

NEIGHBORHOOD SALES REPORT

Comparables include Property Type **RS**, Subdivision (starts with...) **ravencrest**, Sale Date between 02/23/2007 and 04/23/2008, Wide Area 851 through 859 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
6060 Lamb Woods Dr		2008/03/06	\$280,000	N (WD)	8400	95	CV	MLS	2008/03	3500	80	2.0	11	5	3.1	G3A	Br/Ot		2007	0.43	N	NG	1	
4674 Ravencrest Cv		2008/02/28	\$249,900	N (WD)	6500	102	CV	MLS	2008/02	2600	96	2.0	9	4	2.1	G2A	Br		2006	0.28	Y	NG	2	
4644 Dylan Valley Cv		2008/02/07	\$240,000	B (WD)	8500	102	VA	Apr	2008/01	3592	67	1.5	10	4	3.0	G2A	Br/Wd	A	2006	0.32	Y	NG	2	
4664 Dylan Valley Dr		2007/12/07	\$310,000	N (WD)	9300	95	CV	MLS	2007/12	2972	104	2.0	10	5	3.0	G2A	Br		2006	0.30	Y	NG	2	
4776 Lamb Woods Cv		2007/11/02	\$305,000	N (WD)	9150	100	CV	Apr	2007/10	3287	93	2.0	9	4	3.0	G3A	Br/Wd	G	2005	0.33	Y	NG	1	
6123 Frances Wood Dr		2007/08/31	\$263,000	N (WD)	0	100	CV	MLS	2007/08	2800	94	2.0	9	4	2.1	2	Br		2006	0.31	Y	NF	1	
4644 Dylan Valley Cv		2007/08/24	\$288,000	F (TT)	-	-	CU	Apr	2006/08	3558	81	2.0	11	4	3.0	G2A	Br/Wd	G	2006	0.32	N		2	
4728 Ravencrest Cv		2007/05/29	\$317,500	N (WD)	9525	95	CV	Apr	2006/06	3420	93	1.5	9	4	3.0	G3A	Br/Ot	G	2006	0.47	Y	NF	2	
4722 Ravencrest Cv		2007/04/27	\$289,700	N (WD)	0	100	CV	MLS	2007/04	3587	81	2.0	10	4	3.1	G3A	Br/Ot		2006	0.29	Y	NG	1	
4622 Ravencrest Cv		2007/04/13	\$247,000	N (WD)	5000	82	FH	MLS	2007/05	2339	106	2.0	9	4	2.1	2	Br		2007	0.33	Y	NF	1	
4674 Dylan Valley Dr		2007/04/10	\$259,700	N (WD)	-	77	CV	Apr	2007/03	3493	74	1.5	9	4	3.0	G3A	Br/Wd	G	2006	0.28	Y	NF	1	
6080 Lamb Woods Dr		2007/03/22	\$270,900	N (WD)	-	80	CV	MLS	2007/03	2874	94	2.0	8	3	2.1	G3A			2005	0.28	Y	NE	1	
4705 Ravencrest Cv		2007/03/16	\$310,000	N (WD)	0	66	CV	Apr	2007/02	3630	85	1.5	11	5	3.1	G3A	Br	G	2007	0.28	Y		F	2

Min Sale Price: \$240,000
Max Sale Price: \$317,500
Median Sale Price: \$280,000

Min Sqft: 2339
Max Sqft: 3630
Avg Sqft: 3204

13 Comparables
Avg Sale Price: \$279,284
Avg PPSF: \$87

* 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
4682 Dylan Valley Dr	ACT		Ravencrest Pd Phase 2	\$239,700	Apr	2806	85	4	2	1.7	2005	0.29	3120064	10/9/07	197
4799 Sugarcrest Ln	ACT		Ravencrest Pd Phase One	\$278,500	MLS	3100	90	4	3	2	2004	0.365	3125150	12/4/07	141
4714 Ravencrest Cv	ACT		Ravencrest Pd Phase 3	\$279,000	Tax	3415	82	4	3	2	2006	0.28	3120095	10/9/07	197
4726 Dylan Valley Dr	ACT		Ravencrest Pd Phase 2	\$339,900	Tax	4317	79	4	4	2	2005	0.29	3130056	1/31/08	83

MAP



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