



Comparative Market Analysis Summary

Currently On The Market

<u>Address</u>	<u>Beds</u>	<u>Bath</u>	<u>Sqft</u>	<u>Yr Built</u>	<u>Basement</u>	<u>Acres</u>	<u>Garage</u>	<u>List Price</u>	<u>Sold Price</u>	<u>L\$Sqft</u>	<u>\$\$Sqft</u>	<u>Dom</u>	<u>Settled</u>
1973 Blue Grass	4	2.1	3053	1992		0.25	2 Car	\$409,900		\$134.26		14	

Average of 1 Properties: \$409,900

Min: \$409,900

Max: \$409,900

Median: \$409,900

Under Contract

<u>Address</u>	<u>Beds</u>	<u>Bath</u>	<u>Sqft</u>	<u>Yr Built</u>	<u>Basement</u>	<u>Acres</u>	<u>Garage</u>	<u>List Price</u>	<u>Sold Price</u>	<u>L\$Sqft</u>	<u>\$\$Sqft</u>	<u>Dom</u>	<u>Settled</u>
1994 Rainbow	4	3.1	3300	1999		0.44	3 Car	\$315,000		\$95.45		38	
1926 Grayslake	4	2.1	3395	1993	Unfinished	0	2 Car	\$369,950		\$108.97		29	
1787 Haverhill	4	3.2	3658	1996	Finished	0.42	3 Car	\$415,000		\$113.45		193	
1927 Barrington	4	4.2	4398	1998	Finished	0	3 Car	\$489,000		\$111.19		16	

Average of 4 Properties: \$397,237

Min: \$315,000

Max: \$489,000

Median: \$392,475

Recently Sold

<u>Address</u>	<u>Beds</u>	<u>Bath</u>	<u>Sqft</u>	<u>Yr Built</u>	<u>Basement</u>	<u>Acres</u>	<u>Garage</u>	<u>List Price</u>	<u>Sold Price</u>	<u>L\$Sqft</u>	<u>\$\$Sqft</u>	<u>Dom</u>	<u>Settled</u>
1782 Skyline	4	4.1	3280	1993	Finished	0.4	2 Car	\$349,900	\$330,000	\$106.68	\$100.61	151	05/20/11
1794 Apple Ridge	4	4.1	4183	1995	Finished	0.35	3 Car	\$384,900	\$375,000	\$92.02	\$89.65	104	02/28/11
1746 Skyline	4	3.1	3738	1997	Unfinished	0.37	3 Car	\$419,900	\$400,000	\$112.33	\$107.01	43	04/28/11
1832 Blue Grass	4	3.2	3418	1997	Finished	0.35	3 Car	\$399,000	\$419,000	\$116.73	\$122.59	2	04/21/11

Average of 4 Properties: \$381,000

Min: \$330,000

Max: \$419,000

Median: \$387,500



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Comparative Market Analysis



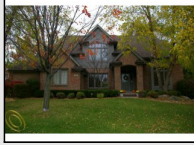



	1973 Blue Grass	1994 Rainbow	1926 Grayslake	1787 Haverhill	1927 Barrington
					
Status	A	P	P	P	P
List Price	\$409,900	\$315,000	\$369,950	\$415,000	\$489,000
List\$ SqFt	\$134.26	\$95.45	\$108.97	\$113.45	\$111.19
Sold Price					
Sold\$ SqFt					
Settled DOM	14	38	29	193	16
City	Rochester Hills	Rochester Hills	Rochester Hills	Rochester Hills	Rochester Hills
Year Built	1992	1999	1993	1996	1998
SqFt	3053	3300	3395	3658	4398
Archit	2 Story	2 Story	2 Story	2 Story	2 Story
Exterior	Brick	Brick	Wood	Brick	Brick
Exterior	Wood	Wood		Wood	Wood
Bedrooms	4	4	4	4	4
Bathrooms	2.1	3.1	2.1	3.2	4.2
Heating	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air
Fuel	Gas	Gas	Gas	Gas	Gas
Cooling	Central Air	Central Air	Central Air	Central Air	Central Air
Cooling				Ceiling Fan	Ceiling Fan
Fireplace	Living Room	Family Room	Living Room	Living Room	Family Room
Fireplace	Family Room		Family Room	Family Room	Gas
Garage	2 Car	3 Car	2 Car	3 Car	3 Car
Garage	Attached	Electricity	Attached	Attached	Attached
Foundation	Basement	Basement	Basement	Basement	Basement
Basement			Unfinished	Finished	Finished
Other Room	Dining Room	Dining Room	Dining Room	Dining Room	Dining Room
Other Room	1st Flr Laundry	1st Flr Laundry	1st Flr Laundry	1st Flr Laundry	1st Flr Laundry
Int Feat	Cable Tv Avail	Sump Pump	Air Cleaner	Cable Tv Avail	Wet Bar
Int Feat	Sump Pump		Humidifier	Humidifier	Cable Tv Avail
Int Feat	Elevator		Sump Pump	Sump Pump	Humidifier
Ext Feat	Patio	Porch	Deck	Patio	Patio
Ext Feat	Deck	Outside Lights	Sprinklers	Deck	Deck
Ext Feat	Porch		Bbq Grill	Porch	Porch
Water/Sewer	Municipal Water	Municipal Water	Municipal Water	Sewer-Sanitary	Municipal Water
Water/Sewer	Sewer-Sanitary	Sewer-Sanitary	Sewer-Sanitary		Sewer-Sanitary



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	1782 Skyline	1794 Apple Ridge	1746 Skyline	1832 Blue Grass	
					
Status	S	S	S	S	
List Price	\$349,900	\$384,900	\$419,900	\$399,000	
List\$ SqFt	\$106.68	\$92.02	\$112.33	\$116.73	
Sold Price	\$330,000	\$375,000	\$400,000	\$419,000	
Sold\$ SqFt	\$100.61	\$89.65	\$107.01	\$122.59	
Settled	05/20/11	02/28/11	04/28/11	04/21/11	
DOM	151	104	43	2	
City	Rochester Hills	Rochester Hills	Rochester Hills	Rochester Hills	
Year Built	1993	1995	1997	1997	
SqFt	3280	4183	3738	3418	
Archit	2 Story	2 Story	1 1/2 Story	1 1/2 Story	
Exterior	Brick	Brick	Brick	Brick	
Exterior	Wood	Wood	Wood	Wood	
Bedrooms	4	4	4	4	
Bathrooms	4.1	4.1	3.1	3.2	
Heating	Forced Air	Forced Air	Forced Air	Forced Air	
Fuel	Gas	Gas	Gas	Gas	
Cooling	Central Air	Central Air	Central Air	Central Air	
Cooling				2+ Ceiling Fans	
Fireplace	Family Room	Gas	Great Room	Family Room	
Fireplace	Other		Gas		
Garage	2 Car	3 Car	3 Car	3 Car	
Garage	Attached	Side Entry Gar	Attached	Attached	
Foundation	Basement	Basement	Basement	Basement	
Basement	Finished	Finished	Unfinished	Finished	
Other Room	Dining Room	Dining Room	Dining Room	Dining Room	
Other Room	1st Flr Laundry	Great Room	1st Flr Laundry	1st Flr Laundry	
Int Feat	Intercom	Jetted Tub	Intercom	Wet Bar	
Int Feat	Cable Tv Avail		Cable Tv Avail	Cable Tv Avail	
Int Feat	Air Cleaner		Humidifier	Air Cleaner	
Ext Feat	Patio	Deck	Patio	Deck	
Ext Feat	Deck	Porch	Porch	Sprinklers	
Ext Feat	Porch	Sprinklers	Sprinklers	Outside Lights	
Water/Sewer	Municipal Water	Municipal Water	Municipal Water	Municipal Water	
Water/Sewer	Sewer-Sanitary		Sewer-Sanitary	Sewer-Sanitary	



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