

## Search Criteria

Search Name: All LWR Area  
 Date: 24-Aug-2009 11:32:07 AM

<b>Search Criteria Field</b>	<b>Operator</b>	<b>Criteria</b>
Status	Equals	SLD
Sold Date	Between	4/1/2009 - 4/30/2009
Map Shape 1 (Polygon)		

## Search Statistics: 44 Listings

### 44 Sold Listings

	Beds	Baths	Sq Ft	LP	LP/Sq Ft	SP	SP/Sq Ft	SP/LP	DOM
High	5	4	6,300	\$1,650,000	\$374.92	\$1,200,000	\$265.28	109%	1,236
Low	2	2	1,160	\$94,900	\$70.61	\$84,000	\$62.50	71%	8
Average	3	2	2,536	\$461,701	\$166.36	\$402,652	\$146.89	90%	238
Median	3	2	2,207	\$337,450	\$153.76	\$313,200	\$139.42	89%	162

### Listing Report: Sold Report

#	MLS #	Address	List Price	Sold Price	Sold Date	BE	FB	HB	Garage/Carport	Pool	Water	HTD	Built	LP/SqFt	SP/SqFt	LP/SP Ratio	ADOM
1	A365484	13315 Palmers Creek Ter	↓\$1,650,000	1,200,000	04/06/2009	5	4	2	3+ Car Garage	Y	Y	6,300	2006	261.90	190.48	72.7	524
2	A3903065	13210 PALMERS CREEK TER	↓\$1,249,900	1,100,000	04/27/2009	3	4	5	3+ Car Garage	Y	N	5,207	2007	240.04	211.25	88.0	45
3	A3893243	15112 CAMARGO PL	↓\$1,295,000	1,100,000	04/30/2009	5	4		3+ Car Garage	Y	Y	4,171	2008	310.48	263.73	84.9	218
4	A3896786	13314 LOST KEY PL	\$1,025,000	910,000	04/23/2009	3	3		3+ Car Garage	Y	Y	3,719	2004	275.61	244.69	88.8	122
5	A3893340	7809 VALDERRAMA WAY	↓\$849,000	799,000	04/10/2009	3	2	2		Y	N	3,080	2008	275.65	259.42	94.1	217
6	A3901987	13512 BLYTHEFIELD TERR	\$849,900	737,000	04/30/2009	3	3		3+ Car Garage	Y	Y	3,695	2003	230.01	199.46	86.7	43
7	M5797421	7618 SILVERWOOD COURT	↓\$999,900	707,500	04/21/2009	3	3		2 Car Garage	Y	N	2,667	2005	374.92	265.28	70.8	267
8	A3904199	7004 BRIER CREEK CT	\$789,000	700,000	04/30/2009	4	4		3+ Car Garage	Y	Y	3,534	2006	223.26	198.08	88.7	9
9	A3896119	6634 THE MASTERS AVE	↓\$665,000	575,000	04/20/2009	3	3		3+ Car Garage	Y	N	2,906	1998	228.84	197.87	86.5	125
10	A3905447	6508 THE MASTERS AVE	\$625,000	530,000	04/17/2009	3	3	1	2 Car Garage	Y	N	3,331	2000	187.63	159.11	84.8	
11	A3902958	7910 ROYAL BIRKDALE CIR	↓\$549,000	499,000	04/03/2009	4	3	1	3+ Car Garage	Y	N	3,599	1999	152.54	138.65	90.9	22
12	A383202	7317 Lake Forest Gln	↓\$576,364	491,000	04/07/2009	3	2		2 Car Garage	Y	Y	2,200	2008	261.98	223.18	85.2	293
13	M570341	7238 Lake Forest Gln	↓\$569,900	484,000	04/02/2009	3	3	0	2 Car Garage	Y	N	2,667	200	213.69	181.48	84.9	358
14	A3903108	13335 SWALLOWTAIL DR	↓\$479,000	465,000	04/30/2009	4	4			Y	Y	3,720	2003	128.76	125.00	97.1	39
15	A3893330	7410 LAKE FOREST GLEN	↓\$429,895	394,500	04/10/2009	3	2			Y	N	2,080	2009	206.68	189.66	91.8	188
16	A3899755	7127 SANDHILLS PL	↓\$409,000	389,000	04/16/2009	3	2		2 Car Garage	Y	N	2,028	2002	201.68	191.81	95.1	108
17	A3902260	7933 SUNTREE GLN	\$399,000	375,000	04/23/2009	3	2		2 Car Garage	Y	Y	2,215	2003	180.14	169.30	94.0	52
18	A3895639	6422 WATERCREST WAY # 302R	↓\$469,000	360,000	04/15/2009	3	3		2 Car Garage	Y	Y	2,482	2005	188.96	145.04	76.8	175
19	A385953	7407 Wexford Ct	↓\$495,000	354,000	04/07/2009	2	2		2 Car Garage	Y	N	1,917	2006	258.22	184.66	71.5	292
20	M5802039	13848 WOOD DUCK CIR	\$359,000	342,000	04/15/2009	4	3		2 Car Garage	Y	Y	2,578	2004	139.26	132.66	95.3	36
21	A3900300	10915 BULLRUSH TER	\$375,000	330,000	04/27/2009	4	3		2 Car Garage	Y	N	2,489	2000	150.66	132.58	88.0	51

#	MLS #	Address	List Price	Sold Price	Sold Date	BE	FB	HB	Garage/Carport	Pool	Water	HTD	Built	LP/SqFt	SP/SqFt	LP/SP Ratio	ADOM
22	A3905201	7754 US OPEN LOOP	\$329,000	314,500	04/24/2009	2	2		2 Car Garage	Y	N	2,123	2002	154.97	148.14	95.6	28
23	A386399	7227 PRESIDIO GLN	↓\$331,900	311,900	04/29/2009	3	2		2 Car Garage	Y	N	1,914	2004	173.41	162.96	94.0	262
24	A3899619	6310 WATERCREST WAY # 301	\$335,900	300,000	04/30/2009	3	3		2 Car Carport	Y	Y	2,134	2005	157.40	140.58	89.3	49
25	A387877	11703 STRANDHILL CT	↓\$270,000	295,000	04/24/2009	3	2		2 Car Garage	Y	N	2,186	2006	123.51	134.95	109.3	216
26	A3901172	6815 TUMBLEWEED TRL	\$339,000	285,000	04/06/2009	3	2		2 Car Garage	Y	N	2,377	1996	142.62	119.90	84.1	46
27	M5801182	7743 US OPEN LOOP	↓\$299,990	275,000	04/15/2009	4	2		3+ Car Garage	N	N	2,317	2003	129.47	118.69	91.7	84
28	M5802672	7403 RIVIERA CV	\$305,900	270,000	04/02/2009	3	2		2 Car Garage	Y	N	1,926	2005	158.83	140.19	88.3	32
29	A3899185	7057 WOODMORE TER	↓\$269,900	260,000	04/30/2009	3	2		2 Car Garage	Y	N	1,727	2002	156.28	150.55	96.3	117
30	A3894049	6425 BLUE GROSBK CIR	↓\$259,000	255,000	04/03/2009	4	3	1	2 Car Garage	Y	N	2,714	2002	95.43	93.96	98.5	185
31	A3894998	6465 WATERCREST WAY # 204	↓\$300,000	250,000	04/16/2009	3	3		2 Car Garage	N	N	2,287	2007	131.18	109.31	83.3	162
32	M567256	15716 BUTTERFISH PL	↓\$225,000	225,000	04/28/2009	4	3	1	2 Car Garage	N	N	2,572	2007	87.48	87.48	100.0	384
33	A3901325	6465 WATERCREST WAY # 302	↓\$229,900	205,500	04/06/2009	3	2			N	N	1,916	2006	119.99	107.25	89.4	68
34	A384132	12615 ROCKROSE GLN	↓\$175,000	185,400	04/27/2009	3	3		2 Car Garage	Y	N	1,999	2000	87.54	92.75	105.9	277
35	M574778	13519 GLOSSY IBIS PL	↓\$169,000	176,000	04/13/2009	3	2	0	2 Car Garage	N	Y	2,081	2002	81.21	84.57	104.1	310
36	A3901543	11240 BEEBALM CIR	↑\$167,000	167,000	04/30/2009	3	2		2 Car Garage	N	N	1,668	2001	100.12	100.12	100.0	43
37	A3894360	7212 SPOONFLOWER CT	↓\$179,900	162,900	04/16/2009	3	2		2 Car Garage	N	N	1,983	2001	90.72	82.15	90.6	120
38	A3892769	15264 BLUEFISH CIR	↓\$194,900	162,500	04/28/2009	3	2			N	N	2,034	2005	95.82	79.89	83.4	227
39	A3902818	11411 WATER WILLOW AVE	↓\$154,900	160,000	04/17/2009	3	2		2 Car Garage	N	N	1,660	1995	93.31	96.39	103.3	29
40	M575719	12203 Winding Woods Way	↓\$172,000	160,000	04/08/2009	3	2	0	2 Car Garage	Y	Y	1,788	1998	96.20	89.49	93.0	335
41	A3900826	7131 BOCA GROVE PL # 203	↓\$159,900	150,000	04/02/2009	2	2		1 Car Garage	Y	Y	1,431	2001	111.74	104.82	93.8	71
42	A3898485	6315 ROSEFINCH CT # 105	↓\$145,000	135,000	04/27/2009	2	2	1		N	N	1,691	2002	85.75	79.83	93.1	147
43	A3899834	14877 SKIP JACK LOOP	\$99,000	85,000	04/27/2009	2	2	1	1 Car Garage	N	N	1,160	2006	85.34	73.28	85.9	39
44	M5799945	14726 AMBERJACK TER # 1	↓\$94,900	84,000	04/17/2009	3	2	1		N	Y	1,344	2006	70.61	62.50	88.5	141