

Subject		Comparable 1		Comparable 2	
Distance From Subject		2.16		1.34	
List Price		\$225,000		\$218,000	
Original List Price		\$229,000		\$228,900	
Sold Price		\$227,000		\$190,000	
Status		Sold		Sold	
Status Date		5/17/2013		2/13/2013	
Agent Days on Market		46		563	
Adjustment			+/-		+/-
Total Bedrooms	3	3		3	
Total Bathrooms	3	2.5		2	
Total Apx Res SF	1744	1,753		1,647	
Lot Apx Acres	0.52	0.46		0.46	
Total # Garages	3	2		2	
Area	PA	PA - Palmer		PA - Palmer	
Year Built	2002	2002		2005	-7500
Baths			1750		3500
SF-Res			-360		3880
Acres			300		300
Garage #			15000		15000
Adjusted Price	\$241,298	\$243,690		\$205,180	

Comparable 3	
6.78	
\$250,000	
\$306,000	
\$210,000	
Sold	
9/13/2013	
676	
	+/-
3	
2	
1,676	
2.31	
3	
PA - Palmer	
2006	-10000
	3500
	2720
	-8950
\$197,270	