



## Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PND','EXP','SLD') AND STATUSCHANGEDATE>=CONVERT(DATETIME,'10/1/2009') AND STATUSCHANGEDATE<=CONVERT(DATETIME,'10/31/2009')) OR (LISTSTATUS IN ('ACT','CON','OPT','KO'))) AND ( (AREA IN (123))) AND (LISTPRICE>=600000 AND LISTPRICE<=850000)

Property Type: **Single Family** Status: **Active**

### Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
7201 Balmoral DR	Colleyvill	4	4.0	3/0/3	4,168	0.412	1998	Y	176	650,000	146.23	609,500	94
6212 Rock Dove CIR	Colleyvill	3	3.0	2/0/0	3,229	0.148	2008	N	291	649,000	191.70	619,000	95
6505 Talbot TRL	Colleyvill	3	3.1	3/0/3	3,858	0.179	2009	N	317	699,000	160.45	619,000	89
1809 Prince Meadow DR	Colleyvill	4	4.1	3/0/3	4,628	0.348	2002	Y	121	619,900	133.95	619,900	100
53 Piazza LN	Colleyvill	3	2.1	2/0/2	3,214		2004	N	127	620,000	192.91	620,000	100
2504 Independence RD	Colleyvill	4	3.2	4/0/4	4,813	0.522	1997	Y	247	675,000	129.86	625,000	93
4804 Bransford RD	Colleyvill	4	3.1	3/0/3	4,771	1.390	2001	N	152	748,900	132.03	629,900	84
6813 Providence RD	Colleyvill	3	2.2	3/0/3	3,624	0.351	2005	Y	9	630,000	173.84	630,000	100
2612 Independence RD	Colleyvill	4	3.1	3/0/3	4,561	0.460	1999	Y	374	678,800	140.08	638,900	94
106 Bartram LN	Colleyvill	4	3.0	3/0/3	3,835	0.310	2008	N	508	699,900	166.62	639,000	91
1717 Rock Dove CIR	Colleyvill	3	3.1	2/0/0	3,343	0.149	2008	N	57	639,000	191.15	639,000	100
117 Stillwater CIR	Colleyvill	4	4.1	3/0/3	4,852	0.590	2006	N	17	639,900	131.88	639,900	100
6215 Brazos CT	Colleyvill	3	3.1	2/0/0	3,365	0.148	2008	N	68	644,000	191.38	644,000	100
1801 Arrington	Colleyvill	5	4.1	3/0/3	4,381	0.340	2006	N	125	654,000	147.91	648,000	99
609 Shetland DR	Colleyvill	5	4.1	3/0/3	5,032	0.409	2000	Y	321	732,000	128.78	648,000	89
612 Shetland DR	Colleyvill	5	5.0	4/0/4	4,571	0.443	2000	N	66	650,000	142.20	650,000	100
4500 Lakeside DR	Colleyvill	4	4.2	3/0/3	6,279	0.630	1989	Y	45	650,000	103.52	650,000	100
4600 Alexandra DR	Colleyvill	5	5.1	3/0/3	6,668	0.468	1990	Y	42	650,000	97.48	650,000	100
6208 Rock Dove CT	Colleyvill	3	3.1	2/0/0	3,516	0.148	2009	N	97	659,000	187.43	659,000	100
3404 Windsor CT	Colleyvill	6	5.1	3/0/4	5,732	0.788	1987	Y	233	750,000	117.76	675,000	90
6301 Brazos CT	Colleyvill	3	3.1	2/0/0	3,556	0.159	2009	N	97	679,000	190.94	679,000	100
6409 Talbot TRL	Colleyvill	3	2.1	4/0/4	3,904	0.191	2009	N	37	679,900	174.15	679,900	100
208 Hawks Ridge TRL	Colleyvill	5	5.1	3/0/3	5,600	0.376	2007	N	94	765,000	121.43	679,990	89
4508 Meandering WAY	Colleyvill	5	4.2	3/0/3	5,483	0.482	1990	Y	91	725,000	124.93	685,000	94
5909 Kays CT	Colleyvill	5	4.1	3/0/3	5,250	0.477	2008	N	153	825,000	130.48	685,000	83
2305 Glade	Colleyvill	4	4.1	3/0/3	4,710	0.264	2008	N	77	685,000	145.44	685,000	100
6229 Cimarron TRL	Colleyvill	3	4.0	3/0/3	3,890		2009	N	179	689,000	177.12	689,000	100
7304 Belle Meade DR	Colleyvill	5	5.1	3/0/3	6,277	0.515	1990	Y	44	729,000	110.23	691,900	95
6800 Herbert RD	Colleyvill	4	4.0	3/1/4	4,673	0.510	2008	N	170	699,000	149.58	699,000	100
6113 Rock Dove CIR	Colleyvill	3	3.1	2/0/0	3,752	0.148	2008	N	228	759,000	186.30	699,000	92
3004 Edgewood LN	Colleyvill	5	4.1	3/0/3	4,946	0.466	1992	Y	112	725,000	141.33	699,000	96
209 Old Grove RD	Colleyvill	4	3.1	3/0/3	4,839	0.322	2006	N	31	699,900	144.64	699,900	100
805 Regina CT	Colleyvill	4	4.0	3/0/3	3,988	0.231	2008	N	398	700,000	175.53	700,000	100
216 Old Grove RD	Colleyvill	4	3.2	3/3/3	4,800	0.400	2006	Y	275	799,900	149.98	719,900	90
3009 Edgewood LN	Colleyvill	5	6.1	3/0/3	5,293	0.461	1992	N	121	724,000	136.78	724,000	100
2400 ARBOR GATE LANE	Colleyvill	4	4.0	3/0/3	3,724		2009	N	221	724,900	194.66	724,900	100
317 Chestnut BND	Colleyvill	5	5.1	4/0/4	5,144	0.409	2001	Y	60	750,000	141.72	729,000	97
7201 Braemar TER	Colleyvill	5	4.1	3/0/3	5,334	0.345	2002	Y	105	739,999	138.73	739,999	100
2609 Independence RD	Colleyvill	5	4.1	3/0/3	5,170	0.460	1997	Y	37	785,000	145.05	749,900	96
301 Chestnut BND	Colleyvill	5	5.0	4/0/4	4,807	0.373	2001	Y	8	749,900	156.00	749,900	100
6909 Pleasant Run RD	Colleyvill	4	3.1	4/0/4	3,250	1.834	1981	Y	17	750,000	230.77	750,000	100
308 White DR	Colleyvill	4	3.1	3/0/3	4,066	1.482	1997	N	24	799,000	184.46	750,000	94
6916 Shalimar CT	Colleyvill	5	4.1	3/0/3	4,783	0.401	2000	Y	39	750,000	156.81	750,000	100
301 Glade RD	Colleyvill	3	3.0	2/4/6	2,300	3.724	1969	N	314	885,000	326.09	750,000	85
6808 Mystic Woods LN	Colleyvill	5	4.2	3/0/3	5,366	0.372	1998	Y	74	769,900	143.48	769,900	100

Property Type: Single Family Status: Active

## Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
7104 Peters PATH	Colleyvill	5	5.1	4/0/4	5,580	0.459	2006	N	18	769,900	137.97	769,900	100
7308 Vanguard CT	Colleyvill	5	4.1	4/0/4	5,975	0.459	2005	Y	87	774,485	129.62	774,485	100
82 Casa LN	Colleyvill	3	3.1	3/0/3	3,717	0.130	2006	N	81	775,000	208.50	775,000	100
6748 St Moritz PKWY	Colleyvill	5	5.1	3/0/3	4,864	0.467	2002	Y	62	820,000	160.16	779,000	95
61 Piazza LN	Colleyvill	3	3.1	2/0/2	3,802		2004	Y	140	800,000	206.47	785,000	98
2106 Conner LN	Colleyvill	5	6.0	3/0/3	5,173	0.399	2001	Y	100	850,000	152.52	789,000	93
4731 Meandering WAY	Colleyvill	5	5.1	2/0/2	6,255	0.459	1987	Y	278	839,900	126.28	789,900 R	94
7012 Reverchon CT	Colleyvill	5	5.1	4/0/4	5,350	0.522	2006	N	63	989,000	147.64	789,900	80
2413 ARBOR GATE LANE	Colleyvill	4	3.1	3/0/3	4,044		2009	N	221	794,900	196.56	794,900	100
4708 Meandering WAY	Colleyvill	4	4.2	3/0/3	5,698	0.623	1993	Y	127	799,000	140.22	799,000	100
4904 Rockrimmon CT	Colleyvill	5	5.0	4/0/4	5,353	0.620	2006	N	18	799,500	149.36	799,500	100
6704 Zermatt CT	Colleyvill	5	5.1	4/0/4	4,986	0.466	2004	Y	2	800,000	160.45	800,000	100
5704 ARBOR GATE LANE	Colleyvill	4	4.1	3/0/3	4,292		2009	N	220	809,900	188.70	809,900	100
5816 Chalford	Colleyvill	5	5.0	4/0/4	5,674	0.460	2008	N	18	819,000	144.34	819,000	100
1005 Pauls PATH	Colleyvill	5	6.0	4/0/4	5,334	0.460	2006	Y	9	824,900	154.65	824,900	100
5012 Auburndale AVE	Colleyvill	5	5.2	4/0/4	5,910	0.407	2002	Y	413	989,000	139.59	825,000	83
909 Chateau CT	Colleyvill	5	5.1	4/0/4	5,425	0.520	2005	N	64	849,950	152.07	825,000	97
5101 Oak Timbers CT	Colleyvill	4	4.2	4/0/4	5,393	0.780	2004	Y	562	895,000	155.57	839,000	94
1904 Grosvenor LN	Colleyvill	5	5.1	4/0/4	5,642	0.640	2008	N	35	929,000	150.64	849,900	91
<b>Min</b>		<b>3</b>	<b>2.1</b>	<b>2/0/0</b>	<b>2,300</b>	<b>0.130</b>	<b>1969</b>		<b>2</b>	<b>619,900</b>	<b>97.48</b>	<b>609,500</b>	<b>80</b>
<b>Max</b>		<b>6</b>	<b>6.1</b>	<b>4/4/6</b>	<b>6,668</b>	<b>3.724</b>	<b>2009</b>		<b>562</b>	<b>989,000</b>	<b>326.09</b>	<b>849,900</b>	<b>100</b>
<b>Average</b>		<b>4</b>	<b>4.1</b>	<b>3/0/3</b>	<b>4,716</b>	<b>0.530</b>	<b>2002</b>		<b>139</b>	<b>747,722</b>	<b>157.58</b>	<b>716,728</b>	<b>96</b>

Number of Properties: 64

Average ( ListPrice / SqFt ) : \$157.58

Property Type: Single Family Status: Expired

## Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP	Status	Date
6001 Westcoat DR	Colleyvill	4	3.0	3/0/3	4,141	0.460	2007	N	105	679,900	154.53	639,900	94	10/15/2009	
6604 Whittier LN	Colleyvill	5	4.0	3/0/3	4,362	0.380	2006	N	187	675,000	147.87	645,000	96	10/31/2009	
88 Village LN #Luxor	Colleyvill	3	3.1	2/0/2	2,975		2008	N	365	695,000	228.54	679,900	98	10/21/2009	
88 Village LN #Cairo	Colleyvill	3	3.1	2/0/2	3,173		2008	N	365	695,000	214.28	679,900	98	10/22/2009	
1908 Stratton CT	Colleyvill	5	5.1	4/0/4	5,187	0.390	2003	N	148	799,000	144.57	749,900	94	10/30/2009	
6808 Mystic Woods	Colleyvill	5	4.2	3/0/3	5,366	0.372	1998	Y	122	799,000	144.43	775,000	97	10/17/2009	
<b>Min</b>		<b>3</b>	<b>3.0</b>	<b>2/0/2</b>	<b>2,975</b>	<b>0.372</b>	<b>1998</b>		<b>105</b>	<b>675,000</b>	<b>144.43</b>	<b>639,900</b>	<b>94</b>		
<b>Max</b>		<b>5</b>	<b>5.1</b>	<b>4/0/4</b>	<b>5,366</b>	<b>0.460</b>	<b>2008</b>		<b>365</b>	<b>799,000</b>	<b>228.54</b>	<b>775,000</b>	<b>98</b>		
<b>Average</b>		<b>4</b>	<b>3.8</b>	<b>3/0/3</b>	<b>4,201</b>	<b>0.400</b>	<b>2005</b>		<b>215</b>	<b>723,817</b>	<b>172.37</b>	<b>694,933</b>	<b>96</b>		

Number of Properties: 6

Average ( ListPrice / SqFt ) : \$172.37

Property Type: Single Family Status: Active Option Contract

## Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
1908 Caspian LN	Colleyvill	5	4.0	3/0/3	4,045	0.353	2000	Y	88	625,000	154.51	625,000	100
<b>Min</b>		<b>5</b>	<b>4.0</b>	<b>3/0/3</b>	<b>4,045</b>	<b>0.353</b>	<b>2000</b>		<b>88</b>	<b>625,000</b>	<b>154.51</b>	<b>625,000</b>	<b>100</b>
<b>Max</b>		<b>5</b>	<b>4.0</b>	<b>3/0/3</b>	<b>4,045</b>	<b>0.353</b>	<b>2000</b>		<b>88</b>	<b>625,000</b>	<b>154.51</b>	<b>625,000</b>	<b>100</b>
<b>Average</b>		<b>5</b>	<b>4.0</b>	<b>3/0/3</b>	<b>4,045</b>	<b>0.350</b>	<b>2000</b>		<b>88</b>	<b>625,000</b>	<b>154.51</b>	<b>625,000</b>	<b>100</b>

Number of Properties: 1

Average ( ListPrice / SqFt ) : \$154.51

Property Type: Single Family Status: Pending

## Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
7216 Thames TRL	Colleyvill	5	5.0	4/0/4	5,185	0.314	2002	N	250	745,000	130.95	679,000	91
<b>Min</b>		<b>5</b>	<b>5.0</b>	<b>4/0/4</b>	<b>5,185</b>	<b>0.314</b>	<b>2002</b>		<b>250</b>	<b>745,000</b>	<b>130.95</b>	<b>679,000</b>	<b>91</b>
<b>Max</b>		<b>5</b>	<b>5.0</b>	<b>4/0/4</b>	<b>5,185</b>	<b>0.314</b>	<b>2002</b>		<b>250</b>	<b>745,000</b>	<b>130.95</b>	<b>679,000</b>	<b>91</b>
<b>Average</b>		<b>5</b>	<b>5.0</b>	<b>4/0/4</b>	<b>5,185</b>	<b>0.310</b>	<b>2002</b>		<b>250</b>	<b>745,000</b>	<b>130.95</b>	<b>679,000</b>	<b>91</b>

Number of Properties: 1

Average ( ListPrice / SqFt ) : \$130.95

Property Type: Single Family Status: Sold

## Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	List Price	SP %LP	Sold Date	\$/ SqFt	Sale Price
504 Haverhill LN	Colleyvill	5	5.1	3/0/3	5,657	0.330	2006	Y	499	662,500	94	10/22/2009	110.48	625,000
724 Tappen Shire	Colleyvill	5	5.1	4/0/4	5,736	0.532	2008	N	224	849,000	99	10/01/2009	146.27	839,000
<b>Min</b>		<b>5</b>	<b>5.1</b>	<b>3/0/3</b>	<b>5,657</b>	<b>0.330</b>	<b>2006</b>		<b>224</b>	<b>662,500</b>	<b>94</b>		<b>110.48</b>	<b>625,000</b>
<b>Max</b>		<b>5</b>	<b>5.1</b>	<b>4/0/4</b>	<b>5,736</b>	<b>0.532</b>	<b>2008</b>		<b>499</b>	<b>849,000</b>	<b>99</b>		<b>146.27</b>	<b>839,000</b>
<b>Average</b>		<b>5</b>	<b>5.1</b>	<b>4/0/4</b>	<b>5,697</b>	<b>0.430</b>	<b>2007</b>		<b>362</b>	<b>755,750</b>	<b>97</b>		<b>128.38</b>	<b>732,000</b>

Number of Properties: 2

Average ( SalePrice / SqFt ) : \$128.38

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Information deemed RELIABLE but not GUARANTEED

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