

# CMA Report

Listings as of 11/17/08 at 8:25am

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**Property Type Residential Area 860-Bellingham Community** begins with: Columbia **Statuses** Active, Contingent, Pending BU Requested (5/21/2008 or after) , Pending Feasibility (5/21/2008 or after) , Pending Inspection (5/21/2008 or after) , Pending (5/21/2008 or after) , Sold (5/21/2008 or after)

**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	
2609 Kulshan	Bellingham	28, D2	3	2	1,748	3485sf	1901	09/22/08	137.24	190	259,900	239,900	
2301 Henry St	Bellingham	30, C2	2	1	1,025	5000sf	1926	10/21/08	297.07	27	314,500	304,500	
1908 Monroe St	Bellingham	30, C2	3	1	1,644	5000sf	1927	11/10/08	206.20	7	339,000	339,000	
2507 Elizabeth St	Bellingham	32, B4	4	2	1,650	0.110ac	1900	11/04/08	206.06	13	340,000	340,000	
3023 Lynn St	Bellingham	30, D2	4	2	2,686	19500sf	1948	09/16/08	139.61	62	375,000	375,000	
2906 Elizabeth St	Bellingham	30, C1	3	2	1,119	7200sf	1952	08/15/08	356.57	494	399,000	399,000	
2734 Walnut St	Bellingham	10, A1	4	1.75	1,700	8000sf	1929	07/29/08	275.88	111	469,000	469,000	
2300 Eldridge	Bellingham	28, C3	3	2.50	2,300		1951	07/01/08	216.96	139	650,000	499,000	
2327 Eldridge Ave	Bellingham	30, C2	3	1.75	2,157	6075sf	1924	09/15/08	288.83	63	648,000	623,000	
2605 Eldridge Ave	Bellingham	28, B2	3	2.50	2,742	8100sf	1906	06/13/08	231.55	248	738,950	634,900	
1717 Eldridge Ave	Bellingham	28, B2	3	4	3,099	19500sf	1900	08/21/08	354.95	88	1,100,000	1,100,000	
2015 Eldridge Ave	Bellingham	30, B2	3	3.50	0		2008	11/10/08	0.00	7	2,295,000	2,295,000	
<b>Listing Count 12</b>	<b>Averages</b>				1,988				246.45	121	660,696	634,858	
	<b>High</b>				2,295,000				<b>Low</b>		239,900	<b>Median</b>	434,000

**CONTINGENT Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	
2532 Keesling	Bellingham	30, C2	5	2.75	2,600		1903	10/16/08	192.27	152	599,900	499,900	
<b>Listing Count 1</b>	<b>Averages</b>				2,600				192.27	152	599,900	499,900	
	<b>High</b>				499,900				<b>Low</b>		499,900	<b>Median</b>	499,900

**PENDING INSPECTION Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	
2210 Monroe St	Bellingham	28, C2	4	2	1,740	0.090ac	1924	11/11/08	132.13	133	259,000	229,900	
2921 Kulshan	Bellingham	30, D2	4	1	1,728	4843sf	1905	10/17/08	138.83	25	249,900	239,900	
<b>Listing Count 2</b>	<b>Averages</b>				1,734				135.48	79	254,450	234,900	
	<b>High</b>				239,900				<b>Low</b>		229,900	<b>Median</b>	234,900

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	
2918 Elm St	Bellingham	30, D1	4	1.75	1,358	5000sf	1927	11/05/08	239.32	104	344,950	325,000	
<b>Listing Count 1</b>	<b>Averages</b>				1,358				239.32	104	344,950	325,000	
	<b>High</b>				325,000				<b>Low</b>		325,000	<b>Median</b>	325,000

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP %	LP
2825 Northwest Ave	Bellingham	30, D1	2	1	1,101		1923	11/10/08	156.73	16	132,500	177,500	172,560	97.22	
2827 Northwest Ave	Bellingham	20, F4	2	1	878		1923	06/11/08	199.20	222	189,900	174,900	174,900	100.00	
2716 Eldridge	Bellingham	28, C5	2	1	672		1924	09/30/08	267.86	89	225,000	194,900	180,000	92.36	
2808 Victor St	Bellingham	28, C5	2	1	0		1950	05/23/08	0.00	14	229,900	229,900	227,450	98.93	
2609 Walnut St	Bellingham	30, D2	2	1	1,224	3500sf	1907	08/28/08	187.91	13	249,000	249,000	230,000	92.37	
2429 Utter St	Bellingham	28, D2	2	1	1,056		1916	06/12/08	217.80	9	230,000	230,000	230,000	100.00	
2808 Kulshan St	Bellingham	28, D2	3	1	1,235	4791sf	1921	10/30/08	194.25	48	249,900	239,900	239,900	100.00	
3009 Victor St	Bellingham	30, D2	2	1	1,444	4000sf	1926	08/15/08	180.06	2	24,900,000	249,000	260,000	104.42	
2728 Williams St	Bellingham	30, C2	2	1	0		1946	11/07/08	0.00	153	324,900	279,000	260,500	93.37	
2305 Broadway	Bellingham	28, D5	3	1	1,516	6907sf	1954	08/29/08	174.77	18	264,950	264,950	264,950	100.00	
2516 Victor St	Bellingham	32, D4	2	1	808	4792sf	1939	06/30/08	327.97	39	269,000	269,000	265,000	98.51	
2809 Walnut St	Bellingham	28, D2	2	1	1,605		1925	06/04/08	166.36	22	269,950	269,950	267,000	98.91	
2924 Victor	Bellingham	30, D2	4	1	1,862	5400sf	1931	10/31/08	144.07	36	289,900	269,900	268,255	99.39	
2325 Williams St	Bellingham	30, D2	2	1	1,157	4792sf	1927	09/12/08	233.28	11	269,900	269,900	269,900	100.00	
2921 NorthWest Ave	Bellingham	28, D2	2	1.75	1,801	11300sf	1980	07/30/08	152.69	34	329,900	309,900	275,000	88.74	
2513 Lynn St	Bellingham	29, C2	2	1.50	1,180		1924	06/30/08	237.29	25	289,900	289,900	280,000	96.59	
2411 Lafayette St	Bellingham	28, B2	2	1	860		1925	06/03/08	327.91	11	298,000	298,000	282,000	94.63	
2824 Kulshan St	Bellingham	26, D2	3	2	1,388	5000sf	2007	05/21/08	213.26	377	309,900	309,900	296,000	95.51	
2418 Spruce St	Bellingham	28, C2	3	2	1,800	4000sf	1917	08/16/08	166.67	53	379,000	340,000	300,000	88.24	
2112 Eldridge	Bellingham	32, E5	3	1.50	1,235	5662sf	1940	06/27/08	251.01	108	319,900	319,900	310,000	96.91	
2833 Williams St	Bellingham	30, C2	4	1.50	1,712	4791sf	1950	05/30/08	193.02	33	342,900	342,900	330,450	96.37	
1510 W Connecticut St	Bellingham	28, D2	3	1.75	1,968	9583sf	1924	10/08/08	173.78	3	325,000	325,000	342,000	105.23	
2411 Keesling St	Bellingham	30, C2	3	2	0	4791sf	1904	06/02/08	0.00	60	419,000	419,000	405,000	96.66	
2810 Eldridge Ave	Bellingham	28, B2	4	2.50	3,221	5000sf	1916	09/23/08	155.20	380	705,000	499,900	499,900	100.00	

*Presented By: Rich Johnson / Muljat Group South Phone: 360-527-8766*

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## CMA Report

Listings as of 11/17/08 at 8:25am

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**Property Type** Residential **Area** 860-Bellingham **Community** begins with: Columbia **Statuses** Active, Contingent, Pending BU Requested (5/21/2008 or after) , Pending Feasibility (5/21/2008 or after) , Pending Inspection (5/21/2008 or after) , Pending (5/21/2008 or after) , Sold (5/21/2008 or after)

**RESIDENTIAL  
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP %	LP
2733 Eldridge Ave	Bellingham	28, B2	4	2.50	0	0.260ac	1928	10/08/08	0.00	12	549,000	549,000	525,000	95.63	
<b>Listing Count</b> 25	<b>Averages</b>				1,415				205.77	72	1,294,492	294,848	286,231	97.08	
					<b>High</b> 525,000				<b>Low</b> 172,560			<b>Median</b> 268,255			
<b>Report Count</b> 41	<b>Report Averages</b>				1439				214.85	89	1,018,156	397,176	286,231		