

CMA Report

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Listing as of 08/12/08 at 9:19am

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
285 Mill Creek Rd	Longview	1, A1	1	1	0	0.680ac	1963	01/28/08	0.00	197	95,500	99,500
1973 Abernathy Creek Rd	Longview	1, A1	3	2	1,188	3.000ac	2000	05/29/08	150.67	75	179,000	179,000
476 Ragland Rd	Longview	1, A1	3	2	1,568	5.000ac	1996	06/03/08	117.92	70	188,900	184,900
860 Woodside Dr	Longview	1, A1	2	1.75	1,140	5.670ac	1968	05/23/08	165.79	81	189,000	189,000
5052 Pacific Terrace	Longview	1, A1	0	2	3,600	0.980ac	1953	12/07/07	52.58	405	189,300	189,300
937 Coal Creek Rd	Longview	1, A1	3	2	1,782	3.490ac	2003	02/19/08	111.67	175	205,000	199,000
230 Crow Butte Rd	Longview	1, A1	3	2	1,848	5.020ac	1996	04/23/08	121.75	111	225,000	225,000
2114 Coal Creek Rd	Longview	1, A1	2	1	1,480	3.000ac	1938	01/07/08	155.41	218	230,000	230,000
120 Niemi Rd	Longview	1, A1	3	2	1,500	1.030ac	2008	07/22/08	166.60	21	249,900	249,900
405 Woodside Dr	Longview	1, A1	3	2.50	2,100	2.210ac	2008	07/31/08	125.00	12	262,500	262,500
152 Windsor Ln	Longview	1, A1	3	3.50	2,346	7.000ac	1997	06/26/08	119.31	47	289,900	279,900
211 Lazy Rd	Longview	1, A1	3	2	2,004	3.980ac	1997	05/06/08	142.22	98	299,900	285,000
111 Stella Ln	Longview	1, A1	3	1.75	2,076	2.000ac	1967	05/22/08	139.64	82	289,900	289,900
401 Woodside Dr	Longview	1, A1	3	2.50	2,166	2.400ac	2008	07/31/08	136.89	12	288,500	296,500
113 Clark Creek Rd	Longview	1, A1	3	2	1,866	0.340ac	2008	06/04/08	159.70	69	298,000	298,000
108 Taylor Sands	Longview	1, A1	3	1.75	1,488	0.920ac	1989	06/10/08	201.32	63	299,567	299,567
153 Haryu Rd	Longview	1, A1	4	1.75	1,893	0.970ac	1978	07/16/08	174.27	27	339,900	329,900
160 Windy Ridge Dr	Longview	1, A1	3	3.50	2,464	5.010ac	1997	05/04/08	142.00	100	385,000	349,900
664 Ragland Rd	Longview	1, A1	3	2	1,680	4.000ac	2004	07/05/08	217.26	64	365,000	365,000
505 McAdams Rd E	Longview	1, A1	4	2.50	2,148	5.000ac	2002	05/29/08	179.24	75	385,000	385,000
207 Tanglewood Dr	Longview	1, A1	3	2.50	2,044	1.400ac	1997	09/20/07	195.21	323	479,000	399,000
410 Niemi Rd	Longview	1, A1	3	2	1,993	4.000ac	1985	07/29/08	220.72	14	439,900	439,900
290 Niemi Rd	Longview	1, A1	3	2.50	2,780	1.010ac	2002	07/23/08	159.35	20	443,000	443,000
610 Abernathy Creek Rd	Longview	1, A1	3	2	3,020	7.120ac	1997	12/12/07	152.28	752	499,900	459,900
698 Eufaula Heights Rd	Longview	1, A1	4	3	3,709	1.900ac	2006	09/20/07	128.07	327	525,000	475,000
270 Niemi Rd	Longview	1, A1	4	2	2,619	2.400ac	1997	01/16/08	209.97	209	549,900	549,900
425 Slide Creek Rd	Longview	1, A1	3	2.50	3,135	5.000ac	2000	05/04/08	190.59	100	597,500	597,500
338 Bunker Hill Rd	Longview	1, A1	3	2.50	3,664	2.340ac	2007	10/02/07	177.37	313	649,900	649,900
6807 Willow Grove	Longview	1, A1	3	3	2,764	1.000ac	1990	07/27/08	302.10	16	835,000	835,000
200 Kathy Rd	Longview	1, A1	3	2.50	3,888	8.500ac	1993	06/05/08	215.79	250	839,000	839,000

Listing Count 30

Averages 2,274 163.13 144 370,429 362,496
High839,000 **Low**99,500 **Median**298,783.50

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP%LP
840 Clark Creek Rd	Longview	1, A1	3	1	1,023	1.870ac	1942	06/03/08	132.55	282	170,000	129,900	135,600	104.40
1720 Coal Creek Rd	Longview	1, A1	2	2	0	3.660ac	1930	02/14/08	0.00	14	125,000	125,000	150,500	120.40
2111 Branch Creek Dr	Longview	1, A1	3	1	1,116	5500sf	2000	04/14/08	155.02	93	184,000	159,000	173,000	108.80
1600 Slide Creek Rd	Longview	1, A1	3	2	1,786	6.000ac	1999	03/03/08	100.78	432	189,900	189,900	180,000	94.80
449 Carlon Loop Rd	Longview	1, A1	4	2.50	1,875	2.500ac	1979	08/01/08	102.67	169	247,500	197,500	192,500	97.50
136 Stewart Creek Rd	Longview	1, A1	3	2.50	2,560	2.990ac	1993	05/05/08	83.98	110	249,000	225,000	215,000	95.60
405 Spruce Creek Rd	Longview	1, A1	3	2	1,400	5.400ac	1992	07/24/08	157.14	30	225,000	225,000	220,000	97.80
107 Salmonberry Ln	Longview	1, A1	3	2.50	1,844	1.040ac	1997	06/24/08	139.37	11	249,900	249,900	257,000	102.80
114 Tanglewood Dr	Longview	1, A1	3	2.25	2,410	0.670ac	1997	03/31/08	127.39	173	329,900	319,000	307,000	96.20
130 Mosswood Ln	Longview	1, A1	3	3.50	3,099	1.010ac	1998	04/30/08	112.91	43	349,900	349,900	349,900	100.00

Listing Count 10

Averages 1,901 123.53 136 232,010 217,010 218,050 100.48
High349,900 **Low**135,600 **Median**203,750

Report Count 40

Report Averages 2077 153.75 142 335,824 326,124 218,050

Presented By: Larry Cowan / Coldwell Banker Flaskerud Phone: 360-749-4753

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

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