

NEIGHBORHOOD SALES REPORT

Comparables include Property Type **RS**, Subdivision (starts with...) **silvey**, Sale Date between 02/23/2007 and 04/23/2008, 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
4772 Oak Harbour Trce		2007/11/13	\$220,000	N (WD)	6600	80	CV	Apr	2007/10	2229	99	1.5	8	4	2.0	G2A	Br	G	2003	0.36	Y	NG	1	
7105 Alder Wood Dr		2007/10/19	\$246,000	N (WD)	7380	80	CV	Apr	2007/07	2866	86	1.5	7	3	2.1	G2A	Br/Vm	A	2005	1.55	Y	NG		
7036 W Honeysuckle Ln		2007/08/03	\$217,000	R (WD)	0		CU	MLS	2007/08	2724	80	1.0	9	4	2.1	G2A	Br/Ot		1997	0.30	Y	NG	1	
7017 Balsa Glenn Dr		2007/06/25	\$212,900	N (WD)	0	90	CV	Apr	2006/11	2135	100	1.0	6	3	2.0	G2A	Br/Wd	G	2000	0.45	Y	NF	1	
4657 S Honeysuckle Ln		2007/06/22	\$185,500	B (WD)	5550	100	CV	Apr	2004/01	2518	74	1.2	7	4	2.1	G2A	Br/Wd	G	1998	0.36	Y	NG	1	
7036 W Honeysuckle Ln		2007/06/06	\$225,000	R (WD)	-		CU	MLS	2007/08	2724	83	1.0	9	4	2.1	G2A	Br/Ot		1997	0.30	Y	NG	1	
4712 S Honeysuckle Ln		2007/05/21	\$235,000	N (WD)	380	103	VA	MLS	2007/05	2486	95	1.5	9	3	2.0	G2A	Br		1998	0.40	Y	NG	1	
7040 Gunlock Dr		2007/03/30	\$205,000	N (WD)	-	102	VA	Apr	2007/08	2435	84	1.2	7	3	2.1	G2A	Br/Vm	A	2000	0.33	Y	NF	1	
4657 S Honeysuckle Ln		2007/03/23	\$171,062	F (TT)	-		CU	Apr	2004/01	2518	68	1.2	7	4	2.1	G2A	Br/Wd	G	1998	0.36	Y	NG	1	

Min Sale Price: \$171,062
 Max Sale Price: \$246,000
 Median Sale Price: \$217,000

Min Sqft: 2135
 Max Sqft: 2866
 Avg Sqft: 2515

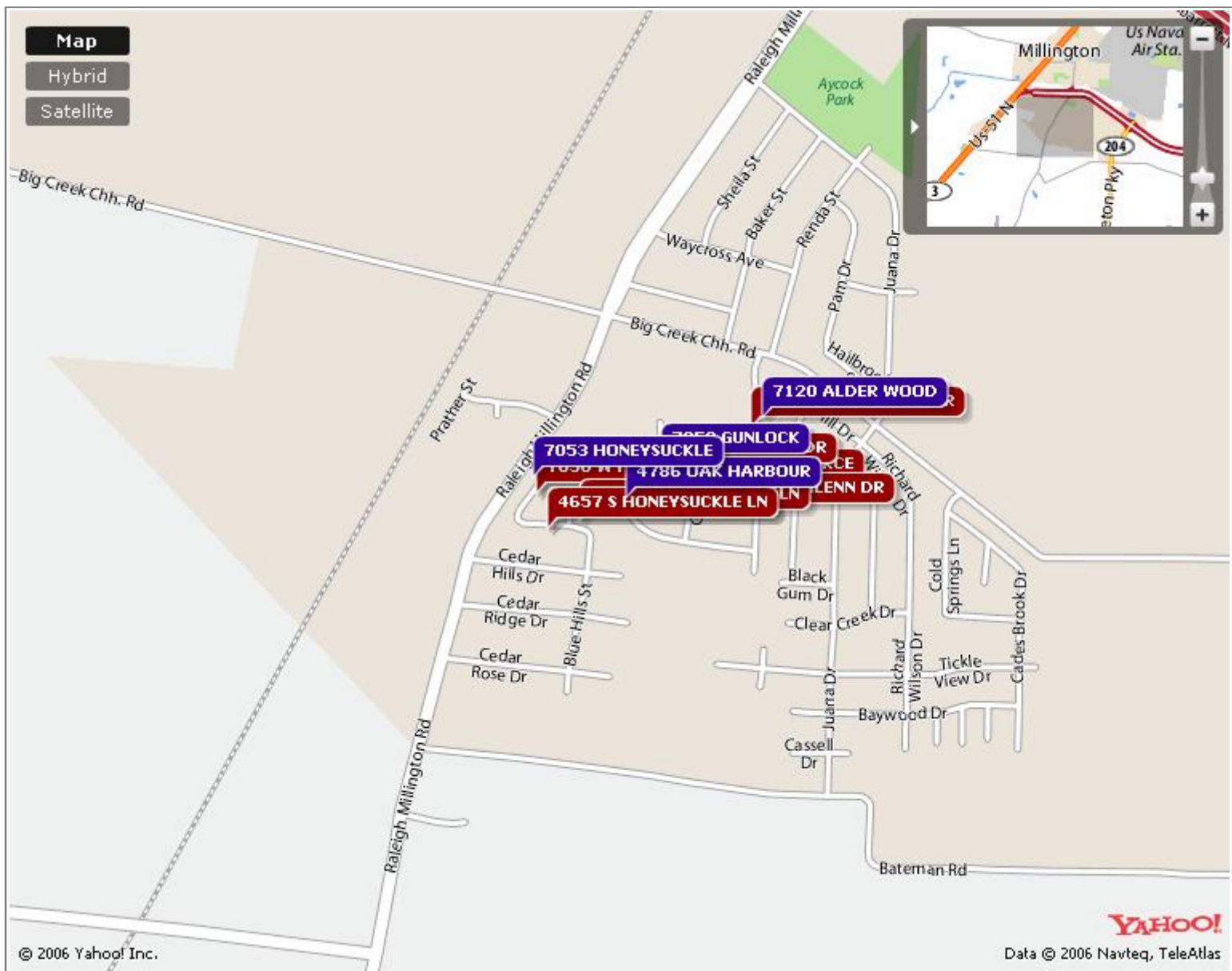
9 Comparables
 Avg Sale Price: \$213,051
 Avg PPSF: \$85

* 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
7019 Sassy Tree Ln	ACT		Silvey Woods Estates Ph	\$220,400	MLS	2237	99	3	2	1.5	1997	0.3	3135051	3/19/08	35
7120 Alder Wood Dr	ACT		Silvey Woods Estates Ph	\$222,900	Tax	2492	89	3	2	1	2004	0.44	3128328	1/14/08	100
7050 Gunlock Dr	ACT		Silvey Woods Estates Ph	\$224,500	Tax	2134	105	3	2	1.2	1998	0.33	3133284	3/3/08	51
4786 Oak Harbour Trce	ACT		Silvey Woods Estates Ph	\$229,500	Apr	2656	86	4	2	2	2003	0.42	3137719	4/14/08	9
7053 W Honeysuckle Ln	ACT		Silvey Woods Estates Ph	\$239,000	Tax	2235	107	3	2	1.2	1996	0.34	3124896	11/29/07	146

MAP



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Prepared on 04/23/2008

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