

FOREST HIGHLANDS CURRENT COMPARABLES - 2016/2017

CANYON HOMES

COTTAGES

<u>Lot #</u>	<u>Sale Price</u>	<u>Square Feet</u>	<u>Price Sq Ft</u>	<u>Close Date</u>	<u>Bed/Bath</u>	<u>Listing Broker</u>	<u>Buyer Broker</u>	
538	\$525,000	2,161	\$242.94	02/21/17	3/2	FHR	Caliber Rlty	Cottage GC
526	\$605,000	2,400	\$252.08	10/26/16	4/3.5	FHR	ReMax Fine Lvg	Cottage GC
545	\$510,000	2,458	\$207.49	09/14/16	3/2.5	FHR	FHR	Cottage GC
569	\$346,900	1,672	\$207.48	08/16/16	2/2	BANK OWNED HOME		Cottage GC
4	\$496,725	2,173	\$227.50					

GOLF COURSE / VIEW

<u>Lot #</u>	<u>Sale Price</u>	<u>Square Feet</u>	<u>Price Sq Ft</u>	<u>Close Date</u>	<u>Bed/Bath</u>	<u>Listing Broker</u>	<u>Buyer Broker</u>	
431	\$799,000	4,087	\$195.50	03/10/17	4/4.5	FHR	Russ Lyon	View
29	\$575,000	2,996	\$191.92	01/31/17	4/3	FHR	FHR	GC
58	\$1,150,000	3,725	\$308.72	01/25/17	5/4.5	Private Sale	Private Sale	GC
82	\$740,000	3,207	\$230.75	12/22/16	3/3	ReMax Fine Lvg	ReMax Fine Lvg	GC
402	\$710,000	4,454	\$159.41	12/19/16	4/4.5	FHR	Realty One	Putting Course
607	\$799,000	3,889	\$205.45	11/21/16	4/4	FHR	FHR	View
194	\$710,000	3,235	\$219.47	11/18/16	4/3	Russ Lyon	CB Dallas RE	GC
223	\$730,000	3,795	\$192.36	11/01/16	4/3.5	ReMax Fine Lvg	ReMax Fine Lvg	View
393	\$799,000	4,041	\$197.72	10/16/16	4/4.5	Russ Lyon	FHR	GC
327	\$620,000	3,368	\$184.09	09/06/16	5/4	ReMax Fine Lvg	FHR	GC
370	\$655,000	2,554	\$256.46	09/01/16	4/3.5	FHR	FHR	View
53	\$950,000	4,651	\$204.26	08/12/16	5/3.5	FHR	FHR	View
452	\$502,750	2,023	\$248.52	07/27/16	3/2	FHR	FHR	Putting Course
428	\$730,000	2,820	\$258.87	07/15/16	3/3	Russ Lyon	FHR	GC/View
437	\$1,050,000	4,584	\$229.06	07/08/16	3/2.5	FHR	FHR	GC
449	\$660,000	3,265	\$202.14	06/27/16	3/2.5	FHR	FHR	Putting Course
168	\$460,000	1,864	\$246.78	06/07/16	3/2.5	FHR	Russ Lyon	View
350	\$765,000	3,070	\$249.19	04/25/16	3/3.5	FHR	ReMax Fine Lvg	GC
238	\$650,000	4,699	\$138.33	04/22/16	7/3.5	FHR	Home Smart	View
295	\$630,000	3,765	\$167.33	04/13/16	5/5	FHR	Grand View No.	View
334	\$910,000	4,231	\$215.08	04/08/16	4/4.5	FHR	ReMax Peak	View
21	\$742,607	3,539	\$214.35					

OFF GOLF COURSE

<u>Lot #</u>	<u>Sale Price</u>	<u>Square Feet</u>	<u>Price Sq Ft</u>	<u>Close Date</u>	<u>Bed/Bath</u>	<u>Listing Broker</u>	<u>Buyer Broker</u>	
13	\$585,000	2,238	\$261.39	02/28/17	3/3	FHR	FHR	OFF GC
36	\$592,500	3,216	\$184.24	11/04/16	4/2.5	Russ Lyon	ReMax Fine Lvg	OFF GC
318	\$606,375	2,271	\$267.01	10/28/16	3/3	FHR	FHR	OFF GC
174	\$640,000	2,800	\$228.57	10/04/16	3/3.5	Russ Lyon	FHR	OFF GC
206	\$570,000	2,753	\$207.05	09/23/16	3/3	FHR	FHR	OFF GC
305	\$625,000	2,426	\$257.63	08/05/16	3/2.5	FHR	ReMax Fine Lvg	OFF GC
254	\$635,000	2,570	\$247.08	06/27/16	3/2.5	Russ Lyon	Russ Lyon	OFF GC
126	\$560,000	2,977	\$188.11	06/13/16	3/2.5	Russ Lyon	Realty One Grp	OFF GC
73	\$677,000	2,951	\$229.41	04/26/16	4/4.5	FHR	FHR	OFF GC
9	\$610,097	2,689	\$230.05					

MEADOW HOMES

GOLF COURSE / VIEW

<u>Lot #</u>	<u>Sale Price</u>	<u>Square Feet</u>	<u>Price Sq Ft</u>	<u>Close Date</u>	<u>Bed/Bath</u>	<u>Listing Broker</u>	<u>Buyer Broker</u>	<u>Location</u>
748	\$1,025,000	5,062	\$202.49	12/28/16	4/4.5	Russ Lyon	NON-MLS	GC
714	\$924,000	3,837	\$240.81	11/30/16	4/4	Russ Lyon	Russ Lyon	GC
727	\$1,505,000	4,449	\$338.28	11/07/16	4/3.5	FHR	FHR	GC
752	\$1,125,000	4,089	\$275.13	10/28/16	5/4.5	FHR	ReMax Fine Lvg	GC
754	\$1,425,000	4,376	\$325.64	10/26/16	4/4.5	FSBO	Launch R.E.	GC
805	\$892,500	4,162	\$214.44	10/11/16	4/4.5	FHR	FHR	GC
773	\$2,010,000	6,844	\$293.69	09/23/16	4/5.5	FHR	Realty One Group	GC
701	\$1,675,000	4,944	\$338.79	08/26/16	5/4.5	FHR	FHR	GC
730	\$1,400,000	4,455	\$314.25	07/18/16	4/3.5	FHR	FHR	GC
9	\$1,331,278	4,691	\$282.61					

OFF GOLF COURSE

<u>Lot #</u>	<u>Sale Price</u>	<u>Square Feet</u>	<u>Price Sq Ft</u>	<u>Close Date</u>	<u>Bed/Bath</u>	<u>Listing Broker</u>	<u>Buyer Broker</u>	
765	\$1,100,000	4,490	\$244.99	06/02/16	4/4.5	FHR	FHR	OFF GC
1	\$1,100,000	4,490	\$244.99					

FOREST HIGHLANDS CURRENT COMPARABLES - 2016/2017

Cont'd

LOTS

GOLF COURSE/VIEW

<u>Lot #</u>	<u>Sale Price</u>	<u>Square Feet</u>	<u>Price Sq Ft</u>	<u>Close Date</u>	<u>Listing Broker</u>	<u>Buyer Broker</u>	
L-705	\$225,000			11/30/16	FHR	ReMax Fine Living	GOLF COURSE
L-262	\$210,000			11/18/16	FHR	ReMax Fine Living	GOLF COURSE
L-807	\$450,000			10/03/16	FSBO	FHR	GOLF COURSE
L-231	\$102,000			09/06/16	Russ Lyon	Jackson & Assoc	VIEW
L-809	\$240,000			08/30/16	FHR	Russ Lyon	GOLF COURSE
L-799	\$290,000			07/21/16	FHR	CB/Dallas	GOLF COURSE
L-731	\$239,000			06/06/16	Jackson Assoc.	CB/Dallas	GOLF COURSE
7	\$250,857						

OFF GOLF COURSE

<u>Lot #</u>	<u>Sale Price</u>	<u>Square Feet</u>	<u>Price Sq Ft</u>	<u>Close Date</u>	<u>Listing Broker</u>	<u>Buyer Broker</u>	
L-770	\$230,000			03/01/17	FHR	FHR	OFF GC
L-235	\$125,000			11/09/16	Russ Lyon	ReMax Fine Living	OFF GC
L-514	\$115,000			10/27/16	ReMax Fine Lvg	Russ Lyon	OFF GC
L-816	\$235,000			09/27/16	FHR	FHR	OFF GC
L-146	\$115,000			09/02/16	FHR	Home Smart	OFF GC
L-303	\$300,000			08/10/16	FHR	FHR	OFF GC
L-744	\$250,000			07/29/16	FHR	FHR	OFF GC
L-235	\$70,000			04/28/16	CB-Dallas RE	Russ Lyon	OFF GC
L-514	\$105,000			04/22/16	FHR	ReMax Fine Living	OFF GC
9	\$171,667						