

## Comparative Market Analysis

Property Type: Residential/Condo										Status: Sold				Number of Properties: 22					
#	ML#	Closed	Address	Area	Bd	FB	HB	Legal	Gar	FP	Levl	Bas	YB	SqFt Opt	SqFt MU	LP	SP	SP/SF	DOM
1	2554693	08/19/05	745 Richland Way	2913	4	2	1	MERRIMAC	3CATC	1	2LEVL	Y	2005	1,440	2,765	\$479,886	\$479,369	\$173	0
2	2515359	02/25/05	15002 Halifax CT	2913	4	3	1	Merrimac	3CATC	1	2LEVL	Y	2005	1,600	3,688	\$398,837	\$398,837	\$108	0
3	2444709	03/30/05	723 Richland WA	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2004	1,162	3,049	\$354,900	\$372,000	\$122	204
4	2536410	06/09/05	644 RICHLAND WAY	2913	4	3	1	MERRIMAC	3CATC, FINGR, SIDEL	1	2LEVL	Y	2005	1,477	4,094	\$363,965	\$363,965	\$89	0
5	2534377	07/29/05	718 RICHLAND WA	2913	4	3	1	MERRIMAC	3CATC, GROPN, SIDEL	1	2LEVL	Y	2004	1,100	3,360	\$364,900	\$355,000	\$106	3
6	2527735	07/26/05	633 Richland Way	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2005	1,241	2,684	\$329,900	\$341,090	\$127	32
7	2533011	09/26/05	14634 Warner Trail	2913	5	3	1	Merrimac	2CATC, FINGR, GROPN, SIDEL	1	2LEVL	Y	1998	2,356	2,356	\$339,900	\$330,000	\$140	82
8	2539278	10/07/05	14703 NEWPORT DR	2913	5	3	1	MERRIMAC	3CATC, HEATD, SIDEL, WORKS	1	2LEVL	Y	2003	1,202	3,188	\$339,000	\$328,000	\$103	79
9	2561196	12/16/05	14619 Henderson CT	2913	4	2	2	MERRIMAC	2CATC, FINGR, SIDEL, STORG	1	2LEVL	Y	1997	960	3,171	\$334,900	\$325,000	\$102	27
10	2511996	07/28/05	620 E Merrimac DR	2913	4	3	1	Merrimac B3 L233	3CATC	1	2LEVL	Y	2003	1,984	3,468	\$325,000	\$320,000	\$92	128
11	2513379	04/15/05	14707 Melbourne CT	2913	5	4	0	MERRIMAC	4CATC, FINGR, GROPN	1	2LEVL	Y	2002	825	2,837	\$319,900	\$319,900	\$113	8
12	2538183	06/16/05	14919 Warner Trail	2913	4	2	0	Merrimac	2CATC, LDCRT	1	2LEVL	Y	2005	1,134	3,300	\$317,060	\$317,060	\$96	0
13	2522167	06/03/05	701 Richland Way	2913	4	2	1	MERRIMAC	3CATC, FINGR, GROPN, SIDEL	1	2LEVL	Y	2004	1,067	3,032	\$323,900	\$315,000	\$104	32
14	2507901	03/31/05	14715 Melbourne CT	2913	4	3	1	MERRIMAC	3CATC, FINGR, HEATD, SIDEL	1	2LEVL	Y	2004	1,620	3,527	\$319,900	\$310,000	\$88	27
15	2513944	03/04/05	652 RICHLAND WA	2913	4	2	1	MERRIMAC	3CATC	1	2LEVL	Y	2005	1,134	3,120	\$307,000	\$309,595	\$99	20
16	2445106	04/08/05	737 Richland WA	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2005	1,134	3,120	\$309,900	\$301,345	\$97	231
17	2557201	12/01/05	649 Richland WA	2913	4	2	1	Merrimac Sec: 6, Lot: 276	3CATC, SIDEL, STORG	1	2LEVL	Y	2003	1,229	3,281	\$314,900	\$297,500	\$91	63
18	2522477	10/14/05	14731 Melbourne CT	2913	4	2	1	Merrimac	3CATC, FINGR, GROPN, SIDEL	1	2LEVL	Y	2003	1,174	2,918	\$288,900	\$282,000	\$97	151
19	2559259	12/30/05	665 Richland WA	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	2003	1,134	2,646	\$289,000	\$279,000	\$105	89
20	2468645	06/24/05	14981 Warner TR	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2005	1,100	2,700	\$289,900	\$268,605	\$99	101
21	2564319	12/23/05	14707 Chamberlain DR	2913	5	3	1	Merrimac	2CATC, GROPN, KEYS, SIDEL	1	2LEVL	Y	1999	1,196	3,176	\$268,000	\$268,000	\$84	21
22	2570505	12/12/05	14728 N Chamberlain DR	2913	4	2	2	Merrimac B3 L185 S15 T18	2CATC, FINGR	1	2LEVL	Y	2000	1,050	2,446	\$234,900	\$230,000	\$94	6
<b>Min</b>					<b>4</b>	<b>2</b>	<b>1</b>						<b>1997</b>	<b>825</b>	<b>2,356</b>	<b>\$234,900</b>	<b>\$230,000</b>	<b>\$84</b>	<b>3</b>
<b>Max</b>					<b>5</b>	<b>4</b>	<b>2</b>						<b>2005</b>	<b>2,356</b>	<b>4,094</b>	<b>\$479,886</b>	<b>\$479,369</b>	<b>\$173</b>	<b>231</b>
<b>Average</b>					<b>4</b>	<b>2</b>	<b>1</b>						<b>2003</b>	<b>1,287</b>	<b>3,088</b>	<b>\$327,929</b>	<b>\$323,239</b>	<b>\$106</b>	<b>72</b>

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.