

WildHorse at Allen Ranch Market Update As of August 8th, 2011



Homes Sold in 2011



Date Sold	Address	Built	Sq. Ft.	Model	Beds	Baths	Pool	Original List Price	Original LP/ SF	Final Sale Price	Sale Price	
											Per Sq. Ft.	Total Time On Market
4/18/2011	311 E Frances Ln	2002	3,673		4	3.5	No	\$299,900	\$82	\$298,000	\$81	11
6/6/2011	3070 S Ironwood St	2000	4,093	President's Choice	5	3.5	Yes	\$400,000	\$98	\$330,000	\$81	128
7/7/2011	261 E Frances Ln	2002	3,673		4	3.5	No	\$330,000	\$90	\$315,000	\$86	17
7/21/2011	295 E Frances Ln	2002	2,539		3	2	Yes	\$250,000	\$98	\$227,000	\$89	225
7/28/2011	296 E Frances Ln	2003	4,093	President's Choice	5	3.5	Yes	\$415,000	\$101	\$390,000	\$95	56
Average			3,614					\$338,980	\$92	\$312,000	\$86	87

311 E. Frances Ln was a bank owned property.
295 E. Frances Ln was a short sale listing.

3070 S. Ironwood St was a short sale listing.

Homes With Sales Pending

There are currently no homes with a sale pending.

Homes For Sale

Address	Built	Sq. Ft.	Model	Beds	Baths	Pool	Original List Price	Original LP/ SF	Current List Price	Current LP/ SF	Time On Market
3060 S. Ironwood	2006	3,124	Crown Appeal	4	3.5	Yes	\$325,000	\$104	\$294,700	\$94	43
2999 S. Larkspur	2001	4,093	President's Choice	5	3.5	Yes	\$409,600	\$100	\$409,600	\$100	21
Average			3,609				\$367,300	\$102	\$352,150	\$97	32

3060 S. Ironwood is a short sale listing.

Courtesy of Jerry Raviol
The Most Successful Realtor In *WildHorse*



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