

## Eagle Point Real Estate - Monthly Sales Report January 2020

**Please give me a call if you have any questions. If you would like a market analysis of your property or home, I am happy to prepare one for you.**

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Properties Sold, Total 21.					Pink is New Construction				
Address	Bed	Bath	Yr. Built	Sq. Ft.	Acres	DOM	List Price	Sold Price	\$/Sq. Ft.
24 Bosc Way	3	2	1973	1,162	0.19	11	\$225,000	\$213,000	\$183
733 Sarah Park Circle	3	2	1981	1,122	0.08	2	\$225,000	\$215,000	\$192
427 Montclair Way	3	2	2001	1,333	0.10	22	\$245,000	\$234,000	\$176
460 Phyllis Drive	3	2	2002	1,631	0.16	39	\$299,000	\$295,000	\$181
182 Lynwood Ave	3	3	2019	2,250	0.09	126	\$297,990	\$297,990	\$132
<b>716 Sheffield Drive</b>	3	2	2020	1,713	0.15	0	\$319,900	\$314,900	\$184
421 Teakwood Drive	3	3	1986	2,060	0.23	28	\$319,000	\$322,900	\$157
Golf Course Community									
Address	Bed	Bath	Yr. Built	Sq. Ft.	Acres	DOM	List Price	Sold Price	\$/Sq. Ft.
137 Aberdeen Lane	3	2	2003	1,888	0.22	22	\$349,900	\$349,900	\$185
119 Bellerive Drive	3	3	2003	2,721	0.19	149	\$375,000	\$365,000	\$134
<b>973 Arrowhead Trail</b>	4	2	2019	2,308	0.17	272	\$444,000	\$440,000	\$191
43 Crestview Court	4	3	2015	2,396	0.18	50	\$479,500	\$470,000	\$196
223 Pine Lake Drive	3	4	2004	3,029	0.25	20	\$549,000	\$549,000	\$181
Rural									
Address	Bed	Bath	Yr. Built	Sq. Ft.	Acres	DOM	List Price	Sold Price	\$/Sq. Ft.
509 Derby Rd	1	1	1996	1,296	9.68	100	\$230,000	\$200,000	\$154
6421 Monte Vista Court	3	2	1980	1,344	8.15	81	\$250,000	\$250,000	\$186
603 Leafwood Drive	3	2	2000	1,704	5.22	147	\$389,500	\$370,000	\$217
489 Derby Rd	4	2	1997	1,782	4.60	5	\$389,000	\$389,000	\$218
11773 Hwy 62	3	2	1970	2,649	9.50	104	\$425,999	\$395,000	\$149
14731 Avalon	4	3	2016	2,376	5.08	184	\$489,900	\$480,000	\$202
181 Brigham Brown Rd	4	3	2019	2,200	3.99	147	\$550,000	\$540,000	\$245
16300 Hwy 62	4	5	1976	3,029	79.84	103	\$900,000	\$1,120,000	\$295
Land									
Address	Subdivision		Zoning	Acres	DOM	List Price	Sold Price		
101 Princeville	N/A		R-1-10P	0.26	613	\$100,000	\$87,500		

Although reasonable care was taken to ensure the accuracy of this list, I do not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of properties which may have been obtained from home owners, public record or other sources, and which appear in this review. If your home or land is currently listed for sale this is not a solicitation for business. All the information in this report was obtained from the MLS as of 2/1/2020.