

Price Change Analysis

Prepared for Homestead in the Willows 1st Quarter 2011 Report

Monday, May 23, 2011

Sales for Past 3 Years



Year 3: 23-May-2008 to 23-May-2009 Average Price: \$382,775 36 Properties

Year 2: 24-May-2009 to 23-May-2010 Average Price: \$401,828 47 Properties

Annual PRICE Change: 5.0%. Annual PROPERTIES Change: 30.6%

Year 1: 24-May-2010 to 23-May-2011 Average Price: \$403,069 43 Properties

Annual PRICE Change: 0.3%. Annual PROPERTIES Change: -8.5%

Sold Date	MLS Num	Address	Sale Price
2008-05-23	645997	7941 S Xanthia Ct	\$375,000
2008-05-29	628592	6751 S Leyden Ct	\$330,000
2008-05-30	635627	6454 S Newport Ct	\$370,000
2008-06-10	650008	6722 S Leyden Ct	\$315,000
2008-06-27	656767	6817 S Magnolia Ct	\$602,000
2008-07-01	643454	7199 S Poplar Ln	\$365,000
2008-07-11	660369	7386 S Krameria St	\$290,000
2008-07-16	627169	7294 S Olive Way	\$413,240
2008-07-29	699827	7108 E Costilla Dr	\$551,500
2008-07-31	669284	6783 S Locust Ct	\$330,000
2008-08-06	670315	7496 S Ivy Way	\$300,000
2008-08-08	662689	6402 E Costilla Pl	\$375,000
2008-08-15	628736	5905 E Briarwood Cir	\$438,000
2008-08-15	681945	7032 S Newport St	\$637,500
2008-08-18	678740	7562 S Rosemary Cir	\$275,400



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2008-08-19	677814	7364 S Ivy Way	\$323,500
2008-08-22	667717	6634 E Easter Pl	\$335,000
2008-08-28	680327	6721 S Leyden Ct	\$335,000
2008-08-29	667774	6710 E Costilla Cir	\$331,500
2008-09-05	666913	6711 S Kearney Ct	\$365,000
2008-09-08	671493	7332 S Ivanhoe Ct	\$460,000
2008-09-19	690675	7009 S Valentia St	\$256,050
2008-10-17	691703	6942 S Niagara Ct	\$550,000
2008-11-03	677653	7023 S Oneida Cir	\$412,500
2008-11-07	709970	7113 S Newport Way	\$447,500
2008-12-17	704685	7103 S Newport Way	\$350,500
2009-01-10	721788	6941 S Poplar Way	\$365,000
2009-01-29	727517	6771 S Leyden Ct	\$265,000
2009-01-30	737546	7008 E Hinsdale Ave	\$415,000
2009-03-03	735944	7237 E Geddes Ave	\$376,010
2009-03-05	706329	6577 S Niagara Ct	\$319,000
2009-03-16	732578	7045 S Niagara Ct	\$394,800
2009-03-20	717250	6330 S Jasmine Way	\$385,000
2009-03-20	742176	6820 E Costilla Cir	\$404,900
2009-03-31	731690	6952 S Niagara Ct	\$371,000
2009-04-22	733787	7270 S Ivy Ct	\$350,000
2009-05-28	752502	7979 S Monaco Ct	\$397,000
2009-06-17	744327	6036 E Geddes Cir	\$529,000
2009-06-24	755021	5891 E Geddes Cir	\$522,000
2009-06-25	771338	6931 E Fremont Pl	\$405,000
2009-07-02	774216	7103 S Newport Way	\$641,000
2009-07-14	761462	5951 E Briarwood Dr	\$335,000
2009-07-14	774364	6979 S Olive Way	\$537,000
2009-07-14	777082	6339 E Costilla Pl	\$335,000
2009-07-17	773141	7153 S Poplar St	\$258,500
2009-07-24	770048	6792 S Leyden Ct	\$407,000
2009-07-28	796605	6965 E Hinsdale Ave	\$480,000
2009-07-30	783350	6126 E Briarwood Dr	\$409,000
2009-08-03	773079	7056 S Niagara Ct	\$524,000
2009-08-07	774881	7354 S Ivy Way	\$370,000
2009-08-17	793666	6902 E Fremont Pl	\$370,000
2009-08-20	781858	7305 S Newport Way	\$621,500
2009-08-21	781743	6899 E Costilla Cir	\$384,000
2009-08-27	725288	6056 E Geddes Cir	\$875,000
2009-08-28	797672	7929 S Wabash St	\$437,000
2009-08-31	795595	7251 E Davies Pl	\$527,000
2009-10-07	800846	6960 S Olive Way	\$352,500



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2009-10-23	808797	8576 E Mineral Cir	\$425,000
2009-10-26	803257	6026 E Geddes Cir	\$409,000
2009-11-03	820539	7114 S Newport Way	\$314,250
2009-11-06	811834	8210 E Otero Cir	\$363,000
2009-11-10	830075	7285 E Fremont Pl	\$458,500
2009-11-13	815691	6800 E Costilla Cir	\$353,000
2009-11-20	821493	7139 S Poplar Ln	\$319,900
2009-11-25	821716	6351 E Geddes Ave	\$255,000
2009-12-31	812342	7456 S Pontiac Way	\$370,000
2010-01-20	827309	7284 S Jasmine Ct	\$380,500
2010-02-23	829120	6910 E Fremont Ave	\$474,200
2010-02-25	830640	7773 S Oneida Ct	\$385,000
2010-03-16	846475	7030 S Magnolia Cir	\$395,000
2010-03-24	839084	6824 S Leyden Ct	\$313,500
2010-03-25	846522	6158 E Hinsdale Ct	\$256,000
2010-04-12	854765	5985 E Briarwood Cir	\$331,900
2010-04-15	824360	6110 E Briarwood Cir	\$385,000
2010-04-15	852901	7566 S Rosemary Cir	\$275,000
2010-04-16	850968	5868 E Hinsdale Pl	\$311,000
2010-04-30	861526	7462 S Monaco St	\$268,000
2010-04-30	862851	5746 E Hinsdale Pl	\$390,000
2010-05-07	862390	6027 E Briarwood Cir	\$310,000
2010-05-11	864244	7055 E Costilla Dr	\$340,000
2010-05-13	870237	6931 S Niagara Ct	\$358,500
2010-05-13	885853	7076 S Niagara Ct	\$338,150
2010-05-20	841903	7439 S Newport Way	\$390,000
2010-05-25	857234	6899 E Costilla Cir	\$457,000
2010-05-28	867489	6952 E Fremont Pl	\$715,000
2010-06-04	878068	7251 S Pontiac Way	\$519,000
2010-06-11	873593	7274 S Niagara Cir	\$820,000
2010-06-14	879445	6920 S Olive Way	\$449,900
2010-06-24	861063	7114 S Newport Way	\$489,000
2010-06-29	883048	7109 S Poplar Ln	\$315,900
2010-07-02	870624	7157 S Magnolia Cir	\$346,500
2010-07-29	890877	6068 E Briarwood Cir	\$393,000
2010-07-30	892754	7191 S Olive Way	\$476,280
2010-08-06	807115	7347 S Ivy Way	\$250,000
2010-08-12	905647	6835 S Pontiac Ct	\$384,900
2010-08-13	904032	7256 S Ivanhoe Ct	\$340,000
2010-08-17	917806	7239 E Geddes Pl	\$345,000
2010-08-27	883839	7242 S Jersey Ct	\$335,000
2010-08-27	903305	8781 E Kettle Cir	\$382,000



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2010-08-27	908291	7213 E Hinsdale Pl	\$600,000
2010-08-31	901421	6931 E Costilla Pl	\$371,500
2010-09-27	920296	6010 E Hinsdale Ct	\$245,000
2010-10-05	924529	7273 E Hinsdale Pl	\$282,000
2010-10-22	929414	7751 S Spruce St	\$422,500
2010-11-03	931082	6829 S Niagara Ct	\$350,000
2010-11-18	905869	7138 S Magnolia Cir	\$475,000
2010-12-17	925490	6086 E Geddes Cir	\$430,000
2010-12-28	948509	7238 E Appleton Cir	\$215,000
2011-01-14	926112	6953 S Pontiac Ct	\$510,000
2011-01-20	947530	6154 E Hinsdale Ave	\$259,000
2011-01-21	958482	7061 S Newport St	\$316,000
2011-03-01	961984	7327 S Newport Way	\$511,200
2011-03-04	956218	5936 E Briarwood Cir	\$285,000
2011-03-08	958169	6092 E Hinsdale Ave	\$268,000
2011-03-10	935358	5925 E Briarwood Cir	\$323,000
2011-03-25	962625	6766 S Magnolia Ct	\$357,000
2011-03-28	971728	6402 E Costilla Pl	\$375,000
2011-03-29	958894	7470 S Newport Way	\$450,000
2011-04-05	949781	7137 S Poplar Ln	\$320,000
2011-04-07	973081	7175 S Oneida Cir	\$425,000
2011-04-29	972776	6806 S Locust Ct	\$325,000
2011-04-29	974518	7076 S Niagara Ct	\$637,000
2011-05-06	978839	7239 E Geddes Pl	\$630,000
2011-05-16	978175	7425 S Ivy Way	\$256,280
2011-05-16	986229	7178 S Magnolia Cir	\$430,000
2011-05-20	982767	6388 E Hinsdale Ave	\$245,000



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