

CMA Report

Listing of 08/12/08 at 9:24am

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
409 Morse St	Ryderwood	1, A1	3	1	1,060	2500sf	1923	02/27/08	42.45	163	62,000	45,000
108 Monroe St	Ryderwood	1, A1	2	1.50	829	0.138ac	1923	08/11/08	66.22	1	54,900	54,900
105 Queen	Silverlake	1, A1	3	1	725	0.210ac	1961	07/03/08	101.38	33	73,500	73,500
604 Morse St	Ryderwood	1, A1	2	1	1,100	7800sf	1923	04/14/07	80.91	486	125,000	89,000
48 Cherry St NW	Castle Rock	1, A1	2	1	918	3998sf	1995	01/21/08	97.93	149	92,500	89,900
211 Madison St W	Ryderwood	1, A1	3	1	1,248	6000sf	1923	07/10/08	72.04	33	94,900	89,900
315 Taylor St	Ryderwood	1, A1	1	1	836	0.137ac	1923	03/18/08	118.42	147	99,000	99,000
532 Aden St SW	Castle Rock	1, A1	3	1.75	1,760	0.337ac	1925	08/04/08	62.50	190	110,000	110,000
402 Morse	Ryderwood	1, A1	2	1.50	884	5998sf	1923	07/15/08	130.09	28	115,000	115,000
314 Morse St	Ryderwood	1, A1	3	2	1,296	6000sf	1993	08/11/08	90.28	1	117,000	117,000
157 Rogers Rd	Silverlake	1, A1	3	2	1,344		1977	03/12/08	87.05	153	119,000	117,000
409 Monroe St	Ryderwood	1, A1	2	2	1,148	6000sf	1923	05/24/08	103.66	80	125,000	119,000
103 Memory Ln	Silverlake	1, A1	2	1	864	0.270ac	1995	02/20/08	140.63	157	141,900	121,500
101 Shenandoah Dr	Silverlake	1, A1	3	2	1,080	10890sf	1994	04/28/07	120.28	435	129,900	129,900
313 SE Roake Ave	Castle Rock	1, A1	3	1	1,208		1950	10/10/07	111.67	307	139,900	134,900
301 Monroe St	Ryderwood	1, A1	2	1.75	1,296	7500sf	1992	05/05/08	104.09	99	139,900	134,900
202 Taylor St	Ryderwood	1, A1	1	16.75	944	6000sf	1923	07/23/08	142.90	174	134,900	134,900
513 Roake Ave SE	Castle Rock	1, A1	2	1	810	6850sf	1961	03/10/08	166.67	155	139,900	135,000
111 Madison St	Ryderwood	1, A1	2	1.50	1,278	6000sf	1923	12/03/07	108.69	437	149,500	138,900
414 Morse St	Ryderwood	1, A1	2	1	960		1989	07/28/08	147.81	15	143,500	141,900
610 Melton Rd	Castle Rock	1, A1	2	2	2,669	1.300ac	1976	03/25/08	53.54	399	149,900	142,900
138 Shenandoah Dr	Silverlake	1, A1	3	2	1,800	18080sf	2000	06/12/07	80.56	427	169,000	145,000
323 1st Ave SW	Castle Rock	1, A1	3	1.50	1,686	5000sf	1885	05/07/08	86.00	97	168,600	145,000
205 Madison St	Ryderwood	1, A1	3	1	1,488	6000sf	1923	06/10/08	100.47	63	149,500	149,500
437 Sightly	Toutle	1, A1	2	1.50	832	1.060ac	1940	06/19/08	179.69	54	149,500	149,500
173 Pioneer Ave	Castle Rock	1, A1	2	1	1,160	0.420ac	1929	05/06/08	129.31	98	150,000	150,000
411 Allen Ave SE	Castle Rock	1, A1	3	2	1,680	7740sf	1987	06/10/08	91.07	63	158,000	153,000
200 Jackson St	Ryderwood	1, A1	3	2	1,232		1990	06/19/08	129.06	54	159,000	159,000
108 Frank Smith Rd	Toutle	1, A1	3	1.75	1,404	21.000ac	1996	07/23/08	113.89	473	159,900	159,900
1877 S Huntington	Castle Rock	1, A1	4	2.50	1,782	1.110ac	1993	04/21/08	89.79	76	160,000	160,000
209 Kirby Ave NE	Castle Rock	1, A1	3	1.50	1,450	0.195ac	1969	05/05/08	112.07	99	165,000	162,500
154 Key Rd	Castle Rock	1, A1	3	2	1,296	1.000ac	1998	06/03/08	125.69	52	162,900	162,900
519 Hall Rd	Silverlake	1, A1	3	2	1,704	0.260ac	1963	06/21/07	99.71	395	179,900	169,900
114 Morse St	Ryderwood	1, A1	2	1.75	1,143	12000sf	1990	04/06/08	161.85	128	185,000	185,000
119 Key	Castle Rock	1, A1	3	1	1,100	0.370ac	1977	05/03/08	177.27	101	209,900	195,000
1864 S Huntington Ave	Castle Rock	1, A1	3	2	1,602	1.950ac	1945	05/28/08	121.72	350	195,000	195,000
315 Morse St	Ryderwood	1, A1	3	2	1,730	12000sf	1992	06/30/08	114.45	43	198,000	198,000
104 Germond Rd	Castle Rock	1, A1	4	2.50	3,072	2.170ac	1972	12/26/07	65.07	230	265,000	199,900
310 Morse St	Ryderwood	1, A1	2	2.50	1,705	6000sf	1996	04/05/08	123.17	352	210,000	210,000
529 Schaffran Rd	Castle Rock	1, A1	3	1	1,424	1.100ac	1950	06/09/08	147.47	64	210,000	210,000
166 Diamond Dr	Castle Rock	1, A1	3	2	1,248	4.850ac	1980	06/16/08	175.48	57	225,000	219,000
301 South Toutle Rd	Toutle	1, A1	3	2	1,589	0.990ac	1972	03/24/08	141.60	141	225,000	225,000
209 C St SW	Castle Rock	1, A1	4	1	1,521	0.253ac	1885	07/08/08	147.93	35	225,000	225,000
230 E Cowlitz St	Castle Rock	1, A1	4	1.50	2,394		1924	07/30/08	93.98	13	225,000	225,000
402 Edgewood Ct	Castle Rock	1015, A1	4	2.50	1,857		2008	08/04/08	121.16	8	225,000	225,000
660 Bond Rd	Castle Rock	1, A1	3	2	1,568	1.500ac	2004	07/23/08	143.49	20	225,000	225,000
2593 Spirit Lake Hwy	Castle Rock	1, A1	5	1.75	2,940	2.300ac	1962	08/06/07	78.20	372	289,000	229,900
31 Waldon Island	Silverlake	1, A1	3	1	970		1970	06/08/08	237.01	65	229,900	229,900
305 Hardy Rd	Kelso	1, A1	3	2	1,440	2.340ac	1977	05/16/08	159.72	88	250,000	230,000
6704 Westside Hwy	Castle Rock	1, A1	4	1.75	2,400	3.800ac	1969	07/10/08	99.58	422	245,000	239,000

Listing Count 50

Averages

1,429

115.91

162

164,504

157,318

High 239,000

Low 45,000

Median 149,750

Report Count 50

Report Averages

1429

115.91

162

164,504

157,318

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

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