

Market Analysis

1381 Weyers Cave Road, Weyers Cave, VA

Fred & Susan Brent

Subject Property

MLS #	Address	Sold Price	Adjust	Closing Date	Liv. SF	SF - 1	SF - 2	SF-B-F	SF-B-UF	BR	BA	1/2BA	CIRCA	Acres	Garage	Construction
-	1381 Weyers Cave Road	-	-	7/17/2008	2629	2104	0	525	1255	3	2	0	1987	2.79	Double	Brick

Adjustment Values

MLS #	Address	Sold Price	Adjust	Closing Date	Liv. SF	SF - 1	SF - 2	SF-B-F	SF-B-UF	BR	BA	1/2BA	CIRCA	Acres	Garage	Construction
				\$3,193		\$25	\$25	\$15	\$5	\$6,000	\$3,000	\$1,000	\$300	\$12,000		

Comparables [Sold Since 7/17/2007]

MLS #	Address	Sold Price	Adjust	Closing Date	Liv. SF	SF - 1	SF - 2	SF-B-F	SF-B-UF	BR	BA	1/2BA	CIRCA	Acres	Garage	Construction
R61179	1461 Massanetta Springs Rd -\$15,000	\$310,000	\$359,040	1/15/2008 \$1,610	2110	1510 \$14,850	0 \$0	650 -\$1,875	800 \$2,275	3 \$0	2 \$0	0 \$0	1968 \$5,700	1 \$21,480	None \$20,000	Brick
R61757	4765 Lawyer Road	\$270,000	\$321,337	12/28/2007 \$1,767	1992	1612 \$12,300	0 \$0	380 \$2,175	1232 \$115	3 \$0	2 \$0	0 \$0	1967 \$6,000	1 \$21,480	Carport \$7,500	Brick
R63154	5095 Singers Glen Road \$5,000	\$312,500	\$345,504	5/1/2008 \$674	2850	1500 \$15,100	0 \$0	1350 -\$12,375	150 \$5,525	4 -\$6,000	3 -\$3,000	1 -\$1,000	1967 \$6,000	1.7 \$13,080	Double	Wood Siding \$10,000
R57249	17739 Spotswood Trail \$5,000	\$300,000	\$328,378	5/1/2007 \$3,876	2088	2088 \$400	0 \$0	0 \$7,875	2088 -\$4,165	3 \$0	2 \$0	1 -\$1,000	1977 \$3,000	2.299 \$5,892	Carport \$7,500	Brick
AVERAGE			\$338,565													

Comparables [For Sale]

MLS #	Address	List Price	Adjust	Closing Date	Liv. SF	SF - 1	SF - 2	SF-B-F	SF-B-UF	BR	BA	1/2BA	CIRCA	Acres	Garage	Construction
R63289	5260 E. Timber Ridge Rd	\$364,900	\$360,505	7/17/2008 \$0	1809	1809 \$7,375	0 \$0	0 \$7,875	0 \$6,275	3 \$0	2 \$0	0 \$0	1985 \$600	5 -\$26,520	Double	Brick
R65579	2496 McDonald Lane \$10,000	\$329,000	\$362,915	7/17/2008 \$0	2403	2403 -\$7,475	0 \$0	0 \$7,875	0 \$6,275	3 \$0	2 \$0	1 -\$1,000	1983 \$1,200	1.37 \$17,040	Double	Brick
R64776	2061 Mayland Road \$7,500	\$349,000	\$363,214	7/17/2008 \$0	1872	1872 \$5,800	0 \$0	0 \$7,875	284 \$4,855	3 \$0	2 \$0	0 \$0	1990 -\$900	4.533 -\$20,916	Double	Vinyl \$10,000
AVERAGE			\$362,211													

Analysis Prepared By:

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July 17, 2008