

Forecasted Price

Regression Output:	
Constant	-109465
Std Err of Y Est	111364
R Squared	0.77336
No. of Observations	218
Degrees of Freedom	213
	<u>sf</u> <u>lot</u> <u>Gar</u> <u>bsmt</u> <u>stories</u> <u>baths</u> <u>BD</u> <u>ms</u>
X Coefficient(s)	***** 186176 52227.1 35973.1
Std Err of Coef.	***** 21129.4 19426.5 19251.5

10% Inflation		Forecasted									
Factor		price	sf	lot	Gar	bsmt	stories	baths	BD	ms	
397,645	slab	361,496	2,500	0.30	2	0.00	2	4	5	9	
438,652	slab	398,774	2,800	0.30	2	0.00	2	4	5	9	
479,658	slab	436,053	3,100	0.30	2	0.00	2	4	5	9	
520,664	slab	473,331	3,400	0.30	2	0.00	2	4	5	9	
561,671	slab	510,610	3,700	0.30	2	0.00	2	4	5	9	
602,677	slab	547,888	4,000	0.30	2	0.00	2	4	5	9	
643,683	slab	585,166	4,300	0.30	2	0.00	2	4	5	9	
684,689	slab	622,445	4,600	0.30	2	0.00	2	4	5	9	
725,696	slab	659,723	4,900	0.30	2	0.00	2	4	5	9	
455,095	slab	413,723	2,500	0.30	3	0.00	2	4	5	9	
496,102	slab	451,001	2,800	0.30	3	0.00	2	4	5	9	
537,108	slab	488,280	3,100	0.30	3	0.00	2	4	5	9	
578,114	slab	525,558	3,400	0.30	3	0.00	2	4	5	9	
619,120	slab	562,837	3,700	0.30	3	0.00	2	4	5	9	
660,127	slab	600,115	4,000	0.30	3	0.00	2	4	5	9	
701,133	slab	637,394	4,300	0.30	3	0.00	2	4	5	9	
742,139	slab	674,672	4,600	0.30	3	0.00	2	4	5	9	
783,145	slab	711,950	4,900	0.30	3	0.00	2	4	5	9	
437,216	basement	397,469	2,500	0.30	2	1.00	2	4	5	9	
478,222	basement	434,747	2,800	0.30	2	1.00	2	4	5	9	
519,228	basement	472,026	3,100	0.30	2	1.00	2	4	5	9	
560,235	basement	509,304	3,400	0.30	2	1.00	2	4	5	9	
601,241	basement	546,583	3,700	0.30	2	1.00	2	4	5	9	
642,247	basement	583,861	4,000	0.30	2	1.00	2	4	5	9	
683,254	basement	621,140	4,300	0.30	2	1.00	2	4	5	9	
724,260	basement	658,418	4,600	0.30	2	1.00	2	4	5	9	
765,266	basement	695,696	4,900	0.30	2	1.00	2	4	5	9	
494,666	basement	449,696	2,500	0.30	3	1.00	2	4	5	9	
535,672	basement	486,975	2,800	0.30	3	1.00	2	4	5	9	
576,678	basement	524,253	3,100	0.30	3	1.00	2	4	5	9	
617,685	basement	561,531	3,400	0.30	3	1.00	2	4	5	9	
658,691	basement	598,810	3,700	0.30	3	1.00	2	4	5	9	
699,697	basement	636,088	4,000	0.30	3	1.00	2	4	5	9	
740,703	basement	673,367	4,300	0.30	3	1.00	2	4	5	9	
781,710	basement	710,645	4,600	0.30	3	1.00	2	4	5	9	
822,716	basement	747,924	4,900	0.30	3	1.00	2	4	5	9	

Absorption Trending

	<u>Mthly</u>										
	<u>Absorp</u>	<u>Price</u>	<u>ppsf</u>	<u>sf</u>	<u>Gar#</u>	<u>Bsmt</u>	<u>lot</u>	<u>stor</u>	<u>bath</u>	<u>Bed#</u>	<u>Rms</u>
Abberley Township Sfd	1.53	385,187	135.00	2,845	2.0	0.0	0.10	1.96	3.3	3.6	7.4
Abbotts View	0.92	405,396	114.00	3,554	2.0	0.6	0.27	1.62	4.0	5.0	9.7
Ardsey Park	0.75	1,071,600	197.00	5,426	2.7	1.0	0.44	1.92	4.9	4.5	9.7
Cottages Of Crabapple	1.56	395,960	126.00	3,150	2.0	0.0	0.21	2.00	3.3	4.2	8.0
Coventry At Jones Bridge	1.08	488,432	123.00	3,974	2.0	1.0	0.27	2.00	3.7	4.2	8.6
Crabapple Registry	3.83	382,077	127.00	3,001	2.0	0.0	0.22	2.00	3.5	4.2	8.1
Creek Crossing	0.88	655,383	151.00	4,329	3.0	1.0	1.06	2.00	5.5	5.0	10.0
Ellington	2.79	507,177	133.00	3,855	2.1	1.0	0.23	1.97	4.1	5.0	9.7
Emerson Hall	1.56	634,650	151.00	4,199	2.8	1.0	0.44	2.07	4.5	4.9	9.6
Enclave At Glen Abbey	1.44	583,015	145.00	4,018	1.9	0.2	0.22	2.00	4.5	4.0	8.0
Hartsmill Pointe	1.75	448,838	117.00	3,834	2.0	1.0	0.26	2.00	4.6	5.0	9.3
Haynes Manor	1.38	711,585	171.00	4,180	2.6	0.9	0.27	2.00	4.5	4.7	9.5
Highlands At Centennial	1.47	501,645	159.00	3,182	2.0	0.5	0.24	2.10	3.3	3.9	7.6
Palisades At Milton Park	2.07	589,707	177.00	3,345	2.0	0.8	0.14	2.03	3.6	3.9	7.8
Pearl	1.33	470,018	139.00	3,416	2.3	1.0	0.31	2.00	3.6	4.4	8.6
Pine Hurst	1.45	755,894	166.00	4,520	3.0	1.0	0.55	1.88	4.8	4.8	9.5
Six Hills	1.08	1,172,061	211.00	5,601	3.2	1.0	1.92	1.91	5.5	5.0	11.1
Woodvale	0.55	564,660	161.00	3,509	2.1	1.0	0.22	1.93	3.6	4.3	9.0

Forecasted/Trending Absorption

Regression Output:					
Constant	2.89915				
Std Err of Y Est	0.8132				
R Squared	0.21307				
No. of Observations	18				
Degrees of Freedom	12				
	<u>ppsqft</u>	<u>sf</u>	<u>Gar#</u>	<u>Bsmt</u>	<u>lot</u>
X Coefficient(s)	-0.0027	-0.0002	0.14874	-0.5061	-0.0472
Std Err of Coef.	0.01042	0.00051	0.89636	0.64653	0.78026

	<u>Forecasted</u> <u>absorp</u>	<u>Forecast</u> <u>absorp</u>	<u>Forecasted</u> <u>ppsqft</u>	<u>sf</u>	<u>Gar#</u>	<u>Bsmt</u>	<u>lot</u>	<u>stor</u>	<u>bath</u>	<u>Bed#</u>	<u>Rms</u>
slab	361,496	2.19	145	2,500	2.00	0	0.30	2	4	5	9
slab	398,774	2.13	142	2,800	2.00	0	0.30	2	4	5	9
slab	436,053	2.06	141	3,100	2.00	0	0.30	2	4	5	9
slab	473,331	1.99	139	3,400	2.00	0	0.30	2	4	5	9
slab	510,610	1.92	138	3,700	2.00	0	0.30	2	4	5	9
slab	547,888	1.86	137	4,000	2.00	0	0.30	2	4	5	9
slab	585,166	1.79	136	4,300	2.00	0	0.30	2	4	5	9
slab	622,445	1.72	135	4,600	2.00	0	0.30	2	4	5	9
slab	659,723	1.65	135	4,900	2.00	0	0.30	2	4	5	9
slab	413,723	2.28	165	2,500	3.00	0	0.30	2	4	5	9
slab	451,001	2.22	161	2,800	3.00	0	0.30	2	4	5	9
slab	488,280	2.16	158	3,100	3.00	0	0.30	2	4	5	9
slab	525,558	2.10	155	3,400	3.00	0	0.30	2	4	5	9
slab	562,837	2.03	152	3,700	3.00	0	0.30	2	4	5	9
slab	600,115	1.97	150	4,000	3.00	0	0.30	2	4	5	9
slab	637,394	1.90	148	4,300	3.00	0	0.30	2	4	5	9
slab	674,672	1.83	147	4,600	3.00	0	0.30	2	4	5	9
slab	711,950	1.77	145	4,900	3.00	0	0.30	2	4	5	9
basement	397,469	1.65	159	2,500	2.00	1	0.30	2	4	5	9
basement	434,747	1.58	155	2,800	2.00	1	0.30	2	4	5	9
basement	472,026	1.52	152	3,100	2.00	1	0.30	2	4	5	9
basement	509,304	1.46	150	3,400	2.00	1	0.30	2	4	5	9
basement	546,583	1.39	148	3,700	2.00	1	0.30	2	4	5	9
basement	583,861	1.32	146	4,000	2.00	1	0.30	2	4	5	9
basement	621,140	1.26	144	4,300	2.00	1	0.30	2	4	5	9
basement	658,418	1.19	143	4,600	2.00	1	0.30	2	4	5	9
basement	695,696	1.12	142	4,900	2.00	1	0.30	2	4	5	9
basement	449,696	1.74	180	2,500	3.00	1	0.30	2	4	5	9
basement	486,975	1.68	174	2,800	3.00	1	0.30	2	4	5	9
basement	524,253	1.62	169	3,100	3.00	1	0.30	2	4	5	9
basement	561,531	1.56	165	3,400	3.00	1	0.30	2	4	5	9
basement	598,810	1.50	162	3,700	3.00	1	0.30	2	4	5	9
basement	636,088	1.44	159	4,000	3.00	1	0.30	2	4	5	9
basement	673,367	1.37	157	4,300	3.00	1	0.30	2	4	5	9
basement	710,645	1.31	154	4,600	3.00	1	0.30	2	4	5	9
basement	747,924	1.24	153	4,900	3.00	1	0.30	2	4	5	9