

# Comparative Market Analysis

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Year End Report 2008

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*Prepared for:*  
Barrington Hills

Thursday, February 19, 2009



*Prepared By:*  
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Dear Residents

We have prepared this market report in order to provide you with the most current information about what is happening in your neighborhood. This report is for informational purposes only. A more detailed report can be acquired by contacting any one of our real estate professionals.

We at Kosciusko County Lakes Realty take a positive professional approach to home sales. Your home would be no exception. 2009 will prove to be an interesting year in local real estate sales. If you are contemplating the sale of your home we would encourage you to look closely at this report. ***With current market trends, and the activities that are taking place in our community we believe home sales will be comparatively stronger than what most expect.***

It is especially important in the current market to set the price correctly and to prepare your home for "show". The "best" homes at the right price are the ones that are attracting the qualified buyers. We can offer advice in this area or we also have business relationships with other professionals trained in helping you stage your home correctly.

Finally, choose your real estate professional wisely. Kosciusko County Lakes Realty is the home to some of the best Realtors in the business offering a wide variety of real estate services. You may employ any one of our agents with the knowledge that we provide a team effort in the over all marketing of your home.

We look forward to working with you on the marketing of your home.

Sincerely,

Terry L Baker

# Comparable Report



**Mls #** 22364  
**Address** LOT 97 BARRINGTON HILLS  
**Price** \$214,900  
**Adj Price** \$214,900

<b>Area</b>	10 - Central Kosc.	<b>Approx # Of Acres</b>	0.50
<b>Status</b>	Active	<b>Apx Annual Tax</b>	TBD
<b>Days On Market</b>	168	<b>Apx.Total Finished Sq.Ft</b>	1552
<b>\$/Apx.Total Finished Sq.Ft</b>	\$138.47	<b>Full Baths</b>	2
<b>Closing Date</b>		<b>Half Baths</b>	0
<b>Address</b>	LOT 97 BARRINGTON HILLS	<b>Sold Price</b>	

**Remarks:** Miller Brothers built, 2 car garage, custom kitchen, breakfast bar, ceramic walk in shower, daylight basement, community pool



**Mls #** 22368  
**Address** lot 102 Barrington Place  
**Price** \$231,900  
**Adj Price** \$231,900

<b>Area</b>	10 - Central Kosc.	<b>Approx # Of Acres</b>	0.50
<b>Status</b>	Active	<b>Apx Annual Tax</b>	TBD
<b>Days On Market</b>	178	<b>Apx.Total Finished Sq.Ft</b>	1650
<b>\$/Apx.Total Finished Sq.Ft</b>	\$140.55	<b>Full Baths</b>	2
<b>Closing Date</b>		<b>Half Baths</b>	0
<b>Address</b>	lot 102 Barrington Place	<b>Sold Price</b>	

**Remarks:** Community pool, custom kitchen, breakfast bar, cermaic walk in shower, daylight basment



**Mls #** 23071  
**Address** 255 E Barrington Place  
**Price** \$249,300  
**Adj Price** \$249,300

<b>Area</b>	10 - Central Kosc.	<b>Approx # Of Acres</b>	0.00
<b>Status</b>	Active	<b>Apx Annual Tax</b>	TBD
<b>Days On Market</b>	78	<b>Apx.Total Finished Sq.Ft</b>	1809
<b>\$/Apx.Total Finished Sq.Ft</b>	\$137.81	<b>Full Baths</b>	2
<b>Closing Date</b>		<b>Half Baths</b>	0
<b>Address</b>	255 E Barrington Place	<b>Sold Price</b>	

**Remarks:** Attractive, open concept, split floor plan design home. Amenities of high demand are found in this new construction. Combination kitchen, dining & living, vaulted ceilings, tiled foyer, inset points of interest, master BA w/jet tub & double shower, walk-in closet & dual sinks, gas FP in living area, patio off dining space, full unfinished daylight basement, concrete driveway, 3 car att. garage. Located north of Warsaw. Barrington Hills-terrific neighborhood!

# Comparable Report



**Mls #** 19959  
**Address** 802 Hawthorn Drive  
**Price** \$296,000  
**Adj Price** \$296,000

<b>Area</b>	10 - Central Kosc.	<b>Approx # Of Acres</b>	0.00
<b>Status</b>	Sold	<b>Apx Annual Tax</b>	TBD
<b>Days On Market</b>	185	<b>Apx.Total Finished Sq.Ft</b>	3448
<b>\$/Apx.Total Finished Sq.Ft</b>	\$85.85	<b>Full Baths</b>	3
<b>Closing Date</b>	3/7/2008	<b>Half Baths</b>	0
<b>Address</b>	802 Hawthorn Drive	<b>Sold Price</b>	\$296,000

**Remarks:** Still brand new inside and even better than ever with a fully finished basement. 4 bedrooms on the main level and 2nd floor plus additional room in lower level with spacious rec room, full bath, and office space. Professionally landscaped w/sprinkler system. Surround sound, central vac, fireplace, porch, and deck. Neighborhood now offers pool too!!



**Mls #** 23669  
**Address** 863 E Barrington Pl  
**Price** \$311,000  
**Adj Price** \$311,000

<b>Area</b>	10 - Central Kosc.	<b>Approx # Of Acres</b>	0.57
<b>Status</b>	Active	<b>Apx Annual Tax</b>	3743.19
<b>Days On Market</b>	3	<b>Apx.Total Finished Sq.Ft</b>	3534
<b>\$/Apx.Total Finished Sq.Ft</b>	\$88.00	<b>Full Baths</b>	3
<b>Closing Date</b>		<b>Half Baths</b>	0
<b>Address</b>	863 E Barrington Pl	<b>Sold Price</b>	

**Remarks:** Like new condition throughout, interior paint updated professionally & ready to move into today! Popular split bedroom floor plan with large owner's suite, generous bonus room over garage and finished daylight basement family room, rec-room & more. Vaulted ceilings, fireplace, surround sound, breakfast bar, plenty of storage & a guy's dream garage ... it's all here! Located in newer sub division with sidewalks, community pool & more.



**Mls #** 21125  
**Address** 668 E Barrington Place  
**Price** \$325,000  
**Adj Price** \$325,000

<b>Area</b>	10 - Central Kosc.	<b>Approx # Of Acres</b>	0.58
<b>Status</b>	Sold Coop By Member	<b>Apx Annual Tax</b>	TBD
<b>Days On Market</b>	143	<b>Apx.Total Finished Sq.Ft</b>	3079
<b>\$/Apx.Total Finished Sq.Ft</b>	\$105.55	<b>Full Baths</b>	3
<b>Closing Date</b>	8/8/2008	<b>Half Baths</b>	0
<b>Address</b>	668 E Barrington Place	<b>Sold Price</b>	\$325,000

**Remarks:** Stunning home in previous Parade neighborhood, Barrington Hills. Amazing kitchen and great room with coffered ceilings and fireplace. Master bedroom promises sweet dreams in this luxurious suite. Box tray ceiling with walk in tiled shower w/heated tile floor in master bath. Hardwood floors greet you as you enter the custom home. Maple cabinetry in kitchen as well as upgraded stainless steel appliances. Priced Right!



# Comparable Report



**Mls #** 20674  
**Address** 345 Barrington Place  
**Price** \$360,000  
**Adj Price** \$360,000

**Area** 10 - Central Kosc. **Approx # Of Acres** 2.41  
**Status** Sold Coop By Member **Apx Annual Tax** TBD  
**Days On Market** 39 **Apx.Total Finished Sq.Ft** 2917  
**\$/Apx.Total Finished Sq.Ft** \$123.41 **Full Baths** 2  
**Closing Date** 2/15/2008 **Half Baths** 0  
**Address** 345 Barrington Place **Sold Price** \$360,000

**Remarks:** 2007 Parade Home on over 2 1/2 wooded acres! Walkout lower level, central vacuum, custom kitchen and many, many other Parade Home features. Barrington Hills features sidewalks, community park with a pavillion and an in-ground pool.



**Mls #** 22626  
**Address** 817 E Hawthorn Drive  
**Price** \$369,900  
**Adj Price** \$369,900

**Area** 10 - Central Kosc. **Approx # Of Acres** 0.94  
**Status** UC/Pend Financ.& Inspect. **Apx Annual Tax** 2118.88  
**Days On Market** 147 **Apx.Total Finished Sq.Ft** 4092  
**\$/Apx.Total Finished Sq.Ft** \$90.40 **Full Baths** 4  
**Closing Date** **Half Baths** 2  
**Address** 817 E Hawthorn Drive **Sold Price**

**Remarks:** Gorgeous 2005 Parade Home built by TL Jackson Construction. This quality built home boasts 5 bedrooms, 4 full baths, with upgrades and amenities galore! Including Brazilian Cherry hardwood floors, 2 fireplaces, a beautiful hearth room, all stainless steel appliances with cherry finish cabinets, central vac system, surround sound throughout, geothermal heating & cooling, underground sprinkler with iron eater system, and much more! A meticulously manicured lawn with concrete drive leading to a 3 car garage.

## RESIDENTIAL Summary Statistics

	High	Low	Average	Median
LP:	\$389,000	\$214,900	\$301,362	\$305,450
SP:	\$360,000	\$296,000	\$327,000	\$325,000



# CMA Summary Report

## RESIDENTIAL - Active

RESIDENTIAL Summary Statistics										
<b>LP:</b>	<b>High</b>			<b>Low</b>			<b>Average</b>		<b>Median</b>	
<b>SP:</b>	\$389,000			\$214,900			\$301,362		\$305,450	
	\$360,000			\$296,000			\$327,000		\$325,000	
ADDRESS	MIs #	Status	Area	Sale/Rent	TotFinSQFT	DOM	LP	\$/TotFinSQFT	SP	\$/TotFinSQFT
LOT 97 BARRINGTON HILLS	22364	Act	10	For Sale	1552	168	\$214,900	\$138.47		
lot 102 Barrington Place	22368	Act	10	For Sale	1650	178	\$231,900	\$140.55		
255 E Barrington Place	23071	Act	10	For Sale	1809	78	\$249,300	\$137.81		
863 E Barrington Pl	23669	Act	10	For Sale	3534	3	\$311,000	\$88.00		
817 E Hawthorn Drive	22626	P/F&I	10	For Sale	4092	147	\$369,900	\$90.40		
<b>Total Listings</b>						<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>5</b>						<b>114</b>	<b>\$275,400</b>	<b>\$119</b>		

## RESIDENTIAL - Sold

ADDRESS	MIs #	Status	Area	Sale/Rent	TotFinSQFT	DOM	LP	\$/TotFinSQFT	SP	\$/TotFinSQFT
802 Hawthorn Drive	19959	Sld	10	For Sale	3448	185	\$299,900	\$86.98	\$296,000	\$85.85
668 E Barrington Place	21125	Cop	10	For Sale	3079	143	\$345,000	\$112.05	\$325,000	\$105.55
345 Barrington Place	20674	Cop	10	For Sale	2917	39	\$389,000	\$133.36	\$360,000	\$123.41
<b>Total Listings</b>						<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>3</b>						<b>122</b>	<b>\$344,633</b>	<b>\$110</b>	<b>\$327,000</b>	<b>\$104</b>



## Final Comments

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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

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