



Townhouse/Condo Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT(DATETIME,'01/01/2007')) AND (SUBDIVISION LIKE 'WALKERS MARK%'))
Feb 2 2009 04:27PM

Property Type: Condo/Townhouse Status: Sold																	
Subject Property	MLS#	Closed Date	Unit #	Address	Subdiv.	BR	Bths	#Gar/CP	YB	Bldg SqFt	List Price	Sold Price	SP/SF	Adjusted SP	Adj. SP/SF	DOM	LP/SP %
	2961357	5/03/2007		1643 KIRKWOOD RD	WALKERS MARK (TH)	2	2/1	2 ATTAC	79	1,480	\$89,500	\$89,500	\$60.47	\$86,815	\$58.66	154	1.00
	3769576	6/23/2008		11733 Lakeside Place	Walkers Mark	3	2/1	2 ATTAC	77	1,664	\$128,500	\$123,000	\$73.92	\$123,000	\$73.92	39	0.96
	3407174	2/12/2007		11751 LAKESIDE PLACE DR	WALKERS MARK (TH)	3	2/1	2 ATTAC	77	1,664	\$117,500	\$116,000	\$69.71	\$116,000	\$69.71	52*	0.99
	2650271	5/17/2007		11731 LAKESIDE PLACE DR	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,460	\$129,900	\$126,150	\$86.40	\$122,365	\$83.81	89	0.97
	3559943	2/21/2007		1510 PRAIRIE GROVE	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,460	\$114,900	\$114,000	\$78.08	\$110,580	\$75.74	100*	0.99
	1069584	7/30/2007		1551 PRAIRIE GROVE	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,805	\$145,000	\$142,500	\$78.95	\$142,500	\$78.95	24*	0.98
	8802366	8/28/2007		1655 PRAIRIE GROVE DR	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,520	\$119,500	\$119,500	\$78.62	\$119,500	\$78.62	177	1.00
	66414	10/22/2007		1578 PRAIRIE GROVE DR	WALKERS MARK	2	2/1	2 ATTAC	77	1,520	\$117,000	\$115,000	\$75.66	\$115,000	\$75.66	208	0.98
	453150	6/28/2007		1511 PRAIRIE GROVE DR	WALKERS MARK (TH)	3	2/1	2 DTACH	77	1,622	\$139,900	\$128,000	\$78.91	\$123,895	\$76.38	2*	0.91
	5701149	9/19/2007		1547 PRAIRIE GROVE DR	WALKERS MARK (TH)	3	2/1	2 ATTAC	77	1,664	\$135,000	\$130,000	\$78.13	\$130,000	\$78.13	40	0.96
	4718734	10/26/2007		1528 PRAIRIE GROVE DR	WALKERS MARK (TH)	3	2/1	2 ATTAC	77	1,750	\$139,900	\$135,000	\$77.14	\$134,000	\$76.57	21	0.96
	1850990	3/17/2008	134	1667 PRAIRIE GROVE DR	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,460	\$87,900	\$80,500	\$55.14	\$80,500	\$55.14	79	0.92
	8362488	5/15/2008		1637 PRAIRIE GROVE DR	WALKERS MARK (TH)	3	2/1	2 ATTAC	77	1,740	\$160,000	\$150,000	\$86.21	\$150,000	\$86.21	45	0.94
	9764162	4/25/2008		1641 PRAIRIE GROVE DR	WALKERS MARK (TH)	3	2/1	2 ATTAC	77	1,664	\$145,000	\$136,000	\$81.73	\$136,000	\$81.73	19	0.94
	5870842	10/14/2008		1536 PRAIRIE GROVE DR	WALKERS MARK (TH)	2	2/0	2 ATTAC	77	1,412	\$115,900	\$110,000	\$77.90	\$110,000	\$77.90	144	0.95
	6456961	12/10/2008		1556 PRAIRIE GROVE DR	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,664	\$129,900	\$124,900	\$75.06	\$123,700	\$74.34	17	0.96
	3680482	7/18/2007		1610 Prairie Mark	Walkers Mark	2	1/1	2 ATTAC	77	1,360	\$117,000	\$112,500	\$82.72	\$112,250	\$82.54	39*	0.96
	8063624	5/29/2007	1649	1649 PRAIRIE MARK LN	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,480	\$122,500	\$118,000	\$79.73	\$117,250	\$79.22	105	0.96
	7055630	10/09/2007		1666	WALKERS	2	2/1	2	77	1,520	\$124,900	\$124,000	\$81.58	\$121,000	\$79.61	80	0.99

			PRAIRIE MARK LN	MARK (TH)			ATTAC									
4012409	1/30/2009		1615 S KIRKWOOD	WALKERS MARK	2	2/1	2 ATTAC	77	1,520	\$114,900	\$113,000	\$74.34	\$111,000	\$73.03	56*	0.98
Average					2				1,571	\$124,730	\$120,377		\$119,267		75	0.97
Number of Properties: 20																
(Average SalesPrice / Average SqFt) : (120377 / 1571) = \$ 76.62																
(Average Adjusted SalesPrice / Average SqFt) : (119267 / 1571) = \$ 75.92																

Adjusted SP is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)

Adj. SP/SF is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)/SF

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Information is believed to be accurate but is not guaranteed.

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