 700,000	10/06/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		3,675	668,179	188.78
Minimum		2,119	639,888	130.81
Maximum		4,892	700,000	301.98
Median		3,699	665,000	179.78

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Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
747609 28 LIVING EDENS CT	5	4 / 0 / 1	4,892	2001	SFR LP/SqFt: 145.00	2STORY #Garg/Carport:3 / Attached	\$ 709,900	08/09/07 Status: ER
783582 54 PERENNIAL BORDER CT	4	2 / 0 / 1	2,789	2001	SFR LP/SqFt: 255.00	1STORY #Garg/Carport:3 / Attached	\$ 711,999	12/11/07 Status: ER
690577 122 CLIFF VALLEY DR	5	3 / 0 / 0	4,066	1998	SFR LP/SqFt: 178.00	2STORY #Garg/Carport:3 / Attached	\$ 724,000	02/16/07 Status: ER
766384 172 SAMOSET CT	4	3 / 0 / 1	3,699	2003	SFR LP/SqFt: 197.00	2STORY #Garg/Carport:3 / Attached	\$ 729,000	10/08/07 Status: ER
737028 178 TAMARRON CLIFFS ST	4	4 / 0 / 1	5,116	2001	SFR LP/SqFt: 142.00	2STORY #Garg/Carport:3 / Attached	\$ 729,900	07/08/07 Status: ER
738974 221 ROYAL WOOD CT	4	3 / 0 / 1	3,402	1998	SFR LP/SqFt: 220.00	2STORY #Garg/Carport:3 / Auto Door Opener(s)	\$ 749,900	07/14/07 Status: ER
779527 191 HAZELMERE LN	4	2 / 0 / 1	4,006	1999	SFR LP/SqFt: 187.00	2STORY #Garg/Carport:3 / Attached	\$ 750,000	11/26/07 Status: ER
780409 730 SHIREHAMPTON DR	5	4 / 0 / 1	3,940	2006	SFR LP/SqFt: 190.00	2STORY #Garg/Carport:3 / Attached	\$ 750,000	11/28/07 Status: ER
783298 192 CLIFF VALLEY DR	4	3 / 0 / 1	3,402	1998	SFR LP/SqFt: 220.00	2STORY #Garg/Carport:3 / Attached	\$ 750,000	12/10/07 Status: ER
760152 150 PAINTED MOUNTAIN	5	3 / 0 / 0	4,066	1998	SFR LP/SqFt: 188.00	2STORY #Garg/Carport:3 / Attic Storage/Ladder	\$ 764,900	09/18/07 Status: ER
735966 161 HAZELMERE LN	5	2 / 1 / 0	3,968	1998	SFR LP/SqFt: 200.00	2STORY #Garg/Carport:3 / Auto Door Opener(s)	\$ 795,000	07/05/07 Status: ER
756908 8395 W TORINO AV	4	2 / 1 / 0	3,474	2004	SFR LP/SqFt: 229.00	1STORY #Garg/Carport:3 / Attached	\$ 799,000	09/07/07 Status: ER
772300 32 OCEAN HARBOR	4	3 / 0 / 1	3,413	1998	SFR LP/SqFt: 248.00	2STORY #Garg/Carport:3 / Attached	\$ 849,000	10/28/07 Status: ER
777709 8480 DEL VISTA CT	5	5 / 0 / 1	3,847	1994	SFR LP/SqFt: 230.00	1STORY #Garg/Carport:3 / Attached	\$ 886,000	11/16/07 Status: ER
782948 235 CROOKED PUTTER DR	5	4 / 0 / 1	4,347	2006	SFR LP/SqFt: 276.00	2STORY /3STORY #Garg/Carport:3 / Attached	\$ 1,200,000	12/07/07 Status: ER

Total Listings:	15	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
Average		3,895	793,240	207.35
Minimum		2,789	709,900	142.67
Maximum		5,116	1,200,000	276.05
Median		3,940	750,000	200.35

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

Comparative Active Summary

Ref #	#Beds	#Baths	SqFt	Year Blt	PROP	Bldg Desc	List Price	List Date
760734	5	4 / 0 / 0	4,108	2004	SFR	2STORY	\$ 1,295,000	09/19/07
352 ANGELS TRACE CT					LP/SqFt: 315.00	#Garg/Carport:3 / Attached	Status: ER	
761109	3	2 / 1 / 1	5,202	1995	SFR	2STORY	\$ 1,325,000	09/20/07
8510 GAGNIER BL					LP/SqFt: 254.00	#Garg/Carport:4 / Detached	Status: ER	
752518	4	4 / 0 / 1	4,282	2004	SFR	1STORY	\$ 1,350,000	08/24/07
8325 W MISTRAL AV					LP/SqFt: 315.00	#Garg/Carport:3 / Storage Area/Shelves	Status: ER	
691086	4	3 / 0 / 0	4,045	2001	SFR	1STORY	\$ 3,490,000	02/17/07
8426 W CAMERO AV					LP/SqFt: 862.00	#Garg/Carport:4 / Breeze Way	Status: ER	

Total Listings:	4	<u>Square Footage</u>	<u>List Price</u>	<u>LP/SQFT</u>
	Average	4,409	1,865,000	437.00
	Minimum	4,045	1,295,000	254.71
	Maximum	5,202	3,490,000	862.79
	Median	4,195	1,337,500	315.26

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget that the "List Price" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!