

WildHorse at Allen Ranch Market Update As of November 13th, 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	Winning Colors	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	Winning Colors	4	3.5	No	\$330,000	\$90	\$315,000	\$86	17
7/21/2011	295 E Frances Ln	2002	2,539	Secretariat	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
9/26/2011	2999 S. Larkspur	2001	4,093	President's Choice	5	3.5	Yes	\$409,600	\$100	\$380,000	\$93	29
Average			3,694					\$350,750	\$95	\$323,333	\$88	78

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

Address	Built	Sq. Ft.	Model	Beds	Baths	Pool	Original List Price	Original LP/ SF	Current List Price	Current LP/ SF	Total Time On Market
3060 S. Ironwood	2006	3,124	Crown Appeal	4	3.5	Yes	\$325,000	\$104	\$282,700	\$90	109
Average		\$ 3,124					\$325,000	\$ 104	\$282,700	\$ 90	109

3060 S. Ironwood is a short sale listing.

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
3059 S. Larkspur St	2002	4,093	President's Choice	5	3.5	Yes	\$345,000	\$84	\$345,000	\$84	10
Average		4,093					\$345,000	\$84	\$345,000	\$84	10

3059 S. Larkspur St is a short sale listing.

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



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