

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	2565165	05/31/06	728 Princeton LN	2913	4	3	1	Merrimac	4CATC, GROPN, KEYS, SIDEL	1	2LEVL	Y	2003	1,700	3,533	\$399,999	\$404,000	\$114	189
2	2647423	09/06/06	14614 Warner TR	2913	5	3	1	Merrimac	3CATC	1	2LEVL	Y	1997	1,701	3,042	\$399,900	\$385,000	\$127	40
3	2635917	07/26/06	709 PRINCETON LN	2913	4	3	1	MERRIMAC	3CATC	1	2LEVL	Y	2002	1,152	3,231	\$375,000	\$372,000	\$115	20
4	2616946	04/21/06	689 Princeton	2913	5	4	1	Merrimac	3CATC, FINGR, KEYS, SIDEL	2	2LEVL	Y	2002	1,621	3,253	\$359,900	\$350,000	\$108	7
5	2639567	10/31/06	689 Princeton LN	2913	5	4	1	Merrimac	3CATC, FINGR, KEYS, SIDEL	2	2LEVL	Y	2002	1,621	3,253	\$375,000	\$348,000	\$107	124
6	2667164	12/22/06	703 Hampton RD	2913	4	3	1	MERRIMAC	3CATC, FINGR, GROPN, SIDEL	2	2LEVL	Y	2001	1,328	2,609	\$358,900	\$346,000	\$133	39
7	2634659	11/30/06	14808 N Chamberlain DR	2913	4	3	1	Merrimac	3CATC, KEYS	1	2LEVL	Y	2002	1,984	3,434	\$336,500	\$325,000	\$95	149
8	2617989	05/18/06	750 SHETLAND CT	2913	4	2	1	MERRIMAC	3CATC	1	2LEVL	Y	1999	1,198	3,154	\$335,000	\$320,000	\$101	24
9	2626400	08/14/06	712 Hampton	2913	5	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2002	1,134	3,193	\$329,900	\$312,500	\$98	93
10	2574742	04/07/06	704 Richland WA	2913	4	2	1	MERRIMAC	3CATC	1	2LEVL	Y	2003	1,629	3,161	\$314,900	\$310,000	\$98	112
11	2605524	05/12/06	743 Hampton RD	2913	4	2	1	Merrimac	3CATC, SIDEL	1	2LEVL	Y	2002	1,200	3,064	\$309,900	\$308,500	\$101	89
12	2636882	11/17/06	772 Princeton LN	2913	4	2	1	Merrimac	3CATC, GROPN, SIDEL, STORG	1	2LEVL	Y	2002	1,853	2,615	\$309,900	\$307,000	\$117	145
13	2632592	05/31/06	15018 Story CT	2913	4	3	1	Merrimac	2CATC	1	2LEVL	Y	1997	1,132	2,452	\$293,900	\$293,800	\$120	6
14	2617857	06/28/06	14647 Linn CT	2913	5	2	1	Merrimac	3CATC, FINGR, GROPN	1	2LEVL	Y	1995	1,900	2,798	\$299,900	\$292,500	\$105	88
15	2639150	10/13/06	14981 Warner Tr. TR	2913	4	2	1	Merrimac	3CATC, FINGR, GROPN, SIDEL	1	2LEVL	Y	2005	1,031	2,700	\$305,000	\$291,000	\$108	60
16	2603676	04/21/06	14909 Newport DR	2913	5	2	1	Merrimac	3CDTC, FINGR, GROPN, KEYS	1	2LEVL	Y	1998	1,308	2,916	\$295,000	\$287,000	\$98	93
17	2653277	10/31/06	14717 Newport DR	2913	4	2	1	MERRIMAC Block 1 Lot 143	3CATC	1	2LEVL	Y	1995	1,264	2,264	\$289,900	\$285,000	\$126	20
18	2544808	03/01/06	628 E Richland WA	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	2004	1,450	2,806	\$279,999	\$270,000	\$96	196
19	2571913	02/24/06	14837 Warner TR	2913	4	2	1	Merrimac	3CATC, GROPN, KEYS, SIDEL	1	2LEVL	Y	1999	1,028	2,540	\$266,000	\$258,000	\$102	67
20	2615956	08/10/06	14601 Linn CT	2913	4	2	1	MERRIMAC	3CATC, FINGR, GROPN, STORG	1	2LEVL	N	1995	0	2,802	\$255,000	\$247,500	\$88	95
21	2613840	07/07/06	14807 Newport DR	2913	3	2	0	MERRIMAC	2CATC	1	1LEVL	Y	1995	1,143	1,822	\$224,900	\$213,750	\$117	86
Min					3	2	1						1995	1,028	1,822	\$224,900	\$213,750	\$88	6
Max					5	4	1						2005	1,984	3,533	\$399,999	\$404,000	\$133	196
Average					4	2	1						2000	1,419	2,888	\$319,733	\$310,788	\$108	83

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.