

CMA report for actives and sold in Pentwater Village

2011

No commercial, Condos, or waterfront properties included.

	Active Currently	Sold in past 5 years	per year
\$300k and over	10	3	0.6
\$200k - \$300k	10	8	1.6
\$150k- \$200k	12	13	2.6
Les than \$150k	10	22	4.4

CMA Report

Sorted by Price (asc)

Listings as of 06/10/11 at 9:32am

Property Type Residential **Include Property Subtype** Single Family **Area** Mason Oceana Manistee **Sub Area** Pentwater Weare Gold **Municipality** exact: Pentwater Vli; **County** Oceana **City** Pentwater **Statuses** Active, Active (back-up), Active (contingent), Sold (6/1/2005 to 6/10/2011)

RESIDENTIAL
ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
185 N Ellery St	Pentwater		2	1 (1 0)	750	0.150ac	1900	03/17/11	133.20	85/85	99,900	99,900
902 N Hancock St	Pentwater		2	1 (1 0)	600	0.750ac	1958	04/06/11	181.67	65/65	109,000	109,000
710 N 3rd Ave	Pentwater		3	2 (2 0)	1,144	5.000ac	1996	01/15/11	104.46	146/146	143,000	119,500
20 S Clymer St	Pentwater		2	2 (1 1)	1,025		1950	03/04/11	121.85	98/98	144,900	124,900
481 N Morris St	Pentwater		3	1 (1 0)	0	18000sf	1973	02/16/11	0.00	114/114	144,900	129,000
64 S Morris St	Pentwater		3	1 (1 0)	1,040	21780sf	1950	03/23/11	129.81	79/441	135,000	135,000
263 S Ellery St	Pentwater		2	2 (2 0)	1,140		1965	03/18/11	118.42	84/416	155,000	135,000
222 Chester St	Pentwater		3	2 (2 0)	1,320	0.260ac	1960	12/01/09	104.47	530/941	159,900	137,900
336 N Rush St	Pentwater		2	2 (2 0)	1,550	0.600ac	1880	11/01/09	89.68	565/565	139,000	139,000
301 N Rush	Pentwater		2	2 (2 0)	1,450		1950	08/02/10	100.62	314/314	145,900	145,900
1045 2nd St	Pentwater		2	1 (1 0)	864	15700sf	1956	07/20/10	173.03	327/327	149,500	149,500
241 S Rutledge St	Pentwater		3	2 (1 1)	1,300	7920sf	1960	10/14/10	115.31	239/604	159,000	149,900
520 N Third Ave N	Pentwater		2	2 (2 0)	1,080	0.850ac	1997	12/01/10	138.80	191/380	144,900	149,900
639 E Second St	Pentwater		3	1 (1 0)	1,512	0.500ac	1920	05/17/11	99.14	24/570	149,900	149,900
1049 Hill St	Pentwater		1	1 (1 0)	0	28200sf	1945	12/01/09	0.00	556/556	157,000	157,000
340 S Rush St	Pentwater		3	2 (1 1)	1,497		1899	03/22/11	112.89	80/765	169,000	169,000
13 Hancock St	Pentwater		4	1 (1 0)	1,450	4760sf	1860	01/17/11	117.17	144/144	169,900	169,900
1209 E 6th St	Pentwater		3	2 (2 0)	1,768	0.440ac	1955	05/02/11	101.24	39/768	179,000	179,000
204 Sands St	Pentwater		4	2 (2 0)	1,982	15600sf	1890	04/26/10	90.31	410/410	179,000	179,000
601 E 12th St	Pentwater		3	2 (2 0)	1,795	0.300ac	1999	02/09/11	102.51	121/121	184,000	184,000
382 S Rush St	Pentwater		2	2 (2 0)	1,300	17000sf	1872	04/12/11	146.08	59/790	199,500	189,900
1040 Chester St	Pentwater		4	2 (1 1)	0		1970	05/23/11	0.00	18/18	189,900	189,900
237 S Rush St	Pentwater		2	2 (1 1)	1,190	5478sf	1900	04/17/10	167.23	419/419	227,000	199,000
899 E Park St	Pentwater		3	2 (2 0)	850	8000sf	1995	06/25/10	235.18	350/715	214,500	199,900
515 E Fifth St	Pentwater		4	3 (3 0)	1,305		2006	11/02/10	170.04	220/514	221,900	221,900
87 E Sands St	Pentwater		3	3 (2 1)	0	9700sf	1999	04/06/11	0.00	65/65	227,000	227,000
367 Third St	Pentwater		4	2 (2 0)	2,000	13000sf	1950	05/20/11	116.00	21/21	232,000	232,000
62 E Second St	Pentwater		3	2 (2 0)	1,200		1866	10/03/10	195.83	250/250	235,000	235,000
401 E Hanover St	Pentwater		3	2 (2 0)	1,675	18800sf	1981	04/22/11	141.73	49/49	237,400	237,400
20 S Carroll St	Pentwater		3	2 (2 0)	1,993	7260sf	1868	07/07/10	124.94	340/340	249,000	249,000
237 S Rutledge St	Pentwater		3	2 (2 0)	2,010	8700sf	1890	04/27/10	128.36	409/409	264,800	258,000
224 E Third St	Pentwater		4	2 (2 0)	1,640		1870	05/24/11	170.67	17/17	279,900	279,900
601 E Park St	Pentwater		4	3 (3 0)	2,279	21353sf	1961	12/05/09	131.20	554/554	299,000	299,000
82 E Lowell St E	Pentwater		5	3 (2 1)	2,280	7800sf	1870	09/17/09	131.14	601/601	350,000	299,000
556 S Carroll St	Pentwater		4	2 (2 0)	1,750	10626sf	1955	11/24/09	171.14	563/1826	299,500	299,500
268 W Lowell St	Pentwater		2	1 (1 0)	1,100	0.200ac	1912	01/11/11	272.64	150/150	350,000	299,900
90 W First St	Pentwater		5	2 (1 1)	2,309	7920sf	1875	06/01/11	142.88	9/9	329,900	329,900
41 W First	Pentwater		3	2 (2 0)	2,350		1869	07/02/10	146.81	345/345	345,000	345,000
301 E Sixth St	Pentwater		4	3 (2 1)	2,100		1934	03/14/11	166.19	88/88	349,000	349,000
60 N Wythe St	Pentwater		3	3 (3 0)	2,600	8712sf	1876	03/15/09	153.08	807/807	398,000	398,000
363 Old State Rd	Pentwater		3	1 (1 0)	1,400	0.640ac	1940	09/10/10	357.14	273/273	499,900	500,000
379 N Hancock St	Pentwater		4	3 (3 0)	2,471	17424sf	1878	03/21/10	212.46	382/382	525,000	525,000

Listing Count 42

Averages 1,554 147.77 243/392 227,164 220,843
High 525,000 **Low** 99,900 **Median** 189,900

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
337 N Rush	Pentwater		4	2 (1 1)	2,175		1900	09/28/09	37.70	91/91	114,000	92,500	82,000	88.65
268 E Park St	Pentwater		9	4 (4 0)	5,178	48960sf	1895	04/01/11	18.93	57/259	124,000	104,000	98,000	94.23
381 S Carroll St	Pentwater		3	2 (2 0)	1,100	0.200ac	1940	03/23/11	95.45	76/76	123,750	109,500	105,000	95.89
337 N Rush St	Pentwater		4	2 (1 1)	2,175	0.992ac	1900	10/01/10	48.28	62/62	158,500	158,500	105,000	66.25
51 N Morris St	Pentwater		3	2 (2 0)	1,824		1986	08/31/09	59.21	318/318	149,900	118,900	108,000	90.83

Presented By: Quintus Renshaw / MICHIGAN WEST SHORE REALTY

Featured properties may not be listed by the office/agent presenting this brochure.

(RAP04 - 0)

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U.S. Patent 6,910,045

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RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
945 N Hancock	Pentwater		4	2 (2 0)	2,000		1972	10/11/08	56.00	645/645	159,000	119,900	112,000	93.41
1049 E Sixth St	Pentwater		1	1 (1 0)	600		1945	08/08/05	186.67	68/68	119,000	119,000	112,000	94.12
283 E 4th St	Pentwater		4	2 (2 0)	1,200		1900	08/27/05	95.83	114/114	135,000	135,000	115,000	85.19
43 S Hancock St	Pentwater		3	1 (1 0)	1,088	10057sf	1900	01/13/10	106.62	83/83	134,900	134,900	116,000	85.99
54 Fifth	Pentwater		3	1 (1 0)	1,040		1920	07/25/08	127.88	7/7	139,000	139,000	133,000	95.68
255 E Fifth St	Pentwater		3	1 (1 0)	1,426	0.200ac	1970	05/27/11	93.97	147/147	134,900	134,900	134,000	99.33
90 S Clymer	Pentwater		2	1 (1 0)	1,067			07/25/06	129.33	84/84	150,000	150,000	138,000	92.00
935 6th St	Pentwater		3	3 (2 1)	1,680	0.300ac	2007	05/25/11	83.33	245/1530	164,000	164,000	140,000	85.37
717 N Rush	Pentwater		3	2 (1 1)	1,480	19240sf	1960	07/23/10	94.59	94/423	149,900	149,900	140,000	93.40
5400 Hammett	Pentwater		3	2 (1 1)	1,114		1980	06/10/05	127.92	60/60	149,000	149,000	142,500	95.64
319 E Fifth	Pentwater		3	2 (2 0)	1,456		1991	10/27/05	98.21	89/89	148,888	148,888	143,000	96.05
311 N Rush	Pentwater		5	2 (2 0)	2,500		1975	05/07/07	58.00	409/409	150,000	152,900	145,000	94.83
539 N Morris	Pentwater		3	1 (1 0)	1,170		1878	02/20/07	123.93	307/307	155,000	145,000	145,000	100.00
60 E Second St	Pentwater		2	1 (1 0)	1,458		1900	09/08/08	99.45	633/633	215,000	179,000	145,000	81.01
324 N Rush	Pentwater		3	2 (2 0)	1,450	0.480ac	2000	05/30/08	101.38	658/658	185,000	159,000	147,000	92.45
551 N Wythe	Pentwater		3	2 (1 1)	1,700		1925	08/06/08	87.06	118/118	179,900	158,500	148,000	93.38
921 E 6th St	Pentwater		5	2 (2 0)	1,300		1989	10/15/07	114.42	364/364	310,000	179,900	148,750	82.68
153 E Second St	Pentwater		3	2 (2 0)	2,000	0.260ac	1922	03/27/09	74.95	22/22	149,900	149,900	149,900	100.00
59 W 4th	Pentwater		3	1 (1 0)	1,000		1930	05/01/06	150.00	459/459	249,900	184,900	150,000	81.12
560 N Wythe St	Pentwater		2	1 (1 0)	1,100	19500sf	1960	10/30/09	136.36	107/262	169,900	169,900	150,000	88.29
178 E Sands St	Pentwater		2	1 (1 0)	850		1887	11/22/05	182.35	101/101	180,000	180,000	155,000	86.11
383 S Rush St	Pentwater		4	2 (2 0)	2,168	8712sf	1874	12/02/10	73.80	587/587	275,000	160,000	160,000	100.00
337 N Rush	Pentwater		4	2 (1 1)	2,650		1880	06/16/06	61.13	34/34	179,000	169,000	162,000	95.86
430 S Wythe	Pentwater		3	3 (2 1)	3,140		2007	09/14/10	51.75	149/149	199,900	159,900	162,500	101.63
56 S Park	Pentwater		4	1 (1 0)	1,327	0.800ac	1900	10/05/07	124.34	345/345	239,000	199,000	165,000	82.91
660 N Wythe St	Pentwater		2	2 (1 1)	1,316	0.500ac	1977	03/14/08	129.18	198/198	179,000	179,000	170,000	94.97
33 Sands St	Pentwater		3	2 (2 0)	1,400	0.280ac	1970	09/18/09	123.57	62/62	189,500	189,500	173,000	91.29
320 S Morris	Pentwater		2	1 (1 0)	880		1950	08/15/07	198.86	453/453	189,900	185,000	175,000	94.59
1040 S Chester	Pentwater		4	2 (1 1)	1,804		1970	07/22/05	97.01	147/147	185,900	185,900	175,000	94.14
41 N Dover	Pentwater		3	1 (1 0)	800		1876	06/01/05	243.75	151/151	185,000	185,000	195,000	105.41
605 E Lowell St	Pentwater		3	2 (2 0)	1,976		1986	09/18/06	110.32	111/111	235,000	235,000	218,000	92.77
301 W Concord St	Pentwater		3	2 (2 0)	1,600	12540sf	1960	05/23/11	146.88	33/549	24,500,000	245,000	235,000	95.92
195 Plymouth	Pentwater		3	2 (2 0)	1,750		1975	10/12/06	140.00	146/146	302,000	289,000	245,000	84.78
473 E Second St	Pentwater		3	2 (2 0)	1,554		1888	07/22/05	160.88	76/76	290,000	280,000	250,000	89.29
121 Dover St	Pentwater		3	2 (2 0)	2,032	10450sf	1940	03/19/10	123.03	63/63	275,000	275,000	250,000	90.91
62 S Dover St	Pentwater		3	2 (2 0)	0	8712sf	1867	08/14/09	0.00	121/121	279,000	269,000	253,000	94.05
422 N Clymer	Pentwater		4	4 (3 1)	2,650		1870	05/17/10	96.42	6/6	295,000	230,000	255,500	111.09
407 E 6th	Pentwater		3	2 (1 1)	1,500		1972	06/24/08	175.00	35/35	279,000	279,000	262,500	94.09
75 W Concord	Pentwater		3	2 (2 0)	2,132		2000	10/18/07	159.47	27/27	365,000	365,000	340,000	93.15
319 Old State Rd	Pentwater		3	2 (1 1)	1,747		1930	05/14/07	196.05	212/212	430,000	390,000	342,500	87.82
416 N Rush	Pentwater		4	3 (3 0)	3,056		1996	09/21/06	114.53	350/350	389,000	389,000	350,000	89.97

Listing Count 46	Averages	1,703			113.64	190/244	731,729	187,939	172,742	91.91
		High 350,000			Low 82,000		Median 149,950			
Report Count 88	Report Averages	1,635			129.27	215/315	490,914	203,643	172,742	

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