

CMA Report

Listings as of 04/09/08 at 1:17pm

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SINGLE FAMILY

PNDG W/CONTINGENCIES Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price
145 Gages Way	Brewster		1	1	560	10000sf	1950	03/07/08	48/48	169,000	169,000
116 Snow Rd	Brewster		3	2	1,500	28749sf	1985	03/25/08	30/30	339,900	339,900
75 Brook Trail Rd	Brewster		4	2	1,260	0.430ac	1965	03/28/08	152/324	359,900	349,900
423 Holly Ave	East Brewster		4	3	1,800	15120sf	1983	03/24/08	20/20	439,000	439,000
121 Whiffletree Ave	West Brewster		4	3	1,800	1.000ac	2001	03/24/08	326/326	644,400	629,000
Listing Count 5		Averages	1,384						115/150	390,440	385,360
			High 629,000					Low 169,000		Median 349,900	

PENDING Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price
45 Valley Rd	Brewster		4	3	2,400	18295sf	1988	03/06/08	241/241	565,000	499,900
77 Turning Mill Rd	Brewster		3	3	1,538		1999	03/28/08	4/4	499,900	499,900
48 Spruce Run Dr	Brewster		3	3	3,056	42930sf	1996	03/21/08	26/26	699,000	699,000
88 Brier Ln	Brewster		5	4	4,000	10.000ac	1986	03/24/08	23/23	1,499,000	1,499,000
Listing Count 4		Averages	2,749						74/74	815,725	799,450
			High 1,499,000					Low 499,900		Median 599,450	

SOLD Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
298 Millstone Rd	Brewster		2	1	936	30056sf	1993	03/26/08	10/10	259,900	259,900	260,000	100.00
238 Governor Bradford	Brewster		3	2	1,748	0.494ac	1971	03/17/08	80/80	375,000	375,000	357,500	95.30
84 DILLINGHAM Rd	West Brewster		4	2	1,488	0.450ac	1979	03/28/08	135/135	409,900	379,000	370,000	97.60
24 Wynn Way	Brewster		3	3	1,300	15246sf	1981	03/07/08	215/391	469,000	405,000	385,000	95.10
20 Landing Dr	Brewster		3	2	1,172	36590sf	1973	03/25/08	306/306	425,000	395,000	385,000	97.50
25 Tar Kiln Rd	Brewster		3	2	1,567	0.750ac	1975	03/03/08	302/302	449,000	435,000	400,000	92.00
210 Griffiths Pond Rd	Brewster		4	3	2,403	0.720ac	2000	03/13/08	81/81	695,000	695,000	688,000	99.00
Listing Count 7		Averages	1,516						161/186	440,400	420,557	406,500	96.66
			High 688,000					Low 260,000		Median 385,000			
Report Count 16		Report Averages	1783						125/147	518,619	504,281	406,500	

Presented By: Marietta G Nilson / Marietta Realty Phone: 508-432-3411

Featured properties may not be listed by the office/agent presenting this brochure.

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