

Maurice Samra

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Moon Valley Sold Homes - July 2014

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5104355	7/1/2014	Turtle Creek	1986	1730	\$258,900	\$150	\$240,000	\$139	41
2	5082356	7/2/2014	SANDAHL HOMES	1979	2373	\$380,000	\$160	\$358,000	\$151	121
3	5102506	7/2/2014	LOOKOUT MOUNTAIN INSIDE	1995	3410	\$389,900	\$114	\$380,000	\$111	32
4	5070271	7/3/2014	Lookout Mountainside	1997	4047	\$495,000	\$122	\$489,000	\$121	125
5	5120442	7/3/2014	Moonlight Cove	1991	1756	\$259,900	\$148	\$247,500	\$141	30
6	5108932	7/7/2014	LOOKOUT MOUNTAIN PHASE 5	1993	5973	\$875,000	\$146	\$841,000	\$141	66
7	5112376	7/8/2014	Las Meridas	1992	1522	\$214,900	\$141	\$214,900	\$141	62
8	5132265	7/8/2014	APOLLO ESTATES 4	1976	3607	\$275,000	\$76	\$295,000	\$82	6
9	5091080	7/9/2014	Lookout Mountain Views	1986	1918	\$339,000	\$177	\$325,000	\$169	105
10	5070658	7/10/2014	Sandahl Homes	1980	2743	\$360,000	\$131	\$360,000	\$131	83
11	5082477	7/10/2014	MoonLight Cove	1993	3046	\$360,000	\$118	\$352,500	\$116	297
12	5049765	7/11/2014	Regency Heights	1979	2885	\$374,900	\$130	\$349,000	\$121	187
13	5121349	7/14/2014	SANDAHL HOMES UNIT TWO	1979	2204	\$289,000	\$131	\$277,000	\$126	9
14	5079601	7/16/2014	Suggs Moon Mountain	1979	1304	\$171,990	\$132	\$175,000	\$134	83
15	5126387	7/17/2014	Sunset North	1977	3096	\$369,900	\$119	\$345,000	\$111	43
16	5088209	7/18/2014	MOON VALLEY	1961	3213	\$685,000	\$213	\$628,500	\$196	83
17	5095267	7/18/2014	MOUNTAIN VISTA UNIT 7	1987	2538	\$375,000	\$148	\$360,000	\$142	77
18	5124617	7/18/2014	The Cliffs at North Mountain	1987	886	\$96,000	\$108	\$91,500	\$103	48
19	5126599	7/19/2014	GREENTRAILS	1979	2317	\$274,900	\$119	\$274,000	\$118	7
20	5030692	7/21/2014	Lookout Mountain Phase 2	1998	3969	\$725,000	\$183	\$700,000	\$176	227
21	5131171	7/21/2014	QUAIL HILL PARCEL A	1986	976	\$98,000	\$100	\$95,000	\$97	6
22	4953298	7/24/2014	Reserve at Moonridge Golf Estates	1999	3785	\$615,000	\$162	\$587,500	\$155	397
23	5106474	7/24/2014	Moonlight Cove 4	1995	2401	\$294,900	\$123	\$287,000	\$120	63
24	5130755	7/24/2014	Lookout Mountainside MCR	1997	2804	\$389,900	\$139	\$375,000	\$134	11
25	5109719	7/25/2014	HILLCREST IX	1981	2230	\$315,000	\$141	\$298,000	\$134	254
26	5126621	7/29/2014	REGENCY HEIGHTS	1979	2885	\$419,900	\$146	\$403,000	\$140	53
27	5126712	7/29/2014	Moon Valley Homes	1977	2372	\$369,900	\$156	\$362,000	\$153	18
28	5070544	7/30/2014	SUMMIT AT THE POINTE	1993	2568	\$479,000	\$187	\$460,833	\$179	165
29	5072673	7/30/2014	Lookout Canyon Estates	1993	3580	\$454,500	\$127	\$445,100	\$124	83
30	5135680	7/30/2014	Hacienda Del Sol 1	1971	1540	\$109,000	\$71	\$100,000	\$65	27
31	4953551	7/31/2014	Moonridge Golf Estates	2002	6905	\$980,000	\$142	\$915,000	\$133	15
32	5101098	7/31/2014	Suggs Moon Mountain Estates	1979	1610	\$192,500	\$120	\$187,000	\$116	93
33	5132895	7/31/2014	MOONLIGHT COVE	1992	1543	\$237,500	\$154	\$232,000	\$150	24
34	5138672	7/31/2014	LEGACY AT THE POINTE	1993	2594	\$439,900	\$170	\$406,000	\$157	13

OVERVIEW

Sales Month / Year

July 2014

Homes Closed:	34
Average List Price (\$/SF):	\$138.36
Average Sale Price (\$/SF):	\$133.14
Average Days on Market:	87



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