



**In Real Estate,
the Quest for Success Starts with**

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**To make Good decisions you need Good information!
Here is your Real Estate Market Update for Spring Valley Lake.**

Report Date: August 22 2011

All information is from V.V.M.L.S. and tax record information

Water front Homes

SOLD HOMES

Number of Homes Sold in the Last 12 Months: 21 Homes

Highest price sold: \$950,000: 5 bedrooms, 6 baths,
7016 sq ft. Sale date: 04/29/11. Address: Mauka Ct.

Median sold price: \$335,000 at 2900 square feet
Last Report Median: \$345,000 at 2730 square feet

Number of Homes Currently in Escrow: 2 Homes.

HOMES FOR SALE

Highest priced Home for sale: \$699,900 with 4 bedrooms,
4 baths, 3680 sq ft. Address: Mariner Drive.

Lowest Priced Home for sale: \$285,000 with 3 bedrooms,
2 baths, 2526 sq ft. Address: White Sail Drive.

Median Priced Home Currently for sale: \$399,900 at
2899 square feet

Last Report Median: \$429,000 at 2968 square feet

Number of Homes for sale: 15 Homes

Average Time on the market before selling: 191 days

Equestrian Homes

SOLD HOMES

Number of Homes Sold in the Last 12 Months: 11 Homes

Highest price sold: \$340,000: 4 bedrooms 3 baths
4365 sq- ft. Sale date: 4/13/11. Address: Sorrel Drive.

Median sold price: \$156,000 at 2629 square feet
Last Report Median: \$143,000 at 2104 square feet

Number of Homes Currently in Escrow: 1 Homes.

HOMES FOR SALE

Highest priced Home for sale: \$494,900 with 6 bedrooms,
4 baths, 5202 sq ft. Address: Indian River.

Lowest Priced Home for sale: \$125,000 with 4 bedrooms,
2 baths, 2074 sq ft. Address: Reata Rd.

Median Priced Home Currently for sale: \$332,000 at
3470 square feet

Last Report Median: \$424,900 at 4168 square feet

Number of Homes for sale: 3

Average Time on the market before selling: 85 days

Golf Course Homes

SOLD HOMES

Number of Homes Sold in the Last 12 Months: 9 Homes

Highest price sold: \$239,900: 3 bedrooms, 2.5 baths,
2606 sq ft. Sale date: 02/03/11. Address: Golf Course Dr.

Median sold price: \$159,000 at 1859 square feet
Last Report Median: \$167,979 at 1909 square feet

Number of Homes Currently in Escrow: 0 Homes.

HOMES FOR SALE

Highest priced Home for sale: \$697,000 with 4 bedrooms,
4 baths, 4744 sq ft. Address: Golf Course Rd.

Lowest Priced Home for sale: \$175,000 with 3 bedrooms,
2.5 baths, 1956 sq ft. Address: Country Glen.

Median Priced Home Currently for sale: \$307,725 at
3162 square feet

Last report Median: \$175,000 at 3321 square feet

Number of Homes for sale: 4 Homes

Average Time on the market before selling: 54 days

All other Homes

SOLD HOMES

Number of Homes Sold in the Last 12 Months: 129 Homes

Highest price Sold: \$392,000: 4 bedrooms, 4 baths,
4038 sq ft. Sale date: 02/18/11. Address: Alta Vista Dr.

Median Sold Price: \$146,000 a 1874 square feet
Last report Median: \$148,000 at 2104 square feet

Number of Homes Currently in Escrow: 24 Homes.

HOMES FOR SALE

Highest priced Home for sale: \$720,000 with 5 bedrooms,
4 baths, 6150 sq ft. Address: Hidden Valley.

Lowest Priced Home for sale: \$119,900 with 3 bedrooms,
2 baths, 1878 sq ft. Address: Driftwood Dr.

Median Priced Home Currently for sale: \$169,000 at
2072 square feet

Last Report Median: \$165,000 at 2104 square feet

Number of Homes for sale: 29 Homes

Average Time on the market before selling: 57 days