

# COMPARABLE MARKET ANALYSIS

## Subject Property

*Comparable Analysis Data used for pricing a 2 Bedroom+Den,  
South facing home at Lewis Wharf.*

<u>Sold</u>							
<u>Address</u>	<u>Type</u>	<u>SqFt</u>	<u>Sales Price</u>	<u>Sq.Ft.Price</u>	<u>Date Sold</u>	<u>Parking</u>	<u>Comments</u>
Rowes Wharf, TH10	3/2.5	2,000	\$1,765,000	\$882	07/21/05	Deeded Garage	Townhouse, No Real Outdoor Space, Views
Burroughs Wh, #310	2/2.5	1,810	\$1,700,000	\$939	02/11/05	2 Deeded Garage	Nose Unit, Spectacular Views, No Outdoor Space, Fireplace
The Mariner, 901	2/2	1,492	\$1,600,000	\$1,072	11/28/05	3 Deeded (2 reserved)	Spectacular Corner Home, Large Wraparound Balcony, Concierge. Large Utility Shed
Lewis Wh, 632-634	3/2.5	1,872	\$1,650,000	\$881	07/18/05	Rental	Penthouse, Fireplace, Bricks and Beams, Views, W/D, 2 Small Balconies
The Mariner, 902	2/2	1,609	\$1,511,500	\$939	05/02/05	2 Deeded Garage	Spectacular Corner w/ Incredible Views, Fireplace, Concierge
The Mariner, 904	2/2	1,530	\$1,475,000	\$964	08/26/05	Deeded Garage	Large Wraparound Balcony, Views, Concierge
Burroughs Wh, #309	2/2.5	1,289	\$1,100,000	\$853	03/24/05	2 Garage	Fabulous Views, Concierge, 2 Balconies

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