



Tony Meier 425-466-1000

Residential Market Trend Report

Report Area is:

Sheffield



1/4/2011

Total Number of Parcels in your area: 108

Total Owner Occupied: 87

Total Absent Owner: 21

% 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	1	\$654,000	3,110	\$654,000	\$654,000	\$210	0.9%
2009	1	\$630,000	2,920	\$630,000	\$630,000	\$216	0.9%
2008	2	\$574,750	2,500	\$575,000	\$574,500	\$230	1.9%
2007	1	\$729,950	2,740	\$729,950	\$729,950	\$266	0.9%
2006	6	\$749,167	3,213	\$850,000	\$655,000	\$235	5.6%
2005	5	\$600,790	2,834	\$675,000	\$530,000	\$218	4.6%
2004	1	\$589,000	2,870	\$589,000	\$589,000	\$205	0.9%

Avg/Year 2 \$661,847 2,946 **% of Sales in 07-11** 2.2%

Averages do not include 2011 Assessed Value Range **% of Area** **Sales in 2007-11** **% of Sales in 07-11** **Avg Sales Price 07-11** **Price vs. Assessed Value Average** **Ratio for 07-11 High** **Low**

\$0-\$249,999	2	1.9%						
\$250,000-\$499,999	43	39.8%	2	40.0%	\$574,750	128%	139%	117%
\$500,000-\$749,999	63	58.3%	3	60.0%	\$671,317	116%	133%	107%
\$750,000-\$999,999								
\$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	6	2	0 - 2 Years	3	1
4 - 10 Years	21	7	2 - 4 Years	3	1
10 + Years	60	12	4 - 6 Years	8	3
			6 - 8 Years	7	2
			8 - 10 Years	11	2

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 boundarys)

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



Property Statistics Report

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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="1"/>	Avg. Year Built:	<input type="text" value="1985"/>	Avg. Bld Sqft:	<input type="text" value="3,110"/>	Year 2010
Avg. Sales\$:	<input type="text" value="\$654,000"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="3,110"/>	
Avg. \$ / Sq Ft:	<input type="text" value="\$210"/>	Avg. Bathrms:	<input type="text" value="2"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>	
Avg. Assed \$:	<input type="text" value="\$597,000"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="35,100"/>	
Avg. Taxes \$:	<input type="text" value="\$7,587"/>	# 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="800"/>	

# of Sales:	<input type="text" value="1"/>	Avg. Year Built:	<input type="text" value="1985"/>	Avg. Bld Sqft:	<input type="text" value="2,920"/>	Year 2009
Avg. Sales\$:	<input type="text" value="\$630,000"/>	Avg. Bedrms:	<input type="text" value="3"/>	Avg. Abv Gr Sqft:	<input type="text" value="2,920"/>	
Avg. \$ / Sq Ft:	<input type="text" value="\$216"/>	Avg. Bathrms:	<input type="text" value="2"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>	
Avg. Assed \$:	<input type="text" value="\$589,000"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="35,356"/>	
Avg. Taxes \$:	<input type="text" value="\$7,478"/>	# 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="680"/>	

# of Sales:	<input type="text" value="2"/>	Avg. Year Built:	<input type="text" value="1984"/>	Avg. Bld Sqft:	<input type="text" value="2,500"/>	Year 2008
Avg. Sales\$:	<input type="text" value="\$574,750"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="2,500"/>	
Avg. \$ / Sq Ft:	<input type="text" value="\$230"/>	Avg. Bathrms:	<input type="text" value="2"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>	
Avg. Assed \$:	<input type="text" value="\$452,500"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="11,675"/>	
Avg. Taxes \$:	<input type="text" value="\$5,823"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="145"/>	
				Avg. Det Garg Sqft:	<input type="text" value="0"/>	
				Avg. Att Garg Sqft:	<input type="text" value="630"/>	

# of Sales:	<input type="text" value="1"/>	Avg. Year Built:	<input type="text" value="1984"/>	Avg. Bld Sqft:	<input type="text" value="2,740"/>	Year 2007
Avg. Sales\$:	<input type="text" value="\$729,950"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="2,740"/>	
Avg. \$ / Sq Ft:	<input type="text" value="\$266"/>	Avg. Bathrms:	<input type="text" value="2"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>	
Avg. Assed \$:	<input type="text" value="\$550,000"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="20,000"/>	
Avg. Taxes \$:	<input type="text" value="\$6,997"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="337"/>	
				Avg. Det Garg Sqft:	<input type="text" value="0"/>	
				Avg. Att Garg Sqft:	<input type="text" value="530"/>	

# of Sales:	<input type="text" value="6"/>	Avg. Year Built:	<input type="text" value="1985"/>	Avg. Bld Sqft:	<input type="text" value="3,213"/>	Year 2006
Avg. Sales\$:	<input type="text" value="\$749,167"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="3,052"/>	
Avg. \$ / Sq Ft:	<input type="text" value="\$235"/>	Avg. Bathrms:	<input type="text" value="2"/>	Avg. Bsmt Sqft:	<input type="text" value="162"/>	
Avg. Assed \$:	<input type="text" value="\$547,333"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="25,169"/>	
Avg. Taxes \$:	<input type="text" value="\$6,991"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="197"/>	
				Avg. Det Garg Sqft:	<input type="text" value="0"/>	
				Avg. Att Garg Sqft:	<input type="text" value="680"/>	

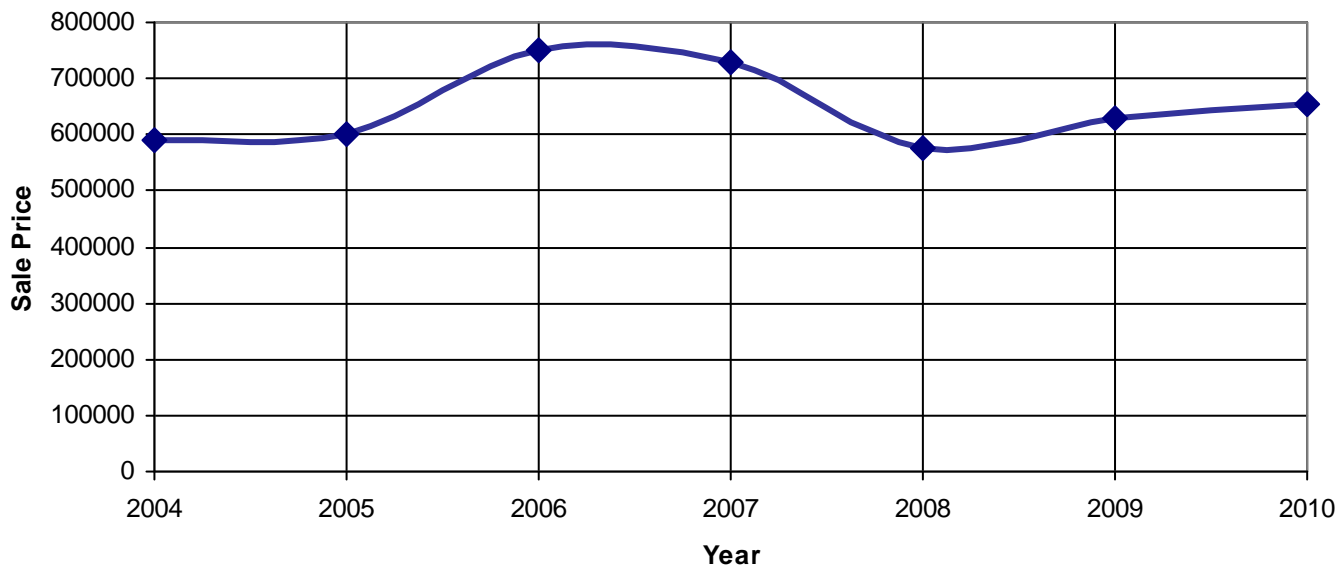
# of Sales:	<input type="text" value="5"/>	Avg. Year Built:	<input type="text" value="1985"/>	Avg. Bld Sqft:	<input type="text" value="2,834"/>	Year 2005
Avg. Sales\$:	<input type="text" value="\$600,790"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="2,600"/>	
Avg. \$ / Sq Ft:	<input type="text" value="\$218"/>	Avg. Bathrms:	<input type="text" value="2"/>	Avg. Bsmt Sqft:	<input type="text" value="234"/>	
Avg. Assed \$:	<input type="text" value="\$504,200"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="26,855"/>	
Avg. Taxes \$:	<input type="text" value="\$6,454"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="194"/>	
				Avg. Det Garg Sqft:	<input type="text" value="0"/>	
				Avg. Att Garg Sqft:	<input type="text" value="566"/>	



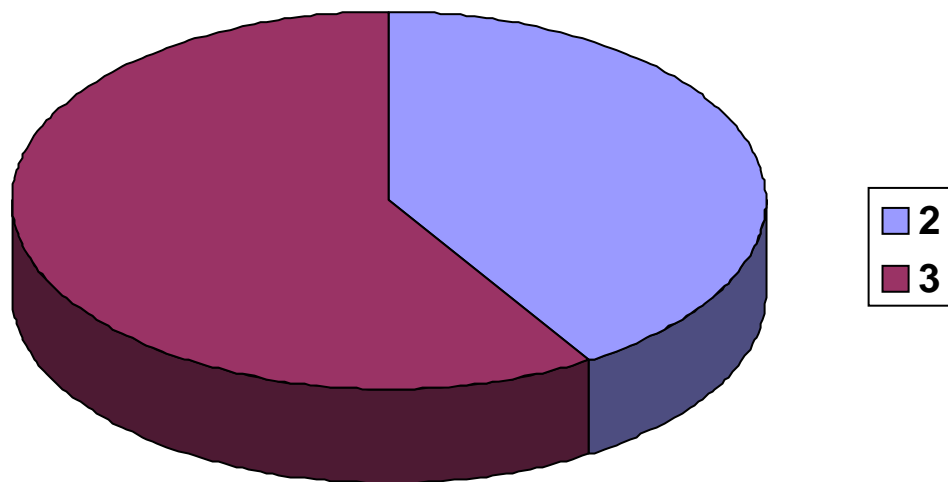
Residential Market Chart Report

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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 |