



L.A.W.O. Property Value Report

January through December 2008

Provided by *Sallie Williams*

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| | <u>Location</u> | <u>Sq Ft</u> | <u>Price Sold</u> | <u>Price/Sq Ft</u> |
|----|-----------------|--------------|-------------------|--------------------|
| 1 | South Shore | 2,491 | \$227,950 | \$91.51 |
| 2 | Arborwood Ct | 2,314 | 232,000 | 100.26 |
| 3 | Creek Hollow | 2,124 | 245,000 | 115.35 |
| 4 | Lake Shadow | 2,699 | 252,500 | 93.55 |
| 5 | Wildlife Way | 2,371 | 255,000 | 107.55 |
| 6 | Wildlife Way | 2,479 | 257,500 | 103.87 |
| 7 | Feather Nest | 2,315 | 264,900 | 114.43 |
| 8 | Double Tree | 2,566 | 265,000 | 103.27 |
| 9 | Feather Nest | 2,455 | 265,000 | 107.94 |
| 10 | Feather Nest | 2,500 | 269,500 | 107.80 |
| 11 | Feather Nest | 2,496 | 275,000 | 110.18 |
| 12 | Weatherwood | 2,426 | 280,000 | 115.42 |
| 13 | Pine Hollow | 2,400 | 280,000 | 116.67 |
| 14 | Wildlife Way | 2,633 | 285,000 | 108.24 |
| 15 | Old Trace | 2,938 | 290,000 | 98.71 |
| 16 | Grand Coteau | 2,571 | 307,000 | 119.41 |
| 17 | Creek Hollow | 2,818 | 318,000 | 112.85 |
| 18 | Feather Nest | 3,023 | 325,000 | 107.51 |
| 19 | Dawnridge | 2,909 | 325,000 | 111.72 |
| 20 | Wildlife Way | 3,001 | 335,000 | 111.63 |
| 21 | North Shore | 3,650 | 358,000 | 98.08 |
| 22 | Double Tree | 3,543 | 378,000 | 106.69 |
| 23 | Hagerstown | 3,278 | 380,000 | 115.92 |
| 24 | Lake Shadow | 2,835 | 412,500 | 145.50 |
| 25 | Dawnridge | 3,599 | 435,000 | 120.87 |
| 26 | South Shore | 3,685 | 437,000 | 118.59 |
| 27 | North Shore | 4,126 | 440,000 | 106.64 |
| 28 | North Shore | 3,320 | 467,500 | 140.81 |
| | Average | 2,842 | \$316,513 | \$111.39 |

There were 28 homes sold in 2008. The average price per square foot was \$111.39, a 5.5 percent decrease compared to 2007 when 19 homes sold for an average of \$117.91 per sq/ft. Four homes that sold below \$100 per square foot were in poor condition. The median home price dropped from \$319,900 to \$287,500, or a decline of 10.1 percent. Any comparable market analysis for a particular home must take into consideration the size, features, and overall condition of other homes sold.

For a free comparative market analysis for your home, please call me at 225-266-3562.

For more information about our neighborhood, visit our website: www.lakeatwhiteoak.com



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If your home is currently listed, this is not a solicitation.