



THREE YEAR HISTORY OF
PRICE CHANGE AND SALES:

Prepared For
FOX RIDGE (CHERRY CREEK SCHOOL DISTRICT)

Sunday, November 21, 2010



Prepared By

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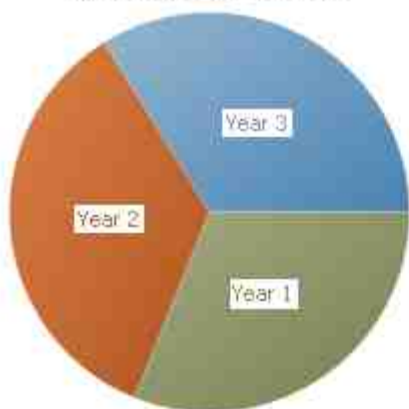
Price Change Analysis

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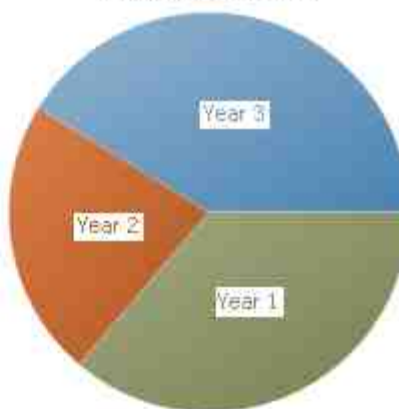
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Sales for Past 3 Years

Average Sales Price



Properties Sold



Year 3: 21-Nov-2007 to 21-Nov-2008 Average Price: \$325,620 33 Properties

Year 2: 22-Nov-2008 to 21-Nov-2009 Average Price: \$337,556 18 Properties

Annual PRICE Change: 3.7%. Annual PROPERTIES Change: -45.5%

Year 1: 22-Nov-2009 to 21-Nov-2010 Average Price: \$299,315 29 Properties

Annual PRICE Change: -11.3%. Annual PROPERTIES Change: 61.1%

Sold Date	MLS Num	Address	Sale Price
2007-11-27	576043	8043 S Oneida Ct	\$500,000
2007-12-04	567010	8083 S Newport Ct	\$238,000
2007-12-05	563320	8095 S Niagara Way	\$270,000
2007-12-05	587459	8095 S Niagara Way	\$270,000
2007-12-05	587964	8096 S Niagara Way	\$320,000
2007-12-14	596447	7959 S Monaco Ct	\$354,900
2007-12-28	550634	7773 S Niagara Way	\$374,500
2008-01-08	596244	7738 S Poplar Way	\$260,000
2008-01-15	590865	7948 S Niagara Way	\$390,000
2008-01-15	600872	8206 S Newport Way	\$305,567
2008-01-17	577936	8070 S Monaco Cir	\$365,000
2008-02-21	611888	8043 S Newport Ct	\$267,500
2008-04-18	631332	8032 S Niagara Way	\$232,000
2008-04-20	583513	7724 S Poplar Way	\$302,000
2008-04-21	615870	8189 S Monaco Cir	\$338,000



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2008-05-12	630742	7710 S Monaco Cir	\$305,000
2008-05-16	641045	6775 E Kettle Ave	\$390,000
2008-05-16	642518	8083 S Newport Ct	\$290,000
2008-05-29	645915	7711 S Pontiac Ct	\$380,000
2008-06-24	655019	8056 S Niagara Way	\$257,500
2008-06-30	660208	6724 E Long Ave	\$350,000
2008-07-18	657629	8281 S Monaco Ct	\$400,000
2008-08-08	642415	7892 S Monaco Ct	\$355,000
2008-08-12	587369	7828 S Magnolia Way	\$315,000
2008-08-15	641654	7831 S Monaco Ct	\$275,000
2008-08-19	686159	7773 S Oneida Ct	\$374,600
2008-08-28	664164	7745 S Poplar Way	\$304,000
2008-08-28	674956	8165 S Newport Way	\$382,000
2008-09-11	668499	7872 S Monaco Ct	\$346,700
2008-09-26	681053	7835 S Niagara Way	\$336,200
2008-10-03	692936	7561 S Newport Ct	\$237,000
2008-10-24	704658	7856 S Pontiac Ct	\$288,500
2008-10-30	691380	7927 S Niagara Way	\$371,500
2008-12-16	711658	7808 S Magnolia Way	\$300,000
2009-03-20	748546	8258 S Newport Ct	\$415,000
2009-05-20	748223	7938 S Pontiac Way	\$410,000
2009-05-26	745491	7514 S Monaco Way	\$258,000
2009-05-28	752502	7979 S Monaco Ct	\$397,000
2009-05-29	766235	8070 S Newport Ct	\$279,000
2009-06-30	765889	7838 S Poplar Way	\$367,500
2009-07-22	762642	8051 S Niagara Way	\$265,000
2009-07-31	783208	6751 E Jamison Pl	\$325,000
2009-08-20	783214	7640 S Monaco Cir	\$207,500
2009-08-27	792827	7784 S Poplar Way	\$290,000
2009-08-31	605473	8155 S Newport Way	\$325,000
2009-08-31	757027	8029 S Monaco Cir	\$297,000
2009-09-21	799906	8154 S Niagara Ct	\$420,000
2009-09-23	806720	6671 E Long Ave	\$372,000
2009-10-23	803462	7783 S Niagara Way	\$369,000
2009-10-30	773750	6743 E Long Ave	\$398,000
2009-11-19	814351	7865 S Niagara Way	\$381,000
2009-11-25	823504	7939 S Poplar Way	\$280,000
2009-12-08	785908	7785 S Oneida Way	\$315,340
2010-01-14	821204	8001 S Niagara Way	\$315,000
2010-01-15	815530	8046 S Niagara Way	\$225,000
2010-01-28	829917	7906 S Niagara Ct	\$315,000
2010-02-15	802817	7881 S Monaco Ct	\$250,000



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2010-02-24	846529	6848 E Long Ave	\$310,000
2010-02-25	830640	7773 S Oneida Ct	\$385,000
2010-03-08	800952	8002 S Newport Ct	\$280,000
2010-03-12	821912	7882 S Monaco Ct	\$320,000
2010-03-12	851881	7884 S Magnolia Way	\$333,000
2010-03-29	803454	7868 S Poplar Way	\$270,000
2010-03-31	848381	7945 S Monaco Ct	\$365,000
2010-04-16	857478	7939 S Poplar Way	\$393,000
2010-05-04	852383	7542 S Newport Ct	\$284,900
2010-05-07	827126	7877 S Poplar Way	\$285,000
2010-05-07	862254	7807 S Poplar Way	\$280,000
2010-05-25	874469	7917 S Pontiac Way	\$444,000
2010-06-02	854714	8076 S Niagara Way	\$250,000
2010-06-30	830451	7675 S Oneida Ct	\$250,000
2010-07-19	892570	8019 S Monaco Cir	\$360,000
2010-07-21	866223	7557 S Monaco Way	\$291,000
2010-07-23	881808	8026 S Niagara Way	\$260,000
2010-07-29	899682	8184 S Niagara Ct	\$258,000
2010-08-26	905903	8021 S Newport Ct	\$212,500
2010-09-17	912043	8058 S Newport Ct	\$262,000
2010-10-29	935378	8012 S Niagara Way	\$246,500
2010-11-03	923984	6756 E Kettle Ave	\$324,900
2010-11-05	858067	8164 S Niagara Ct	\$315,000



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