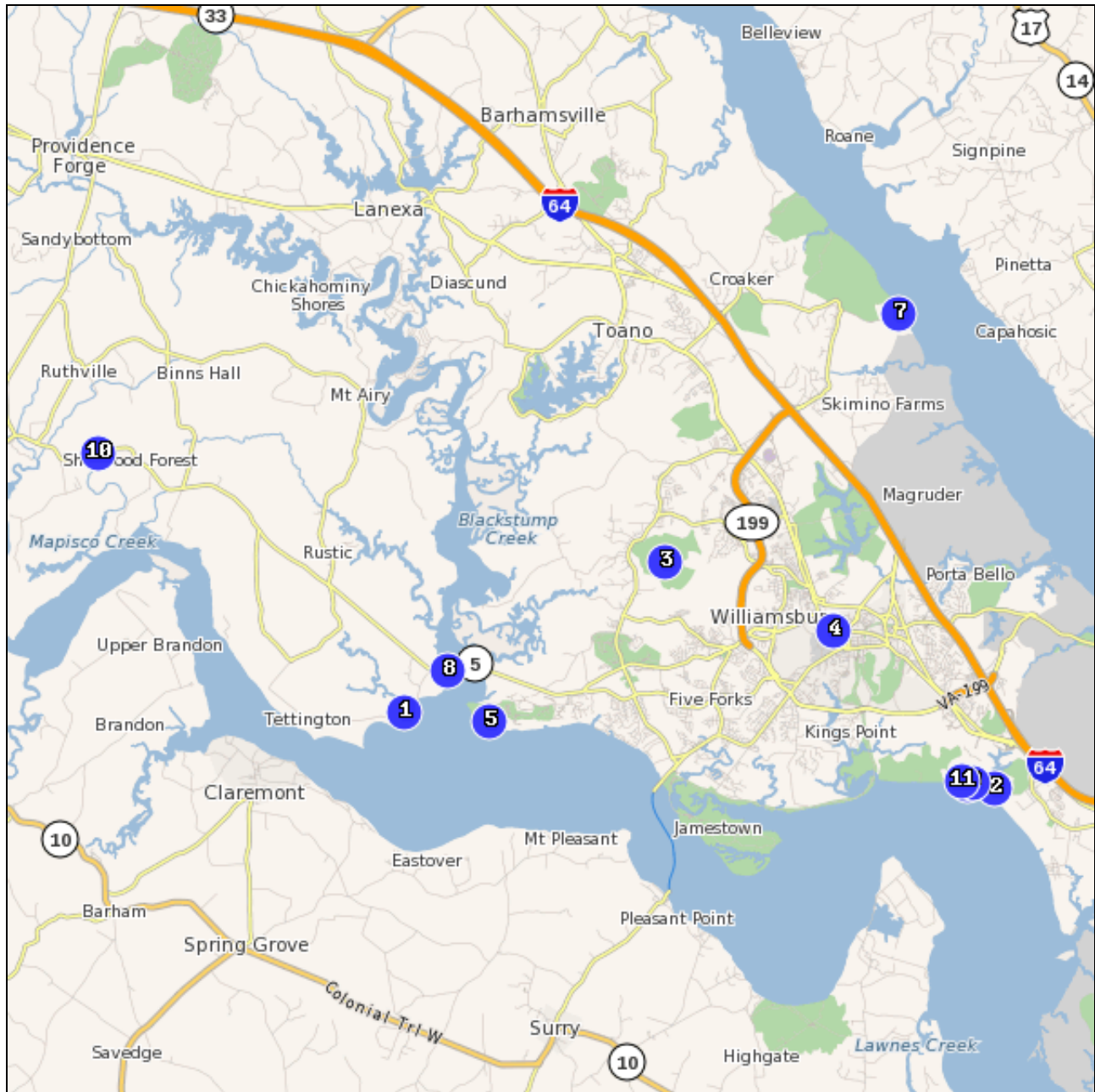


## Map of Subject And Comparable Properties






### Legend

● Active ● Sold ● Pending ● Withdrawn ● Cancelled ● Expired




- |   |   |
|---|---|
| 1. 19101 Sandy Point Rd , Charles City VA 23030 (30038756)            | 2. 120 Andrew Lindsey , Williamsburg VA 23185 (30038912)          |
| 3. 324 Dogleg Dr , Williamsburg VA 23188 (30038152)                   | 4. 205 Harrison Ave , Williamsburg VA 23185 (30039706)            |
| 5. 1608 Harbor Rd , Williamsburg VA 23185 (30043522)                  | 6. 207 Rivers Edge , Williamsburg VA 23185 (30040154)             |
| 7. 141 Riverview Plantation Dr , Williamsburg VA 231886819 (30040288) | 8. 16520 Chickahominy Bluff Rd , Williamsburg VA 23185 (30040149) |
| 9. 109 Greens Way , Williamsburg VA 23185 (30035382)                  | 10. 13501 John Tyler Hwy Hwy , Charles City VA 23030 (30038506)   |
| 11. 309 Rivers Edge , Williamsburg VA 23185 (30040858)                |   |






**CMA: Comparable Properties**

	<b>30040154</b>	<b>30035382</b>	<b>30038506</b>
			
	207 Rivers Edge Williamsburg VA	109 Greens Way Williamsburg VA	13501 John Tyler Hwy Hwy Charles City VA
List Price	\$1,200,000	\$1,499,000	\$1,695,000
Original List Price	\$1,200,000	\$1,499,000	\$1,695,000
Sold Price	\$1,125,000	\$1,300,000	\$1,670,000
Status	Sold	Sold	Sold
Status Date	07/01/2014	06/19/2014	04/30/2014
Days on Market	0	466	185
Total Bedrooms	4	6	4
Est. Fin. SqFt	4,008	7,052	2,573
Lot Desc/Dim.			
Total Acres	0.18	0.50	260.00
Year Built	1998	2008	1815
Garage Bays		3	
Garage Type	Attached	Attached	Detached
Baths - Full	3	6	2
Baths - Half	1	1	0
Subdivision	Kingsmill	Kingsmill	None
Assessed Value	1172900.00		
<b>Price</b>	<b>\$1,125,000</b>	<b>\$1,300,000</b>	<b>\$1,670,000</b>



**CMA: Comparable Properties**

	<b>30038756</b>	<b>30038912</b>	<b>30039706</b>
			
	19101 Sandy Point Rd Charles City VA	120 Andrew Lindsey Williamsburg VA	205 Harrison Ave Williamsburg VA
List Price	\$4,800,000	\$1,895,000	\$1,100,000
Original List Price	\$5,400,000	\$1,895,000	\$1,100,000
Sold Price	\$3,400,000	\$1,800,000	\$1,075,000
Status	Sold	Sold	Sold
Status Date	06/18/2014	06/06/2014	03/26/2014
Days on Market	214	187	15
Total Bedrooms	4	5	5
Est. Fin. SqFt	5,100	8,860	4,790
Lot Desc/Dim.			
Total Acres	146.00	1.06	0.17
Year Built	1973	2008	2009
Garage Bays			
Garage Type	None	Attached	Detached
Baths - Full	5	5	4
Baths - Half	2	2	2
Subdivision	None	Kingsmill	Other
Assessed Value			
<b>Price</b>	<b>\$3,400,000</b>	<b>\$1,800,000</b>	<b>\$1,075,000</b>

**CMA: Comparable Properties**

	<b>30040149</b>	<b>30040288</b>	<b>30040858</b>
			
	16520 Chickahominy Bluff Rd Williamsburg VA	141 Riverview Plantation Dr Williamsburg VA	309 Rivers Edge Williamsburg VA
List Price	\$1,380,000	\$1,150,000	\$1,200,000
Original List Price	\$1,380,000	\$1,150,000	\$1,200,000
Sold Price	\$1,250,000	\$1,150,000	\$1,000,000
Status	Sold	Sold	Sold
Status Date	11/11/2014	08/15/2014	06/20/2014
Days on Market	199	89	8
Total Bedrooms	5	4	3
Est. Fin. SqFt	5,301	3,850	3,478
Lot Desc/Dim.			
Total Acres	1.17	1.65	0.22
Year Built	2002	2008	2000
Garage Bays			
Garage Type	Both	Attached	Attached
Baths - Full	5	3	3
Baths - Half	1	0	1
Subdivision	None	Riverview Plantation	Kingsmill
Assessed Value			1165800.00
<b>Price</b>	\$1,250,000	\$1,150,000	\$1,000,000

**CMA: Comparable Properties**

	<b>30043522</b>	<b>30038152</b>	
			
	1608 Harbor Rd Williamsburg VA	324 Dogleg Dr Williamsburg VA	
List Price	\$1,075,000	\$2,395,000	
Original List Price	\$1,075,000	\$2,395,000	
Sold Price	\$1,075,000	\$1,800,000	
Status	Sold	Sold	
Status Date	12/04/2014	07/23/2014	
Days on Market	0	284	
Total Bedrooms	4	4	
Est. Fin. SqFt	4,930	8,000	
Lot Desc/Dim.			
Total Acres	0.36	4.76	
Year Built	1997	1995	
Garage Bays			
Garage Type	Attached		
Baths - Full	4	7	
Baths - Half	0	1	
Subdivision	Governors Land	Fords Colony	
Assessed Value			
<b>Price</b>	\$1,075,000	\$1,800,000	

## Price Analysis

Summary of Closed Listings							
MLS #	Address	List Price	DOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
30038756	19101 Sandy Point Rd, Charles City VA	\$4,800,000	214	06/16/2014	\$3,400,000	-	\$3,400,000
30038912	120 Andrew Lindsey, Williamsburg VA	\$1,895,000	187	06/02/2014	\$1,800,000	-	\$1,800,000
30038152	324 Dogleg Dr, Williamsburg VA	\$2,395,000	284	07/18/2014	\$1,800,000	-	\$1,800,000
30039706	205 Harrison Ave, Williamsburg VA	\$1,100,000	15	03/26/2014	\$1,075,000	-	\$1,075,000
30043522	1608 Harbor Rd, Williamsburg VA	\$1,075,000	0	12/04/2014	\$1,075,000	-	\$1,075,000
30040154	207 Rivers Edge, Williamsburg VA	\$1,200,000	0	06/30/2014	\$1,125,000	-	\$1,125,000
30040288	141 Riverview Plantation Dr, Williamsburg VA	\$1,150,000	89	08/13/2014	\$1,150,000	-	\$1,150,000
30040149	16520 Chickahominy Bluff Rd, Williamsburg VA	\$1,380,000	199	11/03/2014	\$1,250,000	-	\$1,250,000
30035382	109 Greens Way, Williamsburg VA	\$1,499,000	466	06/18/2014	\$1,300,000	-	\$1,300,000
30038506	13501 John Tyler Hwy Hwy, Charles City VA	\$1,695,000	185	04/30/2014	\$1,670,000	-	\$1,670,000
30040858	309 Rivers Edge, Williamsburg VA	\$1,200,000	8	06/19/2014	\$1,000,000	-	\$1,000,000

Low, Average, Median, and High Comparisons			
		Closed	Overall
<b>Low</b>		\$1,000,000	\$1,000,000
<b>Average</b>		\$1,513,182	\$1,513,182
<b>Median</b>		\$1,250,000	\$1,250,000
<b>High</b>		\$3,400,000	\$3,400,000

Overall Market Analysis (Unadjusted)										
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Fin. SqFt	Avg. List \$/Est. Fin. SqFt	Avg. Sold \$/Est. Fin. SqFt	Avg. Dom
Closed	11	19,389,000	1,762,636	16,645,000	1,513,182	0.90	5,267	361.54	315.76	150
<b>Overall</b>	<b>11</b>	<b>19,389,000</b>	<b>1,762,636</b>	<b>16,645,000</b>	<b>1,513,182</b>	<b>0.90</b>	<b>5,267</b>	<b>361.54</b>	<b>315.76</b>	<b>150</b>