Cross Creek West February Results

MLS # Address Subdivision Bid Saft Yr Bit Lot SF List Price LP/Saft CDM	Active Properties									
12661362 31527 Vineyard Creek Drive Cross Creek West 1,930 2023 \$355,000 \$183.94 142 13309069 31639 Splitting Willow Way Cross Creek West 1,956 2023 \$370,000 \$188.16 31 59782260 31515 Splitting Willow Way Cross Creek West 2,169 2023 \$416,900 \$192.21 13 22851552 31443 Splitting Willow Way Cross Creek West 2,168 2022 5,575 \$417,900 \$191.00 76 63124665 31534 Beacon Cove Trail Cross Creek West 2,758 \$420,000 \$181.59 37 2569468 4814 Hudson Park Court Cross Creek West 2,423 2023 \$450,000 \$185.72 185 66008479 31535 Vineyard Creek Drive Cross Creek West 2,513 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 202 6,250 \$464,913 \$173.20 149 47651297 31707 Splitting Willow Way	MLS#	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	
13309069 31639 Splitting Wilow Way Cross Creek West 1,956 2023 \$370,000 \$189.16 31 93497400 31531 Beacon Cove Trail Cross Creek West 2,093 2023 \$370,000 \$176.78 30 59782260 31515 Splitting Willow Way Cross Creek West 2,169 2023 \$416,900 \$192.21 13 22851552 31443 Splitting Willow Way Cross Creek West 2,188 2022 5,575 \$417,900 \$191.00 76 63124685 31534 Beacon Cove Trail Cross Creek West 2,188 2022 5,575 \$417,900 \$191.00 76 63124685 31534 Beacon Cove Trail Cross Creek West 2,428 2023 \$440,000 \$152.28 23 35138037 4811 Albany Shores Court Cross Creek West 2,423 2023 \$440,000 \$181.59 37 2569468 4814 Hudson Park Court Cross Creek West 2,423 2023 \$450,000 \$181.59 37 2569468 4814 Hudson Park Court Cross Creek West 2,513 2022 6,455 \$459,981 \$183.04 158 47651297 31707 Splitting Willow Way Cross Creek West 2,296 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,309 \$482,349 \$173.20 149 8809704 4827 Hudson Park Court Cross Creek West 2,785 2022 6,309 \$440,000 \$177.50 147 38689501 5327 Egret Gable Court Cross Creek West 2,800 2023 7,428 \$494,000 \$175.50 147 38689501 5327 Egret Gable Court Cross Creek West 2,800 2023 7,428 \$494,463 \$176.59 45 89169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697608 31526 Beacon Cove Trail Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697608 31526 Beacon Cove Trail Cross Creek West 2,874 2023 8,386 \$500,000 \$153.94 156 28264941 4827 Albany Shores Lane Cross Creek West 2,921 2023 8,664 \$58,000 \$153.94 156 28264941 4827 Albany Shores Lane Cross Creek West 2,921 2023 6,691 \$524,572 \$179.59 22 24680891 5038 Albany Shores Lane Cross Creek West 2,929 2023 7,819 \$539,000 \$196.62 13 55024569 4006 Albany Shores Lane Cross Creek West 2,929 2023 7,819 \$539,000 \$196.62 13 56224569 5006 Albany Shores Lane Cross Creek West 3,300 2023 7,547 \$579,336 \$177.48 119 58241706 5010 Albany Shores Lane Cross Creek West 3,300 2023 7,690 \$579,836 \$177.48 119 58241706 5010 Albany Shores Lane Cross Creek West 3,300 2023 7,8	4015658	31531 Vineyard Creek Drive	Cross Creek West	1,830	2023		\$340,000	\$185.79	133	
93497400 31531 Beacon Cove Trail Cross Creek West 2,093 2023 \$370,000 \$176.78 30 \$1992210 31515 Splitting Willow Way Cross Creek West 2,169 2023 \$416,900 \$192.21 13 22851552 31443 Splitting Willow Way Cross Creek West 2,168 2022 5,575 \$410,900 \$192.21 13 22851552 31443 Splitting Willow Way Cross Creek West 2,168 2022 5,575 \$417,900 \$191.00 76 63124685 31534 Beacon Cove Trail Cross Creek West 2,758 \$420,000 \$152.28 23 35138037 4811 Albany Shores Court Cross Creek West 2,423 2023 \$440,000 \$181.59 37 2569468 4814 Hudson Park Court Cross Creek West 2,423 2023 \$450,000 \$185.72 185 66008479 31535 Vineyard Creek Drive Cross Creek West 2,513 2022 6,455 \$459,901 \$183.04 158 47651297 31707 Splitting Willow Way Cross Creek West 2,785 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,250 \$490,000 \$175.50 147 38689501 5327 Egret Gable Court Cross Creek West 2,800 2023 7,428 \$494,463 \$176.59 445 89169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,878 2023 8,386 \$500,000 \$170.42 36 55900116 31542 Beacon Cove Trail Cross Creek West 2,934 2023 8,386 \$500,000 \$170.42 36 55900116 31542 Beacon Cove Trail Cross Creek West 2,934 2023 8,500,000 \$170.42 36 55900116 31542 Beacon Cove Trail Cross Creek West 2,935 2023 6,681 \$524,572 \$179.59 22 24880891 5038 Albany Shores Lane Cross Creek West 2,939 2023 6,603 \$549,758 \$184.54 22 27830135 31231 Hastings Creek Lane Cross Creek West 2,939 2023 6,603 \$549,758 \$184.54 22 27830135 31231 Hastings Creek Lane Cross Creek West 3,267 2023 7,581 \$539,000 \$193.05 16 \$6527456 4915 Albany Shores Lane Cross Creek West 3,200 2023 7,819 \$539,000 \$193.05 16 \$6527456 4915 Albany Shores Lane Cross Creek West 3,267	12661362	31527 Vineyard Creek Drive	Cross Creek West	1,930	2023		\$355,000	\$183.94	142	
59782260 31515 Splitting Willow Way Cross Creek West 2,169 2023 \$416,900 \$192.21 13 22851552 31443 Splitting Willow Way Cross Creek West 2,188 2022 5,575 \$417,900 \$191.00 76 63124685 31534 Beacon Cove Trail Cross Creek West 2,758 \$420,000 \$185.228 23 35138037 4811 Albary Shores Court Cross Creek West 2,423 2023 \$450,000 \$185.72 185 66008479 31535 Vineyard Creek Drive Cross Creek West 2,423 2022 6,455 \$459,981 \$183.04 158 47651297 31707 Splitting Willow Way Cross Creek West 2,785 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,250 \$464,913 \$202.49 33 380953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,209 \$482,349 \$173.20 149 8809704	13309069	31639 Splitting Wilow Way	Cross Creek West	1,956	2023		\$370,000	\$189.16	31	
22851552 31443 Splitting Willow Way Cross Creek West 2,188 2022 5,575 \$417,900 \$191.00 76 63124685 31534 Beacon Cove Trail Cross Creek West 2,758 \$420,000 \$152.28 23 35138037 4811 Albany Shores Court Cross Creek West 2,423 2023 \$450,000 \$181.59 37 2569468 4814 Hudson Park Court Cross Creek West 2,423 2023 \$450,000 \$185.72 185 66008479 31535 Vineyard Creek Drive Cross Creek West 2,513 2022 6,455 \$459,981 \$183.04 158 47651297 31707 Splitting Willow Way Cross Creek West 2,796 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,792 2023 \$490,000 \$175.50 147 8809704 4827 Hudson Park Court Cross Creek West 2,792 2023 \$490,000 \$175.50 147 89169790 31711 Splitting Willow Way Cross	93497400	31531 Beacon Cove Trail	Cross Creek West	2,093	2023		\$370,000	\$176.78	30	
63124685 31534 Beacon Cove Trail Cross Creek West 2,758 \$420,000 \$152.28 23 35138037 4811 Albany Shores Court Cross Creek West 2,423 2023 \$440,000 \$181.59 37 2569468 4814 Hudson Park Court Cross Creek West 2,423 2023 \$450,000 \$185.72 185 66008479 31535 Vineyard Creek Drive Cross Creek West 2,513 2022 6,455 \$459,981 \$183.04 158 47651297 31707 Splitting Willow Way Cross Creek West 2,296 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,309 \$482,349 \$173.20 149 8809704 4827 Hudson Park Court Cross Creek West 2,785 2022 6,309 \$482,349 \$173.20 149 8809704 4827 Hudson Park Court Cross Creek West 2,800 2023 7,428 \$494,463 \$176.59 45 89169790 31711 Sp	59782260	31515 Splitting Willow Way	Cross Creek West	2,169	2023		\$416,900	\$192.21	13	
35138037 4811 Albany Shores Court Cross Creek West 2,423 2023 \$440,000 \$181.59 37 2569468 4814 Hudson Park Court Cross Creek West 2,423 2023 \$450,000 \$185.72 185 66008479 31535 Vineyard Creek Drive Cross Creek West 2,513 2022 6,455 \$459,981 \$183.04 158 47651297 31707 Splitting Willow Way Cross Creek West 2,266 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,309 \$482,349 \$173.20 149 8809704 4827 Hudson Park Court Cross Creek West 2,782 2022 6,250 \$490,000 \$175.50 147 388169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,714 2023 6,643 \$499,896 \$184.19 22	22851552	31443 Splitting Willow Way	Cross Creek West	2,188	2022	5,575	\$417,900	\$191.00	76	
2569468 4814 Hudson Park Court Cross Creek West 2,423 2023 \$450,000 \$185.72 185 66008479 31535 Vineyard Creek Drive Cross Creek West 2,513 2022 6,455 \$459,981 \$183.04 158 47661297 31707 Splitting Willow Way Cross Creek West 2,296 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,309 \$482,349 \$173.20 149 8809704 4827 Hudson Park Court Cross Creek West 2,782 2023 7,428 \$490,000 \$175.50 147 8869501 5327 Egret Gable Court Cross Creek West 2,800 2023 7,428 \$494,463 \$176.59 45 89169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,714 2023 6,643 \$499,86 \$184.19 22 </td <td>63124685</td> <td>31534 Beacon Cove Trail</td> <td>Cross Creek West</td> <td>2,758</td> <td></td> <td></td> <td>\$420,000</td> <td>\$152.28</td> <td>23</td>	63124685	31534 Beacon Cove Trail	Cross Creek West	2,758			\$420,000	\$152.28	23	
66008479 31535 Vineyard Creek Drive Cross Creek West 2,513 2022 6,455 \$459,981 \$183.04 158 47651297 31707 Splitting Willow Way Cross Creek West 2,296 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,309 \$482,349 \$173.20 149 8809704 4827 Hudson Park Court Cross Creek West 2,800 2023 7,428 \$494,000 \$175.50 147 38689501 5327 Egref Gable Court Cross Creek West 2,800 2023 7,428 \$494,463 \$176.59 45 89169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,714 2023 8,386 \$500,000 \$153.94 156 28264941 4827 Albany Shores Lane Cross Creek West 2,934 2023 6,691 \$524,572 \$1	35138037	4811 Albany Shores Court	Cross Creek West	2,423	2023		\$440,000	\$181.59	37	
47651297 31707 Splitting Willow Way Cross Creek West 2,296 2022 6,250 \$464,913 \$202.49 33 30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,309 \$482,349 \$173.20 149 8809704 4827 Hudson Park Court Cross Creek West 2,800 2023 7,428 \$490,000 \$175.50 147 38689501 5327 Egret Gable Court Cross Creek West 2,800 2023 7,428 \$494,463 \$176.59 45 89169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,957 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,714 2023 6,643 \$499,896 \$184.19 22 13065979 4818 Hudson Park Court Cross Creek West 3,248 2023 8,386 \$500,000 \$175.42 36 28264941 4827 Albany Shores Lane Cross Creek West 2,934 2023 6,691 \$524,572 \$179.59<	2569468	4814 Hudson Park Court	Cross Creek West	2,423	2023		\$450,000	\$185.72	185	
30953528 31526 Vineyard Creek Drive Cross Creek West 2,785 2022 6,309 \$482,349 \$173.20 149 8809704 4827 Hudson Park Court Cross Creek West 2,792 2023 \$490,000 \$175.50 147 38689501 5327 Egret Gable Court Cross Creek West 2,800 2023 7,428 \$494,463 \$176.59 45 89169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,714 2023 6,643 \$499,896 \$184.19 22 13065979 4818 Hudson Park Court Cross Creek West 2,944 2023 8,386 \$500,000 \$153.94 156 28264941 4827 Albany Shores Lane Cross Creek West 2,942 2023 6,691 \$524,572 \$179.59 22 24680891 5038 Albany Shores Lane Cross Creek West 2,695 2023 6,878 \$529,900 \$196.62 13	66008479	31535 Vineyard Creek Drive	Cross Creek West	2,513	2022	6,455	\$459,981	\$183.04	158	
8809704 4827 Hudson Park Court Cross Creek West 2,792 2023 \$490,000 \$175.50 147 38689501 5327 Egret Gable Court Cross Creek West 2,800 2023 7,428 \$494,463 \$176.59 45 89169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,714 2023 6,643 \$499,896 \$184.19 22 13065979 4818 Hudson Park Court Cross Creek West 2,934 2023 \$500,000 \$153.94 156 28264941 4827 Albany Shores Lane Cross Creek West 2,934 2023 \$500,000 \$170.42 36 55900116 31542 Beacon Cove Trail Cross Creek West 2,921 2023 6,691 \$524,572 \$179.59 22 248680891 5038 Albany Shores Lane Cross Creek West 2,695 2023 6,878 \$529,900 \$196.62 13 56527456 4915 Albany Shores Lane Cross Creek West 2,979 2023 7,891	47651297	31707 Splitting Willow Way	Cross Creek West	2,296	2022	6,250	\$464,913	\$202.49	33	
38689501 5327 Egret Gable Court Cross Creek West 2,800 2023 7,428 \$494,463 \$176.59 45 89169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,714 2023 6,643 \$499,896 \$184.19 22 13065979 4818 Hudson Park Court Cross Creek West 3,248 2023 8,386 \$500,000 \$153.94 156 28264941 4827 Albany Shores Lane Cross Creek West 2,934 2023 \$500,000 \$170.42 36 55900116 31542 Beacon Cove Trail Cross Creek West 2,921 2023 6,691 \$524,572 \$179.59 22 24680891 5038 Albany Shores Lane Cross Creek West 2,695 2023 6,878 \$529,900 \$196.62 13 56527456 4915 Albany Shores Lane Cross Creek West 2,792 2023 7,891 \$539,000 \$193.05 16 25883182 31522 Beacon Cove Trail Cross Creek West 3,203	30953528	31526 Vineyard Creek Drive	Cross Creek West	2,785	2022	6,309	\$482,349	\$173.20	149	
89169790 31711 Splitting Willow Way Cross Creek West 2,878 2022 6,250 \$499,057 \$173.40 33 25697698 31526 Beacon Cove Trail Cross Creek West 2,714 2023 6,643 \$499,896 \$184.19 22 13065979 4818 Hudson Park Court Cross Creek West 3,248 2023 8,386 \$500,000 \$170.42 36 28264941 4827 Albany Shores Lane Cross Creek West 2,934 2023 \$500,000 \$170.42 36 55900116 31542 Beacon Cove Trail Cross Creek West 2,921 2023 6,691 \$524,572 \$179.59 22 24680891 5038 Albany Shores Lane Cross Creek West 2,695 2023 6,878 \$529,900 \$196.62 13 56527456 4915 Albany Shores Ln Cross Creek West 2,792 2023 7,891 \$539,000 \$193.05 16 25883182 31522 Beacon Cove Trail Cross Creek West 2,979 2023 6,603 \$549,758 \$184.54 22 27830135 31231 Hastings Creek Lane Cross Creek West 3,203	8809704	4827 Hudson Park Court	Cross Creek West	2,792	2023		\$490,000	\$175.50	147	
25697698 31526 Beacon Cove Trail Cross Creek West 2,714 2023 6,643 \$499,896 \$184.19 22 13065979 4818 Hudson Park Court Cross Creek West 3,248 2023 8,386 \$500,000 \$153.94 156 28264941 4827 Albany Shores Lane Cross Creek West 2,934 2023 \$500,000 \$170.42 36 55900116 31542 Beacon Cove Trail Cross Creek West 2,921 2023 6,691 \$524,572 \$179.59 22 24680891 5038 Albany Shores Lane Cross Creek West 2,695 2023 6,878 \$529,900 \$196.62 13 56527456 4915 Albany Shores Ln Cross Creek West 2,792 2023 7,891 \$539,000 \$193.05 16 25883182 31522 Beacon Cove Trail Cross Creek West 2,979 2023 6,603 \$549,758 \$184.54 22 27830135 31231 Hastings Creek Lane Cross Creek West 3,203 2023 6,604 \$578,900 \$180.74 13 98352496 5006 Albany Shores Lane Cross Creek West 3,267 2023 7,547 \$579,836 \$177.48 119 58241706 5010 Albany Shores Lane Cross Creek West 3,300 2023 7,820 \$579,863 \$175.72 203 88737094 4838 Albany Shores Lane Cross Creek West 2,792 2023 \$581,540 \$165.12 1 76338282 4818 Albany Shores Lane Cross Creek West 2,792 2023 \$591,990 \$212.03 118 40574658 4830 Albany Shores Lane Cross Creek West 3,009 2023 7,831 \$639,000 \$212.36 164 23667692 4839 Albany Shore Lane Cross Creek West 3,050 2023 9,809 \$676,005 \$221.64 30 91162897 4810 Hudson Park Court Cross Creek West 3,520 2023 8,899 \$698,000 \$198.30 189 53070493 4807 Albany Shores Lane Cross Creek West 3,520 2023 7,699 \$710,875 \$185.75 31	38689501	5327 Egret Gable Court	Cross Creek West	2,800	2023	7,428	\$494,463	\$176.59	45	
13065979 4818 Hudson Park Court Cross Creek West 3,248 2023 8,386 \$500,000 \$153.94 156 28264941 4827 Albany Shores Lane Cross Creek West 2,934 2023 \$500,000 \$170.42 36 55900116 31542 Beacon Cove Trail Cross Creek West 2,921 2023 6,691 \$524,572 \$179.59 22 24680891 5038 Albany Shores Lane Cross Creek West 2,695 2023 6,878 \$529,900 \$196.62 13 56527456 4915 Albany Shores Ln Cross Creek West 2,792 2023 7,891 \$539,000 \$193.05 16 25883182 31522 Beacon Cove Trail Cross Creek West 2,979 2023 6,603 \$549,758 \$184.54 22 27830135 31231 Hastings Creek Lane Cross Creek West 3,203 2023 6,604 \$578,900 \$180.74 13 98352496 5006 Albany Shores Lane Cross Creek West 3,267 2023 7,547 \$579,836 \$177.48 119 58241706 5010 Albany Shores Lane Cross Creek West 3,300	89169790	31711 Splitting Willow Way	Cross Creek West	2,878	2022	6,250	\$499,057	\$173.40	33	
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55900116 31542 Beacon Cove Trail Cross Creek West 2,921 2023 6,691 \$524,572 \$179.59 22 24680891 5038 Albany Shores Lane Cross Creek West 2,695 2023 6,878 \$529,900 \$196.62 13 56527456 4915 Albany Shores Ln Cross Creek West 2,792 2023 7,891 \$539,000 \$193.05 16 25883182 31522 Beacon Cove Trail Cross Creek West 2,979 2023 6,603 \$549,758 \$184.54 22 27830135 31231 Hastings Creek Lane Cross Creek West 3,203 2023 6,604 \$578,900 \$180.74 13 98352496 5006 Albany Shores Lane Cross Creek West 3,267 2023 7,547 \$579,836 \$177.48 119 58241706 5010 Albany Shores Lane Cross Creek West 3,300 2023 7,820 \$579,863 \$175.72 203 88737094 4838 Albany Shores Lane Cross Creek West 3,522 2023 \$581,540 \$165.12 1	13065979	4818 Hudson Park Court	Cross Creek West	3,248	2023	8,386	\$500,000	\$153.94	156	
24680891 5038 Albany Shores Lane Cross Creek West 2,695 2023 6,878 \$529,900 \$196.62 13 56527456 4915 Albany Shores Ln Cross Creek West 2,792 2023 7,891 \$539,000 \$193.05 16 25883182 31522 Beacon Cove Trail Cross Creek West 2,979 2023 6,603 \$549,758 \$184.54 22 27830135 31231 Hastings Creek Lane Cross Creek West 3,203 2023 6,604 \$578,900 \$180.74 13 98352496 5006 Albany Shores Lane Cross Creek West 3,267 2023 7,547 \$579,836 \$177.48 119 58241706 5010 Albany Shores Lane Cross Creek West 3,300 2023 7,820 \$579,863 \$175.72 203 88737094 4838 Albany Shores Lane Cross Creek West 3,522 2023 \$581,540 \$165.12 1 76338282 4818 Albany Shores Lane Cross Creek West 3,009 2023 7,831 \$639,000 \$212.36 164 23667692 4839 Albany Shore Lane Cross Creek West 3,520	28264941	4827 Albany Shores Lane	Cross Creek West	2,934	2023		\$500,000	\$170.42	36	
56527456 4915 Albany Shores Ln Cross Creek West 2,792 2023 7,891 \$539,000 \$193.05 16 25883182 31522 Beacon Cove Trail Cross Creek West 2,979 2023 6,603 \$549,758 \$184.54 22 27830135 31231 Hastings Creek Lane Cross Creek West 3,203 2023 6,604 \$578,900 \$180.74 13 98352496 5006 Albany Shores Lane Cross Creek West 3,267 2023 7,547 \$579,836 \$177.48 119 58241706 5010 Albany Shores Lane Cross Creek West 3,300 2023 7,820 \$579,863 \$175.72 203 88737094 4838 Albany Shores Lane Cross Creek West 3,522 2023 \$581,540 \$165.12 1 76338282 4818 Albany Shores Lane Cross Creek West 2,792 2023 \$591,990 \$212.03 118 40574658 4830 Albany Shores Lane Cross Creek West 3,050 2023 7,831 \$639,000 \$212.36 164 23667692 4839 Albany Shore Lane Cross Creek West 3,520 2023	55900116	31542 Beacon Cove Trail	Cross Creek West	2,921	2023	6,691	\$524,572	\$179.59	22	
25883182 31522 Beacon Cove Trail Cross Creek West 2,979 2023 6,603 \$549,758 \$184.54 22 27830135 31231 Hastings Creek Lane Cross Creek West 3,203 2023 6,604 \$578,900 \$180.74 13 98352496 5006 Albany Shores Lane Cross Creek West 3,267 2023 7,547 \$579,836 \$177.48 119 58241706 5010 Albany Shores Lane Cross Creek West 3,300 2023 7,820 \$579,863 \$175.72 203 88737094 4838 Albany Shores Lane Cross Creek West 3,522 2023 \$581,540 \$165.12 1 76338282 4818 Albany Shores Lane Cross Creek West 2,792 2023 \$591,990 \$212.03 118 40574658 4830 Albany Shores Lane Cross Creek West 3,009 2023 7,831 \$639,000 \$212.36 164 23667692 4839 Albany Shore Lane Cross Creek West 3,050 2023 9,809 \$676,005 \$221.64 30 91162897 4810 Hudson Park Court Cross Creek West 3,520 2023	24680891	5038 Albany Shores Lane	Cross Creek West	2,695	2023	6,878	\$529,900	\$196.62	13	
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98352496 5006 Albany Shores Lane Cross Creek West 3,267 2023 7,547 \$579,836 \$177.48 119 58241706 5010 Albany Shores Lane Cross Creek West 3,300 2023 7,820 \$579,863 \$175.72 203 88737094 4838 Albany Shores Lane Cross Creek West 3,522 2023 \$581,540 \$165.12 1 76338282 4818 Albany Shores Lane Cross Creek West 2,792 2023 \$591,990 \$212.03 118 40574658 4830 Albany Shores Lane Cross Creek West 3,009 2023 7,831 \$639,000 \$212.36 164 23667692 4839 Albany Shore Lane Cross Creek West 3,050 2023 9,809 \$676,005 \$221.64 30 91162897 4810 Hudson Park Court Cross Creek West 3,520 2023 8,899 \$698,000 \$198.30 189 53070493 4807 Albany Shores Lane Cross Creek West 3,827 2023 7,699 \$710,875 \$185.75 31	25883182	31522 Beacon Cove Trail	Cross Creek West	2,979	2023	6,603	\$549,758	\$184.54	22	
58241706 5010 Albany Shores Lane Cross Creek West 3,300 2023 7,820 \$579,863 \$175.72 203 88737094 4838 Albany Shores Lane Cross Creek West 3,522 2023 \$581,540 \$165.12 1 76338282 4818 Albany Shores Lane Cross Creek West 2,792 2023 \$591,990 \$212.03 118 40574658 4830 Albany Shores Lane Cross Creek West 3,009 2023 7,831 \$639,000 \$212.36 164 23667692 4839 Albany Shore Lane Cross Creek West 3,050 2023 9,809 \$676,005 \$221.64 30 91162897 4810 Hudson Park Court Cross Creek West 3,520 2023 8,899 \$698,000 \$198.30 189 53070493 4807 Albany Shores Lane Cross Creek West 3,827 2023 7,699 \$710,875 \$185.75 31	27830135	31231 Hastings Creek Lane	Cross Creek West	3,203	2023	6,604	\$578,900	\$180.74	13	
88737094 4838 Albany Shores Lane Cross Creek West 3,522 2023 \$581,540 \$165.12 1 76338282 4818 Albany Shores Lane Cross Creek West 2,792 2023 \$591,990 \$212.03 118 40574658 4830 Albany Shores Lane Cross Creek West 3,009 2023 7,831 \$639,000 \$212.36 164 23667692 4839 Albany Shore Lane Cross Creek West 3,050 2023 9,809 \$676,005 \$221.64 30 91162897 4810 Hudson Park Court Cross Creek West 3,520 2023 8,899 \$698,000 \$198.30 189 53070493 4807 Albany Shores Lane Cross Creek West 3,827 2023 7,699 \$710,875 \$185.75 31	98352496	5006 Albany Shores Lane	Cross Creek West	3,267	2023	7,547	\$579,836	\$177.48	119	
76338282 4818 Albany Shores Lane Cross Creek West 2,792 2023 \$591,990 \$212.03 118 40574658 4830 Albany Shores Lane Cross Creek West 3,009 2023 7,831 \$639,000 \$212.36 164 23667692 4839 Albany Shore Lane Cross Creek West 3,050 2023 9,809 \$676,005 \$221.64 30 91162897 4810 Hudson Park Court Cross Creek West 3,520 2023 8,899 \$698,000 \$198.30 189 53070493 4807 Albany Shores Lane Cross Creek West 3,827 2023 7,699 \$710,875 \$185.75 31	58241706	5010 Albany Shores Lane	Cross Creek West	3,300	2023	7,820	\$579,863	\$175.72	203	
40574658 4830 Albany Shores Lane Cross Creek West 3,009 2023 7,831 \$639,000 \$212.36 164 23667692 4839 Albany Shore Lane Cross Creek West 3,050 2023 9,809 \$676,005 \$221.64 30 91162897 4810 Hudson Park Court Cross Creek West 3,520 2023 8,899 \$698,000 \$198.30 189 53070493 4807 Albany Shores Lane Cross Creek West 3,827 2023 7,699 \$710,875 \$185.75 31	88737094	4838 Albany Shores Lane	Cross Creek West	3,522	2023		\$581,540	\$165.12	1	
23667692 4839 Albany Shore Lane Cross Creek West 3,050 2023 9,809 \$676,005 \$221.64 30 91162897 4810 Hudson Park Court Cross Creek West 3,520 2023 8,899 \$698,000 \$198.30 189 53070493 4807 Albany Shores Lane Cross Creek West 3,827 2023 7,699 \$710,875 \$185.75 31	76338282	4818 Albany Shores Lane	Cross Creek West	2,792	2023		\$591,990	\$212.03	118	
91162897 4810 Hudson Park Court Cross Creek West 3,520 2023 8,899 \$698,000 \$198.30 189 53070493 4807 Albany Shores Lane Cross Creek West 3,827 2023 7,699 \$710,875 \$185.75 31	40574658	4830 Albany Shores Lane	Cross Creek West	3,009	2023	7,831	\$639,000	\$212.36	164	
53070493 4807 Albany Shores Lane Cross Creek West 3,827 2023 7,699 \$710,875 \$185.75 31	23667692	4839 Albany Shore Lane	Cross Creek West	3,050	2023	9,809	\$676,005	\$221.64	30	
• • • • • • • • • • • • • • • • • • • •	91162897	4810 Hudson Park Court	Cross Creek West	3,520	2023	8,899	\$698,000	\$198.30	189	
68168332 4835 Albany Shores Lane Cross Creek West 3,839 2023 7,824 \$715,000 \$186.25 188	53070493	4807 Albany Shores Lane	Cross Creek West	3,827	2023	7,699	\$710,875	\$185.75	31	
	68168332	4835 Albany Shores Lane	Cross Creek West	3,839	2023	7,824	\$715,000	\$186.25	188	

Pend Cont to Show Properties									
MLS#	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	
69033816	5203 Egret Gable Court	Cross Creek West	2,599	2022	6,632	\$464,627	\$178.77	88	
18252082	5207 Egret Gable Court	Cross Creek West	2,799	2022	5,400	\$464,863	\$166.08	15	
19626924	5314 Egret Gable Court	Cross Creek West	2,599	2022	7,199	\$467,714	\$179.96	34	
94086566	31443 Golden Cliffs Lane	Cross Creek West	2,800	2023	6,373	\$469,863	\$167.81	25	
18394924	5102 Albany Shores Lane	Cross Creek West	3,238	2023		\$539,857	\$166.73	81	
64718933	5018 Albany Shores Lane	Cross Creek West	3,238	2022	6,879	\$554,964	\$171.39	75	
16666311	5002 Albany Shores Lane	Cross Creek West	3,211	2022	8,888	\$559,399	\$174.21	13	
12806564	5022 Albany Shores Lane	Cross Creek West	3,300	2023	6,879	\$559,863	\$169.66	124	
37327535	5023 Albany Shores Lane	Cross Creek West	3,299	2023	6,603	\$559,973	\$169.74	39	
45091441	5031 Albany Shores Lane	Cross Creek West	3,300	2022	7,717	\$564,856	\$171.17	39	
75309515	5027 Albany Shores Lane	Cross Creek West	3,267	2023	6,600	\$572,637	\$175.28	155	
10674136	5110 Albany Shores Lane	Cross Creek West	3,300	2023	6,879	\$573,636	\$173.83	42	
57637868	5014 Albany Shores Lane	Cross Creek West	3,300	2023	7,582	\$574,968	\$174.23	148	

Cross Creek Ranch West February Results

Pending	Properties
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MLS#	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
21700285	31506 Vineyard Creek Drive	Cross Creek West	2,047			\$340,000	\$166.10	11
79133091	31547 Vineyard Creek Drive	Cross Creek West	1,830	2023		\$354,990	\$193.98	54
39524262	31514 Vineyard Creek Drive	Cross Creek West	2,097	2023		\$355,000	\$169.29	14
76356702	31703 Splitting Willow Way	Cross Creek West	2,314			\$394,990	\$170.70	23
33923663	31423 Splitting Willow Way	Cross Creek West	2,180	2023	5,625	\$399,900	\$183.44	20
89391441	31534 Vineyard Creek Drive	Cross Creek West	2,758			\$404,990	\$146.84	34
56536824	31427 Splitting Willow Way	Cross Creek West	2,169	2023		\$407,900	\$188.06	4
94753326	31542 Vineyard Creek Drive	Cross Creek West	2,903	2022	6,309	\$466,806	\$160.80	92
30662691	31518 Vineyard Creek Drive	Cross Creek West	2,971	2022	6,297	\$492,161	\$165.65	104
14954602	31315 Crescent Hill Drive	Cross Creek West	2,792	2022	7,727	\$498,000	\$178.37	72
72215760	31522 Vineyard Creek Drive	Cross Creek West	2,987	2022	6,309	\$499,333	\$167.17	146
45386534	4806 Albany Shores Lane	Cross Creek West	2,792	2023		\$500,000	\$179.08	114
83784626	5126 Albany Shores Lane	Cross Creek West	2,737	2023	6,878	\$510,900	\$186.66	65
8771056	5111 Albany Shores Lane	Cross Creek West	3,203	2023	6,596	\$519,900	\$162.32	0
22775100	4835 Avon Ridge Way	Cross Creek West	2,792	2023	8,084	\$529,000	\$189.47	51
35115230	4822 Albany Shores Lane	Cross Creek West	3,359	2023		\$530,000	\$157.79	46
10238305	4822 Hudson Park Court	Cross Creek West	3,200	2023	8,221	\$665,000	\$207.81	182
24287246	4814 Albany Shores Lane	Cross Creek West	3,737	2022	9,028	\$689,000	\$184.37	107

Sold Properties

MLS#	Address	Subdivision	Bld SqFt Yr	r Blt Lot SF	List Price	LP/SqFt (CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
40967737	Vineyard Creek Drive	Cross Creek West	2,093		\$355,990	\$170.09	13	02/22/23	\$320,000	\$152.89	89.89
79550728	Vineyard Creek Drive	Cross Creek West	2,097		\$330,000	\$157.37	46	02/17/23	\$328,500	\$156.65	99.55
9635113	Vineyard Creek Drive	Cross Creek West	1,956 20	023	\$345,000	\$176.38	93	02/27/23	\$345,000	\$176.38	100.00
97411533	Vineyard Creek Drive	Cross Creek West	2,047 20	023	\$375,000	\$183.19	93	02/28/23	\$350,000	\$170.98	93.33
74057793	Vineyard Creek Drive	Cross Creek West	2,314		\$360,000	\$155.57	16	02/24/23	\$360,000	\$155.57	100.00