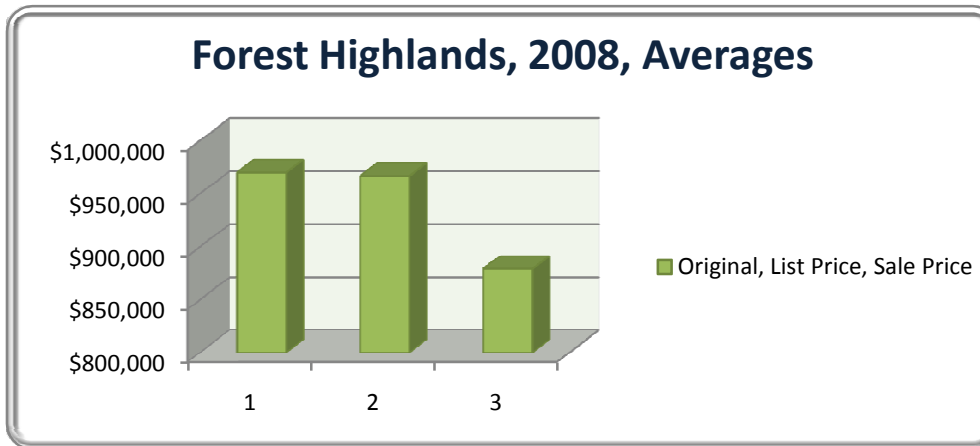


Forest Highlands 2008 - Summary of Data for Single Family Homes Sold

This report is created and presented by Eileen Schreiber, Russ Lyon Sotheby's International Realty.

For a personal report that accurately reflects your home's size, location, age, view and amenities, please ask! This is only a snapshot!

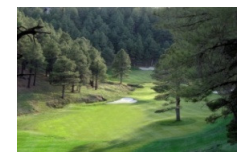
<u>SOLD</u>	<u>High</u>	<u>Low</u>	<u>Avg. Orig*</u>	<u>Avg. List Pr.</u>	<u>Avg Sold Pr.</u>	<u>Avg LP/SP</u>	<u>Avg P/SF</u>	<u>Avg DOM</u>
27	\$1,900,000	\$560,000	\$969,807	\$966,530	\$878,959	0.9094	\$311.12	184
The overall average price/sf for homes sold was \$311.12								
21 Homes of 27 sold for under \$1m								
19 of those sold for \$900k or less								
3 homes sold from \$1m to \$1.1m								
2 homes sold from \$1.2 mi to \$1.3m								
1 home sold for \$1.9m								
*Original Price is the original listing price. List Price is the final listing price before receiving an offer								



Please continue to next page



For all homes and land available in Forest Highlands, please go to www.FlagstaffGolfProperty.com
 (928) 226-7150. eschreiber@russlyon.com



Forest Highlands 2008, Single Family Homes Sold

<u>Address</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq Foot</u>	<u>Age</u>	<u>Lot Size</u>	<u>List Price</u>	<u>Sold Price</u>	<u>DOM</u>
320 Doc Raymond	3	2.5	2879	1991	18731	\$875,000	\$836,000	508
325 Griffiths Spring	4	4.5	3500	1997	17541	\$1,299,000	\$1,220,000	202
367 Forest Highlands Rd	4	4	3318	1995	17424	\$1,199,000	\$1,050,000	343
480 Forest Highlands	3	2.5	3429	1994	22216	\$1,050,000	\$950,000	443
394 Forest Highlands Dr	3	3.5	3856	1998	18731	\$1,499,000	\$1,050,000	456
433 William Palmer	4	3.5	3478	1994	20038	\$995,000	\$795,000	224
461 Forest Highlands	3	3.5	2898	1992	21780	\$795,000	\$795,000	168
465 Lindberg Springs	3	3	2813	1990	31799	\$995,000	\$883,500	349
580 Platt Cline	2	1.75	1602	1991	6970	\$575,000	\$599,000	143
392 Forest Highlands	3	2.5	2796	1993	17424	\$895,000	\$810,000	344
199 Bear Howard	3	2	1728	1991	17665	\$625,000	\$606,000	94
126 Bear Howard	3	2.5	3169	1997		\$895,000	\$850,000	71
151 N Bear Howard Dr	3	2	2242	1990	19491	\$785,000	\$770,000	79
176 Bear Howard	3	2	1918	1994	17789	\$585,500	\$560,000	106
289 Doc Raymond	3	3.5	2411	1989	19602	\$649,900	\$625,000	149
56 Bear Howard	4	2.75	2803	1996	24000	\$925,000	\$872,400	181
10 Platt Cline Dr	2	2	1691	1990	6970	\$675,000	\$650,000	71
177 Forest Highlands	3	2.5	2088	1989		\$879,000	\$750,000	285
251 Griffith Springs	3	3.5	3035	1994	17424	\$925,000	\$825,000	141
77 Edward Ayer	3	2.5	2890	1988		\$889,900	\$840,000	122
444 Griffith Spring	4	3	3022	1998	25700	\$1,100,000	\$1,060,000	69
229 Forest Highlands	3	2.75	2942	1990	33106	\$995,000	\$940,000	117
590 Platt Cline	3	3	2035	1990	8712	\$740,000	\$600,000	130
103 N Forest Highlands Dr N	3	2.5	2606	1990	0.6	\$875,000	\$845,000	73
862 Godfrey Sykes	4	4.5	4739	2006	43560	\$2,200,000	\$1,900,000	0
99 Forest Highlands	4	3.5	3039	1989		\$975,000	\$850,000	75
394 Forest Highlands Dr	3	3.5	3856	1998	18731	\$1,200,000	\$1,200,000	29

All information is taken from the Northern Arizona Multiple Listing Service and is only as reliable as data input into that service.

Eileen Schrieber and Fabi Meoli. Outstanding Services you Demand and Deserve