

Address or File #: **Sample 5a Results Report**

Notes: 0

Date of Value: **8/15/2009**

Troubleshooting information is provided below:

#VALUE! = Letters are in the numbers columns. Check your inputs.

#DIV/0! = No data available

#NUM! = No data available

					Probable Trends		
	6 mo	3 mo	3 mo		First Span	Second Span	Total Span
Inventory Analysis	Last 7-12 mo	Last 4-6 mo	Current-3 mo				
# Comp Sales	14	8	9		114%	113%	129%
Absorption Rate (sales/month)	2.33	2.67	3.00		114%	113%	129%
Total # of Actives	55	33	31		60%	94%	56%
Months of Housing Supply	23.6	12.4	10.3		53%	84%	44%
	Last 7-12 mo	Last 4-6 mo	Current-3 mo		First Span	Second Span	Total Span
Median Comp Sales Price	\$352,500	\$305,500	\$335,000		87%	110%	95%
Median Comp Sales DOM	73	38	87		52%	229%	120%
Median Comps List Price	\$380,000	\$375,000	\$349,000		99%	93%	92%
Median Comp Listings DOM	147	127	87		86%	69%	59%
Median Sale Price as % of List Price	95.8%	99.2%	97.8%		104%	99%	102%

Notes:

1) Original list price is not used, list price at time of status used instead.

2) Median Sale To List Price is median ratio of prices of those homes sold divided by the list prices of those same homes.

3) Data is derived from the Multiple Listing Service.

4) DOM = Listing Date to Pending Date, or Listing Date to Withdrawn/Cancelled/Expired.

= Data is not needed in these boxes, but you may put it in if it is calculated.

Color code

Increasing >= 110%

Stable > 90% & <110%

Declining <= 0.90%

Date of Value:	8/15/2009		Minimum	Maximum	Average
3 Months Back:	5/16/2009	Date Built	1960	1999	1979
6 Months Back:	2/13/2009	Square Ft	1509	2996	2167
9 Months Back:	11/14/2008	Lot Size	0.68	6.37	2.54
12 Months Back:	8/15/2008	# Samples	85		

For URAR, top of page 2:

There are **17** comparable properties currently offered for sale in the subject neighborhood ranging in price from **\$254,900** to **\$1,249,000** Mode = **#N/A** Median = **\$349,000 \$442,568** =Average

There are **31** comparable sales in the subject neighborhood within the past 12 mos ranging in sale price from **\$191,895** to **\$525,000** Mode = **\$410,000** Median = **\$348,000 \$348,406** =Average

Note: Pendings are not included in either list. They are shown below

There are **4** comparable properties currently pending in the subject neighborhood ranging in list price from **\$279,900** to **\$499,000** Mode = **#N/A** Median = **\$324,000 \$356,725** =Average

Pendings	10-12 mo ago	7-9 mo ago	4-6 mo ago	0-3 mo ago	Average
Pendings Number	6	9	10	7	8
Pendings DOM	48	22	101	63	58
Pendings List Price	\$387,500	\$319,000	\$311,000	\$349,000	\$341,625
Days from Pend-Sale	31	50	33	46	\$40

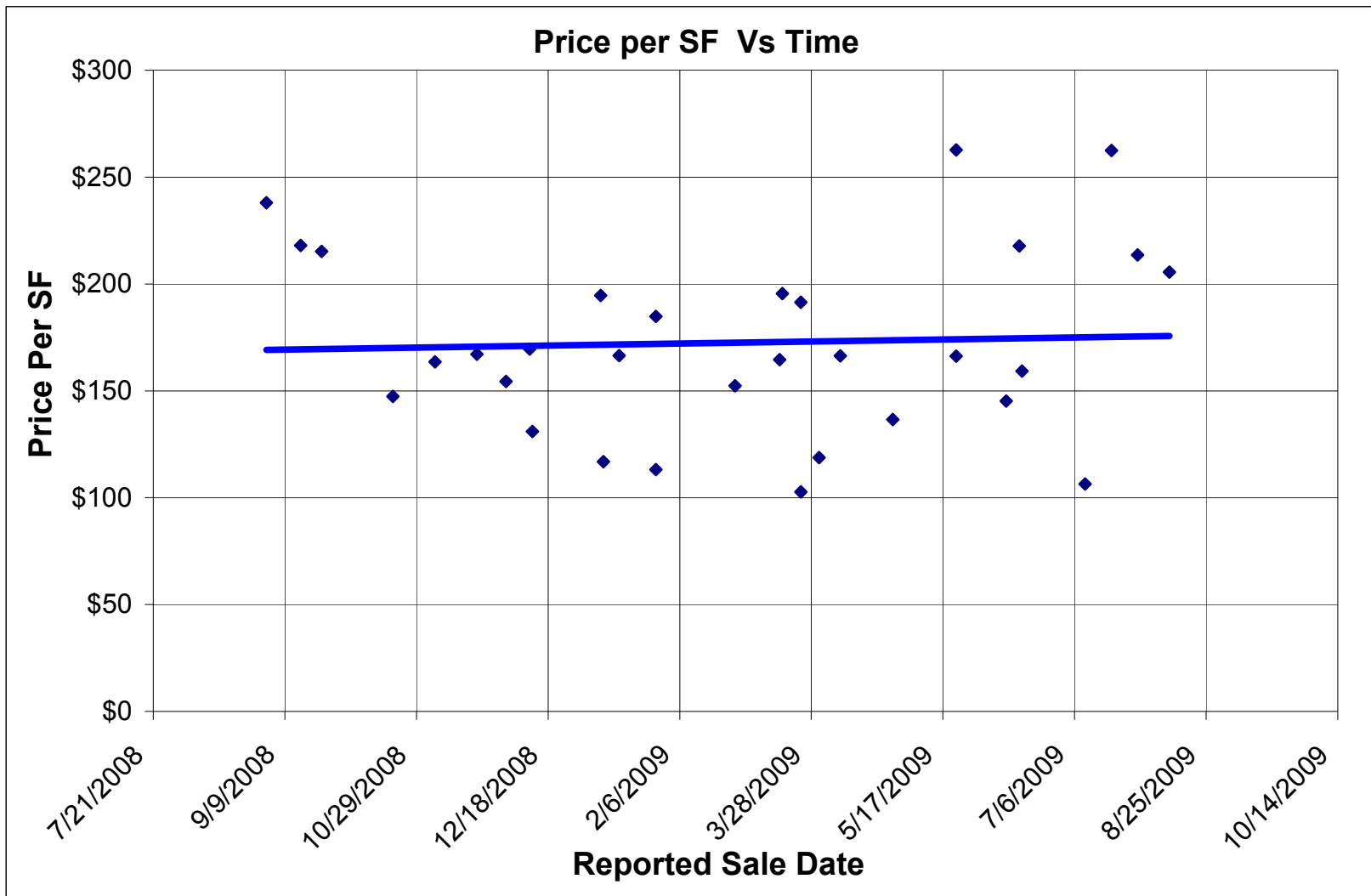
DOMs	10-12 mo ago	7-9 mo ago	4-6 mo ago	0-3 mo ago	Active
Normal Sales DOM	66	17	5	213	111
REO DOM	98	83	18	87	22
Short Sales DOM	110	#NUM!	274	46	176

Numbers and %	10-12 mo ago	7-9 mo ago	4-6 mo ago	0-3 mo ago	Actives
# Sold	5	9	8	9	17 # Active
# Sold - REO + SS	2	2	1	4	12 # Active - REO + SS
# REO	1	7	3	4	2 # REO
REO % of All	20%	78%	38%	44%	12% REO % of All
# SS Yes	2	0	4	1	3 # SS Yes
SS % of All	40%	0%	50%	11%	18% SS % of All
#SS No	3	9	4	8	2 #SS No
#SS Not Stated	0	0	0	0	10 #SS ?
Total Distress	60%	78%	88%	56%	29% Total Distr
Price	10-12 mo ago	7-9 mo ago	4-6 mo ago	0-3 mo ago	Actives
Sold \$	\$400,000	\$348,000	\$305,500	\$335,000	\$349,000 Active \$
Normal Sales Only	\$447,500	\$390,000	\$359,000	\$450,625	\$402,500 Normal
REO \$	\$333,000	\$345,000	\$285,400	\$304,250	\$269,700 REO \$
SS \$	\$399,500	#NUM!	\$347,500	\$240,000	\$340,000 SS \$

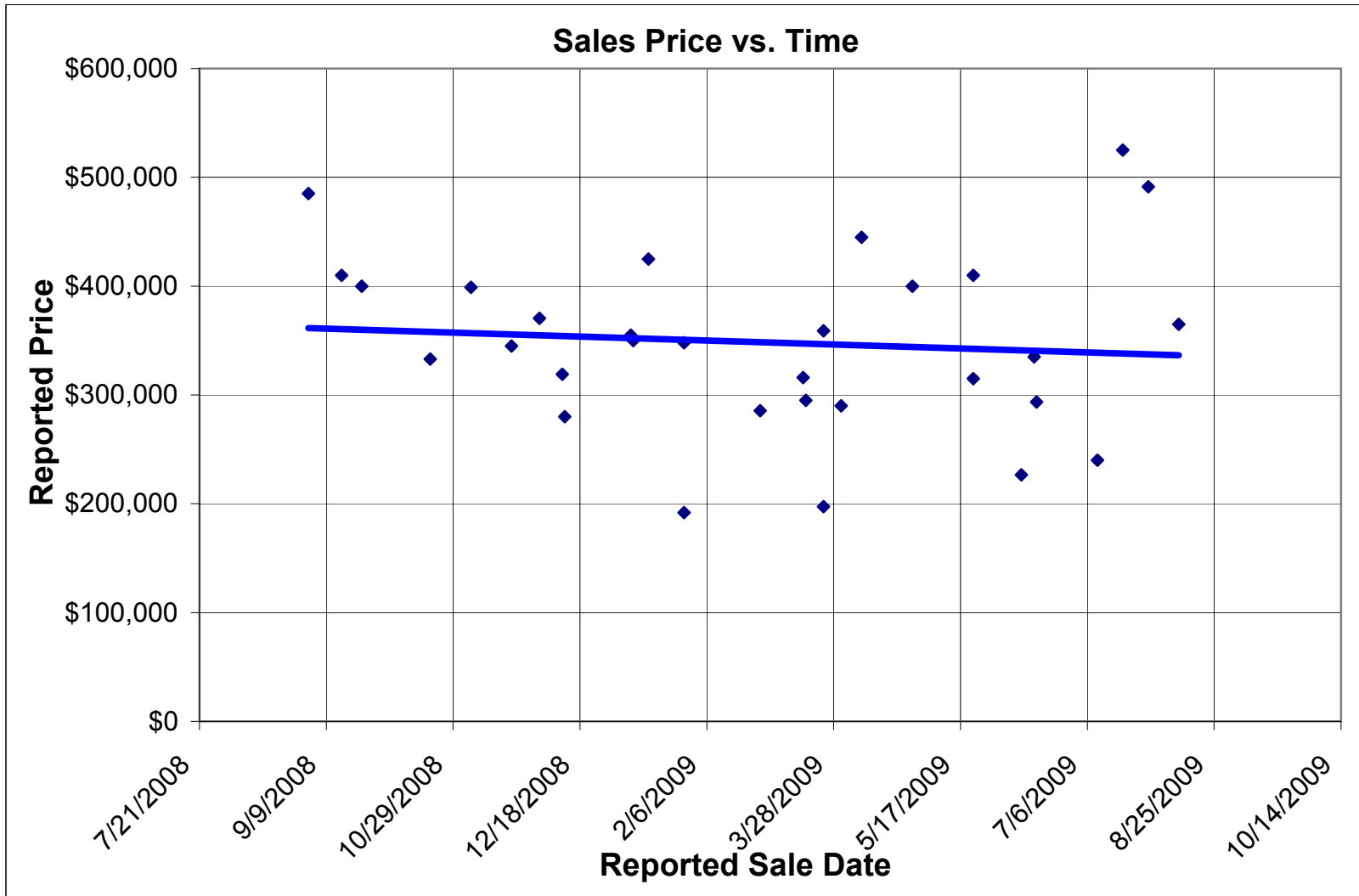
Numbers	10-12 mo ago	7-9 mo ago	4-6 mo ago	0-3 mo ago	Average
# sold in quarter	5	9	8	9	7.8
# Actives on last day	26	18	19	17	20.0
Months of supply	15.60	6.00	7.13	5.67	8.6

Numbers	10-12 mo ago	7-9 mo ago	4-6 mo ago	0-3 mo ago	Average
Normal Solds	2	2	1	4	12.0
Expired	3	8	3	4	4.5
Withdrawn/Canc.	7	2	3	3	3.8
Temp. Off Mkt.	0	0	0	0	0.0
Price	10-12 mo ago	7-9 mo ago	4-6 mo ago	0-3 mo ago	Average
Normal Solds	\$447,500	\$390,000	\$359,000	\$450,625	\$411,781
Expired	\$600,000	\$512,000	\$369,000	\$402,450	\$470,863
Withdrawn/Canc.	\$395,900	\$487,475	\$465,000	\$300,000	\$412,094
Temp. Off Mkt.	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!
DOM	10-12 mo ago	7-9 mo ago	4-6 mo ago	0-3 mo ago	Average
Normal Solds	66	17	5	213	75
Expired	167	136	162	144	152
Withdrawn/Canc.	108	195	248	76	157
Temp. Off Mkt.	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!

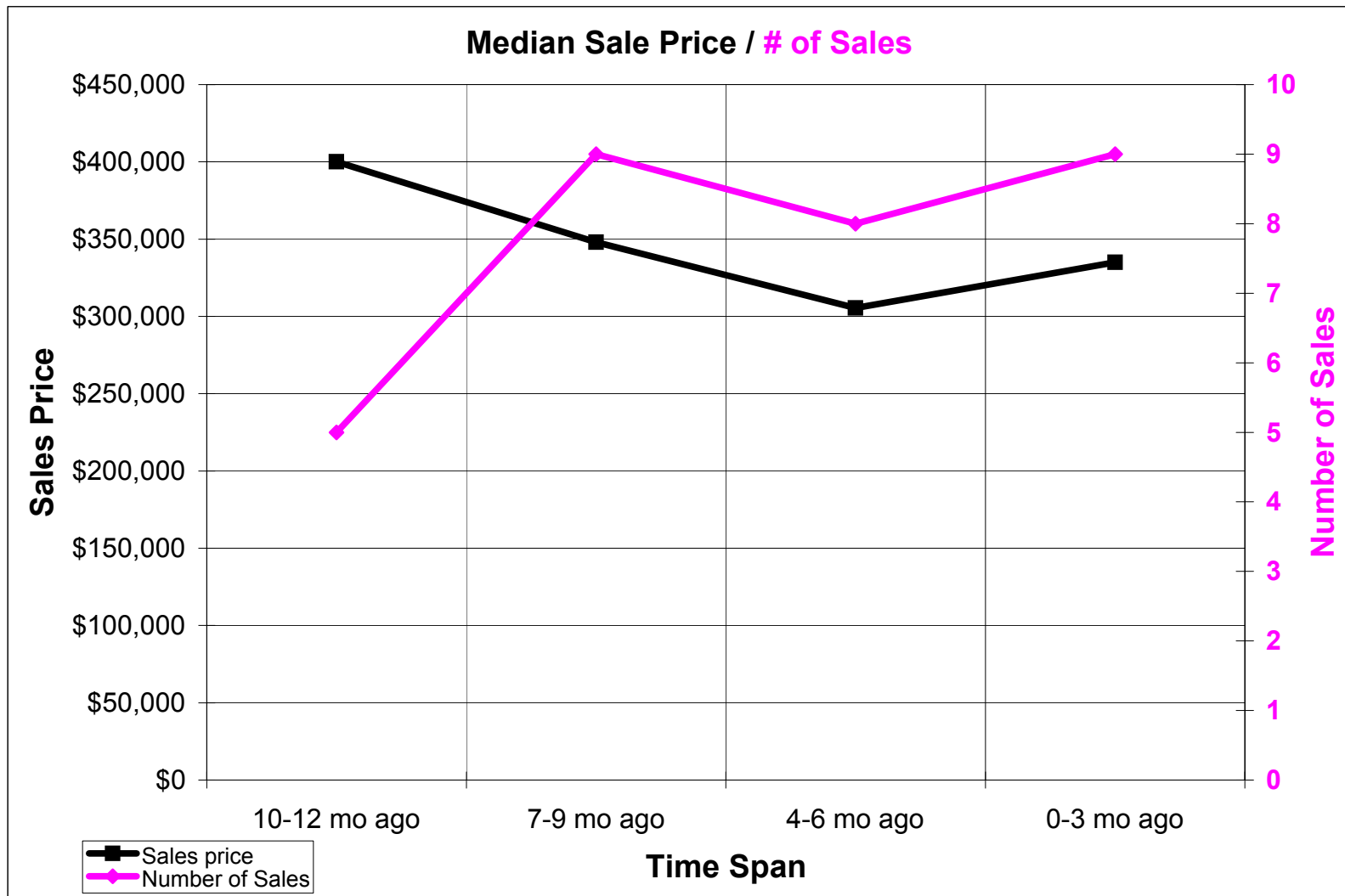
Pend to Sold Days	10-12 mo ago	7-9 mo ago	4-6 mo ago	0-3 mo ago	Average
Normal Solds	33	49	40	44	41
REO	73	50	73	44	60
SS	17	#NUM!	28	70	#NUM!

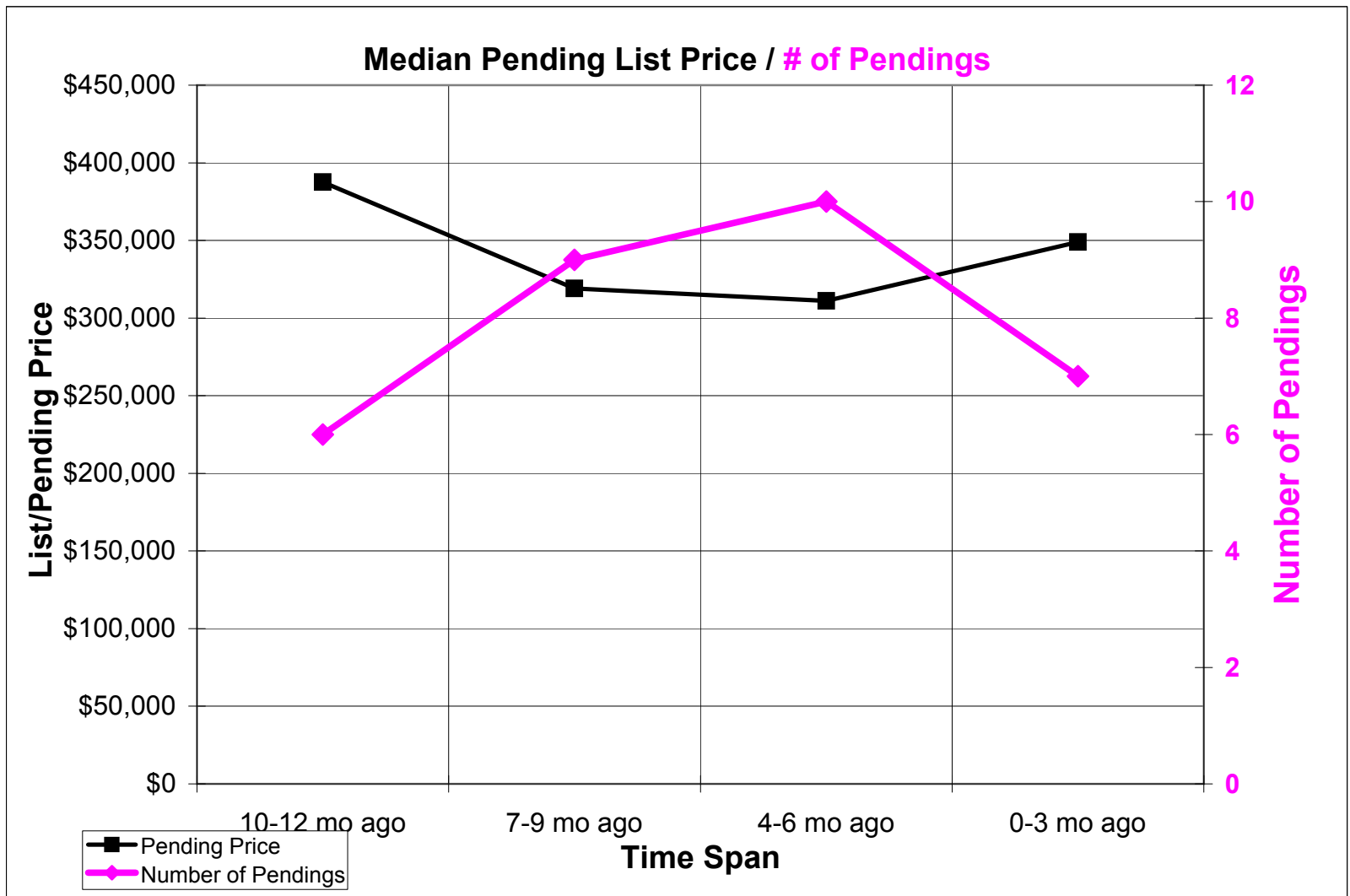


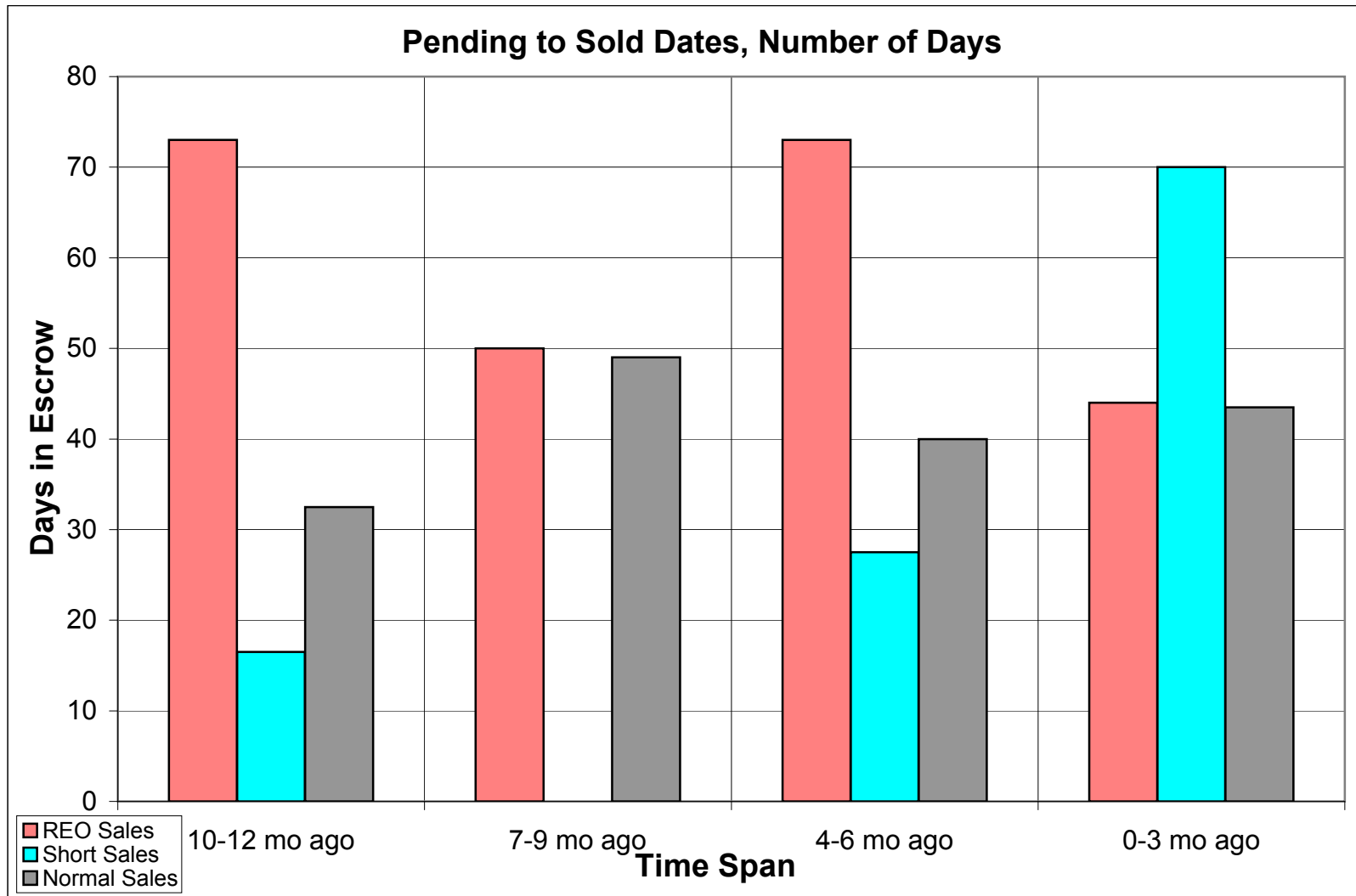
Note: All closed sales are shown in this graph, not just the past 12 months

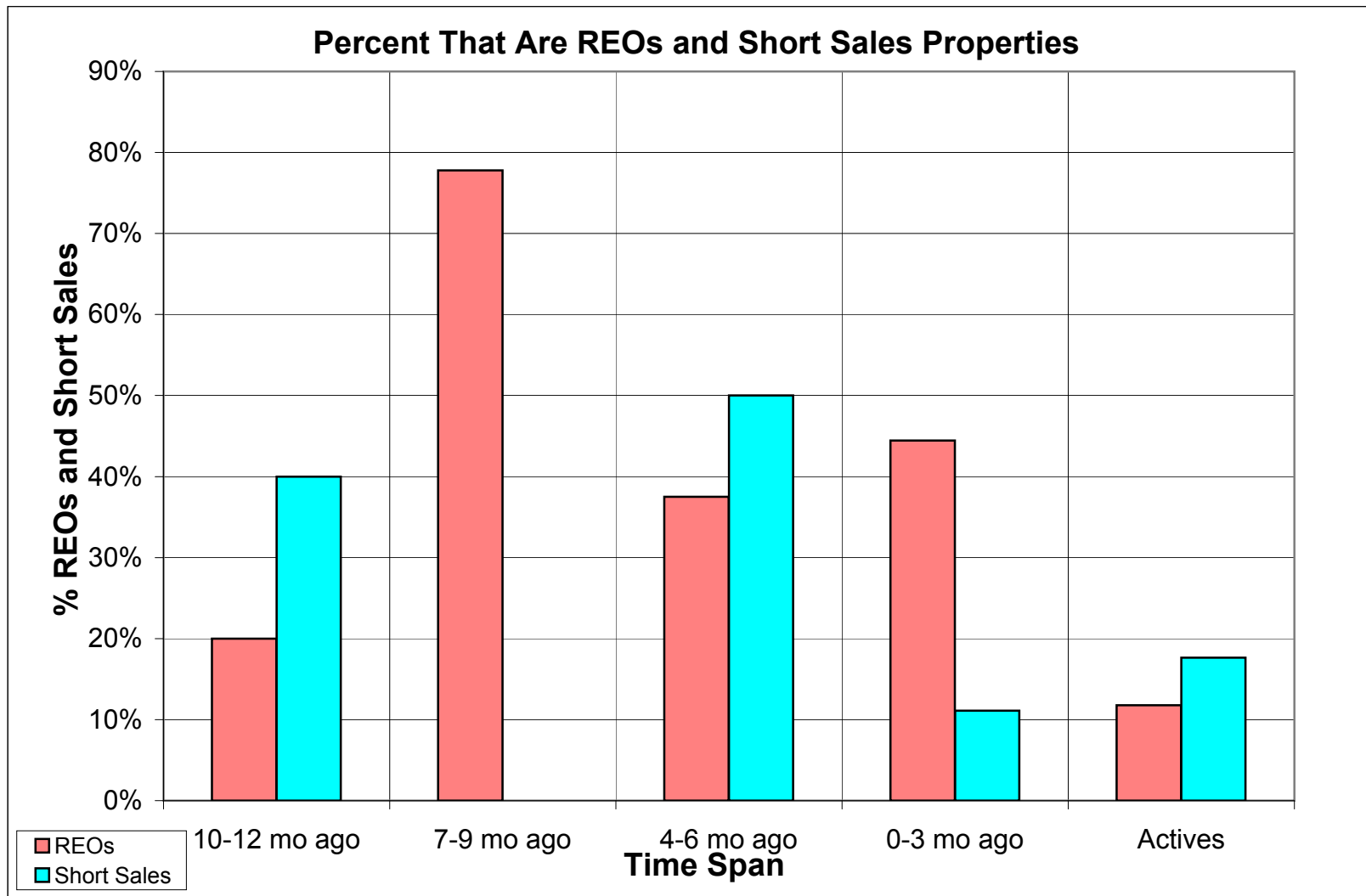


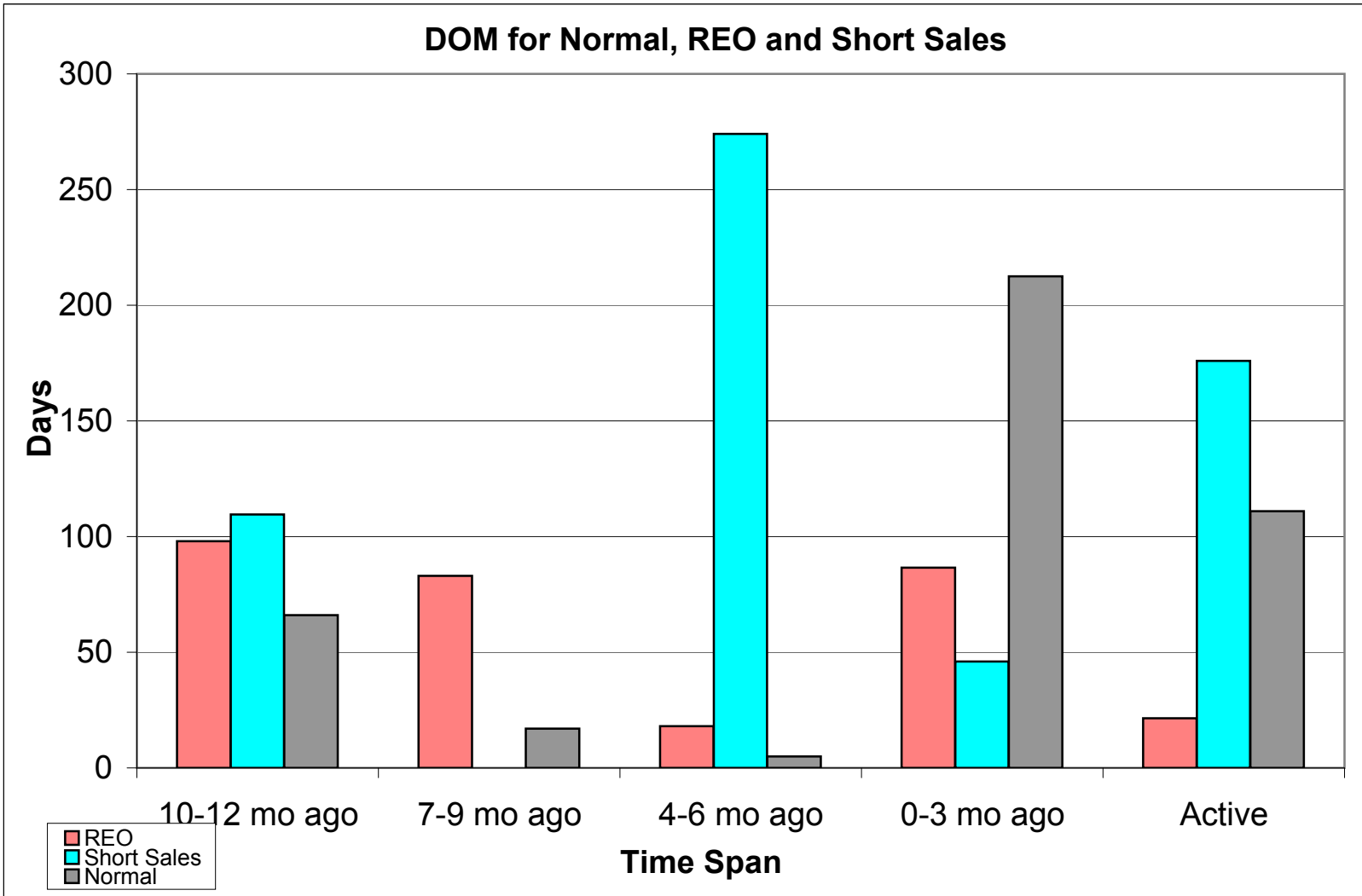
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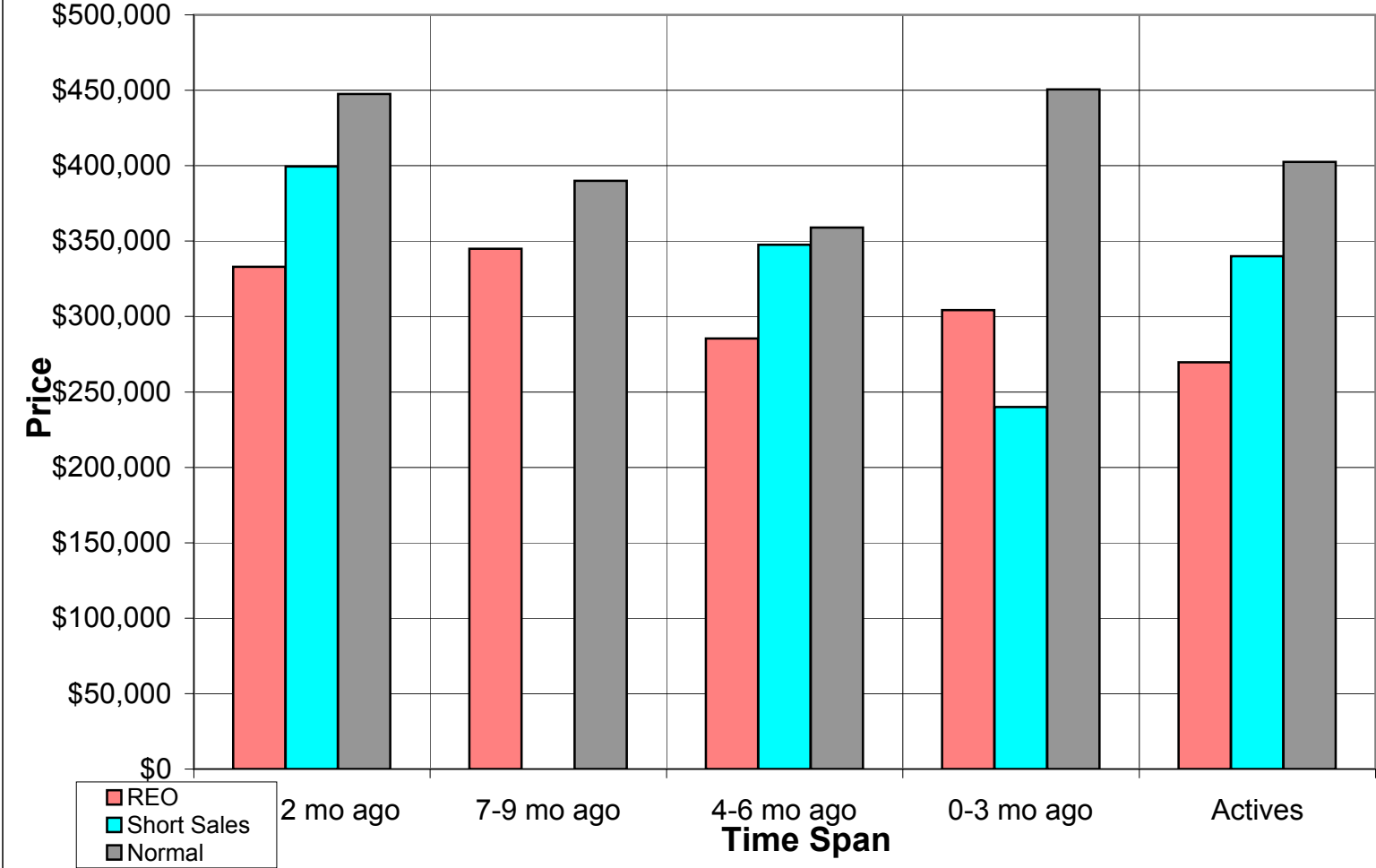


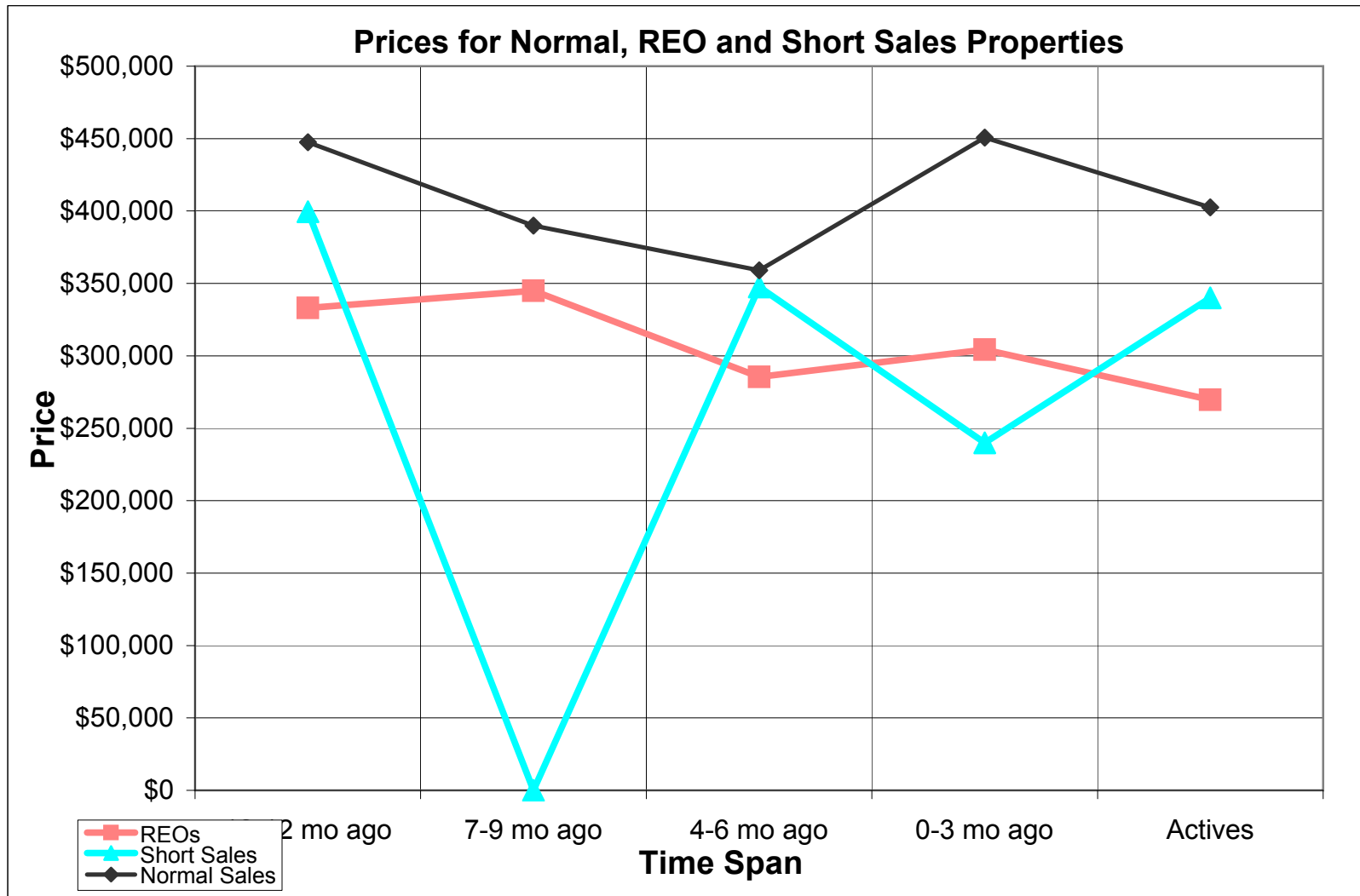


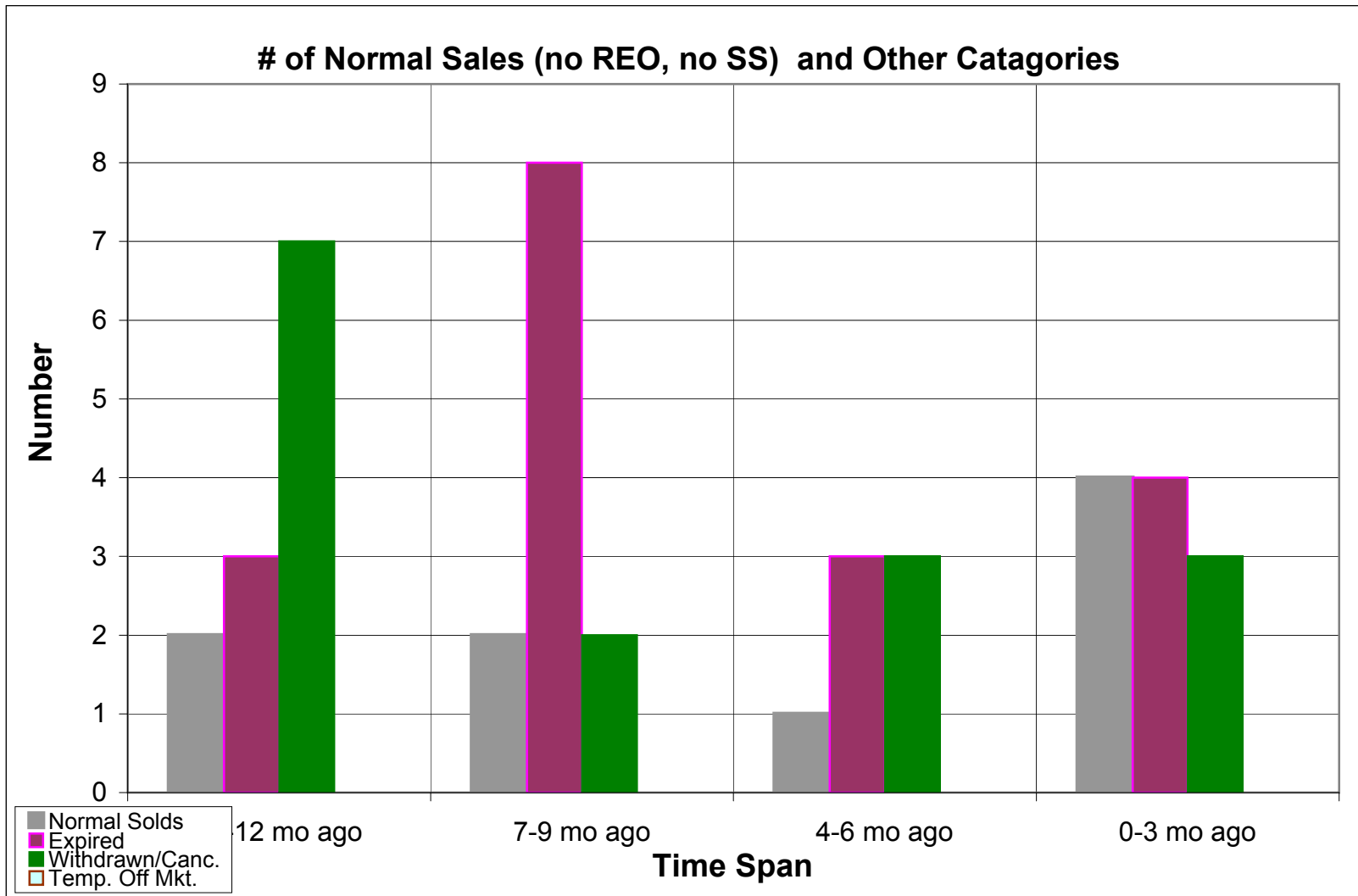


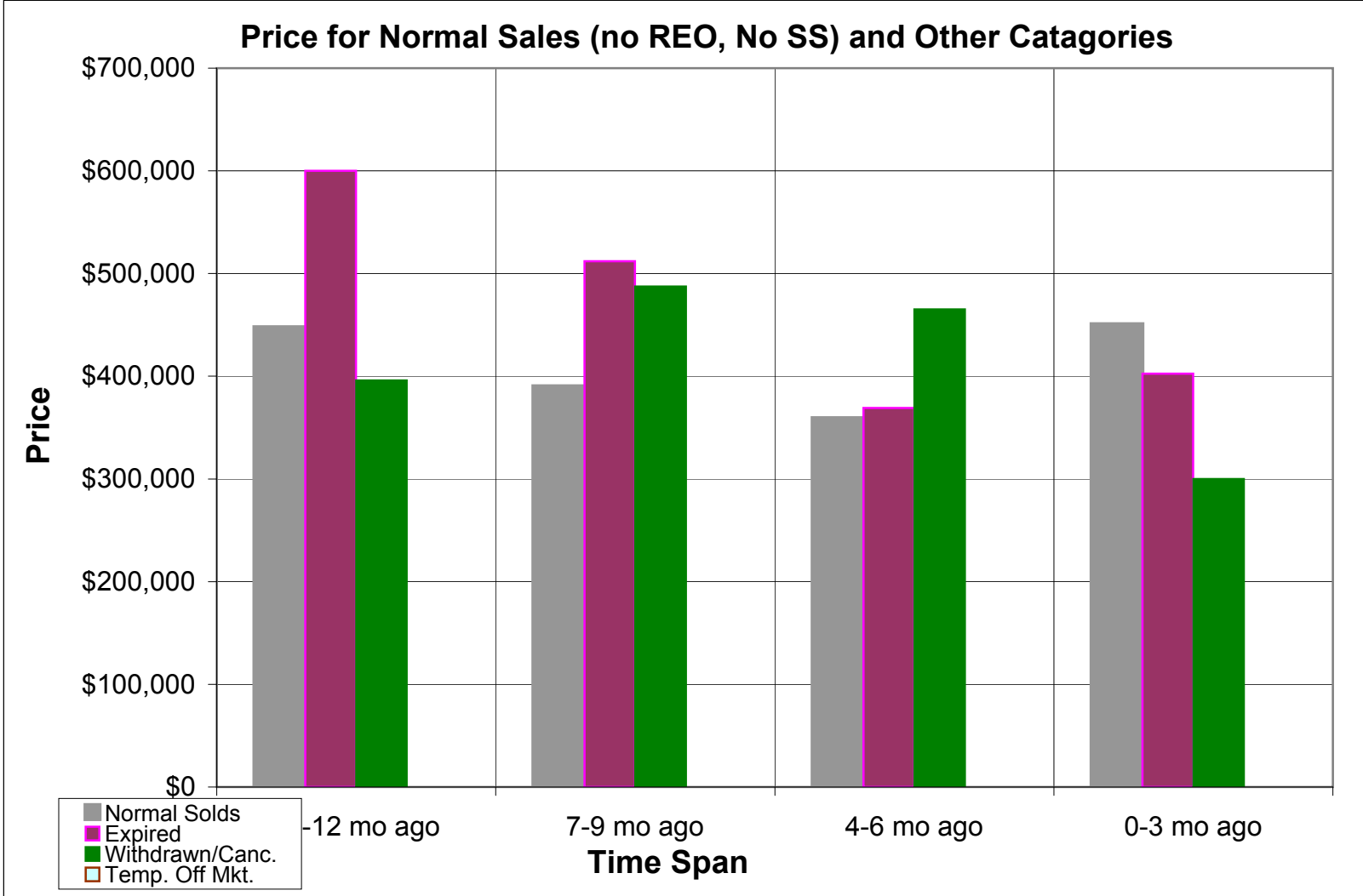


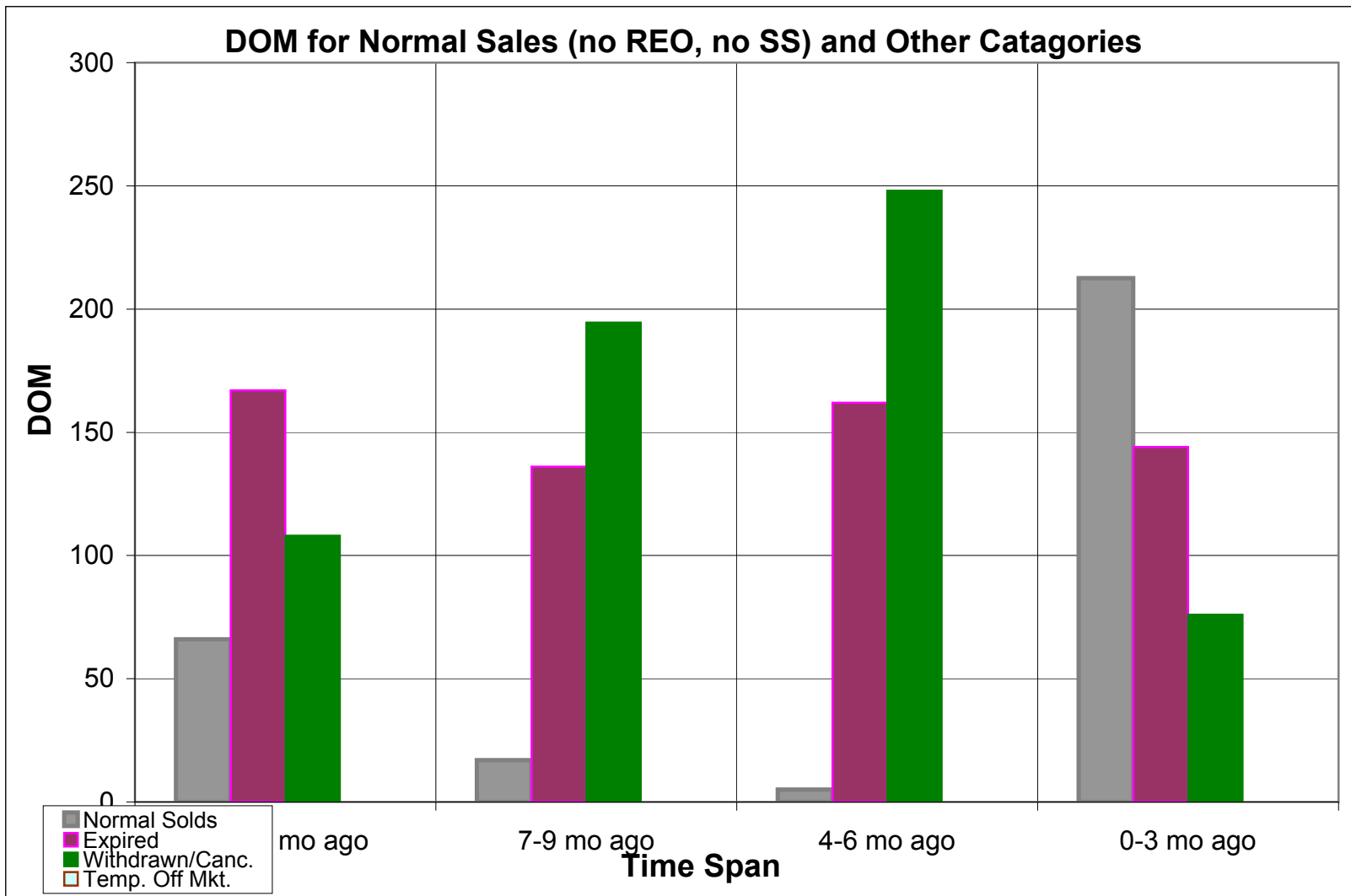
Prices for Normal, REO and Short Sales Properties

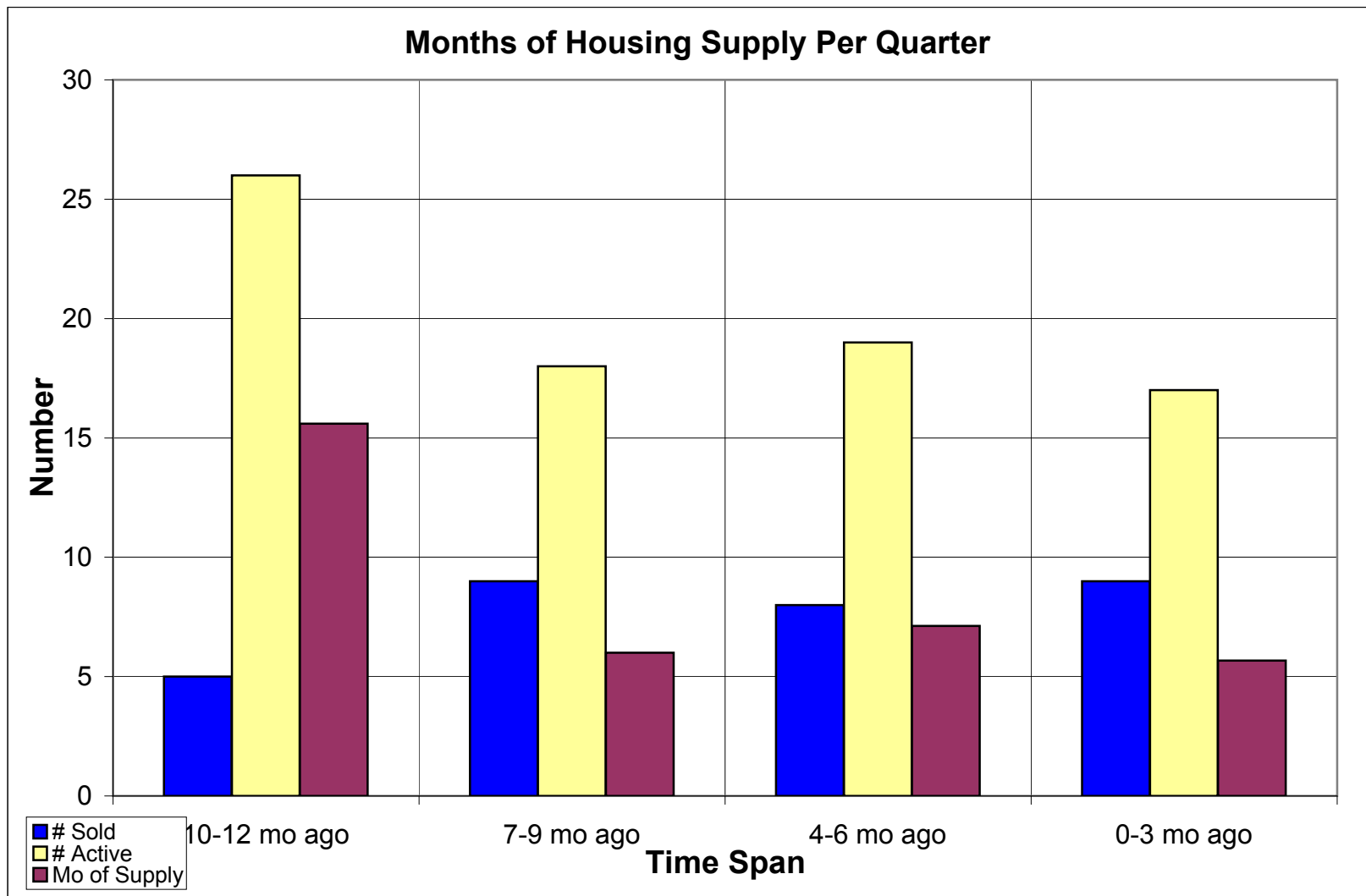


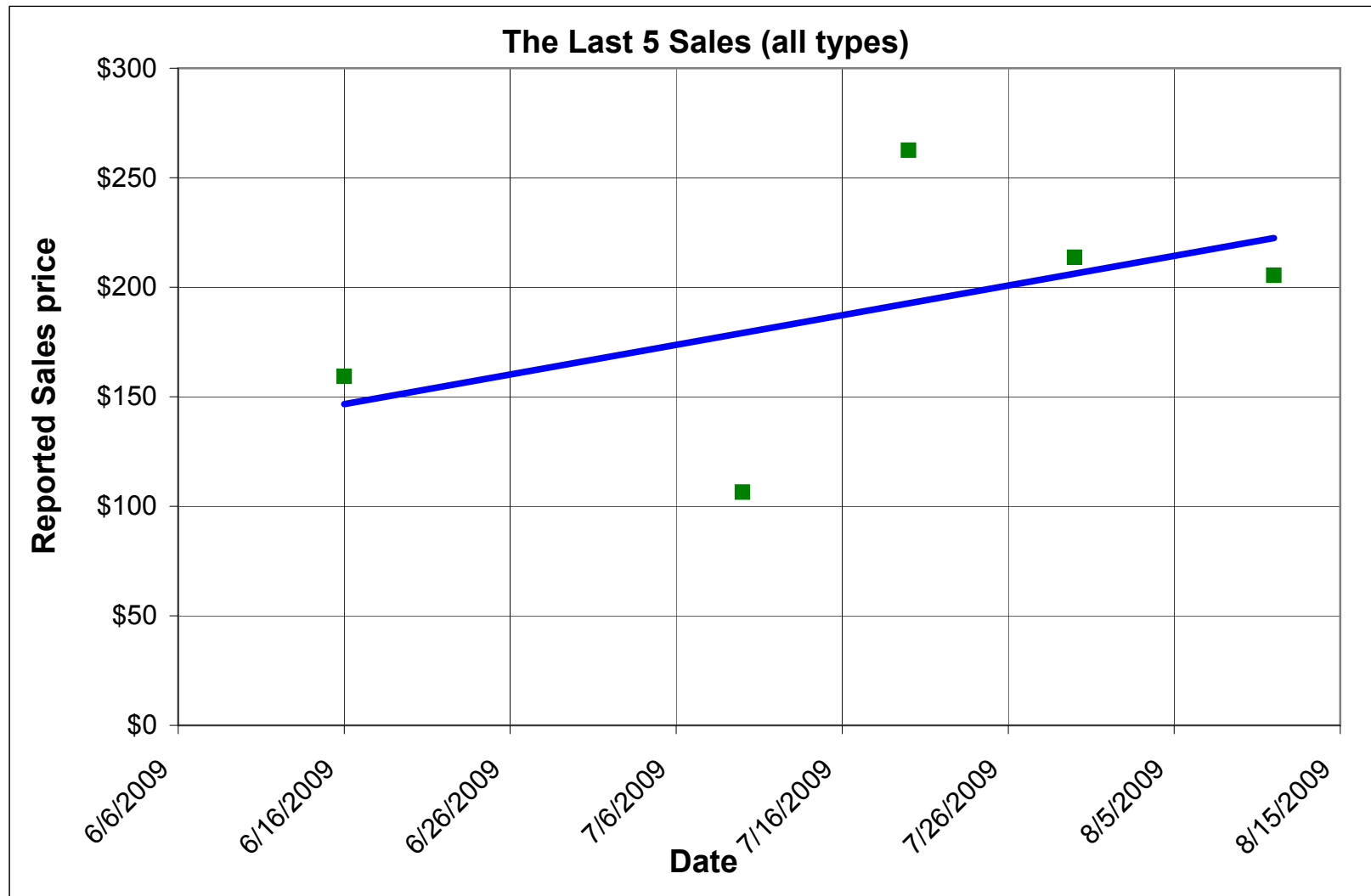


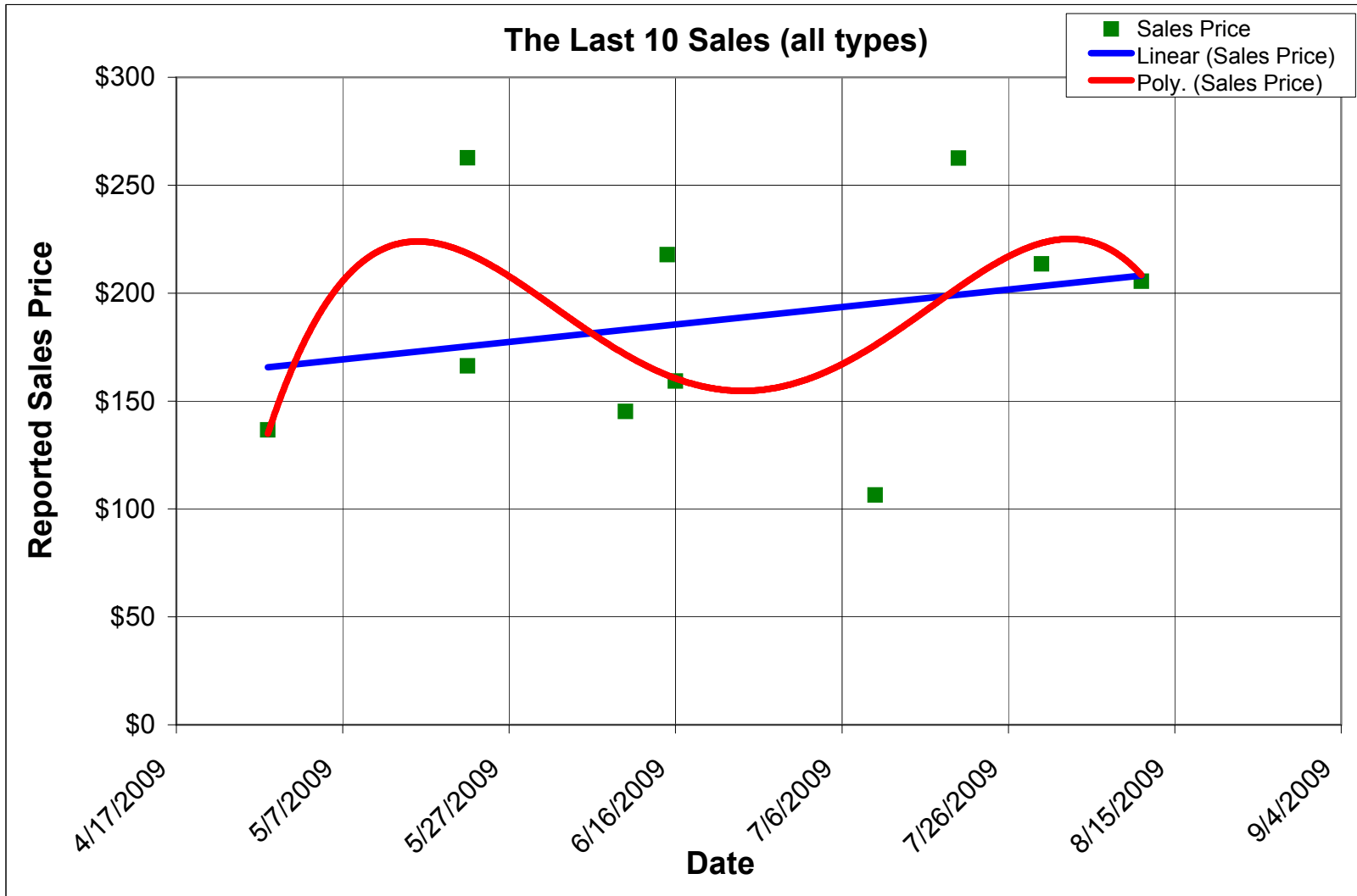


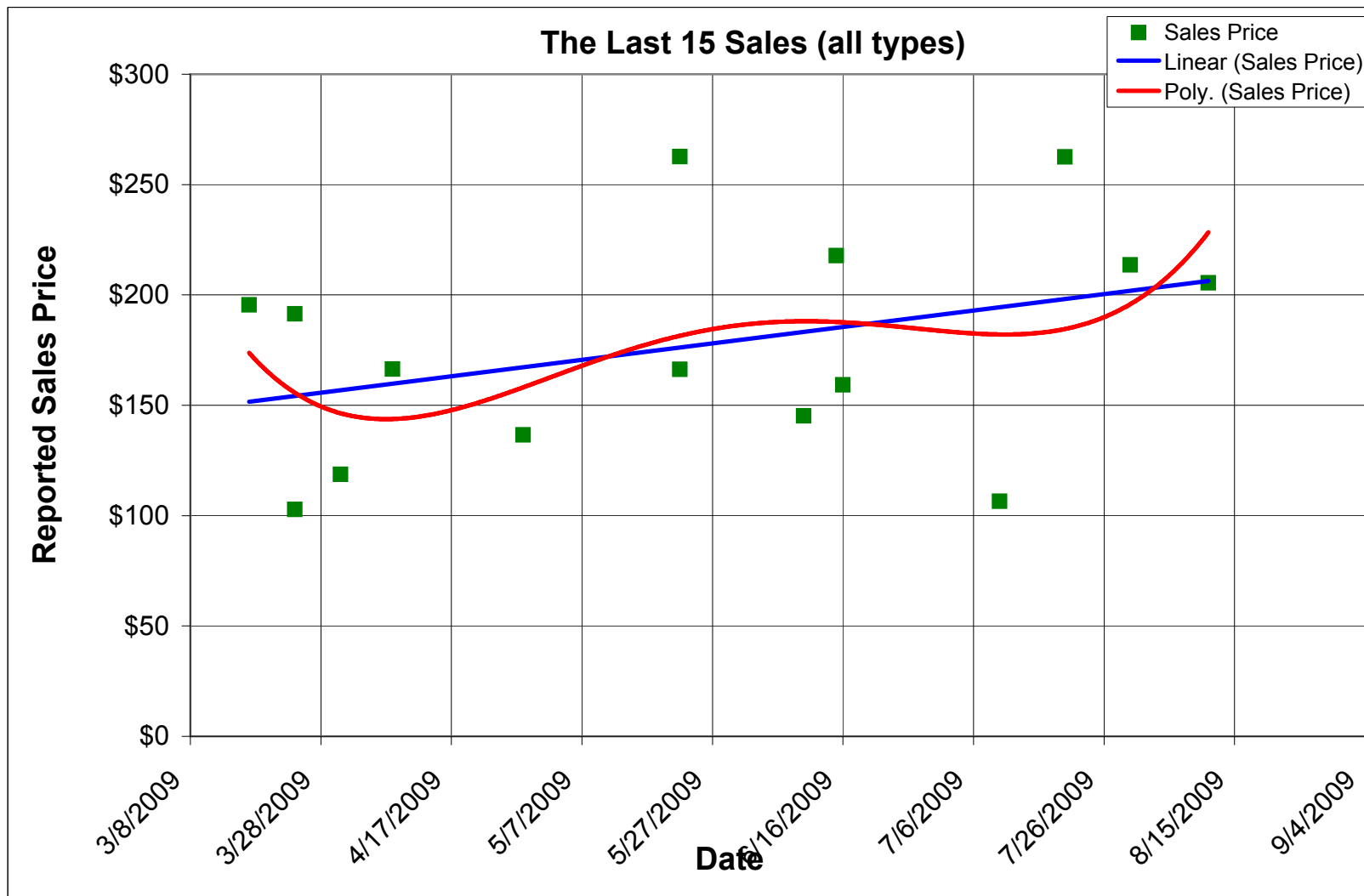


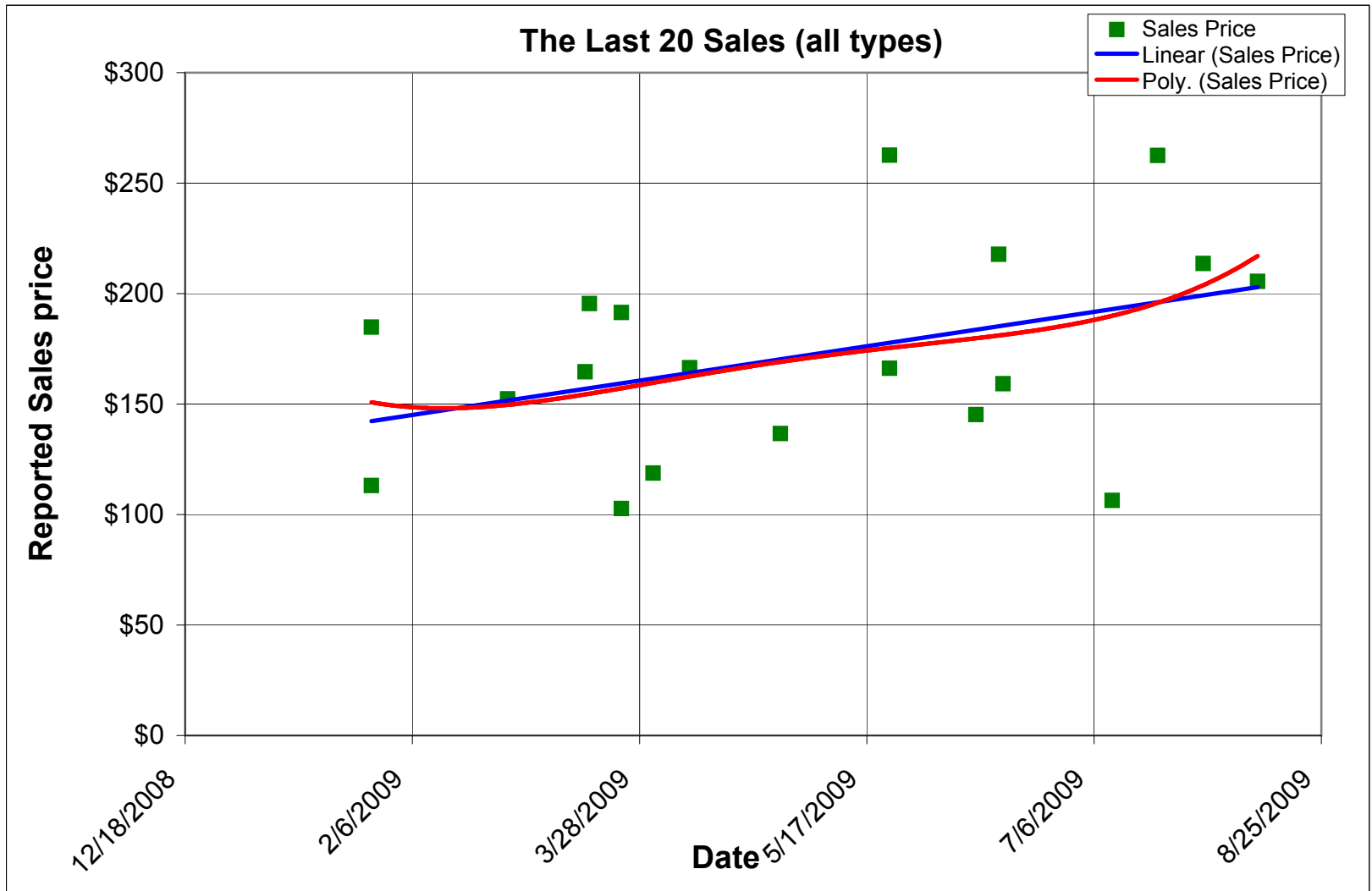


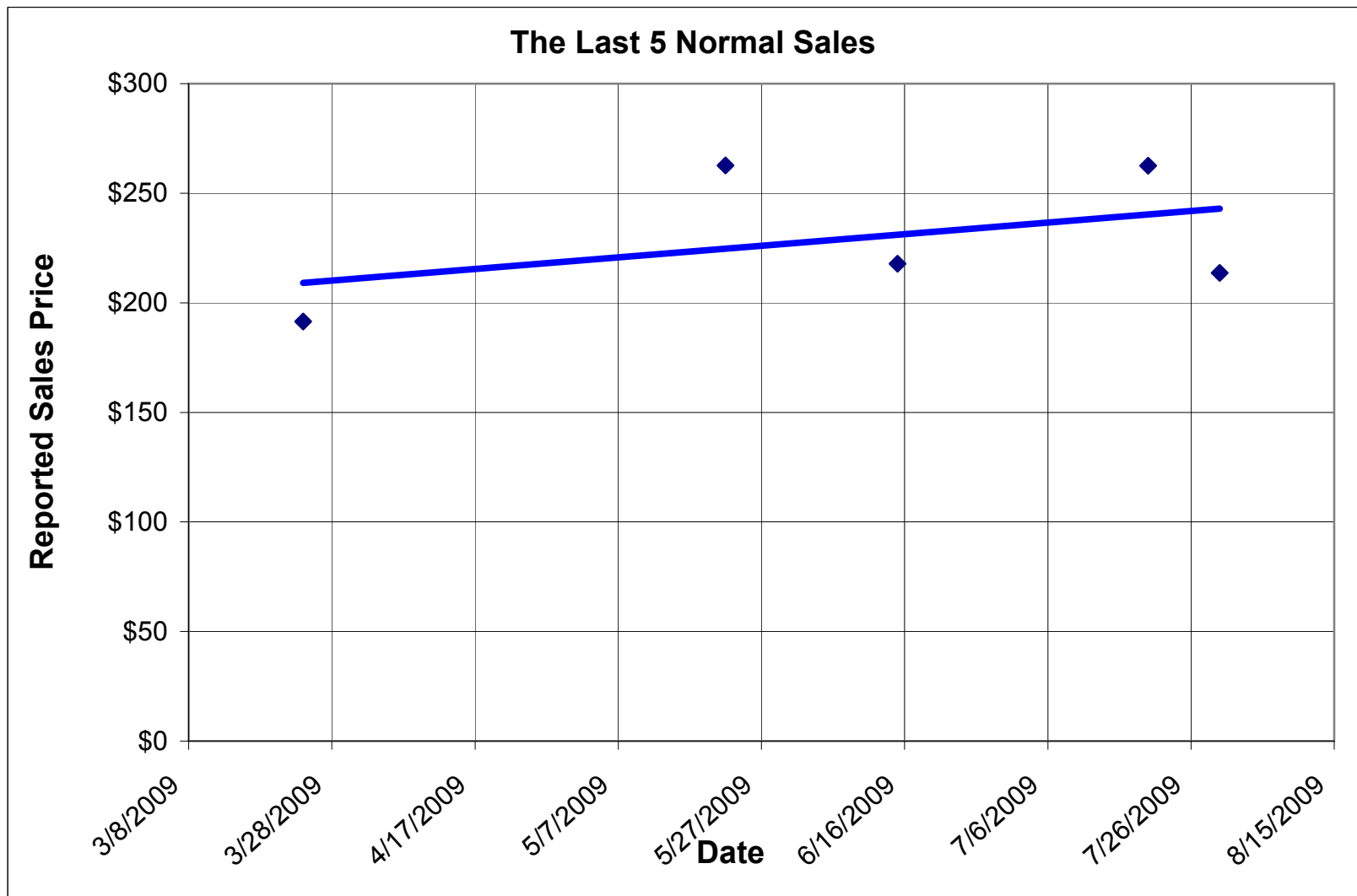


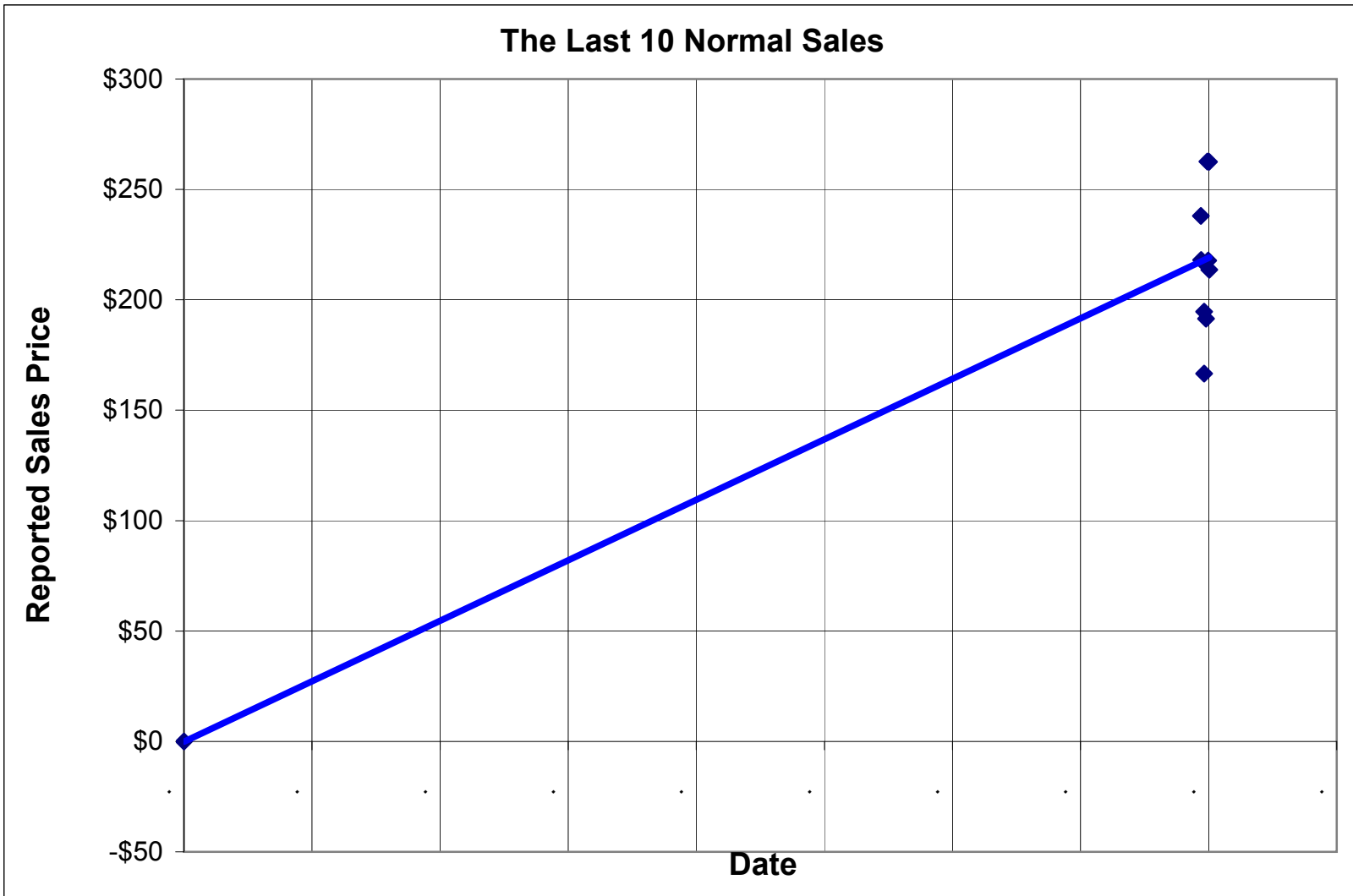




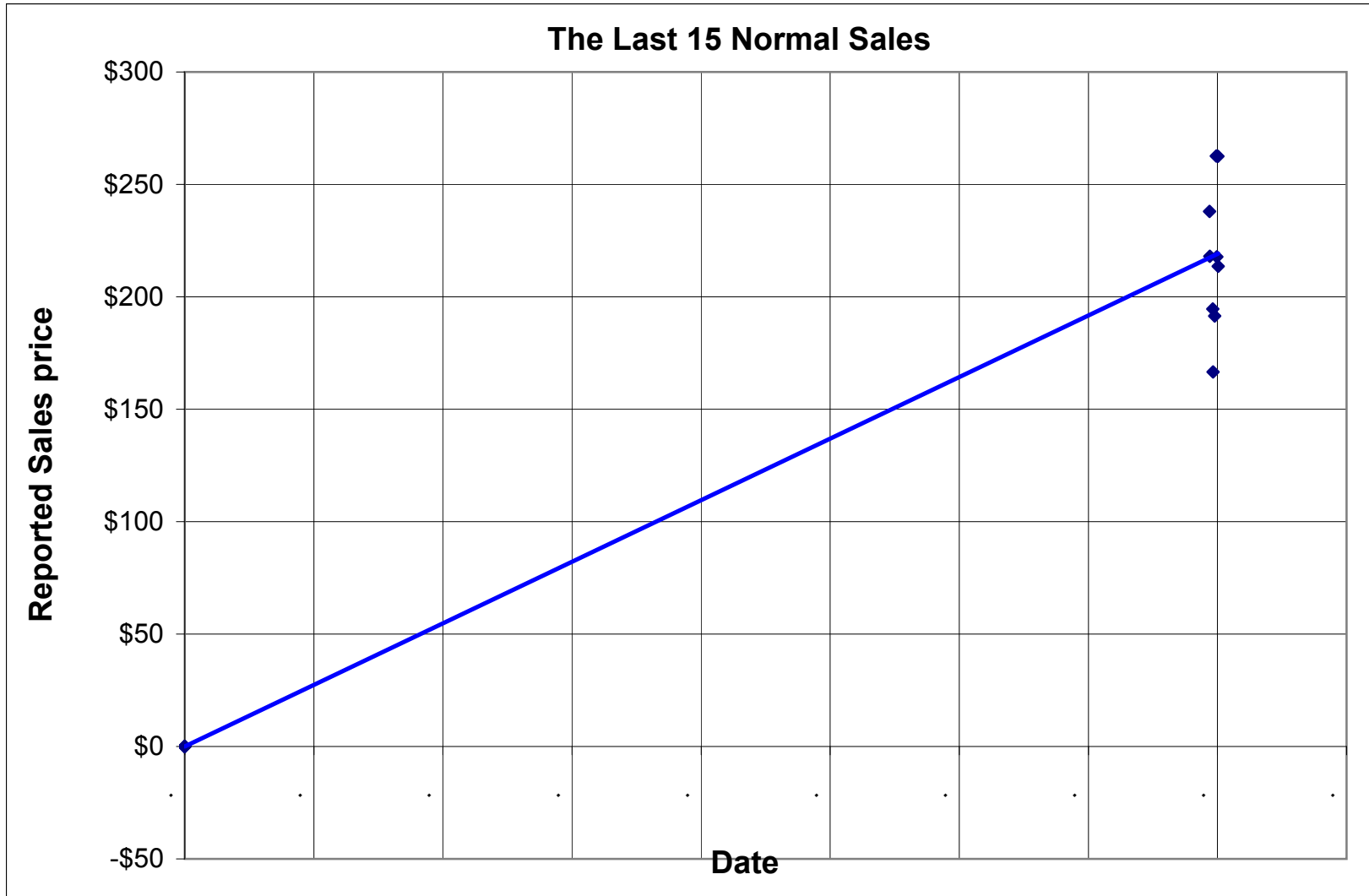




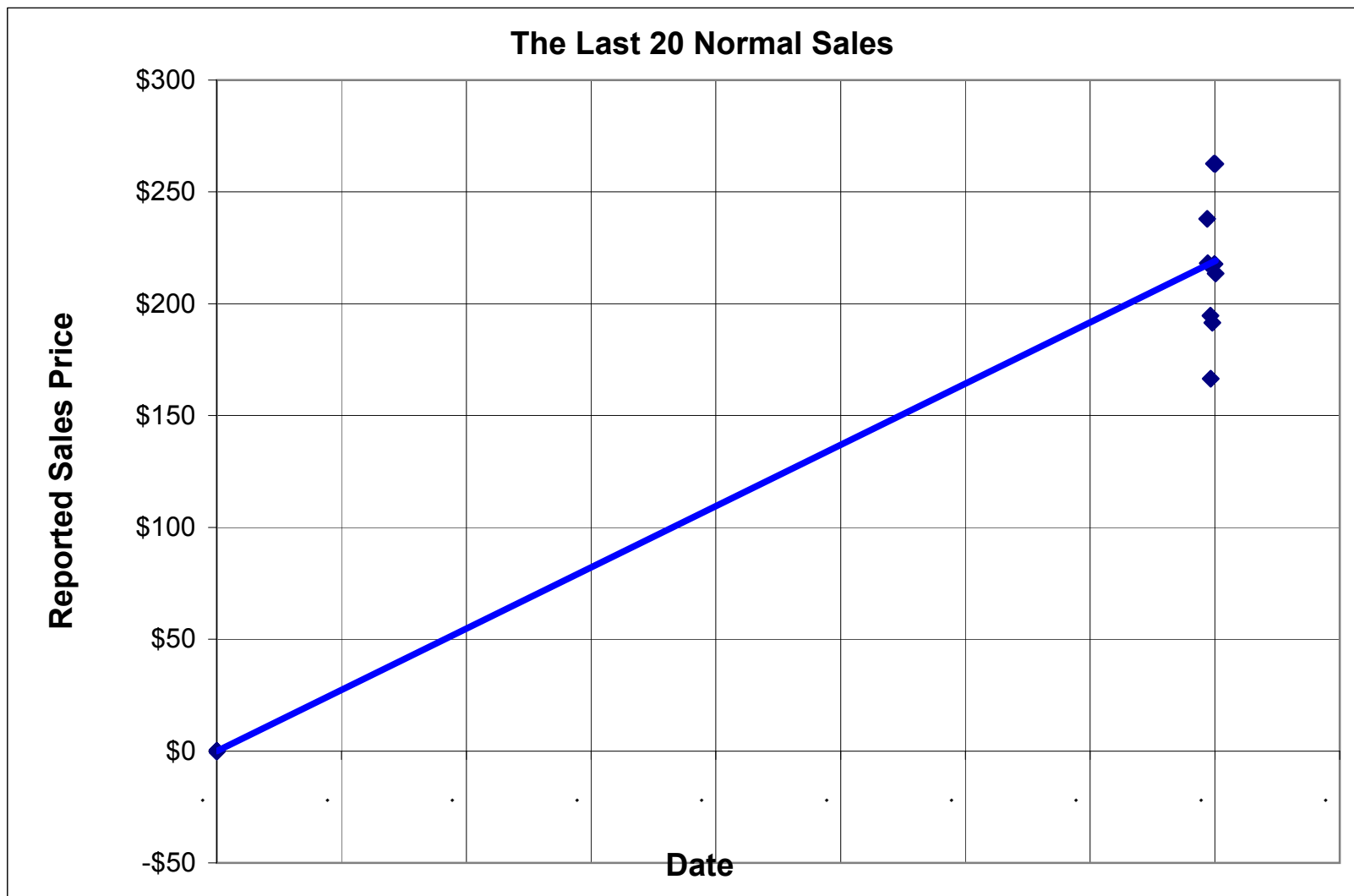




There are not enough sales to complete this chart properly



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