

# Market Summary

Wednesday, April 30, 2008

## Active Listings

Mls No	Address	City	Br	Ba	Price	Dom	Sqft	\$/Sf
602486	11065 Grouse Ct	Parker	3	3	\$208,000	131	1218	171
646131	11046 Grouse Ct	Parker	3	3	\$214,900	9	1218	176
625780	11036 Pheasant Ct	Parker	3	3	\$215,000	61	1228	175
611004	16147 White Hawk Dr	Parker	3	3	\$223,900	100	1464	153
629687	16228 Peregrine Dr	Parker	4	3	\$224,900	50	1630	138
634403	10864 Bullock Ct	Parker	4	4	\$244,900	234	1437	170
583520	11838 Trail Sky Ct	Parker	3	2	\$265,900	195	1568	170
607047	16719 Trail Sky Cir	Parker	3	2	\$270,000	112	1568	172
642877	16127 E Wigeon Pl	Parker	3	2	\$270,000	152	1533	176
648429	16685 Trail Sky Cir	Parker	5	3	\$284,500	173	2460	116
634004	11400 Whooping Crane D	Parker	3	3	\$290,000	68	1973	147
646858	16580 High Desert Pl	Parker	3	3	\$292,000	57	1925	152
620678	11540 Whooping Crane D	Parker	3	3	\$300,000	179	1952	154
638246	10855 Crooke Dr	Parker	3	4	\$300,000	252	1914	157
646296	16530 High Desert Way	Parker	4	3	\$300,000	214	2059	146
643731	16523 High Desert Pl	Parker	4	3	\$307,500	49	2460	125
621777	11243 Plover Cir	Parker	3	4	\$309,900	71	2014	154
599962	16357 E Jackalope Dr	Parker	3	3	\$310,000	142	1650	188
625164	16581 E Auburn Hills Dr	Parker	3	2	\$310,000	63	1631	190
629473	16708 Trail Sky Cir	Parker	4	3	\$310,000	174	2460	126
647427	11340 Whooping Crane D	Parker	3	3	\$314,900	8	2215	142
563652	11814 High Desert Rd	Parker	4	3	\$315,000	245	2460	128
627824	16008 Donegal Ave	Parker	3	3	\$315,000	55	2226	142
644081	16416 Wagon Pl	Parker	3	4	\$319,721	14	2203	145

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Mls No	Address	City	Br	Ba	Price	Dom	Sqft	\$/Sf
638610	11621 Night Heron Dr	Parker	4	3	\$323,900	27	2200	147
635983	10845 Willow Reed Cir	Parker	5	4	\$334,900	34	2547	131
647340	11032 Independence Cir	Parker	4	4	\$334,900	89	3751	89
647944	16670 Firebrick Dr	Parker	5	3	\$334,900	302	2219	151
648793	16523 Red Brush Pl	Parker	3	3	\$335,000	2	2530	132
625946	9899 Centre Cir	Parker	4	3	\$339,000	60	2516	135
629603	16709 E Firefly Ave	Parker	3	3	\$344,900	243	2313	149
624018	10826 Willow Reed Cir	Parker	5	3	\$346,900	214	1922	180
621653	10884 Willow Reed Cir	Parker	4	4	\$359,000	72	2746	131
629906	10932 Independence Dr	Parker	4	4	\$365,000	53	2821	129
640849	16309 Prairie Farm Cir	Parker	3	3	\$369,900	81	2722	136
645662	11121 Night Heron Dr	Parker	4	3	\$381,950	11	2537	151
627252	11100 Night Heron Dr	Parker	3	3	\$385,000	59	3008	128
631296	11571 Terrawood Ct	Parker	3	2	\$400,000	47	2191	183
536676	16873 Boreas Ct	Parker	5	4	\$410,900	300	2726	151
577899	17075 Pale Anemone St	Parker	5	4	\$424,000	209	2076	204
646298	16669 Hitching Post Cir	Parker	3	3	\$424,900	8	2344	181
641828	11888 Pitchfork Ct	Parker	3	2	\$428,900	82	2344	183
640751	11893 Hitching Post Ct	Parker	3	3	\$439,900	189	2742	160
643389	11570 Terrawood Ln	Parker	5	5	\$439,900	54	3288	134
643121	11926 S Black Horn Cir	Parker	5	3	\$445,000	23	2973	150
<b>Average</b>					<b>\$326,328</b>	<b>110</b>	<b>2200</b>	<b>148</b>
<b>Lowest</b>					<b>\$208,000</b>	<b>2</b>	<b>1218</b>	<b>89</b>
<b>Highest</b>					<b>\$445,000</b>	<b>302</b>	<b>3751</b>	<b>204</b>

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## Pending Sales

Mls No	Address	City	Br	Ba	Price	Dom	Sqft	\$/Sf
644881	11076 Quail Ct	Parker	3	3	\$187,000	12	1211	154
632798	11045 Grouse Ct	Parker	3	2	\$228,000	43	1466	156
643887	11053 Pheasant Ct	Parker	4	3	\$229,922	14	1449	159
636000	16165 Peregrine Dr	Parker	3	2	\$234,000	47	1464	160
631267	16110 Martingale Dr	Parker	3	3	\$248,000	47	1437	173
628164	16313 Roan Ct	Parker	4	3	\$267,000	89	1928	138
607049	11363 Bradbury Ranch Dr	Parker	3	2	\$279,900	112	1980	141
636948	11337 S Blackthorn Ct	Parker	3	3	\$282,800	31	2940	96
617704	16803 Trail View Cir	Parker	3	2	\$290,000	83	1568	185
615868	16660 Firebrick Dr	Parker	4	3	\$299,000	89	2783	107
635387	16782 Trail Sky Cir	Parker	4	3	\$317,900	37	1668	191
645431	11470 Whooping Crane D	Parker	3	3	\$324,000	12	2215	146
605679	11564 E Terrawood Ct	Parker	4	4	\$369,000	114	2894	128
608907	10931 Independence Dr	Parker	5	4	\$399,000	106	2612	153
639924	16592 Hitching Post Cir	Parker	3	2	\$429,900	73	2344	183
628047	11826 Prairieville Ct	Parker	4	3	\$449,900	166	3207	140
<b>Average</b>					<b>\$302,208</b>	<b>67</b>	<b>2073</b>	<b>146</b>
<b>Lowest</b>					<b>\$187,000</b>	<b>12</b>	<b>1211</b>	<b>96</b>
<b>Highest</b>					<b>\$449,900</b>	<b>166</b>	<b>3207</b>	<b>191</b>

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## Recent Sales

Mls No	Address	City	Br	Ba	Price	Dom	Sqft	\$/Sf
631302	10963 Osprey Ct	Parker	3	2	\$200,000	11	1463	137
624653	16204 White Hawk Dr	Parker	3	3	\$215,000	45	1218	177
617843	16137 White Hawk Dr	Parker	3	2	\$218,000	1	1459	149
618818	11039 Grouse Ct	Parker	4	3	\$222,500	91	1437	155
618211	16157 White Hawk Dr	Parker	3	3	\$223,800	34	1488	150
598931	11012 Ouzel Ct	Parker	3	2	\$228,000	100	1465	156
583049	16621 Martingale Dr	Parker	3	3	\$230,000	55	1783	129
588438	10609 Winterflower Way	Parker	4	4	\$238,500	68	1687	141
559435	10748 Appaloosa Ct	Parker	3	3	\$250,000	23	1462	171
615335	10754 Appaloosa Ct	Parker	3	3	\$260,000	178	1790	145
596768	16546 High Desert Way	Parker	3	3	\$263,900	46	2087	126
604234	10715 Appaloosa Ct	Parker	4	3	\$265,000	6	2100	126
603353	10852 Bullock Ct	Parker	3	3	\$266,000	46	2100	127
626664	16157 E Wigeon Pl	Parker	3	2	\$267,000	31	1533	174
598414	11770 S Cormorant Cir	Parker	4	4	\$275,000	82	2200	125
591279	16589 E Auburn Hills Dr	Parker	4	3	\$280,000	162	1631	172
586217	16574 High Desert Pl	Parker	3	3	\$281,000	197	2079	135
597594	16839 Trail View Cir	Parker	3	3	\$283,500	62	2015	141
574791	16201 Martingale Dr	Parker	3	3	\$285,000	8	2102	136
586290	11341 Night Heron Dr	Parker	4	3	\$290,000	40	2010	144
577199	16446 Wagon Pl	Parker	4	3	\$291,500	155	2251	129
573381	16688 Tin Cup Ct	Parker	4	4	\$292,000	50	2831	103
594824	16544 High Desert Way	Parker	3	3	\$297,500	63	1923	155
616144	16554 High Desert Way	Parker	4	3	\$298,000	45	2059	145
609183	16852 Trail View Cir	Parker	4	3	\$300,000	321	2059	146

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Mls No	Address	City	Br	Ba	Price	Dom	Sqft	\$/Sf
619470	11451 Whooping Crane D	Parker	3	3	\$300,000	25	2215	135
587948	11833 Trail Sky Ct	Parker	5	3	\$307,550	112	1670	184
588775	16102 Grebe Pl	Parker	4	3	\$314,000	64	1587	198
571027	11015 Independence Cir	Parker	3	4	\$317,000	87	2831	112
585007	16527 E Auburn Hills Dr	Parker	4	3	\$319,900	306	2939	109
537581	16573 High Desert Pl	Parker	3	3	\$325,000	255	2057	158
622413	15831 E Stargazer Ln	Parker	3	3	\$330,000	177	2152	153
569266	10780 Willow Reed Ct	Parker	3	3	\$340,000	53	2547	133
563851	16815 Cedar Ridge Ct	Parker	4	4	\$341,000	109	3520	97
610410	16770 Firebrick Dr	Parker	3	3	\$349,000	42	2417	144
596683	16533 Hitching Post Cir	Parker	4	3	\$385,000	116	2723	141
625918	17718 Chickory Cir	Parker	4	3	\$387,000	21	2721	142
628981	9822 Centre Cir	Parker	6	4	\$395,000	27	2477	159
479982	16515 Hitching Post Cir	Parker	4	3	\$413,000	282	2972	139
597595	11575 Terrawood Ln	Parker	4	4	\$432,900	41	3311	131
541004	11602 Maize Ct	Parker	4	4	\$435,000	99	3298	132
<b>Average</b>					<b>\$297,867</b>	<b>91</b>	<b>2138</b>	<b>139</b>
<b>Lowest</b>					<b>\$200,000</b>	<b>1</b>	<b>1218</b>	<b>97</b>
<b>Highest</b>					<b>\$435,000</b>	<b>321</b>	<b>3520</b>	<b>198</b>

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