

CMA Summary Report

Residential Single

Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1475331	1142 Sugar Pine St	Sold	1777	26	26	\$200,000	\$112.54	\$226,000	\$127.18		113.0%	113.0%	08/24/2020
2	1449142	1118 Birch Hill	Sold	1968	28	28	\$245,000	\$124.49	\$235,000	\$119.41	\$6000	95.92%	95.92%	05/18/2020
3	1455979	15824 Blue Creek St	Sold	2027	1	1	\$280,000	\$138.13	\$256,000	\$126.29	\$500	91.43%	91.43%	05/08/2020
4	1409733	602 Walnut Hill St	Sold	3232	104	104	\$279,000	\$86.32	\$265,000	\$81.99	\$495	94.98%	77.94%	01/07/2020
5	1479323	15127 Forest Country St	Sold	1801	15	15	\$275,000	\$152.69	\$277,500	\$154.08	\$3150	100.91%	100.91%	09/28/2020
6	1474055	1239 Arizona Ash St	Sold	1804	11	11	\$269,000	\$149.11	\$278,000	\$154.10	\$600	103.35%	103.35%	08/28/2020
7	1457363	1206 High Rock St	Sold	2550	18	18	\$285,000	\$111.76	\$285,000	\$111.76	\$550.00	100.0%	100.0%	07/07/2020
8	1484266	15809 Horse Creek St	Sold	3136	48	48	\$299,000	\$95.34	\$289,000	\$92.15		96.66%	82.57%	11/10/2020
9	1416133	1219 Weeping Willow St	Sold	2008	46	46	\$289,900	\$144.37	\$294,000	\$146.41	\$5000	101.41%	99.66%	01/02/2020
10	1433953	15610 Elks Pass St	Sold	1917	17	17	\$320,000	\$166.92	\$300,000	\$156.49	\$5000	93.75%	93.75%	02/20/2020
11	1463377	1118 Sugar Pine St	Sold	2066	33	33	\$300,000	\$145.20	\$303,200	\$146.75		101.07%	101.07%	07/24/2020
12	1459702	1231 Weeping Willow St	Sold	2773	59	59	\$312,000	\$112.51	\$307,000	\$110.71		98.4%	95.34%	09/04/2020
13	1480195	926 Arizona Ash St	Sold	1953	9	9	\$305,000	\$156.16	\$312,500	\$160.01		102.46%	102.46%	10/06/2020
14	1451944	15611 Big Trail Dr	Sold	2591	73	73	\$329,900	\$127.32	\$330,000	\$127.36	\$515	100.03%	97.09%	07/20/2020
15	1485500	15719 Eagle Cliff St	Sold	1852	10	10	\$340,000	\$183.58	\$330,000	\$178.18		97.06%	97.06%	10/23/2020
16	1470853	15602 Elks Pass St	Sold	2397	62	62	\$345,000	\$143.92	\$335,000	\$139.75		97.1%	95.77%	10/13/2020
17	1483921	15618 Big Trail Dr	Sold	2452	27	27	\$339,500	\$138.45	\$335,000	\$136.62	\$5000	98.67%	0.0%	12/01/2020
18	1447633	15815 Wilderness Pkwy	Sold	2408	10	10	\$330,000	\$137.04	\$336,750	\$139.84	\$7,250	102.05%	102.05%	05/06/2020
19	1469120	15802 Rothbury Ln	Sold	2187	32	32	\$320,000	\$146.31	\$337,000	\$154.09		105.31%	105.31%	11/03/2020
20	1452253	1207 Elks Pass Cir	Sold	2280	52	52	\$345,000	\$151.31	\$345,000	\$151.31	\$6500	100.0%	100.0%	06/11/2020
21	1454545	15711 Bright Star St	Sold	2711	13	13	\$350,000	\$129.10	\$350,000	\$129.10		100.0%	100.0%	06/08/2020
22	1462924	15819 Rothbury Ln	Sold	2432	12	12	\$350,000	\$143.91	\$352,500	\$144.94		100.71%	100.71%	07/16/2020
23	1446839	1206 Timber Bay St	Sold	2992	13	13	\$375,000	\$125.33	\$368,000	\$122.99		98.13%	98.13%	04/29/2020
24	1474368	15818 Bell Flower Dr	Sold	2730	12	12	\$379,900	\$139.15	\$369,915	\$135.50		97.37%	97.37%	09/25/2020
25	1475026	15823 Rothbury Ln	Sold	2561	12	12	\$375,000	\$146.42	\$385,000	\$150.33	\$1,600	102.67%	102.67%	09/01/2020
26	1492218	15918 Wolf Creek St	Sold	2850	18	18	\$389,500	\$136.66	\$385,000	\$135.08	\$2750	98.84%	98.84%	12/15/2020
27	1492859	814 Lone Wolf Trail	Sold	2600	10	10	\$395,000	\$151.92	\$400,000	\$153.84	\$2000	101.27%	101.27%	12/16/2020

27 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$395,000	\$200,000	\$319,359	\$320,000
Sold Price	\$400,000	\$226,000	\$318,051	\$330,000
Square Feet	3232	1777	2372	2408
Price/Square Foot	\$178.18	\$81.99	\$134.06	\$139.75
Cumulative Days On Market	104	1	29	18
Days On Market	104	1	29	18
LP:SP Ratio	113.0%	91.43%	99.72%	100.0%
OLP:SP Ratio	113.0%	0.0%	94.58%	99.66%
Seller's Concessions	\$7,250	\$495	\$3,127.33	\$2,750

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Prepared By: Lindsay Perkins | Wakefield, REALTORS | 04/06/2021 11:15 AM