

Comparative Market Analysis

Property Type: Residential/Condo										Status: Sold			Number of Properties: 21						
#	ML#	Closed	Address	Area	Bd	FB	HB	Legal	Gar	FP	Levl	Bas	YB	SqFt Opt	SqFt MU	LP	SP	SP/SF	DOM
1	2442403	07/26/04	14952 Warner TR	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	2004	1,100	3,290	\$355,770	\$355,770	\$108	12
2	2451421	08/20/04	14940 WARNER TR	2913	4	2	1	MERRIMAC	3CATC	1	2LEVL	Y	2004		3,258	\$316,296	\$337,016	\$103	0
3	2361814	03/29/04	14808 W Newport DR	2913	4	2	1	Merrimac	3CATC, FINGR	1	2LEVL	Y	2003		3,302	\$334,500	\$330,000	\$100	98
4	2436183	06/25/04	15029 Halifax CT	2913	3	2	0	Merrimac	2CATC	1	1LEVL	Y	2004	1,134	1,593	\$323,270	\$323,270	\$203	0
5	2417313	07/09/04	14715 Francis CT	2913	4	2	1	Merrimac	3CATC, GROPN, KEYS, SIDEL	1	2LEVL	Y	2001	1,274	3,070	\$319,899	\$321,500	\$105	64
6	2335103	06/29/04	14703 Newport DR	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	2003	1,202	3,188	\$319,900	\$319,990	\$100	344
7	2440815	12/23/04	636 Richland WA	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2004	1,067	3,032	\$344,900	\$315,240	\$104	130
8	2405844	09/14/04	718 Richland WA	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	2004	1,162	3,049	\$309,900	\$313,110	\$103	36
9	2409020	02/13/04	704 Richland WA	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	2004		2,800	\$312,781	\$312,781	\$112	0
10	2404816	01/23/04	612 Richland WA	2913	4	3	0	Merrimac	3CATC	1	1HALF	N	2003		3,200	\$311,309	\$311,309	\$97	0
11	2404174	07/12/04	649 Richland WA	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2004	1,134	3,300	\$319,900	\$309,000	\$94	160
12	2343263	02/17/04	657 Richland WA	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2003	1,162	3,049	\$314,900	\$300,000	\$98	139
13	2333746	01/30/04	14723 Chamberlain DR	2913	5	2	1	MERRIMAC	3CATC, FINGR, GROPN	1	2LEVL	Y	2000	1,221	3,288	\$304,900	\$289,900	\$88	187
14	2341819	04/30/04	701 Richland WA	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2003	1,067	3,032	\$319,900	\$288,500	\$95	245
15	2425201	04/30/04	701 Richland WA	2913	4	2	1	Merrimac	2CATC	0	2LEVL	Y	2004	1,173	3,032	\$288,500	\$288,500	\$95	0
16	2344916	01/02/04	665 Richland WA	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2003	1,134	2,646	\$289,900	\$279,830	\$106	75
17	2410643	07/30/04	14663 Linn CT	2913	4	3	1	Merrimac Block 1	3CATC, FINGR, SIDEL	1	2LEVL	Y	1995	1,287	2,827	\$275,000	\$270,000	\$96	134
18	2422329	06/22/04	609 Merrimac	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	1999	1,341	2,640	\$260,000	\$260,000	\$98	13
19	2432887	08/05/04	14655 Linn CT	2913	4	3	1	Merrimac	3CATC	1	2LEVL	Y	1995	1,448	3,166	\$275,000	\$257,550	\$81	45
20	2440250	09/09/04	409 MERRIMAC	2913	4	2	1	MERRIMAC	3CATC	1	2LEVL	Y	1996	1,130	2,814	\$218,500	\$212,000	\$75	41
21	2447142	10/15/04	14631 Linn CT	2913	4	2	0	Merrimac	2CATC	1	2LEVL	N	1997	0	2,462	\$200,000	\$192,900	\$78	30
Min					3	2	1						1995	1,067	1,593	\$200,000	\$192,900	\$75	12
Max					5	3	1						2004	1,448	3,302	\$355,770	\$355,770	\$203	344
Average					4	2	1						2002	1,190	2,954	\$300,715	\$294,675	\$102	110

Information deemed RELIABLE but not GUARANTEED

This is not an appraisal.

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Fields with a "0" value or a blank value are not calculated in the CMA min, max, or averages.