

CMA Report

Listings as of 02/02/08 at 12:01pm

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Property Type: Residential Property Subtypes: Manufactured Home, Mfg Hm w/Acreage, Res w/Acreage, Residential Area: Lapine Statuses: Pending,
Sold (12/1/2007 to 1/31/2008)

RESIDENTIAL

PENDING Properties

Address	City	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
145055 Birchwood	Lapine	2	1	840	1.000	1979	11/22/07	76.19	292	795	64,000
15912 Twin Dr	LaPine	3	2	1347	1.000	1996	01/28/08	73.50	19	99,000	99,000
52180 Pine Forest	LaPine	3	2	1724	1.070	1978	01/12/08	72.45	58	138,900	124,900
152269 Wagon Trail Rd	Lapine	3	2	1404	1.310	1993	01/22/08	106.77	204	169,900	149,900
1718 Mare Ct	Lapine	3	2	1620	1.400	1993	01/28/08	103.40	616	199,900	167,500
53585 Wild River Way	LaPine	3	2	1506	0.310	1979	10/18/07	132.14	560	240,000	199,000
16158 Hawks Lair Ave	LaPine	4	2	1920	0.980	2006	01/02/08	104.11	355	299,900	199,900
17611 Sutter St	LaPine	4	2	1911	1.030	2007	11/16/07	104.60	226	279,900	199,900
16275 Big Meadow Dr	LaPine	3	2	2595	87000	1998	01/02/08	95.38	205	250,000	247,500
16075 Sparks Dr	LaPine	3	2	1404	1.000	1999	04/12/07	177.99	347	249,900	249,900
16066 Northwood Dr	LaPine	3	2	1702	1.100	2006	05/22/07	152.70	299	259,900	259,900
53150 Riverview Dr	LaPine	3	2	1823	1.080	1994	01/16/08	150.80	218	364,900	274,900
14440 Yoder Lane	LaPine	2	1	1140	5.000	1978	01/18/08	279.82	267	319,000	319,000

Listing Count	13	Averages	1,610		125.37	282	220,923	196,562
		High	319,000	Low	64,000		Median	199,900

SOLD Properties

Address	City	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
15938 SW cascade Lane	LaPine	2	2	1188	1.270	1991	12/07/07	106.98	91	159,000	134,910	127,090	94.20
52536 Deer Field Dr	LaPine	3	2	1848	0.950	1977	12/18/07	69.81	17	139,000	139,000	129,000	92.80
16190 sparks Dr	LaPine	3	2	1994	1.040	2000	12/19/07	69.71	200	184,900	136,900	139,000	101.50
16366 Leona	LaPine	3	2	1238	1.000	1994	01/16/08	125.20	230	169,000	155,000	155,000	100.00
16424 Cassidy Ct	LaPine	3	2	1366	0.110	2005	01/29/08	122.77	147	175,000	165,000	167,709	101.60
16161 Sparks Dr	LaPine	3	2	1782	0.980	2000	12/24/07	94.84	59	179,900	169,900	169,000	99.50
14815 White Pine Way	LaPine	2	1	896	1.070	1971	12/21/07	195.31	383	259,500	179,900	175,000	97.30
52606 Sunrise Blvd	LaPine	3	2	2200	1.410	1978	12/28/07	81.36	254	299,900	199,900	179,000	89.50
16010 Green Forest Road	LaPine	3	2	1442	1.000	1984	01/15/08	145.63	52	189,000	195,700	210,000	107.30
51876-Lot 75 Fordham St	LaPine	3	2	1349	4806	2007	01/25/08	159.38	115	224,350	224,350	215,000	95.80
50732 S Fawn Dr	LaPine	3	2	1549	1.000	2006	12/28/07	138.80	583	279,900	229,900	215,000	93.50
52225 Elderberry Lane	LaPine	4	2	1920	1.460	2007	01/11/08	119.27	329	259,900	239,000	229,000	95.80
52300 Barberry Circ	LaPine	4	3	2026	1.070	1973	12/03/07	122.90	443	389,900	249,000	249,000	100.00
52520 Lost Ponderosa Roa	LaPine	4	3	2053	1.000	2006	01/02/08	126.40	477	359,000	279,900	259,500	92.70
16061 Waddell Road	LaPine	3	2	1806	1.460	2007	12/31/07	152.27	329	299,000	289,000	275,000	95.20
52348 Barberry Circ	LaPine	3	2	1704	52272	1997	12/05/07	165.20	86	299,900	299,900	281,500	93.90
53345 Andrews	LaPine	3	2.5	2184	1.060	7906	12/13/07	136.45	281	419,500	298,000	298,000	100.00
53501 Day Road	LaPine	3	2	2156	1.000	2007	01/30/08	139.15	246	369,000	369,000	300,000	81.30
16519-Lot 72 Charlotte Da	LaPine	3	2.5	2305	7000	2007	01/18/08	138.01	151	318,120	318,120	318,120	100.00
16495-Lot 68 Charlotte Da	LaPine	4	3	2206	7238	2007	12/28/07	145.92	163	321,905	321,905	321,905	100.00
53097 Loop Dr	LaPine	4	2	2160	1.000	2001	01/02/08	157.36	260	475,900	359,900	339,900	94.40
51860-Lot 79 Fordham Dr	LaPine	3	2.5	2305	11886	2007	01/22/08	149.67	190	349,660	345,000	345,000	100.00
152908 Stirrup Dr	Lapine	3	2.5	2475	1.530	2004	12/17/07	151.52	199	424,900	399,000	375,000	94.00
16530-Lot 80 Charlotte Da	LaPine	4	3	2633	0.265	2007	12/21/07	143.72	156	378,415	378,415	378,415	100.00

Listing Count	24	Averages	1,866		131.57	227	288,523	253,192	243,797	96.29
		High	378,415	Low	127,090		Median	239,000		

Report Count	37	Report Averages	1,776		129.39	246	264,771	233,295	158,139
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Presented By: Thesa L Chambers / John L Scott Lapine Phone: 541-771-7064
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