

## Comparative Market Analysis

**September 2011**

Property Type: Residential Detached      Status: Active											
Subject Property											
#	MLS#	Address	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price
1	4209185	1686 Clay Brooke Lane SE	Woodland Brooke	6	5	0	2 Or + Stories	Daylight, Finished	2001	\$429,900	\$359,900 *
2	4262866	1706 Durley Down Court SE	Woodland Brooke	5	3	1	2 Stories	Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry	2000	\$357,000	\$357,000
3	4263847	4913 DURLEY Lane	WOODLAND BROOKE	4	2	1	2 Stories	Slab/None	2000	\$256,900	\$256,900
4	4262417	4913 DURLEY Lane	WOODLAND BROOKE	4	2	1	2 Stories	Slab/None	2000	\$256,900	\$256,900
5	4253875	4845 Clay Brooke Drive SE	Woodland Brooke	4	2	1	2 Stories	Slab/None	2001	\$255,000	\$255,000
<b>Average</b>				<b>5</b>	<b>3</b>	<b>1</b>			<b>2000</b>	<b>\$311,140</b>	<b>\$297,140</b>
<b>Number of Properties: 5</b>											

<b>Property Type: Residential Detached      Status: Pending Sale</b>											
<b>Subject Property</b>											
#	MLS#	Address	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price
1	3978522	4828 Clay Brooke Drive SE	Woodland Brooke	4	2	1	2 Stories	Bath/Stubbed, Daylight, Exterior Entry, Full, Interior Entry	2001	\$325,000	\$325,000
2	4173112	4858 Clay Brooke Drive SE	WOODLAND BROOKE	5	3	0	2 Stories	Bath/Stubbed, Daylight, Exterior Entry, Full, Interior Entry	2000	\$350,000	\$325,000 *
3	4255640	1705 Durley Down Court SE	Woodland Brooke	4	2	1	2 Stories	Slab/None	2000	\$278,000	\$269,900 *
<b>Average</b>				<b>4</b>	<b>2</b>	<b>1</b>			<b>2000</b>	<b>\$317,666</b>	<b>\$306,633</b>
<b>Number of Properties: 3</b>											

<b>Property Type: Residential Detached      Status: Expired</b>											
<b>Subject Property</b>											
#	MLS#	Address	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price
1	4159004	1686 Clay Brooke Lane SE	Woodland Brooke	6	5	0	2 Stories	Bath, Daylight, Exterior Entry, Finished, Full	2001	\$435,000	\$435,000
2	4123449	4910 DURLEY	WOODLAND BROOKE	5	4	0	2 Stories	Slab/None	2000	\$330,000	\$330,000

		Lane														
3	4150247	4832 Clay Brooke Drive SE	Woodland Brooke	4	2	1	2	Stories	Slab/None	2000	\$304,000	\$299,500 *				
<b>Average</b>				<b>5</b>	<b>4</b>	<b>1</b>				<b>2000</b>	<b>\$356,333</b>	<b>\$354,833</b>				
<b>Number of Properties: 3</b>																

<b>Property Type: Residential Detached      Status: Sold-Closed</b>																
<b>Subject Property</b>																
#	MLS#	Closed Date	Address	City	Zip	Subdivision	B R	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price	Sold Price	DOM
1	4173014	5/02/2011	1712 SE Durley Down Court SE	SMYRN A	30082-5048	Woodland Brooke	5	4	0	2 Stories	Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry	2001	\$340,000	\$337,500 *	\$325,000 #	72
2	4190467	7/01/2011	4805 CLAY BROOKE Drive	SMYRN A	30082	WOODLAND BROOKE	5	3	1	2 Stories	Bath, Daylight, Exterior Entry, Finished, Full, Interior	2001	\$325,000	\$325,000	\$315,000 #	93

											Entry					
3	413924 2	7/16/201 1	4895 DELFO RD Court SE	SMYRN A	3008 2- 5043	WOODLA ND BROOKE	6	4	1	2 Storie s	Bath, Daylight , Exterior Entry, Finished, Full, Interior Entry	199 9	\$290,00 0	\$259,9 00 *	\$260,000 #	214
4	420092 6	6/15/201 1	4921 Durley Lane SE	SMYRN A	3008 2- 5049	Woodland Brooke	4	3	0	2 Storie s	Slab/No ne	200 1	\$257,50 0	\$256,0 00 *	\$248,250 #	42
<b>Average</b>							<b>5</b>	<b>4</b>	<b>1</b>			<b>200 1</b>	<b>\$303,12 5</b>	<b>\$294,6 00</b>	<b>\$287,062</b>	<b>105</b>
<b>Number of Properties: 4</b>																