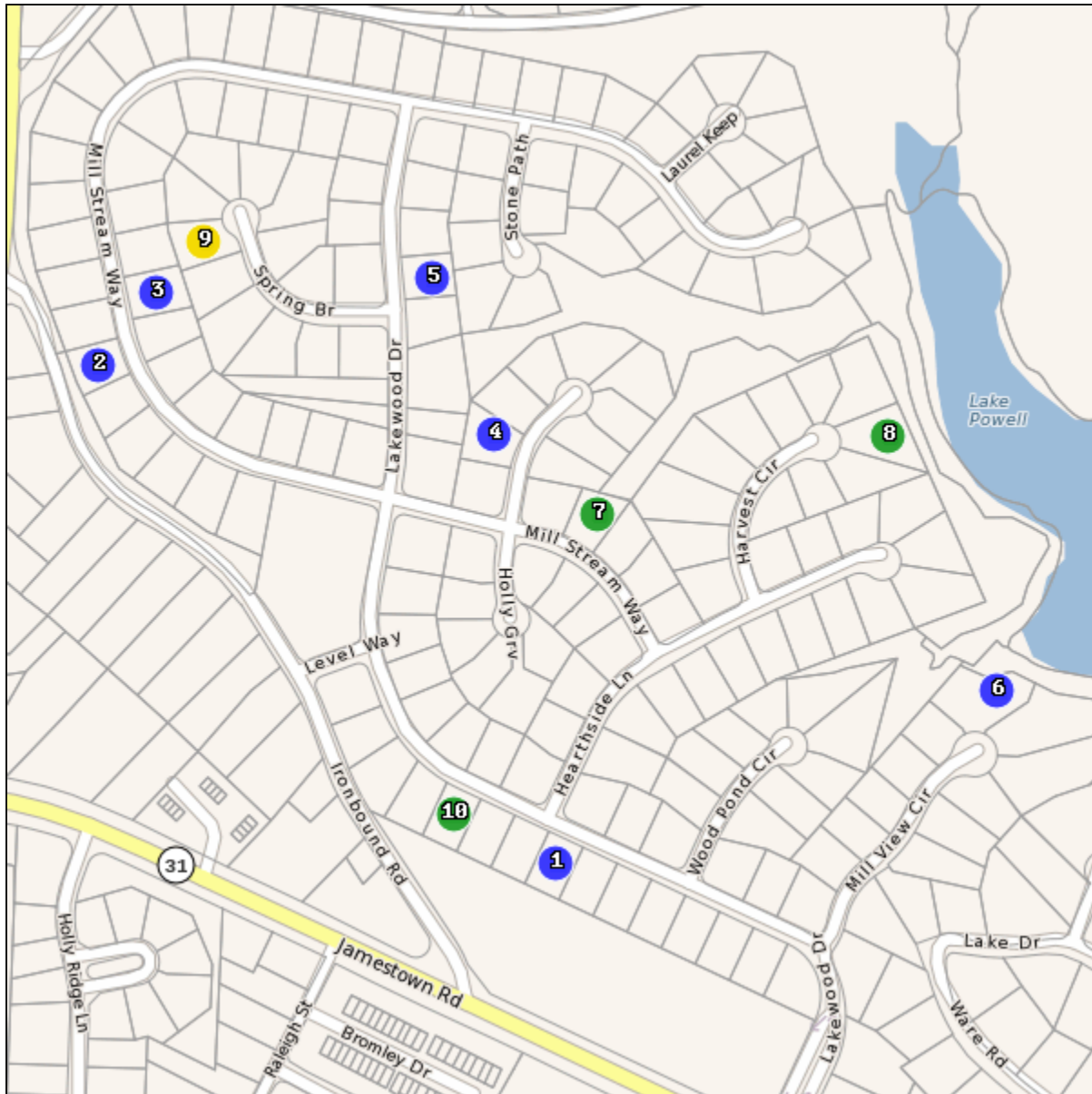


CMA: Mapping




Map of Subject And Comparable Properties





Legend	
● Active	● Sold
● Pending	● Withdrawn
● Cancelled	● Expired

1. 143 Lakewood Dr , Williamsburg VA 23185	2. 229 Mill Stream Way , Williamsburg VA 23185
3. 232 Mill Stream Way , Williamsburg VA 23185	4. 105 Holly Grove , Williamsburg VA 23185
5. 198 Lakewood Dr , Williamsburg VA 23185	6. 121 Mill View Cir , Williamsburg VA 23185
7. 112 Mill Stream Way , Williamsburg VA 23185	8. 128 Harvest Cir , Williamsburg VA 23185
9. 121 Spring Branch , Williamsburg VA 23185	10. 155 Lakewood Dr , Williamsburg VA 23185




CMA: Comparable Properties

	30023541	30024089	30023091
			
	128 Harvest Cir Williamsburg VA	155 Lakewood Dr Williamsburg VA	112 Mill Stream Way Williamsburg VA
List Price	\$459,000	\$425,000	\$399,900
Original List Price	\$465,900	\$425,000	\$449,000
Sold Price			
Status	Active	Active	Active
Status Date	06/11/2010	06/02/2010	03/31/2010
Days on Market	105	68	133
Total Bedrooms	4	3	4
Est. Fin. SqFt	3,222	2,200	2,675
Lot Desc/Dim.		LOVELY & LEVEL	
Total Acres	0.55	0.34	0.39
Year Built	1996	1991	1996
Garage Bays	3	2	2
Garage Type	Both	Side/R	ATT
Baths - Full	3	2	2
Baths - Half	1	1	1
Subdivision	Settlers Mill	Settlers Mill	Settlers Mill
Price	\$459,000	\$425,000	\$399,900


CMA: Comparable Properties

	30018173	30018198	30019168
			
	143 Lakewood Dr Williamsburg VA	229 Mill Stream Way Williamsburg VA	232 Mill Stream Way Williamsburg VA
List Price	\$380,000	\$449,000	\$450,000
Original List Price	\$444,500	\$469,000	\$499,900
Sold Price	\$365,000	\$430,000	\$435,000
Status	Sold	Sold	Sold
Status Date	04/05/2010	12/09/2009	10/01/2009
Days on Market	322	186	110
Total Bedrooms	4	4	4
Est. Fin. SqFt	2,898	3,447	3,787
Lot Desc/Dim.			
Total Acres	0.34	0.35	0.41
Year Built	1989	1997	2000
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	3	3	3
Baths - Half	0	1	1
Subdivision	Settlers Mill	Settlers Mill	Settlers Mill
Price	\$365,000	\$430,000	\$435,000

CMA: Comparable Properties

	30019206	30020081	30022303
			
	105 Holly Grove Williamsburg VA	198 Lakewood Dr Williamsburg VA	121 Mill View Cir Williamsburg VA
List Price	\$440,000	\$569,900	\$455,000
Original List Price	\$450,000	\$569,900	\$455,000
Sold Price	\$425,000	\$535,000	\$435,000
Status	Sold	Sold	Sold
Status Date	08/11/2009	01/28/2010	03/31/2010
Days on Market	59	152	30
Total Bedrooms	4	4	4
Est. Fin. SqFt	2,489	3,850	3,200
Lot Desc/Dim.			
Total Acres	0.42	0.35	0.69
Year Built	1996	1999	1995
Garage Bays	2	2	2
Garage Type	ATT	ATT	ATT
Baths - Full	2	3	2
Baths - Half	1	1	1
Subdivision	Settlers Mill	Settlers Mill	Settlers Mill
Price	\$425,000	\$535,000	\$435,000

CMA: Comparable Properties

	30023977		
			
	121 Spring Branch Williamsburg VA		
List Price	\$469,900		
Original List Price	\$469,900		
Sold Price			
Status	Pending		
Status Date	08/05/2010		
Days on Market	9		
Total Bedrooms	4		
Est. Fin. SqFt	3,200		
Lot Desc/Dim.			
Total Acres	0.40		
Year Built	1998		
Garage Bays	2		
Garage Type	ATT		
Baths - Full	2		
Baths - Half	1		
Subdivision	Settlers Mill		
Price	\$469,900		

CMA: Statistical Summary

Price Analysis

Summary of Closed Listings							
MLS #	Address	List Price	DOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
30018173	143 Lakewood Dr, Williamsburg VA	\$380,000	322	03/31/2010	\$365,000	-	\$365,000
30018198	229 Mill Stream Way, Williamsburg VA	\$449,000	186	11/30/2009	\$430,000	-	\$430,000
30019168	232 Mill Stream Way, Williamsburg VA	\$450,000	110	09/30/2009	\$435,000	-	\$435,000
30019206	105 Holly Grove, Williamsburg VA	\$440,000	59	08/10/2009	\$425,000	-	\$425,000
30020081	198 Lakewood Dr, Williamsburg VA	\$569,900	152	01/25/2010	\$535,000	-	\$535,000
30022303	121 Mill View Cir, Williamsburg VA	\$455,000	30	03/30/2010	\$435,000	-	\$435,000

Summary of Pending Listings						
MLS #	Address	Orig. List Price	DOM	List Price	Total Adjustments	Adjusted Price
30023977	121 Spring Branch, Williamsburg VA	\$469,900	9	\$469,900	-	\$469,900

Summary of Active Listings						
MLS #	Address	Orig. List Price	DOM	List Price	Total Adjustments	Adjusted Price
30023091	112 Mill Stream Way, Williamsburg VA	\$449,000	133	\$399,900	-	\$399,900
30023541	128 Harvest Cir, Williamsburg VA	\$465,900	105	\$459,000	-	\$459,000
30024089	155 Lakewood Dr, Williamsburg VA	\$425,000	68	\$425,000	-	\$425,000

Low, Average, Median, and High Comparisons				
	Closed	Pending	Active	Overall
Low	\$365,000	\$469,900	\$399,900	\$365,000
Average	\$437,500	\$469,900	\$427,967	\$437,880
Median	\$432,500	\$469,900	\$425,000	\$432,500
High	\$535,000	\$469,900	\$459,000	\$535,000

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	6	2,743,900	457,317	2,625,000	437,500	0.96	3,278	141.20	135.20	143
Pending	1	469,900	469,900	0	0	0.00	3,200	146.84	0.00	9
Active	3	1,283,900	427,967	0	0	0.00	2,699	161.71	0.00	102
Overall	10	4,497,700	449,770	2,625,000	437,500	0.96	3,097	147.92	135.20	117

Selection Criteria for Comparable Properties


Specified listings from the following search: Property type Residential; Subdivision of 'Settlers Mill'; Status of 'Active', 'Closed', 'Pending'; Sold Date between '8/9/2009' and '8/9/2020'.

Address: 143 Lakewood Dr , Williamsburg , VA 23185

 <p>©2009 Property of the WMLS, Inc.</p>	List Number	30018173	Status	Closed
	Price	\$ 380,000	Low Price	
	Book Section		Area	James City County
	Total Bedrooms	4	Total Baths	
	Baths - Full	3	Baths - Half	0
	Total Rooms	8	# Fireplaces	1
	# Stories	2	Garage Type	Attached
	Garage Bays	2	Est. Fin. SqFt	2898
	SqFt Source	Owner	Year Built	1989
	Mster Bdrm 1st Floor	No	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.34	
Lot SqFt		Lot Desc/Dim.		
Water Frontage	No	Zoning	residential	

Directions: Jamestown Road to Settler's Mill

Remarks: Colonial brick home in desirable neighborhood. Three bedrooms, 3 full baths, bonus room or 4th bedroom. Large backyard.

 <p>www.MrWilliamsburg.com</p>	<p><i>Provided as a courtesy of</i> John Womeldorf, ABR, ePro, Lic. in VA Liz Moore & Associates-2 5350 Discovery Park Blvd Williamsburg, VA 23188 Office - (757) 645-4106 Mobile - (757) 254-8136 Voice - (757) 254-8136 john@mrwilliamsburg.com http://www.lizmoorehomes.com</p>
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Address: 229 Mill Stream Way , Williamsburg , VA 23185

List Number	30018198	Status	Closed
Price	\$ 449,000	Low Price	
Book Section		Area	James City County
Total Bedrooms	4	Total Baths	
Baths - Full	3	Baths - Half	1
Total Rooms	11	# Fireplaces	1
# Stories	2	Garage Type	Attached
Garage Bays	2	Est. Fin. SqFt	3447
SqFt Source	Public Record	Year Built	1997
Mster Bdrm 1st Floor	Yes	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.35
Lot SqFt		Lot Desc/Dim.	
Water Frontage	No	Zoning	R-1

Directions: 199 to Jamestown Rd, Rt into Settlers Mill, Lakewood bear to left, pass pool & clubhouse, Left on Mill Stream Way (229)**Remarks:** Over 3400 sq ft & closings costs available. If your agent hasn't already told you, you know now that this is a steal. Over \$20,000 UNDER assessed value. Located in the heart of Williamsburg/JCC. Close to everything you may need, interstates, grocery stores, hospital, schools, entertainment and more.*Provided as a courtesy of***John Womeldorf, ABR, ePro, Lic. in VA**

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Address: 232 Mill Stream Way , Williamsburg , VA 23185



List Number	30019168	Status	Closed
Price	\$ 450,000	Low Price	
Book Section		Area	James City County
Total Bedrooms	4	Total Baths	
Baths - Full	3	Baths - Half	1
Total Rooms	10	# Fireplaces	2
# Stories	3	Garage Type	Attached
Garage Bays	2	Est. Fin. SqFt	3787
SqFt Source	Owner	Year Built	2000
Mster Bdrm 1st Floor	Yes	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.41
Lot SqFt		Lot Desc/Dim.	
Water Frontage	No	Zoning	R1

Directions: Jamestown Rd to Settler's Mill; right on Mill Stream, house on right.

Remarks: Large & lovely! Beautiful & move in ready, this Colonial has it all! Open floor plan downstairs with vaulted ceilings adds to the spacious feel. Hardwood floors throughout the downstairs, butler's pantry in dining room, 2 fireplaces are just a few of the many amenities. French doors in finished basement lead to the outdoors & the HOT TUB!



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Address: 105 Holly Grove , Williamsburg , VA 23185



List Number	30019206	Status	Closed
Price	\$ 440,000	Low Price	
Book Section		Area	James City County
Total Bedrooms	4	Total Baths	
Baths - Full	2	Baths - Half	1
Total Rooms	7	# Fireplaces	1
# Stories	2	Garage Type	Attached
Garage Bays	2	Est. Fin. SqFt	2489
SqFt Source	Public Record	Year Built	1996
Mster Bdrm 1st Floor	Yes	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.42
Lot SqFt		Lot Desc/Dim.	
Water Frontage	No	Zoning	R-1

Directions: Jamestown Road to Lakewood. Right on Mill Strem, left on Holly Grove.

Remarks: All brick custom home built by Joel Sheppard in fantastic condition backing to wooded conservation easement. Relax on the spacious screened porch or adjoining deck. Recent updates : water heaters, hybrid heat pumps, gas furnaces, electrostatic filters & 11 KW gas powered auto-switch generator. Also included: lighting protection, sprinkler system & security system. Landscaping is lush & peaceful.



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Address: 198 Lakewood Dr , Williamsburg , VA 23185



List Number	30020081	Status	Closed
Price	\$ 569,900	Low Price	
Book Section		Area	James City County
Total Bedrooms	4	Total Baths	
Baths - Full	3	Baths - Half	1
Total Rooms	10	# Fireplaces	1
# Stories	2	Garage Type	Attached
Garage Bays	2	Est. Fin. SqFt	3850
SqFt Source	Owner	Year Built	1999
Mster Bdrm 1st Floor	Yes	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.35
Lot SqFt		Lot Desc/Dim.	
Water Frontage	No	Zoning	R1

Directions: Jamestown Road to Settler's Mill on right side of Lakewood.

Remarks: Custom built Jeff Fisher home in great neighborhood. Large, open rooms. Beautiful first floor master w/large closet and large bath. Brick and vinyl with tile front porch. Great detail in this home. Hardwood w/beautiful inlays, beautiful stone fireplace which goes up to cathedral ceiling. Double ovens in kitchen. You won't believe all the rooms and closet space plus walk-in storage room.



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Address: 121 Mill View Cir , Williamsburg , VA 23185



List Number	30022303	Status	Closed
Price	\$ 455,000	Low Price	
Book Section		Area	James City County
Total Bedrooms	4	Total Baths	
Baths - Full	2	Baths - Half	1
Total Rooms	10	# Fireplaces	2
# Stories	3	Garage Type	Attached
Garage Bays	2	Est. Fin. SqFt	3200
SqFt Source	Owner	Year Built	1995
Mster Bdrm 1st Floor	Yes	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.69
Lot SqFt		Lot Desc/Dim.	
Water Frontage	No	Zoning	R1

Directions: Jamestown Rd (Rt. 31 S) to Lakewood to Mill View Circle

Remarks: Lovely home abuts conservation area at end of quiet cul-de-sac. Extraordinary views & privacy. Custom built three level living includes updated kitchen and baths, finished lower level with rec/media room. Extensive trim & exotic hardwood floors. Sought after neighborhood with pool & tennis.



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Address: 112 Mill Stream Way , Williamsburg , VA 23185



List Number	30023091	Status	Active
Price	\$ 399,900	Low Price	
Book Section		Area	James City County
Total Bedrooms	4	Total Baths	
Baths - Full	2	Baths - Half	1
Total Rooms	12	# Fireplaces	1
# Stories	2	Garage Type	Attached
Garage Bays	2	Est. Fin. SqFt	2675
SqFt Source	Public Record	Year Built	1996
Mster Bdrm 1st Floor	Yes	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.39
Lot SqFt		Lot Desc/Dim.	
Water Frontage	No	Zoning	R1

Directions: Jamestown Rd,R Lakewood Dr,L then R Hearthsides Ln,L Mill Stream Way

Remarks: Great neighborhood!! Great setting with treed privacy to the rear - Hardwood floors - 2 story ceiling height in family room - Nice deck - screened porch & GIANT patio for outdoor living. New roof & newer granite in kitchen in 2009. New granite counter tops in master bath & half bath!



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Address: 128 Harvest Cir , Williamsburg , VA 23185



List Number	30023541	Status	Active
Price	\$ 459,000	Low Price	
Book Section		Area	James City County
Total Bedrooms	4	Total Baths	
Baths - Full	3	Baths - Half	1
Total Rooms	11	# Fireplaces	1
# Stories	2	Garage Type	Both
Garage Bays	3	Est. Fin. SqFt	3222
SqFt Source	Public Record	Year Built	1996
Mster Bdrm 1st Floor	Yes	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.55
Lot SqFt		Lot Desc/Dim.	
Water Frontage	No	Zoning	R-1

Directions: Jamestown Rd. to R into Settler's Mill, bear L on Lakewood Dr, R on Hearthside Ln., L on Harvest Circle, home at end.
Remarks: Location, Layout & Lifestyle. On a cul-de-sac that backs to green space, this 4 or 5 bedroom, 3.5 bath 3222 SF home provides tranquil views from almost every room. 1st floor master suite, formal dining and living rooms, open floor plan from kitchen to family room....all great for entertaining. 2 car garage attached, PLUS 1 car detached garage, perfect for wood working shop or extra storage.



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Address: 121 Spring Branch , Williamsburg , VA 23185



List Number	30023977	Status	Pending
Price	\$ 469,900	Low Price	
Book Section		Area	James City County
Total Bedrooms	4	Total Baths	
Baths - Full	2	Baths - Half	1
Total Rooms	9	# Fireplaces	1
# Stories	2	Garage Type	Attached
Garage Bays	2	Est. Fin. SqFt	3200
SqFt Source	Owner	Year Built	1998
Mster Bdrm 1st Floor	No	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.40
Lot SqFt		Lot Desc/Dim.	
Water Frontage	No	Zoning	R1

Directions: 199 to Jamestown Rd (Rt31) S. R into Settler's Mill, Lakewood to L at Spring Branch.

Remarks: Extras galore in this lovely colonial home in move in condition. Wonderful open floor plan filled with light. Extensive millwork and built ins. Family room & gourmet kitchen are open to each other, providing a warm and welcoming gathering area. Floored attic provides storage and possible expansion. Large formal rooms, sunroom/study & large bedrooms allow for gracious living.



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Address: 155 Lakewood Dr , Williamsburg , VA 23185



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List Number	30024089	Status	Active
Price	\$ 425,000	Low Price	
Book Section		Area	James City County
Total Bedrooms	3	Total Baths	
Baths - Full	2	Baths - Half	1
Total Rooms	6	# Fireplaces	1
# Stories	1	Garage Type	Side/Rear Load
Garage Bays	2	Est. Fin. SqFt	2200
SqFt Source	Owner	Year Built	1991
Mster Bdrm 1st Floor	Yes	Subdivision	Settlers Mill
Neighborhood		Total Acres	0.34
Lot SqFt		Lot Desc/Dim.	LOVELY & LEVEL
Water Frontage	No	Zoning	R1

Directions: JAMESTOWN RD TO SETTLERS MILL TO LAKEWOOD

Remarks: A HOME FOR ALL THE RIGHT REASONS. All brick energy efficient ranch with generous room sizes. Large, level lot nestled in the cradle of convenience in the areas best kept secret.



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