

**HARMONY YEAR END REPORT JAN-DEC 2015**  
**Prepared by Jeanine Corcoran - TheCorcoranConnection.com**

Address	Sold Price	List Price	Sq Ft	HTD	BE	FB	HB	Year Built	ML Number	SP/SqFt	Close Date	Type	Averages
7115 RED LANTERN DR Unit#15B	\$108,899	\$126,600	1,668	3	2	1		2006	O5318534	\$65.29	1/7/15	REO	<b>\$70.26 SP/SqFt</b>
7158 FORTY BANKS RD Unit#33A	\$99,000	\$119,900	1,316	2	2	0		2006	S4805024	\$75.23	1/15/15	Owner	<b>\$103,950 Sales Price</b>
6835 GOLDFLOWER AVE	\$198,000	\$213,365	1,895	3	2	1		2014	T2721436	\$104.49	2/12/15	Builder	
3514 SEBASTIAN BRIDGE LN	\$187,736	\$187,736	1,802	3	2	1		2015	O5349678	\$104.18	2/25/15	Builder	<b>\$100.52 SP/SqFt</b>
7005 CUPSEED LN	\$167,000	\$179,900	1,798	3	2	0		2004	S4724583	\$92.88	2/27/15	Owner	<b>\$193,667 Sales Price</b>
3368 CAT BRIER TRL	\$252,500	\$299,900	2,153	3	3	0		2009	S4724076	\$117.28	3/2/15	Owner	
7160 FORTY BANKS RD	\$118,500	\$124,900	1,668	3	2	1		2006	O5343725	\$71.04	3/5/15	REO	
3547 CLAY BRICK RD Unit#44C	\$130,000	\$144,900	1,855	3	2	1		2006	S4807283	\$70.08	3/20/15	Owner	
7042 BUTTONBUSH LOOP	\$290,000	\$309,900	2,448	3	3	1		2003	S4809593	\$118.46	3/23/15	Owner	
7122 FORTY BANKS RD Unit#39A	\$85,000	\$94,000	1,316	2	2	0		2006	S4803570	\$64.59	3/25/15	Owner	
3583 CLAY BRICK RD Unit#3583	\$155,000	\$158,000	1,855	3	2	1		2006	O5331677	\$83.56	3/26/15	Owner	
3428 SCHOOLHOUSE RD	\$213,000	\$227,840	1,982	3	2	1		2015	T2748150	\$107.47	3/26/15	Builder	<b>\$93.08 SP/SqFt</b>
3215 BLAZING STAR LN	\$199,990	\$205,185	1,783	3	2	0		2014	T2721538	\$112.16	3/31/15	Builder	<b>\$180,499 Sales Price</b>
3331 PRIMROSE WILLOW DR	\$167,000	\$179,900	1,740	3	2	1		2004	O5313610	\$95.98	4/3/15	Owner	
3551 CLAY BRICK RD Unit#3551	\$118,765	\$124,900	1,668	3	2	1		2007	S4807120	\$71.20	4/16/15	REO	
7118 FORTY BANKS RD Unit#39C	\$127,500	\$147,900	1,855	3	2	1		2006	S4725369	\$68.73	4/21/15	REO	
6888 SUNDROP ST	\$295,000	\$354,179	2,174	3	2	0		2012	O5319502	\$135.69	4/27/15	Builder	<b>\$87.51 SP/SqFt</b>
7133 HARMONY SQUARE DR S Unit#30B	\$110,000	\$137,900	1,668	3	2	1		2006	S4721284	\$65.95	4/29/15	REO	<b>\$163,653 Sales Price</b>
7125 HARMONY SQUARE DR S Unit#2	\$96,000	\$95,000	1,316	2	2	0		2006	S4810848	\$72.95	5/1/15	Owner	
6821 HABITAT DR	\$298,215	\$312,440	2,919	4	2	1		2015	T2740488	\$102.16	5/8/15	Builder	
7130 FORTY BANKS RD	\$140,000	\$149,900	1,855	3	2	1		2006	O5363738	\$75.47	5/11/15	Owner	
6801 SUNDROP ST	\$215,990	\$237,090	2,186	3	2	1		2015	T2746076	\$98.81	5/13/15	Builder	
3311 POND PINE RD	\$193,000	\$199,900	2,366	3	2	1		2004	S4812114	\$81.57	5/14/15	Owner	
3211 SOUTHERN PINE RD	\$499,900	\$599,900	3,998	4	4	1		2014	S4806195	\$125.04	5/15/15	Builder	
3353 SCHOOLHOUSE RD	\$330,000	\$342,900	3,077	4	2	1		2012	S4812118	\$107.25	5/15/15	Owner	
7118 FIVE OAKS DR	\$162,000	\$164,950	1,826	3	2	1		2007	S4811816	\$88.72	5/19/15	Owner	
6825 HABITAT DR	\$246,990	\$262,440	2,139	4	3	0		2015	T2736528	\$115.47	5/19/15	Builder	
7164 FORTY BANKS RD Unit#32A	\$100,000	\$106,990	1,316	2	2	0		2006	S4812275	\$75.99	5/29/15	Owner	<b>\$96.83 SP/SqFt</b>
6815 HABITAT DR	\$249,990	\$262,440	2,054	4	3	0		2015	T2746084	\$121.71	5/29/15	Builder	<b>\$230,190 Sales Price</b>
3297 CAT BRIER TRL	\$585,000	\$600,000	4,603	5	5	1		2007	S4721827	\$127.09	6/17/15	Short Sale	
3506 SEBASTIAN BRIDGE LN Unit#D	\$185,690	\$187,296	1,802	3	2	1		2014	O5315834	\$103.05	6/23/15	Builder	<b>\$97.15 SP/SqFt</b>
7103 RED LANTERN DR Unit#13B	\$102,266	\$119,900	1,668	3	2	1		2006	O5314491	\$61.31	6/26/15	REO	<b>\$290,985 Sales Price</b>
7121 RED LANTERN DR	\$116,000	\$119,900	1,668	3	2	1		2006	S4811126	\$69.54	7/2/15	REO	
3333 BRACKEN FERN DR	\$133,000	\$135,000	1,188	2	2	0		2004	S4814676	\$111.95	7/13/15	Owner	
7112 FORTY BANKS RD Unit#7112	\$145,000	\$149,900	1,855	3	2	1		2006	S4815738	\$78.17	7/13/15	Owner	
3599 CLAY BRICK RD Unit#0	\$116,500	\$129,900	1,668	3	2	1		2006	S4801569	\$69.84	7/15/15	REO	
3302 CAT BRIER TRL	\$259,400	\$279,900	2,617	3	2	1		2006	O5344248	\$99.12	7/17/15	Owner	
6809 HABITAT DR	\$230,990	\$263,440	2,507	5	3	1		2015	T2756143	\$92.14	7/20/15	Builder	
7128 FORTY BANKS RD	\$85,000	\$89,900	1,316	2	2	0		2006	S4812589	\$64.59	7/22/15	Owner	

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3322 POND PINE RD	\$190,000	\$209,900	2,167	4	2	1		2005	S4809717	\$87.68	7/24/15	REO	
3522 SEBASTIAN BRIDGE LN Unit#D	\$190,000	\$194,656	1,802	3	2	1		2015	O5372308	\$105.44	7/24/15	Builder	
3316 CAT BRIER TRL	\$435,000	\$445,000	4,330	5	4	1		2006	S4816179	\$100.46	7/24/15	Owner	
7156 FORTY BANKS RD Unit#33C	\$140,000	\$149,900	1,855	3	2	1		2006	S4813623	\$75.47	7/29/15	Owner	
7108 RED LANTERN DR Unit#23B	\$118,000	\$139,900	1,668	3	2	1		2006	S4802924	\$70.74	7/31/15	REO	
3515 CLAY BRICK RD	\$191,000	\$192,900	1,802	3	2	1		2014	S4815731	\$105.99	7/31/15	Owner	<b>\$87.68 SP/SqFt</b>
6819 HABITAT DR	\$314,000	\$294,415	3,258	5	3	0		2015	O5373681	\$96.38	7/31/15	Builder	<b>\$190,278 Sales Price</b>
6833 HABITAT DR	\$233,465	\$236,940	2,076	3	2	1		2015	T2756159	\$112.46	8/11/15	Builder	
6827 HABITAT DR	\$234,990	\$241,940	1,956	3	2	1		2015	T2756168	\$120.14	8/14/15	Builder	
6839 GOLDFLOWER AVE	\$198,000	\$230,000	1,899	4	2	1		2013	O5362936	\$104.27	8/17/15	Owner	
7132 FORTY BANKS RD Unit#0	\$135,000	\$137,500	1,668	3	2	1		2006	S4817154	\$80.94	8/21/15	Owner	
3313 PRIMROSE WILLOW DR	\$196,000	\$220,000	1,820	4	2	0		2004	O5346457	\$107.69	8/21/15	Owner	
3308 GRANDE HERON DR	\$294,415	\$294,415	2,946	4	2	1		2015	O5373413	\$99.94	8/28/15	Builder	<b>\$104.95 SP/SqFt</b>
3306 DARK SKY DR	\$317,500	\$322,950	2,907	4	2	1		2015	O5364638	\$109.22	8/31/15	Builder	<b>\$229,910 Sales Price</b>
3308 DARK SKY DR	\$249,065	\$254,040	2,349	4	2	1		2015	T2755387	\$106.03	9/2/15	Builder	
3322 BRACKEN FERN DR	\$246,000	\$259,000	1,956	3	3	0		2007	O5370853	\$125.77	9/3/15	Owner	
7138 FIVE OAKS DR	\$154,000	\$174,500	1,826	3	2	1		2006	O5374708	\$84.34	9/11/15	Owner	
7104 RED LANTERN DR Unit#24A	\$91,900	\$107,900	1,316	2	2	0		2006	S4816275	\$69.83	9/14/15	REO	
6901 BEARGRASS RD	\$219,000	\$240,000	2,265	4	3	0		2005	S4817304	\$96.69	9/24/15	Owner	
3517 CLAY BRICK RD Unit#D	\$190,547	\$189,066	1,802	3	2	1		2014	O5311396	\$105.74	9/25/15	Builder	<b>\$102.68 SP/SqFt</b>
7040 BUTTONBUSH LOOP	\$292,000	\$330,000	2,240	3	2	1		2003	S4817493	\$130.36	9/25/15	Owner	<b>\$206,073 Sales Price</b>
6818 GOLDFLOWER AVE	\$356,345	\$356,365	3,766	5	4	0		2014	S4821308	\$94.62	10/3/15	Builder	
6823 SUNDROP ST	\$275,000	\$262,900	2,566	4	3	1		2013	S4812432	\$107.17	10/6/15	Owner	
3539 CLAY BRICK RD	\$125,000	\$130,000	1,668	3	2	1		2006	S4812860	\$74.94	10/7/15	Owner	
3535 CLAY BRICK RD Unit#D	\$205,990	\$219,971	1,996	4	2	1		2014	O5369568	\$103.20	10/21/15	Builder	
7101 HARMONY SQUARE DR S Unit#25A	\$94,500	\$114,500	1,317	2	2	0		2006	S4725747	\$71.75	10/23/15	REO	
7142 FIVE OAKS DR	\$164,900	\$164,900	1,840	3	2	1		2006	S4819025	\$89.62	10/23/15	Owner	
7112 FIVE OAKS DR	\$175,000	\$199,900	2,036	4	2	1		2007	S4818141	\$85.95	10/23/15	Owner	
3518 SEBASTIAN BRIDGE LN Unit#D	\$205,900	\$212,611	1,996	4	2	1		2014	O5345487	\$103.16	10/29/15	Builder	
6814 LITTLE BLUE LN	\$218,000	\$226,440	1,982	3	2	1		2015	T2778655	\$109.99	10/29/15	Builder	
7119 RED LANTERN DR Unit#16A	\$101,000	\$100,900	1,316	2	2	0		2006	S4817928	\$76.75	10/30/15	REO	
3563 CLAY BRICK RD Unit#3563	\$129,000	\$139,900	1,668	3	2	1		2006	O5395453	\$77.34	10/30/15	REO	<b>\$91.00 SP/SqFt</b>
3341 SCHOOLHOUSE RD	\$419,000	\$469,900	4,295	5	4	1		2015	S4816759	\$97.56	10/30/15	Builder	<b>\$205,803 Sales Price</b>
3308 CAT BRIER TRL	\$269,000	\$279,900	2,742	4	2	1		2006	S4817016	\$98.10	11/2/15	Owner	
3513 CLAY BRICK RD Unit#11C	\$194,990	\$194,990	1,802	3	2	1		2014	O5402182	\$108.21	11/20/15	Builder	<b>\$104.59 SP/SqFt</b>
6802 LITTLE BLUE LN	\$212,990	\$223,465	1,982	3	2	1		2015	T2778567	\$107.46	11/30/15	Builder	<b>\$225,660 Sales Price</b>
6800 LITTLE BLUE LN	\$237,990	\$237,990	2,520	4	3	1		2015	O5407323	\$94.44	12/2/15	Builder	
6810 LITTLE BLUE LN	\$224,990	\$230,965	2,184	3	2	1		2015	O5401968	\$103.02	12/11/15	Builder	<b>\$96.11 SP/SqFt</b>
7132 INDIAN GRASS RD	\$215,000	\$334,900	2,366	3	2	1		2006	S4803423	\$90.87	12/28/15	Short Sale	<b>\$225,993 Sales Price</b>

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<b>TOTAL SALES - 78</b>	<b>Average Sales Price</b>								<b>Average SP/SqFt</b>				
	<b>\$204,722</b>								<b>\$94</b>				