



**Home Market Analysis**  
 5150 St. Moritz Drive, Columbia Heights  
 Prepared by: Bill Pomeranke  
 8/1/08+

Address	Built	MLS	MLS date	Off	Closing	Status	List Price	Current	Close Price	Seller Contrib.	Net Price	Tax Value	Sq. Ft.	Bdrm #1	Bdrm #2	Bdrm #3	Bdrm #4	FP	Bath	Garage		
2119 Highland Place NE	1952	3587673	8/20/2008	NA	NA	Active	\$ 149,900.00	\$ 125,900.00	\$ -	\$ -	\$ -	\$ 180,000.00	1733	11 x 11	11 x 10	17 x 12	NA	2	2	2		
2225 Forest Drive NE, CH	1954	3598515	9/15/2008	NA	NA	Active	\$ 169,900.00	\$ 149,900.00	\$ -	\$ -	\$ -	\$ 186,200.00	1822	11 x 11	11 x 9	13 x 9	12 x 8	0	2	2	Foreclosure	
2132 Forest Drive NE, CH	1959	3548369	5/23/2006	NA	NA	Active	\$ 189,900.00	\$ 159,900.00	\$ -	\$ -	\$ -	\$ 183,400.00	1660	11 x 10	11 x 11	11 x 10	NA	0	2	1	Foreclosure	
2345 Fairway Drive NE, CH	1965	3607767	10/8/2008	NA	NA	Active	\$ 169,900.00	\$ 169,900.00	\$ -	\$ -	\$ -	\$ 197,600.00	1658	13 x 11	10 x 13	11 x 10	NA	0	2	2		
1385 53rd Avenue NE, Fridley	1960	3623539	11/25/2008	NA	NA	Active	\$ 199,900.00	\$ 199,900.00	\$ -	\$ -	\$ -	\$ 200,500.00	2100	15 x 10	13 x 10	10 x 10	NA	0	2	2		
1498 Lincoln Terrace NE, CH	1959	3613381	10/24/2008	NA	NA	Active	\$ 219,900.00	\$ 209,900.00	\$ -	\$ -	\$ -	\$ 246,200.00	1458	13 x 11	11 x 10	11 x 10	NA	1	1	2		
1468 Lincoln Terrace NE, CH	1959	3612734	10/22/2008	NA	NA	Active	\$ 225,900.00	\$ 225,900.00	\$ -	\$ -	\$ -	\$ 245,900.00	2758	12 x 12	11 x 11	11 x 10	12 x 20	1	2	2	Short Sale	
1225 Polk Place NE, CH	1968	3542749	5/14/2008	NA	NA	Active	\$ 269,800.00	\$ 249,899.00	\$ -	\$ -	\$ -	\$ 259,800.00	2800	15 x 13	15 x 10	12 x 10	15 x 10	0	3	2		
5332 Matterhorn Drive NE, Fridley	1960	3600535	9/19/2008	NA	NA	Active	\$ 249,900.00	\$ 249,900.00	\$ -	\$ -	\$ -	\$ 270,200.00	2200	18 x 15	18 x 15	13 x 11	12 x 10	1	2	2		
5150 Saint Moritz Drive, CH	1990	3578745	7/30/2008	NA	NA	Active	\$ 289,900.00	\$ 249,900.00	\$ -	\$ -	\$ -	\$ 335,100.00	2725	12 x 9	13 x 10	9 x 11	13 x 16	1	3	2		
1145 50th Avenue NE, CH	1960	3600692	9/19/2008	NA	NA	Active	\$ 264,900.00	\$ 259,900.00	\$ -	\$ -	\$ -	\$ 247,000.00	2601	14 x 11	12 x 11	11 x 9	11 x 9	2	2	2		
5045 Johnson Street NE, CH	1961	3607595	10/8/2008	NA	NA	Active	\$ 250,000.00	\$ 275,000.00	\$ -	\$ -	\$ -	\$ 275,400.00	2260	13 x 14	11 x 12	11 x 11	13 x 14	2	3	2	As Is	
1630 Innsbruck Parkway	1965	3596763	9/11/2008	NA	NA	Active	\$ 299,900.00	\$ 299,900.00	\$ -	\$ -	\$ -	\$ 288,800.00	2256	15 x 11	11 x 11	11 x 11	NA	2	2	2		
1392 Buchanan Place NE, CH	1963	3618108	7/31/2008	NA	NA	Active	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 254,800.00	2553	14 x 11	10 x 10	13 x 10	NA	3	3	2		
1420 W. Danube Road NE, Fridley	1978	3527634	4/15/2008	NA	NA	Active	\$ 365,000.00	\$ 310,000.00	\$ -	\$ -	\$ -	\$ 386,800.00	3165	14 x 17	11 x 14	14 x 10	11 x 16		4	2	Estate	
2235 Chalet Drive NE	1964	3576476	7/24/2008	NA	NA	Active	\$ 389,900.00	\$ 375,000.00	\$ -	\$ -	\$ -	\$ 327,700.00	3020	14 x 14	11 x 12	10 x 11	12 x 18	2	3	2		
1546 Trollhagen Drive, Fridley	1969	3490261	1/26/2008	NA	NA	Active	\$ 389,900.00	\$ 389,900.00	\$ -	\$ -	\$ -	\$ 313,400.00	2792	13 x 13	15 x 12	10 x 12	12 x 12		3	2		
1625 49th Avenue Ne, CH	1964	3518564	3/28/2008	9/9/2008	NA	Cancelled	\$ 199,900.00	\$ 189,900.00	\$ -	\$ -	\$ -	\$ 215,300.00	1837	12 x 12	12 x 9	11 x 9	NA	0	2	2		
5000 Fillmore Street NE, CH	1973	3553682	6/4/2008	9/8/2008	NA	Cancelled	\$ 309,900.00	\$ 299,900.00	\$ -	\$ -	\$ -	\$ 274,600.00	2686	14 x 13	15 x 14	13 x 11	12 x 11	1	2	2		
2119 Highland Place MN, CH	1952	3499745	2/16/2008	8/15/2008	NA	Expired	\$ 169,900.00	\$ 159,900.00	\$ -	\$ -	\$ -	\$ 180,000.00	1733	11 x 11	11 x 10	17 x 12	NA	2	2	2	Short Sale	
1395 Pierce Terrace NE, CH	1966	3479622	1/3/2008	10/24/2008	NA	Expired	\$ 220,000.00	\$ 204,900.00	\$ -	\$ -	\$ -	\$ 212,200.00	1480	12 x 12	10 x 11	9 x 11	NA	0	2	2		
1171 49th Ave. NE, CH	1962	3569642	7/10/2008	10/21/2008	NA	Expired	\$ 219,999.00	\$ 219,999.00	\$ -	\$ -	\$ -	\$ 211,600.00	2080	12 x 11	11 x 11	12 x 11	10 x 11		2	1		
1392 Buchanan Place NE, CH	1963	3579633	7/31/2008	10/31/2008	NA	Expired	\$ 330,300.00	\$ 299,999.00	\$ -	\$ -	\$ -	\$ 254,800.00	2553	14 x 11	10 x 10	13 x 10	NA	3	3	2		
1392 Buchanan Place NE, CH	1963	3533299	4/26/2008	7/26/2008	NA	Expired	\$ 330,300.00	\$ 330,300.00	\$ -	\$ -	\$ -	\$ 254,800.00	2553	14 x 11	10 x 10	13 x 10	NA	3	3	2		
1101 Pierce Terrace NE, CH	1986	3610733	10/16/2008	12/6/2008	NA	Expired	\$ 379,900.00	\$ 379,900.00	\$ -	\$ -	\$ -	\$ 417,300.00	4762	18 x 15	14 x 12	15 x 12	NA	2	5	3		
2000 Fairway Drive NE	1964	3579375	7/31/2008	8/27/2008	NA	Pending	\$ 112,900.00	\$ 112,900.00	\$ -	\$ -	\$ -	\$ 188,900.00	1483	12 x 11	11 x 9	10 x 8	NA	0	2	2		
1325 Pierce Terrace NE, CH	1957	3610197	10/14/2008	10/22/2008	12/22/2008	Pending	\$ 140,000.00	\$ 140,000.00	\$ -	\$ -	\$ -	\$ 214,400.00	2132	13 x 11	12 x 9	13 x 10	12 x 11	2	2	2	Short Sale	
2214 Highland Place NE, CH	1953	3613539	10/24/2008	11/13/2008	12/12/2008	Pending	\$ 177,900.00	\$ 177,900.00	\$ -	\$ -	\$ -	\$ 187,800.00	1714	11 x 11	11 x 9	30 x 11	NA	1	1	1		
1440 Windemere Drive NE, Fridley	1961	3605940	10/1/2008	12/6/2008	12/29/2008	Pending	\$ 237,500.00	\$ 229,900.00	\$ -	\$ -	\$ -	\$ 378,600.00	4608	3	NA	NA	NA	2	2	2		
1493 Lincoln Terrace NE	1958	3581244	8/5/2008	10/8/2008	12/21/2008	Pending	\$ 249,500.00	\$ 237,500.00	\$ -	\$ -	\$ -	\$ 227,500.00	1750	12 x 10	11 x 13	10 x 10	9 x 9		2	2	2	
4746 Heights Drive, NE	1950	3574399	7/19/2008	9/27/2008	10/30/2008	Sold	\$ 169,500.00	\$ 114,500.00	\$ 115,000.00	\$ 1,500.00	\$ 113,500.00	\$ 177,600.00	1020	9 x 11	9 x 10	13 x 13	NA	0	1	1	Foreclosure	
2227 Forest Drive NE	1954	3560091	6/18/2008	7/23/2008	8/29/2008	Sold	\$ 182,000.00	\$ 182,000.00	\$ 182,000.00	\$ -	\$ 162,000.00	\$ 182,300.00	1133	12 x 11	11 x 9	NA	NA	1	1	1		
1625 49th Avenue Ne, CH	1964	3600587	9/19/2008	10/6/2008	10/17/2008	Sold	\$ 189,900.00	\$ 189,900.00	\$ 185,000.00	\$ -	\$ 185,000.00	\$ 215,300.00	1837	12 x 12	12 x 9	11 x 9	NA	0	2	2		
5271 Buchanan Street, Fridley	1966	3424843	8/10/2007	11/12/2008	11/21/2008	Sold	\$ 259,888.00	\$ 199,000.00	\$ 203,000.00	\$ -	\$ -	\$ 239,800.00	2022	20 x 13	13 x 11	13 x 11	12 x 11	1	2	2	Short Sale	
1860 Fairway Drive NE	1967	3591391	8/29/2008	10/28/2008	11/14/2008	Sold	\$ 229,900.00	\$ 209,900.00	\$ 206,000.00	\$ 6,180.00	\$ 199,820.00	\$ 219,500.00	2277	18 x 13	13 x 10	13 x 12	12 x 10	1	2	2		
5272 Matterhorn Drive NE, Fridley	1963	3569078	7/9/2008	7/28/2008	8/8/2008	Sold	\$ 239,900.00	\$ 239,900.00	\$ 225,000.00	\$ -	\$ 225,000.00	\$ 290,300.00	1980	14 x 10	14 x 10	13 x 10	13 x 10	2	3	2		
1335 Buchanan Place NE	1959	3571983	7/15/2008	8/14/2008	8/28/2008	Sold	\$ 263,900.00	\$ 257,900.00	\$ 243,900.00	\$ -	\$ 243,900.00	\$ 300,200.00	2632	10 x 13	9 x 12	11 x 12	25 x 20	2	2	2		

Yellow=your home  
 Green = lowered since last market analysis  
 Lavender=changed status since last market analysis  
 Grey=new listing