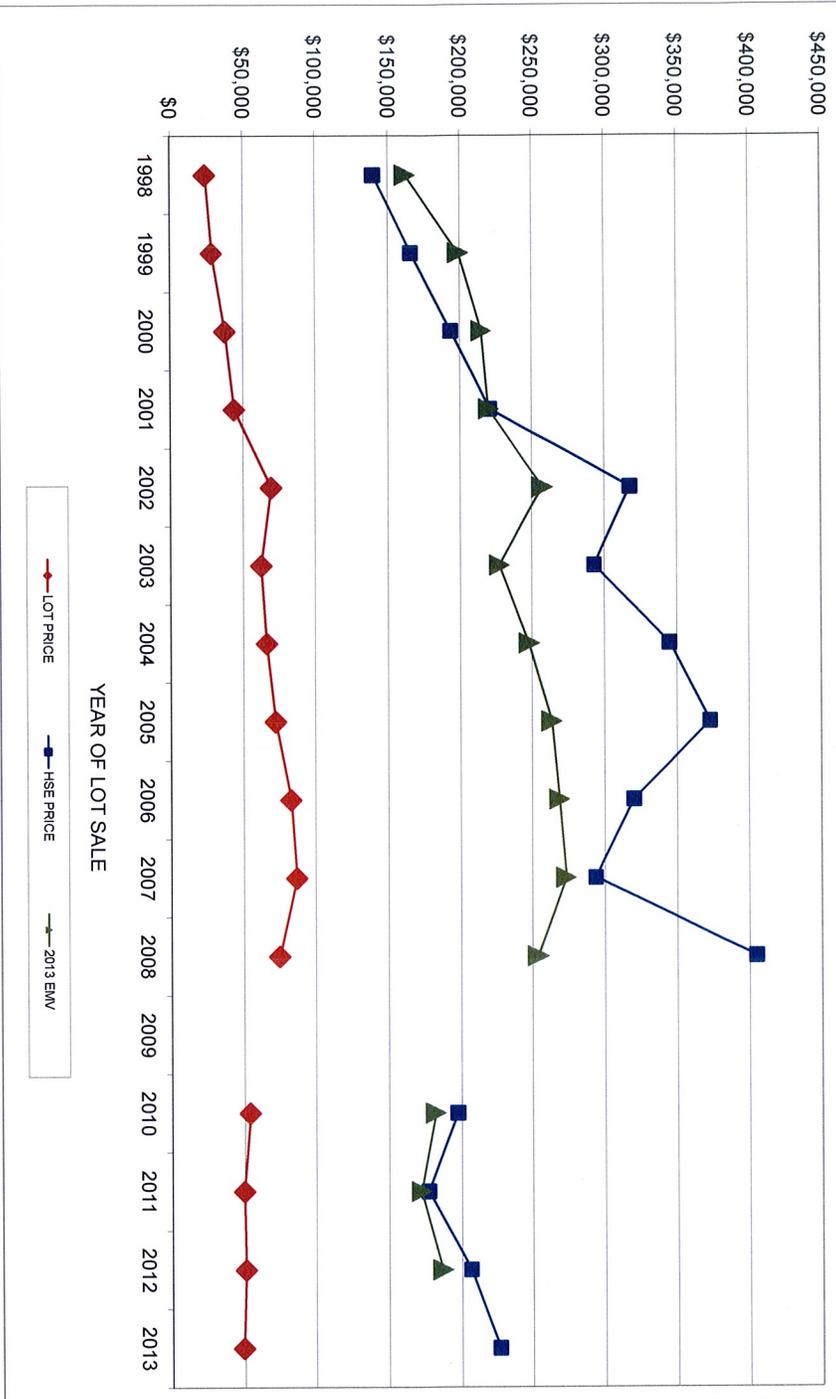


Crystal EDA - Residential Redevelopment Annual Averages by Year of Lot Sale 1998-Present



YEAR	LOTS SOLD	AVERAGE LOT PRICE	AVERAGE HSE PRICE	AVERAGE 2013 EMV
1998	1	\$24,000	\$140,000	\$162,000
1999	7	\$28,600	\$165,789	\$199,143
2000	10	\$37,760	\$194,004	\$215,100
2001	5	\$44,100	\$221,028	\$220,200
2002	7	\$69,643	\$317,891	\$257,429
2003	9	\$62,734	\$292,980	\$227,667
2004	13	\$66,479	\$345,242	\$248,308
2005	2	\$72,500	\$373,861	\$263,500
2006	20	\$83,015	\$320,258	\$268,474
2007	3	\$87,000	\$293,667	\$273,000
2008	1	\$75,000	\$405,000	\$254,000
2009	0			
2010	13	\$54,231	\$197,682	\$182,615
2011	5	\$50,000	\$177,667	\$172,600
2012	14	\$51,111	\$206,606	\$187,429
2013	12	\$49,545	\$227,340	*

* Data not yet available.
 "Lot Price" is the amount the builder paid for the vacant lot.
 "House Price" is the amount the homeowner paid for the finished house; this includes land value & new house value.
 "EMV" is the Estimated Market Value from the Henn Co Assessor. It provides an apples-to-apples comparison of the estimated value of the completed houses.

1998 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
TIF (2153)	4342	Adair	David Jones	7,296	\$24,000	Sep-98	split	1,344	\$140,000	Sep-99	\$162,000
				LOT:		\$3.29	PER SQ. FT.	HOUSE:		\$104.17	PER FIN SQ. FT.

1999 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
CDBG	5916	45th	Dave Clark	6,592	\$26,000	May-99	split	937	\$112,433	Sep-99	\$164,000
CDBG	4343	Zane	Avery	7,296	\$26,000	May-99	rambler	1,176	\$150,000	Sep-99	\$162,000
CDBG	3551	Lee	Initial Investments	9,728	\$28,000	May-99	rambler	1,276	\$152,900	Mar-00	\$162,000
CDBG	4305	Zane	Avery	7,296	\$26,000	Jun-99	two story	1,352	\$150,000	Nov-99	\$174,000
REDEVEL	3456	Yates	Feyereisen	10,409	\$35,500	Oct-99	two story	1,906	\$285,000	Aug-01	\$285,000
REDEVEL	3450	Yates	Nedegaard	10,844	\$35,600	Oct-99	two story	1,906	\$285,000	Aug-01	\$285,000
CDBG	3513	Kyle	Avery	5,120	\$23,100	Oct-99	two story	1,352	\$144,400	Mar-00	\$179,000

Lot or house price excluded from average:

7 LOTS SOLD:

AVERAGE LOT AREA SQ. FT.	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ. FT.
8,184	\$28,600	\$3.49

6 HOUSES SOLD:

AVERAGE FINISHED SQ. FT.	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ. FT.
1,651	\$176,460	\$106.89

AVERAGE ASSESSOR EMV
\$199,143

**house price does not reflect work completed by homebuyer, or similar factors

2000 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	4510	Brunswick	Avery	9,576	\$32,500	Mar-00	two story	1,563	\$228,900	Jul-00	\$246,000
REDEVEL	4509	Adair	Novak-Fleck	8,911	\$32,000	Mar-00	split	1,496	\$157,140	Jul-00	\$167,000
CDBG	3244	Hampshire	Avery	8,576	\$37,600	Mar-00	two story	1,716	\$185,900	Oct-00	\$217,000
CDBG	6730	44th	Novak-Fleck	8,614	\$34,500	Aug-00	two story	1,554	\$187,900	Dec-00	\$192,000
CDBG	4844	Zane	Novak-Fleck	6,468	\$30,500	Aug-00	two story	1,554	\$185,500	Mar-01	\$189,000
REDEVEL	6603	36th	Initial Investments	9,450	\$36,000	Sep-00	rambler	1,330	\$171,900	Mar-01	\$253,000
REDEVEL	7116	33rd	Avery	8,100	\$38,500	Oct-00	split	2,037	\$199,900	Apr-01	\$196,000
REDEVEL	7124	33rd	Dempsey-Gray	8,100	\$40,000	Oct-00	split level	1,670	\$157,000	Jul-01	\$215,000
REDEVEL	6415	62nd	Novak-Fleck	10,758	\$36,000	Oct-00	split level	1,273	\$183,900	Feb-01	\$197,000
GEN FUND	6403	41st	Novak-Fleck	17,836	\$60,000	Oct-00	two story	2,174	\$282,000	Jun-01	\$279,000

Lot or house price excluded from average:

10 LOTS SOLD:

AVERAGE LOT AREA SQ. FT.	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ. FT.
9,639	\$37,760	\$3.92

10 HOUSES SOLD:

AVERAGE FINISHED SQ. FT.	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ. FT.
1,637	\$201,393	\$123.05

AVERAGE ASSESSOR EMV
\$215,100

**house price does not reflect work completed by homebuyer, or similar factors

2001 EDA Lot Sales

FUNDING	BLDG STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	5608 Regent	Sussel	6,840	\$30,000	Mar-01	two story	1,689	\$168,000	Nov-01	** \$211,000
REDEVEL	3408 Quail	Novak-Fleck	10,500	\$44,000	Mar-01	two story	1,554	\$202,175	Aug-01	\$211,000
REDEVEL	4833 Douglas Dr	Feyereisen	10,956	\$40,000	Mar-01	two story	1,927	\$225,000	May-02	\$213,000
CDBG	4330 Adair	Al Stobbe	7,296	\$46,500	Oct-01	two story	1,916	\$264,438	Apr-02	\$223,000
REDEVEL	3200 Adair	Novak-Fleck	11,475	\$60,000	Nov-01	split	2,361	\$245,528	Apr-02	\$243,000

Lot or house price excluded from average:

5 LOTS SOLD:

AVERAGE LOT AREA SQ. FT.	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ. FT.
9,413	\$44,100	\$4.68

5 HOUSES SOLD:

AVERAGE FINISHED SQ. FT.	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ. FT.
1,889	\$234,285	\$124.00

AVERAGE ASSESSOR EMV
\$220,200

**house price does not reflect work completed by homebuyer,
or similar factors

2002 EDA Lot Sales

FUNDING	BLDG STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	6617 45th	Al Stobbe	8,468	\$66,000	Mar-02	two story	1,791	\$259,900	Jan-03	\$238,000
REDEVEL	3821 Edgewood	Feyereisen	9,955	\$72,500	Oct-02	two story	2,262	\$315,634	May-03	\$258,000
REDEVEL	3813 Edgewood	Al Stobbe	10,316	\$75,000	Oct-02	1-1/2 story	1,916	\$408,000	May-04	\$299,000
REDEVEL	3808 Edgewood	Novak-Fleck	14,795	\$76,000	Oct-02	two story	2,413	\$370,500	Aug-03	\$295,000
REDEVEL	3812 Edgewood	All Quality	13,933	\$70,000	Oct-02	two story	2,439	\$291,000	Feb-03	** \$265,000
REDEVEL	3820 Edgewood	Novak-Fleck	8,743	\$66,000	Oct-02	two story	1,796	\$291,200	Sep-03	\$215,000
REDEVEL	6404 38th	Al Stobbe	9,480	\$62,000	Oct-02	two story	1,916	\$289,000	Oct-02	\$232,000

Lot or house price excluded from average:

7 LOTS SOLD:

AVERAGE LOT AREA SQ. FT.	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ. FT.
10,813	\$69,643	\$6.44

7 HOUSES SOLD:

AVERAGE FINISHED SQ. FT.	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ. FT.
2,076	\$322,372	\$155.27

AVERAGE ASSESSOR EMV
\$257,429

**house price does not reflect work completed by homebuyer,
or similar factors

2003 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	SQ. FT.	PRICE	SALE DATE	STYLE	SQ. FT.	PRICE	SALE DATE	EMV
REDEVEL	4641	Douglas Dr	Novak-Fleck	9,966	\$60,000	Mar-03	two story	1,929	\$295,500	Mar-04	\$222,000
REDEVEL	5757	Quail	Novak-Fleck	10,800	\$61,610	Apr-03	two story	1,955	\$268,333	Oct-03	\$202,000
REDEVEL	4355	Welcome	Avery	8,850	\$55,000	Apr-03	two story	2,142	\$295,000	Nov-03	\$228,000
REDEVEL	3528	Brunswick	MJA	16,660	\$80,000	Apr-03	rambler	3,228	\$367,000	Nov-03	\$278,000
REDEVEL	5740	Quail	Exceptional	10,125	\$68,000	Jul-03	1-1/2 story	1,628	\$233,000	Nov-03	** \$226,000
REDEVEL	3516	Kyle	Golden Home	5,120	\$55,000	Jul-03	two story	1,867	\$273,989	May-04	\$231,000
REDEVEL	3520	Kyle	Golden Home	5,120	\$55,000	Jul-03	two story	1,736	\$280,000	Jan-05	\$208,000
CDBG	5201	Maryland	Feyereisen	13,360	\$70,000	Oct-03	two story	1,925	\$309,000	Apr-05	\$205,000
REDEVEL	3824	Welcome	Avery	10,624	\$70,000	Nov-03	two story	2,124	\$315,000	Aug-04	\$249,000

Lot or house price excluded from average:

9 LOTS SOLD:

AVERAGE LOT AREA SQ FT	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ FT
10,069	\$62,734	\$6.23

9 HOUSES SOLD:

AVERAGE FINISHED SQ FT	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ FT
2,059	\$300,478	\$145.91

AVERAGE ASSESSOR EMV
\$227,667

**house price does not reflect work completed by homebuyer, or similar factors

2004 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	SQ. FT.	PRICE	SALE DATE	STYLE	SQ. FT.	PRICE	SALE DATE	EMV
REDEVEL	6412	45th	Avery	8,484	\$66,000	Jun-04	two story	2,028	\$315,000	May-05	\$219,000
REDEVEL	3415	Zane	Avery	8,550	\$70,000	Jun-04	two story	2,339	\$355,000	Nov-04	\$259,000
REDEVEL	3512	Brunswick	Feyereisen	8,550	\$70,000	Jun-04	two story	2,377	\$339,783	Feb-05	** \$292,000
CDBG	5200	35th	Golden Home	11,350	\$55,700	Aug-04	two story	1,872	\$327,689	Jun-05	\$237,000
REDEVEL	5217	34th Pl	Golden Home	10,026	\$57,000	Aug-04	two story	1,901	\$339,966	Jul-05	\$256,000
REDEVEL	5416	34th Pl	Novak-Fleck	10,026	\$56,533	Aug-04	two story	1,806	\$299,500	May-05	\$212,000
REDEVEL	5324	34th Pl	Accent	10,026	\$33,000	Aug-04	split level	1,458	\$297,500	May-05	\$208,000
REDEVEL	4118	Brunswick	AI Stobbe	9,720	\$85,000	Sep-04	two story	2,538	\$434,258	Sep-05	\$287,000
REDEVEL	4126	Brunswick	AI Stobbe	10,530	\$85,000	Sep-04	1-1/2 story	2,682	\$440,000	May-05	\$299,000
REDEVEL	3557	Regent	Novak-Fleck	10,080	\$48,000	Sep-04	split level	1,267	\$202,425	Jan-05	** \$175,000
REDEVEL	4134	Brunswick	AI Stobbe	9,720	\$85,000	Oct-04	two story	2,164	\$379,900	Jun-05	\$249,000
REDEVEL	4142	Brunswick	AI Stobbe	10,530	\$85,000	Oct-04	two story	2,303	\$436,678	Jan-06	\$287,000
CDBG	6808	44th	MJB	8,600	\$68,000	Nov-04	two story	2,364	\$320,441	Apr-05	\$248,000

Lot or house price excluded from average:

13 LOTS SOLD:

AVERAGE LOT AREA SQ FT	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ FT
9,707	\$66,479	\$6.85

13 HOUSES SOLD:

AVERAGE FINISHED SQ FT	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ FT
2,085	\$358,721	\$172.09

AVERAGE ASSESSOR EMV
\$248,308

*lot price discounted due to the need for soil correction or compliance with federal affordability requirements
 **house price does not reflect work completed by homebuyer, or similar factors

2005 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	4700	Hampshire	Feyereisen	10,050	\$75,000	Oct-05	two story	2,349	\$397,821	Dec-06	\$278,000
CDBG	4424	Adair	Al Stobbe	6,400	\$70,000	Nov-05	two story	2,597	\$349,900	Jan-07	\$249,000

2 LOTS SOLD:

AVERAGE LOT AREA SQ. FT.	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ. FT.
8,225	\$72,500	\$8.81

2 HOUSES SOLD:

AVERAGE FINISHED SQ. FT.	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ. FT.
2,473	\$373,861	\$151.18

AVERAGE ASSESSOR EMV
\$263,500

2006 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	4300	Xenia	Covenant	11,688	\$80,000	Jun-06	two story	2,400	\$351,000	Jan-07	\$253,000
REDEVEL	3648	Zane	Covenant	7,632	\$80,000	Aug-06	two story	2,254	\$439,900	Jul-07	\$268,000
REDEVEL	3656	Zane	Covenant	9,342	\$80,000	Aug-06	two story	2,154	\$345,000	Nov-07	\$254,000
REDEVEL	5734	Oregon Ct	Avery	10,075	\$83,501	Oct-06	two story	2,240	\$405,000	Oct-07	\$295,000
REDEVEL	5740	Oregon Ct	Avery	10,051	\$83,501	Oct-06	two story	2,145	\$364,900	Sep-07	\$271,000
REDEVEL	5746	Oregon Ct	Avery	10,052	\$83,501	Oct-06	two story	2,038	\$325,000	Nov-08	\$266,000
REDEVEL	5716	Oregon Ct	SCC	10,121	\$80,500	Nov-06	two story	2,006	\$289,900	Jun-09	\$274,000
REDEVEL	5722	Oregon Ct	Avery	10,034	\$80,500	Nov-06	two story	2,038	\$281,250	Nov-11	\$258,000
REDEVEL	5735	Oregon Ct	Covenant	10,628	\$83,500	Nov-06	two story	2,390	\$396,997	Jun-07	\$350,000
REDEVEL	5741	Oregon Ct	Avery	10,411	\$83,500	Nov-06	two story	2,038	\$315,920	Aug-10	\$255,000
REDEVEL	5747	Oregon Ct	Avery	10,168	\$83,500	Nov-06	two story	2,038	\$300,000	Nov-09	\$256,000
REDEVEL	5753	Oregon Ct	Covenant	11,391	\$80,500	Nov-06	two story	2,298	\$329,000	Mar-08	\$275,000
REDEVEL	5717	Oregon Ct	Inspired	10,105	\$80,000	Nov-06	1-1/2 story	2,440	\$145,000	Mar-09	**
REDEVEL	5723	Oregon Ct	Tim Allen	10,225	\$80,000	Nov-06	split	1,512	\$277,000	May-09	\$225,000
REDEVEL	5701	Oregon Ct	SCC	29,470	\$91,100	Nov-06	two story	2,511	\$305,000	Jul-09	\$269,000
REDEVEL	5708	Oregon Ct	S W Wold	24,664	\$91,100	Nov-06	split	1,460	\$245,375	Jun-10	\$209,000
REDEVEL	5728	Oregon Ct	Covenant	10,065	\$81,900	Nov-06	<i>This lot has been abandoned by the builder/lender, and will be tax forfeited.</i>				
REDEVEL	5709	Oregon Ct	Heartland	15,277	\$86,900	Dec-06	two story	2,263	\$314,650	Feb-09	\$288,000
REDEVEL	5729	Oregon Ct	SCC	10,558	\$84,900	Dec-06	two story	2,307	\$287,000	May-09	\$325,000
REDEVEL	5752	Oregon Ct	Covenant	11,388	\$81,900	Dec-06	two story	2,504	\$328,000	Jun-08	\$253,000

Lot or house price excluded from average:

20 LOTS SOLD:

AVERAGE LOT AREA SQ. FT.	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ. FT.
12,167	\$83,015	\$6.82

19 HOUSES SOLD:

AVERAGE FINISHED SQ. FT.	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ. FT.
2,160	\$347,111	\$160.72

AVERAGE ASSESSOR EMV
\$268,474

**House price does not reflect work completed by homebuyer, or similar factors

2007 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	5710	32nd	Covenant	7,700	\$85,500	Aug-07	rambler	2,028	\$371,000	Dec-07	\$287,000
REDEVEL	5720	32nd	Covenant	9,350	\$85,500	Aug-07	two story	2,620	\$255,000	Nov-08	\$299,000
REDEVEL	6325	41st	Rains	12,446	\$90,000	Oct-07	rambler	1,594	\$255,000	Aug-09	\$233,000

Lot or house price excluded from average:

3 LOTS SOLD:

AVERAGE LOT AREA SQ. FT.	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ. FT.
9,832	\$87,000	\$8.85

3 HOUSES SOLD:

AVERAGE FINISHED SQ. FT.	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ. FT.
2,081	\$313,000	\$150.43

AVERAGE
ASSESSOR
EMV

\$273,000

**house price does not reflect work completed by homebuyer,
or similar factors

2008 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	3541	Hampshire	Taylor Made	10,164	\$75,000	Sep-08	two story	2,184	\$405,000	Feb-09	\$254,000

LOT: \$7.38 PER SQ. FT.

HOUSE: \$185.44 PER FIN SQ. FT.

There were no EDA Lot Sales in 2009

2010 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
TIF (2150)	4813	Idaho	Novak-Fleck	8,023	\$55,000	Apr-10	split	1,230	\$177,310	Jun-10	\$163,000
TIF (2150)	4801	Idaho	Novak-Fleck	8,648	\$55,000	Apr-10	split	1,230	\$182,436	Jun-10	\$178,000
REDEVEL	5309	34th Pl	Novak-Fleck	10,026	\$60,000	Apr-10	split	2,000	\$203,255	Jun-10	\$191,000
REDEVEL	5101	35th	Novak-Fleck	11,707	\$55,000	Apr-10	split	2,000	\$186,000	Jun-10	\$179,000
REDEVEL	5132	34th Pl	Novak-Fleck	9,929	\$55,000	Apr-10	split	2,000	\$222,365	Jun-10	\$209,000
REDEVEL	3549	Regent	Novak-Fleck	10,500	\$50,000	May-10	split	1,447	\$189,690	Aug-10	\$179,000
REDEVEL	5918	Idaho	Novak-Fleck	8,004	\$45,000	Jun-10	split	1,230	\$178,065	Aug-10	\$165,000
TIF (2150)	3440	Regent	Novak-Fleck	10,492	\$55,000	Jun-10	split	1,447	\$205,088	Sep-10	\$198,000
REDEVEL	4612	Hampshire	Novak-Fleck	8,610	\$60,000	Jul-10	split	2,000	\$231,268	Sep-10	\$199,000
TIF (2150)	4807	Idaho	Novak-Fleck	8,023	\$55,000	Aug-10	split	1,447	\$198,000	Feb-11	\$175,000
REDEVEL	5225	35th	Novak-Fleck	10,026	\$55,000	Sep-10	split	1,447	\$203,000	Nov-10	\$191,000
TIF (2150)	6420	50th	Novak-Fleck	13,479	\$60,000	Sep-10	split	1,167	\$211,992	Dec-10	\$192,000
TIF (2150)	5708	Elmhurst	Novak-Fleck	12,800	\$45,000	Sep-10	split	1,447	\$181,400	Nov-10	\$155,000

13 LOTS SOLD:

AVERAGE LOT AREA SQ. FT.	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ. FT.
10,021	\$54,231	\$5.41

13 HOUSES SOLD:

AVERAGE FINISHED SQ. FT.	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ. FT.
1,546	\$197,682	\$127.91

AVERAGE
ASSESSOR
EMV

\$182,615

2011 EDA Lot Sales

FUNDING	BLDG STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
NSP	5906 Elmhurst	Habitat for Hum.	12,000	\$1	Jan-11 *	rambler	1,588	\$147,225	Dec-11	** \$167,000
TIF (2150)	5325 35th	Novak-Fleck	10,026	\$30,000	Apr-11 *	split	1,230	\$170,000	Oct-11	\$170,000
REDEVEL	5401 35th	Novak-Fleck	10,026	\$25,000	Apr-11 *	split	1,230	\$170,000	Aug-11	\$171,000
NSP	4259 Vera Cruz	Habitat for Hum.	12,552	\$1	May-11 *	rambler	1,588	\$162,150	Apr-12	** \$171,000
REDEVEL	5224 35th	Novak-Fleck	10,086	\$50,000	Nov-11	split	1,600	\$193,000	May-12	\$184,000

Lot or house price excluded from average:

5 LOTS SOLD:

AVERAGE LOT AREA SQ FT	*AVERAGE LOT PRICE	*AVERAGE LOT PRICE PER SQ FT
10,086	\$50,000	\$4.96

5 HOUSES SOLD:

AVERAGE FINISHED SQ FT	**AVERAGE HOUSE PRICE	**AVG HSE PRICE PER FIN SQ FT
1,447	\$177,667	\$122.77

AVERAGE ASSESSOR EMV
\$172,600

*lot price excluded from avg; discounted due to soil correction
or compliance with federal affordability rules

**house price excluded from avg; does not reflect work
completed by homebuyer, or similar factors

2012 EDA Lot Sales

FUNDING	BLDG STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	6620 46th	Novak-Fleck	9,840	\$60,000	Feb-12	split	1,600	\$198,800	Jun-12	\$182,000
REDEVEL	3541 Regent	Novak-Fleck	10,500	\$50,000	Apr-12	split	1,230	\$185,900	Jul-12	\$170,000
REDEVEL	3548 Regent	Novak-Fleck	10,500	\$50,000	Apr-12	split	1,326	\$188,800	Aug-12	\$180,000
REDEVEL	4310 Zane	MT Builders	9,851	\$45,000	May-12	two story	2,235	\$235,300	Aug-12	\$224,000
REDEVEL	4553 Hampshire	Novak-Fleck	7,488	\$60,000	Jun-12	split	2,076	\$229,755	Sep-12	\$206,000
REDEVEL	5918 Kentucky	Novak-Fleck	7,500	\$45,000	Jun-12	split	1,230	\$192,000	Sep-12	\$161,000
REDEVEL	7024 60th	Novak-Fleck	14,000	\$55,000	Aug-12	split	1,326	\$197,900	Nov-12	\$189,000
CDBG	4306 Zane	MT Builders	9,851	\$45,000	Sep-12	two story	1,581	\$236,000	Jun-13	not yet avail
REDEVEL	5533 Xenia	Novak-Fleck	8,040	\$50,000	Oct-12	split	1,230	\$195,000	Mar-13	not yet avail
NSP	3528 Noble	Habitat for Hum.	7,603	\$1	Dec-12 *	rambler	1,442	\$192,821	Oct-13	** not yet avail
NSP	5116 35th	Habitat for Hum.	12,258	\$1	Dec-12 *	rambler	1,348			** not yet avail
NSP	4312 Brunswick	Habitat for Hum.	7,686	\$1	Dec-12 *	rambler	1,442	\$192,821	Nov-13	** not yet avail
NSP	5724 Perry	Habitat for Hum.	11,247	\$1	Dec-12 *	rambler	1,404			** not yet avail
NSP	7041 60th	Habitat for Hum.	18,030	\$1	Dec-12 *	rambler	1,414			** not yet avail

Lot or house price excluded from average:

14 LOTS SOLD:

AVERAGE LOT AREA SQ FT	*AVERAGE LOT PRICE	*AVERAGE LOT PRICE PER SQ FT
9,730	\$51,111	\$5.25

9 HOUSES SOLD:

AVERAGE FINISHED SQ FT	**AVERAGE HOUSE PRICE	**AVG HSE PRICE PER FIN SQ FT
1,492	\$206,606	\$138.50

AVERAGE ASSESSOR EMV
\$187,429

*lot price excluded from avg; discounted due to soil correction
or compliance with federal affordability rules

**house price excluded from avg; does not reflect work
completed by homebuyer, or similar factors

2013 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
TIF (2150)	6529	50th	Novak-Fleck	11,610	\$60,000	Feb-13	split	1,728	\$212,000	Jun-13	not yet avail
TIF (2150)	4633	Douglas Dr	Novak-Fleck	9,963	\$50,000	Apr-13	split	1,772	\$212,000	Aug-13	not yet avail
REDEVEL	5527	Xenia	Novak-Fleck	8,040	\$50,000	Apr-13	split	1,230	\$202,685	Jul-13	not yet avail
TIF (2150)	5548	Yates	Novak-Fleck	10,575	\$50,000	May-13	split	2,105	\$236,900	Nov-13	not yet avail
CDBG	4330	Zane	MT Builders	9,851	\$40,000	Jun-13	two story	1,581	\$240,000	Sep-13	not yet avail
REDEVEL	4343	Xenia	MT Builders	10,825	\$50,000	Jul-13	two story	1,678	\$246,000	Oct-13	not yet avail
TIF (2150)	3548	Welcome	Novak-Fleck	8,960	\$55,000	Jul-13	split	1,401	\$246,220	Dec-13	not yet avail
TIF (2150)	3556	Welcome	Novak-Fleck	8,308	\$50,000	Sep-13	split	1,209	\$222,912	Dec-13	not yet avail
TIF (2150)	3564	Welcome	Novak-Fleck	8,875	\$27,000	Sep-13	split	1,772			not yet avail
TIF (2150)	5657	Adair	Novak-Fleck	9,949	\$50,000	Oct-13	split	2,105			not yet avail
REDEVEL	6516	Brentwood	Novak-Fleck	10,125	\$50,000	Dec-13	split	1,772			not yet avail
TIF (2150)	4553	Yates	Berger	6,470	\$40,000	Dec-13	two story	1,536			not yet avail

12 LOTS SOLD:

AVERAGE LOT AREA SQ. FT	*AVERAGE LOT PRICE	*AVERAGE LOT PRICE PER SQ. FT
9,463	\$49,545	\$5.21

8 HOUSES SOLD:

AVERAGE FINISHED SQ. FT	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ. FT
1,657	\$227,340	\$143.16

AVERAGE ASSESSOR EMV
\$0

Lot or house price excluded from average:
 *lot price excluded from avg. discounted due to soil correction
 or similar factors
 **house price excluded from avg. does not reflect work
 completed by homebuyer, or similar factors