

Home eValuation Report



Researched and prepared by
Real Estate Connection

Subject Property
109 Bullard Cir
Rockville 20850

Prepared exclusively for
Jon Buyer



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Subject Property

109 Bullard Cir
Rockville 20850



Location		Lot	
County:	Montgomery, MD	Acres:	0.27
School District:	Montgomery County Public Schools	Lot SqFt:	11844
Subdivision:	CHESTNUT LODGE	Water Source:	Public
		Sewer:	Public Sewer
		Waterfront:	No
		Waterview:	No
Building			
Property Type:	Residential	Heating:	Yes/Energy Star Heating System, Forced Air / Natural Gas
Structure Type:	Detached	Cooling Type:	Central A/C
Style:	Colonial	Garage Spaces:	2
Levels:	3	Fireplaces:	4
Bedrooms:	5	Basement Type:	Connecting Stairway, Fully Finished, Interior Access, Rear Entrance, Sump Pump, Walkout Stairs, Windows
Full/Half Baths:	4 / 1		
Property Condition:	Very Good		
		Year Built:	2012
		Above Grade Fin SQFT:	3,132
		Below Grade Fin SQFT:	1,570
		Total Fin SQFT:	4,702
		Total SQFT:	4,702
		Price per SQFT:	\$413.47
Listing and Selling Information		Days on Market / Taxes	
MLS #:	MDMC2020908	Zoning:	RS
Tax ID #:	160403595075	Land Use Code:	011
Ownership Interest:	Fee Simple	Days on Market:	5
		Cumulative Days on Market:	5
		Tax Annual Amount:	\$12,559
		Tax Assessed Value:	\$940,800
		Tax Year:	2020



Subject Property

This beautiful five-bedroom home is situated on a quiet, tree-lined street in the desirable Chestnut Lodge neighborhood. The charming front porch compliments the beautiful sun-filled interior, highlighting Brazilian teak floors, indoor and outdoor speakers, and oversized windows throughout. The main level boasts a spacious and open floor plan, with a formal living room which features a double-sided gas fireplace facing a private office with french doors, an elegant dining room with a wet bar butler's pantry connecting to the gourmet kitchen, a powder bathroom, and mudroom with cubbies and a coat closet. The expansive family room with a wood-burning fireplace and is pre-wired with hidden internet and HDMI cables for easy hook up to a flat panel TV, which is accompanied by a surround sound home theater system, with built in ceiling speakers is open to the gourmet eat-in kitchen, which is complete with an island with seating, ample cabinetry, stainless steel appliances, a built-in desk, and a breakfast nook. The second level features four bedrooms, three full baths, and conveniently located laundry. Two of the bedrooms are connected through a bonus space, which could be used as a kid's playroom, homework area, or additional home office. The oversized primary suite boasts a sitting area, dual custom walk-in closets from California closets, and an ensuite bath with separate vanities, a soaking tub, and a walk-in shower with a frameless glass shower door. The sizable lower level is perfect for an in-law or au pair, featuring a recreation room with a wood-burning fireplace and is pre-wired with hidden internet and HDMI cables for easy hook up to a flat panel TV, which is accompanied by a surround sound home theater system, with built in ceiling speakers, as well as, a rough in to add a wet bar, an additional bedroom with a large walk-in closet, a full bathroom, ample storage with additional laundry plumbing for lower level laundry, and a separate exterior



CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.

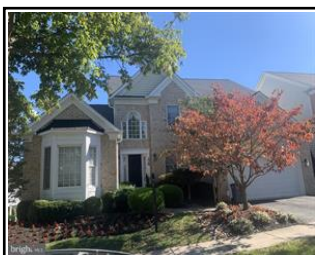


Address	109 Bullard Cir	4 Henson Oaks Ln	522 W Montgomery Ave	513 Bickford Ave
County	Montgomery, MD	Montgomery, MD	Montgomery, MD	Montgomery, MD
Municipality				
Neighborhood	CHESTNUT LODGE	NONE AVAILABLE	NONE AVAILABLE	PT ROCKVILLE TWN RES.
Status	Active	Closed	Closed	Closed
Closed Date		07/29/2021	07/30/2021	09/30/2021
List Price	\$1,295,000	\$1,089,000	\$1,098,000	\$1,199,000
Closed Price		\$1,079,000	\$1,088,000	\$1,165,000
Concessions		Yes, \$12,000	No, \$0	No, \$0
Financing		Conventional	Conventional	VA
Property Class	Residential	Residential	Residential	Residential
Structure Type	Detached	Detached	Detached	Detached
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard	Standard
Style	Colonial	Colonial	Victorian	Colonial
Levels/Stories	3	3	3	3
Year Built	2012	2004	2004	2016
Condition	Very Good	Excellent	Very Good	
Annual Tax	\$12,559	\$11,834	\$12,880	\$9,294
Tax Total Asmt	\$940,800	\$867,300	\$948,000	\$672,400
Lot Acres/SqFt	0.27a / 11844sf	0a / 11,754.00sf	0a / 13,287.00sf	0a / 6,063.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	3132	3,392	3,976	3,261
Blw Grd Fin SF	1570	0	1,840	1,431
Total Bldg SF	4702	5,088	5,816	4,692
Total Units		0	0	0
Bedrooms	5	4	6	5
Baths	4 / 1	3 / 1	4 / 1	5 / 1
Garage Spaces	2	2	2	2
Parking Feat		Paved Driveway	Paved Driveway	Concrete Driveway
Basement	Connecting Stairway, Fully	Full	Connecting Stairway, Fully F	Other, Outside Entrance
Cooling	Central A/C	Central A/C, Zoned	Central A/C, Zoned	Energy Star Cooling System
Heat	Energy Star Heating System	90% Forced Air, Zoned	Central, Forced Air, Zoned	Energy Star Heating System
Pool	No Pool	No Pool	No Pool	No Pool
DOM	5	11	11	16
MLS#	MDMC2020908	MDMC762550	MDMC762296	MDMC2006182



CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	109 Bullard Cir	208 Long Trail Ln	542 Beall Ave	203 Jersey Ln
County	Montgomery, MD	Montgomery, MD	Montgomery, MD	Montgomery, MD
Municipality				
Neighborhood	CHESTNUT LODGE	FALLSGROVE	WEST END PARK	FALLSGROVE
Status	Active	Coming Soon	Closed	Closed
Closed Date			05/19/2021	06/28/2021
List Price	\$1,295,000	\$1,175,000	\$1,175,000	\$1,199,900
Closed Price			\$1,175,000	\$1,199,900
Concessions			No, \$0	No, \$0
Financing			Conventional	Conventional
Property Class	Residential	Residential	Residential	Residential
Structure Type	Detached	Detached	Detached	Detached
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard	Standard
Style	Colonial	Colonial	Colonial	Colonial
Levels/Stories	3	3	3	3
Year Built	2012	2004	2006	2003
Condition	Very Good			
Annual Tax	\$12,559	\$12,737	\$12,744	\$14,228
Tax Total Asmt	\$940,800	\$934,700	\$937,500	\$1,052,100
Lot Acres/SqFt	0.27a / 11844sf	0a / 6,935.00sf	0a / 9,250.00sf	0a / 8,245.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	3132	3,448	5,588	4,900
Blw Grd Fin SF	1570	1,600	0	0
Total Bldg SF	4702	5,574	6,030	4,900
Total Units		0	0	0
Bedrooms	5	5	6	4
Baths	4 / 1	4 / 1	5 / 1	4 / 1
Garage Spaces	2	2	2	2
Parking Feat			Concrete Driveway	Asphalt Driveway
Basement	Connecting Stairway, Fully	Fully Finished, Walkout Leve		Connecting Stairway, Unfinis
Cooling	Central A/C	Central A/C	Central A/C	Central A/C
Heat	Energy Star Heating System	Central	Forced Air	Forced Air
Pool	No Pool	Yes - Community	No Pool	No Pool
DOM	5	0	4	10
MLS#	MDMC2020908	MDMC2021250	MDMC753506	MDMC755360



CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	109 Bullard Cir	105 Prettyman Dr	125 Bullard	958 Farm Haven Dr
County	Montgomery, MD	Montgomery, MD	Montgomery, MD	Montgomery, MD
Municipality				
Neighborhood	CHESTNUT LODGE	FALLSGROVE	CHESTNUT LODGE	NORTH FARM
Status	Active	Closed	Active	Closed
Closed Date		05/28/2021		06/09/2021
List Price	\$1,295,000	\$1,175,000	\$1,220,000	\$999,000
Closed Price		\$1,215,000		\$1,225,500
Concessions		No, \$0		No, \$0
Financing		Conventional		Cash
Property Class	Residential	Residential	Residential	Residential
Structure Type	Detached	Detached	Detached	Detached
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard	Standard
Style	Colonial	Colonial	Colonial	Colonial
Levels/Stories	3	3	3	3
Year Built	2012	2002	2011	1980
Condition	Very Good	Very Good		Very Good
Annual Tax	\$12,559	\$13,385	\$13,465	\$10,711
Tax Total Asmt	\$940,800	\$987,000	\$990,900	\$789,700
Lot Acres/SqFt	0.27a / 11844sf	0a / 9,506.00sf	0a / 12,395.00sf	0a / 11,078.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	3132	4,300	2,940	2,834
Blw Grd Fin SF	1570	0	1,080	1,200
Total Bldg SF	4702	4,300	4,290	4,034
Total Units		0	0	0
Bedrooms	5	4	4	5
Baths	4 / 1	3 / 1	3 / 1	3 / 1
Garage Spaces	2	2	2	2
Parking Feat		Paved Driveway		
Basement	Connecting Stairway, Fully	Interior Access, Outside Entr.	Fully Finished, Walkout Stair	Connecting Stairway, Daylight
Cooling	Central A/C	Central A/C	Central A/C	Central A/C
Heat	Energy Star Heating System	Forced Air	Forced Air	Central
Pool	No Pool	Yes - Community	No Pool	Yes - Community
DOM	5	4	19	8
MLS#	MDMC2020908	MDMC745258	MDMC2001527	MDMC758088



CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	109 Bullard Cir	714 Beall Ave	109 Bullard Cir	126 Bullard Cir
County	Montgomery, MD	Montgomery, MD	Montgomery, MD	Montgomery, MD
Municipality				
Neighborhood	CHESTNUT LODGE	WEST END PARK	CHESTNUT LODGE	CHESTNUT LODGE
Status	Active	Closed	Active	Active
Closed Date		09/27/2021		
List Price	\$1,295,000	\$1,279,000	\$1,295,000	\$1,320,000
Closed Price		\$1,269,000		
Concessions		No, \$0		
Financing		Conventional		
Property Class	Residential	Residential	Residential	Residential
Structure Type	Detached	Detached	Detached	Detached
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard	Standard
Style	Colonial	Craftsman	Colonial	Colonial
Levels/Stories	3	3	3	3
Year Built	2012	2017	2012	2012
Condition	Very Good	Excellent	Very Good	Excellent
Annual Tax	\$12,559	\$13,456	\$12,559	\$12,557
Tax Total Asmt	\$940,800	\$992,500	\$940,800	\$920,800
Lot Acres/SqFt	0.27a / 11844sf	0a / 9,250.00sf	0a / 11,844.00sf	0a / 10,776.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	3132	3,834	3,132	2,578
Blw Grd Fin SF	1570	1,348	1,570	980
Total Bldg SF	4702	5,412	4,702	3,808
Total Units		0	0	0
Bedrooms	5	6	5	4
Baths	4 / 1	4 / 1	4 / 1	4 / 1
Garage Spaces	2	2	2	2
Parking Feat		Concrete Driveway		
Basement	Connecting Stairway, Fully	Combination, Daylight, Full, f	Connecting Stairway, Fully F	Full, Improved
Cooling	Central A/C	Ceiling Fan(s), Central A/C, f	Central A/C	Central A/C
Heat	Energy Star Heating System	Forced Air, Heat Pump(s), Pr	Energy Star Heating System,	Forced Air
Pool	No Pool	No Pool	No Pool	No Pool
DOM	5	15	5	140
MLS#	MDMC2020908	MDMC2006244	MDMC2020908	MDMC2000696



Tuesday, November 2, 2021

Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Active Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	List Date
109 Bullard Cir				5	4	1	3,132		\$413.47	
125 Bullard	\$1,220,000			4	3	1	2,940		\$414.97	10/15/2021
109 Bullard Cir	\$1,295,000			5	4	1	3,132		\$413.47	10/29/2021
126 Bullard Cir	\$1,320,000			4	4	1	2,578		\$512.02	06/16/2021
Averages:	\$1,278,333			4	4	1	2,883		\$446.82	

Closed Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
109 Bullard Cir				5	4	1	3,132		\$413.47	
4 Henson Oaks Ln	\$1,089,000	\$1,079,000	\$12,000	4	3	1	3,392		\$318.10	07/29/2021
522 W Montgomery Ave	\$1,098,000	\$1,088,000		6	4	1	3,976		\$273.64	07/30/2021
513 Bickford Ave	\$1,199,000	\$1,165,000		5	5	1	3,261		\$357.25	09/30/2021
542 Beall Ave	\$1,175,000	\$1,175,000		6	5	1	5,588		\$210.27	05/19/2021
203 Jersey Ln	\$1,199,900	\$1,199,900		4	4	1	4,900		\$244.88	06/28/2021
105 Prettyman Dr	\$1,175,000	\$1,215,000		4	3	1	4,300		\$282.56	05/28/2021
958 Farm Haven Dr	\$999,000	\$1,225,500		5	3	1	2,834		\$432.43	06/09/2021
714 Beall Ave	\$1,279,000	\$1,269,000		6	4	1	3,834		\$330.99	09/27/2021
Averages:	\$1,151,738	\$1,177,050	\$12,000	5	4	1	4,011		\$306.27	

Coming Soon Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Contract Dt
109 Bullard Cir				5	4	1	3,132		\$413.47	
208 Long Trail Ln	\$1,175,000			5	4	1	3,448		\$340.78	11/03/2021
Averages:	\$1,175,000			5	4	1	3,448		\$340.78	

Median of Comparable Listings: **\$1,207,450**

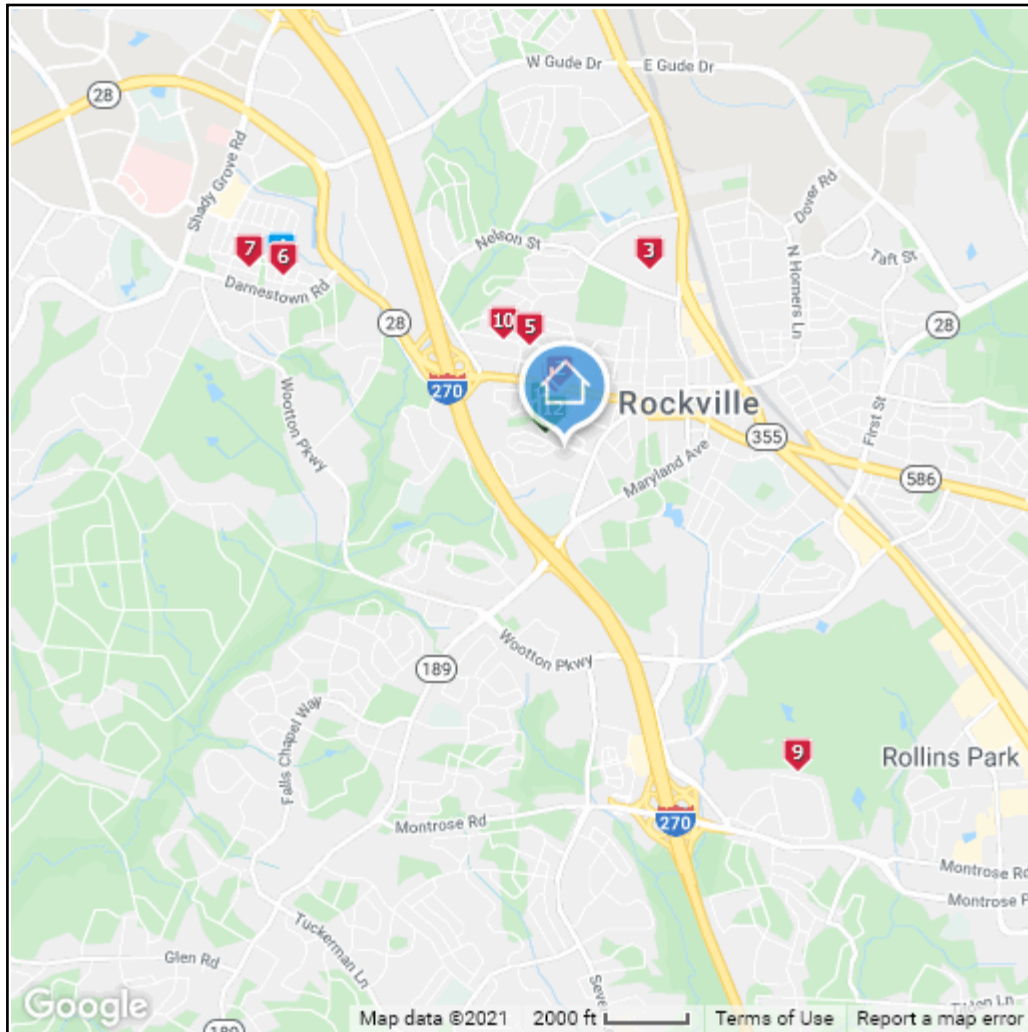
Average of Comparable Listings: **\$1,202,200**

	Low	Median	Average	High	Count
Comparable Price	\$1,079,000	\$1,207,450	\$1,202,200	\$1,320,000	12
Adjusted Comparable Price	\$1,079,000	\$1,207,450	\$1,202,200	\$1,320,000	12
DOM	0	11	20	140	12



CMA Map

This page displays the Map for the CMA Subject and your comparables.



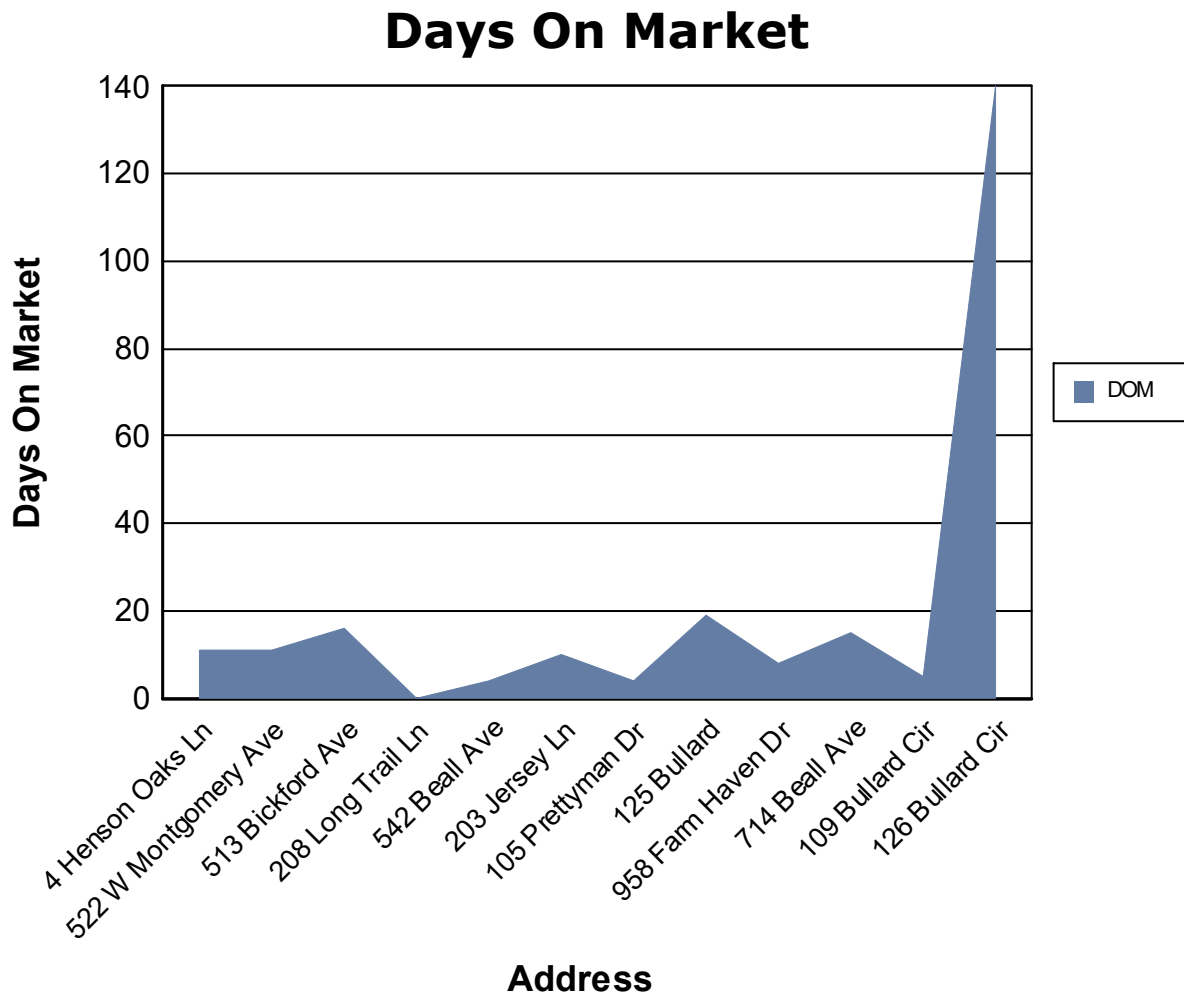
109 Bullard Cir

- 1 4 Henson Oaks Ln
- 2 522 W Montgomery Ave
- 3 513 Bickford Ave
- 4 208 Long Trail Ln
- 5 542 Beall Ave
- 6 203 Jersey Ln
- 7 105 Prettyman Dr
- 8 125 Bullard
- 9 958 Farm Haven Dr
- 10 714 Beall Ave
- 11 109 Bullard Cir
- 12 126 Bullard Cir



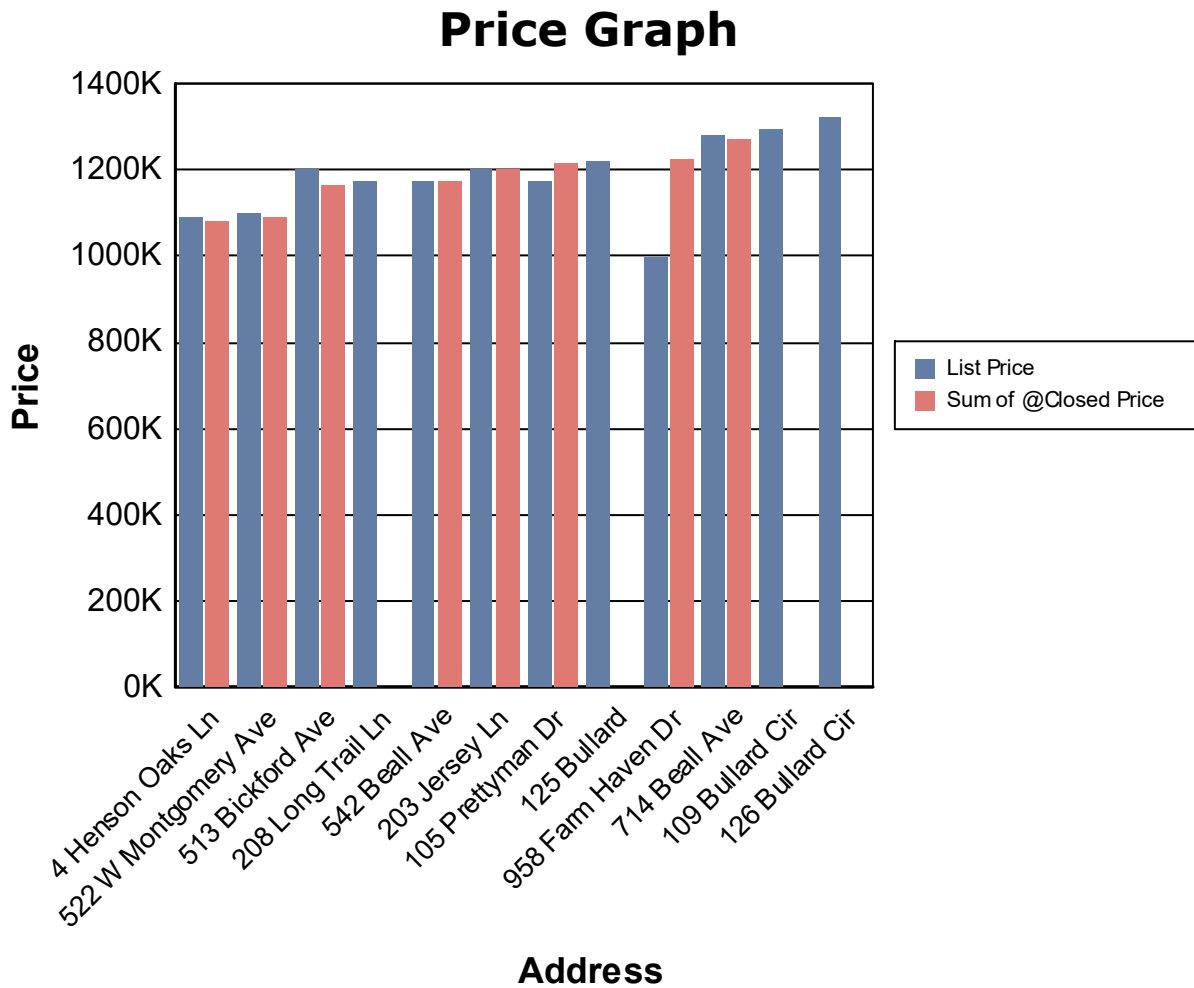
Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.



List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.



Comparables Overview

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$999,000 and \$1,320,000

4 to 6 Bedrooms

3 to 5 Full Bathrooms

1 Half Bathroom

2,578 to 5,588 Square Feet

\$210.27 to \$512.02 per Square Foot



Results Statistics

Prepared By: Brian C Coester

Listings as of 11/02/21 at 3:17 pm

Residential Sale

Active Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
MDMC2001527	125 Bullard	Rockville	4	3 / 1	2011	0.28	2,940	\$414.97	\$1,220,000	19
MDMC2020908	109 Bullard Cir	Rockville	5	4 / 1	2012	0.27	3,132	\$413.47	\$1,295,000	5
MDMC2000696	126 Bullard Cir	Rockville	4	4 / 1	2012	0.25	2,578	\$512.02	\$1,320,000	140
# LISTINGS:			3							
Medians:			4	5.0	2012	0.27	2,940	\$414.97	\$1,295,000	19
Minimums:			4	4.0	2011	0.25	2,578	\$413.47	\$1,220,000	5
Maximums:			5	5.0	2012	0.28	3,132	\$512.02	\$1,320,000	140
Averages:			4	4.7	2012	0.27	2,883	\$446.82	\$1,278,333	55

Closed Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
MDMC762550	4 Henson Oaks Ln	Rockville	4	3 / 1	2004	0.27	3,392	\$318.10	\$1,089,000	\$1,079,000	\$12,000	07/29/2021	99.08	11
MDMC762296	522 W Montgomery Ave	Rockville	6	4 / 1	2004	0.31	3,976	\$273.64	\$1,098,000	\$1,088,000		07/30/2021	99.09	11
MDMC2006182	513 Bickford Ave	Rockville	5	5 / 1	2016	0.14	3,261	\$357.25	\$1,199,000	\$1,165,000		09/30/2021	97.16	16
MDMC753506	542 Beall Ave	Rockville	6	5 / 1	2006	0.21	5,588	\$210.27	\$1,175,000	\$1,175,000		05/19/2021	100.00	4
MDMC755360	203 Jersey Ln	Rockville	4	4 / 1	2003	0.19	4,900	\$244.88	\$1,199,900	\$1,199,900		06/28/2021	100.00	10
MDMC745258	105 Prettyman Dr	Rockville	4	3 / 1	2002	0.22	4,300	\$282.56	\$1,175,000	\$1,215,000		05/28/2021	103.40	4
MDMC758088	958 Farm Haven Dr	Rockville	5	3 / 1	1980	0.25	2,834	\$432.43	\$999,000	\$1,225,500		06/09/2021	122.67	8
MDMC2006244	714 Beall Ave	Rockville	6	4 / 1	2017	0.21	3,834	\$330.99	\$1,279,000	\$1,269,000		09/27/2021	99.22	15
# LISTINGS:			8											
Medians:			5	5.0	2004	0.22	3,905	\$300.33	\$1,175,000	\$1,187,450	\$12,000		99.61	11
Minimums:			4	4.0	1980	0.14	2,834	\$210.27	\$999,000	\$1,079,000	\$12,000		97.16	4
Maximums:			6	6.0	2017	0.31	5,588	\$432.43	\$1,279,000	\$1,269,000	\$12,000		122.67	16
Averages:			5	4.9	2004	0.23	4,011	\$306.27	\$1,151,738	\$1,177,050	\$12,000		102.58	10

Coming Soon Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
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Results Statistics

Prepared By: Brian C Coester

Listings as of 11/02/21 at 3:17 pm

Residential Sale

Coming Soon Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
MDMC2021250	208 Long Trail Ln	Rockville	5	4 / 1	2004	0.16	3,448	\$340.78	\$1,175,000	0
# LISTINGS:	1	Medians:	5	5.0	2004	0.16	3,448	\$340.78	\$1,175,000	0
		Minimums:	5	5.0	2004	0.16	3,448	\$340.78	\$1,175,000	0
		Maximums:	5	5.0	2004	0.16	3,448	\$340.78	\$1,175,000	0
		Averages:	5	5.0	2004	0.16	3,448	\$340.78	\$1,175,000	0

Quick Statistics (12 Listings Total)

	Min	Max	Average	Median
List Price	\$999,000	\$1,320,000	\$1,185,325	\$1,187,000
Closed Price	\$1,079,000	\$1,269,000	\$1,177,050	\$1,187,450
DOM	0	140	20	11

Residential Stats - Analysis Detail Report

Coming Soon

1 LISTING

	List Price	/ Orig. Price	= % of	DOM	CDOM	Age
208 Long Trail Ln	\$1,175,000			0	0	17
Low	\$1,175,000			0	0	17
High	\$1,175,000			0	0	17
Median	\$1,175,000			0	0	17
Average	\$1,175,000			0	0	17

Active

3 LISTINGS

	List Price	/ Orig. Price	= % of	DOM	CDOM	Age
125 Bullard	\$1,220,000	\$1,245,000	97.99	19	19	10
109 Bullard Cir	\$1,295,000	\$1,295,000	100.00	5	5	9
126 Bullard Cir	\$1,320,000	\$1,320,000	100.00	140	140	9
Low	\$1,220,000	\$1,245,000	97.99	5	5	9
High	\$1,320,000	\$1,320,000	100.00	140	140	10
Median	\$1,295,000	\$1,295,000	100.00	19	19	9
Average	\$1,278,333	\$1,286,667	99.33	55	55	9

Residential Stats - Analysis Detail Report

Closed 8 LISTINGS

	Price when initially entered					Price at time of sale					DOM	CDOM	Age
	Closed Price - Concession	=	Net Price	/	Orig. Price = % Of	Closed Price - Concession	=	Net Price /	List Price =	% Of			
4 Henson Oaks Ln	\$1,079,000	\$12,000	\$1,067,000	\$1,089,000.00	97.98	\$1,079,000	\$12,000	\$1,067,000	\$1,089,000	97.98	11	11	17
522 W Montgomery Ave	\$1,088,000	\$0	\$1,088,000	\$1,098,000.00	99.09	\$1,088,000	\$0	\$1,088,000	\$1,098,000	99.09	11	11	17
513 Bickford Ave	\$1,165,000	\$0	\$1,165,000	\$1,089,000.00	106.98	\$1,165,000	\$0	\$1,165,000	\$1,199,000	97.16	16	16	5
542 Beall Ave	\$1,175,000	\$0	\$1,175,000	\$1,175,000.00	100.00	\$1,175,000	\$0	\$1,175,000	\$1,175,000	100.00	4	4	15
203 Jersey Ln	\$1,199,900	\$0	\$1,199,900	\$1,199,900.00	100.00	\$1,199,900	\$0	\$1,199,900	\$1,199,900	100.00	10	10	18
105 Prettyman Dr	\$1,215,000	\$0	\$1,215,000	\$1,175,000.00	103.40	\$1,215,000	\$0	\$1,215,000	\$1,175,000	103.40	4	4	19
958 Farm Haven Dr	\$1,225,500	\$0	\$1,225,500	\$999,000.00	122.67	\$1,225,500	\$0	\$1,225,500	\$999,000	122.67	8	8	41
714 Beall Ave	\$1,269,000	\$0	\$1,269,000	\$1,279,000.00	99.22	\$1,269,000	\$0	\$1,269,000	\$1,279,000	99.22	15	15	4
Low	\$1,079,000	\$0	\$1,067,000	\$999,000	97.98	\$1,079,000	\$0	\$1,067,000	\$999,000	97.16	4	4	4
High	\$1,269,000	\$12,000	\$1,269,000	\$1,279,000	122.67	\$1,269,000	\$12,000	\$1,269,000	\$1,279,000	122.67	16	4	41
Median	\$1,187,450	\$0	\$1,187,450	\$1,136,500	100.00	\$1,187,450	\$0	\$1,187,450	\$1,175,000	99.61	11	11	17
Average	\$1,177,050	\$1,500	\$1,175,550	\$1,137,988	103.67	\$1,177,050	\$1,500	\$1,175,550	\$1,151,738	102.44	10	10	17

Report Totals Properties: 12

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$999,000	\$999,000	97.98	\$1,079,000	\$0	\$1,067,000	0	0	4
High	\$1,320,000	\$1,320,000	122.67	\$1,269,000	\$12,000	\$1,269,000	140	140	41
Median	\$1,187,000	\$1,175,000	100.00	\$1,187,450	\$0	\$1,187,450	11	11	16
Average	\$1,185,325	\$1,178,536	103.67	\$1,177,050	\$1,000	\$1,175,550	20	20	15