

# Residential CMA

Listings as of 03/03/09 at 3:21pm

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Property Type: Residential Property Subtype: Townhouse Subdivision: begins with: saddlebrooke Status: Sold (1/1/2008 to 12/31/2008)

## SOLD Properties

MLS#	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	FR	ACRES	YRBT	CLS-DATE	FIN	DOM/CDOM	L-PRICE	S-PRICE	SQFT	\$/SQFT		
20814545	TH	63747 E Haven Ln	2	2	2	0	1	N	0	2	CENT	0	GR	0.112	2001	06/30/08	CONV	50/370	\$234,900	\$220,250	1635	134.71
20801078	TH	64411 E Wind Ridge Cir	2	2	2	0	1	N	0	2	CENT	0	GR	0.091	1997	07/25/08	CASH	196/465	\$249,000	\$225,000	1466	153.48
20734586	TH	64477 E WIND RIDGE Cir	2	2	1	1	1	N	0	2	CENT	1	GR	0.092	1997	04/04/08	CASH	164/164	\$265,000	\$250,000	1556	160.67
20817201	TH	63509 E Harmony Dr	1	2	2	0	1	N	0	2	CENT	0	GR	0.098	2002	10/03/08	CASH	147/421	\$269,500	\$255,000	1573	162.11
20729325	TH	63704 E Vacation Dr	2	2	2	0	1	N	0	2	CENT	0	GR	0.094	2004	06/19/08	CONV	292/292	\$269,500	\$258,000	1724	149.65
20805186	TH	63716 E Vacation Dr	2	2	2	0	1	N	0	2	CENT	0	GR	0.110	2004	03/25/08	CONV	12/12	\$279,500	\$268,500	1729	155.29
20801049	TH	63572 E Holiday Dr	2	2	2	0	1	N	0	2	CENT	0	GR	0.090	1999	04/16/08	CASH	76/185	\$278,900	\$272,000	1634	166.46
20800125	TH	39017 S TRANQUIL Dr	2	2	1	1	1	N	0	2	CENT	0	GR	0.100	2000	07/30/08	CONV	115/812	\$284,000	\$275,000	1724	159.51
20808236	TH	38856 S Serenity Ln	2	2	2	0	1	N	0	2	CENT	0	GR	0.106	1998	08/04/08	CASH	125/125	\$327,500	\$315,000	1582	199.12

Total Listings 9

Med \$/Sqft: 159.51  
 Avg \$/Sqft: 160.11  
 Avg DOM is: 131

Report Count 9

## Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Sold	9	\$259,861	\$220,250	\$315,000	\$258,000	131
<b>Total</b>	<b>9</b>	<b>\$259,861</b>	<b>\$220,250</b>	<b>\$315,000</b>	<b>\$258,000</b>	<b>131</b>
<b>Price Differential</b>	<b>95.16</b>					