

ROSE VALLEY, HOME SALES, 2004 AND FOUR YEAR HISTORY, SINGLE FAMILY HOUSES

Number	Address	BR	FBth/ PBth	List Price	Sold Price	Date	Age	Taxes	Acres	Tax Yr	DOM
5	Prices Lane	2	1.1	\$194,900	\$170,000	4/16/2004	75	4295	0.06	2003	143
6	Vernon Lane	4	2.1	\$318,000	\$318,000	10/15/2004	60	5734	0.33	2004	6
305	W. Brookhaven Road	4	2.0	\$399,900	\$330,000	12/10/2004	40	8197	2.50	2004	91
6	Tulip Lane	3	2.0	\$379,900	\$365,000	1/30/2004	100	5646	0.53	2003	61
47	Rabbit Run	4	2.0	\$439,900	\$390,000	8/2/2004	50	6251	1.00	2004	83
9	N. Longpoint Lane	6	4.1	\$419,900	\$405,000	5/27/2004	43	8213	1.43	2004	9
24	Todmorden Drive	4	2.1	\$475,000	\$430,000	9/27/2004	36	9653	0.90	2004	41
16	Briarcrest Drive	4	2.1	\$455,000	\$455,000	7/12/2004	35	8183	1.03	2004	4
10	Forest View	4	2.1	\$620,000	\$597,500	12/2/2004	35	10421	0.92	2004	47
Average				\$411,389	\$384,500		53	\$7,399	0.97		
Sales History											
Year	Number of Houses Sold	Average Price	High	Low	% Change Previous Yr	Cumulative Change					
2004	9	\$384,500	\$597,500	\$170,000	-21.8%	10.4%					
2003	9	\$491,967	\$610,000	\$290,000	4.5%	41.2%					
2002	11	\$470,945	\$825,000	\$272,500	48.6%	35.2%					
2001	11	\$316,982	\$679,900	\$182,000	-9.0%	-9.0%					
2000	5	\$348,400	\$450,000	\$293,000							
Information believed to be accurate but is not guaranteed.											
John Herreid, Long and Foster											
<p>Note: Year to year averages are misleading for Rose Valley because so few homes get sold every year. A few homes that are either way below the expected selling price or way above the expected selling price will change the figures considerably. For example, even though the statistics say the average price decreased from 2003 to 2004, there is no way the average house in Rose Valley went down in value. This is just a statistical anomaly.</p>											