

Residential CMA

Listings as of 11/15/09 at 10:14pm

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Property Type: Residential Include Property Subtype: Townhouse Subdivision: begins with: saddlebrooke Statuses: Active Capa, Active Contingent, Pending (1/1/2009 or after) , Sold (1/1/2009 or after)

PENDING Properties

MLS#	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	EVAP	ACRES	Subdivision	YRBT	K Pen-Date	DOM/CDOM	L-PRICE	SQFT	\$/SQFT
20912557	TH	38876 S Serenity Ln	2	2 (2 0 0 0)	1	N	0	2	CENT	NO	0.110	Saddlebrooke	1998	Y 10/28/09	183/523	\$222,000	1,491	148.89
20903547	TH	64513 E Wind Ridge Cir	2	2 (1 1 0 0)	1	N	0	2	CENT	NO	0.090	Saddlebrooke	1997	Y 11/11/09	285/285	\$230,000	1,467	156.78
Total Listings 2																Med \$/Sqft:		152.84
																Avg \$/Sqft:		152.84
																Avg DOM is:		234

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
20909475	TH	38888 S Casual Dr	2	2 (1 1 1 1)	N	0	2	CENT	0	SEPR	0.100	2001	04/21/09	CASH	12/12		\$170,000	\$161,500	1525	105.90
20900447	TH	39013 S Casual Dr	2	2 (1 1 1 1)	N	0	2	CENT	0	GR	0.119	2000	05/28/09	CASH	116/116		\$192,000	\$189,000	1568	120.54
20902860	TH	64563 E Wind Ridge Cir	2	2 (2 0 1 1)	N	0	2	CENT	0	GR	0.090	1996	03/31/09	CONV	6/73		\$189,900	\$189,900	1601	118.61
20832978	TH	38998 S Serenity Ln	2	2 (2 0 1 1)	N	0	2	CENT	0	GR		2001	02/05/09	CONV	100/100		\$219,000	\$200,000	1580	126.58
20831129	TH	63620 E Vacation Dr	2	2 (1 1 1 1)	N	0	2	CENT	0	GR		2003	11/04/09	CASH	399/399		\$228,000	\$215,000	1496	143.72
20909567	TH	39064 S Carefree Dr	2	2 (1 1 1 1)	N	0	2	CENT	0	GR	0.100	2004	05/15/09	CONV	10/10		\$239,000	\$225,000	1724	130.51
20909438	TH	63776 E Holiday Dr	2	2 (2 0 1 1)	N	0	2	CENT	1	GR	0.200	1999	09/15/09	CONV	98/98		\$225,000	\$225,000	1596	140.98
20833278	TH	64504 E Wind Ridge Cir	2	2 (2 0 1 1)	N	0	2	CENT	1	NO	0.095	1998	01/27/09	CASH	108/294		\$249,900	\$230,000	1612	142.68
20837665	TH	38881 S Casual Dr	3	2 (2 0 1 1)	N	0	2	CENT	0	GR	0.098	2000	04/08/09	CONV	102/102		\$245,000	\$230,000	1724	133.41
20743268	TH	63638 E Harmony Dr #35A	2	2 (2 0 1 1)	N	0	2	CENT	0	GR	0.119	2003	01/14/09	CASH	378/378		\$249,000	\$237,000	1574	150.57
20903261	TH	63560 E Holiday Dr	2	2 (2 0 1 1)	N	0	2	CENT	0	GR	0.111	1999	06/09/09	CASH	119/119		\$265,000	\$244,000	1726	141.37
20825115	TH	63663 E Harmony Dr	2	2 (1 1 1 1)	N	0	2	CENT	0	GR	0.100	2002	01/16/09	CASH	103/103		\$295,000	\$290,000	1724	168.21
Total Listings 12																Med \$/Sqft:		137.20		
																Avg \$/Sqft:		135.26		
																Avg DOM is:		129		

Report Count 14

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Pending	2	\$226,000	\$222,000	\$230,000	\$226,000	234
Sold	12	\$219,700	\$161,500	\$290,000	\$225,000	129
Total	14	\$220,600	\$161,500	\$290,000	\$225,000	144
Price Differential	95.29					