

# Comparative Market Analysis

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Year End Report 2008

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*Prepared for:*  
The Meadows

Monday, February 23, 2009



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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 #** 20019  
**Address** 1516 S Meadow Drive  
**Price** \$219,000  
**Adj Price** \$219,000

<b>Area</b>	10 - Central Kosc.	<b>Approx # Of Acres</b>	0.65
<b>Status</b>	Sold	<b>Apx Annual Tax</b>	3255.26
<b>Days On Market</b>	183	<b>Apx.Total Finished Sq.Ft</b>	6217
<b>\$/Apx.Total Finished Sq.Ft</b>	\$35.23	<b>Full Baths</b>	4
<b>Closing Date</b>	3/18/2008	<b>Half Baths</b>	1
<b>Address</b>	1516 S Meadow Drive	<b>Sold Price</b>	\$219,000

**Remarks:** 6 bedrooms, 4.5 baths. Casual living at it's best. New in ground fiberglass pool with electric pool cover, 20 x 20 enclosed pool house, intercom system, underground sprinkler system. 18' ceilings open into large eat in kitchen with breakfast bar. Hot tub.



**Mls #** 22036  
**Address** 1527 S Meadow Dr  
**Price** \$299,999  
**Adj Price** \$299,999

<b>Area</b>	10 - Central Kosc.	<b>Approx # Of Acres</b>	0.00
<b>Status</b>	Active	<b>Apx Annual Tax</b>	1970
<b>Days On Market</b>	235	<b>Apx.Total Finished Sq.Ft</b>	4755
<b>\$/Apx.Total Finished Sq.Ft</b>	\$63.09	<b>Full Baths</b>	3
<b>Closing Date</b>		<b>Half Baths</b>	1
<b>Address</b>	1527 S Meadow Dr	<b>Sold Price</b>	

**Remarks:** BEAUTIFUL 2 STORY HOME SITUATED IN "THE MEADOWS" GREAT BACKYARD OVERLOOKING THE TREES. 5 BEDROOMS, 3.5 BATHS, OFFICE, VAULTED CEILINGS, SUN-ROOM, KITCHEN W/APPLIANCES, 3 CAR ATTACHED GARAGE, MAIN FLOOR LAUNDRY ROOM. WHAT MORE COULD YOU ASK FOR. THIS IS A READY TO GO HOME. YOU COULD BE OCCUPYING THIS BEAUTY IN LESS THAN 30 DAYS.



**Mls #** 22021  
**Address** 1980 S Meadow Dr  
**Price** \$345,000  
**Adj Price** \$345,000

<b>Area</b>	10 - Central Kosc.	<b>Approx # Of Acres</b>	0.00
<b>Status</b>	Active	<b>Apx Annual Tax</b>	\$2,026.08
<b>Days On Market</b>	238	<b>Apx.Total Finished Sq.Ft</b>	4136
<b>\$/Apx.Total Finished Sq.Ft</b>	\$83.41	<b>Full Baths</b>	3
<b>Closing Date</b>		<b>Half Baths</b>	1
<b>Address</b>	1980 S Meadow Dr	<b>Sold Price</b>	

**Remarks:** Beautiful home with brick front located in the Meadows on a quiet cul-de-sac street. 3 sided gas log fireplace between eat in Kitchen and living room. Cathedral ceiling in family room, large landing area at top of stairs on second story. Lower level daylight partially finished with built in bookcases, brick gas log fireplace and built in bar with sink, 2 car attached garage with a 3rd bay. 12X18 wooded deck with spacious back yard and play set on sand lot. Beautifully landscaped.

# Comparable Report



**Mls #** 21452  
**Address** 1801 W Primrose Court  
**Price** \$365,000  
**Adj Price** \$365,000

**Area** 10 - Central Kosc. **Approx # Of Acres** 0.00  
**Status** Sold Coop By Member **Apx Annual Tax** 2680.00  
**Days On Market** 178 **Apx.Total Finished Sq.Ft** 4870  
**\$/Apx.Total Finished Sq.Ft** \$74.95 **Full Baths** 3  
**Closing Date** 10/30/2008 **Half Baths** 1  
**Address** 1801 W Primrose Court **Sold Price** \$365,000

**Remarks:** BEAUTIFUL HOME AT THE END OF A CUL-DE-SACE FEATURING 5 BEDROOMS, 3.5 BATHS, FORMAL DINING ROOM, OFFICE/DEN, 2 FIREPLACES, FINISHED WALK-OUT LOWER LEVEL. MULTIPLE DECKS - THIS HOME IS A MUST SEE. JACKSON BUILT TO A "T"



**Mls #** 21029  
**Address** 1741 S Meadow Drive  
**Price** \$375,000  
**Adj Price** \$375,000

**Area** 10 - Central Kosc. **Approx # Of Acres** 0.50  
**Status** Sold **Apx Annual Tax** 2442.64  
**Days On Market** 135 **Apx.Total Finished Sq.Ft** 3885  
**\$/Apx.Total Finished Sq.Ft** \$96.53 **Full Baths** 3  
**Closing Date** 7/18/2008 **Half Baths** 1  
**Address** 1741 S Meadow Drive **Sold Price** \$375,000

**Remarks:** Superior Wood Product Kitchen with Corian countertops start this exquisite home with features like a private wooded yard, coffered ceilings, whole house sound, central vacuum, theatre sound in the family room and a full bar.



**Mls #** 22978  
**Address** 1814 W Hobart Ct  
**Price** \$399,000  
**Adj Price** \$399,000

**Area** 10 - Central Kosc. **Approx # Of Acres** 0.00  
**Status** Active **Apx Annual Tax** \$2,700.00  
**Days On Market** 96 **Apx.Total Finished Sq.Ft** 3687  
**\$/Apx.Total Finished Sq.Ft** \$108.22 **Full Baths** 4  
**Closing Date** **Half Baths** 1  
**Address** 1814 W Hobart Ct **Sold Price**

**Remarks:** BEAUTIFUL 2 STORY HOME SITUATED ON OVER 1 ACRE THIS HOMES FORMAL LIVING RM AND FORMA DINING ROOM, MAIN FLOOR BEDROOM, FAMILY ROOM. FINISHED BONUS ROOM, SUNROOM, FINISHED LOWER LEVEL, 2ND FLOOR 3 BEDROOMS. INGROUND POOL AND POOL HOUSE COMPLETELY SURROUNDED BY PRIVACY FENCING.



# 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>		\$399,000			\$224,900			\$340,483		\$360,000		
		\$375,000			\$219,000			\$319,666		\$365,000		
ADDRESS	Mls #	Status	Area	Sale/Rent	TotFinSQFT	DOM	LP	\$/TotFinSQFT	SP	\$/TotFinSQFT		
1527 S Meadow Dr	22036	Act	10	For Sale	4755	235	\$299,999	\$63.09				
1980 S Meadow Dr	22021	Act	10	For Sale	4136	238	\$345,000	\$83.41				
1814 W Hobart Ct	22978	Act	10	For Sale	3687	96	\$399,000	\$108.22				
<b>Total Listings</b>						<b>Avg</b>	<b>Avg</b>	<b>Avg</b>		<b>Avg</b>	<b>Avg</b>	
<b>3</b>						<b>189</b>	<b>\$347,999</b>	<b>\$84</b>				

## RESIDENTIAL - Sold

ADDRESS	Mls #	Status	Area	Sale/Rent	TotFinSQFT	DOM	LP	\$/TotFinSQFT	SP	\$/TotFinSQFT
1516 S Meadow Drive	20019	Slid	10	For Sale	6217	183	\$224,900	\$36.18	\$219,000	\$35.23
1801 W Primrose Court	21452	Cop	10	For Sale	4870	178	\$375,000	\$77.00	\$365,000	\$74.95
1741 S Meadow Drive	21029	Slid	10	For Sale	3885	135	\$399,000	\$102.70	\$375,000	\$96.53
<b>Total Listings</b>						<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>3</b>						<b>165</b>	<b>\$332,966</b>	<b>\$71</b>	<b>\$319,666</b>	<b>\$68</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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