

## Comparative Market Analysis

<b>List Price Analysis:</b>	<b>Sold Price Analysis:</b>	<b>SP/LP Ratio</b>	<b>Total Listings:</b> 21
<b>Max:</b> \$7,900,000	<b>Max:</b> \$7,500,000	<b>Max:</b> 1.00	<b>Total on Market:</b> 0
<b>Min:</b> \$479,000	<b>Min:</b> \$475,000	<b>Min:</b> 0.87	<b>Sold/Exp Ratio:</b> 0.00
<b>Avg:</b> \$1,524,114	<b>Avg:</b> \$1,457,881	<b>Avg:</b> 0.96	

MLS#	S	Address	City	ADOM	Br/Ba	Lot Sqft	Sqft	YrBlt	List Price	Sold Price	SP/LP
V961298	S	2203 Sunnyside Ridge	RPV	128	4/3.00	22,172	2,424	1960	\$1,098,800	\$1,020,000	0.93
S960213	S	4232 Miraleste Dr	RPV	104	4/3.00	14,130	3,100	1961	\$1,119,000	\$1,065,000	0.95
V08022491	S	2343 Sunnyside Ridge	RPV	93	3/3.00	27,530	2,298	1957	\$1,195,000	\$1,112,500	0.93
S08033470	S	4224 Miraleste Dr	RPV	77	4/3.00	16,070	2,402	1951	\$1,289,900	\$1,180,000	0.91
S08035896	S	3258 Parkhurst Dr	RPV	91	3/3.00	21,433	2,282	1965	\$1,625,000	\$1,595,000	0.98
S955517	S	2800 Colt Rd	RPV	226	5/3.50	25,351	3,875	1992	\$1,948,888	\$1,925,000	0.99
V08019497	S	2762 Calle Aventura	RPV	73	4/2.00	30,240	2,136	1961	\$1,149,000	\$1,100,000	0.96
S08018305	S	32503 Seacliff Dr	RPV	65	5/6.00	28,730	6,797	1990	\$3,299,000	\$3,200,000	0.97
S959016	S	57 Marguerite Dr	RPV	109	4/4.50	44,884	5,500	1989	\$7,900,000	\$7,500,000	0.95
V08058146	S	29600 Island View Dr	RPV	70	2/2.00	1,246	1,396	1974	\$479,000	\$475,000	0.99
V08032024	S	6542 Ocean Crest Dr	RPV	110	2/2.00	1,002	1,068	1973	\$535,000	\$500,000	0.93
V08027072	S	8 Via La Rocca	RPV	91	5/5.00	10,193	4,632	1990	\$1,795,000	\$1,785,000	0.99
S08054556	S	7050 Hedgewood Dr	RPV	22	3/2.00	8,180	2,076	1963	\$1,080,000	\$940,000	0.87
V957430	S	28610 Cedarbluff	RPV	184	4/2.50	9,035	2,484	1964	\$1,095,000	\$1,050,000	0.96
V08045460	S	28204 Ridgefern Court	RPV	12	3/3.00		2,067	1977	\$719,900	\$709,000	0.98
S08024258	S	24 Hilltop Circle	RPV	51	2/3.00	7,309	2,198	1979	\$899,000	\$880,000	0.98
V08016368	S	28610 Leacrest Dr	RPV	118	4/3.00	8,172	2,122	1971	\$1,125,000	\$1,020,000	0.91
V08042790	S	5641 Seaside Heights	RPV	23	4/2.00	10,320	1,863	1966	\$1,102,000	\$1,075,000	0.98
V961543	S	6014 Flambeau Rd	RPV	109	3/2.00	8,190	1,612	1963	\$925,000	\$880,000	0.95
S08063171	S	1891 Macarthur St	RPV	33	4/3.00	8,630	2,410	1955	\$749,000	\$749,000	1.00
C08037516	S	2348 Colt Rd	RPV	96	3/2.00	14,546	1,859	1960	\$877,900	\$855,000	0.97