



Townhouse/Condo Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('CLOSED')) AND (SUBDIVISION LIKE 'WALKERS MARK%') AND (AGENTLIST LIKE 'PATWELSH%')
Feb 2 2009 04:25PM

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 %
	3160180	4/02/2006		11749 LAKESIDE PLACE DR	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,508	\$119,000	\$115,000	\$76.26	\$114,300	\$75.80	154	0.97
	3578660	6/30/2004		1549 PRAIRIE GROVE DR	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,460	\$127,500	\$125,000	\$85.62	\$123,500	\$84.59	33	0.98
	5433916	2/28/2005		1576 PRAIRIE GROVE DR	WALKERS MARK (TH)	3	2/1	2 ATTAC	77	2,110	\$148,500	\$142,250	\$67.42	\$141,418	\$67.02	44	0.96
	8242464	6/02/2006		1553 PRAIRIE GROVE DR	WALKERS MARK (TH)	2	1/2	2 ATTAC	77	1,520	\$105,900	\$100,000	\$65.79	\$100,000	\$65.79	110*	0.94
	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
	7470296	11/12/2003		1660 PRAIRIE MARK LN	WALKERS MARK (TH)	2	2/1	2 ATTD	77	1,460	\$119,900	\$117,000	\$80.14	\$117,000	\$80.14	40	0.98
	4447368	3/04/2004		1652 Prairie Mark Ln	Walkers Mark	3	2/1	2 ATTAC	77	1,520	\$124,900	\$120,000	\$78.95	\$118,000	\$77.63	25	0.96
	456937	2/10/2006		1609 PRAIRIE MARK LN	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,664	\$130,000	\$130,000	\$78.13	\$129,836	\$78.03	116*	1.00
	7475784	6/23/2006		1644 PRAIRIE MARK LN	WALKERS MARK (TH)	2	2/1	2 ATTAC	77	1,480	\$111,900	\$108,000	\$72.97	\$107,800	\$72.84	54*	0.97
	9672798	10/03/2006		1654 PRAIRIE MARK LN	WALKERS MARK (TH)	3	2/1	2 ATTAC	77	1,750	\$130,000	\$130,000	\$74.29	\$124,877	\$71.36	19*	1.00
Average						2				1,614	\$125,260	\$121,725		\$120,673		64	0.97
Number of Properties: 10																	
(Average SalesPrice / Average SqFt) : (121725 / 1614) = \$ 75.42																	
(Average Adjusted SalesPrice / Average SqFt) : (120673 / 1614) = \$ 74.77																	

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.

THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.