

Comparative Market Analysis

Countywide sales from Jan. 1, 2009

Prepared for:
Kosciusko County

Friday, February 27, 2009



Prepared By:
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Countywide Sales 2009

Friday, February 27, 2009

Dear Residents

The following report consists of all the properties that have sold in Kosciusko County since January 1, 2009 until the end of February.

Its design is to give you a snapshot of real estate sales activity throughout the county. As stated earlier and in the subdivision reports it is **Kosciusko County Lakes Realty's** stand that the housing market in **Kosciusko County WILL BE STRONGER THAN MOST EXPECT THROUGHOUT THE YEAR!**

Only time will tell if that is to be true but can you wait until then to find that out? I am strongly suggesting that if you have the desire to market your home that you do so very soon. Once the new programs are put into place it will be too late and your home may not get the attention you desire.

Give Kosciusko County Lakes Realty a call. You will receive a no-nonsense appraisal of the actual market value of your home and from that you will be able to make an informed decision.

Sincerely,

Terry L Baker



Comparable Report



Approx # Of Acres	0.18	0.38	0.24	0.00
Apx.Total Finished Sq.Ft	496	1420	896	672
Basement/Foundation	Partial Bsmnt	Partial Bsmnt	Crawl Space	Partial Bsmnt
# Of Bedrooms	1	4	2	2
Full Baths	1	1	1	1
Garage Style			None	None
Lake Type				
Address	104 Ems D18c Ln	2542 N 875 W	1311 N Park Avenue	821 E Clark St
Asking Price	\$12,000	\$19,900	\$35,000	\$31,900
Half Baths	0	0	0	0
LL Unfinished	256	420		333
Apx Below Gr SqFt Finishd	0	0		
Apx Annual Tax	233.00	270	1064	259.64
Adjusted Price	\$12,000	\$16,000	\$25,000	\$25,000



Comparable Report



Approx # Of Acres	0.00	1.90	0.24	0.25
Apx.Total Finished Sq.Ft	1742	1456	1040	1099
Basement/Foundation	Crawl Space	Crawl Space	Crawl Space	Crawl Space
# Of Bedrooms	3	3	3	3
Full Baths	2	2	1	1
Garage Style	2 Car Detached		1 Car Attached	1 Car Attached
Lake Type	Boat Lot		Boat Lot	
Address	9802 E STARRY EYED LN	7078 W St Rd 14	9115 E Cinderella Dr	620 Normandy Lane
Asking Price	\$40,000	\$46,000	\$41,000	\$49,900
Half Baths	0	0	0	0
LL Unfinished				
Apx Below Gr SqFt Finishd				
Apx Annual Tax	651	230.	221.96	605.00
Adjusted Price	\$28,000	\$31,480	\$41,000	\$50,000



Comparable Report



Approx # Of Acres	0.18	0.00	4.85	0.00
Apx.Total Finished Sq.Ft	1456	768	1826	1384
Basement/Foundation	Crawl Space	Crawl Space	Full Basement	Crawl Space
# Of Bedrooms	3	2	4	2
Full Baths	2	1	2	2
Garage Style	2 Car Detached	1 Car Attached	2 Car Detached	1 Car Detached
Lake Type				
Address	101 EMS C-19 Lane	1217 Wooster Rd	4539 S 750 E	119 N Front St
Asking Price	\$54,900	\$55,000	\$53,910	\$74,900
Half Baths	0	0	0	0
LL Unfinished			286	
Apx Below Gr SqFt Finishd			770	
Apx Annual Tax	242.24	250.66	669.51	625
Adjusted Price	\$52,900	\$55,000	\$60,000	\$69,000



Comparable Report



Approx # Of Acres	0.10	0.00	0.19	5.15
Apx.Total Finished Sq.Ft	1705	2282	744	2284
Basement/Foundation	Crawl Space	Full Basement	Full Basement	Crawl Space
# Of Bedrooms	4	3	2	4
Full Baths	2	1	1	2
Garage Style	2 Car Attached	1 Car Attached	1 Car Detached	3 Car Attached
Lake Type	Channel			
Address	30 Ems B61i1 Ln	607 N Lindberg	1116 E Winona Avenue	4378 S 900 W
Asking Price	\$72,000	\$88,000	\$79,900	\$86,000
Half Baths	0	1	0	0
LL Unfinished		432	744	
Apx Below Gr SqFt Finishd		925		
Apx Annual Tax	1160.	660	949.76	953.
Adjusted Price	\$72,000	\$73,000	\$74,900	\$75,000



Comparable Report



Approx # Of Acres	0.38	0.45	0.50	3.50
Apx.Total Finished Sq.Ft	1796	2144	1404	1566
Basement/Foundation	Full Basement	Full Basement	Crawl Space	Crawl Space
# Of Bedrooms	4	3	3	4
Full Baths	1	3	2	2
Garage Style	2 Car Detached	2 Car Attached	2 Car Attached	None
Lake Type				
Address	1028 E Market St	1077 W 200 S	850 W Monoquet Rd	5577 N 400 W - Clunette
Asking Price	\$77,000	\$79,900	\$83,900	\$88,000
Half Baths	0	0	0	0
LL Unfinished	1122	96		
Apx Below Gr SqFt Finishd		1024		
Apx Annual Tax	\$505.00	515.00	312.	1,311.
Adjusted Price	\$77,000	\$77,500	\$80,000	\$80,000



Comparable Report



Approx # Of Acres	0.00	0.20	2.52	0.20
Apx.Total Finished Sq.Ft	3379	1728	1592	1907
Basement/Foundation	Walk Out	Partial Bsmnt	Partial Bsmnt	Partial Bsmnt
# Of Bedrooms	3	3	4	3
Full Baths	2	1	2	1
Garage Style	None	2 Car Detached	None	1 Car Attached
Lake Type				
Address	1500 Chestnut St	305 N Jefferson St	5839 S 400 E	534 N Parker Street
Asking Price	\$99,900	\$84,500	\$93,000	\$99,000
Half Baths	0	0	0	0
LL Unfinished		550		
Apx Below Gr SqFt Finishd	1407			800
Apx Annual Tax	\$1,100	375.00	441.60	1157.95
Adjusted Price	\$80,000	\$84,500	\$93,000	\$95,000



Comparable Report



Approx # Of Acres	0.30	0.00	0.00	0.35
Apx.Total Finished Sq.Ft	1175	1296	1929	1692
Basement/Foundation	Crawl Space	Crawl Space	Crawl Space	Slab
# Of Bedrooms	3	3	3	4
Full Baths	2	2	2	2
Garage Style	2 Car Attached	2 Car Attached	2 Car Attached	2.5 Car Attache
Lake Type				
Address	6941 E Fairway Court	2651 PINE Drive	606 N Lincoln Street	1818 Rosemont Avenue
Asking Price	\$99,900	\$99,400	\$125,000	\$119,400
Half Baths	1	0	0	0
LL Unfinished				195
Apx Below Gr SqFt Finishd				
Apx Annual Tax	873.00	286	\$1,541.74	534.
Adjusted Price	\$95,000	\$96,200	\$110,000	\$112,000



Comparable Report



Approx # Of Acres	0.49	0.00	0.70	0.20
Apx.Total Finished Sq.Ft	1728	1560	1562	1200
Basement/Foundation	Crawl Space	Crawl Space	Unfinished	Slab
# Of Bedrooms	4	3	4	3
Full Baths	2	2	3	2
Garage Style	2 Car Attached	2 Car Attached	2 Car Attached	2 Car Attached
Lake Type				
Address	1775 S Packerton Rd	1946 N Vicky Ln	12195 N 300	207 Heide Lane
Asking Price	\$118,000	\$114,000	\$119,900	\$119,765
Half Baths	0	0	0	0
LL Unfinished				
Apx Below Gr SqFt Finishd			520	
Apx Annual Tax	460	373.80	810.70	1000
Adjusted Price	\$112,500	\$112,900	\$113,000	\$113,900



Comparable Report



Approx # Of Acres	0.00	0.09	0.00	0.18
Apx.Total Finished Sq.Ft	1610	1400	2014	1308
Basement/Foundation	Full Basement	Partial Bsmnt	Full Basement	Crawl Space
# Of Bedrooms	3	3	3	2
Full Baths	2	2	2	1
Garage Style	1 Car Detached	2 Car Attached	2 Car Attached	2 Car Attached
Lake Type				Channel
Address	414 W Fort Wayne St	805 N Old Sr 15	1117 E North Winds Dr	21 Ems C19 Ln
Asking Price	\$115,000	\$130,000	\$133,000	\$159,000
Half Baths	0	0	1	0
LL Unfinished	661		14	
Apx Below Gr SqFt Finishd			1000	
Apx Annual Tax	\$770.00	509.80	\$540.00	\$760.00
Adjusted Price	\$114,000	\$122,700	\$130,000	\$150,000



Comparable Report



Approx # Of Acres	0.25	4.60	0.00	0.72
Apx.Total Finished Sq.Ft	1190	4434	2371	1856
Basement/Foundation	Finished	Full Basement	Full Basement	Crawl Space
# Of Bedrooms	3	4	3	3
Full Baths	1	3	3	2
Garage Style	3 Car Detached	2 Car Attached	2 Car Attached	2.5 Car Attache
Lake Type	Lake Front			
Address	8927 E Circle Drive South	7368 E SUNSET Trail	637 Buck Trail	3341 N Old Farm Road
Asking Price	\$180,000	\$169,900	\$173,603	\$179,900
Half Baths	0	1	0	0
LL Unfinished		1170		
Apx Below Gr SqFt Finishd	400		1073	
Apx Annual Tax	326	1722	TBD	812.60
Adjusted Price	\$150,000	\$160,000	\$173,603	\$174,500



Comparable Report



Approx # Of Acres	0.00	0.57	0.55	0.00
Apx.Total Finished Sq.Ft	2977	2966	1784	1828
Basement/Foundation	Full Basement	Full Basement	Full Basement	Crawl Space
# Of Bedrooms	4	4	3	3
Full Baths	2	2	2	2
Garage Style	2 Car Attached	2 Car Attached	2 Car Attached	2 Car Attached
Lake Type				Channel
Address	2439 S Sunset Cir	3323 N Royal Oak Court	2284 S Paxton Drive	15 EMS W17C Lane
Asking Price	\$189,000	\$210,000	\$189,000	\$257,500
Half Baths	1	2	0	0
LL Unfinished	359	62	1136	
Apx Below Gr SqFt Finishd	859	1200		
Apx Annual Tax	\$1,120.29	1205.20	1329.	890.34
Adjusted Price	\$179,500	\$185,000	\$189,000	\$243,000



Comparable Report



Approx # Of Acres	0.00	0.15	0.00
Apx.Total Finished Sq.Ft	4510	3109	5560
Basement/Foundation	Finished	Full Basement	Full Basement
# Of Bedrooms	5	4	5
Full Baths	3	3	4
Garage Style	2 Car Attached	2 Car Detached	3 Car Attached
Lake Type			
Address	1604 S Woodfield Trail	101 4th St	1960 E Legacy Ln
Asking Price	\$294,900	\$289,000	\$569,900
Half Baths	1	3	1
LL Unfinished	500		810
Apx Below Gr SqFt Finishd	1444		2345
Apx Annual Tax	1953	\$2,189.86	\$3341.09
Adjusted Price	\$270,000	\$275,000	\$485,000

RESIDENTIAL Summary Statistics

	High	Low	Average	Median
LP:	\$569,900	\$12,000	\$121,288	\$99,400
SP:	\$485,000	\$12,000	\$112,640	\$95,000



CMA Summary Report

RESIDENTIAL - Sold

RESIDENTIAL Summary Statistics											
LP:	High	Low	Average	Median							
SP:	\$569,900	\$12,000	\$121,288	\$99,400							
	\$485,000	\$12,000	\$112,640	\$95,000							
ADDRESS	Mls #	Status	Area	Sale/Rent	TotFin	SQFT	DOM	LP	\$/TotFin	SP	\$/TotFin
104 Ems D18c Ln	22839	Cop	50	For Sale	496	120	\$12,000	\$24.19	\$12,000	\$24.19	
2542 N 875 W	22620	Slid	40	For Sale	1420	124	\$19,900	\$14.01	\$16,000	\$11.27	
821 E Clark St	21253	Slid	10	For Sale	672	291	\$31,900	\$47.47	\$25,000	\$37.20	
1311 N Park Avenue	22998	Slid	10	For Sale	896	52	\$35,000	\$39.06	\$25,000	\$27.90	
9802 E STARRY EYED LN	21545	Slid	55	For Sale	1742	217	\$40,000	\$22.96	\$28,000	\$16.07	
7078 W St Rd 14	21066	Slid	30	For Sale	1456	104	\$46,000	\$31.59	\$31,480	\$21.62	
9115 E Cinderella Dr	23691	Cop	55	For Sale	1040	62	\$41,000	\$39.42	\$41,000	\$39.42	
620 Normandy Lane	22571	Slid	10	For Sale	1099	21	\$49,900	\$45.40	\$50,000	\$45.50	
101 EMS C-19 Lane	22002	Nbm	10	For Sale	1456	192	\$54,900	\$37.71	\$52,900	\$36.33	
1217 Wooster Rd	23712	Cop	10	For Sale	768	31	\$55,000	\$71.61	\$55,000	\$71.61	
4539 S 750 E	23203	Slid	20	For Sale	1826	45	\$53,910	\$29.52	\$60,000	\$32.86	
119 N Front St	23077	Slid	50	For Sale	1384	62	\$74,900	\$54.12	\$69,000	\$49.86	
30 Ems B61i1 Ln	23729	Slid	55	For Sale	1705	32	\$72,000	\$42.23	\$72,000	\$42.23	
607 N Lindberg	22271	Cop	10	For Sale	2282	160	\$88,000	\$38.56	\$73,000	\$31.99	
1116 E Winona Avenue	22490	Cop	10	For Sale	744	118	\$79,900	\$107.39	\$74,900	\$100.67	
4378 S 900 W	22992	Cop	30	For Sale	2284	69	\$86,000	\$37.65	\$75,000	\$32.84	
1028 E Market St	23145	Slid	10	For Sale	1796	75	\$77,000	\$42.87	\$77,000	\$42.87	
1077 W 200 S	22936	Cop	10	For Sale	2144	78	\$79,900	\$37.27	\$77,500	\$36.15	
850 W Monoquet Rd	23372	Slid	10	For Sale	1404	36	\$83,900	\$59.76	\$80,000	\$56.98	
5577 N 400 W - Clunette	22624	Slid	40	For Sale	1566	98	\$88,000	\$56.19	\$80,000	\$51.09	
1500 Chestnut St	20974	Slid	10	For Sale	3379	355	\$99,900	\$29.56	\$80,000	\$23.68	
305 N Jefferson St	23612	Slid	30	For Sale	1728	36	\$84,500	\$48.90	\$84,500	\$48.90	
5839 S 400 E	23711	Cop	20	For Sale	1592	80	\$93,000	\$58.42	\$93,000	\$58.42	
534 N Parker Street	23202	Slid	10	For Sale	1907	37	\$99,000	\$51.91	\$95,000	\$49.82	
6941 E Fairway Court	22517	Cop	50	For Sale	1175	117	\$99,900	\$85.02	\$95,000	\$80.85	
2651 PINE Drive	22599	Cop	10	For Sale	1296	148	\$99,400	\$76.70	\$96,200	\$74.23	
606 N Lincoln Street	21299	Cop	10	For Sale	1929	265	\$125,000	\$64.80	\$110,000	\$57.02	
1818 Rosemont Avenue	22344	Cop	10	For Sale	1692	150	\$119,400	\$70.57	\$112,000	\$66.19	
1775 S Packerton Rd	22628	Slid	10	For Sale	1728	147	\$118,000	\$68.29	\$112,500	\$65.10	
1946 N Vicky Ln	22187	Cop	10	For Sale	1560	188	\$114,000	\$73.08	\$112,900	\$72.37	
12195 N 300	23178	Slid	50	For Sale	1562	70	\$119,900	\$76.76	\$113,000	\$72.34	
207 Heide Lane	21737	Slid	50	For Sale	1200	271	\$119,765	\$99.80	\$113,900	\$94.92	
414 W Fort Wayne St	22980	Slid	10	For Sale	1610	91	\$115,000	\$71.43	\$114,000	\$70.81	
805 N Old Sr 15	23004	Cop	50	For Sale	1400	69	\$130,000	\$92.86	\$122,700	\$87.64	



CMA Summary Report

RESIDENTIAL - Sold

ADDRESS	MIs #	Status	Area	Sale/Rent	TotFinSQFT	DOM	LP	\$/TotFinSQFT	SP	\$/TotFinSQFT
1117 E North Winds Dr	22899	Cop	10	For Sale	2014	95	\$133,000	\$66.04	\$130,000	\$64.55
21 Ems C19 Ln	22165	Slid	15	For Sale	1308	193	\$159,000	\$121.56	\$150,000	\$114.68
8927 E Circle Drive South	21979	Cop	55	For Sale	1190	178	\$180,000	\$151.26	\$150,000	\$126.05
7368 E SUNSET Trail	23143	Slid	50	For Sale	4434	71	\$169,900	\$38.32	\$160,000	\$36.08
637 Buck Trail	23564	Slid	10	For Sale	2371	151	\$173,603	\$73.22	\$173,603	\$73.22
3341 N Old Farm Road	23165	Slid	10	For Sale	1856	33	\$179,900	\$96.93	\$174,500	\$94.02
2439 S Sunset Cir	22530	Slid	10	For Sale	2977	162	\$189,000	\$63.49	\$179,500	\$60.30
3323 N Royal Oak Court	23373	Slid	10	For Sale	2966	29	\$210,000	\$70.80	\$185,000	\$62.37
2284 S Paxton Drive	21781	Cop	10	For Sale	1784	260	\$189,000	\$105.94	\$189,000	\$105.94
15 EMS W17C Lane	23041	Slid	55	For Sale	1828	80	\$257,500	\$140.86	\$243,000	\$132.93
1604 S Woodfield Trail	21521	Slid	10	For Sale	4510	239	\$294,900	\$65.39	\$270,000	\$59.87
101 4th St	21824	Cop	10	For Sale	3109	241	\$289,000	\$92.96	\$275,000	\$88.45
1960 E Legacy Ln	22095	Cop	10	For Sale	5560	224	\$569,900	\$102.50	\$485,000	\$87.23
Total Listings						Avg	Avg	Avg	Avg	Avg
47						126	\$121,288	\$64	\$112,640	\$60



Final Comments

The homes you see listed here are actual homes that have either sold in the past twelve months in your neighborhood or are currently on the market. This report was provided as a "rule of thumb" approach to price comparisons. The actual market value of any home depends on a number of facts. Items to consider include, curb appeal, square footage, number of bedrooms, needed repairs or updates, overall cleanliness, and floor plan. Other facts to consider may include, willingness to sell, reasons for selling, or other factors that have no direct bearing on the home itself. The actual market value can be subject to these items as well.

We would recommend that you request a full and complete market analysis from one of our trained professionals in order to establish your homes current value. Keep in mind this value may or may not be what you believe it should be as home prices fluctuate much like the stock market. Keep in mind that we feel the 2009 home market in Kosciusko County will continue to be moderate throughout the year and homes that are priced correctly will be the ones that will catch most of the attention.

Buyers are having difficulties in attaining mortgages and are being cautious while choosing a lender. In the same reflection they are being cautious in choosing the homes they want to see and purchase. It bears repeating that the homes that are properly priced and properly presented will ultimately be the ones that sell during this slow market. When putting your home on the market I would encourage you to get more than one opinion. Prepare yourself to ask intelligent questions. If you are not sure of the correct questions we will provide at no cost a list of questions that can and should be asked.

Thank you for taking the time to view these pages and if you have any questions we invite you to either write or call our office for the answers to those questions. Have a great 2009!

Very Sincerely

Terry L. Baker
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