

Sales Report for Peleg's Point

Monday, August 23, 2010

For

By



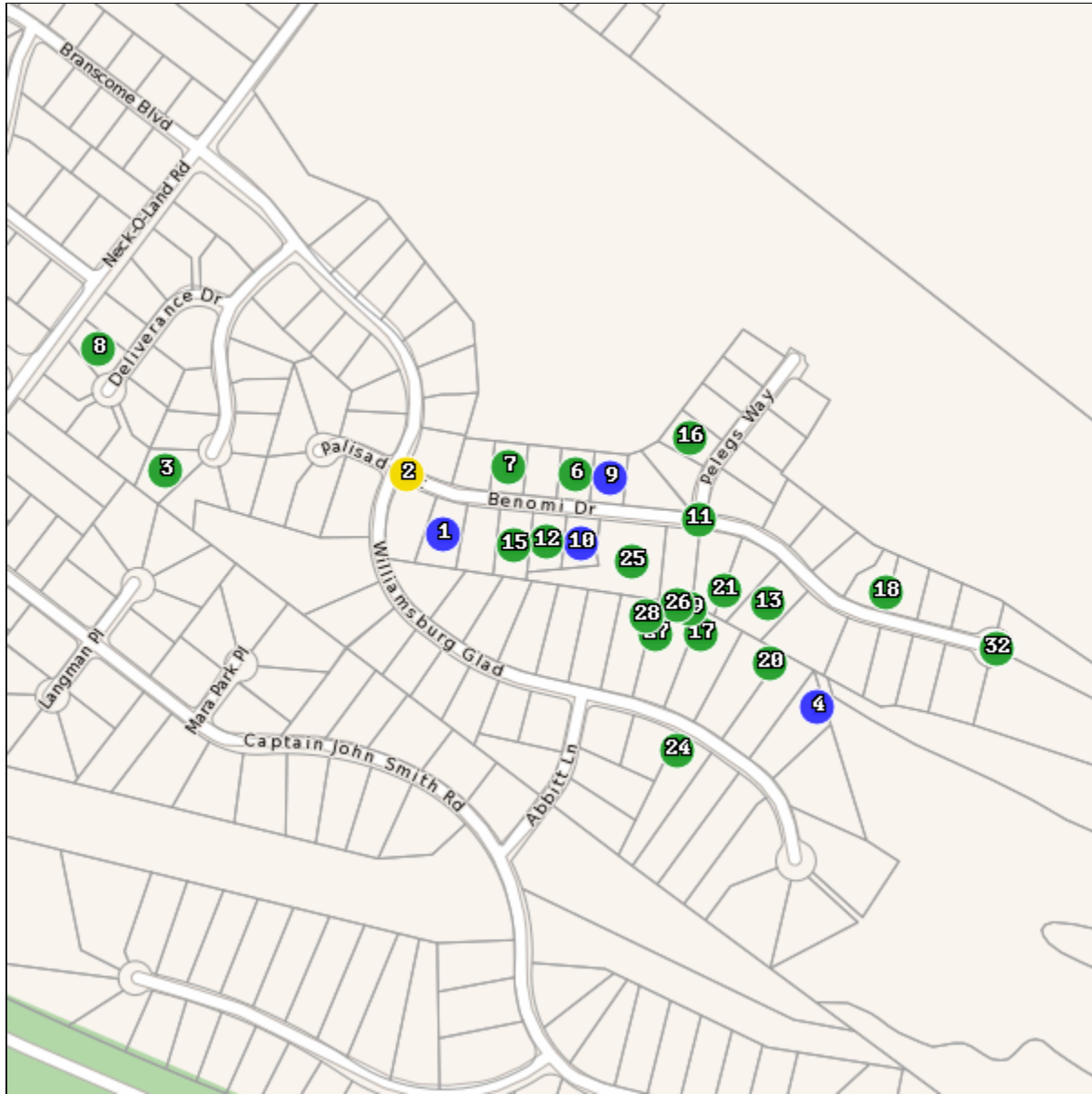
John Womeldorf of Liz Moore & Associates-2

5350 Discovery Park Blvd
Williamsburg, VA 23188
Office - (757) 645-4106
john@mrwilliamsburg.com
<http://www.lizmoorehomes.com>

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

CMA: Mapping




Map of Subject And Comparable Properties



Legend					
● Active	● Sold	● Pending	● Withdrawn	● Cancelled	● Expired
1. 2104 Benomi Dr , Williamsburg VA 23185	2. 2108 Benomi Dr , Williamsburg VA 23185				
3. 2228 Flower Dew Ct , Williamsburg VA 23185	4. 2127 Benomi Dr , Williamsburg VA 23185				
5. MM Benomi Dr , Williamsburg VA 23185	6. 2119 Benomi Dr , Williamsburg VA 23185				
7. 2109 Benomi Dr , Williamsburg VA 23185	8. 4720 Deliverance Dr , Williamsburg VA 23188				
9. 2123 Benomi Dr , Williamsburg VA 23185	10. 2120 Benomi Dr , Williamsburg VA 23185				
11. MM Benomi Dr , Williamsburg VA 23185	12. 2116 Benomi Dr , Williamsburg VA 23185				
13. 2140 Benomi Dr , Williamsburg VA 23185	14. MM Benomi Dr , Williamsburg VA 23185				
15. 2112 Benomi Dr , Williamsburg VA 23185	16. 4776 Pelegs Way , Williamsburg VA 23185				

- | | |
|--|--|
| 17. MM Benomi Dr , Williamsburg VA 23185 | 18. MM Benomi Dr , Williamsburg VA 23185 |
| 19. MM Benomi Dr , Williamsburg VA 23185 | 20. MM Benomi Dr , Williamsburg VA 23185 |
| 21. MM Benomi Dr , Williamsburg VA 23185 | 22. MM Benomi Dr , Williamsburg VA 23185 |
| 23. MM Benomi Dr , Williamsburg VA 23185 | 24. MM Benomi Dr , Williamsburg VA 23185 |
| 25. MM Benomi Dr , Williamsburg VA 23185 | 26. MM Benomi Dr , Williamsburg VA 23185 |
| 27. MM Benomi Dr , Williamsburg VA 23185 | 28. MM Benomi Dr , Williamsburg VA 23185 |
| 29. MM Benomi Dr , Williamsburg VA 23185 | 30. MM Benomi Dr , Williamsburg VA 23185 |
| 31. MM Benomi Dr , Williamsburg VA 23185 | 32. MM Benomi Dr , Williamsburg VA 23185 |

CMA: Comparable Properties

	30024910	30012112	30012113
			
	4720 Deliverance Dr Williamsburg VA	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA
List Price	\$327,500	\$398,000	\$380,000
Original List Price	\$335,000	\$447,900	\$399,900
Sold Price			
Status	Active	Active	Active
Status Date	08/02/2010	10/05/2007	10/05/2007
Days on Market	25	1053	1053
Total Bedrooms	4	4	3
Est. Fin. SqFt	2,271	3,168	2,729
Lot Desc/Dim.			
Total Acres	0.35	0.00	0.00
Year Built	2000	2010	2010
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	2	3	2
Baths - Half	1	1	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$327,500	\$398,000	\$380,000




CMA: Comparable Properties

	30012114	30012117	30012120
			
	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA
List Price	\$392,000	\$401,000	\$407,000
Original List Price	\$449,900	\$455,900	\$465,900
Sold Price			
Status	Active	Active	Active
Status Date	10/05/2007	10/05/2007	10/05/2007
Days on Market	1053	1053	1053
Total Bedrooms	4	6	5
Est. Fin. SqFt	3,141	3,249	3,428
Lot Desc/Dim.			
Total Acres	0.00	0.00	0.00
Year Built	2010	2010	2010
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	3	3	3
Baths - Half	1	1	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$392,000	\$401,000	\$407,000

CMA: Comparable Properties

	30012121	30012124	30012125
			
	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA
List Price	\$403,000	\$405,000	\$399,000
Original List Price	\$439,900	\$459,900	\$434,900
Sold Price			
Status	Active	Active	Active
Status Date	10/05/2007	10/05/2007	10/05/2007
Days on Market	1053	1053	1053
Total Bedrooms	5	4	4
Est. Fin. SqFt	3,359	3,379	2,974
Lot Desc/Dim.			
Total Acres	0.00	0.00	0.00
Year Built	2010	2010	2010
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	3	3	3
Baths - Half	1	1	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$403,000	\$405,000	\$399,000




CMA: Comparable Properties

	30012126	30012128	30012130
			
	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA
List Price	\$380,000	\$366,000	\$350,000
Original List Price	\$419,900	\$389,900	\$392,900
Sold Price			
Status	Active	Active	Active
Status Date	10/05/2007	10/05/2007	10/05/2007
Days on Market	1053	1053	1053
Total Bedrooms	4	3	3
Est. Fin. SqFt	3,024	2,762	2,746
Lot Desc/Dim.			
Total Acres	0.00	0.00	0.00
Year Built	2010	2010	2010
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	2	2	2
Baths - Half	1	1	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$380,000	\$366,000	\$350,000


CMA: Comparable Properties

	30012326	30018578	30019273
			
	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA	2119 Benomi Dr Williamsburg VA
List Price	\$420,000	\$334,000	\$340,000
Original List Price	\$472,900	\$334,000	\$370,000
Sold Price			
Status	Active	Active	Active
Status Date	10/19/2007	03/26/2009	05/13/2009
Days on Market	1040	516	467
Total Bedrooms	5	3	3
Est. Fin. SqFt	3,557	2,053	2,559
Lot Desc/Dim.			
Total Acres	0.00	0.35	0.35
Year Built	2010	2010	2010
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	4	2	2
Baths - Half	1	1	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$420,000	\$334,000	\$340,000




CMA: Comparable Properties

	30019275	30019276	30019279
			
	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA	2109 Benomi Dr Williamsburg VA
List Price	\$334,000	\$357,000	\$330,000
Original List Price	\$365,000	\$370,000	\$365,000
Sold Price			
Status	Active	Active	Active
Status Date	08/06/2010	05/13/2009	05/13/2009
Days on Market	468	467	467
Total Bedrooms	4	3	4
Est. Fin. SqFt	2,494	2,559	2,494
Lot Desc/Dim.			
Total Acres	0.00	0.00	0.35
Year Built	2010	2010	2010
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	2	2	2
Baths - Half	1	1	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$334,000	\$357,000	\$330,000




CMA: Comparable Properties

	30019264	30019296	30022505
			
	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA
List Price	\$355,000	\$289,000	\$366,000
Original List Price	\$355,000	\$298,000	\$380,000
Sold Price			
Status	Active	Active	Active
Status Date	08/06/2010	05/14/2009	02/22/2010
Days on Market	468	467	182
Total Bedrooms	4	3	4
Est. Fin. SqFt	2,305	1,805	2,675
Lot Desc/Dim.			
Total Acres	0.00	0.00	0.34
Year Built	2010	2010	2010
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	2	2	2
Baths - Half	1	0	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$355,000	\$289,000	\$366,000




CMA: Comparable Properties

	30023204	30023321	30024147
			
	4776 Pelegs Way Williamsburg VA	2228 Flower Dew Ct Williamsburg VA	2116 Benomi Dr Williamsburg VA
List Price	\$312,330	\$345,000	\$330,000
Original List Price	\$312,330	\$345,000	\$330,000
Sold Price			
Status	Active	Active	Active
Status Date	04/06/2010	04/13/2010	06/07/2010
Days on Market	142	133	80
Total Bedrooms	3	4	3
Est. Fin. SqFt	1,805	2,641	2,278
Lot Desc/Dim.			
Total Acres	0.25	0.46	0.33
Year Built	2010	2000	2010
Garage Bays	2	0	2
Garage Type	ATT	ATT	ATT
Baths - Full	2	2	2
Baths - Half	1	1	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$312,330	\$345,000	\$330,000



CMA: Comparable Properties

	30024151	30024203	30024204
	 <p>POWELL</p> <ul style="list-style-type: none"> • Hardwood floors throughout • Full kitchen, granite counter tops • Open floor plan with fireplace • Hardwood floors • Master's Suite • Hardwood floors • Hardwood floors • 2227 sq. ft. of space <p>©2010 Property of the WML</p>	 <p>©2010 Property of the WML, Inc.</p>	 <p>©2010 Property of the WML, Inc.</p>
	2140 Benomi Dr Williamsburg VA	MM Benomi Dr Williamsburg VA	2112 Benomi Dr Williamsburg VA
List Price	\$330,000	\$330,000	\$366,000
Original List Price	\$330,000	\$330,000	\$366,000
Sold Price			
Status	Active	Active	Active
Status Date	06/07/2010	06/10/2010	06/10/2010
Days on Market	80	75	75
Total Bedrooms	3	3	4
Est. Fin. SqFt	2,278	2,278	2,675
Lot Desc/Dim.			
Total Acres	0.33	0.33	0.33
Year Built	2010	2010	2010
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	2	2	2
Baths - Half	1	1	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$330,000	\$330,000	\$366,000

CMA: Comparable Properties

	30012317	30017132	30018984
			
	2127 Benomi Dr Williamsburg VA	2104 Benomi Dr Williamsburg VA	2123 Benomi Dr Williamsburg VA
List Price	\$398,000	\$476,000	\$360,000
Original List Price	\$449,600	\$496,000	\$385,000
Sold Price	\$378,000	\$450,000	\$360,000
Status	Sold	Sold	Sold
Status Date	05/21/2010	08/28/2009	04/19/2010
Days on Market	924	258	327
Total Bedrooms	4	6	4
Est. Fin. SqFt	3,211	3,557	2,675
Lot Desc/Dim.			
Total Acres	0.45	0.50	0.34
Year Built	2010	2005	2009
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	3	4	2
Baths - Half	0	1	1
Subdivision	Pelegs Point	Pelegs Point	Pelegs Point
Price	\$378,000	\$450,000	\$360,000

CMA: Comparable Properties

	30022311	30012323	
			
	2120 Benomi Dr Williamsburg VA	2108 Benomi Dr Williamsburg VA	
List Price	\$378,000	\$501,900	
Original List Price	\$445,000	\$501,900	
Sold Price	\$378,000		
Status	Sold	Pending	
Status Date	05/28/2010	07/14/2008	
Days on Market	80	267	
Total Bedrooms	5	6	
Est. Fin. SqFt	2,974	3,325	
Lot Desc/Dim.			
Total Acres	0.34	0.47	
Year Built	2007	2007	
Garage Bays	2	2	
Garage Type	ATT	ATT	
Baths - Full	3	3	
Baths - Half	0	1	
Subdivision	Pelegs Point	Pelegs Point	
Price	\$378,000	\$501,900	

CMA: Statistical Summary

Price Analysis

Summary of Closed Listings							
MLS #	Address	List Price	DOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
30017132	2104 Benomi Dr, Williamsburg VA	\$476,000	258	08/26/2009	\$450,000	-	\$450,000
30012317	2127 Benomi Dr, Williamsburg VA	\$398,000	924	05/14/2010	\$378,000	-	\$378,000
30018984	2123 Benomi Dr, Williamsburg VA	\$360,000	327	04/15/2010	\$360,000	-	\$360,000
30022311	2120 Benomi Dr, Williamsburg VA	\$378,000	80	05/26/2010	\$378,000	-	\$378,000
Summary of Pending Listings							
MLS #	Address	Orig. List Price	DOM	List Price	Total Adjustments	Adjusted Price	
30012323	2108 Benomi Dr, Williamsburg VA	\$501,900	267	\$501,900	-	\$501,900	
Summary of Active Listings							
MLS #	Address	Orig. List Price	DOM	List Price	Total Adjustments	Adjusted Price	
30023321	2228 Flower Dew Ct, Williamsburg VA	\$345,000	133	\$345,000	-	\$345,000	
30018578	MM Benomi Dr, Williamsburg VA	\$334,000	516	\$334,000	-	\$334,000	
30019273	2119 Benomi Dr, Williamsburg VA	\$370,000	467	\$340,000	-	\$340,000	
30019279	2109 Benomi Dr, Williamsburg VA	\$365,000	467	\$330,000	-	\$330,000	
30024910	4720 Deliverance Dr, Williamsburg VA	\$335,000	25	\$327,500	-	\$327,500	
30022505	MM Benomi Dr, Williamsburg VA	\$380,000	182	\$366,000	-	\$366,000	
30024147	2116 Benomi Dr, Williamsburg VA	\$330,000	80	\$330,000	-	\$330,000	
30024151	2140 Benomi Dr, Williamsburg VA	\$330,000	80	\$330,000	-	\$330,000	
30024203	MM Benomi Dr, Williamsburg VA	\$330,000	75	\$330,000	-	\$330,000	
30024204	2112 Benomi Dr, Williamsburg VA	\$366,000	75	\$366,000	-	\$366,000	
30023204	4776 Pelegs Way, Williamsburg VA	\$312,330	142	\$312,330	-	\$312,330	
30012112	MM Benomi Dr, Williamsburg VA	\$447,900	1053	\$398,000	-	\$398,000	
30012113	MM Benomi Dr, Williamsburg VA	\$399,900	1053	\$380,000	-	\$380,000	
30012114	MM Benomi Dr, Williamsburg VA	\$449,900	1053	\$392,000	-	\$392,000	
30012117	MM Benomi Dr, Williamsburg VA	\$455,900	1053	\$401,000	-	\$401,000	
30012120	MM Benomi Dr, Williamsburg VA	\$465,900	1053	\$407,000	-	\$407,000	
30012121	MM Benomi Dr, Williamsburg VA	\$439,900	1053	\$403,000	-	\$403,000	
30012124	MM Benomi Dr, Williamsburg VA	\$459,900	1053	\$405,000	-	\$405,000	
30012125	MM Benomi Dr,	\$434,900	1053	\$399,000	-	\$399,000	

30012126	Williamsburg VA MM Benomi Dr, Williamsburg VA	\$419,900	1053	\$380,000	-	\$380,000
30012128	Williamsburg VA MM Benomi Dr, Williamsburg VA	\$389,900	1053	\$366,000	-	\$366,000
30012130	Williamsburg VA MM Benomi Dr, Williamsburg VA	\$392,900	1053	\$350,000	-	\$350,000
30012326	Williamsburg VA MM Benomi Dr, Williamsburg VA	\$472,900	1040	\$420,000	-	\$420,000
30019264	Williamsburg VA MM Benomi Dr, Williamsburg VA	\$355,000	468	\$355,000	-	\$355,000
30019275	Williamsburg VA MM Benomi Dr, Williamsburg VA	\$365,000	468	\$334,000	-	\$334,000
30019276	Williamsburg VA MM Benomi Dr, Williamsburg VA	\$370,000	467	\$357,000	-	\$357,000
30019296	Williamsburg VA MM Benomi Dr, Williamsburg VA	\$298,000	467	\$289,000	-	\$289,000

Low, Average, Median, and High Comparisons				
	Closed	Pending	Active	Overall
Low	\$360,000	\$501,900	\$289,000	\$289,000
Average	\$391,500	\$501,900	\$360,994	\$369,210
Median	\$378,000	\$501,900	\$357,000	\$366,000
High	\$450,000	\$501,900	\$420,000	\$501,900

Overall Market Analysis (Unadjusted)										
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Sale/List Price	Avg. Est. Fin. SqFt	Avg. List \$/Est. Fin. SqFt	Avg. Sold \$/Est. Fin. SqFt	Avg. Dom
Closed	4	1,612,000	403,000	1,566,000	391,500	0.97	3,104	129.86	126.48	397
Pending	1	501,900	501,900	0	0	0.00	3,325	150.95	0.00	267
Active	27	9,746,830	360,994	0	0	0.00	2,692	136.34	0.00	620
Overall	32	11,860,730	370,648	1,566,000	391,500	0.97	2,763	135.98	126.48	581