

COUNTY OF YORK

MEMORANDUM

DATE: December 13, 2023
TO: York County Board of Supervisors
FROM: Neil A. Morgan, County Administrator 
SUBJECT: Update on Biennial Real Estate Reassessment

During the last week of December, Real Estate Assessment notices will begin to arrive in citizen and business owners' mailboxes. Every two years the County undergoes an extensive reassessment process which culminates with the delivery of these real estate notices. The notices cover the calendar year beginning January 1, 2024, and will include information on the current year's assessments as well as the prior two years' final assessments.

Results of Reassessment:

The two year change in total assessed values resulted in an increase of \$2.3 billion (22.11%) which is comprised of two components: reassessment growth of 19.75% and new construction of 2.36%. New growth will increase slightly as December values are finalized. The residential assessed values, which are 74.61% of York County's real estate base, increased by \$1.7 billion (21.75%). Non-residential values increased by \$603 million (22.67%) over the final 2022 values. Contributions to the non-residential base include: growth in apartments and timeshares of \$278 million (30.76%); and new projects opening in 2024 include an assisted living complex located at 4501 Victory Boulevard, two new hotels located at 511 Commonwealth Drive and 2420 George Washington Memorial Highway, contributing over \$48 million in calendar year 2024.

York County's median home value for 2024 is approximately \$392,300. The following provides information related to neighborhood changes from a sample of our larger neighborhoods. Attachment 1 provides more comparative information for a larger sampling of neighborhoods; of course, individual properties will vary substantially within neighborhoods based on a variety of factors.

	Median Home Value 2024	Median Home Value 2022	Median Sale Price	Change in Median Assessment
Edgehill	\$398,300	\$332,700	\$410,000	19.72%
Tabb Lakes	\$455,300	\$361,500	\$470,900	25.94%
Queens Lake	\$462,700	\$386,900	\$512,000	19.59%
Running Man (1985-1995)	\$535,300	\$464,000	\$550,000	15.36%
Greenlands	\$580,900	\$506,300	\$632,500	14.73%

Citizens who may be interested in performing their own searches can locate information from the County's home page – www.yorkcounty.gov - under "Real Estate Assessment," which links to the GIS Mapping Site. The site can be searched based on several criteria, but citizens are most likely to be interested in searching by owners' names, street names, and neighborhoods. The data exports easily into Excel. The January 1, 2024, reassessment values will be

uploaded in early January.

Please keep in mind while assessments have increased over the two years by approximately 19.75%, an annual increase of approximately 13.5% has already been factored into our current budget both in terms of new growth as well as reassessment growth. Low supply and high demand pushed home values higher and produced higher reassessment growth than was projected.

Property Owner Reassessment Notice:

Required changes made to the real estate notice in 2016 by the Code of Virginia remain in place. Again, the most significant change is the inclusion of each year's tax rate, annual tax levy, and the percentage of the tax levy change. The required calculation of the tax levy amount based on the current tax rate may continue to generate confusion, as citizens may assume the calculation is the actual tax bill for the year. There will be opportunities throughout the FY 2025 budget process to provide input on the actual tax rate as well as other aspects of the County's budget. In addition, a statement of explanation is being added to each notice emphasizing that the notice is not a bill and that the tax rate will be set as part of the annual budget process. Notices will continue to reflect the prior year's assessment data and the prior two years' assessment information based on year-end final assessed values as compared with the prior assessments which have displayed the beginning of the year information. A sample real estate notice is attached (Attachment 2).

Appeal Process:

Taxpayers who may question the accuracy of their assessment on the basis of value or equity with other properties may request a review of their property value and meet with members of the County's Real Estate Assessment staff. The Administrative Appeal dates are scheduled from January 10 through January 31, 2024, from 9:00 a.m. through 4:00 p.m. During these reviews, staff will consider market information relative to the property and information provided by the taxpayer. If this information shows that the assessed value should be changed, the staff will make the necessary adjustment. If the evidence does not support a change, the staff will explain the reasons for sustaining the assessment.

Taxpayers may also appeal to the Board of Equalization (BOE) or the Circuit Court. Taxpayers are not required to appeal to the Real Estate Assessment Office before appealing to the BOE or Circuit Court. Applications for the BOE are due by February 28, 2024, at 5:00 p.m. The BOE Hearings will occur between April 1 and April 28, 2024.

NAM: MK&MB

Copy to: Mark Bellamy, Deputy County Administrator
Maria Kattmann, Real Estate Assessor
Brandy Palazzone, Commissioner of the Revenue



120 Alexander Hamilton Blvd
 PO Box 532
 Yorktown, VA 23690

COUNTY OF YORK, VIRGINIA
OFFICE OF REAL ESTATE ASSESSMENTS
 (757) 890-3720

Report Mailing Address Changes to the
 Commissioner of the Revenue's Office
 (757) 890-3382

PARCEL GPIN NUMBER:	T02b-1641-3577
PROPERTY ADDRESS:	100 MAIN STREET
GOVERNMENT DISTRICT:	BETHEL
OWNER OF RECORD:	JOHN AND JANE SMITH
CAMA PID:	12345

**NOTICE OF PROPOSED CHANGE IN REAL ESTATE ASSESSMENT EFFECTIVE
 JANUARY 1, 2024 THROUGH DECEMBER 31, 2025**
**ASSESSMENT REPRESENTS 100% OF FAIR MARKET VALUE AND DOES NOT REFLECT
 CREDITS ASSOCIATED WITH TAX RELIEF OR VETERAN'S RELIEF**

THIS IS NOT A BILL

	2022 Final Assessment	2023 Final Assessment	2024 Assessment
Market Land Value	130.000	130.000	135.000
Building(s) Value	270.000	270.000	300.000
Total Fair Market Value	400.000	400.000	435.000
Tax Rate (per \$100)	\$0.78	\$0.77	\$0.77 ***
Annual Tax Levy	\$3,120.00	\$3,020.00	\$3,349.50 ***
% Tax Levy Change	%	0 %	8.75%***

The 2024 tax rate and estimated tax noted above are subject to change***
 A public hearing on the budget and tax rate is scheduled, on Tuesday, April 16, 2024 at 7:00 pm
 The public hearing will take place at York Hall, 301 Main Street, Yorktown, VA 23690

YOUR RIGHT TO APPEAL AND REVIEW ASSESSMENT RECORDS

Property owners or authorized agents who disagree with the proposed assessment have the legal right to appeal the 2024 proposed assessment or agricultural value, for properties qualifying for a special use assessment, to the Real Estate Assessment Division and/or to the Board of Equalization. The appeal process begins with owners contacting the Real Estate Assessment Division for an informal review. Owners should call **(757) 890-3720**, Monday through Friday from 8:30 am to 4:00 pm to discuss the assessed value with a real estate appraiser or schedule an appointment. Appointments for informal reviews are available **January 10, 2024** through **January 31, 2024** between 9:00 am and 4:00 pm, Monday through Friday and will be located at 120 Alexander Hamilton Boulevard, Yorktown, VA 23690.

Code of Virginia Code §58.1-3331 requires all property appraisal cards or sheets within the custody of a county, city or town assessing officer, except those cards or sheets containing information made confidential by § 58.1-3, shall be open for inspection, after the notice of reassessment is mailed, as provided by in § 58.1-3330, during normal office hours Monday through Friday 8:15 am to 5:00 pm excluding observed holidays.

Board of Equalization:

Property owners or their authorized representative pursuing a formal appeal before the Board of Equalization must submit a completed application to the Assessor's Office no later than 5:00 pm, **Wednesday, February 28, 2024**. The Board of Equalization hearing dates will be published in the Daily Press and available on the Assessor's website. **www.yorkcounty.gov**

Appealing Your Assessment:

A successful appeal, of the proposed 2024 assessment, is achievable by demonstrating one or more of the points listed below:

- An error exists, in the assessment record, regarding the total land area (acreage) or the structures gross building area
 - Submit a copy of the recorded survey
 - Provide a copy of the structures building plans
- A lack of uniformity or equity with similar properties
- Proof the property is assessed in excess of its fair market value
 - Submit a copy of an independent appraisal, performed by a licensed appraiser, with an effective valuation date between **July 1, 2023** and **December 31, 2023**
- You have the right under § 58.1-3331 to review and obtain copies of all assessment records pertaining to the fair market value of such property and request the appraiser make a physical inspection of the subject property

For information on Tax Relief Programs:

- Veterans with 100% service connected disability or property owners 65 years of age and older or permanently or totally disabled, please contact the Commissioner of Revenue **(757) 890-3382** for information or an application
- Applications and information on the County's Agricultural Program can be obtained from the Assessor's Office by emailing or calling **(757) 890-3720**
Applications are due November 1st of each calendar year

Neighborhood Description	Parcel Count	Q Sales Count	Median Sale Price	Median Proposed Assessment	Median Ratio	Overall Increase	Total Assessed Value	Total Proposed Assessed Value
ARBORDALE	136	12	\$411,750	\$389,500	99.36%	20.74%	\$39,457,800	\$47,643,100
ARBORDALE TOWNHOMES	78	30	\$333,870	\$346,550	103.79%	22.16%	\$20,228,300	\$24,711,500
BANBURY CROSS	124	3	\$445,000	\$430,400	97.61%	22.42%	\$45,805,600	\$56,076,400
FENTON MILL AREA	97	0		\$232,600		12.64%	\$22,251,800	\$25,064,800
KELTON STATION TH	38	4	\$362,500	\$359,100	98.18%	15.28%	\$9,987,600	\$11,514,200
OAKS AT FENTON MILL	84	16	\$662,000	\$670,200	98.42%	23.38%	\$43,277,700	\$53,395,500
OLD QUAKER/MALONEY EST	122	4	\$510,000	\$498,300	96.14%	26.54%	\$35,727,000	\$45,209,100
RED DIRT ROAD	14	1	\$606,900	\$592,800	97.68%	18.02%	\$2,379,500	\$2,808,200
SKIMINO HILLS	160	15	\$326,000	\$314,700	97.34%	23.11%	\$40,233,800	\$49,531,200
SKIMINO AREA	87	4	\$302,500	\$307,900	98.24%	36.73%	\$24,147,800	\$33,018,000
HORSEMANS HILL	10	0		\$517,500		15.80%	\$4,946,400	\$5,728,000
OAK TREE	14	2	\$283,939	\$278,550	98.09%	54.39%	\$2,288,400	\$3,533,100
SKIMINO FARMS	56	1	\$350,000	\$227,600	96.00%	18.71%	\$9,363,300	\$11,115,300
SKIMINO FARMS INTERIOR	44	3	\$360,000	\$301,900	98.53%	16.22%	\$11,385,100	\$13,231,700
SKIMINO LANDINGS	114	6	\$658,765	\$660,350	98.41%	24.03%	\$54,026,900	\$67,154,400
SKIMINO RANCHES	23	1	\$302,000	\$294,800	97.62%	11.37%	\$6,580,700	\$7,328,800
WALLER MILL AREA	72	2	\$67,500	\$65,000	98.66%	13.47%	\$12,687,600	\$14,396,300
MOORETOWN RD	21	0		\$218,600		37.91%	\$3,716,700	\$5,125,800
THE RESERVE AT WILLIAMSBURG	53	3	\$475,000	\$471,200	98.17%	25.96%	\$17,630,400	\$22,207,600
THE RESERVES AT WILLIAMSBURG TH	102	12	\$382,500	\$378,000	99.25%	20.90%	\$28,241,300	\$34,144,900
SCHENCK ESTATES	80	3	\$300,000	\$360,300	97.73%	18.03%	\$18,492,900	\$21,826,400
WALLER MILL HEIGHTS	67	32	\$438,900	\$431,350	98.55%	27.15%	\$13,560,000	\$17,241,500
QUEENS LAKE	437	30	\$500,000	\$488,300	96.44%	17.53%	\$174,681,500	\$205,303,200
QUEENS LAKE WATER FRONT	145	6	\$660,500	\$640,450	98.46%	13.55%	\$74,879,000	\$85,026,100
BURGESSSES QUARTERS	109	6	\$336,925	\$334,600	98.32%	11.93%	\$30,752,100	\$34,421,900
GREEN SPRINGS/PLANTATION HGHTS	95	9	\$301,000	\$275,200	98.47%	14.84%	\$20,967,100	\$24,078,700
WILLIAMSBURG COMMONS	217	12	\$207,000	\$196,700	98.04%	46.37%	\$26,944,900	\$39,439,900
WSBURG COMMONS CARRIAGE HOMES	163	17	\$349,000	\$337,500	97.84%	23.43%	\$43,172,300	\$53,286,300
PENNIMAN - PARKWAY AREA	115	5	\$254,900	\$194,800	97.51%	9.18%	\$18,793,600	\$20,445,600
BRUTON GLEN	91	12	\$305,000	\$293,400	96.20%	23.29%	\$20,936,700	\$25,813,000
COBBLE CREEK	83	6	\$406,000	\$380,100	98.00%	18.23%	\$25,419,300	\$30,052,400
CHARLESTON HEIGHTS	80	7	\$264,900	\$255,200	97.22%	22.53%	\$15,477,300	\$18,963,600
CREEKSIDE LANDING	280	16	\$552,500	\$515,400	95.87%	21.71%	\$113,530,600	\$138,180,800
MIDDLETOWN FARMS	109	7	\$340,000	\$291,100	96.18%	40.99%	\$22,487,400	\$31,705,100

NELSON PARK	138	6	\$226,200	\$215,250	96.34%	9.68%	\$24,701,000	\$27,093,100
PARKWAY ESTATES	37	4	\$390,807	\$382,850	98.98%	22.19%	\$9,352,800	\$11,428,600
PENNIMAN WOODS	32	1	\$360,000	\$349,000	96.94%	11.33%	\$8,683,200	\$9,667,300
QUEENSWOOD HUBBARD	19	1	\$335,000	\$329,100	98.24%	34.57%	\$3,557,500	\$4,787,300
QUEENSWOOD	153	18	\$357,500	\$357,300	97.95%	24.40%	\$43,348,100	\$53,926,300
ROYAL GRANT	51	3	\$490,000	\$501,600	98.53%	14.54%	\$19,446,600	\$22,274,500
SEANS GLEN/HILLSIDE EST	22	0		\$355,500		19.83%	\$6,293,500	\$7,541,400
CARVER GARDENS	178	10	\$222,500	\$198,200	98.49%	19.77%	\$27,479,700	\$32,913,700
CARRINGTON MEADOWS	55	44	\$388,808	\$374,200	95.70%	9.27%	\$15,615,700	\$17,063,400
FELGATES WOODS	94	8	\$442,500	\$421,650	95.63%	26.12%	\$29,973,100	\$37,803,400
JOHN HUNDLEY EST	33	0		\$259,400		20.97%	\$5,002,300	\$6,051,300
HIGH GROVE	70	7	\$410,000	\$392,900	98.59%	19.22%	\$21,736,300	\$25,913,900
HUMPREY LEE ESTATES	7	0		\$50,000		0.00%	\$302,500	\$302,500
MARQUIS HILLS	195	83	\$401,270	\$391,400	98.52%	21.71%	\$57,747,300	\$70,284,700
MAGRUDER WOODS	25	3	\$417,100	\$424,500	97.74%	29.08%	\$9,592,100	\$12,381,900
PENNIMAN EAST	75	9	\$325,000	\$317,600	98.33%	15.11%	\$18,960,500	\$21,825,300
PANTHER PLACE	38	1	\$359,900	\$354,700	98.56%	17.23%	\$9,780,400	\$11,465,600
QUEENS CREEK ESTATES	72	5	\$440,000	\$435,900	98.39%	29.56%	\$22,780,500	\$29,513,800
SUNSET MEADOWS	25	5	\$310,000	\$305,300	98.10%	22.66%	\$5,731,300	\$7,029,900
SPRINGFIELD TERRACE	93	3	\$320,000	\$318,500	99.53%	18.22%	\$18,898,100	\$22,340,500
TRANQUILITY	49	13	\$449,595	\$426,800	98.03%	30.62%	\$12,625,300	\$16,491,300
TRANQUILITY TOWNHOMES	96	0	\$0	\$90,000	0.00%	NEW SUBDIV	\$0	\$8,640,000
VINEYARD HEIGHTS/MAGRUDER	150	8	\$308,000	\$295,250	95.43%	20.40%	\$29,387,700	\$35,381,700
WILLIAMSBURG BLUFFS	137	15	\$385,000	\$369,700	96.29%	20.81%	\$41,245,700	\$49,827,800
WHITTAKERS MILL DETACHED	125	14	\$532,000	\$517,800	97.40%	14.19%	\$51,798,100	\$59,149,500
WHITTAKERS MILL 2 ST TOWNHOMES	50	6	\$412,500	\$392,450	94.52%	24.45%	\$15,604,700	\$19,419,500
WHITTAKERS MILL TOWNHOMES	79	7	\$360,000	\$371,600	98.52%	21.52%	\$18,553,300	\$22,546,200
WASHINGTON RIDGE	23	4	\$369,450	\$372,700	99.40%	22.53%	\$6,373,600	\$7,809,800
WILLIAMS TERRACE	9	1	\$295,000	\$289,400	98.10%	22.94%	\$1,589,600	\$1,954,200
YORK TERRACE	298	17	\$220,000	\$219,600	98.02%	30.96%	\$46,852,800	\$61,357,400
COUNTRY CLUB AREA	8	0				3.27%	\$269,200	\$278,000
COUNTRY CLUB ACRES	129	11	\$400,000	\$361,100	96.03%	23.30%	\$37,660,300	\$46,436,600
CALLAHAN VILLAGE DUPLEXES	29	2	\$287,500	\$279,850	97.33%	25.27%	\$5,785,800	\$7,247,600
ANDREW BROOKINS EST	13	1	\$460,000	\$450,700	97.98%	15.95%	\$2,053,400	\$2,381,000
COBURN COURT	13	0		\$202,600		15.17%	\$2,236,800	\$2,576,200

CHEYENNE HILLS	11	2	\$456,500	\$448,550	98.23%	18.82%	\$3,889,800	\$4,621,900
ENDVIEW WOODS	40	4	\$311,050	\$301,300	98.05%	16.40%	\$8,143,000	\$9,478,800
GRAND OAKS	30	2	\$390,500	\$380,950	98.11%	48.06%	\$7,757,100	\$11,485,300
LACKEY AREA	229	11	\$365,986	\$384,300	98.54%	20.85%	\$45,572,800	\$55,074,200
MAYS HOLLOW	13	1	\$560,000	\$553,100	98.77%	14.14%	\$5,504,700	\$6,282,800
MAGNOLIA PARK	35	1	\$535,000	\$529,400	98.95%	30.66%	\$11,994,900	\$15,672,500
SONSHINE ACRES	10	1	\$510,000	\$498,800	97.80%	20.87%	\$3,610,500	\$4,364,100
SUMMERS CROSSING	14	1	\$452,000	\$444,100	98.25%	28.36%	\$4,244,000	\$5,447,500
SILVERLAKE	13	2	\$455,000	\$446,850	98.20%	17.68%	\$4,812,700	\$5,663,800
STERLING SPRINGS	35	4	\$435,000	\$449,600	97.91%	27.53%	\$13,447,100	\$17,149,700
WILLIAMS TERRACE	58	4	\$447,500	\$452,100	99.21%	22.75%	\$10,287,900	\$12,628,200
YORKTOWN TRACE	37	4	\$349,203	\$336,550	97.74%	15.50%	\$10,597,600	\$12,239,900
BARHAM TRACE	7	2	\$332,333	\$325,450	98.00%	11.37%	\$2,065,400	\$2,300,300
CRAWFORD ROAD AREA	8	0		\$199,800		11.53%	\$1,222,500	\$1,363,400
CHISCHIAK WATCH	17	3	\$750,000	\$711,300	98.06%	32.94%	\$8,371,100	\$11,128,400
GOOSLEY AREA	28	0		\$240,900		10.40%	\$4,419,400	\$4,878,900
HUNTFIELD	7	3	\$485,000	\$466,000	97.88%	22.06%	\$2,250,800	\$2,747,400
HICKORY HILLS	111	7	\$175,000	\$160,900	100.00%	14.87%	\$16,195,100	\$18,603,300
RIVERWALK TOWNES	235	53	\$305,000	\$301,000	99.33%	25.28%	\$52,441,700	\$65,700,100
YORKTOWN VILLAGE	235	4	\$484,500	\$427,450	97.71%	10.18%	\$113,765,900	\$125,349,400
YORKTOWN VILLAGE TWO	28	1	\$370,000	\$364,800	98.59%	17.18%	\$20,308,000	\$23,796,000
TEMPLE FARM	104	3	\$740,000	\$378,600	98.00%	23.52%	\$15,883,300	\$19,618,500
TEMPLE FARM WATERFRONT	42	1	\$710,682	\$704,000	99.06%	10.25%	\$27,076,000	\$29,850,900
WATERVIEW TERRACE AND AREA	67	2	\$415,000	\$411,500	97.64%	33.66%	\$16,537,600	\$22,104,600
WATERVIEW TERRACE WATERFRONT	39	2	\$444,250	\$441,250	99.00%	8.71%	\$19,692,400	\$21,408,300
DANDY LOOP	153	13	\$335,000	\$321,600	97.58%	16.27%	\$46,382,700	\$53,929,400
DANDY LOOP WATERFRONT	102	9	\$640,000	\$628,100	98.31%	17.54%	\$59,734,200	\$70,210,700
WINTERFIELD	39	4	\$555,500	\$539,200	97.91%	19.96%	\$15,586,600	\$18,697,800
FT EUSTIS\DENBIGH BLVD AREA	8	0		\$403,500		1.97%	\$5,851,900	\$5,967,000
DEER TRACE	8	0		\$475,800		15.06%	\$3,285,700	\$3,780,600
FALCON CREST	34	1	\$502,500	\$491,000	97.71%	16.97%	\$13,271,900	\$15,523,600
ACREE ACRES	115	9	\$370,000	\$362,300	98.18%	15.72%	\$32,214,700	\$37,280,200
OLD YORK - HAMPTON AREA	71	2	\$420,000	\$412,450	97.79%	14.37%	\$22,748,100	\$26,017,300
BURNT BRIDGE RUN	158	8	\$248,000	\$237,900	98.96%	34.89%	\$22,561,600	\$30,434,300
BARCROFT	52	3	\$379,900	\$374,000	98.45%	12.17%	\$17,849,000	\$20,020,500

BARCROFT WATERFRONT	6	0		\$509,500		18.54%	\$2,625,600	\$3,112,500
BATTLE PARK\NELSON HEIGHTS	54	0		\$267,400		9.70%	\$13,881,000	\$15,227,900
COOPERS LANDING	28	3	\$495,000	\$436,700	99.24%	12.27%	\$9,391,900	\$10,544,100
CARVER PLACE	11	1	\$230,000	\$226,200	98.35%	24.34%	\$1,850,900	\$2,301,400
COLBERT TRACE	19	1	\$850,000	\$847,500	99.71%	8.71%	\$9,879,000	\$10,739,000
DUNMOORE/TERREBONNE	66	2	\$335,000	\$326,450	97.78%	12.28%	\$18,590,200	\$20,873,600
EDGEHILL	530	28	\$405,000	\$404,100	98.67%	18.33%	\$177,297,200	\$209,803,600
GOFFIGAN GARDENS	23	4	\$300,750	\$285,550	98.09%	23.93%	\$5,655,500	\$7,008,700
GOODWIN NECK ROAD AREA	9	0		\$248,500		9.69%	\$2,245,800	\$2,463,500
HARRIS GROVE	69	7	\$336,000	\$335,800	97.85%	15.96%	\$20,890,100	\$24,223,200
HORNSBYVILLE RD AREA	91	3	\$350,000	\$303,600	97.61%	19.57%	\$23,612,000	\$28,232,000
MARLBANK AREA WATERFRONT	91	7	\$625,000	\$682,200	98.01%	11.03%	\$56,998,500	\$63,287,700
MARLBANK COVE	163	11	\$595,575	\$568,700	97.74%	20.30%	\$75,959,100	\$91,380,700
MARLBANK FARM	258	13	\$490,000	\$449,600	97.90%	25.07%	\$95,618,100	\$119,587,800
MELODY HEIGHTS	17	1	\$350,270	\$343,400	98.04%	17.44%	\$4,079,800	\$4,791,200
NELSONS GRANT	37	10	\$292,470	\$284,500	99.79%	15.85%	\$7,279,800	\$8,433,300
NELSON GRANT TH ALEXANDER	4	0				11.89%	\$1,653,700	\$1,850,400
NELSON GRANT TH BEDFORD	1	1	\$415,000	\$405,600	97.73%	8.71%	\$373,100	\$405,600
NELSON GRANT TH CHESAPEAKE	7	0				20.04%	\$2,210,100	\$2,653,100
NELSON GRANT TH DICKINSON	10	2	\$398,500	\$393,950	98.91%	15.32%	\$3,445,900	\$3,973,800
NELSON GRANT TH ELLERY	25	3	\$385,000	\$379,400	98.29%	32.62%	\$6,969,600	\$9,243,000
NELSON GRANT TH FRANKLIN	18	2	\$402,500	\$392,350	97.61%	10.94%	\$6,477,900	\$7,186,300
NELSONS GRANT GARAGES	10	0				-2.87%	\$136,100	\$132,200
NELSON GRANT TH GRANT	2	0				8.19%	\$620,500	\$671,300
NELSON GRANT TH HARRISON	2	0				6.84%	\$700,500	\$748,400
OLD WORMLEY CREEK ROAD AREA	35	0		\$453,300		11.45%	\$12,713,800	\$14,169,900
OLD WORMLEY CREEK WATERFRONT	22	0		\$596,500		8.51%	\$11,290,200	\$12,251,300
ROSEWOOD PLACE	50	2	\$488,000	\$478,150	97.90%	13.63%	\$15,270,000	\$17,351,100
SETTLERS CROSSING	83	3	\$510,000	\$485,900	97.80%	24.04%	\$31,585,700	\$39,177,900
THE GROVE AT MARLBANK	17	0		\$490,900		11.34%	\$7,747,100	\$8,626,000
THE QUARTERS	74	5	\$272,500	\$269,100	97.68%	12.80%	\$15,174,400	\$17,116,400
VILLAS AT YORKTOWN	86	5	\$415,000	\$400,500	98.15%	18.53%	\$24,085,900	\$28,548,900
WOLFTRAP ESTATES	48	3	\$448,200	\$443,200	98.23%	14.39%	\$17,914,700	\$20,491,800
WILLOW LAKES	270	21	\$314,000	\$302,900	98.50%	20.18%	\$61,428,600	\$73,827,600
WHITE OAK	24	0		\$402,000		9.98%	\$8,321,400	\$9,151,500

WOODTOWN QUARTERS	144	10	\$209,000	\$217,550	98.74%	20.42%	\$23,265,700	\$28,016,500
WOLFTRAP ROAD AREA	77	1	\$456,400	\$448,500	98.27%	8.04%	\$14,732,600	\$15,916,400
WHITES SUBDIVISION	23	2	\$228,950	\$221,650	97.67%	33.81%	\$5,378,200	\$7,196,800
YORKTOWN CRESCENT	47	25	\$399,000	\$390,800	98.42%	18.86%	\$13,744,000	\$16,336,200
ALLENS MILL RD AREA	70	5	\$500,000	\$535,000	99.94%	17.33%	\$19,646,900	\$23,052,200
ALLENS MILL RD WATERFRONT	18	0		\$599,500		14.59%	\$10,329,800	\$11,837,400
BACK CREEK AREA	286	19	\$335,000	\$328,100	97.97%	16.69%	\$68,745,400	\$80,221,200
BACK CREEK WATERFRONT	95	2	\$1,144,500	\$1,089,900	96.72%	19.27%	\$38,646,400	\$46,093,100
BOATHOUSE CREEK WATERFRONT	47	2	\$625,000	\$614,900	98.16%	15.93%	\$24,757,800	\$28,701,800
CHISMAN CREEK WATERFRONT	104	7	\$850,000	\$850,200	98.19%	18.11%	\$58,730,600	\$69,369,400
CHEADLE HEIGHTS	113	4	\$315,000	\$328,050	97.23%	13.79%	\$31,709,800	\$36,082,200
CHEADLE HEIGHTS WATERFRONT	36	0		\$608,600		9.35%	\$25,127,500	\$27,477,500
CHISMAN LANDING	22	1	\$434,000	\$430,000	99.08%	9.76%	\$7,843,500	\$8,608,700
CHISMAN WOODS	10	0		\$486,300		11.19%	\$4,572,200	\$5,083,700
DAWSON LANDING	6	1	\$812,000	\$798,200	98.30%	26.46%	\$1,193,400	\$1,509,200
HODGES COVE	50	2	\$473,500	\$461,950	96.68%	17.35%	\$15,922,600	\$18,685,700
HODGES COVE WATERFRONT	40	4	\$632,500	\$630,700	98.42%	19.54%	\$21,434,300	\$25,622,000
HERITAGE HAMLET	116	4	\$335,000	\$330,850	98.73%	14.99%	\$32,639,100	\$37,531,100
HERITAGE HAMLET WATERFRONT	64	6	\$432,500	\$406,700	97.56%	17.58%	\$24,316,000	\$28,591,300
ILEX ACRES	32	4	\$317,500	\$309,050	98.22%	6.83%	\$10,463,300	\$11,178,100
JAMES MILL	11	0		\$432,100		16.94%	\$4,257,300	\$4,978,300
LAKES AT DARE	180	13	\$651,000	\$635,300	97.96%	21.18%	\$90,956,500	\$110,216,700
LEWIS DRIVE AREA	38	2	\$557,500	\$544,950	97.58%	13.90%	\$9,042,700	\$10,299,300
MILL COVE	42	0		\$399,000		16.70%	\$13,977,700	\$16,312,500
MILL COVE WATERFRONT	33	2	\$509,500	\$498,800	97.88%	20.09%	\$13,210,400	\$15,863,900
MILLSIDE	38	2	\$422,500	\$413,100	97.84%	16.81%	\$13,398,500	\$15,650,400
PORT MYERS	48	3	\$725,000	\$711,000	98.07%	13.40%	\$25,564,600	\$28,989,800
ROBANNA SHORES	42	2	\$397,500	\$389,200	97.74%	18.33%	\$12,779,400	\$15,121,800
ROBANNA SHORES WATERFRONT	30	2	\$716,000	\$691,400	97.87%	20.67%	\$13,800,800	\$16,654,000
SEVEN HOLLIES	24	0		\$507,000		19.32%	\$9,956,600	\$11,880,500
SEAFORD ROAD AREA	99	6	\$400,000	\$396,850	99.21%	12.48%	\$36,663,200	\$41,237,300
SEAFORD ROAD WATERFRONT	27	2	\$397,500	\$393,050	99.36%	7.08%	\$9,704,000	\$10,391,000
SEAFORD SHORES	52	7	\$335,000	\$322,600	99.05%	23.70%	\$14,446,700	\$17,870,600
SEAFORD SHORES WATERFRONT	103	8	\$460,750	\$447,350	97.98%	10.15%	\$47,922,800	\$52,788,900
SCOTCH TOMS WOOD	81	6	\$357,500	\$349,900	98.18%	13.97%	\$25,658,000	\$29,242,300

SOMMERVILLE	146	7	\$455,000	\$445,700	99.27%	17.32%	\$54,020,700	\$63,377,000
YORKSHIRE PARK	43	0		\$311,400		11.46%	\$11,728,100	\$13,071,800
YORKSHIRE PARK WATERFRONT	26	1	\$489,000	\$489,700	100.14%	10.70%	\$13,252,700	\$14,670,900
BAY TREE BEACH	16	1	\$525,000	\$514,100	97.92%	14.33%	\$4,478,000	\$5,119,700
BAY TREE WATERFRONT	38	1	\$850,000	\$837,800	98.56%	26.82%	\$18,820,900	\$23,869,100
CRAB NECK AREA	10	0		\$410,900		6.22%	\$1,585,700	\$1,684,300
EVERGREEN SHORES	33	3	\$389,900	\$370,800	97.95%	18.67%	\$8,039,100	\$9,540,000
EVERGREEN SHORES WATERFRONT	38	3	\$335,000	\$707,100	100.09%	19.69%	\$16,930,700	\$20,263,900
LITTLE HARBOR	10	1	\$989,000	\$1,009,900	98.00%	34.76%	\$7,049,800	\$9,500,200
OSBORN LANDING	19	2	\$657,500	\$642,150	97.60%	9.71%	\$9,979,200	\$10,947,700
SHIP POINT/SHIP LANDING	45	2	\$405,000	\$430,100	97.00%	23.99%	\$13,268,700	\$16,308,000
SHIP POINT WATERFRONT	19	2	\$1,167,500	\$1,130,300	98.17%	34.33%	\$8,301,800	\$11,152,200
WILDEY RD - HANSFORD RD AREA	88	2	\$313,750	\$306,250	97.57%	22.16%	\$18,501,000	\$22,599,900
WILDEY - SPIVEY WATERFRONT	36	0		\$692,400		14.56%	\$18,135,600	\$20,775,300
YORK POINT WATERFRONT	95	6	\$545,750	\$520,150	97.62%	18.13%	\$44,457,200	\$52,516,900
BURTS ROAD AREA	26	1	\$170,000	\$167,200	98.35%	7.75%	\$6,004,800	\$6,466,000
DARBY ESTATES	16	0		\$508,400		12.52%	\$7,229,200	\$8,134,200
DARBY - FIRBY AREA	67	1	\$430,000	\$433,400	100.79%	13.69%	\$17,106,600	\$19,448,300
FOXWOOD	198	16	\$502,500	\$489,250	98.31%	16.88%	\$78,460,900	\$91,689,700
GRAFTON BRANCH	38	2	\$320,000	\$315,100	98.58%	15.21%	\$10,303,000	\$11,869,600
GLEN LAUREL	277	14	\$305,000	\$307,100	97.62%	28.63%	\$60,763,700	\$78,150,600
GRAFTON WOODS	263	22	\$247,750	\$247,450	97.60%	15.72%	\$52,318,100	\$60,543,900
KENTUCKY FARMS	25	3	\$250,000	\$244,800	97.92%	21.29%	\$5,825,400	\$7,065,800
TOWNHOMES AT MARTIN FARM	82	10	\$360,500	\$356,900	98.15%	17.16%	\$23,674,200	\$27,735,900
MEADOWVIEW	24	3	\$360,000	\$356,000	98.73%	21.74%	\$5,493,900	\$6,688,300
PROSPECT PARK	24	2	\$515,000	\$505,450	98.15%	19.00%	\$8,471,600	\$9,923,500
QUAIL HOLLOW	60	4	\$294,500	\$292,450	99.13%	23.24%	\$12,930,500	\$15,935,300
RAINBROOK VILLAS	191	14	\$312,500	\$300,750	97.74%	22.58%	\$37,810,400	\$46,348,200
YORK CROSSING	268	8	\$212,000	\$213,600	98.25%	25.58%	\$39,544,300	\$49,661,300
AMBRITS POINT	15	0		\$770,700		12.19%	\$8,717,000	\$9,779,500
BARCLAY ACRES	8	0		\$380,200		10.67%	\$2,508,200	\$2,775,800
BREEZY POINT	82	6	\$487,700	\$474,550	97.92%	16.69%	\$31,457,600	\$36,706,400
BREEZY POINT WATERFRONT	27	1	\$985,000	\$981,500	99.64%	10.96%	\$22,063,400	\$24,481,300
BURCHER ROAD	15	0		\$316,400		12.04%	\$2,162,000	\$2,422,400
BUNTING POINT ESTATES	30	0		\$852,400		15.62%	\$17,786,800	\$20,565,000

BRANDYWINE	282	14	\$477,450	\$460,050	97.88%	18.56%	\$99,431,900	\$117,883,100
CLEARWATER COVE	25	3	\$607,000	\$611,900	97.95%	21.27%	\$12,251,700	\$14,857,300
CASTELLOW HEIGHTS	32	2	\$582,500	\$569,500	97.74%	13.04%	\$13,105,800	\$14,815,200
CARDINAL LANE	21	0		\$349,200		14.51%	\$6,390,900	\$7,318,000
CALTHROP NECK	69	2	\$732,500	\$697,000	99.81%	10.21%	\$23,024,800	\$25,375,200
CALTHROP NECK WATERFRONT	39	3	\$960,000	\$864,800	99.81%	4.13%	\$39,617,500	\$41,251,900
COVE HOMES	79	5	\$353,000	\$331,800	98.08%	20.36%	\$22,297,200	\$26,837,100
CARRAWAY TERRACE	20	0		\$300,900		16.06%	\$5,185,300	\$6,018,000
CRESTWOODS	18	1	\$387,000	\$380,400	98.29%	21.70%	\$6,747,400	\$8,211,700
DARE HEIGHTS	41	3	\$445,000	\$436,100	97.86%	16.67%	\$13,492,700	\$15,742,300
DARE POQUOSON RIVER WATERFRONT	25	3	\$750,000	\$877,200	98.87%	19.18%	\$21,788,200	\$25,966,300
DARE ROAD	171	10	\$352,750	\$368,350	99.80%	16.62%	\$49,713,200	\$57,976,600
HARWOOD MILL AREA	169	13	\$404,000	\$407,400	97.78%	18.28%	\$53,141,100	\$62,854,700
HUNTERS ESTATES	7	1	\$740,000	\$725,500	98.04%	25.57%	\$3,902,900	\$4,901,000
HOWARDS LANDING	14	2	\$855,000	\$840,150	98.26%	29.42%	\$7,675,400	\$9,933,600
HOWARDS LANDING WATERFRONT	12	0		\$1,050,100		15.25%	\$10,143,100	\$11,689,500
HOLLY POINT	15	0		\$644,000		19.13%	\$6,080,300	\$7,243,600
HOLLYWOOD ESTATES	38	5	\$415,000	\$422,600	98.28%	20.96%	\$11,561,900	\$13,985,400
IRA CHURCHVILLE	11	1	\$380,000	\$370,800	97.58%	17.99%	\$3,004,900	\$3,545,400
JACOBS SPRINGS	54	9	\$533,500	\$588,800	98.02%	21.13%	\$22,638,000	\$27,420,300
KINGS VILLA	123	2	\$403,450	\$398,650	98.56%	21.61%	\$42,156,800	\$51,268,200
LAKESIDE ROAD	31	2	\$477,500	\$468,150	98.09%	16.93%	\$22,104,300	\$25,845,500
LAMBS CREEK	51	0		\$369,100		10.12%	\$16,943,700	\$18,658,200
LAMBS CREEK WATERFRONT	49	3	\$480,000	\$518,700	99.91%	9.51%	\$28,383,100	\$31,081,600
LAKESIDE FOREST	113	2	\$463,000	\$454,700	98.17%	12.53%	\$41,116,900	\$46,269,300
LAKESIDE HEIGHTS	23	1	\$310,000	\$305,000	98.39%	20.55%	\$6,015,200	\$7,251,500
LINDSAY LANDING	45	5	\$465,000	\$454,100	98.49%	23.10%	\$13,943,200	\$17,163,600
LINDSAY LANDING WATERFRONT	29	2	\$567,500	\$554,700	98.01%	29.64%	\$13,931,000	\$18,059,800
LINK ROAD	26	2	\$450,000	\$488,500	101.17%	18.95%	\$9,135,700	\$10,866,600
LEES VILLAGE\SOUTHALL BATTERY	54	1	\$475,000	\$465,000	97.89%	22.47%	\$20,753,200	\$25,416,900
LARKIN WOODS	24	0		\$447,300		17.75%	\$8,994,500	\$10,590,800
MCDONALD BLUFFS	38	4	\$628,500	\$615,900	98.00%	19.25%	\$17,468,400	\$20,830,200
MOORES CREEK	5	0		\$414,300		11.53%	\$1,914,300	\$2,135,000
MOORES CREEK WATERFRONT	28	0		\$823,000		15.58%	\$18,613,300	\$21,513,500
MILL FARM	52	4	\$307,450	\$311,050	97.78%	6.00%	\$14,040,900	\$14,883,100

MASSIE LANE	15	0		\$534,800			10.65%	\$6,124,100	\$6,776,600
MEADOWBROOK PARK	108	6	\$340,000	\$318,850	98.44%	10.57%	\$30,943,800	\$34,214,100	
NORTHERN INT CALTHROP NECK	47	5	\$625,000	\$612,700	98.03%	20.32%	\$25,883,000	\$31,142,200	
OLD LAKESIDE ROAD	49	3	\$435,000	\$353,400	98.45%	14.98%	\$17,446,500	\$20,059,400	
OLDE PORT COVE	87	5	\$825,000	\$807,000	97.72%	23.08%	\$48,437,300	\$59,616,600	
OLDE PORT COVE WATERFRONT	15	1	\$1,000,000	\$975,700	97.57%	33.11%	\$11,354,600	\$15,114,300	
PLANTATION ACRES	76	2	\$325,900	\$324,700	100.00%	20.97%	\$21,699,900	\$26,249,500	
PATRICKS CREEK ROAD	16	2	\$207,500	\$204,000	98.00%	18.58%	\$5,431,100	\$6,440,000	
PATRICKS CREEK ESTATES	10	1	\$565,000	\$554,000	97.82%	11.95%	\$4,583,900	\$5,131,800	
PATRICKS CREEK WATERFRONT	61	2	\$1,025,000	\$1,082,700	97.65%	23.20%	\$38,968,000	\$48,010,200	
PROVIDENCE GROVE	19	1	\$567,000	\$555,000	97.88%	23.76%	\$8,247,400	\$10,206,800	
PATRICKS LANDING	15	1	\$479,730	\$584,000	121.74%	17.60%	\$6,919,000	\$8,136,500	
PINEY POINT AREA	166	13	\$455,000	\$442,900	97.72%	13.44%	\$59,305,600	\$67,276,200	
PINEY POINT WATERFRONT	42	3	\$700,000	\$644,500	98.30%	17.47%	\$24,251,000	\$28,487,300	
POQUOSON SHORES	18	1	\$325,000	\$322,900	99.35%	6.91%	\$7,172,400	\$7,668,200	
POQUOSON RIVER WATERFRONT1	13	0		\$824,400		9.96%	\$9,997,100	\$10,992,400	
POQUOSON RIVER WATERFRONT2	30	2	\$455,000	\$446,400	98.16%	14.08%	\$12,254,300	\$13,979,900	
QUARTERMARSH ESTATES	37	3	\$475,000	\$473,300	98.63%	22.68%	\$14,561,500	\$17,864,700	
QUARTERMARSH EST. 3A & 3B	28	0		\$587,200		19.01%	\$12,372,600	\$14,724,900	
QUARTERMARSH CREEK WATERFRONT	48	2	\$601,000	\$590,550	98.27%	21.45%	\$20,505,800	\$24,905,300	
RIVER HAVEN	43	0		\$319,100		10.32%	\$11,191,400	\$12,346,100	
RAILWAY ROAD	105	9	\$495,000	\$469,600	98.20%	23.39%	\$33,992,800	\$41,942,800	
SMITH FARM ESTATES	47	12	\$880,949	\$829,750	97.08%	18.85%	\$33,044,000	\$39,273,300	
SHOWALTER ROAD	81	5	\$385,000	\$356,300	98.07%	14.27%	\$23,850,900	\$27,254,800	
SMITHVILLE AND TABB TERRACE	73	4	\$408,000	\$385,900	97.64%	23.34%	\$21,688,100	\$26,749,600	
TAYLOR FARMS	63	4	\$1,100,000	\$1,077,400	97.88%	19.30%	\$52,871,600	\$63,074,300	
TIDE MILL	45	4	\$476,250	\$462,200	97.52%	25.70%	\$14,822,000	\$18,630,900	
TIDE MILL SANCTUARY	43	0		\$714,200		13.17%	\$26,158,200	\$29,602,100	
VICTORY ESTATES	31	0		\$588,400		14.11%	\$15,452,900	\$17,634,000	
WHISPERING PINES	23	2	\$577,000	\$570,850	98.96%	27.44%	\$9,533,800	\$12,149,800	
WINDER POND	74	6	\$450,000	\$432,800	97.95%	13.78%	\$28,790,800	\$32,758,900	
YORKSHIRE	61	4	\$400,750	\$389,450	97.69%	19.82%	\$19,650,700	\$23,545,900	
YORKTOWN ROAD	67	0		\$371,900		12.46%	\$30,264,700	\$34,036,100	
YORKVILLE ROAD	22	2	\$446,500	\$439,000	98.31%	17.58%	\$5,956,200	\$7,003,300	
EAST YORKTOWN ROAD	22	1	\$265,000	\$511,200	91.00%	12.20%	\$4,215,100	\$4,729,300	

SINCLAIR MANOR	9	0		\$363,500		10.53%	\$3,218,900	\$3,557,700
AVERY WOODS	58	3	\$611,000	\$619,100	98.23%	18.53%	\$31,469,000	\$37,300,400
EAGLE SOUND	135	8	\$188,500	\$197,500	94.39%	20.18%	\$19,288,800	\$23,181,500
HIGHLANDS	57	3	\$459,223	\$456,400	98.11%	6.22%	\$22,184,000	\$23,563,200
HOLLINGSWORTH	61	5	\$490,000	\$456,100	98.43%	13.44%	\$24,767,300	\$28,097,000
LEXINGTON	55	4	\$482,500	\$455,950	98.33%	11.64%	\$21,531,200	\$24,038,000
MAINSTAY AT COMMONWEALTH GREEN	86	28	\$357,158	\$348,100	100.63%	12.78%	\$24,760,500	\$27,925,300
OAKWOOD	52	4	\$537,500	\$526,800	98.01%	15.93%	\$22,775,700	\$26,404,600
RICH ACRES	52	4	\$320,000	\$312,250	98.16%	7.16%	\$12,665,000	\$13,572,000
ROYAL COLVEN	67	5	\$575,000	\$538,100	97.84%	19.00%	\$28,273,900	\$33,646,100
ROCK CREEK	70	6	\$534,500	\$534,700	98.06%	16.41%	\$29,358,600	\$34,176,000
SANCTUARY	83	5	\$388,000	\$380,200	97.99%	19.91%	\$23,924,800	\$28,688,000
TRADEWINDS	71	5	\$512,000	\$507,300	98.30%	18.64%	\$29,789,900	\$35,341,300
VILLAGE ON THE GREEN	5	3	\$499,000	\$491,700	98.54%	1.33%	\$1,911,700	\$1,937,100
YORK MANOR	61	3	\$275,000	\$275,600	98.15%	5.98%	\$14,505,000	\$15,372,500
BIG BETHEL AREA	113	2	\$418,000	\$411,850	98.33%	10.83%	\$56,236,200	\$62,324,300
BETHANY TERRACE	19	0		\$209,900		8.44%	\$4,001,600	\$4,339,400
CHURCHILL ESTATES	60	3	\$499,000	\$491,000	98.40%	33.11%	\$14,624,200	\$19,465,700
CHURCHILL ESTATES SEC 3	30	2	\$587,500	\$575,400	97.90%	18.54%	\$12,575,900	\$14,907,300
MARSHALL COOK SUB	6	1	\$555,000	\$553,400	99.71%	25.22%	\$2,266,800	\$2,838,400
DAVIS FORGE	83	6	\$427,500	\$435,250	98.69%	22.20%	\$27,932,000	\$34,132,800
EDGEWOOD	84	7	\$455,000	\$445,300	98.94%	18.61%	\$32,806,200	\$38,911,400
FAISON GREEN	85	7	\$400,000	\$386,000	97.65%	26.40%	\$24,038,200	\$30,385,200
FERGUSON GLADE	155	7	\$265,500	\$259,200	98.03%	20.30%	\$34,855,500	\$41,931,100
FINCH TERRACE	79	7	\$307,000	\$306,700	99.02%	13.41%	\$19,071,900	\$21,630,100
FINCH TERRACE DUPLEXES	70	4	\$328,500	\$329,250	98.88%	15.36%	\$18,424,100	\$21,253,600
GREENLANDS	312	18	\$577,500	\$570,300	98.03%	14.53%	\$153,079,500	\$175,324,800
HAWKS LANDING	33	3	\$670,000	\$656,800	98.03%	19.30%	\$16,447,100	\$19,621,000
HEATHER LEA	90	12	\$220,000	\$222,400	98.13%	16.99%	\$17,014,000	\$19,904,900
HOLLYMEADE	16	1	\$505,000	\$504,900	99.98%	11.07%	\$7,023,300	\$7,800,700
HOMESTEAD	12	1	\$632,500	\$622,000	98.34%	18.79%	\$7,056,700	\$8,382,500
JUSTINIAN GROVE	123	7	\$450,000	\$443,800	96.78%	18.73%	\$41,485,500	\$49,254,400
LOTZ ACRES, SEC 1 & 3	19	1	\$605,000	\$577,500	95.45%	27.67%	\$7,628,600	\$9,739,700
LOTZ ACRES/TABB MEADOWS	51	2	\$455,000	\$455,300	101.09%	6.07%	\$22,912,300	\$24,303,200
LILBURNE MEADOWS	65	2	\$455,000	\$446,900	98.22%	25.90%	\$20,582,400	\$25,912,700

MEADOWLAKE FARMS	108	4	\$339,000	\$334,400	98.60%	1.18%	\$33,116,100	\$33,507,600
OAK AREA	49	3	\$269,900	\$267,100	98.96%	11.64%	\$10,465,700	\$11,683,900
PRESSON ARBOR	87	1	\$687,000	\$672,500	97.89%	12.03%	\$41,339,600	\$46,314,700
PATRIOT VILLAGE	79	4	\$480,000	\$469,500	97.83%	9.11%	\$33,741,600	\$36,816,700
RUNNING MAN - ORIG. SECTIONS	349	27	\$570,000	\$540,100	96.19%	15.90%	\$161,644,400	\$187,344,700
RUNNING MAN - NEWER SECTIONS	249	17	\$735,000	\$707,400	96.45%	19.17%	\$141,411,400	\$168,513,900
SHADY BANKS	88	5	\$220,000	\$223,600	98.90%	5.81%	\$20,297,700	\$21,476,500
SMITHY GLEN - TRADITIONAL	211	19	\$250,000	\$250,000	98.88%	20.98%	\$40,630,800	\$49,155,200
SMITHY GLEN - CONTEMPORARY	119	11	\$289,600	\$275,300	98.17%	17.10%	\$26,558,000	\$31,098,900
TABB LAKES	450	29	\$465,000	\$455,700	98.15%	26.13%	\$160,191,600	\$202,050,000
TEQUESTA VILLAGE	17	1	\$864,500	\$840,100	97.00%	36.81%	\$6,498,000	\$8,890,000
UPPERSHIRE	11	1	\$430,000	\$429,300	99.84%	10.76%	\$4,947,200	\$5,479,300
VICTORY AT TABB	45	40	\$598,120	\$614,700	98.80%	22.53%	\$19,499,400	\$23,891,800
WOODLAKE CROSSING	281	16	\$530,000	\$529,450	98.71%	21.65%	\$114,019,600	\$138,699,400
YORK MEADOWS	126	12	\$488,500	\$484,600	98.17%	18.63%	\$52,447,300	\$62,217,800
CARYS CHAPEL	148	7	\$257,500	\$259,300	98.76%	13.72%	\$36,015,400	\$40,957,500
YORK COLONY	31	4	\$540,000	\$509,100	95.53%	27.33%	\$11,759,700	\$14,973,500
THE GABLES OF YORK	202	7	\$293,000	\$288,000	98.63%	34.16%	\$35,827,200	\$48,064,400
THE WOODS ON MANSION ROAD	81	9	\$610,000	\$594,700	97.10%	19.21%	\$37,814,500	\$45,079,000
OVERLOOK POINT	51	1	\$510,000	\$499,400	97.92%	18.65%	\$23,183,200	\$27,507,300
ROBERTS TRACE	35	1	\$590,000	\$576,700	97.75%	24.11%	\$14,072,600	\$17,465,200
SHERWOOD FOREST	73	5	\$450,000	\$474,200	96.14%	9.95%	\$30,345,900	\$33,366,400
TREBOR PASTURES	40	3	\$576,000	\$565,000	98.26%	29.74%	\$14,734,400	\$19,115,700
VICTORY MEADOWS	34	3	\$535,000	\$529,600	98.51%	12.43%	\$15,491,900	\$17,418,100
VILLAS AT SHADY BANKS	98	5	\$330,000	\$331,500	98.18%	27.98%	\$21,789,100	\$27,886,600
WYTHE CREEK FARMS	182	9	\$641,500	\$628,400	98.03%	22.70%	\$86,689,800	\$106,371,900
WOODS OF TABB	244	22	\$553,000	\$551,600	98.08%	23.33%	\$100,389,200	\$123,809,500
WOODS OF TABB	19	2	\$772,500	\$748,400	97.55%	24.71%	\$8,501,500	\$10,602,500
WHISPERING WINDS	117	3	\$208,000	\$208,100	100.05%	20.34%	\$19,748,900	\$23,765,400
YORKSHIRE COMMONS	145	4	\$472,500	\$456,700	98.56%	28.92%	\$51,609,500	\$66,533,800
YORKSHIRE DOWNS	50	2	\$415,500	\$399,550	96.11%	12.78%	\$13,071,000	\$14,741,800
YORKSHIRE DOWNS - GEORGIANS	134	14	\$195,735	\$193,350	97.94%	30.06%	\$17,524,900	\$22,792,400
YORKSHIRE DOWNS TOWNHOUSES	110	19	\$255,000	\$250,200	98.93%	25.30%	\$21,139,800	\$26,487,900
402	27,192						\$15,847,524,600	\$18,052,164,000