

CMA Summary Report

Millers Point July 07' - Jan. 08'

Single Residential - Active

MLS #	ADDRESS	Status	Area	Sale/Rent	SqFt	DOM	LP	\$/SqFt	SP	\$/SqFt
692428	6710 CHESTERBROOK	Price Change	1600	For Sale	2146	54	\$99,900	\$46.55		
674369	7226 SOUTHERN RIDGE	Active	1600	For Sale	1658	156	\$103,500	\$62.42		
696653	7115 RIDGE CV	Active	1600	For Sale	2112	19	\$110,000	\$52.08		
680890	7119 WINTER RIDGE	Active	1600	For Sale	1440	121	\$114,900	\$79.79		
688284	7126 RIDGE PORT DR	Price Change	1600	For Sale	1627	85	\$115,500	\$70.99		
679273	7122 APACHE RIDGE	Price Change	1600	For Sale	1767	131	\$117,900	\$66.72		
694838	9923 FORTUNE RIDGE DR	Active	1600	For Sale	2421	40	\$119,000	\$49.15		
687948	9803 LOGANS RIDGE DR	Active	1600	For Sale	1754	86	\$129,000	\$73.55		
Total Listings						Avg	Avg	Avg	Avg	Avg
8						86	\$113,712	\$62		

Single Residential - Sold

MLS #	ADDRESS	Status	Area	Sale/Rent	SqFt	DOM	LP	\$/SqFt	SP	\$/SqFt
638337	10060 SPRUCE RIDGE	Sold	1600	For Sale	2273	108	\$80,000	\$35.20	\$83,333	\$36.66
681669	7118 APACHE RIDGE	Sold	1600	For Sale	1333	41	\$94,500	\$70.89	\$92,500	\$69.39
669214	7010 Hickory Ridge Dr	Sold	1600	For Sale	1935	5	\$109,000	\$56.33	\$112,500	\$58.14
668734	7311 MYSTERY RIDGE DR	Sold	1600	For Sale	1530	24	\$119,900	\$78.37	\$116,000	\$75.82
683936	9707 MISTY ASH	Sold	1600	For Sale	1838	3	\$122,000	\$66.38	\$118,000	\$64.20
681041	7206 MISTY RIDGE	Sold	1600	For Sale	1778	15	\$123,500	\$69.46	\$119,795	\$67.38
658924	7226 FRONTIER RIDGE	Sold	1600	For Sale	1875	15	\$125,900	\$67.15	\$125,900	\$67.15
661381	7338 MYSTERY RIDGE DR	Sold	1600	For Sale	1975	31	\$130,000	\$65.82	\$130,000	\$65.82
690631	7102 RIDGE PORT DR	Sold	1600	For Sale	2584	26	\$133,900	\$51.82	\$131,000	\$50.70
661155	9807 DELTA RIDGE DR	Sold	1600	For Sale	2045	76	\$136,000	\$66.50	\$132,000	\$64.55
656759	7017 JEFFERSON RIDGE ROAD	Sold	1600	For Sale	2420	75	\$174,950	\$72.29	\$162,000	\$66.94
Total Listings						Avg	Avg	Avg	Avg	Avg
11						38	\$122,695	\$63	\$120,275	\$62

Single Residential - Pending

MLS #	ADDRESS	Status	Area	Sale/Rent	SqFt	DOM	LP	\$/SqFt	SP	\$/SqFt
694737	9812 LOGANS RIDGE DR	Pending	1600	For Sale	2043	16	\$134,500	\$65.83		
Total Listings						Avg	Avg	Avg	Avg	Avg
1						16	\$134,500	\$65		

Single Residential Summary Statistics

	High	Low	Average	Median
LP:	\$174,950	\$80,000	\$119,692	\$119,450
SP:	\$162,000	\$83,333	\$120,275	\$119,795