



## Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'1/1/2011') AND STATUSCHANGEDATE<=CONVERT(DATETIME,'12/31/2011')) OR (LISTSTATUS IN ('ACT','CONT')) AND STATUSCHANGEDATE < DATEADD (DD,1,CONVERT(DATETIME,'12/31/2011')) AND ( ( DIVISION IN ( 1 ) ) ) AND NEIGHBORHOOD IN ('PORTLOCK' )

		Property Type: Single Family Properties										Status: Active		
Subject Property														
#	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	1109585	1-3-9-016-032-0000	469 Portlock Rd	PORTLOCK	13,151	2,793	4	3	0	1958	FS	\$2,165,000	\$775.15	171
2	1114519	1-3-9-003-024-0000	306 Portlock Rd	PORTLOCK	15,111	6,621	5	4	3	1999	FS	\$2,750,000	\$415.35	43
3	1111444	1-3-9-004-001-0000	425 Portlock Rd	PORTLOCK	18,414	3,158	4	3	0	1952	FS	\$3,650,000	\$1,155.79	125
4	1105877	1-3-9-003-002-0000	317 Portlock Rd	PORTLOCK	12,987	2,976	4	2	2	1977	FS	\$3,854,446	\$1,295.18	287
5	1109511	1-3-9-003-019-0000	266 Portlock Rd	PORTLOCK	17,387	5,421	4	3	1	2006	FS	\$3,998,000	\$737.50	173
6	1111035	1-3-9-004-007-0000	379 Portlock Rd	PORTLOCK	16,422	6,058	6	4	0	1971	FS	\$4,995,000	\$824.53	135
7	1109199	1-3-9-003-005-0000	303 Portlock	PORTLOCK	28,182	0	0	0	0	1980	FS	\$5,900,000	\$	180
8	1109625	1-3-9-002-007-0000	207 Portlock Rd	PORTLOCK	11,399	6,478	6	6	1	2001	FS	\$6,195,000	\$956.31	173
9	1112517	1-3-9-026-004-0000	569 Portlock Rd	PORTLOCK	25,024	8,200	5	5	1	2003	FS	\$14,888,000	\$1,815.61	101
10	1113486	1-3-9-026-005-0000	503 Portlock Rd	PORTLOCK	81,210	10,180	7	6	4	2005	FS	\$23,000,000	\$2,259.33	74
<b>Average</b>					<b>23,929</b>	<b>5,765</b>	<b>5</b>	<b>4</b>	<b>2</b>			<b>\$7,139,544</b>		<b>146</b>
					<b>Number of Properties: 10</b>									
					<b>( ListPrice / LivSqFt ) : ( Average 7139544 / Average 5765 ) = \$ 1238.43</b>									

		Property Type: Single Family Properties										Status: Active Continue to Show		
Subject Property														
#	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	1110963	1-3-9-016-028-0000	492 Portlock Rd	PORTLOCK	28,446	2,598	4	3	0	1953	FS	\$2,300,000	\$885.30	96
<b>Average</b>					<b>28,446</b>	<b>2,598</b>	<b>4</b>	<b>3</b>	<b>0</b>			<b>\$2,300,000</b>		<b>96</b>
					<b>Number of Properties: 1</b>									
					<b>( ListPrice / LivSqFt ) : ( Average 2300000 / Average 2598 ) = \$ 885.30</b>									

		Property Type: Single Family Properties										Status: Sold					
Subject Property																	
#	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	Sale Price	Sold Date	% LP	\$ SqFt	DOM
1	1106404	1-3-9-003-022-0000	290 Portlock Rd	PORTLOCK	15,112	2,004	4	2	0	1969	FS	\$1,298,000	\$1,275,000	8/24/2011	98	\$636.23	20

2	1113120	1-3- 9- 016- 038- 0000	500 Portlock Rd	PORTLOCK	40,720	3,242	6	5	0	1955	FS	\$3,300,000	\$3,200,000	10/31/2011	97	\$987.05	5
3	1105116	1-3- 9- 016- 007- 0000	435 Portlock Rd	PORTLOCK	16,715	3,430	4	3	0	1952	FS	\$3,500,000	\$3,150,000	12/02/2011	90	\$918.37	170
4	1103195	1-3- 9- 026- 010- 0000	544 Portlock Rd	PORTLOCK	24,795	8,704	8	7	0	1971	FS	\$3,950,000	\$3,400,000	11/30/2011	86	\$390.63	245
<b>Average</b>					<b>24,336</b>	<b>4,345</b>	<b>6</b>	<b>4</b>	<b>0</b>			<b>\$3,012,000</b>	<b>\$2,756,250</b>		<b>93</b>		<b>110</b>
					<b>Number of Properties: 4</b>												
					<b>( SalePrice / LivSqFt ) : ( Average 2756250 / Average 4345 ) = \$ 634.35</b>												

Prepared by

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Information is believed to be accurate but is not guaranteed.