

Three Chimneys Farm: October 2008

Hello Neighbors! Below are TCF's 2008 sales through 9/19/08. Analysis shows the following results compared to the same period in 2007 (shown in parentheses):

# Sales: 24 (24)	Avg. Price: \$419,871 (\$422,622)
Avg. Bedrooms: 5.2 (5.2)	Finished basement: 79% (46%)
Average baths: 4.4 (4.2)	3 Car Garage: 25% (17%)
4+ baths: 83%(67%)	

Visit www.RamonaSellsTCF.com for more information and details.

Plan	Beds	Baths	Basement	Homesite	Garage	Price	
Master up	6	5.5	Finished	Level ^C	3 Car	\$550,000	^T
Master up	6	5	Finished	Level ^C	3 Car	\$535,000	^T
Master up	5	4	Basement	Other ^{C *}	3 Car	\$508,000	
Master up	6	5	Finished	Level	3 Car	\$505,000	^T
Master up	5	5.5	Finished	Level [*]	2 Car	\$480,000	^V
Master-Main	4	4	Finished	Other ^C	2-Side	\$470,000	
Master-Main	6	4.5	Finished	Level	2 Car	\$467,000	
Master up	5	4	Basement	Level ^C	3 Car	\$460,000	^T
Master up	6	4	Finished	Level	2-Side	\$442,000	^V
Master up	6	4.5	Finished	Level	2 Car	\$432,000	^T
Master up	5	4.5	Basement	Level [*]	2 Car	\$414,000	^T
Master up	6	5	Finished	Level	2-Side	\$408,000	
Master up	5	5	Finished	Level	2 Car	\$408,000	
Master up	5	4.5	Finished	Level ^C	2-Side	\$398,500	^V
Master-Main	5	3.5	Finished	Level	2 Car	\$395,000	
Master up	5	4.5	Finished	Level	3 Car	\$389,000	
Master-Main	5	3.5	Finished	Level ^C	2 Car	\$385,000	^{T,V}
Master up	5	4.5	Finished	Level	2 Car	\$379,000	^{T,V}
Master up	5	5	Finished	Other ^C	2-Side	\$372,500	
Master up	6	4	Finished	Level ^C	2-Side	\$350,000	^V
Master up	5	4	Basement	Level	2 Car	\$349,000	^{F,V}
Master up	5	4.5	Finished	Level	2 Car	\$345,000	^{T,V}
Master-Main	3	3.5	Finished	Other	2-Side	\$330,000	^{T,V}
Master up	4	3.5	Basement	Other ^C	2 Car	\$304,900	^{F,V}

^C Cul-de-sac * Located in The Carriages ^T Corporate Transfer, ^V Vacant, ^F Foreclosure

