



CHANDLER REPORTS NEIGHBORHOOD PROFILE

Address	Neighborhood	Zip Code
1155 TIMBERLAKE W	WOODLAND LAKE	38018

Neighborhood Summary

Neighborhood: WOODLAND LAKE
 Number of Residential Properties: 58
 Average Year Built: 1818
 Average Square Foot: 3795
 Average Lot Size: 2.91
 Average Total Tax Appraisal Value: \$366,341
 Average Land Appraisal Value: \$87,639



Market Condition Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Past 12 Months
Number of Comparable Sales	0	4	1	5
Absorption Rate (Sales/Months)	0.00	1.33	0.33	0.42
Median Comparable Sale Price	\$0	\$445,000	\$160,000	\$445,000
Average Comparable Sale Price	\$0	\$427,650	\$160,000	\$374,120
Average Comparable \$/SqFt	\$0.00	\$112.78	\$65.93	\$106.31
Average Comparable SqFt	0	3,792	2,427	3,519

Neighborhood Sales by Year	2010	2011	2012	2013 (YTD)
Total Number of All Sales:	1	2	4	1
Average Sale Price:	\$410,000	\$264,250	\$427,650	\$160,000
Average Price Per Square Foot:	\$115.69	\$50.96	\$112.78	\$65.93
Average Square Foot:	3,544	5,185	3,792	2,427
Total Number of Non-Bank Sales:	1	0	4	1
Average Sale Price:	\$410,000	\$0	\$427,650	\$160,000
Average Price Per Square Foot:	\$115.69	\$0.00	\$112.78	\$65.93
Average Square Foot:	3,544	0	3,792	2,427
Total Number of Bank Sales:	0	2	0	0
Average Sale Price:	\$0	\$264,250	\$0	\$0
Average Price Per Square Foot:	\$0.00	\$50.96	\$0.00	\$0.00
Average Square Foot:	0	5,185	0	0
Total Number of Foreclosures:	1	1	0	0
Average Foreclosure Amount:	\$985,000	\$217,594	\$0	\$0

Zip Code 38018 - Sales by Year	2010	2011	2012	2013 (YTD)
Total Number of All Sales:	650	611	738	3
Average Sale Price:	\$146,647	\$140,463	\$136,408	\$108,833
Average Price Per Square Foot:	\$70.95	\$68.06	\$68.06	\$57.47