

REPORT FOR
COUNTRY CLUB HILLS COMMUNITY ASSOCIATION
GENERAL MEETING

May 17th, 2005

Recent real estate sales
in
Country Club Hills Subdivision
2004 to present

Tom Sparks
Realtor
Long and Foster

Disclaimer

The information contained in the report was obtained from MRIS which is the Realtor Network for Northern Virginia. The data contained in MRIS does not include private sales.

The information in this report is a matter of public record; however, I am omitting the addresses of properties mentioned in this report as a courtesy to current owners.

The report was compiled for CCH Community Association members (and non-members) because so many home owners are interested in the market value of their homes even if they have no interest in selling. I hope that I can provide information without making it sound like a 'sales pitch'. At the same time, I would be glad to privately discuss with a homeowner the marketing his or her property or even just to answer questions.

Tom Sparks

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HOME SALES **COUNTRY CLUB HILLS**

<i>Year</i>	<i>No. sold</i>	<i>low price</i>	<i>high price</i>	<i>average</i>
<i>2000</i>	<i>8</i>	<i>\$174,000</i>	<i>\$259,000</i>	<i>\$222,087</i>
<i>2001</i>	<i>3</i>	<i>\$239,500</i>	<i>\$269,900</i>	<i>\$258,133</i>
<i>2002</i>	<i>15</i>	<i>\$255,000</i>	<i>\$339,900</i>	<i>\$320,000</i>
<i>2003</i>	<i>15</i>	<i>\$325,000</i>	<i>\$435,000</i>	<i>\$380,669</i>
<i>2004</i>	<i>18</i>	<i>\$375,000</i>	<i>\$475,000</i>	<i>\$435,566</i>
<i>2005</i>				
<i>(sold)</i>	<i>1</i>			<i>\$500,000</i>
<i>(under contract)</i>	<i>4</i>	<i>\$514,900</i>	<i>\$539,900</i>	<i>\$523,000</i>
<i>(for sale)</i>	<i>1</i>			<i>\$599,990</i>

Data obtained from MRIS

May 17th, 2005

**HOME SALES
COUNTRY CLUB HILLS**

AVERAGE ANNUAL INCREASE IN MARKET VALUE

From 2000 to 2001 average sale increased 16%

From 2001 to 2002 average sale increased 24%

From 2002 to 2003 average sale increased 19%

From 2003 to 2004 average sale increased 15%

From 2000 to 2004 average sale increased 96%

2005 (incomplete figures)

*From 2004 to date in 2005
average sale increased 15%*

using average under contract increase is 20%

using active average is 38%

*caution – final price for properties under contract and active
probably will differ (be higher or lower) from sale price*

Country Club Hills Civic Association
Membership Meeting Agenda
May 17, 2005

Welcome!

7:00 Introduction of Guests

7:05 A. Tom Sparks gives update about homes sales in CCH

7:15 B. Fairfax Housing Renaissance Corp. (FHRC)

7:25 C. Redbook by Yanji Lama

7:30 Approval of Minutes

7:40 President's Report

Reports of Vice Presidents:

7:45 Civic Affairs: Paul Sullivan

7:50 Block Captains: Courtney Ashmore

7:55 Membership: Olivier Long

8:00 Publications: Lisa Whetzel

8:05 Social Activities: Lee Faber and Dia Pullen

8:10 Neighborhood Watch: Katie Baxter-Gagen

Reports of Committees:

8:25 Welcoming Committee: Hildie Carney

8:30 Historian: Ernie Klimonda

8:35 New Business
 Elections

8:55 Next Meeting Date

9:00 Adjourn