

### Comparative Market Analysis

Property Type: Residential/Condo      Status: Sold      Number of Properties: 20																			
#	ML#	Closed	Address	Area	Bd	FB	HB	Legal	Gar	FP	Levl	Bas	YB	SqFt Opt	SqFt MU	LP	SP	SP/SF	DOM
1	2814258	06/06/08	14731 Francis CT	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	2000	1,856	3,740	\$387,900	\$375,000	\$100	33
2	2837445	09/29/08	660 Richland WA	2913	4	4	1	Merrimac Block 6 Lot 96	3CATC	1	2LEVL	Y	2004	1,808	3,842	\$399,900	\$375,000	\$98	78
3	2815142	03/31/08	14816 Warner TR	2913	5	3	1	Merrimac	3CATC	1	2LEVL	Y	2001	1,479	2,954	\$375,000	\$364,000	\$123	2
4	2813760	11/26/08	14936 Maggie CT	2913	4	2	2	MERRIMAC	3CATC	1	2LEVL	Y	1996	1,186	3,357	\$359,900	\$355,000	\$106	227
5	2772131	04/04/08	696 Princeton LN	2913	4	3	1	MERRIMAC	3CATC	1	2LEVL	Y	2003	1,218	3,270	\$359,900	\$345,000	\$106	119
6	2822860	05/21/08	14902 Warner TR	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	2001	1,184	3,508	\$350,000	\$345,000	\$98	4
7	2834134	10/17/08	750 Shetland CT	2913	4	2	1	Merrimac	3CATC	1	2LEVL	Y	1999	1,198	3,154	\$349,900	\$339,900	\$108	105
8	2757490	06/24/08	15015 Story CT	2913	4	2	1	Merrimac	2CATC	1	2LEVL	Y	1997	1,230	3,354	\$325,000	\$321,000	\$96	267
9	2808447	05/07/08	672 HAMPTON RD	2913	4	2	1	MERRIMAC	3CATC	1	2LEVL	Y	2002	1,195	3,032	\$329,000	\$310,000	\$102	76
10	2774110	05/02/08	740 Princeton LN	2913	4	2	1	MERRIMAC	4CATC	2	2LEVL	Y	2002	1,051	2,767	\$309,900	\$306,650	\$111	125
11	2807807	04/03/08	14739 Francis CT	2913	4	3	1	MERRIMAC	3CATC	1	2LEVL	Y	2001	1,524	3,978	\$310,900	\$298,000	\$75	27
12	2666578	04/11/08	415 Merrimac DR	2913	4	3	1	MERRIMAC	3CATC	1	2LEVL	Y	1996	1,700	3,416	\$299,900	\$291,000	\$85	540
13	2822977	08/29/08	14832 Warner TR	2913	4	2	2	Merrimac	3CATC	2	2LEVL	Y	1999	1,216	3,333	\$339,000	\$290,000	\$87	111
14	2741640	08/08/08	14639 Linn CT	2913	4	3	2	MERRIMAC	3CATC	1	2LEVL	Y	1995	1,408	3,218	\$299,900	\$286,000	\$89	397
15	2813628	06/04/08	401 Merrimac DR	2913	4	2	1	MERRIMAC	3CATC	1	2LEVL	Y	2005	1,330	2,524	\$275,000	\$275,000	\$109	41
16	2817585	09/19/08	14906 Newport DR	2913	4	2	1	MERRIMAC	3CATC	1	2LEVL	Y	1999	1,596	2,876	\$269,900	\$268,000	\$93	171
17	2812738	09/22/08	724 Merrimac DR	2913	4	3	0	MERRIMAC	3CATC	1	2LEVL	Y	1999	1,366	2,789	\$269,900	\$262,500	\$94	182
18	2860525	12/01/08	14723 Melbourne Ct	2913	4	4	0	MERRIMAC	3CATC	1	2LEVL	Y	2001	1,152	2,644	\$259,900	\$256,900	\$97	40
19	2774588	03/04/08	14905 Maggie CT	2913	5	2	1	MERRIMAC	2CATC	1	2LEVL	Y	1999	943	2,393	\$240,000	\$241,500	\$101	66
20	2839818	08/07/08	528 Richland WA	2913	3	2	1	Merrimac Block 2 Lot 104	2CATC	1	2LEVL	N	1997	0	2,428	\$225,000	\$221,000	\$91	14
<b>Min</b>					<b>3</b>	<b>2</b>	<b>1</b>						<b>1995</b>	<b>943</b>	<b>2,393</b>	<b>\$225,000</b>	<b>\$221,000</b>	<b>\$75</b>	<b>2</b>
<b>Max</b>					<b>5</b>	<b>4</b>	<b>2</b>						<b>2005</b>	<b>1,856</b>	<b>3,978</b>	<b>\$399,900</b>	<b>\$375,000</b>	<b>\$123</b>	<b>540</b>
<b>Average</b>					<b>4</b>	<b>3</b>	<b>1</b>						<b>2000</b>	<b>1,349</b>	<b>3,129</b>	<b>\$316,790</b>	<b>\$306,323</b>	<b>\$98</b>	<b>131</b>

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Search Criteria	
<b>Status</b>	SOLD
<b>Legal</b>	contains Merrimac
<b>Closed Date</b>	between 1/1/2008 - 12/31/2008

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Thursday, January 15, 2009 10:24 AM