

2011 ARROWOOD AREA MLS MARKET UPDATE BY NEIGHBORHOOD AND/OR MODEL (as of 12/25/2011)*													
Tract	Address	Sq Ft	Bd	Ba	Year	MR	Listed \$	\$ Sold	COE	DOM	ST	\$/sqft	
Augusta	1163 Parkview	3352	4	4	2010	N	\$ 489,950	\$ 470,000	3/18	41	N	\$ 140	
Bellingham	1175 Tee St	3203	4	4	2007	Y	\$ 365,500	\$ 382,000	11/17	160	SS	\$ 119	
Breakaway-TP	1173 Breakaway	2362	4	3	2011			\$ 410,500			N	\$ 174	
Breakaway-TP	1148 Breakaway	2362	4	3	2011	Y		\$ 410,000	4/8		N	\$ 174	
Breakaway-TP	1136 Breakaway	2362	4	3	2011	Y		\$ 421,000	5/3			\$ 178	
Breakaway-TP	1210 Lookout Ave.	2446	4	4	2011		\$ 399,990	\$ 410,186	10/7	170	N	\$ 168	
Breakaway-TP	1273 Breakaway Dr.	2446	4	4	2010	Y	\$ 455,717	\$ 456,614	2/4	70	N	\$ 187	
Breakaway-TP	1213 Lookout	2446	4	4	2011			\$ 455,000	7/11		N	\$ 186	
Breakaway-TP	1116 Breakaway	2446	4	4	2011			\$ 400,000	11/15		N	\$ 164	
Breakaway-JL	1176 Breakaway Dr.	2492	4	4	2007	Y	\$ 381,100	\$ 385,100	10/12	127	SS	\$ 155	
Breakaway-SC	1177 Breakaway	2495	4	3	2010			\$ 438,500	12/9		N	\$ 176	
Breakaway-SC	1209 Lookout Ave.	2955	4	4	2011	Y	\$ 469,990	\$ 473,990	7/7	39	N	\$ 160	
Breakaway-SC	1206 Lookout Ave.	2955	4	4	2011	Y	\$ 499,827	\$ 470,000	8/4	43	N	\$ 159	
Breakaway-SC	1217 Lookout Ave.	2955	4	4	2011			\$ 487,500	6/23		N	\$ 165	
Breakaway-JL	1160 Breakaway Dr.	2964	5	6	2007	Y	\$ 435,000	\$ 435,000	9/21	132	SS	\$ 147	
Breakaway-SC	1221 Lookout Ave.	3080	4	4	2011	Y		\$ 486,500	6/28		N	\$ 158	
Breakaway-SC	1214 Lookout Ave.	3080	3	3	2011	Y		\$ 555,500	4/27		N	\$ 180	
Breakaway-SC	1205 Lookout Ave.	3080	3	3	2011	Y		\$ 472,500	4/28		N	\$ 153	
Canyon Crest	872 Panella	1605	3	2	2003	N	\$ 299,999	\$ 293,000	10/31	76	REO	\$ 183	
Canyon Crest	918 Niguel St.	1605	3	2	2003	N	\$ 344,000	\$ 325,000	9/21	149	SS	\$ 202	
Canyon Crest	4879 Castellano Dr.	1605	3	2	2003	N	\$ 355,000	\$ 360,000	4/6	62	SS	\$ 224	
Canyon Crest	887 Niguel St.	2069	3	3	2003	N	\$ 375,000	\$ 367,000	10/21	83	SS	\$ 177	
Canyon Crest	989 Glendora Dr.	2069	3	2	2003	N	\$ 384,900	\$ 370,000	1/7	61	REO	\$ 179	
Canyon Crest	984 Glendora Dr.	2069	4	2	2002	N	\$ 385,500	\$ 380,000	2/10	115	T	\$ 184	
Canyon Crest	4869 Tropea St.	2660	4	3	2003	N	\$ 469,000	\$ 445,000	10/21	19	T	\$ 167	
Canyon Crest	906 Niguel	2660	4	3	2003	N		\$ 365,500	3/24		SS	\$ 137	
Douglas X	997 Manteca Dr.	1844	3	2	2003	Y		\$ 310,000	5/19		REO	\$ 168	
Douglas X	5105 Eliot St.	2394	3	3	2003		\$ 375,000	\$ 363,000	5/20	200	SS	\$ 152	
Douglas X	5104 Spencer Ct	2394	3	3	2003	Y	\$ 383,049	\$ 370,000	6/10	92	SS	\$ 155	
Douglas X	1023 Chiltern Ct.	2394	4	3	2003	Y	\$ 429,900	\$ 416,000	5/4	19	T	\$ 174	
Douglas X	1000 Manteca Dr.	2570	4	3	2003	Y	\$ 359,900	\$ 334,000	5/20	44	REO	\$ 130	
Douglas X	5113 Mendip St.	2570	3	3	2004	Y	\$ 359,900	\$ 345,000	7/22	103	REO	\$ 134	
Douglas X	5121 Teal Wy.	2570	4	3	2003	Y	\$ 385,000	\$ 372,000	8/25	78	I	\$ 145	
Douglas X	5166 Mendip St.	2832	4	3	2003	Y	\$ 385,000	\$ 355,000	6/14	132	REO	\$ 125	
Douglas X	5125 Teal Wy	2832	4	4	2003	Y	\$ 364,900	\$ 372,000	10/21	112	SS	\$ 131	
Douglas X	1006 Longfellow Ct.	2832	4	3	2003	Y	\$ 369,900	\$ 365,000	8/30	30	REO	\$ 129	
Douglas X	1017 Longfellow Ct.	2832	3	3	2003	Y	\$ 370,000	\$ 370,000	8/29	182	SS	\$ 131	
Montemar	1100 Championship	4270	4	4	2005	Y	\$ 479,900	\$ 489,000	2/14	55	SS	\$ 115	
Montemar	1018 Straightaway	4270	5	5	2007	Y	\$ 589,000	\$ 567,000	3/2	16	SS	\$ 133	
Montemar	1113 Championship	4739	5	5	2005	Y	\$ 545,903	\$ 545,000	6/8	33	REO	\$ 115	
Montemar	1133 Championship	4739	6	5	2005	Y		\$ 770,000	6/8		T	\$ 162	
Oak Hill	1031 Greenway Rd.	2478	4	3	2005	Y	\$ 354,900	\$ 350,000	10/4	36	REO	\$ 141	
Oak Hill	1043 Greenway Rd.	2498	3	3	2005	Y	\$ 359,000	\$ 385,000	4/15	169	SS	\$ 154	
Oak Hill	1059 Greenway Rd.	2498	3	3	2005	Y	\$ 354,000	\$ 348,000	10/14	168	SS	\$ 139	
Oak Hill	5255 Willow Walk	2498	3	3	2005	Y		\$ 328,000	9/27		SS	\$ 131	
Oak Hill	1052 Village Ct.	3126	5	3	2005	Y	\$ 405,000	\$ 405,000	10/31	97	SS	\$ 130	
Oak Hill	1081 Bells Dr.	3126	5	4	2004	Y	\$ 399,000	\$ 399,900	8/10	14	REO	\$ 128	
Oak Hill	1046 Greenway Rd.	3300	5	6	2005	Y	\$ 420,000	\$ 415,000	12/16	156	SS	\$ 126	

Courtesy of Doug West, First Team Real Estate
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Parkside	1053 Boulder Pl	2238	4	5	2006	Y	\$ 419,900	\$ 515,000	5/26	61	T	\$ 230
Parkside	1156 Parkview Dr	3014	4	5	2007	Y	\$ 360,000	\$ 350,000	12/14	118	SS	\$ 116
Parkside	1149 Parkview Dr.	3238	3	4	2007	Y	\$ 430,000	\$ 435,000	7/7	202	T	\$ 134
Parkside	1112 Parkview Dr.	3533	6	6	2007	Y	\$ 440,000	\$ 440,000	10/14	192	SS	\$ 125
Parkside	1037 Boulder Pl.	3533	6	6	2006	Y		\$ 415,000	7/12		REO	\$ 117
Parkside	1132 Parkview Dr.	3533	5	4	2006	Y	\$ 479,990	\$ 479,990	3/23	105	T	\$ 136
Sonoma Hill	4991 El Mirlo Dr.	1790	3	2	2001	N	\$ 299,500	\$ 299,500	11/11	9	REO	\$ 167
Sonoma Hill	779 El Caballo Dr.	2032	3	2	2001	N	\$ 329,000	\$ 320,000	3/10	34	REO	\$ 157
Sonoma Hill	811 El Caballo Dr.	2032	4	2	2001	N	\$ 359,000	\$ 342,000	10/14	12	I	\$ 168
Spyglass	5304 Village Dr.	3643	5	4	2005	Y	\$ 525,950	\$ 515,000	6/16	240	T	\$ 141
Spyglass	5308 Village Dr.	4109	5	4	2005	Y	\$ 465,000	\$ 499,000	7/26	185	SS	\$ 121
Spyglass	1059 Victory Ct.	4109	6	5	2005	Y	\$ 598,990	\$ 574,314	7/1	101	T	\$ 140
Sycamore Sp	5177 Cerulean Wy	1682	4	2	2002	N	\$ 339,000	\$ 335,000	7/29	78	SS	\$ 199
Sycamore Sp	1158 Midnight Wy.	1840	4	2	2002	N	\$ 324,900	\$ 310,000	7/29	19	REO	\$ 168
Sycamore Sp	1150 Midnight Wy.	2749	4	3	2002	N	\$ 375,400	\$ 379,154	8/10	24	REO	\$ 138
Sycamore Sp	1151 Prussian Wy.	2749	4	3	2003	N	\$ 431,300	\$ 432,000	7/26	196	SS	\$ 157
Wilmont Rch	5271 Alexandrine Ct	2274	5	3	2002	N	\$ 410,000	\$ 400,000	10/6	306	SS	\$ 176
Wilmont Rch	5475 Parrolette Ct.	2277	5	3	2003	N	\$ 405,000	\$ 395,000	8/16	153	T	\$ 173
Wilmont Rch	5430 Toucanet Ct.	2459	5	3	2002	N	\$ 350,000	\$ 355,000	9/9	5	REO	\$ 144
Wilmont Rch	5539 Nanday Ct.	2873	4	3	2002	N	\$ 408,000	\$ 400,000	9/19	145	SS	\$ 139
Wilmont Rch	3513 Cockatoo Ct.	3136	4	3	2006	N	\$ 479,000	\$ 470,000	7/27	6	SS	\$ 150
Wilmont Rch	5575 Nanday Ct.	3337	3	4	2006	N	\$ 425,000	\$ 420,000	12/19	172	T	\$ 126
Wilmont Rch	5507 Alexandrine Ct.	3727	5	3	2005	N	\$ 525,000	\$ 512,000	11/29	42	SS	\$ 137
Wilmont Rch	1105 Conure Ct.	3891	4	4	2006	N	\$ 759,000	\$ 760,000	5/25	20	T	\$ 195
Wilmont Rch	5510 Alexandrine Ct.	4057	4	3	2005	N	\$ 499,000	\$ 499,000	8/2	26	SS	\$ 123
Wilmont Rch	5532 Nanday Ct.	4057	5	3	2006	N	\$ 520,000	\$ 497,000	4/1	244	SS	\$ 123
Wilmont Rch	2101 Timneh Ct.	4652	4	5	2009	N	\$ 759,000	\$ 680,000	3/30	143	T	\$ 146

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