

**Blue River Run
Townhomes
Tax Comparables**

<u>Address</u>	<u>Price</u>	<u>Sq Ft</u>	<u>Price Sq Ft</u>	<u>Bdrms</u>	<u>Baths</u>	<u>Date Sold</u>	<u>Days on Mkt</u>
104 Mountain Vista Ln	\$420,000	1392	\$302	2	2.5	Oct-08	115
113 Creek Ln	\$375,000	1144	\$328	2	2.5	Apr-09	62
103 Creek Ln	\$370,000	1144	\$323	2	2.5	May-09	28
112 Mountain Vista Ln	\$399,000	1392	\$287	2	2.5	Aug-09	245
107 Mountain Vista Ln	\$450,000	2011	\$224	4	3.5	Sep-09	70
102 Creek Ln	\$320,000	1144	\$280	2	2.5	Oct-09	394
121 Mountain Vista Ln	\$530,000	2011	\$264	4	3.75	Oct-09	414
114 Mountain Vista Ln	\$385,000	1392	\$277	2	2.5	Nov-09	1
105 Range View Cir	\$625,000	2400	\$260	4	3.5	Nov-09	1
102 Rocky Run Ln	\$533,000	2400	\$222	4	3.5	Jun-10	581

Averages: **\$440,700** **\$277** **191**
Count: **10**

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