

Maurice Samra

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Moon Valley Sold Homes - August 2014

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5096663	8/1/2014	Sandahl Homes	1980	2068	\$299,900	\$145	\$280,000	\$135	61
2	5132197	8/1/2014	Greentrails	1979	1802	\$242,900	\$135	\$239,000	\$133	40
3	5114713	8/5/2014	Moonlight Cove	1995	2323	\$339,900	\$146	\$330,000	\$142	71
4	5141818	8/8/2014	Puerta Vieja 1	1979	1648	\$274,500	\$167	\$269,000	\$163	7
5	5096486	8/12/2014	The Villages, tracts A&B	1975	1582	\$219,900	\$139	\$209,000	\$132	122
6	5118247	8/12/2014	Moon Valley Vista	1987	2425	\$330,000	\$136	\$330,000	\$136	48
7	5130550	8/12/2014	Moon Valley 2	1973	2873	\$330,000	\$115	\$300,000	\$104	45
8	5110527	8/13/2014	The Villages, tracts	1974	920	\$100,000	\$109	\$93,000	\$101	95
9	5050367	8/15/2014	Coral Gables Estates	1987	5965	\$799,000	\$134	\$775,000	\$130	208
10	5029097	8/15/2014	Mountain Vista	1988	4109	\$595,000	\$145	\$565,000	\$138	230
11	5104530	8/15/2014	Regency Heights	1990	3325	\$590,950	\$178	\$551,000	\$166	175
12	5116308	8/15/2014	Lookout Mountain	1989	2410	\$325,000	\$135	\$315,000	\$131	80
13	5117059	8/15/2014	Moon Valley Country Estates	1973	2336	\$282,800	\$121	\$275,000	\$118	61
14	5133216	8/15/2014	Moonlight Cove	1995	2384	\$345,000	\$145	\$335,000	\$141	72
15	5125533	8/15/2014	Moon Valley 2	1974	2551	\$450,000	\$176	\$435,000	\$171	55
16	5130502	8/15/2014	Country Club North	1976	1899	\$289,900	\$153	\$284,000	\$150	48
17	5066908	8/18/2014	Coral Gables Estates	1983	3522	\$579,000	\$164	\$530,000	\$150	156
18	5138209	8/18/2014	Quail Hill	1975	1369	\$118,000	\$86	\$115,000	\$84	38
19	5014151	8/19/2014	Hillcrest 9	1980	1600	\$275,000	\$172	\$262,000	\$164	312
20	5052397	8/19/2014	Lookout Canyon Estates	1995	4178	\$562,900	\$135	\$562,800	\$135	201
21	5102908	8/22/2014	Singletree Estates	1971	1077	\$169,900	\$158	\$168,900	\$157	32
22	5109853	8/22/2014	Moon Valley	1975	3165	\$374,900	\$118	\$359,500	\$114	67
23	5119956	8/22/2014	Moonlight Cove	1991	1838	\$279,900	\$152	\$275,000	\$150	77
24	5127123	8/22/2014	Lookout Mountain	1997	2804	\$419,900	\$150	\$405,000	\$144	77
25	5120667	8/25/2014	Turtle Creek	1988	1770	\$215,000	\$121	\$210,000	\$119	56
26	5146294	8/25/2014	Tamarac at Moon Valley	1991	2035	\$249,900	\$123	\$245,000	\$120	6
27	5085025	8/26/2014	Coral Gables Estates	1997	5413	\$1,000,000	\$185	\$1,000,000	\$185	149
28	5089473	8/26/2014	Pointe Mountainside Golf	1994	2115	\$309,000	\$146	\$290,000	\$137	156
29	5150237	8/27/2014	Puerta Vieja	1979	2080	\$330,000	\$159	\$330,000	\$159	3
30	5108916	8/28/2014	Moon Valley	1973	2497	\$338,000	\$135	\$338,000	\$135	124
31	5117251	8/28/2014	Cave Creek	1987	1851	\$239,900	\$130	\$237,400	\$128	111
32	5143533	8/28/2014	Greentrails	1979	1921	\$289,000	\$150	\$280,000	\$146	18
33	5083647	8/29/2014	Moon Valley	1960	5150	\$1,095,000	\$213	\$1,020,000	\$198	155
34	5117878	8/29/2014	Moonlight Cove	1994	2427	\$335,000	\$138	\$323,000	\$133	104
35	5144626	8/29/2014	Moon Valley Vista	1988	2274	\$365,000	\$161	\$364,000	\$160	46
36	5145115	8/29/2014	Green Trails	1983	1522	\$229,000	\$150	\$229,000	\$150	16

37	5146771	8/29/2014	The Villages	1976	920	\$88,387	\$96	\$88,387	\$96	16
38	5149444	8/29/2014	Cliffs at North Mountain	1987	810	\$97,000	\$120	\$97,000	\$120	4
39	5151972	8/29/2014	Turtle Creek	1986	1395	\$185,000	\$133	\$185,000	\$133	17

OVERVIEW

Sales Month / Year	August 2014
Homes Closed:	39
Average List Price (\$/SF):	\$142.88
Average Sale Price (\$/SF):	\$138.61
Average Days on Market:	86



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