

2009 Market Statistics Walnut Hill Homeowners Area

By **Dr. Joyce Benoit**

The Neighborhood Realtor

Property Type: **Single Family** Status: **Active (Currently for Sale)**

Subject Property

Address (Reduced to Block)	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
4100 Meadowdale LN	3	2.0	2/0/2	1,973	0.375	1954	Y	22	250,000	126.71	150,000	100
10200 Gooding DR	3	2.0	2/0/2	1,730	0.376	1952	N	42	299,900	173.35	99,900	100
4100 Creekdale DR	3	2.0	2/0/2	1,839		1955	N	80	310,000	168.57	10,000	100
10500 Eastlawn DR	3	2.0	0/2/2	2,203	0.038	1954	N	100	329,900	142.99	15,000	95
3700 Royal Cove DR	4	3.1	3/0/3	3,200	0.350	1972	N	77	359,000	112.19	59,000	100
10300 Hedgeway DR	4	3.0	0/2/2	2,626	0.372	1957	N	247	454,000	151.94	99,000	88
4100 Meadowdale LN	3	2.1	2/0/2	1,991	0.373	1954	N	56	399,000	200.40	99,000	100
10200 Marsh LN	2	2.0	1/1/0	1,700	1.200	1952	N	134	399,900	235.24	99,900	100
3900 Cobblestone CIR	6	5.0	2/0/2	4,287	0.383	1961	Y	82	519,900	110.80	75,000	91
10500 Somerton DR	3	2.1	2/0/2	3,162	0.441	1960	Y	60	525,000	166.03	25,000	100
4100 Brookport DR	3	2.1	2/0/2	5,002	0.565	2005	N	128	695,000	118.95	59,000	86
4100 Walnut Meadow LN	3	3.0	2/0/2	3,195	0.137	2009	N	119	625,000	195.62	25,000	100
10600 Royal Springs DR	4	3.1	2/0/2	3,236	0.376	1957	N	315	750,000	213.20	89,900	92
10300 Crestover DR	4	4.0	3/0/3	3,886	0.362	2008	N	56	799,900	202.24	85,900	98
Minimum	2	2.0	0/0/0	1,700	0.038	1952		22	250,000	110.80	250,000	86
Maximum	6	5.0	3/2/3	5,002	1.200	2009		315	799,900	235.24	785,900	100
Average	3	2.7	2/0/2	2,859	0.410	1968		108	479,750	165.59	459,114	96

Number of Properties: 14

Average (ListPrice / SqFt) : \$165.59

Currently there are 14 homes for sale in the neighborhood. The highest list price is \$785,900; the lowest is \$250,000; the average of the 14 homes is \$459,114 which is \$165.59 a square foot. The house on Meadowdale is being sold for "Lot Value." The house on Crestover was a tear down and rebuilt in 2008.

The house on Royal Cove is a foreclosure. Four homes that sold in 2009 were also foreclosures.

There were 15 homes that were leased in the neighborhood. Many because they did not sell. The lease prices were between \$1,600 to \$5,000 a month.

2009 Market Statistics

Walnut Hill Homeowners Area

These two homes went under contract in 2009, but did not sell before the end of the year.

Subject Property

Address	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
10300 Rosser RD	3	2.0	3/0/3	2,303	0.368	1954	N	179	325,000	115.07	265,000	82
4100 Walnut Meadow LN	3	3.1	2/0/2	3,034	0.126	2009	N	21	590,000	194.46	590,000	100
Minimum	3	2.0	2/0/2	2,303	0.126	1954		21	325,000	115.07	265,000	82
Maximum	3	3.1	3/0/3	3,034	0.368	2009		179	590,000	194.46	590,000	100
Average	3	2.6	3/0/3	2,669	0.250	1982		100	457,500	154.77	427,500	91

Number of Properties: 2

Average (ListPrice / SqFt) : \$154.77

Sold Properties in 2009

Property Type: Single Family Status: Sold (January 1 to December 31, 2009)

Subject Property

Address	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	List Price	SP %LP	Sold Date	\$/ SqFt	Sale Price
3740 Royal LN	5	3.1	3/0/3	3,168	0.341	1972	N	186	228,500	100	2/11/2009	72.13	228,500Z
10100 Hedgeway DR	5	3.0	0/0/0	2,966	0.370	1960	N	181	244,900	97	8/26/2009	80.31	238,200
10300 Hedgeway DR	3	2.0	2/0/2	1,960	0.368	1955	N	23	259,000	89	11/16/2009	117.35	230,000
10200 Best DR	3	2.0	2/0/2	1,838	0.369	1953	Y	39	265,000	100	6/17/2009	144.18	265,000Z
10100 Betty Jane PL	3	2.0	2/0/2	2,132		1972	N	294	275,000	85	10/23/2009	110.23	235,000
10400 Heather LN	4	2.1	2/2/4	1,824	0.369	1954	N	27	279,000	97	4/29/2009	147.64	269,287
10500 Somerton DR	3	2.0	2/0/2	1,914	0.379	1955	Y	195	295,000	95	10/29/2009	146.29	280,000
10100 Fieldfare CT	4	3.0	2/0/2	2,409	0.397	1969	Y	86	299,900	95	3/03/2009	118.31	285,000
10200 Sherbrook LN	3	2.0	2/0/2	1,803	0.371	1955	N	82	314,900	95	7/30/2009	166.39	300,000
3800 Martha LN	4	3.0	0/2/2	2,944	0.363	1956	N	18	315,000	100	5/26/2009	107.00	315,000
10400 Heather LN	3	2.0	2/0/2	2,295	0.386	1956	N	26	327,900	93	6/29/2009	132.90	305,000
10200 Sherbrook LN	3	2.0	2/0/2	1,982	0.360	1957	N	115	329,500	97	7/07/2009	160.95	319,000
3900 Shadycreek LN	5	3.1	2/0/2	4,080	0.390	1965	N	70	329,900	102	12/07/2009	82.13	335,100
10700 Morning Glory DR	3	2.0	2/0/2	2,093	0.441	1959	Y	163	349,000	94	11/04/2009	156.00	326,500
10200 Rosser RD	4	2.1	0/2/0	2,396	0.355	1954	N	314	349,000	93	2/05/2009	135.64	325,000
4000 Killion DR	4	3.0	0/3/3	2,307	0.370	1956	N	272	350,000	100	6/30/2009	151.71	350,000Z
3800 Echo Brook LN	4	3.1	3/0/3	3,040	0.350	1972	Y	28	365,000	90	7/16/2009	108.55	330,000
10300 Best DR	3	2.0	2/0/2	2,011	0.370	1953	N	104	369,900	93	6/10/2009	171.56	345,000

Address	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	List Price	SP %LP	Sold Date	\$/ SqFt	Sale Price
10600 Royal Springs DR	3	2.0	0/2/2	2,200	0.370	1957	N	91	375,000	93	5/29/2009	159.09	350,000
10400 Somerton DR	4	3.0	0/2/2	2,781	0.357	1954	N	66	395,000	96	7/02/2009	136.64	380,000
10100 Hedgeway DR	4	3.0	0/2/2	2,966	0.370	1960	N	14	409,000	98	11/25/2009	134.86	400,000
3800 Echo Brook LN	4	3.0	2/0/2	3,769	0.291	1972	N	63	415,000	93	4/27/2009	102.15	385,000
10700 Cox LN	4	3.1	3/0/2	3,598	0.435	1974	Y	210	419,900	92	9/15/2009	107.00	385,000
4000 Montwood LN	3	2.0	0/0/0	1,698	0.394	1955	N	42	420,000	71	2/10/2009	176.68	300,000
3800 Echo Brook LN	4	4.0	2/0/2	3,121	0.490	1972	N	50	420,000	98	1/12/2009	131.37	410,000
3800 Echo Brook LN	4	3.0	2/0/2	2,945	0.336	1971	N	112	439,000	100	6/30/2009	149.07	439,000Z
3800 Duchess TRL	4	3.1	2/0/2	2,935	0.356	1972	N	87	465,000	90	11/05/2009	143.10	420,000
10400 Coppedge LN	4	3.1	2/0/2	2,472	0.380	1953	N	12	487,500	100	2/26/2009	197.21	487,500Z
4100 Walnut Meadow LN	3	3.1	3/0/3	2,673	0.107	2003	N	85	499,000	94	5/19/2009	175.83	470,000
3700 Princess LN	4	3.1	2/0/2	3,540	0.346	1972	Y	197	499,000	95	12/31/2009	134.18	475,000
10400 Rosser RD	4	3.1	2/0/2	3,277	0.421	1957	Y	145	545,000	97	5/07/2009	161.73	530,000
20 Wimberley CT	4	3.1	3/0/3	3,857		2006	N	30	549,900	100	5/07/2009	142.57	549,900Z
10600 Royal Springs DR	4	3.0	2/0/2	2,546	0.421	1954	N	52	550,000	87	7/27/2009	187.55	477,500
4000 Montwood LN	5	3.2	0/0/0	3,546	0.490	1964	N	46	575,000	87	2/10/2009	141.00	500,000
4100 Walnut Glen PL	3	3.1	2/0/2	2,725	0.174	2008	N	747	599,000	100	4/30/2009	219.82	599,000Z
4100 Walnut Meadow LN	3	3.1	3/0/3	3,194	0.126	2000	N	199	599,900	94	7/28/2009	176.11	562,500
20 WIMBERLEY CT	4	4.1	3/0/3	3,770	0.210	2008	N	406	619,900	100	6/23/2009	164.43	619,900Z
3700 Princess LN	5	4.1	3/0/3	4,092	0.367	1972	N	32	624,900	100	7/27/2009	152.71	624,900Z
4000 Meadowdale DR	4	4.1	3/0/3	5,000	0.362	2009	N	62	899,000	96	10/22/2009	173.00	865,000
3700 Cobblestone DR	6	6.1	4/0/4	6,883	0.608	1999	Y	229	1,495,000	98	12/30/2009	213.42	1,469,000

Minimum	3	2.0	0/0/0	1,698	0.107	1953		12	228,500	71		72.13	228,500
Maximum	6	6.1	4/3/4	6,883	0.608	2009		747	1,495,000	102		219.82	1,469,000
Average	4	2.9	2/0/2	2,919	0.360	1969		130	446,185	95		144.72	424,520

Number of Properties: 40

Average (SalePrice / SqFt) : \$144.72

BR = Bedrooms

Bth = Baths

Gar/Cp/TCP = Garage/Covered Parking/Total Covered Parking

SqFt = Square Footage

Acr = Acres

Blt = Year Built

PL = Pool

CDOM = Cumulative Days on the Market

Orig Price = Original Price

SP%LP = Sale Price as a Percentage of List Price

\$/SqFt = Price per square foot

LP%OP = List Price as a Percentage of Original Price