



Tony Meier 425-466-1000

Residential Market Trend Report

Report Area is:

Park Avenue Ridge



1/4/2011

Total Number of Parcels in your area: 12

Total Owner Occupied: 10

Total Absent Owner: 2

% of your total parcels Sold

Year	# of Sales	Avg. Sales Price	Avg. Building Sqft	High	Low	Avg. Cost / Sq Ft	% of your total parcels Sold
2011							
2010	2	\$731,250	3,537	\$762,500	\$700,000	\$207	16.7%
2009							
2008							
2007	1	\$1,425,000	4,460	\$1,425,000	\$1,425,000	\$320	8.3%
2006	1	\$1,200,000	4,330	\$1,200,000	\$1,200,000	\$277	8.3%
2005							
2004	1	\$711,000	3,350	\$711,000	\$711,000	\$212	8.3%

Avg/Year	1	\$959,700	3,843				6.0%	
Averages do not include 2011				% of Sales in 07-11	Avg Sales Price 07-11	Price vs. Assessed Value Ratio for 07-11		
Assessed Value Range	Parcels	% of Area	Sales in 2007-11	% of Sales in 07-11	Avg Sales Price 07-11	Average	High	Low

\$0-\$249,999								
\$250,000-\$499,999	1	8.3%						
\$500,000-\$749,999	6	50.0%	2	66.7%	\$731,250	100%	104%	96%
\$750,000-\$999,999	5	41.7%	1	33.3%	\$1,425,000	180%	180%	180%
\$1,000,000-\$1,499,999								
\$1,500,000-\$1,999,999								
\$2,000,000-\$2,499,999								
\$2,500,000 and Above								

Length of Ownership	Owner Occupied	Absent Owner	Length of Ownership	Owner Occupied	Absent Owner
0 - 4 Years	3	1	0 - 2 Years	2	1
4 - 10 Years	3	0	2 - 4 Years	1	0
10 + Years	4	1	4 - 6 Years	2	0
			6 - 8 Years	1	0
			8 - 10 Years	0	0

This Report includes:

(In Red)

- 1.) The average number of sales per year.
- 2.) The average sales price per year.
- 3.) Length of Ownership.
- 4.) The owner occupancy vs. non-owner occupancy statistics.

All averages are based upon specific Geographic boundaries.

(Zip Code, Subdivision or Condominium, Thomas brothers Map and Grid, street boundaries)

The Information Provided is deemed reliable, but is not guaranteed.



Property Statistics Report

1/4/2011

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# of Sales:	<input type="text"/>	Avg. Year Built:	<input type="text"/>	Avg. Bld Sqft:	<input type="text"/>	Year 2011	
Avg. Sales\$:	<input type="text"/>	Avg. Bedrms:	<input type="text"/>	Avg. Abv Gr Sqft:	<input type="text"/>		
Avg. \$ / Sq Ft:	<input type="text"/>	Avg. Bathrms:	<input type="text"/>	Avg. Bsmt Sqft:	<input type="text"/>		
Avg. Assed \$:	<input type="text"/>	Avg. Stories:	<input type="text"/>	Avg. Lot Sqft:	<input type="text"/>		
Avg. Taxes \$:	<input type="text"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text"/>		
						Avg. Det Garg Sqft:	<input type="text"/>
						Avg. Att Garg Sqft:	<input type="text"/>

# of Sales:	<input type="text" value="2"/>	Avg. Year Built:	<input type="text" value="1996"/>	Avg. Bld Sqft:	<input type="text" value="3,537"/>	Year 2010	
Avg. Sales\$:	<input type="text" value="\$731,250"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="3,537"/>		
Avg. \$ / Sq Ft:	<input type="text" value="\$207"/>	Avg. Bathrms:	<input type="text" value="3"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>		
Avg. Assed \$:	<input type="text" value="\$732,500"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="35,304"/>		
Avg. Taxes \$:	<input type="text" value="\$9,232"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="95"/>		
						Avg. Det Garg Sqft:	<input type="text" value="0"/>
						Avg. Att Garg Sqft:	<input type="text" value="975"/>

# of Sales:	<input type="text"/>	Avg. Year Built:	<input type="text"/>	Avg. Bld Sqft:	<input type="text"/>	Year 2009	
Avg. Sales\$:	<input type="text"/>	Avg. Bedrms:	<input type="text"/>	Avg. Abv Gr Sqft:	<input type="text"/>		
Avg. \$ / Sq Ft:	<input type="text"/>	Avg. Bathrms:	<input type="text"/>	Avg. Bsmt Sqft:	<input type="text"/>		
Avg. Assed \$:	<input type="text"/>	Avg. Stories:	<input type="text"/>	Avg. Lot Sqft:	<input type="text"/>		
Avg. Taxes \$:	<input type="text"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text"/>		
						Avg. Det Garg Sqft:	<input type="text"/>
						Avg. Att Garg Sqft:	<input type="text"/>

# of Sales:	<input type="text"/>	Avg. Year Built:	<input type="text"/>	Avg. Bld Sqft:	<input type="text"/>	Year 2008	
Avg. Sales\$:	<input type="text"/>	Avg. Bedrms:	<input type="text"/>	Avg. Abv Gr Sqft:	<input type="text"/>		
Avg. \$ / Sq Ft:	<input type="text"/>	Avg. Bathrms:	<input type="text"/>	Avg. Bsmt Sqft:	<input type="text"/>		
Avg. Assed \$:	<input type="text"/>	Avg. Stories:	<input type="text"/>	Avg. Lot Sqft:	<input type="text"/>		
Avg. Taxes \$:	<input type="text"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text"/>		
						Avg. Det Garg Sqft:	<input type="text"/>
						Avg. Att Garg Sqft:	<input type="text"/>

# of Sales:	<input type="text" value="1"/>	Avg. Year Built:	<input type="text" value="1994"/>	Avg. Bld Sqft:	<input type="text" value="4,460"/>	Year 2007	
Avg. Sales\$:	<input type="text" value="\$1,425,000"/>	Avg. Bedrms:	<input type="text" value="5"/>	Avg. Abv Gr Sqft:	<input type="text" value="3,550"/>		
Avg. \$ / Sq Ft:	<input type="text" value="\$320"/>	Avg. Bathrms:	<input type="text" value="4"/>	Avg. Bsmt Sqft:	<input type="text" value="910"/>		
Avg. Assed \$:	<input type="text" value="\$793,000"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="36,341"/>		
Avg. Taxes \$:	<input type="text" value="\$9,987"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="0"/>		
						Avg. Det Garg Sqft:	<input type="text" value="0"/>
						Avg. Att Garg Sqft:	<input type="text" value="900"/>

# of Sales:	<input type="text" value="1"/>	Avg. Year Built:	<input type="text" value="1994"/>	Avg. Bld Sqft:	<input type="text" value="4,330"/>	Year 2006	
Avg. Sales\$:	<input type="text" value="\$1,200,000"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="4,330"/>		
Avg. \$ / Sq Ft:	<input type="text" value="\$277"/>	Avg. Bathrms:	<input type="text" value="3"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>		
Avg. Assed \$:	<input type="text" value="\$854,000"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="47,883"/>		
Avg. Taxes \$:	<input type="text" value="\$10,716"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="0"/>		
						Avg. Det Garg Sqft:	<input type="text" value="0"/>
						Avg. Att Garg Sqft:	<input type="text" value="1,010"/>

# of Sales:	<input type="text"/>	Avg. Year Built:	<input type="text"/>	Avg. Bld Sqft:	<input type="text"/>	Year 2005	
Avg. Sales\$:	<input type="text"/>	Avg. Bedrms:	<input type="text"/>	Avg. Abv Gr Sqft:	<input type="text"/>		
Avg. \$ / Sq Ft:	<input type="text"/>	Avg. Bathrms:	<input type="text"/>	Avg. Bsmt Sqft:	<input type="text"/>		
Avg. Assed \$:	<input type="text"/>	Avg. Stories:	<input type="text"/>	Avg. Lot Sqft:	<input type="text"/>		
Avg. Taxes \$:	<input type="text"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text"/>		
						Avg. Det Garg Sqft:	<input type="text"/>
						Avg. Att Garg Sqft:	<input type="text"/>

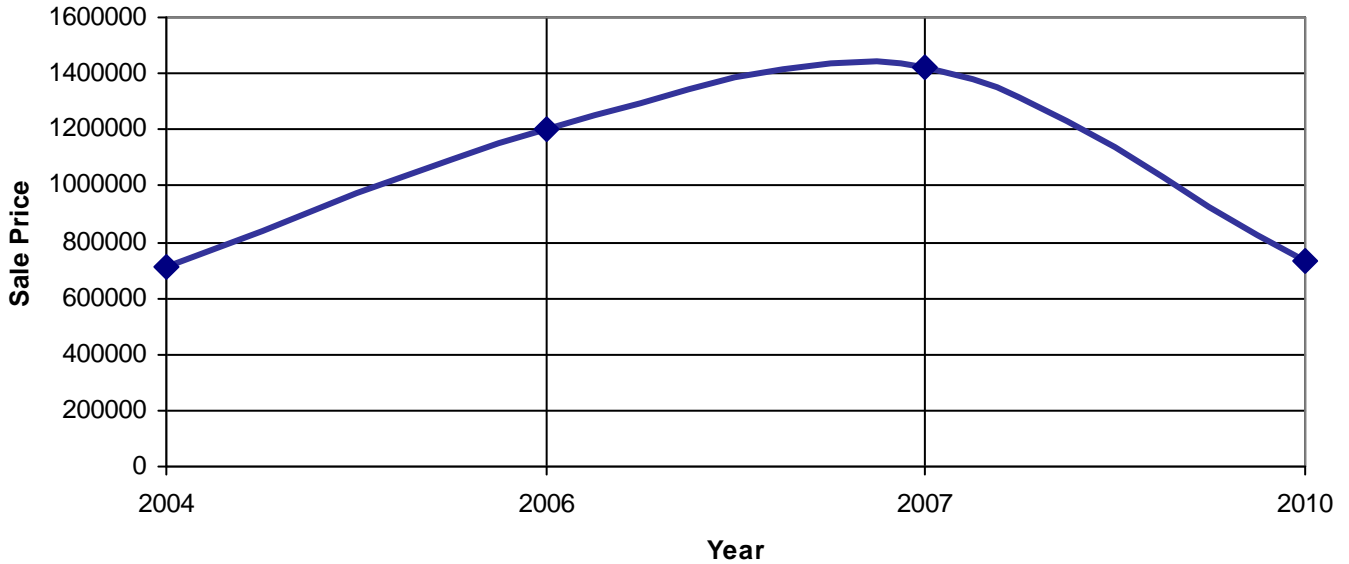


Residential Market Chart Report

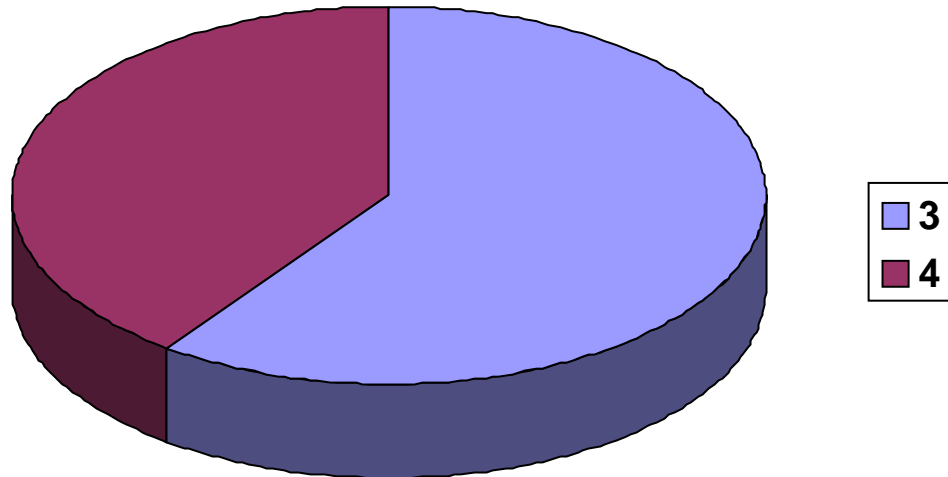
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Average Sales by Year



Parcels Sold by Price Range



- | | | | |
|----------------------------|----------------------------|----------------------------|--------------------------|
| 1: \$0-\$249,999 | 2: \$250,000-\$499,999 | 3: \$500,000-\$749,999 | 4: \$750,000-\$999,999 |
| 5: \$1,000,000-\$1,499,999 | 6: \$1,500,000-\$1,999,999 | 7: \$2,000,000-\$2,499,999 | 8: \$2,500,000 and Above |