



THREE YEAR HISTORY OF  
PRICE CHANGE AND SALES:

Prepared For

**WILLOW CREEK**

Sunday, November 21, 2010



Prepared By

**Tom Cryer, SCRП**

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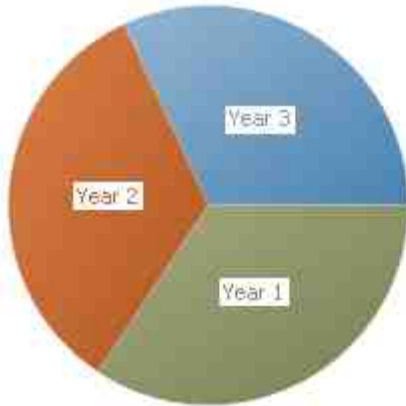
# Price Change Analysis

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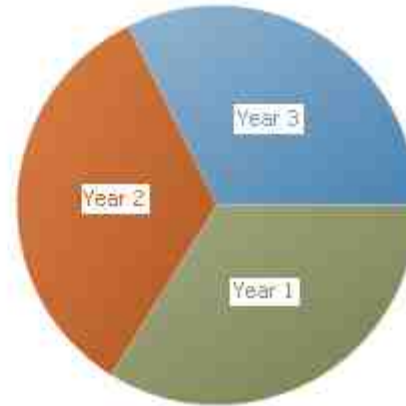
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## Sales for Past 3 Years

Average Sales Price



Properties Sold



Year 3: 21-Nov-2007 to 21-Nov-2008 Average Price: \$327,188 63 Properties

Year 2: 22-Nov-2008 to 21-Nov-2009 Average Price: \$345,347 66 Properties

**Annual PRICE Change: 5.5%. Annual PROPERTIES Change: 4.8%**

Year 1: 22-Nov-2009 to 21-Nov-2010 Average Price: \$351,457 66 Properties

**Annual PRICE Change: 1.8%. Annual PROPERTIES Change: 0.0%**

Sold Date	MLS Num	Address	Sale Price
2007-11-28	572818	7605 E Jamison Dr	\$240,000
2007-12-06	570082	7603 S Rosemary Cir	\$247,000
2007-12-14	585860	7890 E Mineral Dr	\$245,000
2007-12-19	566641	7533 S Xenia Pl	\$269,000
2007-12-31	594075	8124 E Mineral Dr	\$280,000
2008-01-01	570021	7609 Rosemary	\$285,000
2008-01-15	590865	7948 S Niagara Way	\$390,000
2008-02-01	582165	8054 S Syracuse St	\$330,000
2008-02-14	605574	8516 E Otero Cir	\$490,000
2008-02-20	594820	7932 S Valentia St	\$335,000
2008-02-28	606651	7664 E Phillips Cir	\$324,500
2008-03-06	624183	8082 S Rosemary Ct	\$228,000
2008-03-07	593003	7607 E Jamison Dr	\$281,000
2008-03-10	620302	8228 S Syracuse Ct	\$270,000
2008-03-25	607462	8771 E Kettle Cir	\$502,250



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2008-03-28	586243	7531 S Xenia Pl	\$279,850
2008-03-28	620625	7791 S Spruce St	\$335,000
2008-04-14	635398	8372 E Otero Pl	\$410,000
2008-04-23	628712	8876 E Nichols Ct	\$412,500
2008-04-28	647925	7555 E Mineral Dr	\$290,000
2008-05-02	629918	7773 S Spruce Ct	\$321,500
2008-05-07	611074	8312 E Otero Cir	\$415,000
2008-05-09	635845	7604 S Trenton Dr	\$379,900
2008-05-15	619790	8264 E Big Dry Creek Dr	\$361,000
2008-05-15	624962	8431 E Long Ave	\$467,000
2008-05-15	639053	7872 S Trenton St	\$260,000
2008-05-20	649625	8017 S Quince Cir	\$209,000
2008-05-23	645997	7941 S Xanthia Ct	\$375,000
2008-05-27	627894	8352 E Hunters Hill Dr	\$368,500
2008-05-30	639281	8128 S Spruce Cir	\$374,000
2008-06-05	636652	7911 S Xenia Ct	\$368,000
2008-06-09	614629	7715 S Trenton Ct	\$314,000
2008-06-17	644886	7456 E Long Cir	\$225,000
2008-06-21	665884	8216 S Trenton Way	\$310,000
2008-06-27	609908	7950 S Vincennes Way	\$355,000
2008-06-27	614469	7890 E Mineral Dr	\$313,000
2008-06-27	618829	7601 E Jamison Dr	\$284,000
2008-06-27	662588	7929 S Vincennes Way	\$332,000
2008-07-03	639646	7966 S Vincennes Way	\$327,000
2008-07-03	652121	8291 E Jamison Pl	\$445,000
2008-07-17	662211	8676 E Phillips Ave	\$432,545
2008-07-22	664946	7734 S Spruce Ct	\$363,000
2008-07-30	673119	8091 S Rosemary Ct	\$295,000
2008-07-30	674130	7640 E Phillips Cir	\$242,000
2008-08-08	669590	7619 E Jamison Dr	\$290,000
2008-08-12	675831	7951 S Quince Way	\$226,500
2008-08-13	677140	7891 S Ulster St	\$295,000
2008-08-18	654506	7637 S Rosemary Cir	\$288,000
2008-08-18	678740	7562 S Rosemary Cir	\$275,400
2008-08-19	662060	8238 E Long Pl	\$319,000
2008-08-20	677240	7829 S Valentia St	\$475,000
2008-08-22	677314	8299 E Otero Cir	\$490,000
2008-08-26	647239	8154 S Trenton Way	\$295,000
2008-08-28	678674	7578 S Rosemary Cir	\$298,900
2008-09-16	681056	7648 S Rosemary Cir	\$297,500
2008-09-22	692047	7532 S Rosemary Cir	\$272,000
2008-09-23	680561	7411 E Jamison Dr	\$317,500



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2008-09-26	687803	7948 S Roslyn Way	\$332,500
2008-09-30	682159	7505 E Jamison Dr	\$265,000
2008-10-02	694479	7456 E Long Cir	\$350,000
2008-10-10	687574	7838 E Long Pl	\$300,000
2008-10-23	708959	7626 S Willow Way	\$280,000
2008-10-31	702881	7638 E Long Ave	\$365,000
2008-11-25	702664	8126 S Syracuse St	\$327,000
2008-11-26	715625	7550 S Willow Cir	\$369,900
2008-12-29	685734	7984 S Trenton St	\$290,000
2008-12-31	675608	7912 S Xenia Ct	\$250,000
2009-01-05	726458	8259 E Otero Cir	\$419,000
2009-01-10	721788	6941 S Poplar Way	\$365,000
2009-01-20	712041	7432 E Jamison Cir	\$255,500
2009-02-02	735320	7767 E Long Pl	\$314,000
2009-02-27	712144	8208 E Phillips Pl	\$285,000
2009-03-05	740103	7964 S Trenton St	\$270,000
2009-03-06	708784	7660 S Rosemary Cir	\$255,000
2009-03-31	749199	8577 E Kettle Pl	\$325,000
2009-04-03	739750	7855 S Trenton St	\$355,000
2009-04-03	743637	8685 E Phillips Ave	\$454,900
2009-04-08	690185	7940 S Vincennes Way	\$305,000
2009-04-22	748572	7408 E Nichols Pl	\$290,000
2009-04-27	745000	8365 E Jamison Cir	\$460,000
2009-04-28	752508	8074 S Syracuse St	\$380,000
2009-04-29	739535	7849 S Valentia St	\$425,000
2009-04-30	732311	7528 S Rosemary Cir	\$200,000
2009-05-13	753663	7925 S Roslyn Way	\$320,000
2009-05-20	748223	7938 S Pontiac Way	\$410,000
2009-05-20	757986	8211 S Tamarac St	\$295,000
2009-05-22	768745	7525 S Rosemary Cir	\$265,000
2009-05-27	747456	8444 E Otero Cir	\$470,000
2009-05-27	760917	7517 E Jamison Dr	\$270,000
2009-05-29	752944	7560 S Uinta Pl	\$435,000
2009-06-02	777911	7611 E Jamison Dr	\$280,000
2009-06-09	742920	8198 S Trenton Way	\$389,000
2009-06-12	749305	7902 S Xanthia Ct	\$445,000
2009-06-12	768059	7538 E Mineral Pl	\$317,100
2009-06-16	760812	8109 S Tamarac St	\$346,000
2009-06-26	758718	8749 E Otero Cir	\$430,000
2009-06-29	762870	8518 E Kettle Pl	\$368,650
2009-06-30	765889	7838 S Poplar Way	\$367,500
2009-07-01	769327	8810 E Long Ct	\$383,000



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2009-07-02	720637	7993 S Trenton St	\$304,900
2009-07-15	780478	7896 E Kettle Ave	\$274,000
2009-07-17	780808	7868 S Trenton St	\$290,000
2009-07-21	779859	8720 E Otero Cir	\$502,500
2009-07-23	781333	7579 S Willow Cir	\$535,000
2009-07-24	768055	7755 E Kettle Pl	\$330,000
2009-07-24	787507	8260 E Otero Cir	\$527,000
2009-08-26	796890	7446 E Long Cir	\$295,000
2009-08-28	797672	7929 S Wabash St	\$437,000
2009-08-31	791465	8590 E Nichols Ave	\$527,500
2009-09-16	753400	8336 E Mineral Dr	\$282,000
2009-09-18	795149	8428 E Mineral Cir	\$377,000
2009-09-23	787295	7870 S Valentia St	\$327,000
2009-09-24	798914	7670 E Mineral Pl	\$298,500
2009-09-30	801102	7853 S Ulster St	\$282,500
2009-09-30	801861	8260 S Trenton Way	\$295,500
2009-10-02	796129	7591 S Xanthia Ct	\$459,000
2009-10-07	804578	7965 S Vincennes Way	\$284,000
2009-10-15	784742	7961 S Quince Way	\$275,000
2009-10-16	803792	8316 E Mineral Dr	\$275,000
2009-10-23	808797	8576 E Mineral Cir	\$425,000
2009-10-28	804250	8268 S Syracuse Ct	\$304,025
2009-10-29	786836	7931 S Quince Way	\$240,000
2009-10-29	810969	7688 S Roslyn Ct	\$292,500
2009-11-02	814485	7711 E Jamison Dr	\$230,000
2009-11-06	811834	8210 E Otero Cir	\$363,000
2009-11-06	815094	7608 E Long Ave	\$278,500
2009-11-13	812866	7920 S Vincennes Way	\$365,000
2009-11-18	809774	7500 S Trenton Ct	\$430,000
2009-11-20	823298	7883 S Ulster St	\$299,900
2009-11-24	825183	8080 S Quince Cir	\$270,050
2009-11-30	806352	7500 S Uinta Pl	\$256,585
2009-11-30	824928	7877 S Ulster St	\$343,500
2009-12-11	821895	8653 E Mineral Cir	\$455,000
2009-12-17	824249	7965 S Roslyn Way	\$334,000
2010-01-04	810289	8506 E Mineral Cir	\$426,000
2010-01-05	803208	8184 S Wabash Ct	\$440,000
2010-01-05	816810	7599 S Rosemary Cir	\$233,000
2010-01-21	797035	7486 E Long Cir	\$263,000
2010-01-29	833749	7523 S Rosemary Cir	\$280,000
2010-02-23	838845	8849 E Mineral Pl	\$439,000
2010-02-24	831155	7557 E Mineral Pl	\$301,000



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2010-02-24	843539	7974 S Willow Ct	\$429,750
2010-03-12	851856	8215 S Trenton Way	\$344,000
2010-03-15	833051	7762 S Spruce St	\$323,700
2010-03-15	850762	8100 S Tamarac St	\$399,000
2010-03-24	730335	7640 S Ulster Ct	\$300,893
2010-03-25	848570	8037 S Quince Cir	\$252,500
2010-03-29	848655	7995 S Roslyn Way	\$289,900
2010-03-29	925560	8083 S Syracuse St	\$326,700
2010-03-31	851706	8407 E Mineral Cir	\$439,300
2010-04-15	852901	7566 S Rosemary Cir	\$275,000
2010-04-30	850843	8654 E Mineral Cir	\$440,000
2010-05-06	852053	7612 S Rosemary Cir	\$268,000
2010-05-07	846142	7524 S Rosemary Cir	\$266,000
2010-05-11	869809	8124 E Mineral Dr	\$315,000
2010-05-13	866308	7858 S Ulster St	\$351,500
2010-05-13	871422	7486 E Long Cir	\$368,000
2010-05-21	869737	8748 E Kettle Cir	\$420,000
2010-05-24	860285	7964 S Willow Ct	\$450,000
2010-05-25	874469	7917 S Pontiac Way	\$444,000
2010-05-28	868550	8113 S Wabash Ct	\$480,000
2010-06-02	873451	7586 S Rosemary Cir	\$256,000
2010-06-16	865866	8341 E Otero Cir	\$539,000
2010-06-16	876025	8578 E Kettle Pl	\$409,000
2010-06-18	882622	7912 S Vincennes Way	\$287,000
2010-06-22	881942	7881 S Valentia Way	\$385,000
2010-06-22	889133	7942 S Xenia Ct	\$320,000
2010-06-25	876962	8126 S Syracuse St	\$329,000
2010-06-30	868834	7423 E Long Ave	\$311,000
2010-07-01	869788	7565 E Mineral Dr	\$336,250
2010-07-14	884074	7504 S Trenton Ct	\$328,500
2010-07-14	895070	8108 S Wabash Ct	\$444,850
2010-07-19	893513	7816 E Kettle Ave	\$280,000
2010-07-22	887271	8133 S Wabash Ct	\$540,680
2010-07-23	887587	7660 E Phillips Cir	\$259,500
2010-07-26	881314	7580 S Rosemary Cir	\$240,000
2010-08-03	884697	8671 E Kettle Cir	\$410,000
2010-08-03	897800	8068 S Trenton Ct	\$319,000
2010-08-27	903305	8781 E Kettle Cir	\$382,000
2010-08-30	854942	8598 E Kettle Pl	\$325,000
2010-08-31	870358	7857 S Ulster St	\$310,000
2010-09-02	911759	8876 E Nichols Ct	\$410,000
2010-09-03	909456	8238 E Long Pl	\$379,500



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2010-09-03	913382	8119 S Spruce Cir	\$285,000
2010-09-10	901872	8148 S Spruce Cir	\$260,000
2010-09-15	915353	7619 S Rosemary Cir	\$250,000
2010-09-17	916786	8351 E Otero Cir	\$400,000
2010-10-12	911965	8771 E Kettle Cir	\$521,000
2010-10-13	918800	7500 S Uinta Pl	\$360,000
2010-10-15	923288	8200 S Tamarac St	\$368,000
2010-10-22	929414	7751 S Spruce St	\$422,500
2010-10-29	922466	7645 S Willow Way	\$357,000
2010-11-03	925015	8139 E Phillips Cir	\$269,000
2010-11-05	913897	7786 S Trenton Ct	\$368,000
2010-11-05	944827	8115 S Willow St	\$310,000



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