

NEIGHBORHOOD SALES REPORT

Comparables include Property Type **RS**, Subdivision (starts with...) **squire**, Sale Date between 2/23/2008 and 04/23/2008, Wide Area 621 through 629 no Map Areas defined.

COMPARABLES

Address	Map	Sale Date	Price	Type (Deed)	Conc	Mtg%	Mtg	Src	Effec	SqFt	\$/SF	Sty	Rm	BR	Bth	Prk	Const	CD	Yrblt	Acre	CA	P	H	F
310 Wellington Way		2008/03/27	\$134,900	B (WD)	6070	98	FH	Apr	2007/11	1847	73	1.5	6	3	2.1	G2A	Br/Wd	A	2000	0.71	Y	N	F	1
42 Wellington Way *		2008/03/26	\$139,000	N (WD)	4170	100	CV	Apr	2008/03	1329	105	1.0	5	3	2.0	G2A	Br/Vm	A	1997	0.51	Y	N	G	1
312 Kings Dr		2008/03/18	\$149,900	N (WD)	8994	98	FH	Apr	2008/03	1544	97	1.0	6	3	2.0	G2A	Br/Wd	G	1999	0.76	Y	N	G	1

Min Sale Price: \$134,900
Max Sale Price: \$149,900
Median Sale Price: \$139,000

Min Sqft: 1329
Max Sqft: 1847
Avg Sqft: 1573

3 Comparables
Avg Sale Price: \$141,266
Avg PPSF: \$90

* Denotes a property that is an active or pending listing in MLS.

SIMILAR ACTIVE LISTINGS

Address	Status	Map	Subdivision	List Price	Src	SqFt	\$/SF	BR	Bth	Sty	Yrblt	Acres	MLS	List Date	DOM
5986 Tracy Rd	ACT	621C	Squire's Grove Sec A	\$121,000	Apr	1225	99	3	2	1	1996	0.51	3138654	4/21/08	2
42 Wellington Way	PEND	621C	Squire's Grove Sec C	\$139,000	Apr	1329	105	3	2	1	1997	0.51	3112228	7/25/07	215
66 Wellington Way	ACT	621C	Squire's Grove Sec C	\$139,900	MLS	1228	114	3	2	1	1997	0.51	3138199	4/17/08	6

MAP



Brad Merritt
 Crye-Leike, Inc., REALTORS
 8131 Hwy 51 North
 Millington TN 38053
 Phone: 901-872-1181
 Other Phone: 901-485-8688

bmerritt@crye-leike.com
<http://www.MyMidSouthHomes.com>

Prepared on 04/23/2008

Information Deemed Reliable But Not Warranted | ©2004-2008, Memphis Area Association of REALTORS®

